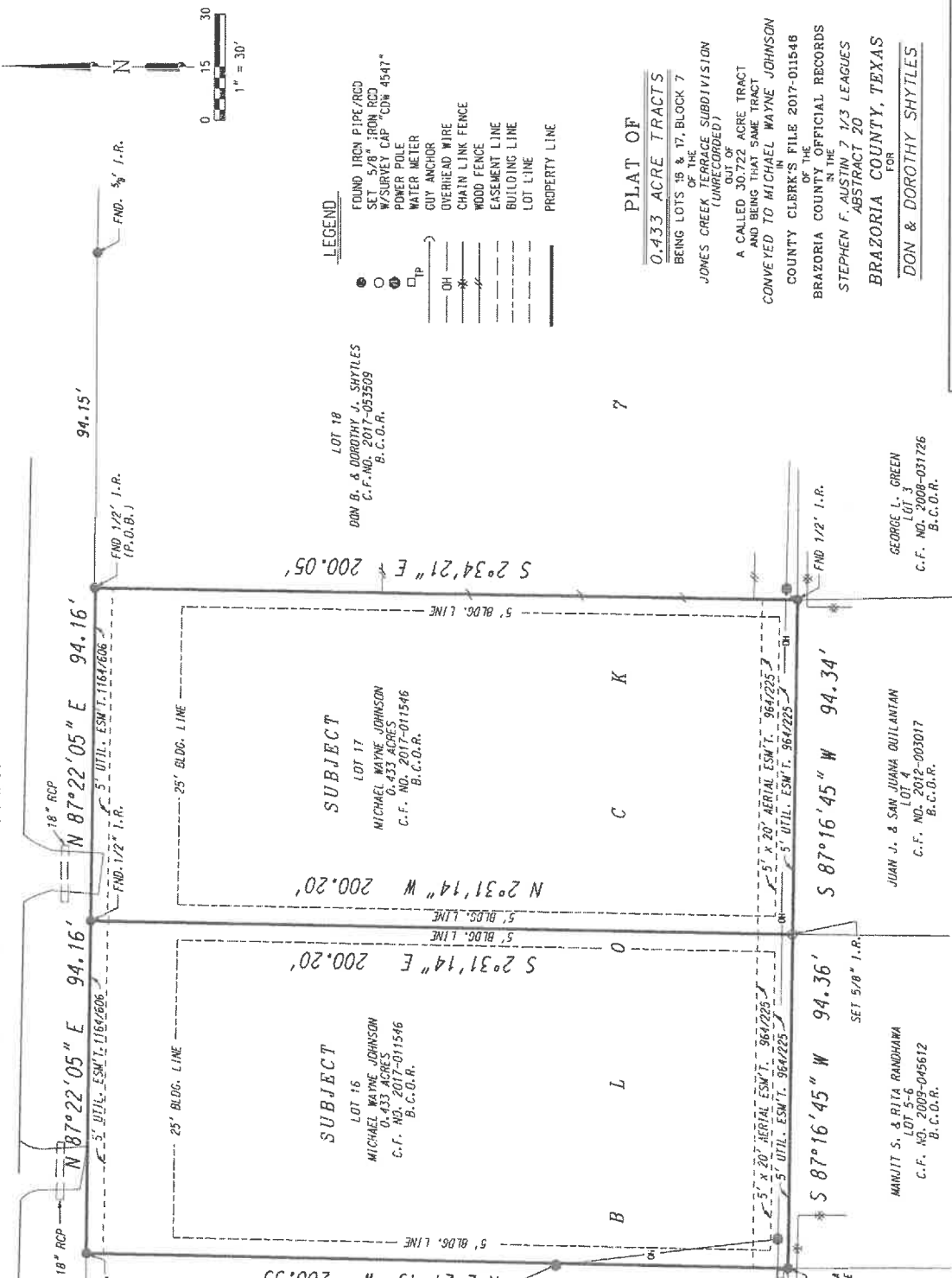


**BRAZORIA COUNTY
TEXAS**

STEPHEN F. AUSTIN 7 1/3 LEAGUE
ABSTRACT 20

DEATON STREET (60' R.O.W.)



LOT 15
PHILLIP G. POWERS
BROOKE M. LONG
2010-021766 B.C.O.R.

SUBJECT
LOT 16
MICHAEL WAYNE JOHNSON
0.433 ACRES
C.F. NO. 2017-011546
B.C.O.R.

SUBJECT
LOT 17
MICHAEL WAYNE JOHNSON
0.433 ACRES
C.F. NO. 2017-011546
B.C.O.R.

LOT 18
DON B. & DOROTHY J. SHYLES
C.F. NO. 2017-053509
B.C.O.R.

LEGEND

- FOUND IRON PIPE/RCD
- SET 5/8" IRON RCD
- W/SURVEY CAP "CDW 4547"
- POWER POLE
- WATER METER
- GUY ANCHOR
- OH — OVERHEAD WIRE
- CH — CHAIN LINK FENCE
- W — WOOD FENCE
- E — EASEMENT LINE
- B — BUILDING LINE
- L — LOT LINE
- P — PROPERTY LINE

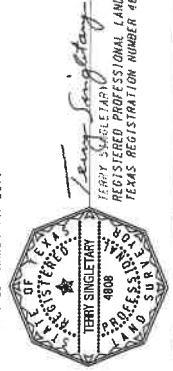
PLAT OF

0.433 ACRE TRACTS
BEING LOTS 15 & 17, BLOCK 7
OF THE
JONES CREEK TERRACE SUBDIVISION
(UNRECORDED)
OUT OF
A CALLED 30.722 ACRE TRACT
AND BEING THAT SAME TRACT
CONVEYED TO MICHAEL WAYNE JOHNSON
COUNTY CLERK'S FILE 2017-011546

BRAZORIA COUNTY OFFICIAL RECORDS
STEPHEN F. AUSTIN 7 1/3 LEAGUES
ABSTRACT 20
BRAZORIA COUNTY, TEXAS
FOR
DON & DOROTHY SHYLES

- NOTES:**
1. ALL COORDINATES AND BEARINGS ARE RELATIVE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83).
 2. ALL DISTANCES ARE HORIZONTAL SURFACE LEVEL LENGTHS (SF = 0.99986350451).
 3. THIS SURVEY RELIES ON TITLE COMMITMENT FROM ALAMO TITLE OF BRAZORIA COUNTY, FILE NO. 18076682, DATED MARCH 1, 2018, FOR ALL ITEMS OF RECORD.
 4. THIS PLAT IS PART OF A SURVEY REPORT INCLUDING A METES AND BOUNDS DESCRIPTION ON FILE IN THE OFFICES OF DOYLE & WACHSTETTER, INC.

FND 1/2" I.R.
TERRY SINGLETARY, REGISTERED PROFESSIONAL LAND SURVEYOR
THIS ABOVE PLAT IS A TRUE REPRESENTATION OF A SURVEY MADE UNDER MY SUPERVISION AND THERE ARE NO EXCESSES NOR INTERIORS ON THIS PROPERTY, EXCEPT AS SHOWN.
DATE SURVEYED: MARCH 14, 2018.



JUAN J. & SAN JUANA OULLAMIAN
LOT 4
C.F. NO. 2012-003017
B.C.O.R.

MANITT S. & RITA RANDHARA
LOT 5-6
C.F. NO. 2009-045612
B.C.O.R.

GEORGE L. GREEN
LOT 3
C.F. NO. 2008-031726
B.C.O.R.

Doyle & Wachstetter, Inc.
Surveying and Mapping GPS/GIS
1111 BOOKER JONES CREEK, SUITE 100, DALLAS, TEXAS 75246-9940
TEL: 972-382-8822 FAX: 972-382-9940
WWW.DWMI.COM
CREATED: 10/27/18 11:11 AM
CHECKED: 10/27/18 11:11 AM
DRAWN BY: JMW



Doyle & Wachtstetter, Inc

Surveying and Mapping • GPS/GIS

0.433 ACRE TRACT
STEPHEN F. AUSTIN 7 1/3 LEAGUES, ABSTRACT 20
BRAZORIA COUNTY, TEXAS
PAGE 1 OF 1

ALL THAT CERTAIN 0.433 ACRES of land known as Lot 16, Block 7 of the Jones Creek Terrace Subdivision, an unrecorded subdivision in Brazoria County, Texas. Being out of a called 30.722 acre tract, out of a 200 acre tract, said 200 acre tract being West of the Henry A. Perry Subdivision and South of State Highway No. 36, also being out of the Stephen F. Austin 7 1/3 League Grant, Abstract 20 Brazoria County, Texas, same being conveyed to Michael Wayne Johnson as recorded in Brazoria County Clerk's File 2017-011546 and being more particularly described by metes and bounds, using survey terminology which refers to the Texas State Plane Coordinate System, South Central Zone (NAD27), in which the directions are Lambert grid bearings and the distances are surface level horizontal lengths;

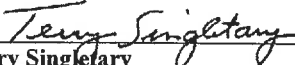
BEGINNING at a found ½" for the Northeast corner of herein described lot 16, same being the Northwest corner of Lot 17 conveyed to Michael Wayne Johnson as described in Clerk's File No. 2017-011546 of the Official Records of Brazoria County, Texas and also being located in the South right-of-way line of Deaton Street (60' R.O/W.) and being the **POINT OF BEGINNING** of herein described 0.433 acre Tract;

THENCE South 2°31'14" East, coincident with said Lot 17, a distance of 200.2 feet to a 5/8" iron rod set for marking the Northeast corner of Lot 5 conveyed to Manjit S. & Rita Randhawa as described in Clerk's File No. 2009-045612 of the Official Records of Brazoria County, Texas and being the Southeast corner of herein described Tract;

THENCE South 87°16'45" West, coincident with the North line of said Lot 5, a distance of 94.36 feet to a 5/8" iron rod found for corner and being the Southwest corner of herein described Tract;

THENCE North 2°27'49" West, coincident with lot 15 conveyed to Phillip G. Powers as described in Clerk's File No. 2010-021766 of the Official Records of Brazoria County, Texas, at a distance of 199.26 feet pass a found ½" iron pipe, continue for a total distance of 200.35 feet to a point for corner being located in the South right-off-way line of said Deaton Street for the Northwest corner of herein described Tract;

THENCE North 87°22'05" East, coincident with the South right-of-way line of said Deaton Street, a distance of 94.16 feet to the **POINT OF BEGINNING** and containing 0.4.33 acres more or less.


Terry Singletary
Registered Professional Land Surveyor
Texas Registration Number 4808
March 15, 2018



This description is based on a survey, a plat of which, dated March 14, 2018 is on file in the offices of Doyle & Wachtstetter, Inc.

131 Commerce Street • Clute, Texas 77531-5601
Phone: 979-265-3622 • Fax: 979-265-9940 • Email: DW-Surveyor.com