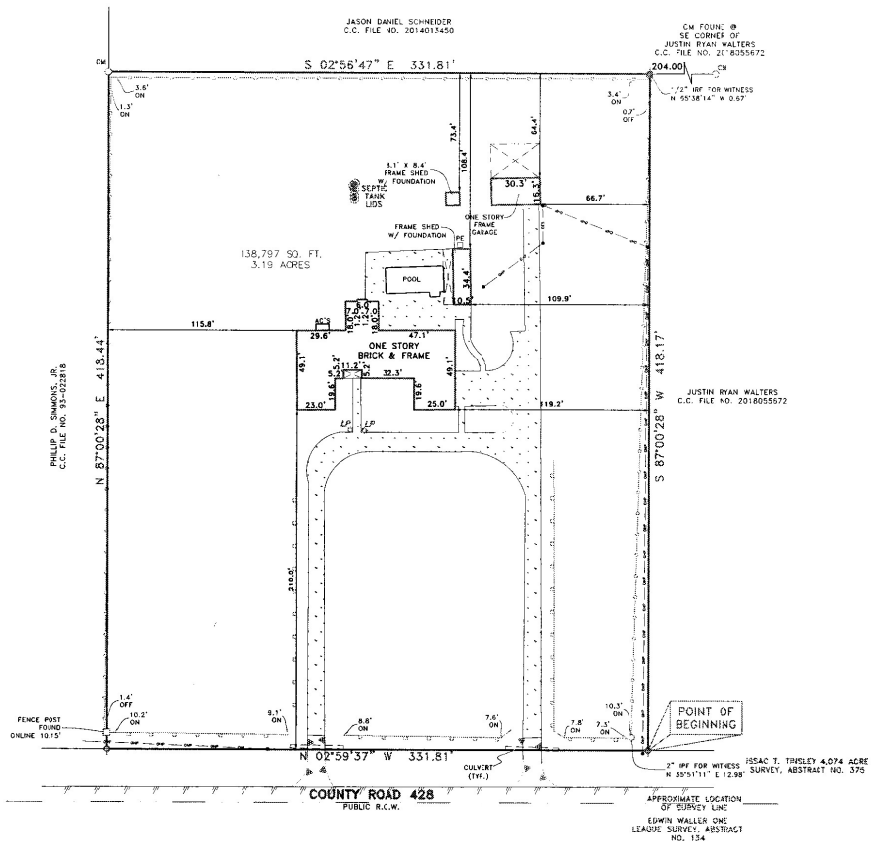

2111 County Road 428

Being a tract of land situated in the Issac T. Tinsley 4.074 Acre Survey, Abstract No. 375, Brazoria County, Texas, same being that tract of land conveyed to Donald Arthur Boulis and Sheree Boulis, by deed recorded in County Clerk File No. 2012044264, Real Property Records of Brazoria County, Texas, also known as Tract 132 of Bryan and Kiber Subdivision, an unrecorded Subdivision in Brazoria County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner, said corner being the Northwest corner of that tract of land conveyed to Justin Ryan Walters, by deed recorded in County Clerk File No. 2018055672, Real Property Records of Brazoria County, Texas and lying along the East line of County Road 428 (public right-of-way), from which a 2 inch iron pipe found bears North 35 degrees 51 minutes 11 seconds East, a distance of 12.98 feet for witness;

THENCE North 02 degrees 59 minutes 37 seconds West, along the East line of said County Road 428, a distance of 331.81 feet to a point for corner, said corner being a Southwest corner of a tract of land conveyed to Philip D. Simmons, Jr., by deed recorded in County Clerk File No. 93-022818, Real Property Records of Brazoria County, Texas;

THENCE North 87 degrees 00 minutes 28 seconds East, along the South line of said Simmons tract, passing at a distance of 10.15 feet to a fence post found online for reference and continuing a total distance of 418.44 feet to a 1/2 inch iron rod found for corner, said corner being the Northwest corner of a tract of land conveyed to Jason Daniel Schneider, by deed recorded in County Clerk File No. 2014013450, Real Property Records of Brazoria County, Texas;

THENCE South 02 degrees 56 minutes 47 seconds East, along the West line of Schneider tract, a distance of 331.81 feet to a point for corner, said corner being the Northeast corner of said Walters tract, from which a 1/2 inch iron rod found bears North 65 degrees 38 minutes 14 seconds West, a distance of 0.67 feet for witness;

THENCE South 87 degrees 00 minutes 28 seconds West, along the North line of said Walters tract, a distance of 418.17 feet to the POINT OF BEGINNING and containing 138,797 square feet or 3.19 acres of land.

0 40 80 120

SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor J.T. Thompson hereby certifies to Darrell Anthony Adel, Jr. and Trueline Technologies, in connection with the transaction described in G.F. No. 278251B-17913 that, (a) this survey and the property description set forth hereon were prepared from an actual on-the-ground survey; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; Use of this survey by any other parties and/or for other purposes shall be at User's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. The plat hereon is a correct and accurate representation of the property lines and dimensions are as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground.

Executed this 21st day of November, 2018

J.T. Thompson
Registered Professional Land Surveyor No. 4604

STATE OF TEXAS · J.T. THOMPSON · 4604 · REGISTERED PROFESSIONAL LAND SURVEYOR

ACCEPTED BY: _____ 11-28-18
SIGNATURE DATE SIGNATURE DATE

NOTE: According to the F.I.R.M. in Map No. 48039C0445H this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

NOTE: BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS SOUTH CENTRAL ZONE.

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN VOL. 1480, PG. 398

NOTES: EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

REVISIONS		
DATE	BY	NOTES

LEGEND

CM CONTROLLING MONUMENT
1/2" IRON ROD FOUND
1/2" IRON ROD SET
2" IRON PIPE FOUND
FENCE POST CORNER
"X" FOUND / SET
5/8" ROD FOUND
UNDERGROUND ELECTRIC
OVERHEAD ELECTRIC
POWER POLE
PE - POOL EQUIPMENT
COLUMN
AC - AIR CONDITIONING
FIRE HYDRANT
POINT FOR CORNER
GRAVEL/ROCK ROAD OR DRIVE
ASPHALT PAVING
CHAIN LINK FENCE
WOOD FENCE
O.H. ELEC. SERVICE TYPICAL
BARBED WIRE
IRON FENCE
PIPE FENCE
COVERED PARK/CARPORT
OHS - OHS OVERHEAD ELECTRIC SERVICE
OHP - OHP OVERHEAD POWER LINE
CONCRETE PAVING
DOUBLE SIDED WOOD FENCE

CBG SURVEYING TEXAS LLC
12025 Shiloh Road, Ste. 240
Dallas, TX 75228
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbgtxcfx.com

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 40'	11/21/18	1824139	SEE ABOVE	MARA

METES AND BOUNDS

ISSAC T. TINSLEY 4.074 ACRE SURVEY, ABSTRACT NO. 375

BRAZORIA COUNTY, TEXAS

2111 COUNTY ROAD 428