



P.O. Box 3344 Lake Jackson, Tx 77566 (979) 299-3373 office (979) 299-3387 fax
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1.06 Acres
Out of Tract 363, B.C.I.C. S/D, Division No. 13
A. Calvit League, Abstract 49
Brazoria County, Texas

Being a 1.06 acre tract of land out of Tract No. 363 of Brazos Coast Investment Company (B.C.I.C) Subdivision, Division No. 13, recorded in Volume 2, Page 141 of the Plat Records of Brazoria County, Texas, being the same called 1.06 acre tract conveyed to Cynthia Martinez recorded in County Clerk's File No. 2021-067088 of the Official Records of Brazoria County, Texas and being more fully described by metes and bounds as follows: (All bearings based on the North line of called 1.06 acre tract, being – South 89° 58' 13" East);

BEGINNING at a ½" iron rod found in the common line of Tract No. 363 and Tract No. 358, in the South right-of-way of Wilson Road for the Northeast corner of called 1.06 acre tract, the Northwest corner of a tract of land conveyed to Don and Sheryl A. Brandenburg Smith recorded in County Clerk's File No. 2002-025997 of the Official Records of Brazoria County, Texas and being the Northeast corner and **TRUE PLACE OF BEGINNING** of the herein described tract;

THENCE South 00° 21' 32" West – 249.06 feet along the common line of Tract No. 363 and Tract No. 358, the East line of called 1.06 acre tract and the West line of Smith tract to a ½" iron rod found for the Southeast corner of called 1.06 acre tract, a Northeast corner of a called 6.707 acre tract conveyed to Gary M. and Louise O. Bullard recorded in County Clerk's File No. 2013-000247 of the Official Records of Brazoria County, Texas and being the Southeast corner of the herein described tract;

THENCE South 89° 59' 37" West – 183.77 feet along the South line of called 1.06 acre tract and a North line of called 6.707 acre tract to a ½" iron rod found for the Southwest corner of called 1.06 acre tract, an interior corner of called 6.707 acre tract and being the Southwest corner of the herein described tract;

THENCE North 00° 00' 36" West – 249.17 feet along the West line of called 1.06 acre tract and an East line of called 6.707 acre tract to a ½" iron rod found in the South R.O.W. of Wilson Road, for the Northwest corner of called 1.06 acre tract, a Northeast corner of called 6.707 acre tract and being the Northwest corner of the herein described tract, said iron rod bears South 89° 58' 13" East – 210.92 feet from a ½" iron rod found for the common corner of called 6.707 acre tract and a called 2.031 acre tract conveyed to Lockwood Partners, LLC recorded in County Clerk's File No. 2018-045621 of the Official Records of Brazoria County, Texas;

THENCE South 89° 58' 13" East [Reference Bearing] – 185.38 feet along the South R.O.W. of Wilson Road and the North line of called 1.06 acre tract to the **PLACE OF BEGINNING** and containing 1.06 acres of land, more or less. *This description is based on an actual survey made on the ground and is accompanied by a plat prepared under the direct supervision of George K. Lane, RPLS No. 6086 on August 18th, 2022.*

George K. Lane, R.P.L.S.
Registered Professional Land Surveyor No. 6086
P.O. Box 3344 Lake Jackson, TX 77566
(979) 299-3373 – phone
pinpointsurvey@sbcglobal.net -- email





PLAT REGISTRATION NO. 10156700

P.O. BOX 3344, LAKE JACKSON, TEXAS, 77566 (979) 299-3373

Surveying & Mapping
LLC

WILSON ROAD

A. CALVIT LEAGUE, A-49

LOCKWOOD PARTNERS, LLC
CALLED 2.031 ACRES
CCFN: 2018-045621
O.R.B.C.

TRACT 363

GARY M. & LOUISE O. BULLARD
CALLED 6.707 ACRES
CCFN: 2013-000247
O.R.B.C.

N 00° 00' 36" W - 249.17'

[REFERENCE BEARING]
5 89° 58' 13" E - 185.38'

P.O.B.
FOUR 1/2" BOX NED

1.06 ACRES
CYNTHIA MARTINEZ
CALLED 1.06 ACRES
CCFN: 2021-067088
O.R.B.C.

20' D.E.

5 00° 21' 32" W - 249.06'

TRACT 358

DON & SHERYL A.
BRANDENBURG SMITH
CCFN: 2002-022597
O.R.B.C.

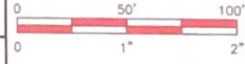
FOUR 1/2" BOX NED

5 89° 59' 37" W - 183.77'

FOUR 1/2" BOX NED

Angelica DeLeon 9/29/2022

1.06 ACRES
B.C.I.C. S/D, DIV. 13



COMMUNITY NO. 480068 PANEL NO. 0620 SUPPLY K JOIN X BASE N/A MAP REVISED 12/30/20

I have compiled the HUD-FIA Flood Hazard Boundary Map in the above described property and it is NOT in a designated flood hazard area. The plat herein is a true, correct and accurate representation of the property as determined by survey. The lines and dimensions of said property being as indicated by the plat, the size, location and type of buildings and improvements are as shown, all improvements being within the boundaries of the property, set back and distances from property lines are as indicated. There are no encroachments, conflicts, or protrusions, except as shown.

NOTES:
PROPERTY SUBJECT TO RECORDED RESTRICTIONS, REGULATIONS, & ENCUMBRANCES (IF ANY) INCLUDING THOSE IN THE CITY OF CLUTE, TEXAS.
1) BEARINGS ARE BASED ON THE NORTH LINE OF CALLED 1.06 ACRE TRACT, BEING - S 89° 58' 13" E.
2) THE SURVEYED TRACT IS SUBJECT TO A DRAINAGE EASEMENT PER VOL. 1471, PG. 520, O.R.B.C.

ABSTRACT AND TITLE INFORMATION WAS PROVIDED BY: GREAT AMERICAN TITLE
THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. BEARINGS ARE BASED ON THE RECORDED MAP OR PLAT G.F. NO. 1789560 DATED: 07/27/2022

ALL BUILDING LINES, EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC) AND ZONING ORDINANCES, IF ANY, THAT MAY AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED BY BUYER BEFORE COMMENCING CONSTRUCTION.

PREPARED EXCLUSIVELY FOR: GREAT AMERICAN TITLE
This is to certify that I have made an on the ground survey of the property located at:
1.001 WILSON ROAD IN THE CITY OF CLUTE, TEXAS.
Being a 1.06 acre tract out of Tract No. 363, Brazos Coast Investment Company (B.C.I.C.)
Subdivision, Division No. 13, situated in the A. Calvit League, Abstract No. 49 and being more fully described by metes and bounds attached hereto.



Donew(s):
ANGELICA DELEON

Drawn by: RWB
Job No.: 2022-0900
Request: GATCO
Book No: PPO190
Scale: 1" = 50'
Date: 08/18/2022

LEGEND

- GRAVEL
- COVERED
- CONCRETE
- CONTROLLING MOVEMENT
- CONCRETE
- U.E. UTILITY EASEMENT
- A.E. AERIAL EASEMENT
- B.L. BUILDING LINE
- R.O.W. RIGHT-OF-WAY
- I.R. IRON ROD
- I.P. IRON PIPE
- D.E. DRAINAGE EASEMENT
- FENCE

George K. Lane, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6086