



George K. Lane, R.P.L.S.
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plat prepared under the direct supervision of George K. Lane, RPLS No. 6086 on July 18th, 2023.

THENCE South – 367.14 feet along the East line of called 4.235 acre tract and the common line of Lots 1, 2 and 3, Block 19, Wild Peach S/D to the **PLACE OF BEGINNING** and containing 4.235 acres of land, more or less. *This description is based on an actual survey made on the ground and is accompanied by a*

Northwest corner of the herein described tract;
 Northeast corner of the herein described tract;
 of called 4.235 acre tract, the common corner of Lots 1 and 3, Block 19, Wild Peach S/D and being the
 acre tract and the South R.O.W. of County Road 353 to a 2-inch iron pipe found for the Northeast corner
THENCE South 88° 00' 12" East [Reference Bearing] – 491.44 feet along the North line of called 4.235

South 88° 00' 12" East – 491.37 feet from a 1/2" iron rod found for the Northwest corner of called 14.77
 called 4.235 acre tract and being the Northwest corner of the herein described tract, said iron rod bears
 Vol. 1, Pg. 45, P.R.B.C.), for the Northeast corner of called 14.77 acre tract, the Northwest corner of
 14.77 acre tract to a 2-inch iron pipe found in the South right of way of County Road 353, (60' R.O.W.,
THENCE North – 384.04 feet along the West line of called 4.235 acre tract and the East line of called

acre tract and being the Southwest corner of the herein described tract;
 2014-054510 of the Official Records of Brazoria County, Texas for the Southwest corner of called 4.235
 the East line of a called 14.77 acre tract conveyed to Greg Krestia recorded in County Clerk's File No.
 North line of called 5.233 acre tract to a 1/2" iron rod found at the base of a 2-inch and 4-inch iron pipe in
THENCE North 89° 59' 57" West – 491.14 feet along the South line of called 4.235 acre tract and the

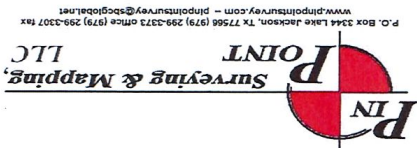
rod found for the common corner of Lots 10, 11, 12 and 13, Block 19 Wild Peach S/D;
BEGINNING of the herein described tract, said iron rod bears North – 461.14 feet from a 5/8-inch iron
 Official Records of Brazoria County, Texas and being the Southeast corner and **TRUE PLACE OF**
 "Tract B" conveyed to Lori and Timothy Purcell recorded in County Clerk's File No. 2009-029817 of the

the Southeast corner of called 4.235 acre tract, the Northeast corner of a called 5.233 acre tract labeled
BEGINNING at a 2-inch iron pipe found in the common line of Lots 2 and 3, Block 19 Wild Peach S/D for
 the Southeast corner of called 4.235 acre tract, the Northeast corner of called 5.233 acre tract labeled

being - South 88° 00' 12" East.)
 described by metes and bounds as follows: (Bearings based on the North line of called 4.235 acre tract
 Clerk's File No. 2020-030191 of the Official Records of Brazoria County, Texas and being more fully
 Texas and being all of the same called 4.235 acre tract conveyed to Darrin Anderson recorded in County

Page 45 and corrected in Volume 4, Page 1 of the Plat Records of Brazoria County, Texas, being
 situated in the Stephen F. Austin 7-1/3 Leagues Grant, Abstract No. 20, Division 4, Brazoria County,
 Texas and being all of the same called 4.235 acre tract conveyed to Darrin Anderson recorded in County
 Clerk's File No. 2020-030191 of the Official Records of Brazoria County, Texas and being more fully
 described by metes and bounds as follows: (Bearings based on the North line of called 4.235 acre tract
 being - South 88° 00' 12" East.)

Being a 4.235 acre tract of land out of Lots 1 and 2, Block 19 of Wild Peach S/D recorded in Volume 1,
 Page 45 and corrected in Volume 4, Page 1 of the Plat Records of Brazoria County, Texas, being
 situated in the Stephen F. Austin 7-1/3 Leagues Grant, Abstract No. 20, Division 4, Brazoria County,
 Texas and being all of the same called 4.235 acre tract conveyed to Darrin Anderson recorded in County
 Clerk's File No. 2020-030191 of the Official Records of Brazoria County, Texas and being more fully
 described by metes and bounds as follows: (Bearings based on the North line of called 4.235 acre tract
 being - South 88° 00' 12" East.)



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Pinpoint
 Surveying & Mapping, LLC

out of Lots 1 and 2, Block 19 Wild Peach S/D
 4.235 Acres
 Stephen F. Austin 7-1/3 Leagues Grant, Abstract No. 20, Div. 4
 Brazoria County, Texas

Drawn by: ASMF Job No.: 2023-0607 Request: ALAMO TITLE Book No.: P0200 Scale: 1" = 100' Date: 07/18/2023	LEGEND CONCRETE: [Symbol] COVERED: [Symbol] GALVES: [Symbol] GRASS-LINE: [Symbol] CONTROLLING MONUMENT: [Symbol] D.P. DRAINAGE E-SMPT I.P. IRON PIPE L.P. IRON PIPE R.O.M. RIGHT-OF-WAY B.L. BUILDING LINE A.A. AERIAL ELEVATION U.T. UTILITY REASUREMENT	This is to certify that I have made an on the ground survey of the property located at: BLOCK COUNTY ROAD 353 NEAR THE CITY OF BEAUFORT, TEXAS being a 2.25 acre tract of land and being a portion of Lots 1 and 2, Block 19, of the Wild Peach Subdivision as recorded in Volume 1, Page 45 and the corrected map Wild Peach Subdivision as recorded in Volume 4, Page 1 of the Brazoria County Plat Records and being more fully described by maps and bounds attached hereto. I have consulted the HUD-1st Hand Hazard Warranty Map in the above described property and it IS NOT a designated flood hazard area. The plat hereon is a true, correct and accurate representation of the property as determined by survey, the lines and dimensions of said property as indicated by the plat, the location and type of buildings and improvements are as shown, all improvements thereon are not encumbered, conflicts or prohibitions, except as shown. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. BEYONDS ARE BASED ON THE RECORDS MAP OR PLAT, S.F. NO. A13423130041 DATED: 06/29/2023 PREPARED EXCLUSIVELY FOR: ALAMO TITLE
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AGREEMENT AND THE INFORMATION WAS PROVIDED BY:
 ALAMO TITLE
 THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. BEYONDS ARE BASED ON THE RECORDS MAP OR PLAT, S.F. NO. A13423130041 DATED: 06/29/2023
 ALL BUILDING LINES, EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES, IF ANY, THAT MAY AFFECT SUBJECT PROPERTY SHOULD BE CHECKED BY BUYER BEFORE COMMENCING CONSTRUCTION.
 NOTES:
 (1) MAY BE SUBJECT TO EASEMENT PER VOL. 100, PG. 336, B.R.B.C.
 (2) BEYONDS ARE BASED ON THE NORTH LINE OF SUBJECT TRACT, BEING - 5 88' 00" 12' E.

S.F. AUSTIN 7-1/3 LEAGUES GRANT, DIVISION 4, A-20
 4.235 ACRES OUT OF LOTS 1 AND 2, BLOCK 19, WILD PEACH S/D

