

0.341 Acres  
 Known as Lots N and O Bastrop Holiday Beach S/D (unrecorded)  
 of a called 100 acre tract  
 William McDermott Labor, Abstract No. 342  
 Brazoria County, Texas

Being a 0.341 acre tract of and known as Lots N and O, Bastrop Holiday Beach Subdivision (unrecorded), of 100 acres situated in the William McDermott Labor, Abstract No. 342, Brazoria County, Texas, being the same called 0.341 acre tract labeled Lots N and O conveyed to Russel Humphries recorded in County Clerk's File No. 2021-034490 of the Official Records of Brazoria County, Texas, and being more fully described by metes and bounds as follows: (All bearings based on the Northeast line of Lots J thru O - being South 30° 11' 06" East.)

**BEGINNING** at a ½" iron rod found in the Southwest right-of-way (R.O.W.) of County Road 420 (aka Sandpiper Road) for the North corner of Lot O, the East corner of a called 0.51 acre tract known as Lots P, Q and R conveyed to Travis Edgar Duckworth and Janelle Childs recorded in County Clerk's File No. 2021-012992 of the Official Records of Brazoria County, Texas, and being the North corner and **TRUE PLACE OF BEGINNING** of the herein described tract;

**THENCE** South 30° 11' 06" East [Reference Bearing] – 120.00 feet along the Southwest R.O.W. of County Road 420 and the Northeast line of Lots O and N to a ½" iron rod set marked with a plastic cap labeled "PINPOINT RPLS 6086" for the East corner of Lot N, the North corner of a called 0.17 acre tract known as Lots L and M conveyed to Laura Rodriguez recorded in County Clerk's File No. 2002-036865 of the Official Records of Brazoria County, Texas and being the East corner the herein described tract, said iron rod bears North 30° 11' 06" West – 240.00 feet from a ½" iron rod found for the common corner of Lots I and J;

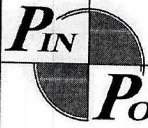
**THENCE** South 59° 48' 54" West, along the common line of Lots N and M at 90.0 feet pass a ½" iron rod set marked with a plastic cap labeled "PINPOINT RPLS 6086" on-line and continue for a total distance of – 124.00 feet to a point in a canal for the South corner of Lot N, the West corner of Lot M and being the South corner of the herein described tract;

**THENCE** North 30° 11' 06" West – 120.00 feet along said canal and the Southwest line of Lots N and O to a point for the West corner of Lot O, the South corner of Lot P, and being the West corner of the herein described tract;

**THENCE** North 59° 48' 54" East, along the common line of Lots O and P at 34.0 feet pass a ½" iron rod found on-line and continue for a total distance of – 124.00 feet to the **PLACE OF BEGINNING** and containing 0.341 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 May 2<sup>nd</sup>, 2024.*

**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  
[pinpointLJ@gmail.com](mailto:pinpointLJ@gmail.com) -- email

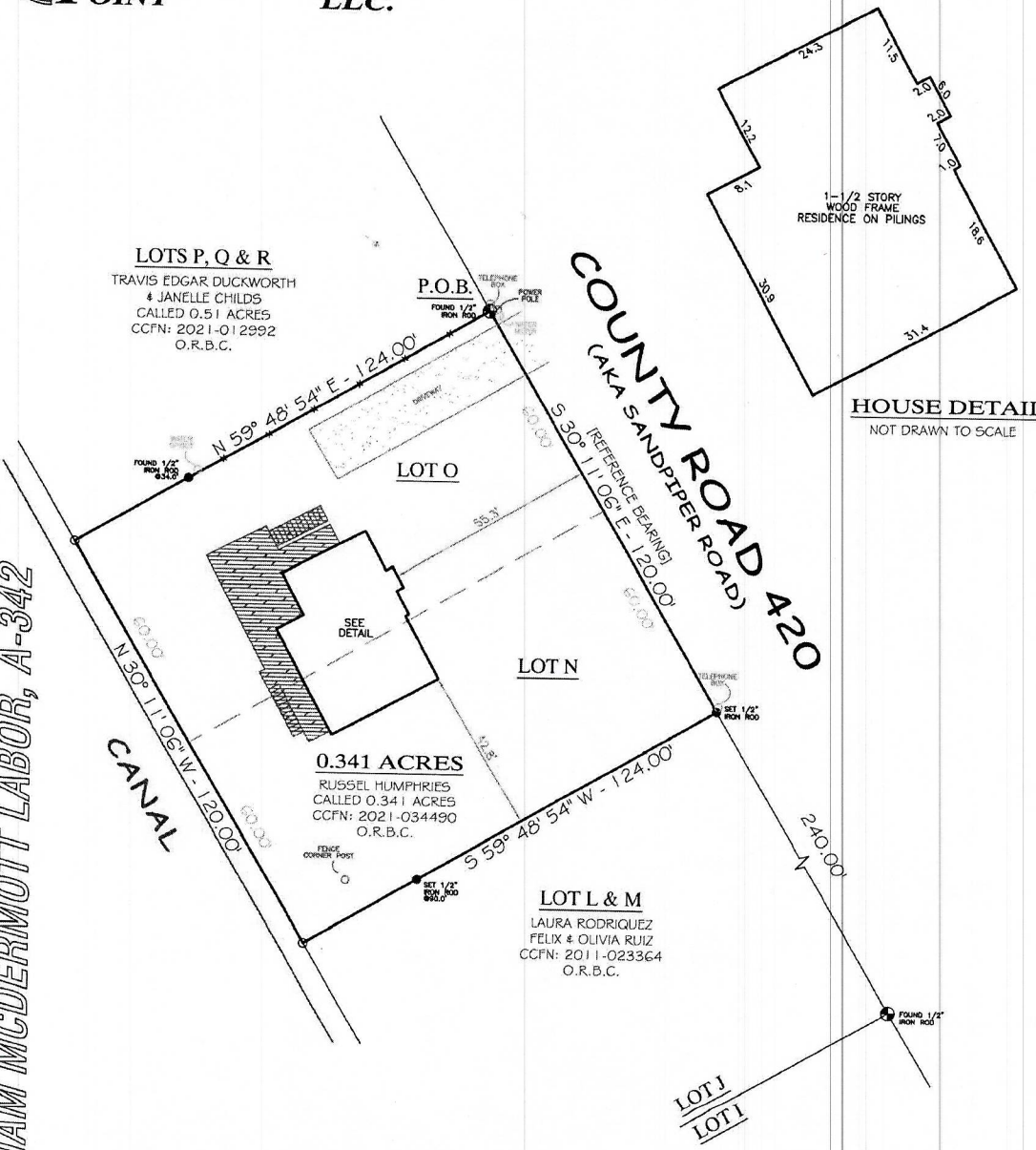




FIRM REGISTRATION NO. 10156700  
**Surveying & Mapping  
 POINT  
 LLC.**

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

WILLIAM MCDERMOTT LABOR, A-342



0.341 ACRES KNOWN AS LOTS N & O (UNRECORDED)  
**BASTROP HOLIDAY BEACH S/D**

COMMUNITY NO: 485450 PANEL NO: 0630 SUPPLY: K ZONE, AC BASE, 12" MAP REVISED: 12/30/20  
 I have consulted the HUD-FIA Flood Hazard Boundary Map in the above described property and it IS in 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 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:  
 1) REFERENCE BEARING BASED ON THE NORTHEAST LINE OF LOTS J THRU O, BEING - S 30° 11' 06" E.

ABSTRACT INFORMATION PROVIDED HEREON IS BELIEVED TO BE SUFFICIENT AND CORRECT BY THE UNDERSIGNED SURVEYOR, THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. THE ENCUMBRANCES OF RECORD, AS REFLECTED ON THIS SURVEY ARE BASED ON THE RECORDED MAP OR PLAT AND MAY NOT CONSTITUTE ALL ENCUMBRANCES OF RECORD.

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

PREPARED EXCLUSIVELY FOR: **RUSSEL HUMPHRIES**  
 This is to certify that I have made an on the ground survey of the property located at:  
 12827 SANDPIPER ROAD (A.K.A. COUNTY ROAD 420) NEAR THE CITY OF ANGLETON, TEXAS.  
 Being a 0.341 acre tract of land known as Lots N and O, Bastrop Holiday Beach S/D (unrecorded), situated in the William McDermott Survey, Abstract 342, of Brazoria County, Texas and being more fully described by metes and bounds attached hereto.

Drawn by: **KEM/ASMF**  
 Job No.: **2024-0274**  
 Request: **R. HUMPHRIES**  
 Book No: **PP 174**  
 Scale: **1" = 30'**  
 Date: **05/02/2024**

**LEGEND**

- GRAVEL
- WOOD DECK
- CONCRETE
- WATER'S EDGE
- WOOD FENCE
- CONTROLLING MONUMENT CORNER
- 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 E'S/MNT



North arrow pointing up.

Scale bar: 0 to 60 feet, 0 to 2 inches.

Borrower(s):

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