



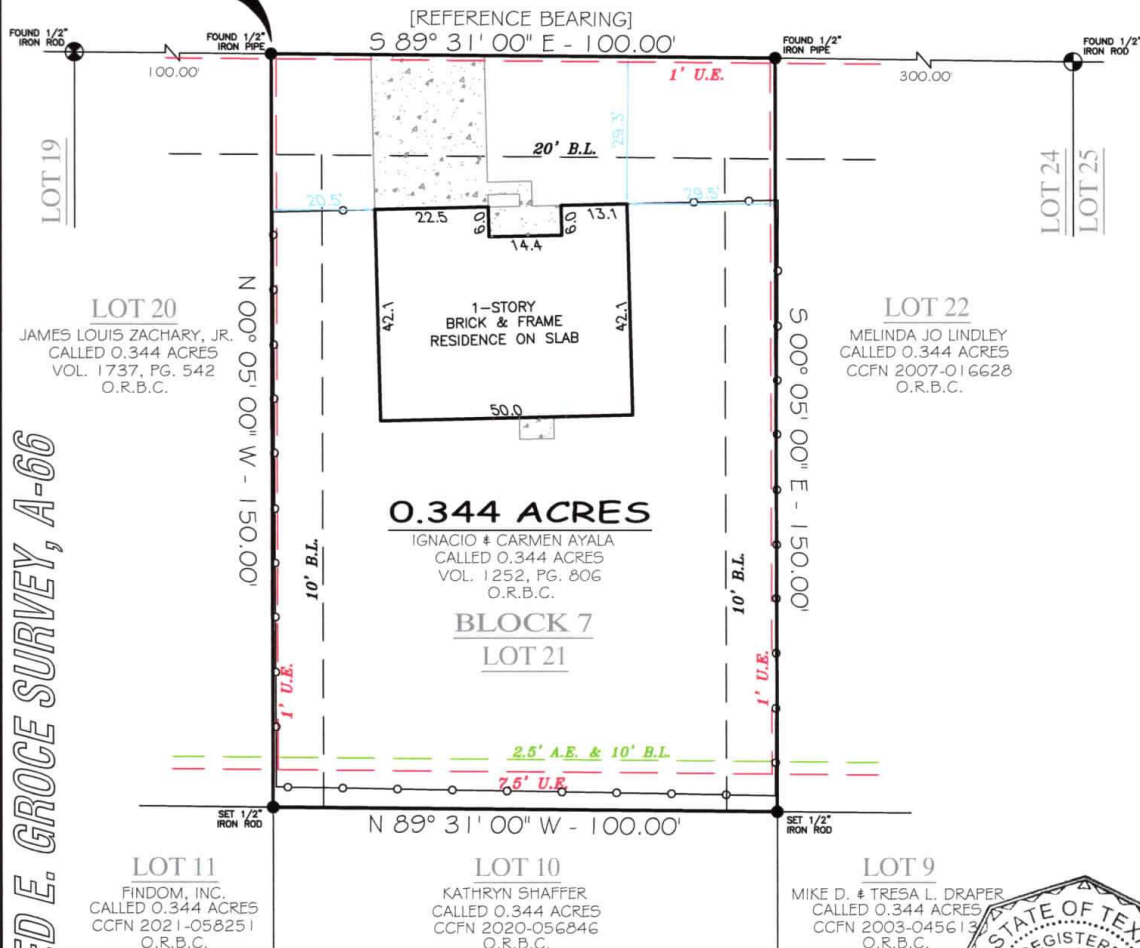
FIRM REGISTRATION NO. 10156700

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

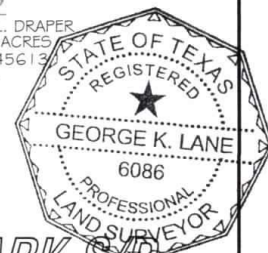
**Surveying & Mapping,
LLC****BURKETT STREET**

P.O.B.

(60' R.O.W.)



JARED E. GROCE SURVEY, A-66

0.344 ACRESIGNACIO & CARMEN AYALA
CALLED 0.344 ACRES
VOL. 1252, PG. 806
O.R.B.C.**BLOCK 7**
LOT 21**LOT 11**
FINDOM, INC.
CALLED 0.344 ACRES
CCFN 2021-058251
O.R.B.C.**LOT 10**
KATHRYN SHAFFER
CALLED 0.344 ACRES
CCFN 2020-056846
O.R.B.C.**LOT 9**
MIKE D. & TRESA L. DRAPER
CALLED 0.344 ACRES
CCFN 2003-045613
O.R.B.C.

0.344 ACRES KNOWN AS LOT 21, BLOCK 7 (UNRECORDED S/D)

DAVIDSON'S SLATER PLACE PECAN PARK S/D

COMMUNITY NO: 485502 PANEL NO: 0620 SUFFIX: K ZONE: X BASE: N/A MAP REVISED: 12/30/20

I have consulted the HUD-FIA Flood Hazard Boundary Map in the above described property and it IS NOT in a designated flood hazard area. The plot 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:PROPERTY SUBJECT TO RECORDED, RESTRICTIONS, REGULATIONS, & ORDINANCES (IF ANY), INCLUDING THOSE IN THE CITY OF: RICHWOOD

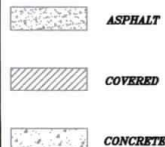
- 1) REFERENCE BEARING BASED ON THE NORTH LINE OF LOTS 20 - 24, BLOCK 7, BEING - S 89° 31' 00" E.
- 2) 1' U.E. ALONG NORTH, EAST & WEST LINES, 7.5' U.E. & 2.5' X 20' A.E. ALONG SOUTH LINE & B.L.'S PER INITIAL VESTING DEED AND HISTORY OF THE UNRECORDED S/D. (RECORDATION UNKNOWN).

ABSTRACT AND TITLE INFORMATION WAS PROVIDED BY: GREAT AMERICAN TITLETHIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. BEARINGS ARE BASED ON THE RECORDED MAP OR PLAT. G.F. NO. 117080-6AT81 DATED: 11-08-2021

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: GREAT AMERICAN TITLEThis is to certify that I have made an on the ground survey of the property located at:
237 BURKETT STREET IN THE CITY OF RICHWOOD, TEXAS.

Being 0.344 acre tract of land known as Lot 21, Block 7 of Davidson's Slater Place Pecan Park Subdivision, an unrecorded subdivision in Brazoria County, Texas, all being situated in the J.E. Groce Survey, Abstract No. 66, Brazoria County, Texas and being more fully described by metes and bounds attached hereto.

Borrower(s): DERICK BRYANDrawn by: KEMJob No.: 21-1439Request: GATCOBook No: PP174Scale: 1" = 30'Date: 11/30/2021**LEGEND**

CHAIN-LINK

WOOD FENCE

IRON FENCE

U.E.

A.E.

CONTROLLING MONUMENT

CORNER

U.E. UTILITY EASEMENT

A.E. AERIAL EASEMENT

B.L. BUILDING LINE

R.O.W. RIGHT-OF-WAY

I.P. IRON ROD

FND. FOUND

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



P.O. Box 3344 Lake Jackson, Tx 77566 (979) 299-3373 office (979) 299-3307 fax
www.pinpointsurvey.com -- pinpointsurvey@sbcglobal.net

0.344 Acres

Lot 21, Block 7 Davidson's Salter Place Pecan Park S/D (unrecorded)

J.E. Groce Survey, Abstract No. 66

Brazoria County, Texas

Being a 0.344 acre tract of land known as Lot 21, Block 7 of Davidson's Slater Place Pecan Park Subdivision, (unrecorded), and all being situated in the J.E. Groce Survey, Abstract No. 66, Brazoria County, Texas and being all of the same called 0.344 acre tract conveyed to Ignacio and Carmen Ayala recorded in Volume 1252, Page 806 of the Deed Records of Brazoria County, Texas and being more fully described by metes and bounds as follows: (Bearings based on North line the called 0.344 acre tract being - South 89° 31' 00" East.)

BEGINNING at a ½" iron pipe found in the South right-of-way of Burkett Street for the Northeast corner of a called 0.344 acre tract known as Lot 20, Block 7 of the aforesaid unrecorded S/D conveyed to James Louis Zachary, Jr. recorded in Volume 1737, Page 542 of the Deed Records of Brazoria County, Texas, the Northwest corner of Lot 21 and the Northwest corner and **TRUE PLACE OF BEGINNING** of the herein described tract, said iron rod bears South 89° 31' 00" East – 100.00 feet from a ½" iron rod found for the Northwest corner of said Lot 20, Block 7;

THENCE South 89° 31' 00" East [Reference Bearing] – 100.00 feet along the South R.O.W. of Burkett Street and the North line of Lot 21 to a ½" iron pipe found for the Northeast corner of Lot 21, the Northwest corner of a 0.344 acre tract known as Lot 22 conveyed to Melinda Jo Lindley recorded in County Clerk's File No. 2007-016628 of the Official Records of Brazoria County, Texas and being the Northeast corner of the herein described tract, said iron rod bears North 89° 31' 00" West – 300.00 feet from a ½" iron rod found for the common corner of Lots 24 and 25, Block 7;

THENCE South 00° 05' 00" East – 150.00 feet along the common line of Lots 21 and 22 to a ½" iron rod set marked with a plastic cap labeled "PINPOINT RPLS 6086" for the intersection of the Southwest corner of Lot 22, the Northwest corner of a 0.344 acre tract known as Lot 9 conveyed to Mike D. and Tresa L. Draper recorded in County Clerk's File No. 2003-045613 of the Official Records of Brazoria County, Texas, the Northeast corner of a 0.344 acre tract known as Lot 10 conveyed to Kathryn Shaffer recorded in County Clerk's File No. 2020-056846 of the Official Records of Brazoria County, Texas, the Southeast corner of Lot 21 and being the Southeast herein described tract;

THENCE North 89° 31' 00" West – 100.00 feet along the common line of Lots 10 and 21 to a ½" iron rod set marked with a plastic cap labeled "PINPOINT RPLS 6086" for the Southwest corner of Lot 21, the Northwest corner of Lot 10, the Southeast corner of Lot 20, the Northeast corner of a called 0.344 acre tract known as Lot 11 conveyed to Findom, Inc. recorded in County Clerk's File No. 2021-058251 of the Official Records of Brazoria County, Texas and being the Southwest corner of the herein described tract;

THENCE North 00° 05' 00" West – 150.00 feet along the common line of Lots 20 and 21 to the **PLACE OF BEGINNING** and containing 0.344 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 November 30th, 2021.*


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

