



0.29 acres
Known as Lot 2 & a portion of Lot 3, Block 5, Havenwood S/D
Brazoria County, Texas

Being a 0.29 acre tract of land known as Lot 2 and a portion of Lot 3, Block 5, of Havenwood Subdivision, recorded in Volume 7, Page 59 the Plat Records of Brazoria County, Texas, being out of the same tract conveyed to Kristine M. Calvert recorded in (86) Volume 248, Page 768 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 2 and 3, Block 5 – being North 07° 26' 10" East)

BEGINNING at a 1/2" iron rod set marked with a plastic cap labeled "PINPOINT RPLS 6086" in a curve of the East right-of-way line of Edgewater Drive (60' R.O.W., Vol. 7, Pg. 59, P.R.B.C.) for the common corner of Lots 1 and 2 and the Southwest corner and **TRUE PLACE OF BEGINNING** of the herein described tract, said iron rod bears along a curve to the left with a central angle of 08° 36' 35" having a radius of 710.74 feet (chord bearing North 00° 46' 31" West – 106.70 feet) and an arc length of 106.80 feet from a 1/2" iron rod found for the intersection of the East R.O.W. line of Edgewater Drive with the North right-of-way line of Cardinal Street (60' R.O.W., Vol. 7, Pg. 59, P.R.B.C.) and the Southwest corner of Lot 1;

THENCE continuing along a curve to the left with a central angle of 08° 03' 41" having a radius of 710.74 feet (chord bearing North 09° 06' 38" West – 99.92 feet) and an arc length of 100.00 feet to a 1/2" iron rod set marked with a plastic cap labeled "PINPOINT RPLS 6086" in the common corner of Lots 2 and 3 for the Southwest corner of the residue of Lots 3 and 4 conveyed to Bruno W. Reich recorded in County Clerk's File No. 1998-035778 of the Official Records of Brazoria County, Texas and the Northwest corner of the herein described tract;

THENCE North 70° 36' 45" East – 115.14 feet (called 116.50 feet) to a fence corner post found to be occupying the corner in the West line of Lot 18, Block 5, of Havenwood Extension recorded in Volume 7, Page 79 of the Plat Records of Brazoria County, Texas for the Southeast corner of the residue of Lot 3 and the Northeast corner of the herein described tract;

THENCE South 07° 26' 10" East [Reference Bearing] – 128.66 feet (called 129.80 feet) along the West line of Lots 18, 19 and 20, Block 5 of the aforementioned S/D to a 1/2" iron rod found for the common corner of Lots 1 and 2, Block 5 and the Southeast corner of the herein described tract;

THENCE South 85° 09' 05" West – 109.84 feet (called 110.01 feet) along the common line of Lots 1 and 2, Block 5 to the **PLACE OF BEGINNING** and containing 0.29 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 5th, 2016.*


George K. Lane, R.P.L.S.
Registered Professional Land Surveyor No. 6086
Firm Registration No. 10156700
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FIRM REGISTRATION NO. 00456700

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

**Surveying & Mapping,
LLC**

EDGEWATER DRIVE
(AKA EDGEWATER STREET)
(60' P.O.W., VOL. 7, PG. 59, P.R.B.C.)



0.29 ACRES KNOWN AS LOT 2 AND A PORTION OF LOT 3

HAVENWOOD S/D

COMBINATION NO. 000001 PANEL NO. 0010 SUPPLY PL. ZONE-AE DANCE-10.14' MAP REVISED 08/05/16

I have consulted the 600-PA Plat Record Boundary Map to the above described property and it is in a designated third tiered area. The plat herein is a true, correct and accurate representation of the property as determined by survey. The true and accurate dimensions of said property being as indicated by the plat, the size, location and type of buildings and improvements are as shown, of improvements being within the boundaries of the property, not back and distance from property lines are as indicated. There are no encroachments, easements, or prohibitions, except as shown.

NOTES:

1. BEARINGS ARE BASED ON THE NORTHEAST CORNER OF LOT 2 AND LOT 3, BLOCK 5 BEING S 07° 26' 10" E.
2. EXISTING SERVICE LINES PER VOL. 600, PG. 330, D.A.M.C., AS SHOWN ABOVE.
3. REFERENCE MADE TO VOL. 603, PG. 446 & VOL. 623, PG. 403, D.A.M.C., CONTAINS NO SERVICE LINES OR EASEMENTS.

ASSISTANT 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 PLAN, G.F. NO. 55872-5478A DATED: 08/25/16

ALL BUILDING LINES, EASEMENTS, BUILDING RESTRUCTIONS (SEE RESTRUCTIONS, ETC.) AND ZONING ORDINANCES, IF ANY, THAT MAY AFFECT SURVEYED PROPERTY SHOULD BE REVIEWED BY OWNER BEFORE CONSIDERING CONSTRUCTION.

PREPARED EXCLUSIVELY FOR: GREAT AMERICAN TITLE COMPANY

This is to certify that I have made an on the ground survey of the property located at:
504 EDGEWATER DRIVE, (AKA EDGEWATER STREET), NEAR THE CITY OF ANGLETON, TEXAS.
Being a 0.29 acre tract of land known as Lot 2 and a portion of lot 3, Block 5, Havenwood Subdivision, in Brazoria County, Texas, recorded in Volume 7, Page 59 of the Plat Records of Brazoria County, Texas and being more fully described by metes and bounds attached hereto.

Borrower(s): **BRUNO REICH
DIANNA REICH**Drawn by: **FJS**Job No.: **2016-0824**Request: **GREAT AMERICAN**Book No.: **LGPP103**Scale: **1" = 20'**Date: **08/05/16****LEGEND** **EASEMENT** **CORNER** **UTILITY EASEMENT** **AERIAL EASEMENT** **BUILDING LINE** **RIGHT-OF-WAY** **IRON PIPE** **IRON FENCE** **EASEMENT** **CORNER** **UTILITY EASEMENT** **AERIAL EASEMENT** **BUILDING LINE** **RIGHT-OF-WAY** **IRON PIPE** **IRON FENCE****George K. Lane, R.P.L.S.**
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6086