

**SURFACE EASEMENT NO. 1**  
**DESCRIPTION OF A 0.0574 ACRE TRACT OF LAND**  
SITUATED IN THE JOSHUA ABBOTT SURVEY, ABSTRACT NO. 144  
BRAZORIA COUNTY, TEXAS

**BEING** a 0.0574 acre tract of land situated in the Joshua Abbott Survey, Abstract No. 144 of Brazoria County, Texas, and being out of a called 76.698 acre tract of land described in an instrument to the City of Angleton, recorded in Document No. 2004065823, Official Public Records of Brazoria County, Texas (O.P.R.B.C.T.), said 0.0574 acre tract of land described by metes and bounds as follows:

**COMMENCING** at a 5/8-inch iron rod with cap stamped "Baker & Lawson" found on the East right-of-way (R.O.W.) line of F.M. 521 (called 100' R.O.W. – as shown in CHENANGO RANCH SECTION ONE, a subdivision plat recorded in Document No. 2006061610, Map and Plat records of Brazoria County, Texas) and being the common West corner of a called 23.093 acre tract of land described in an instrument to Michael Gutierrez ET UX, recorded in Document No. 2018055236, O.P.R.B.C.T.;

**THENCE**, South 06° 05' 24" West, along and with the East right-of-way line of said F.M. 521 and the West line of said 76.698 acre tract, a distance of 576.63 feet to a calculated point marking a point of reference, from which a 5/8-inch iron rod with cap being on the West right-of-way line of said F.M. 521 and being the common East corner of Lots 16 and 17 of said CHENANGO RANCH SECTION ONE bears South 40° 13' 53" West, a distance of 202.58 feet;

**THENCE**, over and across said 76.698 acre tract, the following three (3) bearings and distances:


- 1) South 83°54'36" East, a distance of 28.96 feet to a calculated point;
- 2) North 55°46'57" East, a distance of 19.05 feet to a calculated point on the Southwest line of the herein described tract;
- 3) North 31°19'04" West, a distance of 9.98 feet to a 5/8-inch iron rod with cap stamped "Summit Geomatics Inc." set marking the Northwest corner and **POINT OF BEGINNING** of the herein described tract;

**THENCE**, continuing over and across said 76.698 acre tract, the following four (4) bearings and distances:

- 1) North 58°40'56" East, a distance of 50.00 feet to a 5/8-inch iron rod with cap stamped "Summit Geomatics Inc." set marking the Northeast corner of the herein described tract;
- 2) South 31°19'04" East, a distance of 50.00 feet to a 5/8-inch iron rod with cap stamped "Summit Geomatics Inc." set marking the Southeast corner of the herein described tract;
- 3) South 58°40'56" West, a distance of 50.00 feet to a 5/8-inch iron rod with cap stamped "Summit Geomatics Inc." set marking the Southwest corner of the herein described tract;
- 4) North 31°19'04" West, a distance of 50.00 feet to the **POINT OF BEGINNING** and containing 0.0574 acre of land.

Notes:

- 1) Bearing orientation is based upon the Texas Coordinate System, South Central Zone 4204, North American Datum of 1983 (NAD 83), 2011 Adjustment, Epoch 2010.00. Measurements are in U.S. Survey Feet.
- 2) This M&B description was prepared in conjunction with a sketch of even date.

  
**Robert A. Harper, RPLS No. 6582**  
Summit Geomatics, Inc.  
4603 N Stahl Park Suite 103  
San Antonio, Texas 78217  
TBPELS Firm No. 10194657



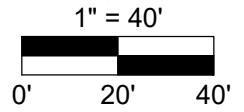
# SKETCH TO ACCOMPANY M&B DESCRIPTION

FND. 5/8" I. ROD W/CAP BAKER JOHNSON RPLS 2081

CALLED 23.093 ACRES  
MICHAEL GUTIERREZ ET UX  
DOC. NO. 2018055236, O.P.R.B.C.T.

## P.O.C.

FND. 5/8" I. ROD W/CAP BAKER & LAWSON



### KEYNOTES

#### P.O.B. 15' ACCESS/UTILITY ESMT.

N = 13,658,783.14  
E = 3,097,531.74

#### P.O.B. SURFACE ESMT. NO. 1

N = 13,658,799.31  
E = 3,097,571.10

#### P.O.B. SURFACE ESMT. NO. 2

N = 13,658,772.19  
E = 3,097,622.71

#### CHENANGO RANCH SECTION ONE DOC. NO. 2006061610, M.P.R.B.C.T.

### NOTES:

1. BEARING ORIENTATION IS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE 4204. DISTANCES AND COORDINATES SHOWN HEREON ARE IN GRID.
2. THIS SKETCH WAS PREPARED IN CONJUNCTION WITH A METES & BOUNDS DESCRIPTION OF EVEN DATE.
3. UNDERGROUND PIPELINES AND UTILITIES SHOWN HEREON ARE BASED UPON PAINT MARKINGS LOCATED FROM A ONE CALL (811) TICKET.
4. THIS SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY, NOR MADE ANY INDEPENDENT INVESTIGATION OR SEARCH FOR EASEMENTS OF RECORD, RESTRICTIVE COVENANTS OR ANY OTHER ENCUMBRANCES THAT MAY AFFECT THE SUBJECT PROPERTY.

0.0183 ACRE  
15' ACCESS/  
UTILITY ESMT.

0.0287 ACRE  
25'x50'  
T.W.S. NO. 1

0.0287 ACRE  
25'x50'  
T.W.S. NO. 2

0.0574 ACRE  
SURFACE ESMT.  
NO. 1

0.0376 ACRE  
SURFACE ESMT.  
NO. 2

0.0471 ACRE  
25'x82'  
T.W.S. NO. 3

F.M. 521

CALLED 100' R.O.W.  
(DOC. NO. 2006061610, M.P.R.B.C.T.)

P.L.V. PIPELINE VENT  
P.L.M. KINDER MORGAN

P.L.M. BRAZOSPORT  
WATER AUTHORITY  
979-297-2715

TEXAS ILLINOIS NATURAL  
GAS PIPELINES  
(KINDER MORGAN)  
VOL. 480, PG. 410, D.R.B.C.T.

CALLED 7.751 ACRES  
DRAINAGE EASEMENT  
BRAZORIA COUNTY  
DRAINAGE DISTRICT  
NO. 5  
DOC. NO. 2001051088,  
O.P.R.B.C.T.

LOT 16  
LOT 17  
FND. 5/8" I. ROD W/CAP

### LINE TABLE

NUMBER	BEARING	DISTANCE
L1	S 83°54'36" E	28.96'
L2	N 55°46'57" E	19.05'
L3	S 31°19'04" E	15.02'
L4	S 55°46'57" W	23.80'
L5	N 83°54'36" W	34.46'
L6	N 06°05'24" E	15.00'
L7	N 58°40'56" E	20.00'
L8	S 58°40'56" W	20.00'

### LEGEND

- C.M. CONTROLLING MONUMENT  
NO. NUMBER  
M.P.R.B.C.T. MAP & PLAT RECORDS  
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O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS  
OF BRAZORIA COUNTY, TEXAS  
P.O.B. POINT OF BEGINNING  
P.O.C. POINT OF COMMENCING  
P.L.M. PIPELINE MARKER  
P.P. POWER POLE  
T.W.S. TEMPORARY WORK SPACE  
△ CALCULATED POINT  
● FND 1/2" I. ROD (UNLESS OTHERWISE NOTED)  
○ SET 5/8-INCH IRON ROD W/CAP  
"SUMMIT GEOMATICS, INC."  
— UGG— UNDERGROUND GAS LINE AS MARKED BY OTHERS  
— E— EDGE OF PAVEMENT  
— x — CHAIN-LINK FENCE  
— — BARB WIRE FENCE  
— OHP— OVERHEAD UTILITY LINE

### REVISIONS

07/19/2023

DEFINE R.O.W. AND  
ADJUST SURFACE ESMT.  
NO. 2 WITH T.W.S. NO. 3



**SUMMIT GEOMATICS, INC.**  
4603 N Stahl Park Suite 103  
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Tel: 210-971-4870 • summit-geomatics.com  
TBPELS Firm No. 10194657

SKETCH OF  
TWO SURFACE SITE  
EASEMENTS AND ONE  
15' ACCESS/UTILITY EASEMENT  
CITY OF ANGLETON  
BRAZORIA COUNTY, TEXAS

SCALE: 1"=40' JOB NO.: 22.0240 DATE: 02/21/2023 SHEET: 3 OF 3

**SURFACE EASEMENT NO. 2**  
**DESCRIPTION OF A 0.0376 ACRE TRACT OF LAND**  
SITUATED IN THE JOSHUA ABBOTT SURVEY, ABSTRACT NO. 144  
BRAZORIA COUNTY, TEXAS

**BEING** a 0.0376 acre tract of land situated in the Joshua Abbott Survey, Abstract No. 144 of Brazoria County, Texas, and being out of a called 76.698 acre tract of land described in an instrument to the City of Angleton, recorded in Document No. 2004065823, Official Public Records of Brazoria County, Texas (O.P.R.B.C.T.), said 0.0376 acre tract of land described by metes and bounds as follows:

**COMMENCING** at a 5/8-inch iron rod with cap stamped "Baker & Lawson" found on the East right-of-way (R.O.W.) line of F.M. 521 (called 100' R.O.W. – as shown in CHENANGO RANCH SECTION ONE, a subdivision plat recorded in Document No. 2006061610, Map and Plat records of Brazoria County, Texas) and being the common West corner of a called 23.093 acre tract of land described in an instrument to Michael Gutierrez ET UX, recorded in Document No. 2018055236, O.P.R.B.C.T.;

**THENCE**, South 06° 05' 24" West, along and with the East right-of-way line of said F.M. 521 and the West line of said 76.698 acre tract, a distance of 576.63 feet to a calculated point marking a point of reference, from which a 5/8-inch iron rod with cap being on the West right-of-way line of said F.M. 521 and being the common East corner of Lots 16 and 17 of said CHENANGO RANCH SECTION ONE bears South 40° 13' 53" West, a distance of 202.58 feet;

**THENCE**, over and across said 76.698 acre tract, the following four (4) bearings and distances:

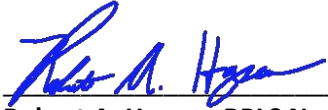
- 1) South 83°54'36" East, a distance of 28.96 feet to a calculated point;
- 2) North 55°46'57" East, a distance of 19.05 feet to a calculated point;
- 3) South 31°19'04" East, a distance of 40.02 feet to a 5/8-inch iron rod with cap stamped "Summit Geomatics Inc." set for a point of reference;
- 4) North 58°40'56" East, a distance of 30.00 feet to a 5/8-inch iron rod with cap stamped "Summit Geomatics Inc." set marking the Northwest corner and **POINT OF BEGINNING** of the herein described tract;

**THENCE**, continuing over and across said 76.698 acre tract, the following four (4) bearings and distances:

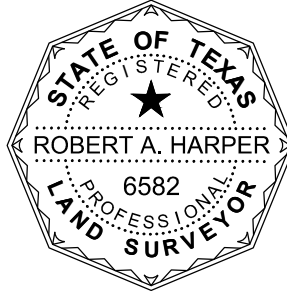
- 1) North 58°40'56" East, a distance of 20.00 feet to a 5/8-inch iron rod with cap stamped "Summit Geomatics Inc." set marking the Northeast corner of the herein described tract;
- 2) South 31°19'04" East, a distance of 82.00 feet to a 5/8-inch iron rod with cap stamped "Summit Geomatics Inc." set marking the Southeast corner of the herein described tract;
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Notes:

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FND. 5/8" I. ROD W/CAP BAKER JOHNSON RPLS 2081

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DOC. NO. 2018055236, O.P.R.B.C.T.

## P.O.C.

FND. 5/8" I. ROD W/CAP BAKER & LAWSON

### KEYNOTES

P.O.B. 15' ACCESS/UTILITY ESMT.

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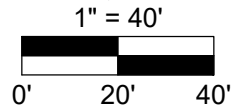
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**CHENANGO RANCH SECTION ONE**  
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### NOTES:

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SKETCH OF  
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SCALE: 1"=40' JOB NO.: 22.0240 DATE: 02/21/2023 SHEET: 3 OF 3

**15' ACCESS AND UTILITY EASEMENT**  
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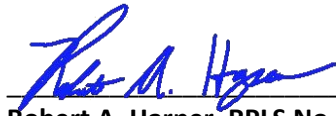
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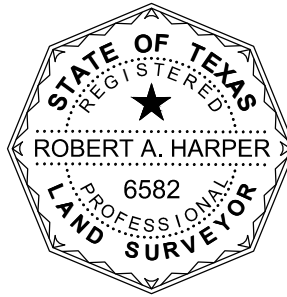
- 1) South 83°54'36" East, a distance of 28.96 feet to a calculated point marking an interior corner of the herein described tract;
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- 3) South 31°19'04" East, a distance of 15.02 feet to a calculated point marking the Southeast corner of the herein described tract;
- 4) South 55°46'57" West, a distance of 23.80 feet to a calculated point marking an exterior corner of the herein described tract;
- 5) North 83°54'36" West, a distance of 34.46 feet to a calculated point being on the East right-of-way line of said F.M. 521 and the West line of said 76.698 acre tract, marking the Southwest corner of the herein described tract;

**THENCE**, North 06° 05' 24" East, along and with the East right-of-way line of said F.M. 521 and the West line of said 76.698 acre tract, a distance of 15.00 feet to the **POINT OF BEGINNING** and containing 0.0183 acre of land.

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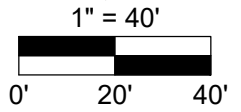
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KINDER MORGAN PL

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LOT 16 LOT 17 FND. 5/8" I. ROD W/CAP

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07/19/2023

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SCALE:	JOB NO.:	DATE:	SHEET:
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