



Doyle & Wachtstetter, Inc

Surveying and Mapping • GPS/GIS

1.1929 ACRE TRACT

I. T. TINSLEY SURVEY, ABSTRACT 375

BRYAN & KIBER SUBDIVISION

BRAZORIA COUNTY, TEXAS

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ALL THAT CERTAIN 1.1929 ACRE TRACT out of a the Northeast corner of a called 9.15 acre tract out of Tract 127 and 128 of the Bryan and Kiber Subdivision of the I. T. Tinsley Survey, Abstract 375, Brazoria County, Texas, said 1.1928 acre tract being the same tract conveyed to Kelly A. Holtry as described in Clerk's File No. 2006006146 of the Official Records of Brazoria County, Texas, and more particularly described by metes and bounds using survey terminology which refers to the Texas State Plane Coordinate System, South Central Zone, (NAD 83) in which the directions are Lambert grid bearings and the distances are horizontal surface level lengths as follows:

BEGINNING at a found ½" iron rod for the Southeast corner of Southmore Subdivision as recorded in Volume 7, Page 18 of the Plat Records of Brazoria County, Texas, said corner also being the Northeast corner of said called 9.15 acre tract as described in Volume 194, Page 18 of the Deed Records of Brazoria County, Texas, and also being located in the West right-of-way line of South Anderson Road and being the Northeast corner of herein described 1.1929 acre tract;

THENCE South 03°04'00" East, coincident with the West right-of-way line of South Anderson Road, a distance of 130.00 feet to a point for corner from which a found 5/8" iron rod bears North 42°03'29" West, 0.49 feet for the Southeast corner of herein described tract;

THENCE South 87°13'13" West, coincident a called 5.238 acre tract conveyed to Manuel Alvarez Gonzales, as described in Clerk's File No. 2022043888 of the Official Records of Brazoria County, Texas, a distance of 400.30 feet to a found ½" iron rod for the Southwest corner of herein described 1.1929 acre tract;

THENCE North 02°58'48" West, coincident with said called 5.238 acre tract, a distance of 129.82 feet to a found ½" iron rod for corner being the Northwest corner of herein described 1.1929 acre tract;

THENCE North 87°10'46" East, coincident with Lot 21 of said Southmore Subdivision, a distance of 99.94 feet to a found ½" iron rod for corner;

THENCE North 87°10'19" East, coincident with Lot 22 of said Southmore Subdivision, a distance of 100.32 feet to a found ½" iron rod for corner;

THENCE North 87°21'05" East, coincident with Lot 23 of said Southmore Subdivision, a distance of 99.69 feet to a found ½" iron rod for corner;

THENCE North 87°03'41" East, coincident with Lot 24 of said Southmore Subdivision, a distance of 100.15 feet to the **PLACE OF BEGINNING** and containing 1.1929 acre tract more or less.

Terry Singletary

Terry Singletary
Registered Professional Land Surveyor
Texas Registration Number 4808
January 16, 2025



This description is based on a survey, a plat of which dated January 16, 2025 is on file in the offices of Doyle & Wachtstetter, Inc.

131 Commerce Street • Clute, Texas 77531-5601

Phone: 979-265-3622 • Fax: 979-265-9940 • Email: DW-Surveyor.com