



J. DE J. VALDERAS SURVEY  
ABSTRACT 380

N.W. COR. OF  
20.751 AC. TR.  
FOUND 1/2"  
IRON ROD

REFERENCE BEARING  
N 88° 04' E

1308.25'

NORTH LINE OF  
20.751 AC. TR.

808.25'

S 0° 06' 57" E  
99.86'

FOUND IRON ROD  
W/METAL CAP  
STAMPED "TNP"  
N.W. COR. OF 1.1478 AC.

49B 1.1478 AC.  
(86)V.362 P.838  
OFFICIAL RECORDS

N.E. COR. OF  
20.751 ACRES  
FOUND 2"  
IRON PIPE

S.E. COR. OF 1.1478 AC.  
FOUND IRON ROD  
W/METAL CAP  
STAMPED "TNP"

99.87'

W. MAGNOLIA

ABSTRACT 380  
ABSTRACT 699

20.751 ACRES

49

13.002 ACRES

M.C. TOBIN SURVEY

ABSTRACT 699

56  
N 28° 15' 19" W 540.89'  
BARBED WIRE FENCE  
WEST LINE OF  
20.751 AC. TR.

SHADY ACRES SUBDIVISION  
V.7 PP.95-96 PLAT RECORDS

MURRAY RANCH ROAD

REMNANTS OF  
OLD BARBED WIRE FENCE  
N 89° 59' 46" W 391.46'

FOUND 1/2"  
IRON ROD

NORTH LINE OF  
2.97 AC. TR.

CHAIN LINK  
FENCE

N.E. COR. OF  
2.97 AC. TR.  
FOUND 1/2"  
IRON ROD

55  
2.97 ACRES  
V.1361 P.274  
DEED RECORDS  
2.969 AC.  
(03)064668 FILE NO.  
OFFICIAL RECORDS

11 & 10B

NORTH R.O.W. LINE OF STATE HIGHWAY 35

N 0° 21' 33" W 7.81'  
FOUND CONC.  
MONUMENT  
N 89° 57' 50" W 60.00'

SET 1/2"  
IRON ROD

S 89° 14' 32" W 392.09'

1.63 ACRES (INCLUDES 50'X50'  
AREA)  
(15)006305  
FILE NO.  
OFFICIAL RECORDS

SET 1/2"  
IRON ROD

452.37' S 0° 02' 09" W 178.77'

STATE HIGHWAY 35

WEST LINE OF  
TWO 1 ACRE  
TRACTS

SET 1/2"  
IRON ROD

184.20'

S 0° 03' 51" E

51'

232.72'

E 416.92'

TRACT 2

51A 1 ACRE

(07)001722 FILE NO.  
OFFICIAL RECORDS

(07)039266 FILE NO.  
OFFICIAL RECORDS

TRACT 1

8A 1 ACRE

(97)039266 FILE NO.  
OFFICIAL RECORDS

(13)050912 FILE NO.  
OFFICIAL RECORDS

208.71'

S 0° 05' 04" E

208.26'

FOUND 1/2"  
IRON ROD W/  
CAP "R. STROUD  
RPLS 2112"

NORTH R.O.W. LINE OF  
STATE HIGHWAY 35

WALKER STREET

FOUND 1/2"  
IRON ROD IN 2"  
IRON PIPE

FOUND 1/2"  
IRON ROD W/  
CAP "R. STROUD  
RPLS 2112"

FOUND 1/2"  
IRON ROD W/  
CAP "R. STROUD  
RPLS 2112"

NOTE:  
ALL SET 1/2" IRON RODS HAVE CAP STAMPED  
STROUD, R.P.L.S 2112.

- NOTES:  
THE FOLLOWING INSTRUMENTS DO NOT AFFECT THE 13.002  
ACRE TRACT:
1. MEMORANDUM OF AGREEMENT RECORDED IN CLERK'S FILE  
NO. 1997-044090 OF THE OFFICIAL RECORDS.
  2. MEMORANDUM OF AGREEMENT RECORDED IN CLERK'S FILE  
NO. 2014-053828 OF THE OFFICIAL RECORDS.
  3. MEMORANDUM OF AGREEMENT RECORDED IN CLERK'S FILE  
NO. 2009-041901 OF THE OFFICIAL RECORDS, AND  
AMENDED IN CLERK'S FILE NO. 2009-041902 OF THE  
OFFICIAL RECORDS.
  4. EASEMENT AND ASSIGNMENT OF LEASE AGREEMENT  
RECORDED IN CLERK'S FILE NO. 2012-034847 OF THE  
OFFICIAL RECORDS.
  5. EASEMENT AND ASSIGNMENT OF LEASE AGREEMENT  
RECORDED IN CLERK'S FILE NO. 2012-047044 OF THE  
OFFICIAL RECORDS.

A PLAT OF A 13.002 ACRE TRACT OUT OF A 20.751 ACRE TRACT IN THE J. DE J. VALDERAS SURVEY, ABSTRACT 380, AND THE M.C. TOBIN SURVEY, ABSTRACT 699, BRAZORIA COUNTY, TEXAS; SAID 20.751 ACRE TRACT BEING DESCRIBED IN A DEED RECORDED IN VOLUME 1090, PAGE 796 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS, AND SAID 13.002 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED.

SCALE: 1" = 100'

4T 26,430

3-13-14, 3-2-21, 3-9-21, 3-31-21 T.C.  
3-5-25 Added 1.63 acreage on Tract 9

I, RANDY L. STROUD, REGISTERED PROFESSIONAL LAND SURVEYOR, ANGLETON, TEXAS, DO HEREBY CERTIFY THAT THE  
PLAT SHOWN HEREON IS A REPRESENTATION OF A FIELD SURVEY MADE UNDER MY SUPERVISION ON THE GROUND IN  
MARCH, 2014 & MARCH 2021 AND THAT ALL CORNERS SHOWN WERE EITHER FOUND OR ESTABLISHED BY ME.

CERTIFIED: Randy L. Stroud  
RANDY L. STROUD, REGISTERED PROFESSIONAL LAND SURVEYOR  
LICENSE #2112



GRAPHIC SCALE

