

Ashland Section 9
31.63 Acres

Shubael Marsh Survey, Abstract No. 82
J.W. Cloud Survey, Abstract No. 169

STATE OF TEXAS §

COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 31.63 acre tract of land situated in the Shubael Marsh Survey, Abstract No. 82, and the J.W. Cloud Survey, Abstract No. 169 in Brazoria County, Texas, being out of a called 469.08 acre tract of land conveyed to Anchor Holdings MP, LLC by Special Warranty Deed recorded in Instrument No. 2021085145 and a called 165.94 acre tract of land conveyed to Wildrock Holdings, LLC by Special Warranty Deed recorded in Instrument No. 2022002351, both of the Official Public Records of Brazoria County (OPRBC); said 31.63 acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System of 1983, South Central Zone;

COMMENCING at a found concrete monument at the northwest corner of a called 50.516 acre tract of land conveyed to Angleton Independent School District by Correction Special Warranty Deed recorded in Instrument No. 2023033483 OPRBC, being common with the southwest corner of a called 2.97 acre tract of land conveyed to James W. Northrup & Deborah Northrup by Warranty Deed with Vendor's Lien recorded in Instrument No. 01-008056 OPRBC, being in the east line of F.M. Highway 521, dedication of which is recorded in Volume P, Page 201 of the Commissioner Court Records of Brazoria County (CCRBC), from said found concrete monument a found 5/8-inch iron rod (with cap stamped "Jones | Carter Property Corner") bears along the east line of said FM 521, South 14°02'37" West, 4030.19 feet at the northwest corner of a called 8.35 acre tract of land conveyed to Anchor Holdings MP, LLC by Special Warranty Deed recorded in Instrument No. 2022009979 BCOPR and also from said found concrete monument a found 5/8-inch iron rod (with cap stamped "West Belt Survey") bears along the north line of said called 50.516 acre tract North 87°05'19" East, 1364.23 feet at the northeast corner of said called 50.516 acre tract;

THENCE, South 40°19'22" East, 4719.20 feet to the **POINT OF BEGINNING** of the herein described tract;

THENCE, North 45°26'20" East, 32.58 feet to a point at the beginning of a curve to the right;

THENCE, along the arc of said curve to the right having a radius of 1940.00 feet, a central angle of 29°36'20", an arc length of 1002.43 feet, and a long chord bearing North 60°14'30" East, 991.32 feet to a point for corner;

THENCE, South 27°28'10" West, 605.34 feet to a point for corner;

THENCE, North 82°10'27" East, 160.76 feet to a point for corner;

THENCE, South 52°49'33" East, 14.14 feet to a point for corner;

THENCE, South 07°49'33" East, 120.13 feet to a point for corner;

THENCE, South 42°10'46" West, 25.00 feet to a point at the beginning of a non-tangent curve to the right;

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THENCE, along the arc of said non-tangent curve to the right having a radius of 70.00 feet, a central angle of 153°08'13", an arc length of 187.09 feet, and a long chord bearing South 28°44'52" West, 136.17 feet to a point at the beginning of a reverse curve to the left;

THENCE, along the arc of said reverse curve to the left having a radius of 25.00 feet, a central angle of 78°11'13", an arc length of 34.12 feet, and a long chord bearing South 66°13'22" West, 31.53 feet to a point for corner;

THENCE, South 27°07'45" West, 1.09 feet to a point for corner;

THENCE, South 62°52'15" East, 115.00 feet to a point for corner;

THENCE, South 17°52'15" East, 14.14 feet to a point for corner;

THENCE, South 27°07'45" West, 298.10 feet to a point at the beginning of a non-tangent curve to the right;

THENCE, along the arc of said non-tangent curve to the right having a radius of 570.00 feet, a central angle of 10°05'13", an arc length of 100.35 feet, and a long chord bearing North 68°32'06" West, 100.22 feet to a point for corner;

THENCE, South 27°36'11" West, 60.01 feet to a point at the beginning of a non-tangent curve to the left;

THENCE, along the arc of said non-tangent curve to the left having a radius of 630.00 feet, a central angle of 09°09'40", an arc length of 100.73 feet, and a long chord bearing South 67°58'04" East, 100.62 feet to a point for corner;

THENCE, South 27°07'45" West, 168.94 feet to a point for corner;

THENCE, South 72°07'45" West, 14.14 feet to a point for corner;

THENCE, North 62°52'15" West, 115.00 feet to a point for corner;

THENCE, South 27°07'45" West, 15.38 feet to a point at the beginning of a curve to the left;

THENCE, along the arc of said curve to the left having a radius of 25.00 feet, a central angle of 77°53'20", an arc length of 33.99 feet, and a long chord bearing South 11°48'55" East, 31.43 feet to a point at the beginning of a reverse curve to the right;

THENCE, along the arc of said reverse curve to the right having a radius of 70.00 feet, a central angle of 195°57'29", an arc length of 239.41 feet, and a long chord bearing South 47°13'10" West, 138.64 feet to a point for corner;

THENCE, South 55°11'54" West, 34.46 feet to a point for corner;

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THENCE, North 73°13'04" West, 141.83 feet to a point for corner;

THENCE, South 26°39'23" West, 162.77 feet to a point for corner;

THENCE, South 66°13'56" West, 575.15 feet to a point at the beginning of a non-tangent curve to the left;

THENCE, along the arc of said non-tangent curve to the left having a radius of 1035.00 feet, a central angle of 06°56'07", an arc length of 125.28 feet, and a long chord bearing North 20°18'00" West, 125.21 feet to a point for corner;

THENCE, North 23°46'06" West, 335.04 feet to a point at the beginning of a curve to the right;

THENCE, along the arc of said curve to the right having a radius of 500.00 feet, a central angle of 03°57'21", an arc length of 34.52 feet, and a long chord bearing North 21°47'23" West, 34.51 feet to a point for corner;

THENCE, North 19°48'43" West, 110.42 feet to a point at the beginning of a curve to the left;

THENCE, along the arc of said curve to the left having a radius of 500.00 feet, a central angle of 03°57'21", an arc length of 34.52 feet, and a long chord bearing North 21°47'23" West, 34.51 feet to a point for corner;

THENCE, North 23°46'04" West, 99.81 feet to a point at the beginning of a curve to the right;

THENCE, along the arc of said curve to the right having a radius of 30.00 feet, a central angle of 87°56'36", an arc length of 46.05 feet, and a long chord bearing North 20°12'14" East, 41.66 feet to a point at the beginning of a reverse curve to the left;

THENCE, along the arc of said reverse curve to the left having a radius of 2060.00 feet, a central angle of 18°44'12", an arc length of 673.66 feet, and a long chord bearing North 54°48'26" East, 670.66 feet to a point for corner;

THENCE, North 45°26'20" East, 77.75 feet to a point at the beginning of a curve to the right;

THENCE, along the arc of said curve to the right having a radius of 25.00 feet, a central angle of 90°00'00", an arc length of 39.27 feet, and a long chord bearing South 89°33'40" East, 35.36 feet to a point for corner;

THENCE, North 45°26'20" East, 90.00 feet to a point at the beginning of a non-tangent curve to the right;

THENCE, along the arc of said non-tangent curve to the right having a radius of 25.00 feet, a central angle of 90°00'00", an arc length of 39.27 feet, and a long chord bearing North 00°26'20" East, 35.36 feet to the **POINT OF BEGINNING, CONTAINING 31.63 acres of land in Brazoria County, Texas.**

This metes and bounds description is to be used to initiate title research and shall not be used for transfer of title to the property herein described.

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