

Ashland Street Dedication Section 6  
1.51 Acres

Shubael Marsh Survey  
Abstract No. 82

STATE OF TEXAS           §

COUNTY OF BRAZORIA §

A **METES & BOUNDS** description of a certain 1.51 acre tract of land situated in the Shubael Marsh Survey, Abstract No. 82 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 of the Official Public Records of Brazoria County (OPRBC); said 1.51 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 45°14'31" East, 3825.21 feet to the **POINT OF BEGINNING** of the herein described tract line a west line of proposed Ashland Street Dedication No. 5;

THENCE, South 13°02'40" West, along a west line of proposed Ashland Street Dedication No. 5, 159.77 feet to a point at the southwest corner of proposed Ashland Street Dedication No. 5;

THENCE, South 85°13'15" East, along the south line of proposed Ashland Street Dedication Section 5, 70.00 feet to a point at the beginning of a non-tangent curve to the left in a west line of proposed Ashland Section 8;

THENCE, along the west lines of proposed Ashland Section 8, the following four (4) courses and distances:

1. Along the arc of said non-tangent curve to the left having a radius of 715.00 feet, a central angle of 26°07'32", an arc length of 326.03 feet, and a long chord bearing South 08°17'01" East, 323.21 feet to a point at the beginning of a compound curve to the left;
2. Along the arc of said compound curve to the left having a radius of 400.00 feet, a central angle of 14°28'32", an arc length of 101.06 feet, and a long chord bearing South 28°35'03" East, 100.79 feet to a point for corner;
3. South 35°49'19" East, 78.74 feet to a point at the beginning of a curve to the left;

4. Along the arc of said curve to the left having a radius of 705.00 feet, a central angle of  $07^{\circ}43'15''$ , an arc length of 95.00 feet, and a long chord bearing South  $39^{\circ}40'57''$  East, 94.93 feet to a point for corner;

THENCE, South  $46^{\circ}27'26''$  West, 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 795.00 feet, a central angle of  $07^{\circ}43'15''$ , an arc length of 107.13 feet, and a long chord bearing North  $39^{\circ}40'57''$  West, 107.05 feet to a point at the beginning of a compound curve to the right;

THENCE, along the arc of said compound curve to the right having a radius of 500.00 feet, a central angle of  $14^{\circ}57'40''$ , an arc length of 130.56 feet, and a long chord bearing North  $28^{\circ}20'29''$  West, 130.19 feet to a point for corner;

THENCE, North  $20^{\circ}51'40''$  West, 76.16 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 785.00 feet, a central angle of  $11^{\circ}28'10''$ , an arc length of 157.14 feet, and a long chord bearing North  $15^{\circ}07'35''$  West, 156.88 feet to a point for corner;

THENCE, South  $80^{\circ}36'30''$  West, 129.18 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 1834.82 feet, a central angle of  $01^{\circ}01'31''$ , an arc length of 32.83 feet, and a long chord bearing North  $21^{\circ}57'20''$  East, 32.83 feet to a point for corner;

THENCE, North  $22^{\circ}28'05''$  East, 189.80 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 1765.00 feet, a central angle of  $09^{\circ}25'25''$ , an arc length of 290.30 feet, and a long chord bearing North  $17^{\circ}45'22''$  East, 289.97 feet to the **POINT OF BEGINNING, CONTAINING** 1.51 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.**