

County: Brazoria County
Project: 10.646 Acre
Job No.: 15260

FIELD NOTES FOR 10.646 ACRES

Being a 10.646 acre tract of land, located within the Jose De Jesus Valderas Survey, Abstract No. 380 being 1) out of a called 7.995 acre tract (Tract I) and a 2.00 acre tract (Tract II) as recorded in in County Clerk's File No. (C.C.F.N.) 2021081594 of the Official Public Records of Brazoria County Texas (O.P.R.B.C.T.), 2) out of a called 4.080 acre tract as recorded in C.C.F.N. 2021081526 of the O.P.R.B.C.T., and out of an abandoned right-of-way (R.O.W.) as recorded in Volume 1601, Page 878 of the Deed Records of Brazoria County Texas (D.R.B.C.T.), referred to hereinafter at the above referenced tract of land, said 10.646 acre tract being more particularly described by metes and bounds as follows (bearings are based on the Texas Coordinate System of 1983, (NAD83) South Central Zone, per GPS observations):

BEGINNING at a 1/2-inch iron rod with cap found for corner, being the West corner of the above referenced tract;

THENCE North 51°34'47" East, along the Northwest line of the above referenced tract, a distance of 910.85 feet to a 5/8-inch capped iron rod, stamped "Baker & Lawson", found for corner, being the Northwest corner of the above referenced tract;

THENCE North 87°20'06" East, along the North line of the above referenced tract, a distance of 430.92 feet to a point for corner;

THENCE South 00°31'39" West, over and across the above referenced tract, along the West city limit line of the City of Angleton, as provided in digital CADD format from said city, a distance of 4.67 feet to a point for corner;

THENCE South 86°54'45" West, over and across the above referenced tract, and along said West city limit line, a distance of 308.96 feet to a point for corner;

THENCE South 02°17'12" East, over and across the above referenced tract, and along said West city limit line, a distance of 2.55 feet to a point for corner;

THENCE North 86°27'11" East, over and across the above referenced tract, and along said West city limit line, a distance of 30.06 feet to a point for corner;

THENCE South 02°15'11" East, over and across the above referenced tract, along said West city limit line, a distance of 621.69 feet to a point for corner;


THENCE South 89°30'30" West, along the South line of the above referenced tract, a distance of 46.61 feet to a 1/2-inch iron rod found for corner;

THENCE North 86°35'30" West, along the South line of the above referenced tract, a distance of 56.39 feet to a 1/2-inch capped iron rod, stamped "Stroud", found for an interior corner of the above referenced tract;

THENCE South 48°19'27" West, along the South line of the above referenced tract, a distance of 497.82 feet to a 1/2-inch capped iron rod, stamped "Stroud", found for corner, being the South corner of the above referenced tract, same being on the Northeast R.O.W. line of said County Road 44;

THENCE North 47°09'21" West, along the Southwest line of the above referenced tract, same being the Northeast R.O.W. line of said County Road 44, a distance of 566.47 feet to the **POINT OF BEGINNING** of the herein described tract, containing 10.646 acres of land, more or less.

This document was prepared under 22 Texas Administrative Code §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.


08/29/2024
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