

ANGLETON MOBILE HOME COMMUNITY  
CALLED 30.00 ACRES  
98-051929 B.C.O.R.

FND 1/2" I.R.

40' WIDE PLATTED ROADWAY  
N 2°58'56" W 993.16'

SET 5/8" I.R.

N 87°07'59" E 934.31'

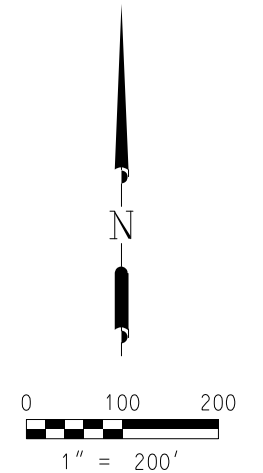
APPROX. C/L OF LAVACA PIPELINE COMPANY  
00-023010 B.C.O.R.

APPROX. C/L OF KINDER MORGAN TEJAS PIPELINE LLC  
17-011613 B.C.O.R.

SUBJECT  
15.895 ACRES

JOYCE JEAN SBRUSCH  
JOHN MACEK  
ELAINE AKERS  
VOLUME 867, PAGE 267 B.C.D.R.

FRANK J. GRADY, TRUSTEE  
CALLED 211.491 ACRES  
VOLUME 1260, PAGE 243 B.C.D.R.



SURVEY PLAT  
OF A

15.895 ACRE TRACT

COMPOSED OF

A PORTION OF TRACT 6, DIVISION 5  
OF THE EAST 1/2 OF THE  
EDWIN WALLER LEAGUE,  
A PORTION OF A 1.0 ACRE TRACT

RECORDED IN

VOLUME (89) 671, PAGE 820

OF THE

BRAZORIA COUNTY OFFICIAL RECORDS  
AND A PORTION OF A 1.00 ACRE TRACT

RECORDED IN

COUNTY CLERK'S FILE 92-036445

OF THE

BRAZORIA COUNTY OFFICIAL RECORDS  
AND SITUATED IN THE

EDWIN WALLER LEAGUE  
ABSTRACT 134

BRAZORIA COUNTY, TEXAS

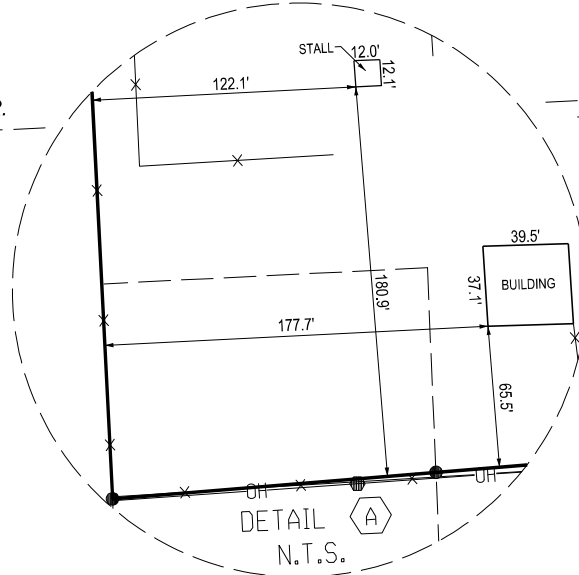
FOR

BRAZOS FUNDING, LLC

STATE HWY 288B

SHANKS ROAD

FND. 1/2" I.R.



KENNETH CHARLES BARCHAK  
NINA JOY VRAZEL  
CALLED 20.000 ACRES  
99-021459 B.C.O.R.

JOHN MACEK, ELAINE AKERS  
AND JOYCE JEAN SBRUSCH  
CALLED 0.336 ACRE  
VOL (89) 671, PAGE 820 B.C.O.R.

BRAZORIA COUNTY  
CALLED 3.671 AC.  
11-036460 B.C.O.R.

BRAZORIA COUNTY  
CALLED 0.664 AC.  
11-026612 B.C.O.R.

BRAZORIA COUNTY  
CALLED 0.68 AC.  
11-026606 B.C.O.R.

BRAZORIA COUNTY  
CALLED 0.6841 AC.  
11-035004 B.C.O.R.

COUNTY ROAD 220

NOTES:

- ALL COORDINATES AND BEARINGS ARE RELATIVE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83).
- ALL DISTANCES ARE HORIZONTAL SURFACE LEVEL LENGTHS. (SF = 0.999869765)
- THIS SURVEY RELIES ON A TITLE COMMITMENT FROM FIDELITY NATIONAL TITLE INSURANCE COMPANY, GF NO.: 1875046, WITH AN EFFECTIVE DATE OF OCTOBER 27, 2022, AND AN ISSUE DATE OF NOVEMBER 7, 2022, FOR ALL ITEMS OF RECORD.
- THIS PLAT IS ACCOMPANIED BY A METES AND BOUNDS DESCRIPTION, DATED NOVEMBER 17, 2022, ON FILE IN THE OFFICES OF DOYLE & WACHTSTETTER, INC.

LEGEND

- FOUND IRON PIPE/ROD
- SET 5/8" IRON ROD W/ CDW CAP
- ⦿ POWER POLE
- OH— OVERHEAD WIRE
- P/L PIPELINE MARKER
- X— BARBED WIRE FENCE
- — — LOT LINE



*Charles D. Wachtstetter*  
CHARLES D. WACHTSTETTER  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NUMBER 4547

**Doyle & Wachtstetter, Inc.**  
Surveying and Mapping GPS/GIS  
131 COMMERCE STREET, CLUTE, TEXAS 77531  
OFFICE: 979.265.3622 FAX: 979.265.9940 FIRM NO.: 10024500

SURVEYED:	11-17-22	BOOK:	ANGLETON VOL. 35	PROJ NO:	15018-22-01
DRAWN BY:	JMJ/11-28-22	CHECKED:	CDW/11-29-22	REVISED:	NONE

# EXHIBIT B



***Doyle & Wachtstetter, Inc***

Surveying and Mapping • GPS/GIS

**15.895 ACRES**

**EDWIN WALLER LEAGUE, ABSTRACT 134**

**BRAZORIA COUNTY, TEXAS**

**PAGE 1 OF 2**

**ALL THAT CERTAIN 15.895 ACRES** of land composed of a portion of Tract 6 of Division 5 of the subdivision of the east half of the Edwin Waller League recorded in Volume 26, Page 210 of the Brazoria County Deed Records, a portion of a called 1.0 acre tract recorded in Volume (89) 671, Page 820 of the Brazoria County Official Records and a portion of a called 1.00 acre tract recorded in County Clerk's File 92-036445 of the Brazoria County Official Records, all situated in the Edwin Waller League, Abstract 134, 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 5/8" iron rod marking the intersection of the north right-of-way line of County Road 220 (Coale Road) with the west line of said Tract 6, same being the northeast corner of a called 3.671 acre tract conveyed to Brazoria County in County Clerk's File 11-036460 of the Brazoria County Official Records, same being the northwest corner of a called 0.664 acre tract conveyed to Brazoria County in County Clerk's File 11-026612 of the Brazoria County Official Records, same being in the west line of a called 1.0 acre tract conveyed to Albina Frances McKibben in Volume (89) 671, Page 820 of the Brazoria County Deed Records;

**THENCE** North 2°54'01" West, coincident with the east line of a called 20.00 acre tract conveyed to Kenneth Charles Barchak and Nina Joy Vrazel described in County Clerk's File 99-021459 of the Brazoria County Official Records, same being the west line of said Tract 6, a distance of 748.27 feet to a found 1/2" iron rod marking the northeast corner of the said Barchak and Vrazel tract, same being set in the south line of a called 30.00 acre tract conveyed to Angleton Mobile Home Community in County Clerk's File 98-051929 of the Brazoria County Official Records;


**THENCE** North 87°07'59" East, coincident with the south line of the said Angleton Mobile Home Community 30.00 acre tract, a distance of 934.31 feet to a set 5/8" iron rod being set in the west right-of-way line of a 40' wide platted roadway (undeveloped), same being in the west line of a called 211.491 acre tract conveyed to Frank J. Grady, Trustee, recorded in Volume 1260, Page 243 of the Brazoria County Deed Records;

**THENCE** South 2°58'56" East, coincident with west right-of-way line of said platted roadway, same being the west line of the Grady 211.491 acre tract, a distance of 737.36 feet to a found 5/8" iron rod for corner in the north right-of-way line of County Road 220, same being the northeast corner of a called 2.236 acre tract conveyed to Brazoria County in County Clerk's File 11-026606 of the Brazoria County Official Records;

**15.895 ACRES**  
**EDWIN WALLER LEAGUE, ABSTRACT 134**  
**BRAZORIA COUNTY, TEXAS**  
**PAGE 2 OF 2**

**THENCE** South 86°48'33" West, coincident with the north right-of-way line of County Road 220, same being the north line of said 2.236 acre tract, at a distance of 485.19 feet pass a found 1/2" iron rod, marking the east line of a called 1.00 acre tract conveyed to Warren Lane Sbrusch in County Clerk's File 92-036445 of the Brazoria County Official Records and continue to a total distance of 720.87 feet to a found 1/2" iron rod for angle point;

**THENCE** South 85°18'43" West, continuing coincident with the north right-of-way line of County Road 220, at a distance of 64.36 feet pass a found 5/8" iron rod marking the northwest corner of the aforementioned McKibben 1.0 acre tract and continue to a total distance of 214.63 feet to the **POINT OF BEGINNING**, containing 15.895 acres of land, more or less.

  
**Charles D. Wachtstetter**  
**Registered Professional Land Surveyor**  
**Texas Registration Number 4547**  
**November 17, 2022**



*This description is based on a survey, a plat of which, dated November 17, 2022 is on file in the office of Doyle & Wachtstetter, Inc.*