

LEGAL DESCRIPTION

FIELD NOTES OF A 2,300 ACRE TRACT OF LAND LYING AND SITUATED IN THE CHARLES BREEN LEAGUE, ABSTRACT 46, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF ALL THAT CERTAIN CALLED 53.906 ACRE TRACT OF LAND CONVEYED BY WARRANTY DEED ON AUGUST 3, 2017 FROM THE ESTATE OF MARY L. ALFORD TO MARY SUSAN SALYER, AS RECORDED IN CLERK'S FILE NO. 2017-039926 OF THE BRAZORIA COUNTY OFFICIAL RECORDS (B.C.O.R.) AND BEING A PORTION OF LOT 2 OF THE ARCH McDONALD SUBDIVISION, AS RECORDED IN VOLUME 101, PAGE 289 OF THE BRAZORIA COUNTY DEED RECORDS (B.C.D.R.), SAID 2,300 ACRE TRACT OF LAND HEREBY CONVEYED BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS USING SURVEY TERMINOLOGY WHICH REFERS TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83), IN WHICH THE DIRECTIONS ARE LAMBERT GRID BEARINGS AND THE DISTANCES ARE SURFACE LEVEL HORIZONTAL LENGTHS (S.F. = 0.9998772472) AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH SURVEY CAP FOUND MARKING THE EAST CORNER OF ALL THAT CERTAIN RAINBOW RIDGE ADDITION SUBDIVISION BEING A CALLED 5,000 ACRE TRACT OF LAND, AS RECORDED IN CLERK'S FILE NO. 2021-047802 OF THE B.C.O.R. AND BEING LOCATED IN THE NORTHEASTERN BOUNDARY LINE OF AFOREMENTIONED ALL THAT CERTAIN CALLED 53.906 ACRE TRACT OF LAND CONVEYED BY WARRANTY DEED ON AUGUST 3, 2017 FROM THE ESTATE OF MARY L. ALFORD TO MARY SUSAN SALYER, AS RECORDED IN CLERK'S FILE NO. 2017-039926 OF THE B.C.O.R., SAME BEING THE SOUTHWESTERN BOUNDARY LINE OF ALL THAT CERTAIN CALLED 50.58 ACRE TRACT OF LAND CONVEYED BY DEED ON MARCH 30, 1932 FROM THE R. D. MACDONALD TO MARY EDITH GILES, AS RECORDED IN VOLUME 232, PAGE 317 OF THE B.C.D.R. AND LOCATED IN THE NORTHEASTERN BOUNDARY LINE OF ALL THAT CERTAIN CALLED 101.1637 ACRE RAINBOW RIDGE UNRECORDED SUBDIVISION, FOR THE NORTH CORNER OF THE HEREIN DESCRIBED 2,300 ACRE TRACT, SAID POINT OF BEGINNING AT TEXAS STATE PLANE COORDINATE POSITION X=3018884.01 AND Y=13583213.45;

THENCE SOUTH 47°53'30" EAST, COINCIDENT WITH THE NORTHEASTERN BOUNDARY LINE OF SAID MARY SUSAN SALYER CALLED 53.906 ACRE TRACT, SAME BEING THE SOUTHWESTERN BOUNDARY LINE OF THE SAID MARY EDITH GILES CALLED 50.58 ACRE TRACT, AT A DISTANCE OF 172.10 FEET PASS A 1/2" IRON ROD WITH SURVEY CAP MARKED "WPD 4467" SET FOR THE COMMON EAST CORNER OF LOT 1 AND THE NORTH CORNER OF LOT 2 OF THE HEREIN DESCRIBED SUBDIVISION, CONTINUING FOR A TOTAL DISTANCE OF 345.89 FEET TO A 1/2" IRON ROD WITH SURVEY CAP MARKED "WPD 4467" SET FOR THE EAST CORNER OF THE HEREIN DESCRIBED 2,300 ACRE TRACT;

THENCE SOUTH 52°09'59" WEST, AT A DISTANCE OF 291.16 FEET PASS A 1/2" IRON ROD WITH SURVEY CAP MARKED "WPD 4467" SET IN THE NORTHEASTERN RIGHT-OF-WAY BOUNDARY LINE OF THE NON-EXCLUSIVE 60 FOOT WIDE ROADWAY EASEMENT KNOWN AS COUNTY ROAD #409, AS DESCRIBED IN VOLUME 1320, PAGE 500 OF THE B.C.D.R., CONTINUING FOR A TOTAL DISTANCE OF 321.20 FEET TO A P.K. NAIL SET IN THE CENTERLINE OF SAID 60 FOOT WIDE ROADWAY EASEMENT, FOR THE SOUTH CORNER OF THE HEREIN DESCRIBED 2,300 ACRE TRACT;

THENCE NORTH 40°44'02" WEST, COINCIDENT WITH THE CENTERLINE OF SAID 60 FOOT WIDE ROADWAY EASEMENT, A DISTANCE OF 51.74 FEET TO A P.K. NAIL SET AT THE POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 193.93 FEET, FOR THE POINT OF CURVATURE CORNER OF THE HEREIN DESCRIBED 2,300 ACRE TRACT;

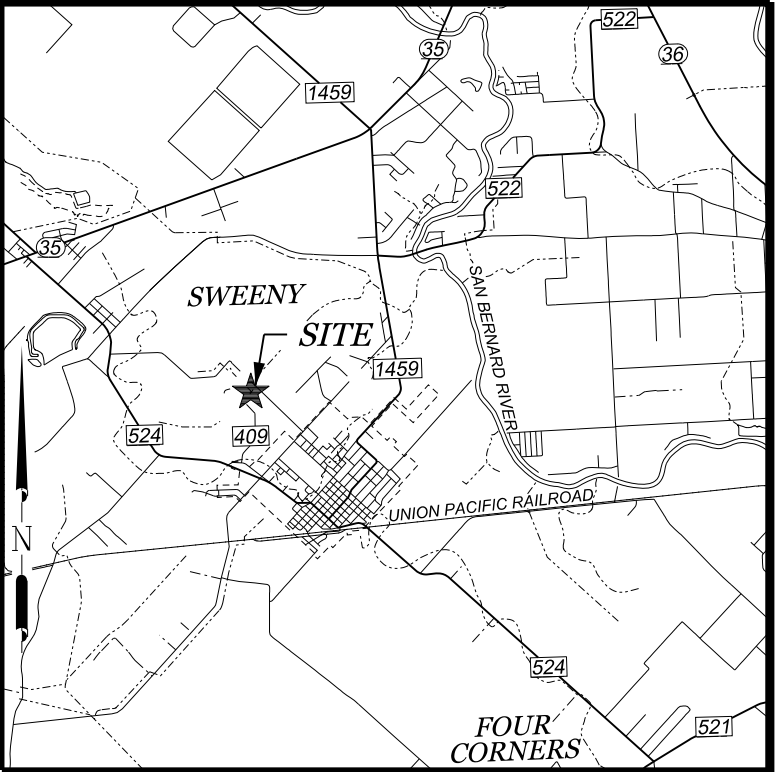
THENCE ALONG SAID CURVE TO THE LEFT COINCIDENT WITH THE CENTERLINE OF SAID 60 FOOT WIDE ROADWAY EASEMENT, SAID CURVE HAVING A CENTRAL ANGLE OF 34°23'00", A RADIUS OF 193.93 FEET, AN ARC LENGTH OF 116.38 FEET, A CHORD BEARING OF NORTH 57°55'32" WEST AND CHORD DISTANCE OF 114.64 FEET TO A P.K. NAIL SET AT THE POINT OF TANGENCY, FOR A POINT OF TANGENCY CORNER OF THE HEREIN DESCRIBED 2,300 ACRE TRACT;

THENCE NORTH 75°07'02" WEST, COINCIDENT WITH THE CENTERLINE OF SAID 60 FOOT WIDE ROADWAY EASEMENT, A DISTANCE OF 108.94 FEET TO A P.K. NAIL SET AT THE SOUTH CORNER OF SAID 5,000 ACRE RAINBOW RIDGE ADDITION, FOR THE WEST CORNER OF THE HEREIN DESCRIBED 2,300 ACRE TRACT;

THENCE NORTH 37°47'08" EAST, COINCIDENT WITH THE SOUTHEASTERN BOUNDARY LINE OF SAID 5,000 ACRE RAINBOW RIDGE ADDITION, AT A DISTANCE OF 30.48 FEET PASS A 1/2" IRON ROD WITH SURVEY CAP FOUND FOR REFERENCE CORNER, AT A DISTANCE OF 32.57 FEET PASS THE NORTHEASTERN RIGHT-OF-WAY BOUNDARY LINE OF SAID NON-EXCLUSIVE 60 FOOT WIDE ROADWAY EASEMENT KNOWN AS COUNTY ROAD #409, CONTINUING FOR A TOTAL DISTANCE OF 380.71 FEET TO THE POINT OF BEGINNING, CONTAINING 2,300 ACRES OF LAND, MORE OR LESS.

BRAZORIA COUNTY TEXAS

CHARLES BREEN LEAGUE ABSTRACT 46



VICINITY MAP SCALE : 1" = 2 MILES

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

THE STATE OF TEXAS COUNTY OF BRAZORIA KNOW ALL MEN BY THESE PRESENTS THAT I, MARY SUSAN SALYER, OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING REPLAT OF A 2,300 ACRE TRACT, BEING A PORTION OF ALL THAT CERTAIN CALLED 53.906 ACRE TRACT IN THE CHARLES BREEN LEAGUE, ABSTRACT 46, BRAZORIA COUNTY, TEXAS, AS EVIDENCED BY THAT CERTAIN DEED RECORDED IN COUNTY CLERK'S FILE NO. 2017-039926 OF THE BRAZORIA COUNTY OFFICIAL RECORDS, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION ACCORDING TO THE LINES, LOTS, STREETS AND NOTATIONS HEREON SHOWN AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS AND EASEMENTS, DO HEREBY WAIVE ANY CLAIM FOR DAMAGES OCCASIONED BY THE GRADES APPROVED FOR THE STREETS, OR OCCASIONED BY THE ALTERATION OF THE SURFACE OF ANY PORTION OF THE STREETS TO CONFORM TO SUCH GRADES AND DO HEREBY BIND MYSELF, MY SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, I HAVE COMPLIED WITH, OR WILL COMPLY WITH, THE EXISTING REGULATIONS HERETOFORE ON FILE AND ADOPTED BY THE CITY OF SWEENEY, TEXAS.

WITNESS MY HAND IN THE CITY OF SWEENEY, BRAZORIA COUNTY, TEXAS, THIS ____ DAY OF ____ 20__.

MARY SUSAN SALYER OWNER

THE STATE OF TEXAS COUNTY OF BRAZORIA

KNOW ALL MEN BY THESE PRESENTS BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARY SUSAN SALYER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF ____ 20__.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

RAINBOW RIDGE ADDITION SECTION THREE

A SUBDIVISION PLAT OF A 2,300 ACRE TRACT

BEING A PORTION OF ALL THAT CERTAIN

MARY SUSAN SALYER CALLED 53.906 ACRE TRACT

AS RECORDED IN

CLERK'S FILE NO. 2017-039926

OF THE

BRAZORIA COUNTY OFFICIAL RECORDS

IN THE

CHARLES BREEN LEAGUE

ABSTRACT 46

BRAZORIA COUNTY, TEXAS

AUGUST, 2024

PREPARED BY:

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

PROPERTY OWNER MARY SUSAN SALYER 1103 TEXAS AVENUE SWEENEY, TX 77480

LEGEND

- FOUND IRON PIPE/ROD
SET 1/2" IRON ROD WITH SURVEY CAP MARKED "WPD 4467"
SET P.K. NAIL
SUBJECT PROPERTY LINE
LOT LINE
ROAD R.O.W. LINE
EASEMENT LINE
BUILDING LINE
B.C.D.R. BRAZORIA COUNTY DEED RECORDS
B.C.O.R. BRAZORIA COUNTY OFFICIAL RECORDS
B.L. BUILDING LINE
I.P. IRON PIPE
I.R. IRON ROD
C.B. CHORD BEARING
C.D. CHORD DISTANCE

NOTES:

- 1. ALL COORDINATES AND BEARINGS ARE RELATIVE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83).
2. ALL DISTANCES ARE HORIZONTAL SURFACE LEVEL LENGTHS. (S.F. = 0.9998772472)
3. THIS SURVEY RELIES ON A TITLE COMMITMENT FROM GREAT AMERICAN TITLE COMPANY, FILE NO. 2381484, DATED JULY 12, 2024, FOR ALL ITEMS OF RECORD.
4. THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE 2,300 ACRES OUT OF THE EXISTING LARGER TRACT.
5. THERE ARE NO CHANGES TO THE DRAINAGE PATTERN IN THE PROPERTIES INVOLVED IN THIS REPLAT AND DOES NOT REQUIRE A REVIEW.
6. THIS PLAT IS PART OF A SURVEY REPORT INCLUDING A METES AND BOUNDS DESCRIPTION ON FILE IN THE OFFICES OF DOYLE & WACHTSTETTER, INC.

SWEENEY CITY COUNCIL

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF SWEENEY, BRAZORIA COUNTY, TEXAS, HAVE APPROVED THE ABOVE AND FOREGOING SUBDIVISION PLAT, AND HAVE AUTHORIZED THE RECORDING OF SAID PLAT THIS ____ DAY OF ____ 20__.

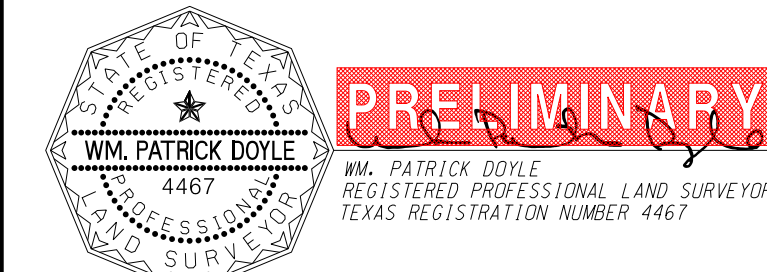
DUSTY HOPKINS MAYOR JOHN RAMBO POSITION NO. 4

NEAL BESS, JR. (MAYOR PRO-TEM) POSITION NO. 1 TIM PETTIGREW POSITION NO. 5

REESE C. COOK POSITION NO. 2 R.C. "CHARLIE" STEVENSON CITY ATTORNEY

BRIAN BROOKS POSITION NO. 3 KAYDI SMITH CITY SECRETARY

I, WM. PATRICK DOYLE, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT IS A TRUE REPRESENTATION OF A SURVEY MADE UNDER MY SUPERVISION, ON THE GROUND, AND THAT THERE ARE NO EXCESSES NOR INTRUSIONS ON THIS PROPERTY, EXCEPT AS SHOWN HEREON. DATE SURVEYED: JULY 16, 2024



MARY SUSAN SALYER A PORTION OF CALLED 53.906 ACRE TRACT CLERK'S FILE NO. 2017-039926 B.C.O.R.

MARY SUSAN SALYER A PORTION OF CALLED 53.906 ACRE TRACT CLERK'S FILE NO. 2017-039926 B.C.O.R.

NON-EXCLUSIVE 60-FOOT ROAD EASEMENT VOLUME B.C.D.R. PAGE 500