



Doyle & Wachtstetter, Inc

Surveying and Mapping • GPS/GIS

**1.151 ACRES
IMLA KEEP SURVEY, ABSTRACT 79
BRAZORIA COUNTY, TEXAS
PAGE 1 OF 2**

ALL THAT CERTAIN 1.151 ACRE of land out of Lot 7, Block B of the Suburban Garden Farm Tracts and being that same called 1.1508 acre tract of land conveyed to the City of Sweeny described in County Clerk's File 95-001919 of the Brazoria County Official Records and situated in the City of Sweeny, Imla Keep Survey, Abstract 79, 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 3/4" iron pipe in the southwest right-of-way line of Texas Avenue, same being the south corner of a called 5.00 acre tract conveyed to the City of Sweeny described in Volume 1447, Page 18 of the Brazoria County Deed Records, same being the east corner of Lot 3 and 4 of Timberwood Subdivision, Section 1 as recorded in Volume 19, Page 129 of the Brazoria County Plat Records, same being the west corner of an 80 feet wide road and utility easement described in Volume (92) 1043, Page 752 of the Brazoria County Deed Records;


THENCE North 43°05'25" East, coincident with the southeast line of the said City of Sweeny 5.00 acre tract, at a distance of 80.00 feet, pass a point marking the northeast line of the aforementioned road and utility easement and continue to a total distance of 659.82 feet to a found 3/4" iron pipe for corner in the southwest line of a called 9.18 acre tract conveyed to Bennett-Outlar Baseball Park, Inc. in County Clerk's File 98-008305 of the Brazoria County Official Records, same being the northeast line of said Lot 7, Block B of the Suburban Garden Farm Tracts;

THENCE South 48°10'12" East, coincident with the southwest line of the said 9.18 acre tract, same being the common line between Lot 6 and Lot 7, Block B of the said Suburban Garden Farms, a distance of 40.00 feet to a found 3/4" iron pipe for corner marking north corner of tract being the remainder of a 5 acre tract conveyed to Bennett- Outlar Baseball Park, Inc. in Volume (88) 539, Page 577 of the Brazoria County Official Records;

THENCE South 36°50'53" West, coincident with the northwest line of the said 5 acre remainder tract, at a distance of 581.70 feet pass a point marking the northeast line of the aforementioned 80 feet wide road and utility easement and continue to a total distance of 661.99 feet to a found 1/2" iron rod for corner in the southwest right-of-way line of Texas Avenue, same being in the northeast line of Lot 5 of the aforementioned Timberwood Subdivision;

1.151 ACRES
IMLA KEEP SURVEY, ABSTRACT 79
BRAZORIA COUNTY, TEXAS
PAGE 2 OF 2

THENCE North 48°15'35" West, coincident with the southwest right-of-way line of Texas Avenue same being the northeast line of the Timberwood Subdivision, a distance of 112.00 feet to the **POINT OF BEGINNING**, containing 1.151 acres of land, more or less.


Charles D. Wachtstetter
Registered Professional Land Surveyor
Texas Registration Number 4547
June 12, 2023



This description is based on a survey, a plat of which, dated June 12, 2023 is on file in the office of Doyle & Wachtstetter, Inc.

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