



Doyle & Wachtstetter, Inc

Surveying and Mapping • GPS/GIS

**24.910 ACRE TRACT
OLIVER JONES LEAGUE, ABSTRACT 78
BRAZORIA COUNTY, TEXAS
PAGE 1 OF 1**

ALL THAT CERTAIN 24.910 ACRES out of a called 93.9165 acre Tract as recorded in Clerk's File Number 07-064245 of the Official Records of Brazoria County, Texas, out of the Oliver Jones League, Abstract 78, 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 ¾ inch pipe found marking the South corner of herein described 24.910 acre tract same being the East corner of a called 50.00 acre tract conveyed to Dustin W. & Sarah Fletcher as recorded in Clerk's File Number 16-017415 of the Official Records of Brazoria County, Texas and said corner being located South 42°11'04" West, a distance of 795.77' from the East corner of said 93.9165 acre Tract and being the **PLACE OF BEGINNING** of herein described 24.910 acre Tract;


THENCE North 48°00'06" West, coincident with said 50.00 acre Tract, a distance of 1299.94 feet to a ½ inch iron rod found for the North corner of said 50.00 acre Tract, same being the East corner of a called 403.12 acre Tract conveyed to Wesley Lincecum as recorded in Clerk's File Number 06-011587 of the Official Records of Brazoria County, Texas;

THENCE North 48°01'17" West, coincident with said 403.12 acre Tract, distance of 1104.52 feet to 3/4" iron rod found on line for corner and continue along said line; North 47°55'34" West, a distance of 330.00 feet to a ¾" iron pipe found for corner in the Southeasterly right-of-way line of County Road 332 and being the West Corner of herein described 24.910 acre Tract;

THENCE North 42°02'11" East, coincident with said County Road 332, a distance of 398.17 feet to a ½" iron rod found for the North corner of herein described 24.910 acre Tract, same being the West corner of a called 2.05 acre Tract conveyed to Fred Freudensprung as recorded in Clerk's File Number 08-039988 of the Official Records of Brazoria County, Texas;

THENCE North 47°56'24" East, coincident with said 2.05 acre Tract at 301.38 feet pass a ½" iron rod found for the South corner of 2.05 acre Tract and continue for a total distance of 2735.48 feet to a 5/8" iron rod set for the East corner of herein described 24.910 acre Tract;

THENCE South 42°11'04" West, coincident with a called 1257.80 acre Tract conveyed to Fort Bend County Levee District Tract as recorded in Clerk's Number 06-004266 of the Official Records of Brazoria County, Texas distance of 395.27 to the **POINT OF BEGINNING** containing 24.910 acres of land, more or less.


Terry Singletary
Registered Professional Land Surveyor
Texas Registration Number 4808
August 19, 2016



This description is based on a survey, a plat of which, dated August 19, 2016 is on file in the office of Doyle & Wachtstetter, Inc.