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Surveying and Mapping • GPS/GIS

41.736 ACRES
MARTHA C. TOBIN SURVEY, ABSTRACT 699
BRAZORIA COUNTY, TEXAS
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ALL THAT CERTAIN 41.736 ACRES of land being composed of all of Lots 2, 3 and 6 and a portion of Lots 4, 5, 7, 8 and 10 of the John Alger Subdivision recorded in Volume 2, Page 204 of the Brazoria County Plat Records and conveyed to Royce Anne Allen in Volume (91)919, Page 80 of the Brazoria County Official Records and situated in the Martha C. Tobin Survey, Abstract 699, 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:

COMMENCING at a found 1/2" iron rod marking the intersection of the south line of the aforementioned Lot 8 of the John Alger Subdivision with the east right-of-way line of State Highway 288, same being the southwest corner of a called 10.00 acre tract conveyed to Brazoria County in County Clerk's File 16-005958 of the Brazoria County Official Records, same being the northwest corner of a called 23.768 acre tract conveyed to Monical Enterprises, Inc. in Volume (88)596, Page 812 of the Brazoria County Official Records, same being the south line of the Martha C. Tobin Survey, Abstract 699, same being the north line of the Edwin Waller League, Abstract 134;

THENCE along the east right-of-way line of State Highway 288, same being the west line of said Brazoria County 10.00 acre tract, along a curve to the left having a radius of 5729.58 feet and central angle of 3°32'31" for an arc length of 354.19 feet to a found 1/2" iron rod marking the southwest corner of a called 16.823 acre tract conveyed to the County of Brazoria in County Clerk's File 20-028175 of the Brazoria County Official Records (the chord of said curve having a bearing of North 9°33'43" West and a distance of 354.14 feet);

THENCE continuing along the east right-of-way line of State Highway 288, same being the west line of said County of Brazoria 16.823 acre tract, along a curve to the left having a radius of 5729.58 feet and central angle of 4°29'24" for an arc length of 449.00 feet to a found concrete right-of-way monument (the chord of said curve having a bearing of North 13°34'50" West and a distance of 448.89 feet);

THENCE North 15°47'05" West, along the east right-of-way line of State Highway 288, same being the west line of said County of Brazoria 16.823 acre tract, a distance of 121.15 feet to a set 5/8" iron rod for corner in the south right-of-way line of a 50 feet wide platted road recorded in said Volume 2, Page 204 of the Brazoria County Plat Records for the **POINT OF BEGINNING** of the herein described tract;

THENCE North 15°47'05" West, along the east right-of-way line of State Highway 288, a distance of 158.45 feet to a found concrete right-of-way monument for corner;

THENCE North 6°35'47" West, along the east right-of-way line of State Highway 288, a distance of 809.03 feet to a point for corner marking the southwest corner of a called 20.97 acre tract conveyed to Angleton Family Partnership in County Clerk's File 08-058547 of the Brazoria County Official Records, same being the north line of said John Alger Subdivision and from which a found 1/2" iron rod bears South 18°11'10" East, a distance of 2.06 feet;

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THENCE North 87°10'49" East, coincident with the north line of said John Alger Subdivision, same being the south line of said 20.97 acre tract, at a distance of 270.82 feet pass a point marking the southwest corner of a called 37 acre tract conveyed to Cameron Consolidated LTD. in County Clerk's File 03-041292 of the Brazoria County Official Records, at a distance of 834.28 feet pass a found 1/2" iron rod marking the southwest corner of a called 40 acre tract conveyed to Angleton Independent School District in Volume (91)908, Page 851 of the Brazoria County Official Records, at a distance of 1388.36 feet pass a found 1" iron pipe marking the southwest corner of a called 39.956 acre tract conveyed to Angleton Independent School District in Volume (91)890, Page 629 of the Brazoria County Official Records, at a distance of 1912.38 feet pass a found 1" iron pipe and continue to a total distance of 1943.07 feet to a found 1/2" iron rod for corner in the west line of a called 37.1717 acre tract conveyed to Harold A. and Marceil Degges Davis in County Clerk's File 96-018677 of the Brazoria County Official Records, same being the northeast corner of the aforementioned Lot 2;

THENCE South 2°20'49" East, coincident with the east line of said Lot 2, same being the west line of said Davis 37.1717 acre tract, a distance of 934.13 feet to a set 5/8" iron rod for corner in the centerline of said 50 feet wide platted road, same being the northeast corner of Lot 1 of said John Alger Subdivision and being that same tract conveyed to Monical Enterprises, Inc. in County Clerk's File 04-019097 of the Brazoria County Official Records and from which a found 1-1/4" iron pipe marking the southeast corner of said Lot 1, same being the northeast corner of said Monical 23.768 acre tract bears South 2°20'49" East, a distance of 934.13 feet;

THENCE South 87°06'04" West, along the centerline of said 50 feet wide platted road, same being the common line between said Lots 1 and 2, a distance of 474.93 feet to a set 5/8" iron rod for corner marking the northeast corner of said Lot 4, same being the southeast corner of said Lot 3;

THENCE South 2°52'03" East, coincident with the common line between said Lots 1 and 4, a distance of 25.00 feet to a set 5/8" iron rod for corner in the south right-of-way line of said 50 feet wide platted road and marking the northeast corner of the aforementioned County of Brazoria 16.823 acre tract;

THENCE South 87°06'04" West, coincident with the south right-of-way line of said 50 feet wide platted road, same being the north line of said County of Brazoria 16.823 acre tract, a distance of 1371.61 feet to the **POINT OF BEGINNING**, containing 41.736 acres of land, more or less.

Christopher C. Wachtstetter

Christopher C. Wachtstetter
Registered Professional Land Surveyor
Texas Registration Number 6587
April 21, 2020



This description is based on a survey, a plat of which, dated April 21, 2020 is on file in the offices of Doyle and Wachtstetter, Inc.

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