



6.80 Acres
James Cummings League, Abstract No. 56
Brazoria County, Texas

Being a 6.80 acre tract of land out of Tracts 47 and 48 of the James Cummings League, Abstract No. 56, Brazoria County, Texas and being all of the same called 6.80 acre tract conveyed to Perry C. Stroud recorded in County Clerk's File No. 2006-008751 of the Official Records of Brazoria County, Texas and being a combination of 3 separate tracts previously conveyed as a called 1.881 acre tract conveyed to Perry C. Stroud recorded in (91) Volume 924, Page 557 of the Official Records of Brazoria County, Texas, a called 3.04 acre tract labeled "Tract I" and a called 1.88 acre tract labeled "Tract II" both conveyed to Larry and Pam Max and both recorded in County Clerk's File No. 2000-015026 of the Official Records of Brazoria County, Texas and being more fully described by metes and bounds as follows: (Bearings based on North line of "Tracts I and II" - being South 88° 48' 40" East.)

BEGINNING at a 1-inch iron pipe found in the South line of a called 14.000 acre tract conveyed to Claude C. and Cleo Marie Shoemaker recorded in Volume 1275, Page 600 of the Deed Records of Brazoria County, Texas for the Northeast corner of a called 10.75 acre tract conveyed to Judy Kathryn Fox recorded in County Clerk's File No. 1993-028737 of the Official Records of Brazoria County, Texas, the Northwest corner of said "Tract I" and being the Northwest corner and **TRUE PLACE OF BEGINNING** of the herein described tract;

THENCE South 88° 48' 40" East [Reference Bearing], along the South line of said called 14.000 acre tract and the North line of "Tract I", at 400.6 feet pass a 1-inch iron pipe found for the Northeast corner of "Tract I" and the Northwest corner of the aforesaid "Tract II" and continuing along the South line of said called 14.000 acre tract, the North line of said "Tract II" and the South line of a called 16.00 acre tract conveyed to Matthew Donavain and Krystle R. Villegas recorded in County Clerk's File No. 2020-021923 of the Official Records of Brazoria County, Texas for a total distance of 788.75 feet to a ½" iron rod found for the Northeast corner of "Tract II", the Northwest corner of a called 1.81 acre tract conveyed to Jeannette V. Graham recorded in County Clerk's File No. 2005-072991 of the Official Records of Brazoria County, Texas and being the Northeast corner of the herein described tract;

THENCE South 00° 05' 24" East, along the West line of called 1.81 acre tract and the East line of "Tract II", at 203.1 feet pass a ½" iron pipe found in the North right-of-way of a 50' cul-de-sac of County Road 961-A, (60' Easement, Vol. 1335, Pg. 744, D.R.B.C.), and continuing along the East line of "Tract II", the West line of called 1.81 acre tract, the East line of the aforesaid called 1.881 acre tract, the West line of a called 2.74 acre tract conveyed to Michael and Cheryl Mills recorded in County Clerk's File No. 2018-021379 of the Official Records of Brazoria County, Texas and the center of said County Road 961-A for a total distance of 370.16 feet to a point for the Southeast corner of called 1.881 acre tract, the Northeast corner of a called 1.74 acre tract conveyed to Joshua Trent Tielke recorded in County Clerk's File No. 2018-029833 of the Official Records of Brazoria County, Texas and being the Southeast corner of the herein described tract;

THENCE North 89° 30' 09" West, along the North line of called 1.74 acre tract and the South line of called 1.881 acre tract, at 30.0 feet pass a ½" iron pipe found in the West R.O.W. of said County Road 961-A and continuing along the South line of called 1.881 acre tract and the North line of called 1.74 acre tract, at 263.7 feet pass a 1-inch iron pipe found for the Northwest corner of called 1.74 acre tract and the Northeast corner of a called 1.959 acre tract conveyed to Lewis and Cynthia Massingill recorded in County Clerk's File No. 2010-009097 of the Official Records of Brazoria County, Texas and continuing along the South line of called 1.881 acre tract and the North line of called 1.959 acre tract, at 492.2 feet pass a 1-¼" iron pipe found for the Southwest corner of called 1.881 acre tract, the Southeast corner of the aforesaid "Tract I", the Northwest corner of called 1.959 acre tract and the Northeast corner of a called 2.665 acre tract conveyed to Lonnie Wayne Key, Jerri Lynn Alaniz and Ronnie Wayne Key recorded in County Clerk's File No. 2016-043337 of the Official Records of Brazoria County, Texas and continuing along the North line of called 2.665 acre tract and the South line of "Tract I", at 790.5 feet pass a 2-inch iron pipe found on-line and continuing for a total distance of 791.92 feet to a ½" iron rod set marked with a plastic cap labeled "PINPOINT RPLS 6086" in the East line of the aforesaid called 10.75 acre tract for the Northwest corner of called 2.665 acre tract, the Southwest corner of "Tract I" and being the Southwest corner of the herein described tract;

THENCE North 00° 24' 42" East – 379.66 feet along the East line of called 10.75 acre tract and the West line of "Tract I" to the **PLACE OF BEGINNING** and containing 6.80 acres of land, more or less. *This description is based on an actual survey made on the ground and is accompanied by a plat prepared under the direct supervision of George K. Lane, RPLS No. 6086 on October 6th, 2020.*

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