

LOT 24
DIANE JENKINS
C.F. NO. 2009025436
B.C.O.R.

LOT 1
HILTON JOSEPH PREJEAN
C.F. NO. 2012051291
B.C.O.R.

RELATIVE TO THE
ITEM, SOUTH CENTRAL
FACE LEVEL LENGTHS,
THE LIMITS OF ZONE "VE"
P. NUMBER 4803907851,
COMMITMENT FROM CHICAGO
68717-GAT81, ISSUED
OF RECORD,
BUILDING RESTRICTIONS

TES AND BOUNDS DESCRIPTION
& WACHTSTETTER, INC.

S 50°55'40" E 366.00'

PROFESSIONAL LAND SURVEYOR
PLAT IS A TRUE REPRESENTATION OF A
ON THE GROUND, AND THAT THERE ARE
THIS PROPERTY, EXCEPT AS SHOWN.

F. Singletary
SINGLETARY
REGISTERED PROFESSIONAL LAND SURVEYOR
REGISTRATION NUMBER 4808

BEACHWOOD SUBDIVISION
VOLUME 7, PAGE 40 B.C.P.R.

FINAL SURVEY
OF A
0.1347 ACRE TRACT
(CALLED LOT 1A)

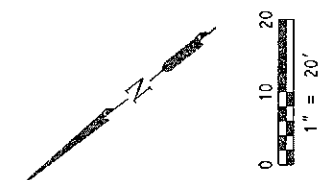
OUT OF
5 ACRE TRACT NO. 48
OF

BRAZOS COAST INVESTMENT
COMPANY SUBDIVISION NO. 2

IN THE
F. J. CALVIT LEAGUE
ABSTRACT 51

VILLAGE OF SURFSIDE BEACH
BRAZORIA COUNTY, TEXAS

FOR
JAMES CORDELL YOUNG
303 CORAL COURT



- LEGEND
- FOUND IRON PIPE/ROD
 - POWER POLE
 - OH— OVERHEAD WIRE
 - WATER METER
 - ⊕ SEPTIC LID
 - - - BUILDING LINE
 - - - EASEMENT

Doyle & Wachtstetter, Inc.
Surveying and Mapping GPS/GIS
OFFICE: 979.265.3622 FIRM NO.: 10024500 FAX: 979.265.9444
131 COMMERCE STREET, CLUTE, TEXAS 77531
SURVEYED: 8-9-18 BOOK: SURF 51 DE VOL. 801 PROD. NO.: 9932-19-02
DRAWN BY: TRS/78-12-18 CHECKED: TRS/78-12-19 REVISED: 6-24-20



Doyle & Wachtstetter, Inc
Surveying and Mapping • GPS/GIS

**0.1347 ACRE
F. J. CALVIT LEAGUE, ABSTRACT 51
BRAZORIA COUNTY, TEXAS**

ALL THAT CERTAIN 0.1347 ACRES being known as Lot 1A, out of a called 5.00 acre tract known as Tract No. 48 of the Brazos Coast Investment Subdivision No. 2 as recorded in Volume 2, Page 143 of the Brazoria County Plat Records, Brazoria County, Texas in the F.J. Calvit League, Abstract 51 and being the same Tract conveyed to Rebecca Villareal as recorded in a gift Deed in Clerk's File Number 2009025435 of the Official Records of 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 27) in which the directions are Lambert grid bearings and the distances are horizontal, surface level lengths as follows:

COMMENCING at a concrete monument found in the Westerly line of aforementioned 5.00 acre Tract 48 and being located in the Southeasterly right-of-way line of County Road 227 (aka Bluewater Highway) and same being the North corner of Beachwood Subdivision, a subdivision of Tract 47, BCIC#2 as recorded and platted in Volume 7, Page 40 of the Plat Records, Brazoria County, Texas (more specifically the North corner of Lot 24, Beachwood Subdivision);

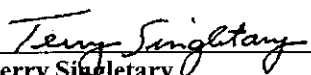
THENCE South 50°55'40" East, coincident with said Beachwood Subdivision and common Tract boundary of Tracts 47 & 48, BCIC #2, a distance of 368.00 feet to a found ¾" iron pipe for the West corner of herein described Tract and **PLACE OF BEGINNING** of herein described Tract;

THENCE North 39°28'03" East, coincident with Lot 24 conveyed to Diane Jenkins in a gift Deed as described in Clerk's File No. 2009025436 of the Official Records of Brazoria County, Texas a distance of 117.46 feet to a found ¾" iron pipe in the Southwest right-of-way line of Coral Court and being the North corner of herein described Tract;

THENCE South 51°04'56" East, coincident with the Southwest right-of-way line of Coral Drive, a distance of 50.00 feet to a found ½" iron rod for the East corner of herein described Tract;

THENCE South 39°28'07" West, coincident with Lot 1, conveyed to Hilton Joseph Prejean as described in Clerk's File No. 2012051291 of the Official Records of Brazoria County, Texas, a distance of 117.31 feet to a found 1/2" iron rod for the South corner of herein described Tract;

THENCE North 51°15'19" West, coincident with said Beachwood Subdivision a distance of 50.00 feet to the **POINT OF BEGINNING** containing 0.1347 acre of land, more or less.


Terry Singletary
Registered Professional Land Surveyor
Texas Registration Number 4808
November 27, 2018



This description is based on a survey, a plat of which, dated November 27, 2018 is on file in the office of Doyle & Wachtstetter, Inc.