

**TRACT 1
DESCRIPTION OF A TRACT OF LAND CONTAINING
0.1919 ACRES (8,360 SQUARE FEET) SITUATED
IN THE F. J. CALVIT SURVEY, ABSTRACT 51
BRAZORIA COUNTY, TEXAS**

Being a tract of land containing 0.1919 acres (8,360 square feet), situated in the F. J. Calvit Survey, Abstract 51, Brazoria County, Texas, being all of a tract of land conveyed unto Bonnie Fay Smith Estate by deed recorded under County Clerk File No. 1983004724 of the Official Records of Brazoria County, Texas, said tract being Lot 19, out of Tract No. 45, Division 2, of Brazos Coast Investment Company, an unrecorded subdivision in Brazoria County, Texas. Said 0.1919-acre tract being more particularly described by metes and bounds as follows:

Bearings And Coordinates Shown Hereon Are Referenced To The Texas State Plane Coordinate System, South Central Zone 4204, Nad 83

BEGINNING at a set 1/2-inch iron rod with cap marked "Survey 1" in the southeast right-of-way line of County Road 257 (120.00 feet wide) as recorded in Volume 13, Page 61, of the Plat Records of Brazoria County, Texas, (also known as Bluewater Highway) and being in the southwest right-of-way line of Ocean Avenue (60.00 feet wide) for the north corner of said tract herein described, said point being South 39°06'14" West, a distance of 148.00 feet from the northeast corner of said Tract 45, Division 2;

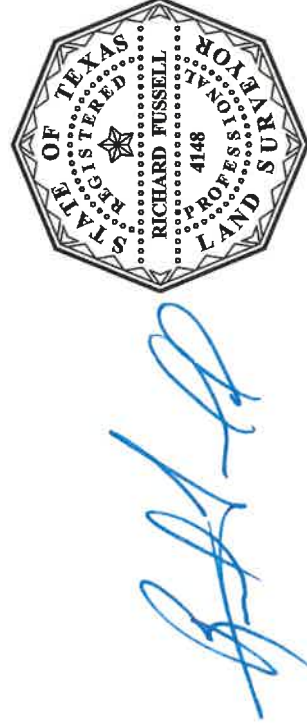
THENCE South 50°53'46" East, along the southwest right-of-way line of said Ocean Avenue, a distance of 95.00 feet to a set 1/2-inch iron rod with cap marked "Survey 1" for the east corner of said tract herein described;

THENCE South 39°06'14" West, a distance of 88.00 feet to a set 1/2-inch iron rod with cap marked "Survey 1" for the south corner of said tract herein described;

THENCE North 50°53'46" West, a distance of 95.00 feet to a set 1/2-inch iron rod with cap marked "Survey 1" to a point in the southeast right-of-way line of said County Road 257 for the west corner of said tract herein described;

THENCE North 39°06'14" East, along the southeast right-of-way line of said County Road 257, a distance of 88.00 feet to the POINT OF BEGINNING and containing 0.1919 acres (8,360 square feet), more or less.

Note: This metes and bounds description is referenced to a survey drawing prepared by Survey 1, Inc. (Firm Registration No. 100758-00) dated Oct. 23, 2020, job number 10-89690-20.



**TRACT 2
DESCRIPTION OF A TRACT OF LAND CONTAINING
0.1010 ACRES (4,400 SQUARE FEET) SITUATED
IN THE F. J. CALVIT SURVEY, ABSTRACT 51
BRAZORIA COUNTY, TEXAS**

Being a tract of land containing 0.1010 acres (4,400 square feet), situated in the F. J. Calvit Survey, Abstract 51, Brazoria County, Texas, being all of a tract of land conveyed unto Surfside Enterprises Inc., by deed recorded under County Clerk File No. 1993000897 of the Official Records of Brazoria County, Texas, said tract being Lot 20, out of Tract No. 45, Division 2, of Brazos Coast Investment Company, an unrecorded subdivision in Brazoria County, Texas. Said 0.1010-acre tract being more particularly described by metes and bounds as follows:

Bearings And Coordinates Shown Hereon Are Referenced To The Texas State Plane Coordinate System, South Central Zone 4204, Nad 83

BEGINNING at a set 1/2-inch iron rod with cap marked "Survey 1" in the southwest right-of-way line of Ocean Avenue (60.00 feet wide) for the north corner of said tract herein described, said point being South 39°06'14" West, a distance of 148.00 and South 50°53'46" East, a distance of 95.00 feet from the northeast corner of said Tract 45, Division 2;

THENCE South 50°53'46" East, along the southwest right-of-way line of said Ocean Avenue, a distance of 50.00 feet to a set 1/2-inch iron rod with cap marked "Survey 1" for the east corner of said tract herein described;

THENCE South 39°06'14" West, a distance of 88.00 feet to a set 1/2-inch iron rod with cap marked "Survey 1" for the south corner of said tract herein described;

THENCE North 50°53'46" West, a distance of 50.00 feet to a set 1/2-inch iron rod with cap marked "Survey 1" for the west corner of said tract herein described;

THENCE North 39°06'14" East, a distance of 88.00 feet to the POINT OF BEGINNING and containing 0.1010 acres (4,400 square feet), more or less.

Note: This metes and bounds description is referenced to a survey drawing prepared by Survey 1, Inc. (Firm Registration No. 100758-00) dated Oct. 23, 2020, job number 10-89690-20.



**TRACT 3
DESCRIPTION OF A TRACT OF LAND CONTAINING
0.1010 ACRES (4,400 SQUARE FEET) SITUATED
IN THE F. J. CALVIT SURVEY, ABSTRACT 51
BRAZORIA COUNTY, TEXAS**

Being a tract of land containing 0.1010 acres (4,400 square feet), situated in the F. J. Calvit Survey, Abstract 51, Brazoria County, Texas, being all of a tract of land conveyed unto Surfside Enterprises Inc., by deed recorded under County Clerk File No. 1996013719 of the Official Records of Brazoria County, Texas, said tract being Lot 21, out of Tract No. 45, Division 2, of Brazos Coast Investment Company, an unrecorded subdivision in Brazoria County, Texas. Said 0.1010-acre tract being more particularly described by metes and bounds as follows:

Bearings And Coordinates Shown Hereon Are Referenced To The Texas State Plane Coordinate System, South Central Zone 4204, Nad 83

BEGINNING at a set 1/2-inch iron rod with cap marked "Survey 1" in the southwest right-of-way line of Ocean Avenue (60.00 feet wide) for the north corner of said tract herein described, said point being South 39°06'14" West, a distance of 148.00 and South 50°53'46" East, a distance of 145.00 feet from the northeast corner of said Tract 45, Division 2;

THENCE South 50°53'46" East, along the southwest right-of-way line of said Ocean Avenue, a distance of 50.00 feet to a set 1/2-inch iron rod with cap marked "Survey 1" for the east corner of said tract herein described;

THENCE South 39°06'14" West, a distance of 88.00 feet to a set 1/2-inch iron rod with cap marked "Survey 1" for the south corner of said tract herein described;

THENCE North 50°53'46" West, a distance of 50.00 feet to a set 1/2-inch iron rod with cap marked "Survey 1" for the west corner of said tract herein described;

THENCE North 39°06'14" East, a distance of 88.00 feet to the POINT OF BEGINNING and containing 0.1010 acres (4,400 square feet), more or less.

Note: This metes and bounds description is referenced to a survey drawing prepared by Survey 1, Inc. (Firm Registration No. 100758-00) dated Oct. 23, 2020, job number 10-89690-20.



**TRACT 4
DESCRIPTION OF A TRACT OF LAND CONTAINING
0.1010 ACRES (4,400 SQUARE FEET) SITUATED
IN THE F. J. CALVIT SURVEY, ABSTRACT 51
BRAZORIA COUNTY, TEXAS**

Being a tract of land containing 0.1010 acres (4,400 square feet), situated in the F. J. Calvit Survey, Abstract 51, Brazoria County, Texas, being all of a tract of land conveyed unto Surfside Enterprises Inc., by deed recorded under County Clerk File No. 1996013719 of the Official Records of Brazoria County, Texas, said tract being Lot 22, out of Tract No. 45, Division 2, of Brazos Coast Investment Company, an unrecorded subdivision in Brazoria County, Texas. Said 0.1010-acre tract being more particularly described by metes and bounds as follows:

Bearings And Coordinates Shown Hereon Are Referenced To The Texas State Plane Coordinate System, South Central Zone 4204, Nad 83

BEGINNING at a set 1/2-inch iron rod with cap marked "Survey 1" in the southwest right-of-way line of Ocean Avenue (60.00 feet wide) for the north corner of said tract herein described, said point being South 39°06'14" West, a distance of 148.00 and South 50°53'46" East, a distance of 195.00 feet from the northeast corner of said Tract 45, Division 2;

THENCE South 50°53'46" East, along the southwest right-of-way line of said Ocean Avenue, a distance of 50.00 feet to a found 5/8-inch iron rod with cap marked "CDW RPLS 4547" for the east corner of said tract herein described;

THENCE South 39°06'14" West, a distance of 88.00 feet to a found 5/8-inch iron rod with cap marked "CDW RPLS 4547" for the south corner of said tract herein described;

THENCE North 50°53'46" West, a distance of 50.00 feet to a set 1/2-inch iron rod with cap marked "Survey 1" for the west corner of said tract herein described;

THENCE North 39°06'14" East, a distance of 88.00 feet to the POINT OF BEGINNING and containing 0.1010 acres (4,400 square feet), more or less.

Note: This metes and bounds description is referenced to a survey drawing prepared by Survey 1, Inc. (Firm Registration No. 100758-00) dated Oct. 23, 2020, job number 10-89690-20

