



Doyle & Wachtstetter, Inc

Surveying and Mapping • GPS/GIS

**9.295 ACRE TRACT
THOMAS B. BELL SURVEY, ABSTRACT 41
BRAZORIA COUNTY, TEXAS**

ALL THAT CERTAIN 9.295 ACRES of land being composed of a called 8.29 acre tract conveyed to Aaron Helms, Jr. in Volume 1027, Page 373 of the Brazoria County Deed Records and a called 1.00 acre tract conveyed to Aaron Helms, Jr. in Volume 944, Page 209 of the Brazoria County Deed Records and being out of Tract 12 of the San Bernard Syndicate Subdivision, recorded in Volume 2, Page 135 of the Brazoria County Plat Records and situated in the Thomas B. Bell Survey, Abstract 41, 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 found 1" iron pipe in the northwest right-of-way line of County Road 310 and marking the south corner of a called 22.5 acre tract conveyed to Charley Thompson and Amos Thompson, Jr. in Volume 342, Page 215 of the Brazoria County Deed Records, same being the east corner of the aforementioned Helms 1.00 acre tract;

THENCE South 42°55'17" West, along the northwest right-of-way line of County Road 310, same being the southeast line of said Helms 1.00 acre tract, at a distance of 110.00 feet pass a found 1/2" iron pipe marking the east corner of the aforementioned Helms 8.29 acre tract and continue to a total distance of 343.51 feet to a found 1/2" iron rod for corner marking the east corner of a called 1.000 acre tract conveyed to Kendall Jones and Terica Littleton-Jones in County Clerk's File 09-037832 of the Brazoria County Official Records;

THENCE North 47°37'47" West, coincident with the northeast line of said Jones 1.000 acre tract, same being the southwest line of said Helms 8.29 acre tract, at a distance of 243.71 feet pass a point marking the east corner of a called 2.00 acre tract conveyed to Sofornia Mack in County Clerk's File 15-051261 of the Brazoria County Official Records, at a distance of 731.13 feet pass a point marking the east corner of a called 3.7426 acre tract conveyed to Andrew M. Trewayne in County Clerk's File 21-023440 of the Brazoria County Official Records and continue to a total distance of 1174.01 feet to a found 1/2" iron rod for corner in the southeast line of a called 45 acre tract conveyed to Broadway R. Hoyt in Volume 1089, Page 269 of the Brazoria County Deed Records;

THENCE North 42°25'59" East, coincident with the southeast line of said Hoyt 45 acre tract, same being the northwest line of said Helms 8.29 acre tract, a distance of 345.41 feet to a found 1" iron pipe for corner marking the west corner of the aforementioned Thompson 22.5 acre tract;

THENCE South 47°32'11" East, coincident with the southwest line of said Thompson 22.5 acre tract, same being the northeast line of said Helms 8.29 acre tract, at a distance of 780.93 feet pass a point marking the north corner of said Helms 1.00 acre tract and continue to a total distance of 1176.93 feet to the **POINT OF BEGINNING**, containing 9.295 acres of land, more or less.

Christopher C. Wachtstetter
Christopher C. Wachtstetter
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December 1, 2021



This description is based on a survey, a plat of which, dated December 1, 2021 is on file in the office of Doyle & Wachtstetter, Inc.