

P.O. Box 3344 Lake Jackson, Tx 77566 (979) 299-3373 office (979) 299-3307 fax  
www.pinpointsurvey.com -- pinpointsurvey@sbcglobal.net

4.57 Acres  
John McNeel League, Abstract 92  
Brazoria County, Texas

Being a 4.57 acre, (called 2.68 acres per Tax Rolls), tract of land situated in the John McNeel League, Abstract 92, Brazoria County, Texas, being the same called 2.68 acre tract conveyed to Albert Samuel Petersen Jr. recorded in County Clerk's File No. 2021-085542 of the Official Records of Brazoria County, Texas and being more fully described by metes and bounds as follows: (All bearings based on the South R.O.W. of Oak Forest (60' R.O.W., Vol. 12, Pg. 1, P.R.B.C.) being - North 89° 57' 00" West.)

**BEGINNING** at a ½" iron rod set marked with a plastic cap labeled "PINPOINT RPLS 6086" at the intersection of the East R.O.W. of County Road 510 (60' R.O.W., Vol. 12, Pg. 1, P.R.B.C.) and the Southeast R.O.W. of a 60' Phillips Pipeline Co. Pipeline for Northwest corner and **TRUE PLACE OF BEGINNING** of the herein described tract; said iron rod bears North – 348.43 feet to a ½" iron rod found for the Northwest corner of Lot 1, Block 28 of Holiday Shores S/D, Section V, recorded in Volume 12, Page 1 of the Plat Records of Brazoria County, Texas, Thence South 89° 57' 00" East [Reference Bearing] – 960.00 feet to a ½" iron rod found for the common corner of Lot 6, Block 30 of said S/D and Lot 1, Block 31 of said S/D;

**THENCE** North 84° 20' 00" East – 1,321.95 feet along the Southeast R.O.W. of said pipeline to a ½" iron rod set marked with a plastic cap labeled "PINPOINT RPLS 6086" for an interior corner of the herein described tract;

**THENCE** North 84° 49' 00" East – 982.08 feet along the Southeast R.O.W. of said pipeline to a ½" iron rod set marked with a plastic cap labeled "PINPOINT RPLS 6086" in the West R.O.W. of 100' Railroad Spur for the Northeast corner of the herein described tract;

**THENCE** South 00° 37' 30" East – 136.73 feet along the West R.O.W. of 100' Railroad Spur to a ½" iron rod set marked with a plastic cap labeled "PINPOINT RPLS 6086" in the Northwest R.O.W. of County Road 510Z for the Southeast corner of the herein described tract;

**THENCE** South 84° 49' 42" West – 1,009.86 feet along the Northwest R.O.W. of County Road 510Z to a ½" iron rod set marked with a plastic cap labeled "PINPOINT RPLS 6086" for an interior corner of the herein described tract, said iron rod begins a curve to the right with a radius of 1,090.96 feet;


**THENCE** along said curve to the right having a central angle of 14° 06' 46" with a radius of 1,090.96 feet (chord bearing North 88° 34' 41" West – 268.04 feet) and an arc length of – 268.72 feet to a ½" iron rod set marked with a plastic cap labeled "PINPOINT RPLS 6086" for an interior corner of the herein described tract;

**THENCE** North 81° 31' 19" West – 238.47 feet along the Northerly R.O.W. of County Road 510Z to a ½" iron rod set marked with a plastic cap labeled "PINPOINT RPLS 6086" for an interior corner of the herein described tract, said iron rod begins a curve to the left with a radius of 1,193.13 feet;

**THENCE** along said curve to the left having a central angle of 14° 21' 00" with a radius of 1,193.13 feet (chord bearing North 88° 41' 49" West – 298.04 feet) and an arc length of – 298.82 feet to a ½" iron rod set marked with a plastic cap labeled "PINPOINT RPLS 6086" for an interior corner of the herein described tract;

**THENCE** South 84° 07' 41" West – 490.09 feet along the Northwest R.O.W. of County Road 510Z to a ½" iron rod set marked with a plastic cap labeled "PINPOINT RPLS 6086" in the East R.O.W. of County Road 510 for the Southwest corner of the herein described tract, said iron rod bears North 01° 02' 53" West – 60.21 feet from a ½" iron rod found for the Northwest corner of Lot 1, Block 24 of Holiday Shores S/D, Section IV, recorded in Volume 11, Page 55 of the Plat Records of Brazoria County, Texas;

**THENCE** North – 10.05 feet along the East R.O.W. of County Road 510 to the **PLACE OF BEGINNING** and containing 4.57 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 March 29<sup>th</sup>, 2022.*

  
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**George K. Lane, R.P.L.S.**  
Registered Professional Land Surveyor No. 6086  
Firm registration No. 10156700  
P.O. Box 3344 Lake Jackson, TX 77566  
(979) 299-3373 – phone  
pinpointsurvey@sbcglobal.net – email

