

EDWARD R. BRADLEY LEAGUE ABSTRACT 44

COUNTY ROAD 42 (60' R.O.W.)

CURTIS ANDRUS
C.F. NO. 2018043902
O.R.B.C.

N 01°56'00" E 264.35'

20' ROAD EASEMENT
VOL. 1702, PG. 568 D.R.B.C.

S 88°04'00" E 904.49'

MADDY ESTER SARDINEA CALDWELL
C.F. NO. 2014032644
O.R.B.C.

5.4890-ACRE
(239.101 SQ.FT.)
(VACANT)

N 88°04'00" W 904.49'

ROSIE LINDA PAYNE
C.F. NO. 2023024699
O.R.B.C.


ROOSEVELT MILER
21.955 ACRE TRACT 19
KNOWN AS TRACT 19
D.I.B.C. NO. 368
D.I.B.C. NO. 368
5.4890 ACRE TRACT
(CALLED 5.4890 ACRES)

CLAYTON CO. FOUNDATION CO.
(NO RECORD FOUND)

SCALE 1"=80'

- NOTES
1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRICK LINE CORNERED INTO ROSSWELL METES, RECORDED IN VOLUME 1702, PAGE 568 OF THE DEED RECORDS OF BRANSON COUNTY.
 2. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRICK LINE CORNERED INTO ROSSWELL METES, RECORDED IN VOLUME 1702, PAGE 568 OF THE DEED RECORDS OF BRANSON COUNTY.
 3. THIS SURVEY IS CONDUCTED IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS OF THE SURVEYING AND MAPPING BOARD OF THE STATE OF TEXAS.
 4. THIS SURVEY IS CONDUCTED IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS OF THE SURVEYING AND MAPPING BOARD OF THE STATE OF TEXAS.
 5. THERE ARE NO MUTUAL DEMANDS CORNERS ON SUBJECT PROPERTY.

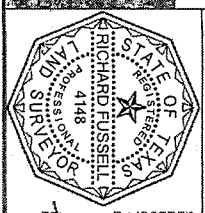
THE COMPANY:



STEPHANIE FRANKOVICH
G.E. # 2149350

ISSUE DATE:
OCTOBER 6, 2023

409-948-1771



REVISION/ROAD EASMENT, 11-7-2023

LAND AMON LLC

CLIENT:

ADDRESS:
COUNTY ROAD 42

www.survey1inc.com
survey1@survey1inc.com

Survey 1, Inc.
Your Land Survey Company

P.O. Box 2245 | Ackerly, TX 77821 | (281) 383-1382

FIELD CREW: LG
TECH: SF

DRAWN: LOS
FINAL CHECK: EP

DATE: 10-22-23

JOB: 10-128750-23

LEGEND

—●— FENCE

—○— CHAIN LINK

**DESCRIPTION OF A TRACT OF LAND CONTAINING
5.4890 ACRES (239,101 SQUARE FEET) SITUATED
IN THE EDWARD R. BRADLEY LEAGUE, ABSTRACT 44
BRAZORIA COUNTY, TEXAS**

Being a tract of land containing 5.4890 acres (239,101 square feet) out of the Roosevelt miles 21.956 acre tract, known as Tract "B", recorded in Volume 1702, Page 568, of the Deed Records of Brazoria County, Texas, out of the partition of a 175.65 acre tract (called 152.5 acres) out of the Edward R. Bradley League, Abstract 44, Brazoria County, Texas, being all of a tract conveyed unto Dalva Smith by deed recorded under Clerk's File No. 2021075476, of the Official Public Records of Brazoria County, Texas. Said 5.4890-acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a concrete monument at the northeast corner of said 21.956 acre tract, said point bears South 01°56'00" West, a distance of 868.70 feet from the northeast corner of said 175.65 acre tract;

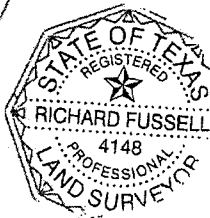

THENCE South 01°56'00" West, along the east line of said 21.956 acre tract, and the east line of said 175.65 acre tract, a distance of 264.35 feet to a set 1/2-inch iron rod with cap marked "Survey 1" for the southeast corner of said 21.956 acre tract and the southeast corner of the said tract herein described, from which a concrete monument bears South 32°04' West, a distance of 0.7 feet;

THENCE North 88°04'00" West, along the south line of said 21.956 acre tract, a distance of 904.49 feet to a concrete monument for the southwest corner of the said tract herein described;

THENCE North 01°56'00" East, a distance of 264.35 feet to a concrete monument in the north line of said 21.956 acre tract for the northwest corner of the said tract herein described;

THENCE South 88°04'00" East, along the north line of said 21.956 acre tract, a distance of 904.49 feet to the POINT OF BEGINNING and containing 5.4890 acres (239,101 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 October 22, 2023, job number 10-128750-23.



 **Survey 1, Inc.**
Your Land and Survey Company