



P.O. Box 3344 Lake Jackson, Tx 77566 (979) 299-3373 office (979) 299-3307 fax  
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0.123 Acres (50' X 107.5' Tract)  
Lot 14, Block 2 unrecorded S/D  
out of the Marlin called 9.74 acre tract  
G.M. Bryan Survey, Abstract No. 158  
Brazoria County, Texas

Being a 50.00 foot by 107.50 foot tract of land, being known as Lot Fourteen (14), Block Two (2) of an unrecorded subdivision of the Marlin called 9.74 acre tract and all being out of the G.M. Bryan Survey, Abstract No. 158, Brazoria County, Texas and being the same tract of land conveyed to Ronald and Jan Stallworth recorded in County Clerk's File No. 2014-044071 of the Official Records of Brazoria County, Texas and being more fully described by metes and bounds as follows: (All bearings based on the Southeast line of Lots 9 thru 16, Block 2 being – South 45° 01' 40" West.)

**BEGINNING** at a ½" iron rod found in the Northwest R.O.W. of County Road 476F (A.K.A. Garth Street), for the East corner of Lot 14, the South corner of Lot 13 and being the East corner and **TRUE PLACE OF BEGINNING** of the herein described tract;

**THENCE** South 45° 01' 40" West [Reference Bearing] – 50.00 feet along the Northwest R.O.W. of County Road 476F and the Southeast line of Lot 14 to a ½" iron rod set marked with a plastic cap labeled "PINPOINT RPLS 6086" for the South corner of Lot 14, the East corner of Lot 15 and being the South corner of the herein described tract;

**THENCE** North 44° 58' 20" West along the common line of Lots 14 & 15, at 78.5 feet pass a ½" iron rod set marked with a plastic cap labeled "PINPOINT RPLS 6086" on-line and continuing for a total distance of 107.50 feet to a point in the center of a canal for the West corner of Lot 14, the North corner of Lot 15, the East corner of Lot 15, Block 1 of said (unrecorded) S/D, the South corner of Lot 14, Block 1 of said (unrecorded) S/D and being the West corner of herein described tract;

**THENCE** North 45° 01' 40" East – 50.00 feet along the center of said canal and the common line of Lot 14, Block 1 and Lot 14, Block 2 to a point in the center of said canal for the North corner of Lot 14, the West corner of Lot 13, the South corner of Lot 13, Block 1 of said (unrecorded) S/D, the East corner of Lot 14, Block 1 of said (unrecorded) S/D and being the North corner of herein described tract;

**THENCE** South 44° 58' 20" East along the common line of Lots 13 & 14, at 29.0 feet pass a ½" iron rod found on-line and continuing for a total distance of 107.50 feet to the **PLACE OF BEGINNING** and containing, (50' X 107.5'), 0.123 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 September 3<sup>rd</sup>, 2021.*

**George K. Lane, R.P.L.S.**  
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