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Tract III (Easement): 0.013 Acres
out of the Stewart & Addle Marlin called 30 acre tract
G.M. Bryan Survey, Abstract No. 158
Brazoria County, Texas

Being a 0.013 acre tract of land out of a called 30 acre tract of land conveyed to Stewart and Addle Marlin recorded in Volume 993, Page 597 of the Deed Records of Brazoria County, Texas, situated in the G.M. Bryan Survey, Abstract No. 158, Brazoria County, Texas and being the same called 0.013 acre 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 Lots 4 thru 7, Block 2 of an unrecorded subdivision of the Marlin called 9.74 acre tract being – North 45° 01' 40" East.)

COMMENCING at a ½" iron rod found in the Northwest R.O.W. of County Road 476F (A.K.A. Garth Street), for the common corner of Lots 7 and 8;

THENCE North 45° 01' 40" East [Reference Bearing], along the Northwest R.O.W. of County Road 476F and the Southeast line of Lot 7, at 50.00 feet pass a ½" iron rod found for the common corner of Lots 6 and 7, continue an additional 50.00 feet along the Northwest R.O.W. of County Road 476F and the Southeast line of Lot 6 to a ½" iron rod found for the common corner of Lots 5 and 6, continue an additional 100.00 feet along the Northwest R.O.W. of County Road 476F and the Southeast line of Lots 5 and 4 to a ½" iron pipe found for the common corner of Lots 3 and 4 and continue a total distance of 350.00 feet along the Northwest R.O.W. of County Road 476F and the Southeast line of Lots 7 through 1 to a point at the intersection of the Northwest R.O.W. of County Road 476F and the Southwest R.O.W. of County Road 476 (A.K.A. Griffin Road) for the East corner of Lot 1;

THENCE South 44° 58' 20" East (Called South 47° 54' 36" East) – 60.00 feet along the Southwest R.O.W. of County Road 476 to a point at the intersection of the Southeast R.O.W. of County Road 476F and the Southwest R.O.W. of County Road 476 for a North corner of called 30 acre (residue) tract;

THENCE South 45° 01' 40" West (Called South 42° 05' 24" West) – 334.00 feet along the Southeast R.O.W. of County Road 476F, the Northwest line of called 30 acre (residue) tract, the Northwest line of a called 0.071 acre tract conveyed to Tommy R. Creekmore, Sr. and Dorothy N. Creekmore recorded in County Clerk's File No. 2013-017754 of the Official Records of Brazoria County, Texas and the Northwest line of a called 0.071 acre tract conveyed to George E. Adams and Tonya R. Smith recorded in County Clerk's File No. 2016-020061 of the Official Records of Brazoria County, Texas, to a ½" iron rod set marked with a plastic cap labeled "PINPOINT RPLS 6086" for the North corner of called 0.013 acre tract, the West corner of called 0.071 acre tract [Adams/Smith] and being the North corner and **TRUE PLACE OF BEGINNING** of the herein described tract;

THENCE South 44° 58' 20" East (Called South 47° 54' 36" East) – 56.00 feet along the Northeast line of called 0.013 acre tract, the Southwest line of called 0.071 acre tract [Adams/Smith] and the Southwest line of a called 0.071 acre 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, to a ½" iron rod set marked with a plastic cap labeled "PINPOINT RPLS 6086" for the East corner of called 0.013 acre tract, the South corner of called 0.071 acre tract [Stallworth] and being the East corner of the herein described tract;

THENCE South 45° 01' 50" West (Called South 42° 05' 34" West) – 10.00 feet along the Southeast line of called 0.013 acre tract to a ½" iron rod set marked with a plastic cap labeled "PINPOINT RPLS 6086" for the South corner of called 0.013 acre tract and being the South corner of the herein described tract;

THENCE North 44° 58' 20" West (Called North 47° 54' 36" West) – 56.00 feet along the Southwest line of called 0.013 acre tract to a ½" iron rod set marked with a plastic cap labeled "PINPOINT RPLS 6086" in the Southeast R.O.W. of County Road 476F for the West corner of called 0.013 acre tract and being the West corner of the herein described tract;

THENCE North 45° 01' 50" East (Called North 42° 05' 24" East) – 10.00 feet along the Northwest line of called 0.013 acre tract and the Southeast R.O.W. of County Road 476F to the **PLACE OF BEGINNING** and containing 0.013 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 8th, 2021.*



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

Registered Professional Land Surveyor No. 6086

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