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4.8526 Acres – Lot “A”
out of called 20 acre tract of Tract 13
Henry Austin Survey, Abstract 12
Brazoria County, Texas

Being a 4.8526 acre tract of land out of the Lillian Nolen 20 acre tract out of Tract No. 13 and all being situated in the Henry Austin Survey, Abstract No. 12, Brazoria County, Texas and being the same called 4.8526 acre tract labeled Lot “A” conveyed to Larry O. Nolen recorded in (90) Volume 796, Page 889 of the Official Records of Brazoria County, Texas and being more fully described by metes and bounds as follows: (All bearings based on the Northeast line of called 4.8526 acre tract being – South 27° 09’ 48” East.)


BEGINNING at a ½” iron rod found in the Southwest right-of-way line of County Road 209 for the East corner of a called 3.917 acre tract conveyed to David Aaron Craig recorded in County Clerk’s File No. 2014-002387 of the Official Records of Brazoria County, Texas, the North corner of the aforesaid Lot “A” and being the North corner and **TRUE PLACE OF BEGINNING** of the herein described tract;

THENCE South 27° 09’ 48” East [Reference Bearing] – 165.00 feet along the Southwest R.O.W. of County Road 209 and the Northeast line of Lot “A” to a ½” iron rod set marked with a plastic cap labeled “PINPOINT RPLS 6086” for the North corner of a called 4.8526 acre tract labeled Lot “B” conveyed to Linda Sue Nolen Pierson recorded in (90) Volume 796, Page 892 of the Official Records of Brazoria County, Texas, the East corner of Lot “A” and being the East corner of the herein described tract, said iron rod bears North 27° 09’ 48” West – 495.00 feet from a ½” iron rod found for the East corner of a called 4.8526 acre tract labeled Lot “D” conveyed to Doris Ann Nolen Richardson recorded in (90) Volume 770, Page 150 the Official Records of Brazoria County, Texas and the North corner of a called 7.133 acre tract labeled “Tract I” conveyed to Fidel Fernandez recorded in County Clerk’s File No. 2013-027780 of the Official Records of Brazoria County, Texas,

THENCE South 51° 45’ 00” West – 1305.45 feet along the common line of Lots “A” and “B” to a ½” iron rod set marked with a plastic cap labeled “PINPOINT RPLS 6086” in a Northeast line of a residual tract of a called 501.87 acre tract conveyed to Donald J. and Clara P. Bulanek recorded in Volume 1165, Page 414 of the Deed Records of Brazoria County, Texas for the South corner of Lot “A”, the West corner of Lot “B” and being the South corner of the herein described tract;

THENCE North 27° 09’ 48” West – 165.00 feet along the Southwest line Lot “A” and a Northeast line of called residual tract if a called 501.87 acre tract to a ½” iron rod set marked with a plastic cap labeled “PINPOINT RPLS 6086” for the West corner of Lot “A” and being the West corner of the herein described tract;

THENCE North 51° 45’ 00” East – 1305.45 feet along the Southeast line of a called 10.395 acre tract conveyed to Integribees, LLC recorded in County Clerk’s File No. 2015-014935 of the Official Records of Brazoria County, Texas, the Southeast line of the aforesaid called 3.917 acre tract and the Northwest line of Lot “A” to the **PLACE OF BEGINNING** and containing 4.8526 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 August 6th, 2020.*


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