



## ***Doyle & Wachtstetter, Inc***

Surveying and Mapping • GPS/GIS

**81.489 ACRES**

**DANIEL SHIPMAN AND ISAAC CHARLES, ABSTRACT 49**

**BRAZORIA COUNTY, TEXAS**

**PAGE 1 OF 2**

**ALL THAT CERTAIN** 81.489 acres of land being that same tract conveyed to W. G. Robb in Volume 472, Page 577 of the Brazoria County Deed Records and described as the southeasterly 1/3 of a 240 acre tract, out of a called 590 acre tract in the Daniel Shipman and Isaac Charles Survey, Abstract 49, Brazoria County, Texas, and more particularly described by metes and bounds using survey terminology which refers to the Texas State Plane Coordinate System, South Central Zone (NAD 83) in which the directions are Lambert grid bearings and the distances are horizontal surface level lengths as follows:

**BEGINNING** at a found U. S. Fish and Wildlife Service (USFWS) aluminum monument stamped "Tract 122 Cor 13", marking the northwest corner of USFWS, called 1471.004 acre tract, recorded in County Clerk's File 12-030562 of the Brazoria County Official Records, same being the south corner of the aforementioned 240 acre tract, same being the east corner of Lot 11, Block 4 of the C. L. Peirce Subdivision, recorded in Volume 2, Page 85 of the Brazoria County Plat Records, same being the east corner of a called 146.7 acre tract conveyed to Betty Parr Irvin Muegge in County Clerk's File 19-023676 of the Brazoria County Official Records and from which a found USFWS aluminum monument stamped "Tract 122 Cor 12", bears South 42°32'13" West, a distance of 1924.87 feet;

**THENCE** North 47°28'19" West, coincident with the southwest line of the said 240 acre tract, same being the northeast line of Lot 11, Block 4 of the Peirce Subdivision, same being the northeast line of the said Muegge 146.7 acre tract, a distance of 676.74 feet to a found ½" iron rod marking the south corner of a called 80 acre tract, being the middle 1/3 of 240 acres, conveyed to the Betty Parr Irvin Muegge in County Clerk's File 19-023676 of the Brazoria County Official Records, from which a found 1" iron pipe marking the north corner of Lot 11, Block 4 of Peirce subdivision, same being the west corner of the said 240 acre tract, bears North 47°28'19" West, a distance of 1222.81 feet;

**THENCE** North 42°32'13" East, coincident with the recognized common line between the south 1/3 and the middle 1/3 of the said 240 acre tract, at a distance of 5207.03 feet pass a found 5/8" iron rod with a RPLS 6247 cap and continue to a total distance of 5362.35 feet to a point for corner at the west bank of the San Bernard River;

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**THENCE** along the west bank of the San Bernard River with the following meanders:

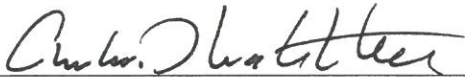
South 28°49'15" East, a distance of 251.41 feet to a point for corner,

South 30°52'05" East, a distance of 187.55 feet to a point for corner,

South 19°59'48" East, a distance of 156.82 feet to a point for corner and

South 31°42'10" East, a distance of 124.31 feet to a point for corner in the southeast line of the said 240 acre tract, same being the northwest line of Lot 21, Block 5 of the C. L. Peirce Subdivision;

**THENCE** South 42°32'13" West, coincident with the northwest line of Block 5 of the said Peirce Subdivision, same being the northwest line of a called 50.7 acre tract conveyed to Betty Parr Irvin Muegge in County Clerk's File 19-023676 of the Brazoria County Official Records, at a distance of 129.96 feet pass a set 5/8" iron rod for reference, at a distance of 1917.47 feet pass a point from which a found USFWS aluminum monument stamped "Tract 122 Cor 14", bears South 47°27'47" East, a distance of 39.66 feet and continue coincident with northwest line of the aforementioned USFWS called 1471.004 acre tract, to a total distance of 5122.21 feet to the **POINT OF BEGINNING**, containing 81.489 acres of land, more or less.



**Charles D. Wachtstetter**  
**Registered Professional Land Surveyor**  
**Texas Registration Number 4547**  
**February 20, 2024**



This description is accompanied by a plat, dated February 20, 2024, on file in the offices of Doyle & Wachtstetter, Inc.