

**LOT 25A
DESCRIPTION OF A TRACT OF LAND CONTAINING
1.3447 ACRES (58,575 SQUARE FEET) SITUATED
IN THE FRANCIS MOORE LEAGUE, ABSTRACT 100
BRAZORIA COUNTY, TEXAS**

Being a tract of land containing 1.3447 acres (58,575 square feet), situated in the Francis Moore League, Abstract 100, Brazoria County, Texas, being all of a tract of land conveyed unto Moses Robles, Jr. by deed recorded under County Clerk's File No. 2002028561 of the Official Records of Brazoria County, Texas, being more commonly known as "Park", of Oak Bend Estates, an unrecorded subdivision in Brazoria County, Texas, together with all of a tract of land conveyed unto Moses Robles, Jr. by deed recorded under County Clerk's File No. 2002028560 of the Official Records of Brazoria County, Texas, being more commonly known as Lots 25, of Oak Bend Estates, an unrecorded subdivision in Brazoria County, Texas. Said 1.3447-acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2-inch iron rod in northwest right-of-way line of Oak Bend Drive (60 feet wide) for the south corner of a tract of land conveyed unto Douglas Frost, by deed recorded under County Clerk's File No. 2019052242 of the Official Records of Brazoria County, Texas (being more commonly known as Lot 23, of said Oak Bend Estates), and for the southeast corner of the said tract herein described;

THENCE South $61^{\circ}09'00''$ West, with said northwest right-of-way line, a distance of 39.92 feet to a found 5/8-inch iron rod at a distance of point of curvature in said northwest right-of-way line, and for a southerly corner of the said tract herein described;

THENCE along a curve to the left, with a cul-de-sac right-of-way line of said Oak Bend Drive, having a radius of 75.00 feet, an arc length of 136.61 feet, a chord bearing of South $75^{\circ}25'57''$ West, and a chord length of 118.49 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for a south corner of the said tract herein described;

THENCE North $77^{\circ}03'00''$ West, passing a set 1/2-inch iron rod with cap marked "SURVEY 1" online for reference at a distance of 235.80 feet, continuing for a total distance of 295.80 feet to the southwest corner of the said tract herein described, being in the east bank of Chocolate Bayou;

THENCE following the meanders of the east bank of said Chocolate Bayou the following courses and distances:

North $13^{\circ}24'00''$ East, a distance of 25.00 feet;
North $46^{\circ}47'00''$ East, a distance of 81.90 feet;
North $82^{\circ}31'00''$ East, a distance of 114.40 feet;
North $65^{\circ}52'00''$ East, a distance of 95.80 feet;
North $13^{\circ}33'00''$ East, a distance of 111.90 feet to the north corner of the said tract herein described;

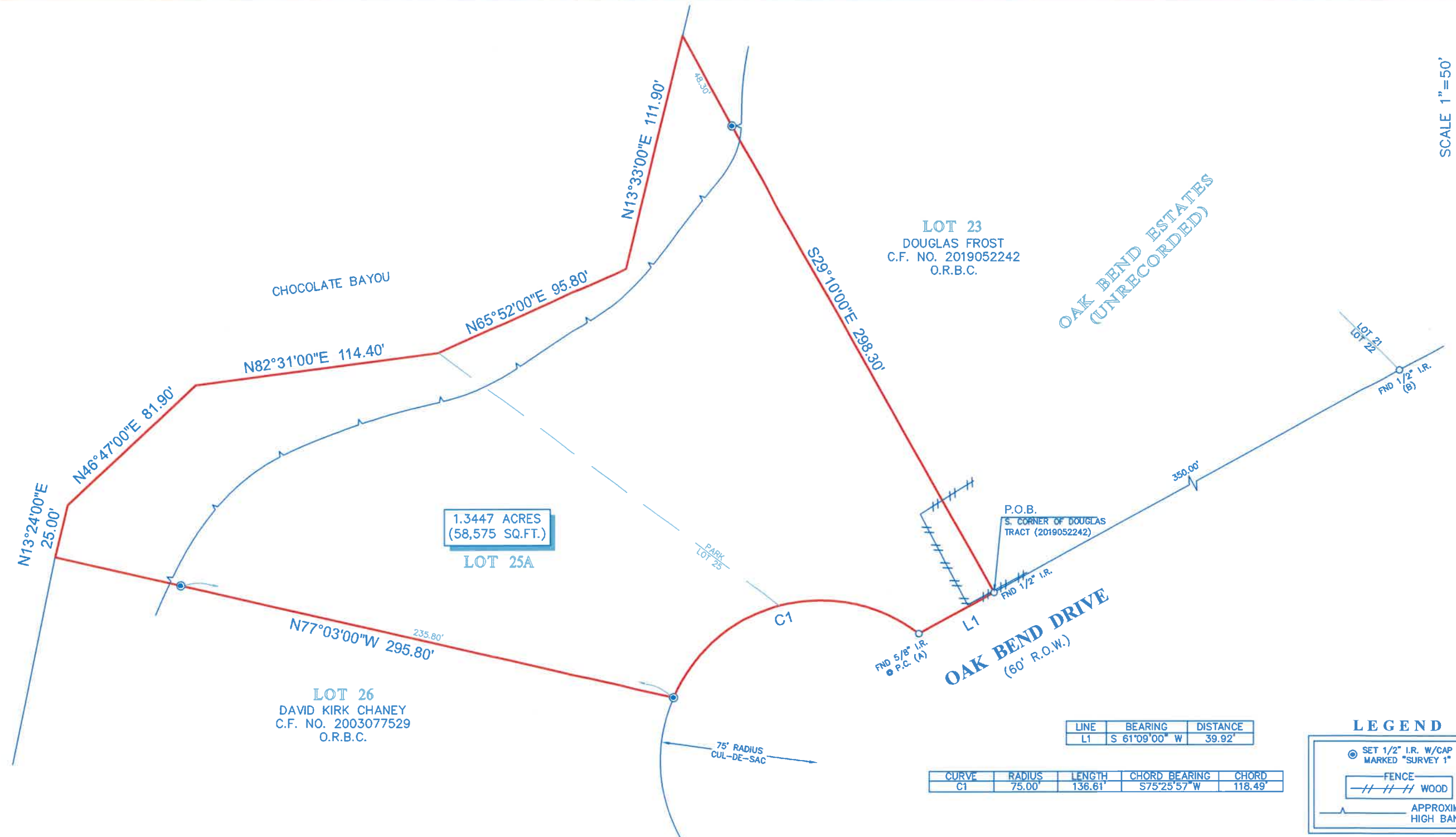
THENCE South $29^{\circ}10'00''$ East, passing a set 1/2-inch iron rod with cap marked "SURVEY 1" online for reference at a distance of 48.30 feet, continuing for a total distance of 298.30 feet to the POINT OF BEGINNING and containing 1.3447 acres (58,575 square feet), more or less.

Note: This metes and bounds description is referenced to a survey drawing prepared by Survey 1, Inc. (Firm Registration No. 100758-00) dated January 18, 2024, job number 01-130991-24.



FRANCIS MOORE
LEAGUE
ABSTRACT 100

SCALE 1"=50'



1.3447 ACRES
(58,575 SQ.FT.)
LOT 25A

LOT 26
DAVID KIRK CHANEY
C.F. NO. 2003077529
O.R.B.C.

LOT 23
DOUGLAS FROST
C.F. NO. 2019052242
O.R.B.C.

OAK BEND ESTATES
(UNRECORDED)

OAK BEND DRIVE
(60' R.O.W.)

LINE	BEARING	DISTANCE
L1	S 61°09'00" W	39.92'

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	75.00'	136.61'	S75°25'57" W	118.49'

LEGEND

- SET 1/2" I.R. W/CAP MARKED "SURVEY 1"
- FENCE
- WOOD
- APPROXIMATE HIGH BANK

NOTES:

- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED UNTO KENNETH E. CLICK, RECORDED IN VOL. 1613, PG. 372 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS. POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
- ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED BELOW. SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
- THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED BELOW FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.

LEGAL DESCRIPTION:

A TRACT OF LAND CONTAINING 1.3447 ACRES (58,575 SQUARE FEET) SITUATED IN THE FRANCIS MOORE LEAGUE, ABSTRACT 100, BRAZORIA COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

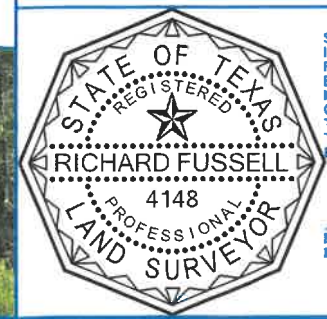


TITLE COMPANY:

doma

346-775-6011

G.F. #: 2023-30089 ISSUE DATE: MAY 16, 2023



SURVEYOR'S CERTIFICATE:
IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON MAY 30, 2023 AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING; AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

RICHARD FUSSELL
RPLS# 4148

REVISED(COMBINE TRACTS): 1-18-2024

CLIENT: JOHN MATTOX

ADDRESS: OAK BEND DRIVE

www.survey1inc.com
survey1@survey1inc.com

Survey 1, Inc.
Your Land Survey Company
Firm Registration No. 100758-00
P.O. Box 2543 | Alvin, TX 77512 | (281)393-1382

FIELD CREW: JF	TECH: SF
DRAFTER: SF	FINAL CHECK: EF
DATE: JANUARY 18, 2024	
JOB#: 01-130991-24	