

Glen Ashabranner
1.441 Acres

Mary V. O'Donnell Survey
Abstract No. 479

STATE OF TEXAS §

COUNTY OF BRAZORIA §

METES AND BOUNDS DESCRIPTION of a 1.441-acre tract in the Mary V. O'Donnell Survey, Abstract No. 479, Brazoria County, Texas. Said 1.441-acre tract is in Outlot 86 of the Dr. A. A. Luther Subdivision of the Town of Manvel as recorded in Volume 1, Page 71-72 in the Brazoria County Plat Records and is part of a called 29,712.0 Square Foot tract described in a deed to William H. Howell and James J. Liuzza as recorded in Volume 82, Page 908 in the Brazoria County Deed Records and is part of a called 35,250.0 Square Foot tract described in deeds to the William H. Howell Living Trust as recorded in Clerk's File No.'s 2015030965, 2015030966, 2015030970 and 2015030971 in the Brazoria County Clerk's Office. Said 1.441-acre tract is more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron rod found for the northwest corner of said Outlot 86, said point is at the point of intersection of the east line of Oleander Street (based on a width of 60-feet, not open) with the south right-of-way line of Large Avenue (based on a width of 60-feet, not open at this point);

THENCE, South 70°35'02" East, along the north line of said Outlot 86, same being the south line of said Large Avenue, for a distance of 216.63 feet to a 5/8-inch iron rod found for the POINT OF BEGINNING and northwest corner of the herein described tract, said point is the northeast corner of a called 33,805 square foot tract described in a deed to Christ Embassy Alvin, Inc. as recorded in Clerk's File No. 2013021874 in the Brazoria County Clerk's Office;

THENCE, South 70°35'02" East, continuing along the north line of said Outlot 86, same being the south line of said Large Avenue, at 117.50 feet pass the northeast corner of the aforementioned 35,250.0 Square Foot tract, same being the northwest corner of the aforementioned 29,712.0 Square Foot tract, and continue for a total distance of 197.29 feet to a 5/8-inch iron rod set in the centerline of a drainage ditch for the most northerly northeast corner of the herein described tract, said point is the northwest corner of a called 0.9196-acre tract described in a deed to Alexander K. Daniel, et al as recorded in Clerk's File No. 2008056291 in the Brazoria County Clerk's Office;

THENCE, South 16°04'03" East, along the northeasterly line of said 29,712.0 Square Foot tract, same being the westerly line of said 0.9196-acre tract and the centerline of said drainage ditch, for a distance of 34.95 feet to a 5/8-inch iron rod set for the most easterly northeast corner of the herein described tract, said point is the north corner of a called 0.5212-acre tract described in a deed to Michael J. Bennett and Patsy Bennett as recorded in Clerk's File No. 2016011039 in the Brazoria County Clerk's Office;

THENCE, South 19°15'23" West, along the east line of said 29,712.0 Square Foot tract, same being the west line of said 0.5212-acre tract, for a distance of 261.54 feet to a ½-inch iron rod found in the north right-of-way line of State Highway 6 (a.k.a Morris Avenue, based on a width of 120-feet) for the southeast corner of the herein described tract;

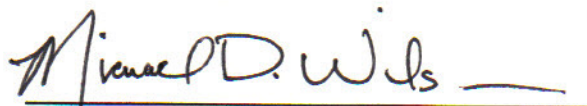
THENCE, North 70°35'03" West, along the north line of said State Highway 6 (a.k.a. Morris Avenue), at 100.00 feet pass the common line between said 29,712.00 Square Foot tract and the aforementioned 33,250.0 Square Foot tract, and continue for a total distance of 217.50 feet to a 5/8-inch iron rod set for the southwest corner of the herein described tract, said point is in the common line of said 33,250.0 Square Foot Tract and the aforementioned 33,805 Square Foot tract;

THENCE, North 19°15'23" East, along said common line for a distance of 290.00 feet to the POINT OF BEGINNING, containing a computed area of 1.441-acres (62,787 square feet).

NOTES:

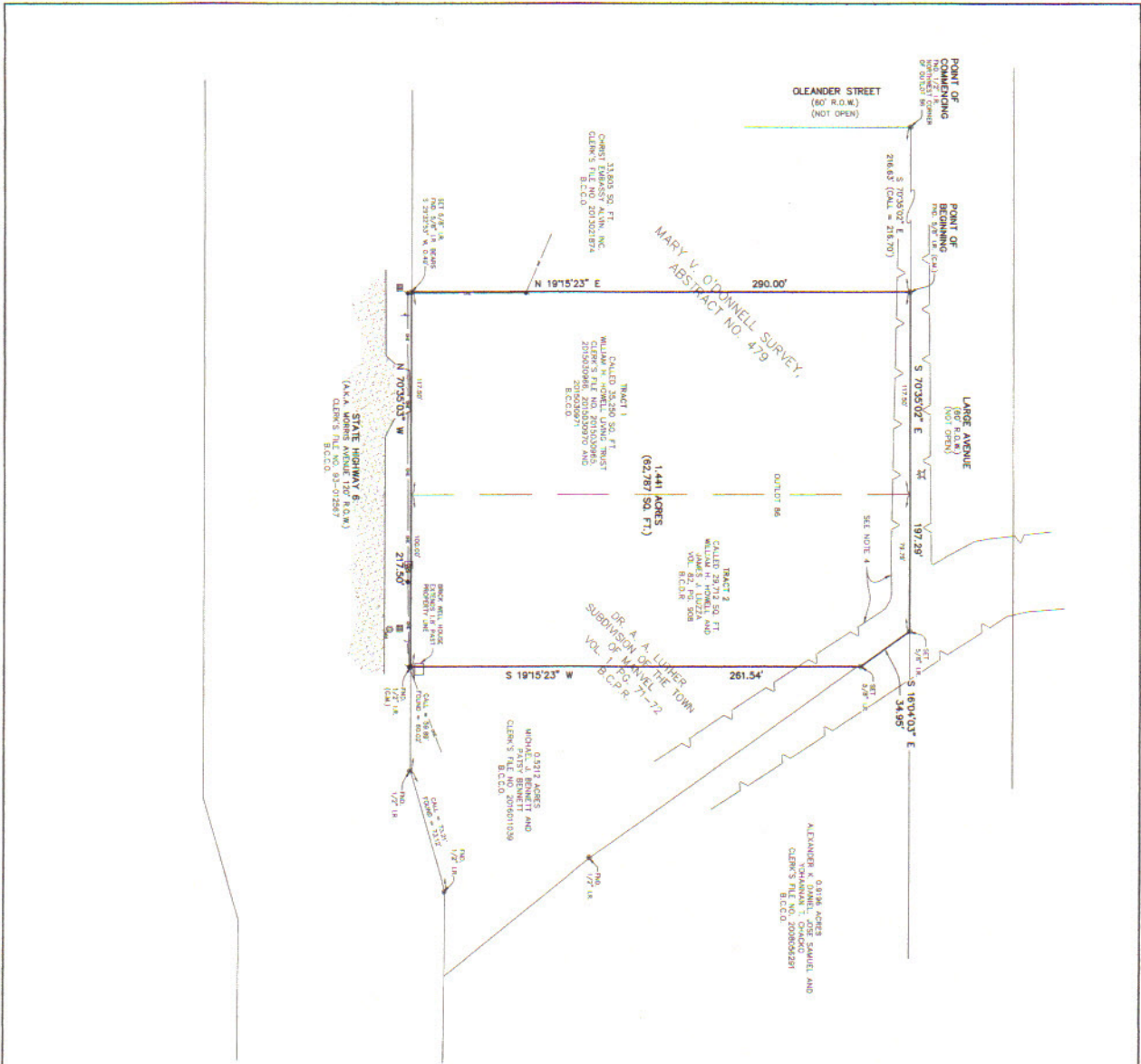
1. The bearings shown hereon are based on the Texas Coordinate System of 1983, South Central Zone.
2. A separate survey plat has been prepared in connection with this metes and bounds description.
3. The 5/8-inch iron rods set for property corners have a survey cap stamped "Wilson Survey Group".

The Wilson Survey Group, Inc.
2006 East Broadway, Suite 103
Pearland, Texas 77581
(281) 485-3991
Job No. 16-114
TBPLS Firm No. 10014900


Michael D. Wilson, R.P.L.S.
Registration No. 4821



04/04/14



STATE OF TEXAS

COUNTY OF BAKEN

SECTION 1

WITNESSETH, that the undersigned, GLEN ASHBRANNER, of the County of Baken, State of Texas, do hereby certify that the foregoing is a true and correct copy of the original of the plat of the subdivision of the land described in the plat, and that the same has been duly recorded in the public records of the County of Baken, State of Texas, in accordance with the provisions of the laws of the State of Texas in that behalf made.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the County of Baken, State of Texas, at the City of Dallas, Texas, this 14th day of March, 2016.

GLEN ASHBRANNER
 COUNTY CLERK

LEGEND

- 1. BOUNDARY SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 SOUTH CENTRAL ZONE.
- 2. THIS SURVEY HAS BEEN PREPARED UTILIZING A COMMENTARY QUALITY COMPANY, CLP # 21962-1920, HAVING AN EFFECTIVE DATE OF MARCH 09, 2016.
- 3. THE HOUSTON LIGHTING & POWER COMPANY EASEMENT SHOWN HEREON IS A PUBLIC UTILITY EASEMENT. ALL UTILITY DEED RECORDS, AND RECORDED "E" TIES FOR "N" IN THE SUBJECT TRACT, ARE RECORDED IN SCHEDULE "B" TIES FOR "N" IN THE SUBJECT TRACT. THIS COMMENTARY DOES NOT AFFECT THE NO EASEMENTS ASSOCIATED WITH THE DEEDS WATCHING THIS TRACT.

NOTES

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THE WILSON SURVEY GROUP
 2008 E. BROADWAY, FARMERSVILLE, TEXAS 77834
 (281) 487-3841 FAX (281) 487-3998
 1801 S. 11TH STREET, SUITE 100, WACO, TEXAS 76798
 (817) 871-8200 FAX (817) 871-8200

GLEN ASHBRANNER
 COUNTY CLERK

SCALE: 1"=30'

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