

GORMLY SURVEYING, INC.
REGISTERED PROFESSIONAL LAND SURVEYORS
P. O. BOX 862, ALVIN, TEXAS, 77512-0862
PHONE (281) 331-0883
FIRM# 10095700

METES AND BOUNDS

4.269 acres of land, being part of a 0.50 acre tract as recorded in File Number 96-027617, Official Records, Brazoria County, Texas, situated in the I. & G. N. R. R. Company Survey, Abstract 619, Brazoria County, Texas, and all of a 3.8297 acre tract being situated in Lot "A" of Cooper Subdivision as recorded in Volume 3, Page 84, Plat Records, Brazoria County, Texas, and also part of the H.T. & B. R. R. Company Survey, Abstract 481, Brazoria County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING at the north corner of a 0.0643 acre tract as described in Document Number 2007010618, Official Records of Real Property, Brazoria County, Texas, in the southwest line or State Highway No. 6, also being the east corner of the herein described tract of land;

THENCE South 25 deg. 39 min. 42 sec. West, along the northwest line of said 0.0643 acre tract of land, a distance of 54.92 feet to a 5/8 inch iron rod found for angle point of the herein described tract of land, the west corner of said 0.0643 acre tract, and the northeast corner of said 3.8297 acre tract of land;

THENCE South 25 deg. 18 min. 41 sec. West, along the southeast line of said 3.8297 acre tract, a distance of 524.57 feet to a capped 5/8 inch iron rod found for the south corner of said 3.8297 acre tract of land and the south corner of the herein described tract of land, in the northeast line of County Road 153 (unimproved);

THENCE North 70 deg. 31 min. 09 sec. West, along the northeast line of said County Road 153, a distance of 290.39 feet to a 5/8 inch iron rod found for the southwest corner of the herein described tract of land, the southwest corner of said 3.8297 acre tract, and the southeast corner of a 1.0 acre tract as recorded in File Number 99-027941, Official Records of Real Property, Brazoria County, Texas,

THENCE North 03 deg. 30 min. 13 sec. West, along the southwest line of said 3.8297 acre tract and the northeast line of said 1.0 acre tract, a distance of 350.58 feet to a 1/2 inch iron rod set for the northwest corner of the herein described tract of land and the northeast corner of said 1.0 acre tract of land, in the southeast line of a tract of land as described in Document Number 2011016742, Official Records of Real Property, Brazoria County, Texas;

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THENCE North 86 deg. 59 min. 36 sec. East, along the southeast line of said 4.766 acre tract and the southeast line of a 1.011 acre tract as recorded in Document Number 2002042937, Official Records of Real Property, Brazoria County, Texas, a distance of 325.40 feet to a point for interior corner of the herein described tract of land and the southeast corner of said 1.1011 acre tract, also the southwest corner of said 0.5 acre tract, from which a 5/8 inch iron rod was found North 16 deg. 38 min. 15 sec. East, a distance of 1.50 feet;

THENCE North 16 deg. 38 min. 15 sec. East, along the easterly line of said 1.1011 acre tract and the westerly line of said 0.5 acre tract, a distance of 149.29 feet to a capped 5/8 inch iron rod found for the most north corner of the herein described tract of land and the northeast corner of said 1.1011 acre tract, in the southwest line of State Highway No. 6;

THENCE South 64 deg. 39 min. 12 sec. East, along the southwest line of said State Highway No. 6, a distance of 194.26 feet to the PLACE OF BEGINNING and containing 4.269 acres of land.

METES AND BOUNDS WRITTEN APRIL 14, 2023

BY: 
Chad A. Gormly
Registered Professional Land Surveyor No. 5796



THIS DOCUMENT IS PART OF A PROFESSIONAL LAND SURVEYING REPORT THAT CONSISTS OF THIS METES AND BOUNDS DESCRIPTION AND A MAP.