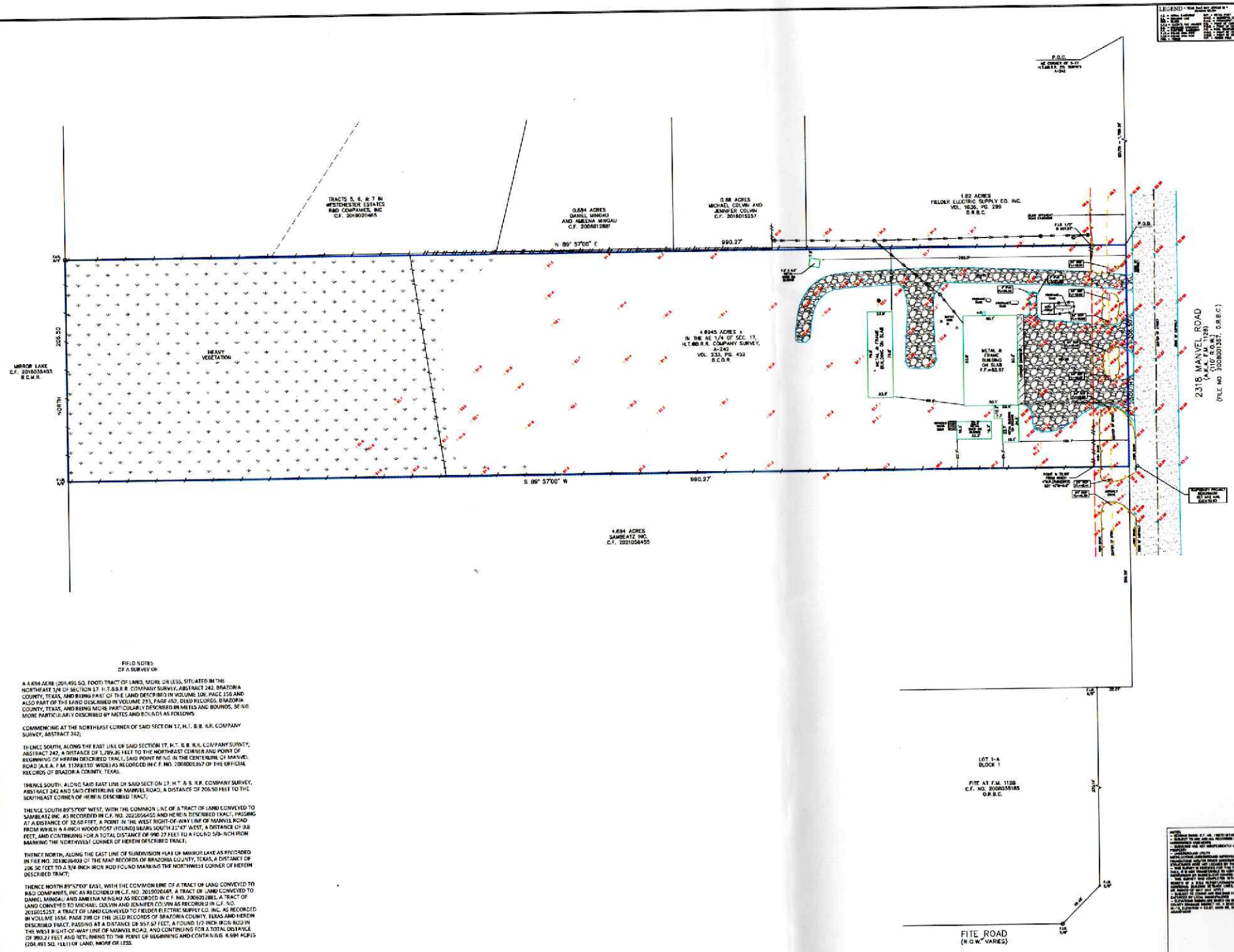


FIELD NOTES
OF A SURVEY OF

A 4.694 ACRE (204,491 SQ. FOOT) TRACT OF LAND, MORE OR LESS, SITUATED IN THE NORTHEAST 1/4 OF SECTION 17, H.T.&B.R.R. COMPANY SURVEY, ABSTRACT 242, BRAZORIA COUNTY, TEXAS, AND BEING PART OF THE LAND DESCRIBED IN VOLUME 108, PAGE 156 AND ALSO PART OF THE LAND DESCRIBED IN VOLUME 233, PAGE 450, DEED RECORDS, BRAZORIA COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN METES AND BOUNDS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 17, H.T. & B. R.R. COMPANY SURVEY, ABSTRACT 242;

THENCE SOUTH, ALONG THE EAST LINE OF SAID SECTION 17, H.T. & B. R.R. COMPANY SURVEY, ABSTRACT 242, A DISTANCE OF 1,789.36 FEET TO THE NORTHEAST CORNER AND POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; SAID POINT BEING IN THE CENTERLINE OF MANVEL ROAD (A.K.A. F.M. 1128)(110' WIDE) AS RECORDED IN C.F. NO. 2008001367 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS;

THENCE SOUTH, ALONG SAID EAST LINE OF SAID SECTION 17, H.T. & B. R.R. COMPANY SURVEY, ABSTRACT 242 AND SAID CENTERLINE OF MANVEL ROAD, A DISTANCE OF 205.50 FEET TO THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT;

THENCE SOUTH 89°57'00" WEST, WITH THE COMMON LINE OF A TRACT OF LAND CONVEYED TO SAMBEATZ INC. AS RECORDED IN C.F. NO. 2021056455 AND HEREIN DESCRIBED TRACT, PASSING AT A DISTANCE OF 32.60 FEET, A POINT IN THE WEST RIGHT-OF-WAY LINE OF MANVEL ROAD FROM WHICH A 4-INCH WOOD POST (FOUND) BEARS SOUTH 21°47' WEST, A DISTANCE OF 0.8 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF 990.27 FEET TO A FOUND 5/8-INCH IRON MARKING THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT;

THENCE NORTH, ALONG THE EAST LINE OF SUBDIVISION PLAT OF MIRROR LAKE AS RECORDED IN FILE NO. 2016035403 OF THE MAP RECORDS OF BRAZORIA COUNTY, TEXAS, A DISTANCE OF 206.50 FEET TO A 3/4 INCH IRON ROD FOUND MARKING THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT;

THENCE NORTH 89°57'00" EAST, WITH THE COMMON LINE OF A TRACT OF LAND CONVEYED TO R&D COMPANIES, INC AS RECORDED IN C.F. NO. 2019020465, A TRACT OF LAND CONVEYED TO DANIEL MINGAU AND AMEENA MINGAU AS RECORDED IN C.F. NO. 2008012880, A TRACT OF LAND CONVEYED TO MICHAEL COLVIN AND JENNIFER COLVIN AS RECORDED IN C.F. NO. 2018015257, A TRACT OF LAND CONVEYED TO FIELDER ELECTRIC SUPPLY CO. INC. AS RECORDED IN VOLUME 1636, PAGE 299 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS AND HEREIN DESCRIBED TRACT, PASSING AT A DISTANCE OF 957.67 FEET, A FOUND 1/2-INCH IRON ROD IN THE WEST RIGHT-OF-WAY LINE OF MANVEL ROAD, AND CONTINUING FOR A TOTAL DISTANCE OF 990.27 FEET AND RETURNING TO THE POINT OF BEGINNING AND CONTAINING 4.694 ACRES (204,491 SQ. FEET) OF LAND, MORE OR LESS.