

RANDY L. STROUD, P. E.
CIVIL ENGINEER AND LAND SURVEYOR
201 SOUTH VELASCO
ANGLETON, TEXAS 77515

979-849-3141
PE #050839

FIRM NO. 10020500

r_stroud@sbcglobal.net
RPLS #2112

FIELD NOTES OF A 14.38 ACRE TRACT OUT OF THE J. W. CLOUD SURVEY, ABSTRACT 169, BRAZORIA COUNTY, TEXAS, BEING DESIGNATED AS TRACT B IN THAT CERTAIN DEED RECORDED IN VOLUME 1360, PAGE 230 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS; AND SAID 14.38 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" iron rod found at the intersection of the South right-of-way line of County Road 45 with the West line of the J. W. Cloud Survey, Abstract 169, Brazoria County, Texas; said rod marking the Northeast corner of a 4.008 acre tract out of the A. B. Langermann Survey, Abstract 656, Brazoria County, Texas; said 4.008 acre tract being described in a deed recorded in Volume 1558, Page 663 of the Deed Records of Brazoria County, Texas, said rod bears North 89° 41' 37" East 173.52 feet from a concrete monument found in the Easterly right-of-way line of State Highway 288B;

THENCE; North 89° 52' 12" East 668.22 feet, along the South right-of-way line of County Road 45, to a 1" iron pipe found for the Northeast corner of a 19.16 acre tract described as Tract A in that certain deed recorded in Volume 1360, Page 230 of the Deed Records of Brazoria County, Texas; said pipe also marking the Northwest corner of a 4.79 acre tract described in a deed recorded in Volume 586, Page 355 of the Deed Records of Brazoria County, Texas;

THENCE; South 89° 56' 07" East 167.21 feet, along the South right-of-way line of County Road 45, to a 1/2" iron rod set at the Northeast corner of said 4.79 acre tract for the place of beginning of the herein described tract;

THENCE; North 89° 50' 54" East 503.28 feet, along the South right-of-way line of County Road 45, to a 1/2" iron rod found for corner;

THENCE; South 0° 01' 32" West 1245.28 feet to a 1-1/2" iron pipe found for corner in the North line of the J. R. Marmion, Jr. called 12.553 acre tract;

THENCE; South 89° 47' 46" West 502.66 feet, along the North line of said J. R. Marmion tract, to a 3/4" iron pipe found for corner at the Southeast corner of said 4.79 acre tract;

THENCE; North 0° 00' 11" West (Reference Bearing) 1245.74 feet, along the East line of said 4.79 acre tract, to the place of beginning..

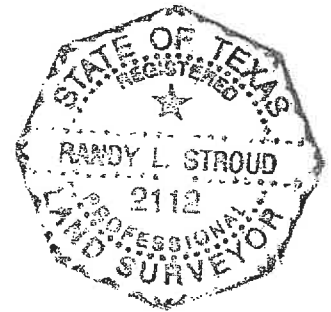
Said tract therein containing 14.38 acres of land.

CERTIFIED: Randy L. Stroud
Randy L. Stroud, P. E. Registered Professional Land Surveyor #2112

*See attached plat.

**All iron rods set for this survey have a plastic cap stamped "STROUD RPLS 2112".

4T21587C1
October 31, 2023



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FIELD NOTES OF A 19.16 ACRE TRACT OUT OF THE J. W. CLOUD SURVEY, ABSTRACT 169, BRAZORIA COUNTY, TEXAS, BEING DESIGNATED AS TRACT A IN THAT CERTAIN DEED RECORDED IN VOLUME 1360, PAGE 230 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS; AND SAID 19.16 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found at the intersection of the South right-of-way line of County Road 45 with the West line of the J. W. Cloud Survey, Abstract 169, Brazoria County, Texas; said rod marking the Northeast corner of a 4.008 acre tract out of the A. B. Langermann Survey, Abstract 656, Brazoria County, Texas; said 4.008 acre tract being described in a deed recorded in Volume 1558, Page 663 of the Deed Records of Brazoria County, Texas, said rod bears North 89° 41' 37" East 173.52 feet from a concrete monument found in the Easterly right-of-way line of State Highway 288B;

THENCE; North 89° 52' 12" East 668.22 feet, along the South right-of-way line of County Road 45, to a 1" iron pipe found for the Northeast corner of the herein described tract;

THENCE; South 0° 00' 43" West 1247.66 feet, along the West line of a 4.79 acre tract described in a deed recorded in Volume 586, Page 355 of the Deed Records of Brazoria County, Texas, to a 3/4" iron pipe found for corner at the Southwest corner of said 4.79 acre tract;

THENCE; South 89° 49' 47" West 669.46 feet, along the North line of the J. R. Marmion tract, to a 3/4" iron pipe found for corner in the West line of the J. W. Cloud Survey, Abstract 169, Brazoria County, Texas;

THENCE; North 0° 04' 08" East 1248.13 feet, along the West line of said J. W. Cloud Survey, Abstract 169, to the place of beginning.

Said tract therein containing 19.16 acres of land.

CERTIFIED: Randy L. Stroud
Randy L. Stroud, P. E. Registered Professional Land Surveyor #2112

- *See attached plat.
- **All iron rods set for this survey have a plastic cap stamped "STROUD RPLS 2112".
- *** The reference bearing for this survey is the East line of said 4.79 acre tract with a call of North 0° 00' 11" West 1245.74 feet.

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FIELD NOTES OF A 4.79 ACRE TRACT OUT OF THE J. W. CLOUD SURVEY, ABSTRACT 169, BRAZORIA COUNTY, TEXAS, BEING TRACT 2B AND DESCRIBED AS 5.00 ACRES, MORE OR LESS, IN THAT CERTAIN PARTITION DEED DATED DECEMBER 23, 1953, AND RECORDED IN VOLUME 586, PAGE 355 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS; AND SAID 4.79 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" iron rod found at the intersection of the South right-of-way line of County Road 45 with the West line of the J. W. Cloud Survey, Abstract 169, Brazoria County, Texas; said rod marking the Northeast corner of a 4.008 acre tract out of the A. B. Langermann Survey, Abstract 656, Brazoria County, Texas; said 4.008 acre tract being described in a deed recorded in Volume 1558, Page 663 of the Deed Records of Brazoria County, Texas, said rod bears North 89° 41' 37" East 173.52 feet from a concrete monument found in the Easterly right-of-way line of State Highway 288B;

THENCE; North 89° 52' 12" East 668.22 feet, along the South right-of-way line of County Road 45, to a 1" iron pipe found for the Northeast corner of a 19.16 acre tract described as Tract A in that certain deed recorded in Volume 1360, Page 230 of the Deed Records of Brazoria County, Texas; said pipe also marking the place of beginning of the herein described tract;

THENCE; South 0° 00' 43" West 1247.66 feet, along the East line of said 19.16 acre tract, to a 3/4" iron pipe found for corner in the North line of the J. R. Marmion, Jr. Called 12.553 acre tract at the Southeast corner of said 19.16 acre tract;

THENCE; North 89° 24' 32" East 167.54 feet, along the North line of said J. R. Marmion tract, to a 3/4" iron pipe found for corner at the Southwest corner a 14.38 acre tract described in a deed recorded in Volume (89) 629, Page 747 of the Official Records of Brazoria County, Texas;

THENCE; North 0° 00' 11" West (Reference Bearing) 1245.74 feet, along the West line of said 14.38 acre tract, to a 1/2" iron rod set for corner in the South right-of-way line of County Road 45 at the Northwest corner of said 14.38 acre tract;

THENCE; North 89° 56' 07" West 167.21 feet, along the South right-of-way line of County Road 45, to the place of beginning.

Said tract therein containing 4.79 acres of land.

CERTIFIED: Randy L. Stroud
Randy L. Stroud P. E. Registered Professional Land Surveyor #2112

*See attached plat.

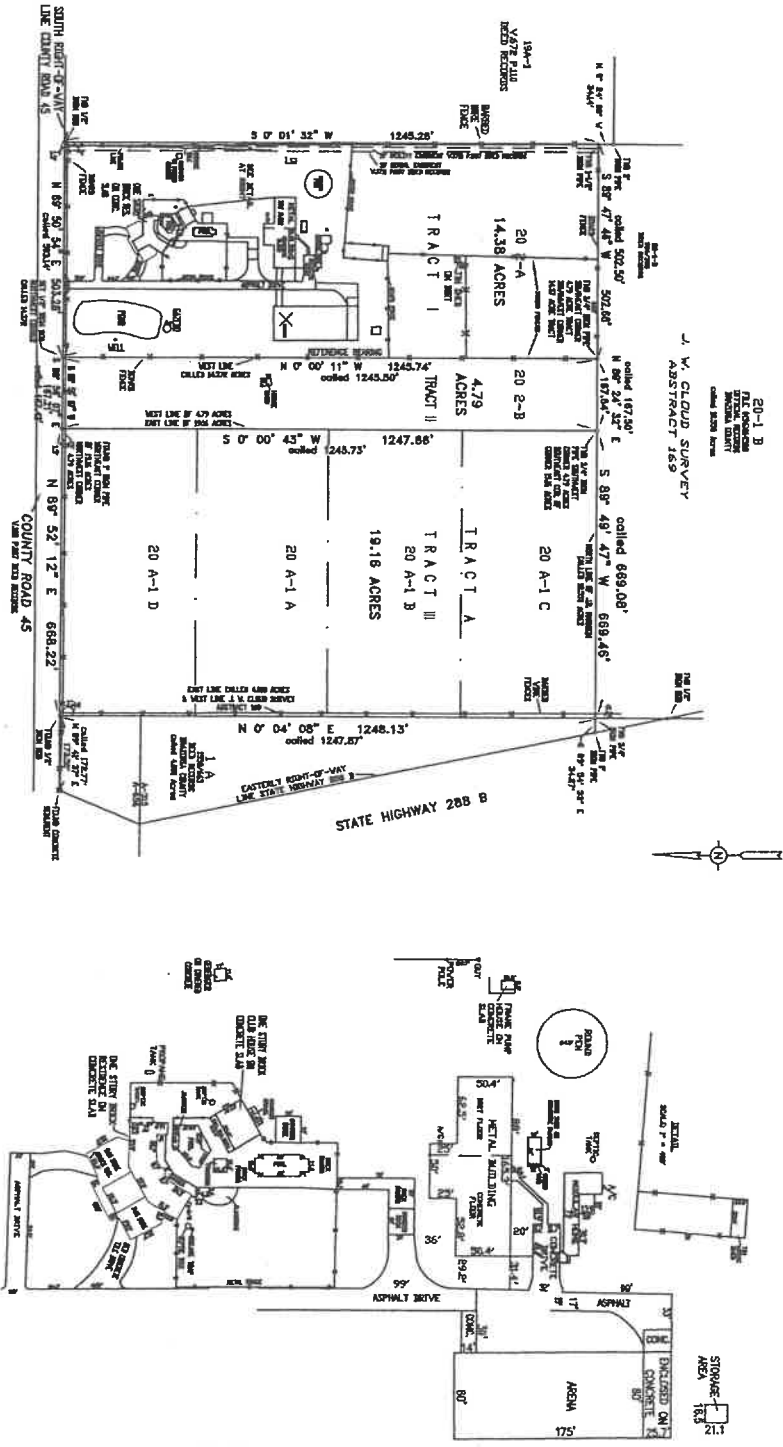
**All iron rods set for this survey have a plastic cap stamped "STROUD RPLS 2112".

4T21587A1
October 31, 2023



Benjamin Sykes
 11/3/23

NOTE!
 ALL SET 1/2" IRON RODS
 HAVE A PLASTIC CAP STAMPED
 STROUD, RP-L 2112

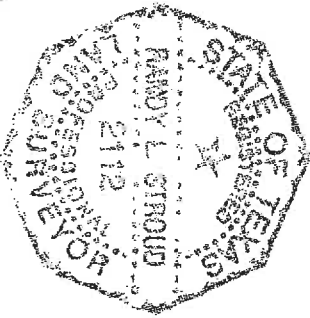


1226 COUNTY ROAD 45 - ANGLETON, TEXAS 77515
 THIS PROPERTY IS LOCATED IN ZONE "X" AND IS NOT
 IN THE 100 YEAR FLOOD PLAIN ACCORDING TO THE
 FLOODED HAZARD MAP FOR BRAZORIA COUNTY, TEXAS.
 COMMUNITY # 488498
 PANEL # 6485
 SURFTEXT
 ZONE X
 12-30-20

TRACT I
 A PLAT OF A 14.38 ACRE TRACT OUT OF THE J.V. CLOUD SURVEY, ABSTRACT 169, BRAZORIA COUNTY, TEXAS, BEING DESCRIBED AS TRACT B IN THAT CERTAIN DEED AND RECORDED IN VOLUME 1360, PAGE 230 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS, AND SAID 14.38 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED.

TRACT II
 A PLAT OF A 4.79 ACRE TRACT OUT OF THE J.V. CLOUD SURVEY, ABSTRACT 169, BRAZORIA COUNTY, TEXAS, BEING TRACT 2B AND DESCRIBED AS 5.000 ACRES, MORE OR LESS IN THAT CERTAIN PARTITION DEED DATED DECEMBER 23, 1983, AND RECORDED IN VOLUME 986, PAGE 355 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS, AND SAID 4.79 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED.

TRACT III
 A PLAT OF A 19.18 ACRE TRACT OUT OF THE J.V. CLOUD SURVEY, ABSTRACT 169, BRAZORIA COUNTY, TEXAS, BEING DESCRIBED AS TRACT A IN THAT CERTAIN DEED AND RECORDED IN VOLUME 1360, PAGE 230 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS, AND SAID 19.18 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED.



FROM THE OFFICE OF:
 RANDY L. STROUD, P.E.
 7804 NO. 11002300
 011 SOUTH VILLAS RD
 WACO, TEXAS 77715
 767-548-1141

SCALE 1" = 200'
 41 21.5898
 10-30-23
 THE PLAT HEREON IS A REPRESENTATION OF THE PROPERTY AS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THE LINES AND DIMENSIONS OF SAID PROPERTY ARE AS INDICATED. THE SIZE, LOCATION AND TYPE OF BUILDINGS ARE SHOWN AS APPROXIMATE AND WITHIN THE BOUNDARIES OF THE PROPERTY LINES THE DISTANCES INDICATED. I HAVE LOCATED THE APPARENT ENDOCRUS STAKES ON THE PLAT HEREON.
 CENTERED:
 RANDY L. STROUD, REGISTERED PROFESSIONAL LAND SURVEYOR
 LICENSE #2112

GRAPHIC SCALE
 0 200 400 600

11/3/23