

FIELD NOTES OF A 1.787 ACRE TRACT COMPOSED OF A 1.5290 ACRE TRACT OUT OF LOT 24 OF THE R.T. MULCAHY SUBDIVISION (VOLUME 1, PAGE 24, BRAZORIA COUNTY PLAT RECORDS) TO THE TOWN OF DAMON AND ALSO BEING OUT OF THE LEO MIKESKA 2.5 ACRE TRACT (VOLUME 1458, PAGE 699, BRAZORIA COUNTY DEED RECORDS) OUT OF THE T.L. SMITH SUBDIVISION, AND OF A 0.258 ACRE TRACT OUT OF THE LEO MIKESKA 2.5 ACRE TRACT (VOLUME 1458, PAGE 699, BRAZORIA COUNTY DEED RECORDS) OUT OF THE T.L. SMITH SUBDIVISION, ALL BEING OUT OF THE ABRAHAM DARST LEAGUE, ABSTRACT 61, BRAZORIA COUNTY, TEXAS, AND SAID 1.787 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod set in the North right-of-way line of Stockwell Avenue (Town of Damon), said rod marking the South corner of the Leo Mikeska 2.50 acre tract, the Southeast corner of Lot 24 of the R.T. Mulcahy Subdivision, and the Southwest corner of the Stephen M. Svaide called 0.6732 acre tract described in a deed recorded in Volume 1500, Page 780 of the Deed Records of Brazoria County, Texas;

THENCE; North 46° 46' 45" East 19.53 feet, along the Southeast line of the Leo Mikeska 2.5 acre tract and the Northwest line of said Lot 24, to a 1/2" iron rod found for corner;

THENCE; North 44° 14' 14" West 32.06 feet to a 1/2" iron pipe found for corner at the West corner of a called 0.2137 acre tract described in a deed recorded in File 2020-053141 of the Official Records of Brazoria County, Texas;

THENCE; North 21° 58' 08" West 82.07 to a 1/2" iron rod with plastic cap stamped "Bradford 4728";

THENCE; North 60° 54' 05" East 276.06 feet to a 1/2" iron rod with plastic cap stamped "Bradford 4728" found for corner in the Northwest line of a called 0.2137 acre tract described in a deed recorded in File 2020-053141 of the Official Records of Brazoria County, Texas;

THENCE; North 45° 01' 15" East (Reference Bearing) 55.60 feet, along the Northwest line of said called 0.2137 acre tract, to a 1/2" iron pipe found for corner at the North corner of said called 0.2137 acre tract;

THENCE; South 45° 06' 55" East 121.36 feet, along the Northeast line of said called 0.2137 acre tract and the Northeast line of said called 0.6732 acre tract, to a 1/2" iron pipe found for corner at the East corner of said called 0.6732 acre tract in the Northwest line of the Stephen M. Svaide called 33,660 square feet (0.773 acre) tract described in a deed recorded in Volume 1367, Page 117 of the Deed Records of Brazoria County, Texas;

THENCE; North 45° 03' 13" East 84.86 feet, along the Northwest line of said called 33,660 square feet tract, to a 1/2" iron rod found marking the North corner of said called 33,600 square feet tract;

THENCE; South 45° 23' 12" East 66.56 feet, along the Northeast line of said called 33,600 square feet tract, to a 1/2" iron rod found for corner at the North corner of a called 0.2577 acre tract described in a deed recorded in Volume (86)301, Page 88 of the Official Records of Brazoria County, Texas;

THENCE; South 49° 03' 43" West 163.48 feet, along the Northwest line of said called 0.2577 acre tract, to a 1/2" iron pipe found for corner;

THENCE; South 5° 29' 39" East 106.54 feet, along the West line of said called 0.2577 acre tract, to a 1/2" iron rod set for corner in the North right-of-way line of Stockwell Avenue at the Southerly corner of said called 0.2577 acre tract;

THENCE; South 89° 55' 51" West 321.78 feet, along the North right-of-way line of Stockwell Avenue, to the place of beginning.

Said tract therein containing 1.787 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, BURT BAKER, OWNER OF THE 1.7870 ACRE TRACT BEING A 1.538 ACRE TRACT OUT OF LOT 24 OF THE R.T. MULCAHY SUBDIVISION (VOLUME 1, PAGE 24, BRAZORIA COUNTY PLAT RECORDS) TO THE TOWN OF DAMON, AND A 0.247 ACRE TRACT BEING OUT OF A 0.258 ACRE TRACT OUT OF THE LEO MIKESKA 2.5 ACRE TRACT (VOLUME 1458, PAGE 699, BRAZORIA COUNTY DEED RECORDS); SAID SUBDIVISION AS BURT BAKER SUBDIVISION, BRAZORIA COUNTY, TEXAS, DO HEREBY DEDICATE TO THE PUBLIC FOR USE THE EASEMENTS SHOWN HEREON FOREVER, AND DO HEREBY AND BIND MYSELF, MY SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

WITNESS MY HAND AND SEAL OF BRAZORIA COUNTY, TEXAS, THIS 5 DAY OF December, 2023.

BURT BAKER

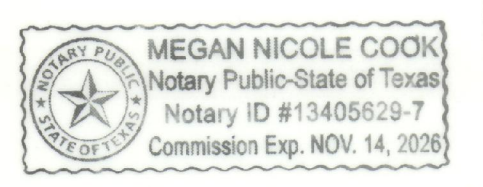
NOTARY PUBLIC STATE OF TEXAS - COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BURT BAKER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 5 DAY OF December, 2023

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: NOV. 14, 2026



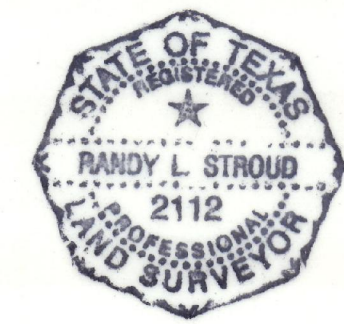
SURVEYOR'S CERTIFICATION

STATE OF TEXAS COUNTY OF BRAZORIA

KNOW ALL MEN BY THESE PRESENTS:

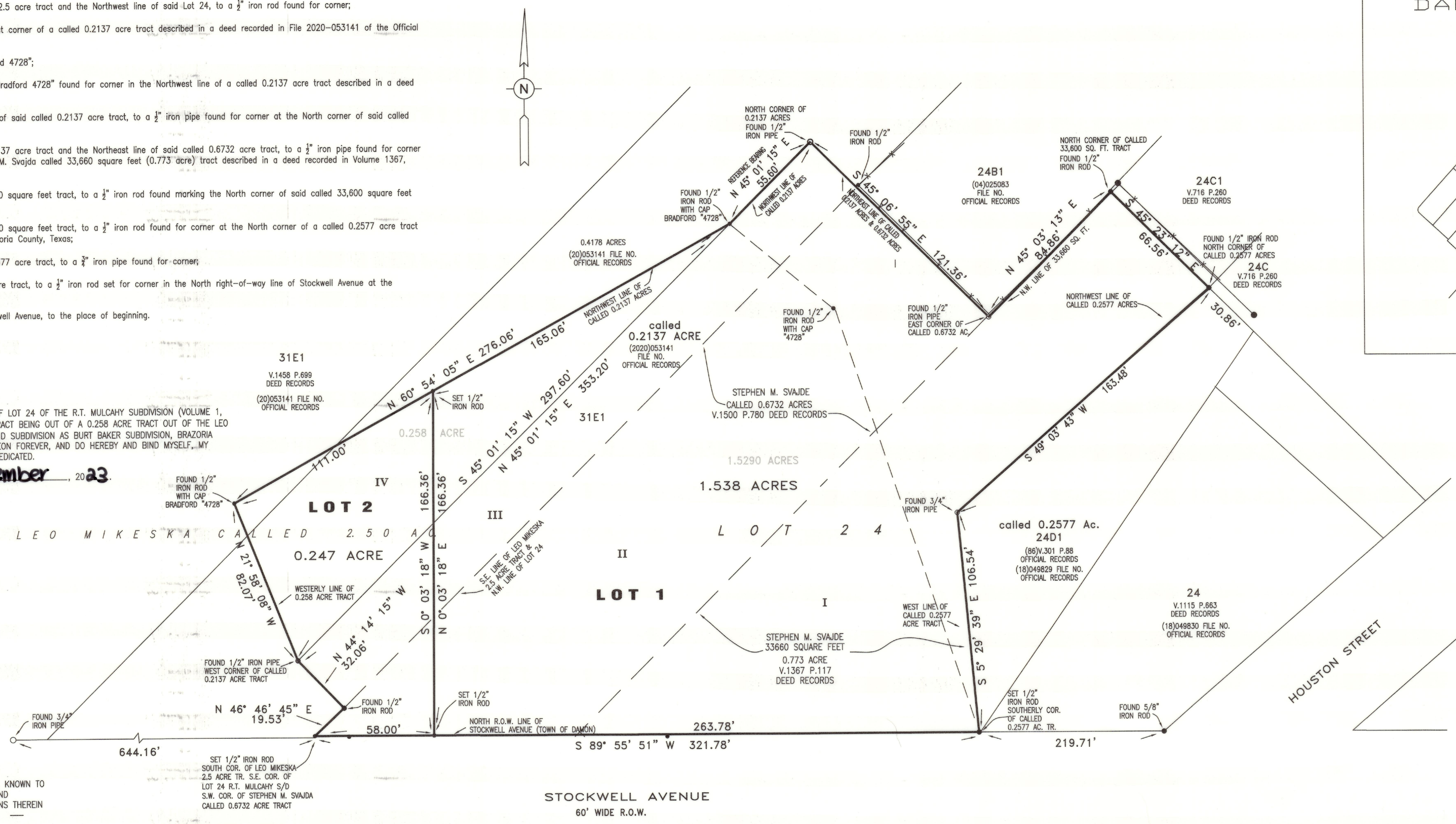
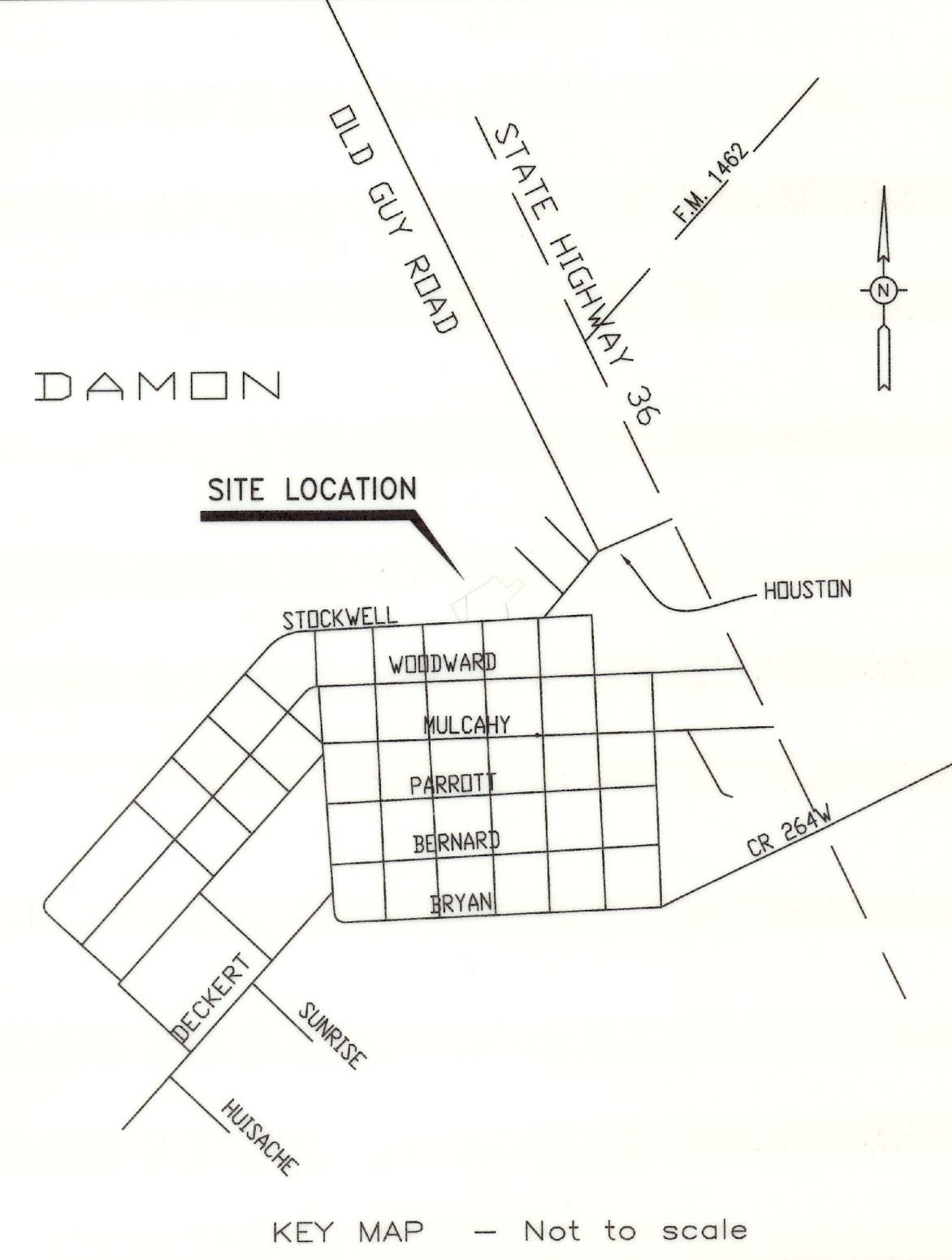
THAT I, RANDY L. STROUD, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL SURVEY OF THE LAND AND THAT CORNER MONUMENTS SHOWN THEREON HAVE BEEN PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

Randy L. Stroud 11-30-23
RANDY L. STROUD, REGISTERED PROFESSIONAL LAND SURVEYOR DATE
LICENSE #2112



FROM THE OFFICE OF: RANDY L. STROUD, P.E. FIRM NO. 10020500 201 SOUTH VELASCO ANGLETON, TEXAS 77515 979-849-3141

OWNER: BURT BAKER 602 STOCKWELL AVENUE DAMON, TEXAS 77430 346-318-8594
SURVEYOR: RANDY L. STROUD, P.E. 201 SOUTH VELASCO ANGLETON, TEXAS 77515 979-849-3141



CERTIFICATE OF THE COMMISSIONERS COURT

APPROVED BY THE COMMISSIONERS COURT OF BRAZORIA COUNTY, TEXAS, THIS _____ DAY OF _____, 20____.

COUNTY JUDGE
COMMISSIONER, PRECINCT 1
COMMISSIONER, PRECINCT 2
COMMISSIONER, PRECINCT 3
COMMISSIONER, PRECINCT 4

CERTIFICATE OF COUNTY ENGINEER

I, _____, COUNTY ENGINEER OF BRAZORIA COUNTY, TEXAS, THIS _____ DAY OF _____, 20____.

DATE _____ COUNTY ENGINEER _____

NOTES:
1. ALL SET 1/2" IRON RODS HAVE CAP STAMPED STROUD, RPLS 2112.

BURT BAKER SUBDIVISION
2 LOTS, 1 BLOCK, 0 RESERVES

A PLAT OF A 1.787 ACRE TRACT COMPOSED OF A 1.5290 ACRE TRACT OUT OF LOT 24 OF THE R.T. MULCAHY SUBDIVISION (VOLUME 1, PAGE 24, BRAZORIA COUNTY PLAT RECORDS) TO THE TOWN OF DAMON AND ALSO BEING OUT OF THE LEO MIKESKA 2.5 ACRE TRACT (VOLUME 1458, PAGE 699, BRAZORIA COUNTY DEED RECORDS) OUT OF THE T.L. SMITH SUBDIVISION, ALL BEING OUT OF THE ABRAHAM DARST LEAGUE, ABSTRACT 61, BRAZORIA COUNTY, TEXAS.

