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 ARE 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, RANDY L. STROUD, P.E. BURT BAKER ABSTRACT 61, BRAZORIA COUNTY, TEXAS, AND SAID 1.787 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: 602 STOCKWELL AVENUE 201 SOUTH VELASCO DAMON, TEXAS 77430 ANGLETON, TEXAS 77515 BEGINNING at a 1" 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 346-318-8594 979-849-3141 of Lot 24 of the R.T. Mulcahy Subdivision, and the Southwest corner of the Stephen M. Svajda 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 ½" iron rod found for corner; DAMON THENCE; North 44° 14' 14" West 32.06 feet to a 1" 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; SITE LOCATION THENCE: North 21° 58' 08" West 82.07 to a ½" iron rod with plastic cap stamped "Bradford 4728"; THENCE; North 60° 54' 05" East 276.06 feet to a 1" 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; NORTH CORNER OF THENCE; North 45° 01' 15" East (Reference Bearing) 55.60 feet, along the Northwest line of said called 0.2137 acre tract, to a 2" iron pipe found for corner at the North corner of said called WOODWARD 0.2137 ACRES FOUND 1/2 0.2137 acre tract; FOUND 1/2 IRON PIPE NORTH CORNER OF CALLED 33,600 SQ. FT. TRACT IRON ROD 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 ½" iron pipe found for corner at the East corner of said called 0.6732 acre tract in the Northwest line of the Stephen M. Svajda called 33,660 square feet (0.773 acre) tract described in a deed recorded in Volume 1367, FOUND 1/2"
IRON ROD Page 117 of the Deed Records of Brazoria County, Texas: 24B1 (04)025083 FILE NO. THENCE; North 45° 03' 13" East 84.86 feet, along the Northwest line of said called 33,660 square feet tract, to a 1" iron rod found marking the North corner of said called 33,600 square feet FOUND 1/2" IRON ROD WITH CAP V.716 P.260 OFFICIAL RECORDS DEED RECORDS BRADFORD "4728" THENCE; South 45° 23' 12" East 66.56 feet, along the Northeast line of said called 33,600 square feet tract, to a 1" iron rod found for corner at the North corner of a called 0.2577 acre tract FOUND 1/2" IRON ROD NORTH CORNER OF CALLED 0.2577 ACRES described in a deed recorded in Volume (86)301, Page 88 of the Official Records of Brazoria County, Texas; 0.4178 ACRES (20)053141 FILE NO. OFFICIAL RECORDS THENCE; South 49° 03' 43" West 163.48 feet, along the Northwest line of said called 0.2577 acre tract, to a 3" iron pipe found for corner; V.716 P.260 THENCE; South 5° 29' 39" East 106.54 feet, along the West line of said called 0.2577 acre tract, to a ½" iron rod set for corner in the North right-of-way line of Stockwell Avenue at the DEED RECORDS Southerly corner of said called 0.2577 acre tract; NORTHWEST LINE OF CALLED 0.2577 ACRES FOUND 1/2"
IRON PIPE
EAST CORNER OF FOUND 1/2" IRON ROD THENCE; South 89° 55' 51" West 321.78 feet, along the North right-of-way line of Stockwell Avenue, to the place of beginning. called 0.2137 ACRE KEY MAP - Not to scale Said tract therein containing 1.787 acres of land. (2020)053141 31E1 OFFICIAL RECORDS/ V.1458 P.699 DEED RECORDS STEPHEN M. SVAJDE NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: (20)053141 FILE NO. OFFICIAL RECORDS -CALLED 0.6732 ACRES 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 V.1500 P.780 DEED RECORDS-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 1.5290 ACRES DECEMBER , 2023. FOUND 1/2" IV 1.538 ACRES IRON ROD WITH CAP FOUND 3/4" LOT 2 BRADFORD "4728" VIRON PIPE called 0.2577 Ac. 24D1 (86)V.301 P.88 0.247 ACRE OFFICIAL RECORDS (18)049829 FILE NO. OFFICIAL RECORDS LOT 1 24 0.258 ACRE TRACT CALLED 0.2577 ACRE TRACT DEED RECORDS (18)049830 FILE NO. OFFICIAL RECORDS STEPHEN M. SVAJDE 33660 SQUARE FEET FOUND 1/2" IRON PIPE WEST CORNER OF CALLED 0.2137 ACRE TRACT 0.773 ACRE V.1367 P.117 DEED RECORDS SET 1/2"
/ IRON ROD FOUND 1/2" IRON ROD FOUND 5/8"
IRON ROD N 46° 46′ 45″ 19.53′ IRON ROD SOUTHERLY COR. FOUND 3/4 IRON PIPE OF CALLED NORTH R.O.W. LINE OF STOCKWELL AVENUE (TOWN OF DAMO 263.78 S 89° 55' 51" W 321.78' 219.71 644.16 SET 1/2" IRON ROD - - - - COUNTY OF BRAZORIA SOUTH COR. OF LEO MIKESKA-2,5 ACRE TR. S.E. COR. OF THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BURT BAKER, KNOWN TO LOT 24 R.T. MULCAHY S/D ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED THE TO THE FOREGOING INSTRUMENT, AND S.W. COR. OF STEPHEN M. SVAJDA STOCKWELL AVENUE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN CALLED 0.6732 ACRE TRACT 60' WIDE R.O.W. EXPRESSED. MY HAND AND SEAL OF OFFICE THIS THE 5 DAY OF COMMON, 2003 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES: NOV. 14, 2026 MEGAN NICOLE COOK Notary Public-State of Texas Notary ID #13405629-7 1. ALL SET 1/2" IRON RODS HAVE CAP STAMPED STROUD, RPLS 2112. Commission Exp. NOV. 14, 2026 **BURT BAKER SUBDIVISION** SURVEYOR'S CERTIFICATION 2 LOTS, 1 BLOCK, O RESERVES STATE OF TEXAS COUNTY OF BRAZORIA CERTIFICATE OF THE COMMISSIONERS COURT A PLAT OF A 1.787 ACRE TRACT COMPOSED OF A 1.5290 ACRE TRACT OUT OF LOT 24 KNOW ALL MEN BY THESE PRESENTS: APPROVED BY THE COMMISSIONERS COURT OF BRAZORIA COUNTY, TEXAS, OF THE R.T. MULCAHY SUBDIVISION (VOLUME 1, PAGE 24, BRAZORIA COUNTY PLAT CERTIFICATE OF COUNTY ENGINEER ____, 20_____ THAT I, RANDY L. STROUD, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT RECORDS) TO THE TOWN OF DAMON AND ALSO BEING OUT OF THE LEO MIKESKA 2.5 PREPARED THIS PLAT FROM AN ACTUAL SURVEY OF THE LAND AND THAT CORNER MONUMENTS ACRE TRACT (VOLUME 1458, PAGE 699, BRAZORIA COUNTY DEED RECORDS OUT OF THE SHOWN THEREON HAVE BEEN PROPERLY PLACED UNDER MY PERSONAL SUPERVISION. COUNTY ENGINEER OF BRAZORIA COUNTY, LEO MIKESKA 2.5 ACRE TRACT (VOLUME 1458, PAGE 699, BRAZORIA COUNTY DEED Randy I frage COUNTY JUDGE 11-30-23 TEXAS, THIS_____DAY OF_ RECORDS) OUT OF THE T.L. SMITH SUBDIVISION, ALL BEING OUT OF THE ABRAHAM DARST DATE RANDY L. STROUD, REGISTERED PROFESSIONAL LAND SURVEYOR LEAGUE, ABSTRACT 61, BRAZORIA COUNTY, TEXAS. COMMISSIONER, PRECINCT 3 COMMISSIONER, PRECINCT 1

COMMISSIONER, PRECINCT 4

COMMISSIONER, PRECINCT 2

COUNTY ENGINEER

LICENSE #2112

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

979-849-3141

RANDY L. STROUD

4T 27,816 45-75 (M-469)

7-26-23, 10-16-23, 11-2-23

SCALE: 1" = 30