

THIS PRODUCT IS FOR INFORMATIONAL PURPOSES AND MAY NOT HAVE BEEN PREPARED FOR OR BE SUITABLE FOR LEGAL, ENGINEERING, OR SURVEYING PURPOSES. IT DOES NOT REPRESENT ANY OF THE GROUND SURVEY AND REPRESENTS ONLY THE APPROXIMATE RELATIVE LOCATION OF PROPERTY BOUNDARIES.
 KOSHUA ASHBERN - GIS COORDINATOR - BCAD - jashbern@bcad.com

Brazoria County Fresh Water Supply District No. 1 (W01)



Matt Hanks or Kathy

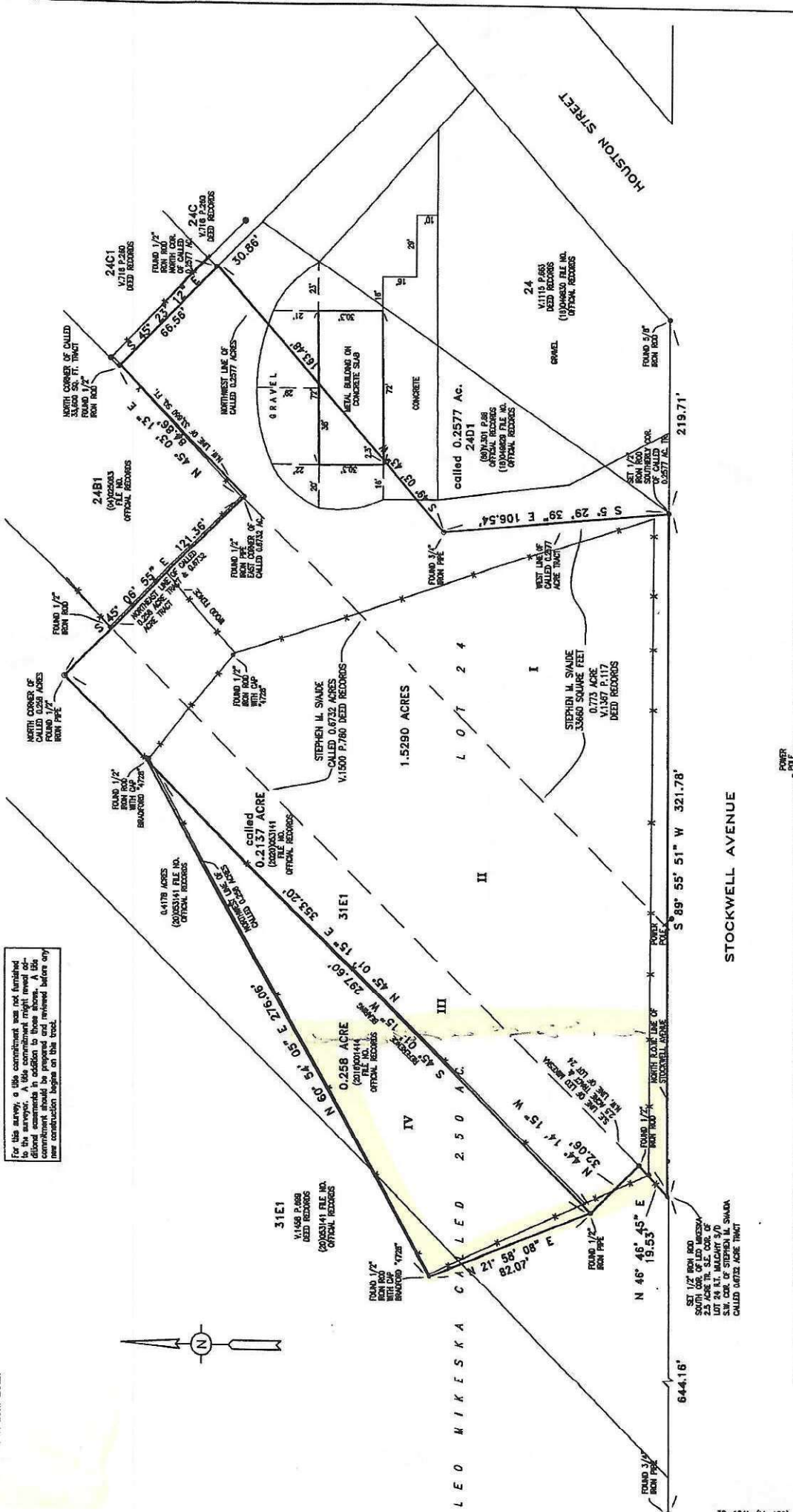
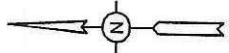
979 264 1265

I am selling Connie Riner
about 2 lots on the west
side of my property at 602
Stockwell Street.

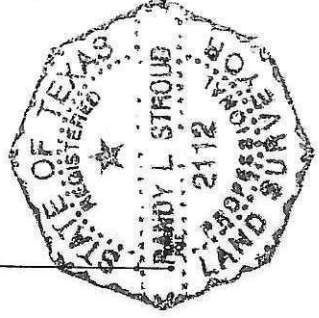
But Belar

PREPARED FOR: BURT BAKER

For this survey, a title commitment was not furnished to the surveyor. A title commitment might reveal information that would affect the survey. The surveyor's commitment should be prepared and reviewed before any new construction begins on this tract.



- NOTES
1. ALL SET 1/2" IRON RODS HAVE CAP STAMPED STROUD, BOLS 2112.
 2. METAL BUILDING ON CONCRETE SLAB IS OVER THE PROPERTY LINE BY DISTANCES SHOWN.



602 STOCKWELL AVENUE -- DAWSON, TEXAS 77430

A PLAT OF A 1.5290 ACRE TRACT OUT OF LOT 24 OF THE B.T. WILCOXY SUBDIVISION (VOLUME 1, PAGE 24, BRAZORIA COUNTY PLAT RECORDS) TO THE TOWN OF DAWSON 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 DAVIS LEASE, ABSTRACT 61, BRAZORIA COUNTY, TEXAS, AND SAID 1.5290 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED.

A PLAT 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, BEING OUT OF THE ABRAHAM DAVIS LEASE, ABSTRACT 61, BRAZORIA COUNTY, TEXAS, AND SAID 0.258 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED.

SCALE: 1" = 50'

THE PLAT HEREON IS A REPRESENTATION OF THE PROPERTY AS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION IN MARCH, 2023. THE LINES AND DIMENSIONS OF SAID PROPERTY ARE AS INDICATED. THE SIZE, LOCATION AND TYPE OF BUILDINGS ARE AS SHOWN. ALL IMPROVEMENTS, BEING WITHIN THE BOUNDARIES OF THE PROPERTY LINES THE DISTANCES INDICATED. I HAVE LOCATED THE APPROPRIATE ENCUMBRANCES SHOWN ON THE PLAT HEREON.

CERTIFIED: Randy L. Stroud
 RANDY L. STROUD, REGISTERED PROFESSIONAL LAND SURVEYOR
 LICENSE #2112

FROM THE OFFICE OF:
 RANDY L. STROUD, P.E.
 201 W. COUNTRY CLUB
 ANGLETON, TEXAS 77515
 978-849-3141

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 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, AND SAID 1.5290 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. 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 1/2" iron rod found for corner;

THENCE; North 44° 14' 15" 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 45° 01' 15" East (Reference Bearing) 353.20 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. Svajda 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 33,660 square feet tract;

THENCE; South 45° 23' 12" East 66.56 feet, along the Northeast line of said called 33,660 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 3/4" 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 1.5290 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".

4T27816B
March 8, 2023



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

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PE #050839

FIRM NO. 10020500

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RPLS #2112

FIELD NOTES 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, BEING OUT OF THE ABRAHAM DARST LEAGUE, ABSTRACT 61, BRAZORIA COUNTY, TEXAS, AND SAID 0.258 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING 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. 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 1/2" iron rod found for corner;

THENCE; North 44° 14' 15" West 32.06 feet to a 1/2" iron pipe found for the place of beginning of the herein described tract;


THENCE; North 21° 58' 08" East 82.07 feet to a 1/2" iron rod, with plastic cap stamped "Bradford 4728" found for corner;

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; South 45° 01' 15" West (Reference Bearing) 297.60 feet, along the North line of said called 0.2137 acre tract , to the place of beginning.

Said tract therein containing 0.258 acres of land.

CERTIFIED:


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".

4T27816A

March 8, 2023

