Doyle & Wachtstetter, Inc
Surveying and Mapping • GPS/GIS

0.3945 ACRE
B. T. ARCHER LEAGUE, ABSTRACT 9
BRAZORIA COUNTY, TEXAS

ALL THAT CERTAIN 0.3945 ACRE of land being known as Lot 35 of the Sunny Beach Subdivision (unrecorded subdivision) out of Brazos Coast Investment Company, Subdivision Number 1, recorded in Volume 2, Page 141-148 of the Brazoria County Plat Records and also including the accretion lying between said Lot 35 and a point for mean higher high tide at the Gulf of Mexico, and being a portion of the same tract conveyed to Frank Joseph Kostal III as recorded in County Clerk's File No. 2010-025653 of the Brazoria County Official Records and situated in the Branch T. Archer Survey, Abstract 9, Village of Surfside Beach, Brazoria County, Texas, and more particularly described by metes and bounds using survey terminology which refers to the Texas State Plane Coordinate System, South Central Zone, NAD 27, in which the directions are Lambert grid bearings and the distances are horizontal surface level lengths as follows:

COMMENCING at a found 5/8" iron rod at the intersection of the Southeasterly right-of-way line of County Road 257 (aka Bluewater Highway) and the Southwesterly line of said Tract 201;

THENCE South 42º58'51" East, coincident with the common line of Tracts 200 and 201 of said Brazos Coast Investment Company, Subdivision Number 1, a distance of 294.28 feet to a found 5/8" iron for corner and being **PLACE OF BEGINNING** of herein described tract;

THENCE North 46°48'26" East, coincident with Ocean Drive (60' R.O.W.), a distance of 50.0 feet to a found ½" iron rod for the North corner of herein described tract;

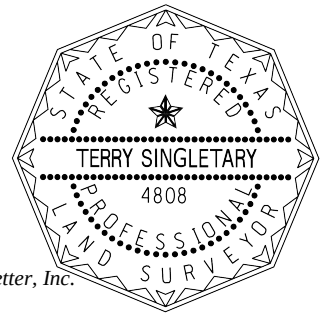
THENCE South 42°58'56" East, coincident with herein described Lot 35 and Lot 36 being conveyed to Sterling Trust Company as described in Clerk's File No. 2008-051127 of the Official Records of Brazoria County, Texas, at 75.00 feet pass a set 5/8" iron rod for the East corner of Lot 35, same being the South corner of said Lot 36 and continuing along a line of accretion and the extension of said Lot 35 at 175.00 feet pass a set 5/8" iron on line for convenience and continue for a total distance of 342.62 feet to a point for corner located at mean higher high tide of the Gulf of Mexico;

THENCE South 45°03'43" West, along a line at mean higher high tide of the Gulf of Mexico, a distance of 50.09 feet to a point for the South corner of herein described tract;

THENCE North 42º58'56" West coincident with the G. D. Shanks & A. Belangers Subdivision as recorded in Volume 5, Page 119 of the Plat Records of Brazoria County, Texas, at 169.12 feet to a set 5/8" iron rod on line for convenience, at 269.12 feet pass a set 5/8" iron rod for the South corner of said Lot 35 and continue for a total distance of 344.14 feet to the **POINT OF BEGINNING,** containing 0.3945 acre of land, more or less.

Terry Singletary

Terry Singletary
Registered Professional Land Surveyor
Texas Registration Number 4808
November 05, 2020



This description is based on a survey, a plat of which dated November 05, 2020 is on file in the offices of Doyle & Wachtstetter, Inc.

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