

**DESCRIPTION OF A TRACT OF LAND CONTAINING
0.3365 ACRES (14,659 SQUARE FEET) SITUATED
IN THE STEPHEN F. AUSTIN 1-3/4 GRANT, ABSTRACT 37
BRAZORIA COUNTY, TEXAS**

Being a tract of land containing 0.3365 acres (14,659 square feet), situated in the Stephen F. Austin 1-3/4 Grant, Abstract 37, Brazoria County, Texas, being that same tract of land conveyed unto Josiah Morrison and Rachel Morrison, as recorded in Clerk's File No. 2021021316, of the Official Records of Brazoria County, Texas, and being known as Lot 12 in Wooded Harbor, an unrecorded subdivision out of Lots 21 and 22, of Masterson Subdivision, according to the map or plat thereof recorded in Volume 1, Page 62, of the Plat Records of Brazoria County, Texas. Said 0.3365-acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a point for the east corner of said Lot 21;

THENCE North 47°00'00" West, a distance of 520.69 feet to a found 1-inch iron pipe for a corner;

THENCE South 56°50'00" West, a distance of 668.02 feet to a set 1/2-inch iron rod with a cap marked "SURVEY 1" in the northwest right-of-way line of Pin Oak Drive (40 feet wide) for the POINT OF BEGINNING and the east corner of the said tract herein described;

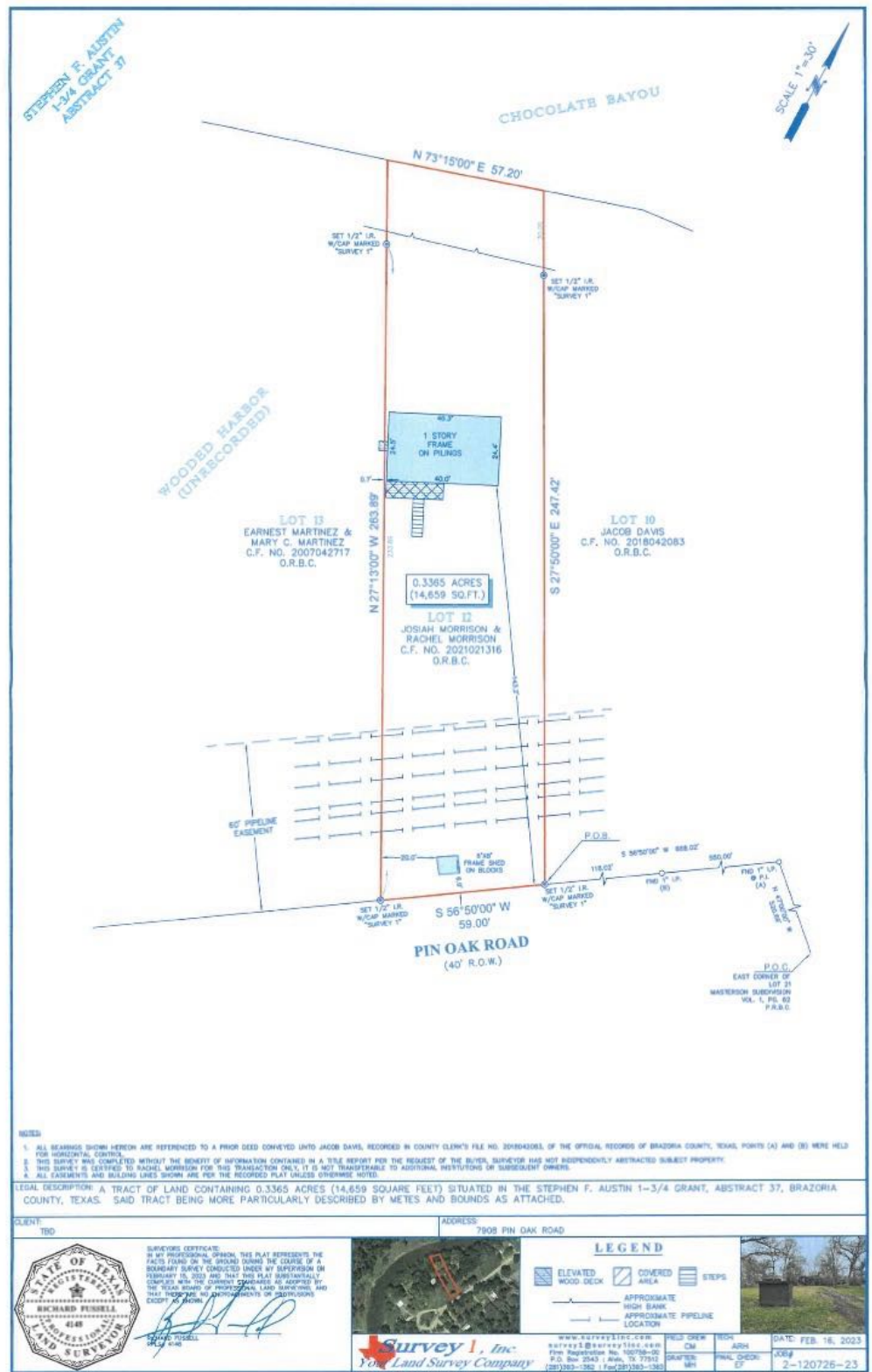
THENCE South 56°50'00" West, a distance of 59.00 feet to a set 1/2-inch iron rod with a cap marked "SURVEY 1" for the south corner of the said tract herein described;

THENCE North 27°13'00" West, passing a set 1/2-inch iron rod with a cap marked "SURVEY 1" online for reference at a distance of 233.89 feet, continuing for a total distance of 263.89 feet to the west corner of the said tract herein described;

THENCE North 73°15'00" East, a distance of 57.20 feet to the north corner of the said tract herein described;

THENCE South 27°50'00" East, passing a set 1/2-inch iron rod with a cap marked "SURVEY 1" online for reference at a distance of 30.00 feet, continuing for a total distance of 247.42 feet to the POINT OF BEGINNING and containing 0.3365 acres (14,659 square feet), more or less.

Note: This metes and bounds description is referenced to a survey drawing prepared by Survey 1, Inc. (Firm Registration No. 100758-00) dated February 16, 2023, job number 2-120726-23.



NOTES:
 1. ALL BEARINGS SHOWN HEREIN ARE REFERENCED TO A PRIOR DEED CONVEYED UNTO JACOB DAVIS, RECORDED IN COUNTY CLERK'S FILE NO. 2018042083, OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
 2. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF INFORMATION CONTAINED IN A TITLE REPORT FOR THE REQUEST OF THE BUYER, SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
 3. THIS SURVEY IS CERTIFIED TO JACOB MORRISON FOR THIS TRANSACTION ONLY; IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 4. ALL EASEMENTS AND BUILDING LINES SHOWN ARE FOR THE RECORDED PLAT UNLESS OTHERWISE NOTED.

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 0.3365 ACRES (14,659 SQUARE FEET) SITUATED IN THE STEPHEN F. AUSTIN 1-3/4 GRANT, ABSTRACT 37, BRAZORIA COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

CLIENT: TBD	ADDRESS: 7908 PIN OAK ROAD
	<p>SURVEYOR CERTIFICATE: IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON FEBRUARY 16, 2023 AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, AND THAT THERE ARE NO ENCUMBRANCES OR ADJUNCTIONS EXCEPT AS SHOWN.</p>
	<p>LEGEND</p> <ul style="list-style-type: none"> ELEVATED WOOD DECK COVERED AREA STEPS APPROXIMATE HIGH BANK APPROXIMATE PIPELINE LOCATION
	<p>www.survey1inc.com 100758-00 Firm Registration No. P.O. Box 2543 Alvin, TX 77512 (281)393-1382 Fax (281)393-1383</p>
<p>DATE: FEB. 16, 2023 JOB#: 2-120726-23</p>	<p>PLAT DRAWN BY: JSM CHECKED BY: JSM DATE: FEB. 16, 2023</p>