



Doyle & Wachtstetter, Inc

Surveying and Mapping • GPS/GIS

**2.000 ACRE TRACT
S.F. AUSTIN 7 1/3 LEAGUE GRANT, ABSTRACT 20
BRAZORIA COUNTY, TEXAS
PAGE 1 OF 2**

ALL THAT CERTAIN 2.000 ACRE tract of land being out of the west portion of Lot 2 of the Salina Subdivision according to the map or plat thereof recorded in Volume 87, Page 11 of the Brazoria County Deed Records and being a portion of a called 2.75 acre tract conveyed to Jefferson and Jo Ann Roe described Volume 891, Page 553 of the Brazoria County Deed Records in the S.F. Austin 7 1/3 League Grant, Abstract 20 and more particularly described by metes and bounds using survey terminology which refers to the Texas State Plane Coordinate system, South Central Zone, NAD 83, in which the directions are Lambert Grid bearings and the distances are horizontal, surface level lengths as follows:

BEGINNING at a point being the northwest corner of said Lot 20, same being the southwest corner of Lot 16 of the said Salina Subdivision, same being in the east line of a called 3.71 acre tract conveyed to Earl S. Nicar Jr. described in County Clerk's File 22-014274 of the Brazoria County Official Records and being in the centerline of a 30.00 foot wide dedicated easement;

THENCE North $86^{\circ}34'40''$ East, coincident with the south line of said Lot 16, same being the north line of Lot 20, at 28.23 feet pass a found 1" iron pipe continuing to a total distance of 215.00 feet to a set 5/8" iron rod with plastic cap, same being the northwest corner of a called 0.75 acre tract conveyed to Gary Oltz and Jo Ann Roe Oltz described in County Clerk's File 01-035712 of the Brazoria County Official Records;

THENCE South $3^{\circ}23'31''$ East, coincident with the west line of said Oltz 0.75 acre tract, a distance of 102.35 feet to a found 3/4" iron rod marking the southeast corner of the Oltz 0.75 acre tract;

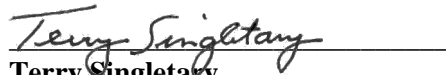
THENCE North $86^{\circ}36'29''$ East, coincident with the south line of the Oltz 0.75 acre tract, at a distance of 260.61 feet, pass a found 3/4" iron rod in the west right-of-way line of County Road 702, continuing to a total distance of 289.24 feet to a point for corner in the approximate centerline of County Road 702;

THENCE South $3^{\circ}25'20''$ East, along the approximate centerline of County Road 702, same being the east line of the said Roe 2.75 acre tract and being in the north line of Lot 24 of the Salina Subdivision, a distance of 122.72 to a point for corner;

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THENCE South 86°34'40" West, coincident with the south line of Lot 2 and the north line of Lot 24, same being the south line of the Roe 2.75 acre tract, at a distance of 30.82 feet pass a set 5/8" iron rod with plastic cap, at a distance of 504.64 feet pass a found 1" iron pipe, continuing to a total distance of 532.07 to a point for corner being the southwest corner of Lot 20 and being in the east line of a called 25.78 acre tract conveyed to Juan Sanchez described in County Clerk's File 12-000620 of the Brazoria County Official Records;

THENCE North 03°25'20" West, coincident with the east line of said Sanchez 25.78 acre tract, a distance of 225.23 feet to the **PLACE OF BEGINNING** containing 2.000 acres of land, more or less.



Terry Singletary
Registered Professional Land Surveyor
Texas Registration Number 4808
February 19, 2026



This description is based on a survey, a plat of which, dated February 16, 2026 is on file in the office of Doyle & Wachtstetter, Inc.