



Doyle & Wachtstetter, Inc

Surveying and Mapping • GPS/GIS

2.171 ACRE – LOT 27A1 STEPHEN F. AUSTIN SURVEY, ABSTRACT 37 BRAZORIA COUNTY, TEXAS

ALL THAT CERTAIN 2.171 ACRES of land being out of a called 3.1708 acre tract conveyed to Steven Wayne Hautamaki in County Clerk's File 2017022849 of the Brazoria County Official Records and being out of Blocks 27 and 28 of the Rowan Townsite recorded in Volume 1, Page 59-60 of the Brazoria County Plat Records and situated in the Stephen F. Austin Survey, Abstract 37, 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 83 in which the directions are Lambert grid bearings and the distances are horizontal surface level lengths as follows:

COMMENCING at a found 1/2" iron rod in the northwest right-of-way line of County Road 171 and marking the east most corner of the aforementioned Hautamaki 3.1708 acre tract, same being the east most corner of a 1.000 acre tract, known as Lot 27A and described by this author on this even date, same being the southeast most corner of a called 64.898 acre tract conveyed to Allied Petrochemical LLC in County Clerk's File 2022070001 of the Brazoria County Official Records;

THENCE South 39°26'32" West, along the northwest right-of-way line of County Road 171, same being the southeast line of the said 3.1708 acre tract, same being the southeast line of said Lot 27A, a distance of 231.67 feet to a set 5/8" iron rod for corner for the **POINT OF BEGINNING** of the herein described tract;

THENCE continuing South 39°26'32" West, along the northwest right-of-way line of County Road 171, same being the southeast line of the said 3.1708 acre tract, a distance of 192.38 feet to a set 5/8" iron rod for corner marking the south corner of the herein described tract, same being the east corner of residual of a called 5.17 acre tract conveyed to Jason E. Bockel in County Clerk's File 2005050166 of the Brazoria County Official Records;

THENCE North 50°33'29" West, coincident with the northeast line of said Bockel 5.17 acre residual tract, same being the southwest line of said 3.1708 acre tract, a distance of 536.93 feet to a found 1/2" iron rod for corner in the southeast line of a called 15.22 acre tract conveyed to Gordon Materials LLC. in County Clerk's File 2001045494 of the Brazoria County Official Records;

THENCE North 39°25'05" East, coincident with the southeast line of said Gordon Materials LLC 15.22 acre tract, same being the northwest line of said 3.1708 acre tract, a distance of 88.58 feet to a found concrete monument for corner in the south line of said Allied Petrochemical LLC 64.898 acre tract;

THENCE South 82°14'35" East, coincident with the north line of said Hautamaki 3.1708 acre tract, same being the south line of said Allied Petrochemical LLC 64.898 acre tract, a distance of 197.62 feet to a set 5/8" iron rod for corner marking the northwest corner of the aforementioned Lot 27A;

THENCE South 50°33'28" East, coincident with the southwest line of said Lot 27A, a distance of 368.81 feet to the **POINT OF BEGINNING**, containing 2.171 acres of land, more or less.

Christopher C. Wachtstetter
Christopher C. Wachtstetter
Registered Professional Land Surveyor
Texas Registration Number 6587
October 16, 2025



This description is based on a survey, a plat of which, dated October 16, 2025 is on file in the office of Doyle & Wachtstetter, Inc.