

LEGAL DESCRIPTION

BEING 1.03 ACRE ALSO KNOWN AS TRACT 25 OF WESTCHESTER ESTATES, AN UNRECORDED SUBDIVISION, SITUATED IN THE JACK C. MCKNIGHT SURVEY, DATED APRIL 6, 1962, A PORTION BEING IN THE H.T. & B. RAILROAD SURVEY A-242, BRAZORIA COUNTY, TEXAS, BEING ALL OF THAT SAME TRACT OF LAND DESCRIBED IN DEED DATED JULY 19, 1985, RECORDED IN VOLUME 170, PAGE 466 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS (O.P.R.B.C.TX.); BEARINGS, DISTANCES, AND AREA DESCRIBED HEREIN ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011 ADJUSTMENT), CENTRAL ZONE (4204), U.S. SURVEY FEET; SAID 1.03 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 3/8 inch iron rod found for the southwest corner of a called 1.6419 acre tract described in Document #2005008602, O.P.R.B.C.TX., and being northwest corner of a called tract 31, described in Volume 1327, Page 772, O.P.R.B.C.TX., same being northeast corner of a called 1.0331 acre tract described in Document #2014017050, O.P.R.B.C.TX., also being the southeast corner of the herein described tract;

THENCE, with the common line of said 1.0331 acre tract, South 87°22'14" West, 300.15 feet, to a 1/2 inch iron rod found for the northwest corner of said 1.0331 acre tract, and being in the east right of way line of Westchester Circle (60 foot R.O.W.), also being the southwest corner of herein described tract;

THENCE, with the common line of Westchester Circle, North 02°34'34" West, 149.84 feet to a point in a stone column fence corner, from which the southwest corner said stone column fence corner bears South 51°13'20" West a distance of 0.71 feet, and being in the east right of way line of Westchester Circle, same being the southwest corner of a called Tract 26, described in Document #2014041232, O.P.R.B.C.TX., also being the northwest corner of the herein described tract;

THENCE, with the common line of said Tract 26, North 87°22'14" East, passing a 5/8 inch iron rod with a cap stamped "Wilson Survey Group" at 149.51 feet, found for the southeast corner of said Tract 26, and being the southwest corner of a called 0.8609 acre tract described in Document #2014036739 O.P.R.B.C.TX., continuing with the common line of said 0.8609 acre tract in all 300.15 feet to a 3/8" iron rod found in the southeast corner of said 0.8609 of an acre tract, and being a point in a west line of said 1.6419 acre tract, also being the northeast corner of said herein described tract;

THENCE, with the common line of said 1.6419 acre tract, South 02°34'34" East, 149.84 feet to the **POINT OF BEGINNING**, containing 1.03 acres of land.

NOTES

- 1) Refer to the attached plat prepared of even date herewith and made in conjunction with and considered an integral part of this description.
- 2) Companion drawing is filed in the office of Tablerock Survey, LLC and further describes the reconstruction of this survey.



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