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RPLS #2112

FIELD NOTES OF A 6.55 ACRE TRACT OUT OF A 10 ACRE TRACT OUT OF THE MARIE D. ELLIS 20.84 ACRE TRACT OUT OF LOT 4 OF THE WISDOM 1150 ACRE TRACT IN THE DAVID McCORMICK LEAGUE, ABSTRACT 85, BRAZORIA COUNTY, TEXAS; SAID 10 ACRE TRACT CONSISTING OF A 2 ACRE TRACT AND 3 ACRE TRACT DESCRIBED IN A DEED RECORDED IN VOLUME 686, PAGE 468 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS, AND A 5 ACRE TRACT DESCRIBED IN A DEED RECORDED IN VOLUME 673, PAGE 342 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS, AND SAID 6.55 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod, with plastic cap stamped "RSTROUD RPLS 2112", found in the West right-of-way line of State Farm-to-Market Highway 1459; said rod marking the Southeast corner of said 10.00 acre tract;

- THENCE; South 86 degrees 56' 58" West 907.96 feet, along the South line of said 10 acre tract to a 1/2" iron rod, with plastic cap stamped "RSTROUD RPLS 2112", found for corner at the most southerly Southwest corner of said 10 acre tract;
- THENCE; North 47 degrees 51' 52" West 56.59 feet, along the Southwest line of said 10 acre tract to a 1/2" iron rod found for corner at the most westerly Southwest corner of said 10 acre tract;
- THENCE; North 43 degrees 29' 06" East 498.59 feet, along the Northwest line of said 10 acre tract, to a 1/2" iron rod, with a plastic cap stamped "J. Cowan", found for corner at the Southwest corner of a 3.053 acre tract out of said 10 acre tract;
- THENCE; North 87 degrees 11' 57" East 446.57 feet, along the South line of said 3.053 acre tract, to a 1/2" iron rod set for corner at an angle point in said South line;
- THENCE; South 2 degrees 42' 53" East 102.47 feet to a 1/2" iron rod found for corner at an angle point in said South line;
- THENCE; North 87 degrees 17' 07" East (Reference Bearing) 140.18 feet, along the South line of said 3.053 acre tract, to a 1/2" iron rod, with plastic cap stamped "J. Cowan", found for corner in the West right-of-way line of State Farm-to-Market Highway 1459 at the Southeast corner of said 3.053 acre tract;

THENCE; South 3 degrees 00' 49" East 277.89 feet, along the West right-of-way line of State Farm-to-Market Highway 1459, to the place of beginning.

Said tract therein containing 6.55 acres of land.

CERTIFIED: *Randy L. Stroud*  
Randy L. Stroud, P. E. Registered Professional Land Surveyor #2112

\*See attached plat.

4T23857A  
April 28, 2022



