

BEING A 6.781 ACRE TRACT OF LAND SITUATED IN H.T. & B. RAILROAD COMPANY SURVEY, SEC-17, A-228, BRAZORIA COUNTY, TEXAS, BEING OUT OF A CALLED 30.76 ACRE TRACT OF LAND AS DESCRIBED AND RECORDED IN COUNTY CLERK'S FILE NO. (C.C.F.#) 1996021408, OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS (O.R.B.C.T.), SAID 6.781 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A 5/8-INCH IRON ROD WITH CAP STAMPED "RPLS 6467" SET ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 284 (a.k.a. BENNETT ROAD) FOR THE NORTH CORNER OF A CALLED 5.00 ACRE TRACT CONVEYED TO ROBERT & MINA TOMARO IN DEED RECORDED UNDER C.C.F.# 2013043818, O.R.B.C.T. AND THE WEST CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE** N 39° 19' 15" E ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 284, A DISTANCE OF 384.80 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "RPLS 6467" SET FOR THE WEST CORNER OF A CALLED 12.04 ACRE TRACT CONVEYED TO THE ALVIN INDEPENDENT SCHOOL DISTRICT IN DEED RECORDED UNDER C.C.F.# 2015008083, O.R.B.C.T. AND THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT;


**THENCE** S 50° 23' 59" E ALONG THE SOUTHWEST BOUNDARY LINE OF SAID 12.04 ACRE TRACT, A DISTANCE OF 772.82 FEET TO A POINT ON THE NORTHWEST BOUNDARY LINE OF A CALLED 2.754 ACRE TRACT CONVEYED TO DANTE MARTINEZ, SR. IN DEED RECORDED UNDER C.C.F.# 2021017729, O.R.B.C.T. FOR THE EAST CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE** S 39° 19' 15" W ALONG THE NORTHWEST BOUNDARY LINE OF SAID 2.754 ACRE TRACT, A DISTANCE OF 379.58 FEET TO A POINT FOR THE EAST CORNER OF SAID 5.00 ACRE TRACT AND THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT;

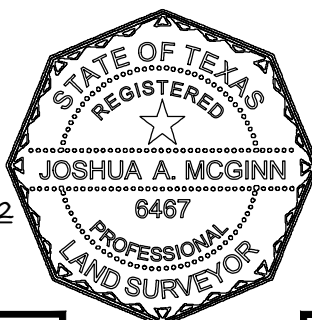
**THENCE** N 50° 47' 13" W ALONG THE NORTHEAST BOUNDARY LINE OF SAID 5.00 ACRE TRACT, A DISTANCE OF 772.81 FEET TO THE POINT OF **BEGINNING** OF THE HEREIN DESCRIBED TRACT CONTAINING 6.781 ACRES (OR 295,364.41 SQUARE FEET) OF LAND.

NOTE: THIS DESCRIPTION IS THE RESULT OF A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND THE SUBSEQUENT MAPPING IS THE RESULT OF THAT SURVEY. ALL BEARINGS, DISTANCES & AREAS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83, U.S. SURVEY FEET.

REFERENCE IS HEREIN MADE TO THE SKETCH ACCOMPANYING THIS METES AND BOUNDS DESCRIPTION.

  
 JOSHUA A. MCGINN  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 6467

07-11-2022  
 DATE



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**FIELD NOTES DESCRIPTION**

OF A  
 6.781 ACRE TRACT OF LAND