

**DESCRIPTION OF A TRACT OF LAND CONTAINING
17.5335 ACRES (763,761 SQUARE FEET) SITUATED
IN THE H.T. & B. R.R. CO. SURVEY, ABSTRACT 545
BRAZORIA COUNTY, TEXAS**

Being a tract of land containing 17.5335 acres (763,761 square feet), situated in the H.T. & B. R.R. Co. Survey, Abstract 545, Brazoria County, Texas, being out of Lots 7, 8 and 9 of Emigration Land Company Subdivision, Section 70 as recorded under Volume 2, Page 81 of the Plat Records of Brazoria County, Texas, being part of a tract of land conveyed to The Wise Family Living Trust by deed recorded under County Clerk's File No. 2001000217 of the Official Records of Brazoria County, Texas. Said 17.5335-acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a found 5/8-inch iron rod in the northeast right-of-way line of State Highway 6 (200.00 feet wide) for the southeast corner of Iowa Colony Caliber Collision as recorded in File No. 2019033173 of the Plat Records of Brazoria County and the southwest corner of the said tract herein described;

THENCE North 03° 09' 39" West, a distance of 969.06 feet to a found 5/8-inch iron rod for the northwest corner of the tract herein described;

THENCE North 86° 50' 58" East, a distance of 829.18 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" in the west right-of-line of Louisiana Road (60.00 feet wide) for the northeast corner of the said tract herein described;

THENCE South 03° 09' 02" East, along the west right-of-way line of said Louisiana Road, a distance of 657.98 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for the most easterly southeast corner of the said tract herein described;

THENCE South 86° 46' 23" West, a distance of 309.53 feet to set 1/2-inch iron rod with cap marked "SURVEY 1" for an interior corner of the said tract herein described;

THENCE South 03° 13' 30" East, a distance of 527.94 feet, to a 4-inch metal post in the northeast right-of-way line of said State Highway 6 for the most southerly southeast corner of the said tract herein described;

THENCE North 70° 28' 52" West, along the northeast right-of-way line of said State Highway 6, a distance of 563.72 feet to the POINT OF BEGINNING and containing 17.5335 acres (763,761 square feet), more or less.

Note: This metes and bounds description is referenced to a survey drawing prepared by Survey 1, Inc. (Firm Registration No. 100758-00) dated August 19, 2022, job number 8-115148-22.



A handwritten signature in blue ink, appearing to be "R. Fussell", written over a white background.

