

**DESCRIPTION OF A TRACT OF LAND CONTAINING
4,9500 ACRES (215,623 SQUARE FEET) SITUATED
IN THE H. & T. B. RR. CO. SURVEY, ABSTRACT 245
BRAZORIA COUNTY, TEXAS**

Being a tract of land containing 4,9500 acres (215,623 square feet), situated in the H. & T. B. RR. Co. Survey, Section 25, Abstract 245, Brazoria County, Texas, being the Southwest one-half of Lot 19 of Allison Richey Gulf Coat Home Company Subdivision, according to the map or plat recorded in Volume 2, Page 10, of the Plat Records of Brazoria County, Texas, being all of a tract of land conveyed unto Lana Dunlap by deed recorded in Volume 1285, Page 637 of the Official Records of Brazoria County, Texas. Said 4,9500-acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2-iron rod for the southwest corner of said Lot 19 and the southwest corner of the said tract herein described;

THENCE North, along the west line of said Lot 19, a distance of 247.50 feet to a found 1/2-inch iron rod for the northwest corner of the said tract herein described;

THENCE South 89°40'41" East (called East), passing a found 3/4-inch iron pipe, for reference, in the west right-of-way line of North Wayne Lane (a.k.a. County Road 879b) (60 feet wide), at a distance of 850.01 feet and continuing for a total distance of 880.01 feet (called 880.00 feet) to a point in the centerline of said North Wayne Lane, in the east line of said Lot 19 and for northeast corner of the said tract herein described;

THENCE South, along the centerline of said North Wayne Lane, the east line of said Lot 19, a distance of 242.55 feet (called 247.50 feet) to a point for the southeast corner of said Lot 19 and the southeast corner of the said tract herein described;

THENCE West, along the south line of said Lot 19, passing a found 3/4-inch iron pipe, for reference, in the west right-of-way line of said North Wayne Lane, at a distance of 30.00 feet and continuing for a total distance of 880.00 feet to the POINT OF BEGINNING and containing 4,9500 acres (215,623 square feet), more or less.

Note: This metes and bounds description is referenced to a survey drawing prepared by Survey I, Inc. (Firm Registration No. 100758-00) dated October 18, 2019, job number 10-77916-19.



A handwritten signature in black ink, appearing to read "Richard Russell", written over the seal.