

**DESCRIPTION OF A TRACT OF LAND CONTAINING
9.1875 ACRES (400,210 SQUARE FEET) SITUATED
IN THE THOMAS SPRAGGINS SURVEY, ABSTRACT 366
BRAZORIA COUNTY, TEXAS**

Being a tract of land containing 9.1875 acres (400,240 square feet), situated in the Thomas Spraggins Survey, Abstract 366, Brazoria County, Texas, being out Lot 5 and Lot 6 of said Thomas Spraggins Survey, according to the map or plat thereof recorded in Volume 21, Page 365, of the Deed Records of Brazoria County, Texas, being part of Lot 23-A, of the Abbreviated Replat of Lot 23 of Qual Valley Ranches, Section 2, a subdivision in Brazoria County, Texas, according to the map or plat thereof recorded in Volume 23, Pages 59-60 of the Plat Records of Brazoria County, Texas and part of a tract of land conveyed unto Julie J. Wickel by deed recorded under County Clerk's File No. 2018022775 of the Official Records of Brazoria County, Texas. Said 9.1875-acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2-inch iron rod in the west right-of-way line of Quail Ridge Drive (60.00 feet wide) for the south corner of said Lot 23-A, and the most easterly south corner of the said tract herein described;

THENCE South 64°09'53" West (called South 63°51'03" West), a distance of 76.92 feet (called 77.59 feet) to a set 1/2-inch iron rod with cap marked "SURVEY 1" in the northeast line of Mustang Bayou for the south corner of the said tract herein described;

THENCE North 38°39'16" West, along the northeast line of said Mustang Bayou, a distance of 999.66 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for the west corner of the said tract herein described;

THENCE North 42°03'06" East, a distance of 398.06 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" in the northeast line of said Lot 23-A for the north corner of the said tract herein described;

THENCE South 47°56'54" East, along the northeast line of said Lot 23-A, a distance of 769.36 feet to a found 1/2-inch iron rod in the northwest right-of-way line of said Quail Ridge Drive for the southeast corner of the said tract herein described;

THENCE South 30°40'00" West, along the northwest right-of-way line of said Quail Ridge Drive and the southeast line of said Lot 23-A, a distance of 375.49 feet to found 1/2-inch iron rod for an angle point in the southeast line of said Lot 23-A and the southeast line of the said tract herein described;

THENCE South 13°00'58" East, along the west right-of-way line of said Quail Ridge Drive and the southeast line of said Lot 23-A a distance of 209.81 feet to the POINT OF BEGINNING and containing 9.1875 acres (400,210 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 November 22, 2021, job number 11-104628-21-A.




