

**DESCRIPTION OF A TRACT OF LAND CONTAINING
0.7181 ACRES (31,280 SQUARE FEET) SITUATED
IN THE H. T. & B. RR. COMPANY SURVEY, SECTION 6,
ABSTRACT 544, BRAZORIA COUNTY, TEXAS**

Being a tract of land containing 0.7181 acres (31,280 square feet), situated in the H. T. & B. RR. Company Survey, Section 6, Abstract 544, Brazoria County, Texas, being a portion of a tract of land conveyed unto Pasiano S. Rangel by deed as recorded under County Clerk's File No. 2002047283 of the Official Records of Brazoria County, Texas, being a portion of Lot 17 and Lot 19, of the Allison-Richey Gulf Coast Home Company Subdivision, a subdivision in Brazoria County, Texas, according to the map or plat thereof recorded in Volume 136, Page 500, of the Deed Records of Brazoria County, Texas. Said 0.7181-acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a point in the west right-of-way line of Hatfield Road (50.00 feet wide) being located South 86°48'55" West, a distance of 20.00 feet from the common east corners of Lot 47 and Lot 49 of said Allison-Richey Gulf Coast Home Company Subdivision;

THENCE North 03°11'05" West, along the west right-of-way line of said Hatfield Road, a distance of 6197.48 feet to the southeast corner of the original Pasiano S. Rangel tract;

THENCE South 86°48'55" West, along the south line of said original Pasiano S. Rangel tract, a distance of 386.67 feet to a "R.O.W." disc for the southeast corner and POINT OF BEGINNING of said tract herein described;

THENCE South 86°48'55" West, a distance of 630.03 feet to a found 1/2-inch iron rod for the southwest corner of said tract herein described;

THENCE North 03°11'03" West, a distance of 133.57 feet to a "R.O.W." disc for the northwest corner of said tract herein described;

THENCE in a southeasterly direction along the proposed southerly right-of-way line of McHard Road (150.00 feet wide) and being a curve to the right having a radius of 1925.01 feet, an arc length of 8.22 feet, a chord bearing of South 72°38'15" East, and a chord distance of 8.22 feet to a "R.O.W." disc for a point of reverse curve;

THENCE continuing in a southeasterly direction along the proposed southerly right-of-way line of said McHard Road and being a curve to the left having a radius of 2075.00 feet, an arc length of 638.28 feet, a chord bearing of South 81°19'39" East, and a chord distance of 635.77 feet to the POINT OF BEGINNING and containing 0.7181 acres (31,280 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 March 12, 2024, job number 3-132254-24.

