

**TRACT II  
DESCRIPTION OF A TRACT OF LAND CONTAINING  
1.1032 ACRES (48,056 SQUARE FEET) SITUATED  
IN THE AMOS POLLARD SURVEY, ABSTRACT 359  
BRAZORIA COUNTY, TEXAS**

Being a tract of land containing 1.1032 acres (48,056 square feet), situated in the Amos Pollard Survey, Abstract 359, Brazoria County, Texas, being that same tract of land conveyed unto Karen Kaye Moreau and Kenneth Aurelien Moreau, as recorded by deed in Clerk's File No. 1984045014, in the Official Records of Brazoria County, Texas. Said 1.1032-acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a point at the intersection of the centerline of Cory Street (60 feet wide) and the centerline of Sandy Lane (60 feet wide);

THENCE North 27°45'16" West, along the centerline of said Cory Street, a distance of 375.50 feet to the POINT OF BEGINNING and the south corner of the said tract herein described;

THENCE North 27°45'16" West, continuing along the centerline of said Cory Street, a distance of 127.85 feet to the west corner of the said tract herein described;

THENCE North 62°14'44" East, passing a found 5/8-inch iron rod in the northeast right-of-way line of said Cory Street at a distance of 30.00 feet, continuing for a total distance of 350.00 feet to a set 1/2-inch iron rod with a cap marked "SURVEY 1" for the north corner of the said tract herein described;

THENCE South 49°47'46" East, a distance of 137.93 feet to a set 1/2-inch iron rod with a cap marked "SURVEY 1" for the east corner of the said tract herein described;

THENCE South 62°14'44" West, passing a set 1/2-inch iron rod with a cap marked "SURVEY 1" in the northeast right-of-way line of said Cory Street at a distance of 371.76 feet, continuing for a total distance of 401.76 feet to the POINT OF BEGINNING and containing 1.1032 acres (48,056 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 April 7, 2021, job number 4-95070-21.*

