

**DESCRIPTION OF A TRACT OF LAND CONTAINING  
36.4179 ACRES (1,586,362 SQUARE FEET) SITUATED  
IN THE THOMAS SPRAGGINS SURVEY, ABSTRACT 366  
BRAZORIA COUNTY, TEXAS**

Being a tract of land containing 36.4179 acres (1,586,362 square feet), situated in the Thomas Spraggins Survey, Abstract 366, Brazoria County, Texas, being all of a tract of land conveyed unto Gary W. Markham by deed as recorded under County Clerk's File No. 2005052826 of the Official Records of Brazoria County, Texas, being out of Lot 15, of the Brazoria Land & Cattle Co. Subdivision, a subdivision in Brazoria County, according to the map or plat thereof recorded in Volume 22, Page 364, of the Plat Records of Brazoria County, Texas. Said 36.4179-acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a found 1-inch iron pipe in the in the southwest right-of-way line of County Road 397 (60 feet wide) (not open) for the east corner of said Lot 15 and the northeast corner of the said tract herein described;

THENCE South 38°49'47" West, a distance of 1861.13 feet (called South 42°00'46" West, a distance of 1863.17 feet) to a found 1-inch iron pipe for the southeast corner of the said tract herein described;

THENCE North 51°14'13" West, a distance of 1319.77 feet (North 48°01'47" West, a distance of 1319.51 feet) to a found 1-inch iron pipe to a found 1-inch iron pipe for the southwest corner of the said tract herein described;

THENCE North 38°49'21" East, a distance of 542.03 feet (called North 42°02'08" East, a distance of 542.52 feet) to a found 1-inch iron pipe for a northwest corner of the said tract herein described;

THENCE South 51°18'27" East, a distance of 660.00 feet (called South 48°14'06" East, a distance of 659.87 feet) to a found 1-inch iron pipe for an interior corner of the said tract herein described;

THENCE North 38°49'21" East, a distance of 1318.97 feet (called North 42°55'18" East, a distance of 1317.40 feet) to a fence post in the southwest right-of-way line of said County Road 397 for the northwest corner of the said tract herein described;

THENCE South 51°10'39" East, along the southwest right-of-way line of said County Road 397, a distance of 660.00 feet (called South 48°07'51" East, a distance of 638.45 feet) to the POINT OF BEGINNING and containing 36.4179 acres (1,586,362 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. 1007558-00) dated March 28, 2023, job number 3-121731-23.*

