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#### 4.235 Acres

out of Lots 1 and 2, Block 19 Wild Peach S/D

Stephen F. Austin 7-1/3 Leagues Grant, Abstract No. 20, Div. 4  
Brazoria County, Texas

Being a 4.235 acre tract of land out of Lots 1 and 2, Block 19 of Wild Peach S/D recorded in Volume 1, Page 45 and corrected in Volume 4, Page 1 of the Plat Records of Brazoria County, Texas, being situated in the Stephen F. Austin 7-1/3 Leagues Grant, Abstract No. 20, Division 4, Brazoria County, Texas and being all of the same called 4.235 acre tract conveyed to Darrin Anderson recorded in County Clerk's File No. 2020-030191 of the Official Records of Brazoria County, Texas and being more fully described by metes and bounds as follows: (Bearings based on the North line of called 4.235 acre tract being - South 88° 00' 12" East.)

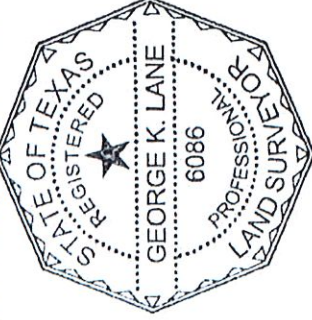
**BEGINNING** at a 2-inch iron pipe found in the common line of Lots 2 and 3, Block 19 Wild Peach S/D for the Southeast corner of called 4.235 acre tract, the Northeast corner of a called 5.233 acre tract labeled "Tract B" conveyed to Lori and Timothy Purcell recorded in County Clerk's File No. 2009-029817 of the Official Records of Brazoria County, Texas and being the Southeast corner and **TRUE PLACE OF BEGINNING** of the herein described tract, said iron rod bears North - 461.14 feet from a 5/8-inch iron rod found for the common corner of Lots 10, 11, 12 and 13, Block 19 Wild Peach S/D;


**THENCE** North 89° 59' 57" West - 491.14 feet along the South line of called 4.235 acre tract and the North line of called 5.233 acre tract to a 1/2" iron rod found at the base of a 2-inch and 4-inch iron pipe in the East line of a called 14.77 acre tract conveyed to Greg Kresta recorded in County Clerk's File No. 2014-054510 of the Official Records of Brazoria County, Texas for the Southwest corner of called 4.235 acre tract and being the Southwest corner of the herein described tract;

**THENCE** North - 384.04 feet along the West line of called 4.235 acre tract and the East line of called 14.77 acre tract to a 2-inch iron pipe found in the South right of way of County Road 353, (60' R.O.W., Vol. 1, Pg. 45, P.R.B.C.), for the Northeast corner of called 14.77 acre tract, the Northwest corner of called 4.235 acre tract and being the Northwest corner of the herein described tract, said iron rod bears South 88° 00' 12" East - 491.37 feet from a 1/2" iron rod found for the Northwest corner of called 14.77 acre tract;

**THENCE** South 88° 00' 12" East [Reference Bearing] - 491.44 feet along the North line of called 4.235 acre tract and the South R.O.W. of County Road 353 to a 2-inch iron pipe found for the Northeast corner of called 4.235 acre tract, the common corner of Lots 1 and 3, Block 19, Wild Peach S/D and being the Northeast corner of the herein described tract;

**THENCE** South - 367.14 feet along the East line of called 4.235 acre tract and the common line of Lots 1, 2 and 3, Block 19, Wild Peach S/D to the **PLACE OF BEGINNING** and containing 4.235 acres of land, more or less. *This description is based on an actual survey made on the ground and is accompanied by a plat prepared under the direct supervision of George K. Lane, RPLS No. 6086 on July 18<sup>th</sup>, 2023.*



  
George K. Lane, R.P.L.S.

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