



FIRM NO. 10194769

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OFFICE 713.291.0766

1880 SOUTH DAIRY ASHFORD RD.
SUITE 109, HOUSTON, TEXAS 77077

METES AND BOUNDS DESCRIPTION OF
7.1886 ACRE (313,136 SQUARE FEET)

BRAZORIA COUNTY, TEXAS

A 7.1886 acres (313,136 square feet) tract of land, out of a called 10.007 ac. tract of land recorded under Brazoria County Clerk File No. (B.C.C.F.) 2023006004, Situated in the Andrew Robinson Survey, Abstract No. 125 of Brazoria County, Texas, and being more particularly described by metes and bounds as follows:

ALL BEARINGS SHOWN ARE REFERENCED PER RECORDED DEED (B.C.C.F. No. 2023006004).

BEGINNING at a 5/8" inch iron rod found in the South line of East F.M. 1462 (R.O.W. Varies), marking the northeasterly corner of a called 7.0 ac. tract of land conveyed to First Baptist recorded under B.C.C.F. No. 02-048231, said rod also marking the Northwesterly corner of the herein described tract.

THENCE North 88°51'40" East, along the south line of said East F.M. 1462, for a distance of 362.00 feet to a 5/8" iron rod with cap stamped 316 SURVEYING set, marking the Northwesterly corner of a called 34.7314 ac. tract conveyed to Centerpoint Energy Houston Electric LLC, said rod also being the northeasterly corner of the herein described tract.

THENCE South 01°08'20" East, along the west line of said Centerpoint Energy Houston Electric LLC tract, for a distance of 985.57 feet to a 5/8" iron rod with cap found, marking the southeast corner of the herein described tract.

THENCE South 89°06'30" West, for a distance of 240.00 feet to a 5/8" iron rod found, marking an angle point in the south line of the herein described tract.

THENCE South 73°40'10" West, for a distance of 108.19 feet to a 5/8" iron rod with cap set, marking the Southwesterly corner of the herein described tract.

THENCE North 16°19'50" West, for a distance of 344.30' feet to a 5/8" iron rod with cap stamped 316 SURVEYING set, in the south line of said 7.0 ac. tract, marking the most westerly corner of the herein described tract.

THENCE North 73°40'10" East, for a distance of 248.45' feet to a 2" iron pipe found, marking an interior corner in the west line of herein described tract.

THENCE North 16°19'50" West, for a distance of 637.80 feet to the **POINT OF BEGINNING** of the herein described 7.1886 acres (313,136 square feet) tract.

05-31-2023
316 Land Surveying
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A handwritten signature in blue ink, appearing to be "M. Morton", located below the professional seal.