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April 17, 2024

TRACT 7

FIELD NOTES OF A 5.5428 ACRES TRACT OF LAND, SITUATED IN LOT No. 1 OF THE J. C. TOLMAN SUBDIVISION IN THE CHARLES BREEN LEAGUE, ABSTRACT No. 46, BRAZORIA COUNTY, TEXAS., AS RECORDED IN VOLUME 101, PAGE 256 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS., BEING THE SAME TRACT No. 7 (CALLED 5.5496 ACRES) TRACT OF LAND, DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN, DATED FEBRUARY 14, 2024, FROM MARIE E. OWENS AND JANET R. MACE A/KA JANET RUTH MACE TO BRECOLE, INC., A TEXAS CORPORATION, RECORDED IN CLERK'S FILE No. 2024009106 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS. SAID 5.5428 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

(NOTE: BEARINGS BASED ON NAD '83 TEXAS SOUTH CENTRAL ZONE)

BEGINNING, at 5/8-inch iron rod "Stamped 1535-4035" set for the North corner of the called 57.64 acres tract of land recorded in Clerk File No. 2022036450 of the Official Deed Records, Brazoria County, Texas.

THENCE, S. 42° 06' 24" W., (Ref. Bearing Called N. 42° 09' 20" E, Vol. 91919, Pg. 352 O. D. R.) in the Northwest line of the said 57.64 acres tract of land and the Northwest line of a 5.5201 acres tract of land (Tract 1) survey on this day at 3.14 feet passing a 3/8-inch iron rod found, at 707.61 feet passing a 1/2-inch iron rod "Stamped 1535-4035" set in the Northeast 40-foot-wide Right-of-Way line of Hackberry Street Clerk File No. 2022036450 of the Official Deed Records, Brazoria County, Texas., continuing for a total distance of 730.76 feet to point in the centerline of said road for the West corner of the said 5.5201 acres tract of land (Tract 1) and the North corner of the 7.9931 acres tract of land (Tract 6) surveyed on this day;

THENCE, S. 47° 48' 45" E., over and across the said called 57.64 acres tract of land and in the said centerline a distance of 198.83 feet to a point in the said road centerline and Southwest line of the said 5.5201 acres tract of land (Tract 1) for the East corner of a 7.9931 acres tract of land (Tract 6), surveyed on this day and the **PLACE OF BEGINNING** of this hereby described North corner of the 5.5428 acres tract of land;

THENCE, S. 47° 48' 45" E., continuing in the said centerline a distance of 338.01 feet to a point in the Southwest line of the 5.5010 acres tract of land (Tract 2) surveyed on this this day and the North corner of a 5.5381 acres tract of land (Tract 8) surveyed on this day and the East corner hereof;

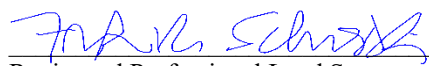
THENCE, S. 42° 49' 02" W., in the Northwest line of the 5.5381 acres tract of land (Tract 8) at 20.0 feet passing a 1/2-inch iron rod "Stamped 1535-4035" set in the Southwest Right-of-Way line of the said Road, continuing for a total distance of 713.86 feet to a 1/2-inch iron rod "Stamped 1535-4035" set for the West corner of the said 5.5381 acres tract of land (Tract 8) and the South corner hereof;

THENCE, N. 47° 35' 54" W., in the Southwest line of the said 57.64 acres tract of land a distance of 338.95 feet to a 8-inch Wood Fence Corner Post for an re-entrant of the said 57.64 acres tract of land and in the Southeast line of the said 7.9931 acres tract of land (Tract 6) for the West corner hereof;

THENCE, N. 42° 53' 36" W., in the Southeast line of the said 7.9931 acres tract of land (Tract 6) at 692.77 feet passing a 1/2-inch iron rod "Stamped 1535-4035" set in the Southwest 40-foot-wide Right-of-Way line of Hackberry Street, continuing for a total distance of 712.60 feet to the **PLACE OF BEGINNING AND CONTAINING 5.5428 ACRES OF LAND, MORE OR LESS., Of which 0.1546 acre lies within the 40-foot-wide Right-of-Way of Hackberry Street.**

Surveyed on the ground under my supervision December 02, 8, 9, 20, 2023,
and March 18, 2024.

Witness my hand this April 17, 2024.

 (Franklin R. Schodek)
Registered Professional Land Surveyor No. 1535

