



METES AND BOUNDS DESCRIPTION
7.480 ACRES (325,807 SQUARE FEET)
THOMAS SPRAGGINS SURVEY, A-366
BRAZORIA COUNTY, TEXAS

Being a tract or parcel containing 7.480 acres (325,807 square feet) of land situated in the Thomas Spraggins Survey, Abstract Number 366, Brazoria County, Texas; being out of and a part of a called 12.48 acre tract of land conveyed to Janet L. Hart, Trustee of the Janet L. Hart Living Trust, U/A as described by deed recorded under Brazoria County Clerk's File (B.C.C.F.) Number 2021031901; being out of and a part of Lot 13, SUBDIVISION OF THOMAS SPRAGGINS SURVEY (hereinafter referred to as the Spraggins Plat), a subdivision plat of record in Volume 22, Page 365, Brazoria County Deed Records (B.C.D.R.); said 7.480 acre tract of land being more particularly described as follows (bearings are grid and oriented to the Texas State Plane Coordinate System, South Central Zone 4204, US Survey Feet, NAD83(NA2011)):

COMMENCING at a 1-inch iron pipe found marking the common corner of Lots 8, 10, 12 and 13, Spraggins Plat; said iron pipe also marking the easterly corner of Lot 1, Block 2, LEE RIDGE SECTION II, an unrecorded subdivision; said iron pipe also for the most southerly corner of said 12.48 acre tract;

THENCE, North $38^{\circ}17'58''$ East, along the common line of said Lots 12 and 13, Spraggins Plat, a distance of 264.28 feet to a 1/2-inch iron found marking the most southerly corner and POINT OF BEGINNING of the herein described tract;

THENCE, North $51^{\circ}12'56''$ West, departing said common line and over and across said 12.48 acre tract, at 299.66 feet passing the southeasterly R.O.W. line of that certain 60-foot wide road easement as described by deed recorded in Volume (86)366, Page 424, B.C.D.R., continuing in all for a total distance of 329.66 feet to a 5/8-inch iron rod with cap stamped "BOUNDARY ONE-RPLS 5489" set on the centerline of said 60-foot wide road easement and for the most westerly corner of the herein described tract;

THENCE, North $38^{\circ}17'58''$ East, along the centerline of said 60-foot wide road easement, a distance of 988.17 feet to a 5/8-inch iron rod with cap stamped "BOUNDARY ONE-RPLS 5489" found marking the most westerly corner of a called 3.000 acre tract of land conveyed to John Woods and Elizabeth Lawson as described by deed recorded under B.C.C.F. Number 2021064781 and for the most northerly corner of the herein described tract;



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THENCE, South 51°16'32" East, departing said centerline and along the southwesterly line of said 3.000 acre tract, at 30.00 feet passing said southeasterly R.O.W. line, continuing in all for a total distance of 329.66 feet to a 5/8-inch iron rod with cap stamped "BOUNDARY ONE-RPLS 5489" found on the aforesaid common line of Lots 12 and 13, Spraggins Plat and marking the most southerly corner of said 3.000 acre tract and most easterly corner of the herein described tract;

THENCE, South 38°17'58" West, along said common line, a distance of 988.51 feet to the POINT OF BEGINNING and containing 7.480 acres (325,807 square feet) of land. This description is based on the Standard Land Survey of 7.480 Acres of Land prepared by Boundary One, L.L.C., dated August 26, 2021. Project Number 1851-2137-694C.

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