

STATE OF TEXAS §

COUNTY OF BRAZORIA §

A **METES & BOUNDS** description of a certain 1.943-acre tract of land situated in the Shubael Marsh Survey, Abstract No. 82 in Brazoria County, Texas, being out of the residue of a called 2 acre tract conveyed to the Diocese of Galveston by deed recorded in Volume 122, Page 203 of the Brazoria County Deed records; said 1.943 acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System of 1983, South Central Zone;

BEGINNING at a found 5/8" inch iron rod (with cap stamped "Jones|Carter Property Corner") common with a west line of a called 165.94-acre tract of land conveyed to 1485 Holdings LLC by Special Warranty Deed recorded in Clerk's File No. 2021085074 of the Official Public Records of Brazoria County, and the east line of F.M. Highway 521 recorded in Volume P, Page 201 of the Commissioners Court Records;

THENCE, North 14°05'31" East, along the east line of said F.M. Highway 521, 52.21 feet to a found 5/8" inch iron rod (with cap stamped "Jones|Carter Property Corner") common with a west line of said 165.94-acre tract;

THENCE, North 87°21'22" East, along a south line of said 165.94-acre tract, 1685.60 feet to a found 5/8" inch iron rod (with cap stamped "Jones|Carter Property Corner") common with a west line of said 165.94-acre tract;

THENCE, South 02°38'38" East, along a west line of said 165.94-acre tract, 50.00 feet to a found 5/8" inch iron rod (with cap stamped "Jones|Carter Property Corner");

THENCE, South 87°21'22" West, along a north line of said 165.94-acre tract, 1700.63 feet to the **POINT OF BEGINNING, CONTAINING** 1.943 acres of land in Brazoria County, Texas, as shown on Drawing No. 17802 in the office of Quiddity Engineering in Bellaire, Texas.

Quiddity Engineering, LLC
6330 West Loop South, Suite 150
Bellaire, Texas 77401
(713) 777-5337

Texas Board of Professional Land Surveying
Registration No. 10046100

Acting By/Through Steven Jares
Registered Professional Land Surveyor
No. 5317
SJares@quiddity.com



