

**DESCRIPTION OF A TRACT OF LAND CONTAINING
27.2759 ACRES (1,188,137 SQUARE FEET) SITUATED
IN THE T.S. LEE SURVEY, ABSTRACT 318
BRAZORIA COUNTY, TEXAS**

Being a tract of land containing 27.2759 acres (1,188,137 square feet), situated in the T.S. Lee Survey, Abstract 318, Brazoria County, Texas, being all a tract of land conveyed unto Oscar Rodriguez and Norma Rodriguez by deed as recorded under Clerk's File No. 2004050789 (*bearing basis*) of the Official Records of Brazoria County, Texas Said 27.2759-acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a found 5/8-inch iron rod at the intersection of the northwest right-of-way line of Missouri-Pacific Railroad (100.00 feet wide) and the west right-of-way line of F.M. 523 (variable in width) for the southeast corner of the said tract herein described;

THENCE following a curve to the right, along the northwest right-of-way line of said Missouri-Pacific Railroad, having a radius of 5679.58 feet, an arc length of 216.13 feet, a delta angle of $02^{\circ}10'49''$, a chord bearing South $50^{\circ}22'02''$ West, and distance of 216.12 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for a point of tangency;

THENCE South $51^{\circ}37'56''$ West, a distance of 185.60 feet to a found 5/8-inch iron rod for the southwest corner of the said tract herein described (from which a found TXDOT DISC bears South $86^{\circ}24'$ West a distance of 1.0 feet);

THENCE North $02^{\circ}50'06''$ West, passing a set 1/2-inch iron rod with cap marked "SURVEY 1", for reference, at the existing end of the south right-of-way line of County Road 341 (a.k.a. Henderson Road) (60.00 feet wide) and continuing for a total distance of 2969.55 feet to the existing end of the centerline of County Road 341 for the northwest corner of the said tract herein described;

THENCE North $87^{\circ}10'38''$ East, a distance of 517.05 feet to a point in the west right-of-way line of said F.M. 523 for the northeast corner of the said tract herein described;

THENCE South $01^{\circ}12'17''$ West, along the west right-of-way line of said F.M. 523, passing a set 1/2-inch iron rod with cap marked "SURVEY 1", for reference, at a distance of 30.07 feet and continuing for a total distance of 2738.93 feet to the POINT OF BEGINNING and containing 27.2759 acres (1,188,137 square feet), more or less.

Note: This metes and bounds description is referenced to a survey drawing prepared by Survey 1, Inc. (Firm Registration No. 100758-00) dated June 11, 2026, job number 5-165654-26.

