



County: Brazoria County
Project: 2.359 Acres
Job No.: 16214

DESCRIPTION OF 2.359 ACRES

Being a 2.359 acre tract of land located within the I.T. Tinsley Survey, Abstract No. 375, Brazoria County, Texas, being a portion of a called 4.8687 acre tract, as recorded in County Clerks File No. (C.C.F.N.) 1999003305 of the Official Public Records, Brazoria County, Texas (O.P.R.B.C.T.), referred to hereafter as the above referenced tract of land, said 2.359 acre tract being more particularly described by metes and bounds as follows (bearings are based on the Texas Coordinate System of 1983, (NAD83) South Central Zone, per GPS observations):

BEGINNING at a 1/2-inch iron rod found for the Northwest corner of the above referenced tract, same being the Southwest corner of a called 4.8687 acre tract, as recorded in C.C.F.N. 2001040747 of the O.P.R.B.C.T., same being on the East line of a 30' alley, no recording information found;

THENCE North 86°52'55" East, along the North line of the above referenced tract, same being the South line of said called 4.8687 acre tract, a distance of 434.00 feet to a 5/8-inch iron rod found for the Northeast corner of the above referenced tract, same being on the West line of a called 6.920 acre tract, as recorded in C.C.F.N. 2022008094 of the O.P.R.B.C.T.;

THENCE South 02°49'36" East, along the East line of the above referenced tract, same being the West line of said called 6.920 acre tract, a distance of 204.00 feet to a point for corner, being in a 32" live oak tree;

THENCE South 86°52'55" West, over and across the above referenced tract, a distance of 192.00 feet to a 5/8-inch iron rod with cap, stamped "Baker & Lawson" set for corner;

THENCE South 02°49'36" East, over and across the above referenced tract, a distance of 284.67 feet to a 5/8-inch iron rod with cap, stamped "Baker & Lawson" set for corner;

THENCE South 86°52'55" West, along the South line of the above referenced tract, same being the North Right-of-Way (R.O.W.) line of Cemetery Road, a distance of 50.00 feet to a 5/8-inch iron rod with cap, stamped "Baker & Lawson" set for corner;

THENCE North 02°49'36" West, over and across the above referenced tract, a distance of 284.67 feet to a 5/8-inch iron rod with cap, stamped "Baker & Lawson" set for corner;

THENCE South 86°52'55" West, over and across the above referenced tract, a distance of 192.00 feet to a 5/8-inch iron rod with cap, stamped "Baker & Lawson" set for corner, being on the West line of the above referenced tract, same being the East line of said 30' alley;

THENCE North 02°49'36" West, along the West line of the above referenced tract, same being the East line of said 30' alley, a distance of 204.00 feet to the **POINT OF BEGINNING** of the herein described tract of land, and containing 2.359 acres of land, more or less.

The field notes of the herein described tract of land, have been prepared along with a survey plat of the subject tract.


11/07/2024
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