

City of Iowa Colony
0.341 Acre

H.T. & B.R.R. Co. Survey, Section 50
Abstract No. 512

**ANNEXATION TRACT 1
SOUTH HALF OF 60-FOOT WIDE R.O.W. (DUKE ROAD A.K.A. C.R. 758)**

STATE OF TEXAS §

COUNTY OF BRAZORIA §

METES AND BOUNDS DESCRIPTION of a 0.341-acre tract in the H.T. & B.R.R. Co. Survey, Section 50, Abstract No. 512 in Brazoria County, Texas. Said 0.341-acre tract is in Lot 452 of the Emigration Land Company Subdivision as recorded in Volume 2, Page 113 in the Brazoria County Plat Records and in a 10.00-acre tract of land described in a deed to John Okewunmi and Kim Okewunmi as recorded in Clerk's File No. 2023003799 in the Brazoria County Clerk's Office. Said 0.341-acre tract is more particularly described as follows:

COMMENCING at the point of intersection of the centerline of Airline Drive, a.k.a. County Road 48 (based on a width of 40 feet) with the centerline of Duke Road, a.k.a. County Road 758 (based on a width of 60 feet). Said point is the common corner of Lots 401, 402, 411 and 412 of said Emigration Land Company Subdivision and in the common line between said H.T. & B.R.R. Co. Survey, Section 50, Abstract No. 512 and the Charles M. Hayes Survey, Section 2, Abstract No. 531.

THENCE, East, along the centerline of said Duke Road, same being the extended common line between said Lots 411 and 412 for a distance of 1,980.00 feet to the POINT OF BEGINNING and northwest corner of the herein described tract. Said point is the common corner of Lots 441, 442, 451 and 452;

THENCE, East, along the common line between said Lots 451 and 452 for a distance of 494.70 feet to the common corner of Lots 451, 452, 461 and 462. Said point is the northeast corner of the herein described tract;

THENCE, South 00°13'19" East, along the common line between said Lots 452 and 462 for a distance of 30.00 feet to a point on the south right-of-way line of the aforementioned Duke Road;

THENCE, West, along the south line of said Duke Road for a distance of 494.82 feet to a point in the common line between said 452 and 442;

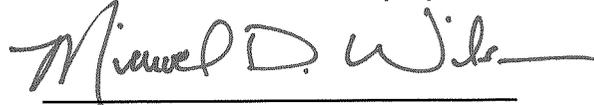
THENCE, North, along the common line between said Lots 442 and 452 for a distance of 30.00 feet to the POINT OF BEGINNING, containing a computed area of 0.341-acre (14,842 square feet).

NOTE:

1. The bearings shown hereon are based on Ordinance No. 73-C as recorded in Volume 1199, Page 804 in the Brazoria County Ceed Records.
2. A separate Exhibit Map has been prepared in connection with this metes and bounds description.

3. This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

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