

LEGAL DESCRIPTION

JOB# 0165.24-01

A 35.8258 ACRE OF LAND OUT OF LOTS 5, 6, 7, 8, AND 9, IN BLOCK 1, OF COLONY ESTATES PHASE 1 AS RECORDED IN CLERK'S FILE NO. 2005044763 OF OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS. LOCATED IN THE NORTHWEST  $\frac{1}{4}$  OF SECTION 57, OF THE H.T. & B. R.R. CO. SURVEY, ABSTRACT NO. 289, BRAZORIA COUNTY, TEXAS, (BASIS OF BEARING IS PER GPS OBSERVATION, TEXAS STATE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE, NAD83, GEOID 18 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS);

BEGINNING AT A POINT IN THE CENTERLINE OF COUNTY ROAD NO. 57 (60-FOOT RIGHT OF WAY PLAT NO. 2005044763 B.C.P.R.) MARKING THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT AND THE NORTHWEST CORNER OF THE ROBERT A. KOUTS AND KATHRYN M. CARROW TRACT RECORDED IN PLAT NO. 2002-091714 OF OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS;

THENCE SOUTH 02 DEGREES 57 MINUTES 47 SECONDS EAST, A DISTANCE OF 30.00 FEET PASS A 5/8" IRON ROD WITH CAP STAMPED LANEY RPLS 1718 FOUND IN THE SOUTH LINE OF SAID COUNTY ROAD NO. 57 FOR A TOTAL DISTANCE OF 1321.29 FEET TO A WOOD POST FOR CORNER FOUND MARKING THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT AND BEING THE NORTHEAST CORNER OF STERLING LAKES AT IOWA COLONY SECTION 13 RECORDED IN PLAT NO. 2019001428 OF OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS, , ALSO BEING THE SOUTHWEST CORNER OF A CALLED 3.6729 ACRE TRACT RECORDED IN FILE NO. 99-051916 OF OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS;

THENCE SOUTH 87 DEGREES 59 MINUTES 50 SECONDS WEST, A DISTANCE OF 1320.67 ALONG THE NORTH LINE OF SAID STERLING LAKES TO A 5/8" IRON ROD WITH CAP STAMPED LANEY RPLS 1718 FOUND MARKING THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT AND BEING THE SOUTHEAST CORNER OF A CALLED 24.8975-ACRE TRACT RECORDED IN FILE NO. 2006049811 OF OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS

THENCE NORTH 02 DEGREES 51 MINUTES 46 SECONDS WEST, A DISTANCE OF 942.89 FEET ALONG THE EAST LINE OF SAID 24.8975-ACRE TRACT TO A 5/8" IRON ROD STAMPED SOUTH TEXAS SURVEYING SET FOR THE SOUTHWEST CORNER OF LOT 1;

THENCE NORTH 87 DEGREES 27 MINUTES 35 SECONDS EAST, A DISTANCE OF 519.47 FEET ALONG THE SOUTH LINES OF LOTS 1-4 TO A 5/8" IRON ROD STAMPED SOUTH TEXAS SURVEYING SET MARKING THE SOUTHEAST CORNER OF LOT 4;

THENCE NORTH 02 DEGREES 51 MINUTES 46 SECONDS WEST, A DISTANCE OF 321.08 FEET ALONG THE EAST LINE OF LOT 4 TO A 5/8" IRON ROD STAMPED SOUTH TEXAS SURVEYING SET MARKING A POINT FOR A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 89 DEGREES 40 MINUTES 39 SECONDS, AND A LENGTH OF 23.48 FEET;

THENCE ALONG SAID CURVE TO THE LEFT WITH A CHORD BEARING OF NORTH 47 DEGREES 42 MINUTES 05 SECONDS WEST, A CHORD DISTANCE OF 21.15 FEET TO A 5/8" IRON ROD STAMPED SOUTH TEXAS SURVEYING SET IN THE SOUTH LINE OF A

10.00-FOOT RIGHT OF WAY DEDICATION RECORDED IN PLAT NO. 200508041 OF  
OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS;

THENCE SOUTH 87 DEGREES 27 MINUTES 35 SECONDS WEST, A DISTANCE OF 504.56  
ALONG THE NORTH LINES OF LOTS 1-4 TO A ½" IRON ROD WITH CAP FOUND IN THE  
SOUTH LINE OF SAID 10.00-FOOT DEDICATION;

THENCE NORTH 02 DEGREES 51 MINUTE 46 SECONDS WEST, A DISTANCE OF 30.00  
FEET TO A POINT IN THE CENTERLINE OF SAID COUNTY ROAD NO. 57 MARKING THE  
NORTHWEST CORNER OF HEREIN DESCRIBED TRACT AND BEING THE NORTHEAST  
CORNER OF SAID 24.8975-ACRE TRACT;

THENCE NORTH 87 DEGREES 27 MINUTES 35 SECONDS EAST, A DISTANCE OF 1318.23  
FEET ALONG THE CENTERLINE OF SAID COUNTY ROAD NO. 57 TO THE POINT OF  
BEGINNING CONTAINING 35.8258 ACRES (1,560,571 SQUARE FEET) MORE OR LESS.