

**DESCRIPTION OF A TRACT OF LAND CONTAINING
0.3510 ACRES (15.290 SQUARE FEET) SITUATED
IN THE STEPHEN F. AUSTIN 7 1/3 LEAGUE, ABSTRACT 20
BRAZORIA COUNTY, TEXAS**

Being a tract of land containing 0.3510 acres (15.290 square feet), situated in the Stephen F. Austin 7 1/3 League, Abstract 20, Brazoria County, Texas, being part of a tract of land conveyed unto JC Property Rentals, LLC by deed recorded under County Clerk's File No. 2022059122 of the Official Records of Brazoria County, Texas. Said 0.3510-acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2-inch iron rod in the north right-of-way line of S. F. Austin Road (60.00 feet wide) for the southeast corner of said JC Property Rentals Tract and for the southeast corner of the said tract herein described;

THENCE South 70°15'00" West, along the north line of said S F Austin Road, a distance of 100.00 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for the southwest corner of the said tract herein described;

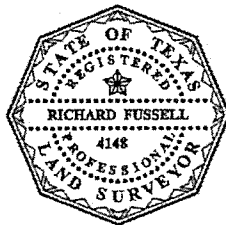
THENCE North 19°45'00" West, a distance of 177.12 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" in the south right-of-way of State Highway 6 (120 feet wide) for the northwest corner of the said tract herein described;

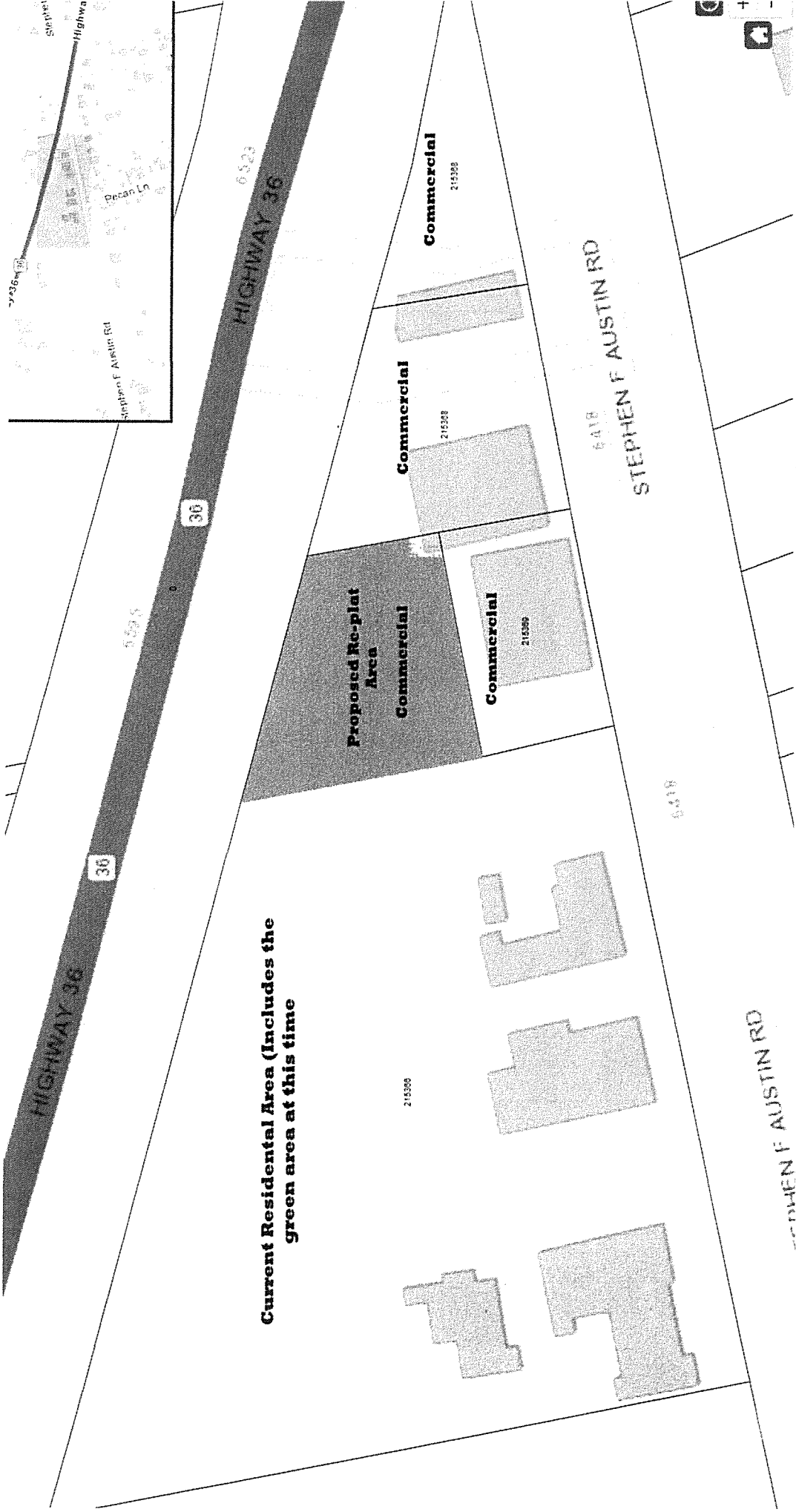
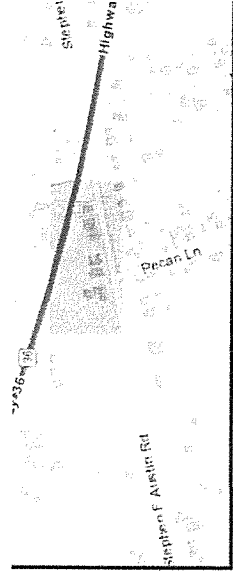
THENCE South 83°34'00" East along the south right-of-way line of said State Highway 6, a distance of 64.62 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for an angle point in the north line of the said tract herein described;

THENCE South 84°39'00" East along the south right-of-way line of said State Highway 6, a distance of 46.39 feet to a found 1/2-inch iron rod for the northeast corner of the said tract herein described;

THENCE South 19°45'00" East, a distance of 128.93 feet to the POINT OF BEGINNING and containing 0.3510 acres (15.290 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 02-03-23, job number 1-119873-23.





Current Residential Area (Includes the green area at this time)

Proposed Re-plot Area Commercial

Commercial

Commercial

Commercial

STEPHEN F AUSTIN RD

STEPHEN F AUSTIN RD

HIGHWAY 36

HIGHWAY 36

36

36

215300

215308

215306

6418

6418

6523

