

**DESCRIPTION OF A TRACT OF LAND CONTAINING
15.00 ACRES (653,398 SQUARE FEET) SITUATED
IN THE HOOPER AND WADE SURVEY, ABSTRACT 420
BRAZORIA COUNTY, TEXAS**

Being a tract of land containing 15.00 acres (653,398 square feet), situated in the Hooper and Wade Survey, Abstract 420, Brazoria County, Texas, being that same tract of land conveyed unto Gail Alberta Eidam, by deed recorded under County Clerk's File No. 2024013341, of the Official Records of Brazoria County, Texas (*bearing basis*) and being out of Lots 23 and 28, of the Subdivision of the Hooper and Wade Survey, Section 23, according to the map or plat thereof recorded in Volume 1, Page 10, of the Plat Records of Brazoria County, Texas. Said 15.00-acre tract being more particularly described by metes and bounds as follows:

BEGINNING at the north corner of said Lot 28 and the north corner of the said tract herein described;

THENCE South 48°12'00" East, a distance of 330.00 feet to the northeast corner of the said tract herein described;

THENCE South 41°57'00" West, passing a set 1/2-inch iron rod with cap marked "SURVEY 1" in the southwest right-of-way line of County Road 145 (width varies) for reference at a distance of 23.50 feet, from which a found 1-inch iron pipe bears South 09°57' West, a distance of 1.1 feet, continuing for a total distance of 660.00 feet to an interior corner of the said tract herein described, from which a found 1-inch iron pipe bears South 28°34' East, a distance of 0.7 feet;

THENCE South 48°12'00" East, a distance of 330.00 feet to a found 1/2-inch iron rod for the southeast corner of the said tract herein described;

THENCE South 41°57'00" West, a distance of 660.00 feet to the south corner of the said tract herein described, from which a 4-inch wood post bears South 07°40' West, a distance of 0.5 feet;

THENCE North 48°12'00" West, a distance of 660.00 feet to the west corner of the said tract herein described, from which a found 1-inch iron pipe bears South 31°12' East, a distance of 1.7 feet;

THENCE North 41°57'00" East, passing a found 1/2-inch iron rod in the southwest right-of-way line of said County Road 145 for reference at a distance of 1,295 feet, continuing for a total distance of 1,320.00 feet to the POINT OF BEGINNING and containing 15.00 acres (653,398 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 July 7, 2026, job number 7-167122-26.

