

Being known as Lot 44 of the Subdivision on the Hooper and Wade Survey, Section 23, Abstract Number 420 in Brazoria County, Texas, according to the Plat thereof recorded in Volume 49, Page 161, Deed Records, Brazoria County, Texas, same being that tract of land conveyed to Cecil R. Porter and wife, Valerie G. Porter, by deed recorded in Document Number 2005072735, Official Public Records, Brazoria County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being the West corner of that tract of land conveyed to Dennis Cunningham and wife, Zita Cunningham, by deed recorded in Document Number 01-018762, Official Public Records, Brazoria County, Texas and the North corner of that tract of land conveyed to Drew Mansfield and wife, Ruth Ann Mansfield, by deed recorded in Document Number 97034910, Official Public Records, Brazoria County, Texas and being the East corner of that tract of land conveyed to Jerome V. Jozwiak and wife, Dorothy B. Jozwiak, by deed recorded in Document Number 2009019221, Official Public Records, Brazoria County, Texas;

THENCE North 48 degrees 12 minutes 00 seconds West, along the Northeast line of said Jozwiak tract, passing along a tract of land conveyed to Patrick Brian Burford, spouse, Deana Jo Burford and Douglas J. Oberhoff, by deed recorded in Document Number 2008012139, Official Public Records, Brazoria County, Texas, passing along a tract of land conveyed to Johnette C. Wilkinson and Eric R. Wilkinson, wife and husband, by deed recorded in Document Number 2016033910, Official Public Records, Brazoria County, Texas, a distance of 660.16 feet to a 5/8 inch iron rod found for corner, said corner being the North corner of said Wilkinson tract and being the Southeast line of that tract of land conveyed to Robert C. Koonce, by deed recorded in Volume 506, Page 507, Deed Records, Brazoria County, Texas;

THENCE North 40 degrees 59 minutes 45 seconds East, along the Southeast line of said Koonce tract, passing at a distance of 638.20 feet to a 1/2 inch iron rod found on line for reference, continuing at a total distance of 658.48 feet to a point for corner, said corner being the East corner of said Koonce tract and being the South corner of that tract to land conveyed to Edgar L. Dohmann et ux, Janis L. Dohmann, by deed recorded in Volume 1386, Page 37, Deed Records, Brazoria County, Texas and being the West corner of that tract of land conveyed to William H. Graham, Jr., by deed recorded in Document Number 2004037119, Official Public Records, Brazoria County, Texas;

THENCE South 48 degrees 20 minutes 46 seconds East, along the Southwest line of said Graham tract, a distance of 670.47 feet to a point for corner, said corner being the South corner of said Graham tract, being the West corner of that tract of land conveyed to Camille Hicks, by deed recorded in Volume 1211, Page 258, Deed Records, Brazoria County, Texas and being the North corner of that tract of land conveyed to Christal M. Albrecht and Joseph T. Sawma, husband and wife, by deed recorded in Document Number 2014020917, Official Public Records, Brazoria County, Texas;

THENCE South 41 degrees 52 minutes 55 seconds West, along the Northwest line of said Albrecht/Sawma tract, passing at a distance of 30.16 feet to a 1/2 inch iron rod found on line for reference, passing along at a distance of 300.30 feet to a 1/2 inch iron rod found for corner, said corner being the West corner of said Albrecht/Sawma tract and the North corner of the aforesaid Cunningham tract, continuing at a total distance of 660.12 feet to the POINT OF BEGINNING and containing 438,626