

**TRACT 2
DESCRIPTION OF A TRACT OF LAND CONTAINING
1.0006 ACRES (43,570 SQUARE FEET) SITUATED
IN THE THOMAS SPRAGGINS SURVEY, ABSTRACT 366
BRAZORIA COUNTY, TEXAS**

Being a tract of land containing 1.0006 acres (43,570 square feet), situated in the Thomas Spraggins Survey, Abstract 366, Brazoria County, Texas, being all of a tract of land conveyed unto Hai Dang Le and Van Hong Truong by deed as recorded under County Clerk's File No. 2014027451 of the Official Records of Brazoria County, Texas, being out of Lot 4, of Thomas Spraggins Subdivision, a subdivision in Brazoria County, Texas, according to the map or plat thereof recorded in Volume 22, Page 365, of the Deed Records of Brazoria County, Texas. Said 1.0006-acre tract being more particularly described by metes and bounds as follows:

COMMENCING at the west corner of said Lot 4;

THENCE South 47°59'45" East, a distance of 220.39 feet to a point in the centerline of Louisiana Street (60.00 feet wide);

THENCE North 42°06'00" East, along said centerline, a distance of 847.35 feet to the west corner and POINT OF BEGINNING of said tract herein described;

THENCE North 42°06'00" East, continuing along said centerline, a distance of 197.83 feet to the north corner of said tract herein described;

THENCE South 47°59'45" East, with the centerline of 2nd Street (60.00 feet wide) a distance of 220.24 feet to the east corner of said tract herein described;

THENCE South 42°06'00" West, at 30.00 feet passing the southwest right-of-way line of said 2nd Street (from which a found 1-inch iron pipe bears North 81°57' West, a distance of 1.1 feet) and continue for a total distance of 197.83 feet to the south corner of said tract herein described (from which a found 1-inch iron pipe bears South 22°23' East, a distance of 0.5 feet);

THENCE North 47°59'45" West, at 190.24 feet passing a found 5/8-inch iron rod in the southeast right-of-way line of said Louisiana Street, and continue for a total distance of 220.24 feet to the POINT OF BEGINNING and containing 1.0006 acres (43,570 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 Dec. 26, 2023, job number 12-130410-23.

