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0.18 Acres
Lot 13, Block 781 and the adjacent 35' of Uvalde Street
Velasco Townsite
Brazoria County, Texas

Being a 0.18 acre tract of land and being all of Lot 13, Block 781 and the adjacent 35 feet of Uvalde Street of Velasco Townsite, Brazoria County, Texas according to the map or plat thereof recorded in Volume 32, Page 14 of the Deed Records of Brazoria County, Texas, and being the same tract of land conveyed to Kelly Krenzke recorded in County Clerk's File No. 2015-011601 of the Official Records of Brazoria County, Texas and being more fully described by metes and bounds as follows: (All bearings based on the Southwest right-of-way line of Avenue "T", AKA North Avenue "T", (70' R.O.W. Vol. 32, Pg. 14, D.R.B.C.), - being South 56° 56' 00" East.)

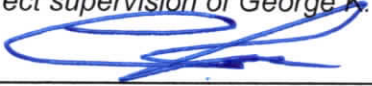
BEGINNING at a ½" iron rod set marked with a plastic cap labeled "PINPOINTRPLS 6086" in the Southwest R.O.W. of North Avenue "T" for the common corner of Lots 13 and 14, Block 781, Velasco Townsite and being the North corner and **TRUE PLACE OF BEGINNING** of the herein described tract, said iron rod bears South 56° 56' 00" East – 347.00 feet from a 1" iron pipe found for the intersection of the Southwest R.O.W. of Avenue "T" and the Northwest R.O.W. of Varner Street, platted as West 17th Street, (70' R.O.W., Vol. 32, Pg. 14, D.R.B.C.), for the East corner of Lot 13, Block 786 of Velasco Townsite;

THENCE South 56° 56' 00" East [Reference Bearing] along the Southwest R.O.W. of Avenue "T" at 27.0 feet pass the East corner of Lot 13, Block 781 and continuing a total distance of 62.00 feet to a ½" iron rod set marked with a plastic cap labeled "PINPOINTRPLS 6086" in the centerline of Uvalde Street and being the East corner of the herein described tract;

THENCE South 33° 04' 00" West – 125.00 feet along the centerline of Uvalde Street to a ½" iron rod set marked with a plastic cap labeled "PINPOINTRPLS 6086" in the Northeast R.O.W. of a 20 foot alley and being the South corner of the herein described tract;

THENCE North 56° 56' 00" West along the North R.O.W. of said alley, at 35.00 feet pass a ½" iron rod found for the South corner of Lot 13, Block 781, said iron rod bears North 33° 04' 00" East – 20.00 feet from a 1" iron pipe found for the East corner of Lot 12, Block 781, and continuing a total distance of 62.00 to a ½" iron rod found for the common corner of Lots 13 and 14, Block 781 and being the West corner of the herein described tract;

THENCE North 33° 04' 00" East – 125.00 feet along the common line of Lots 13 and 14, Block 781 to the **PLACE OF BEGINNING** and containing 0.18 acres of land, more or less. *This description is based on an actual survey made on the ground and is accompanied by a plat prepared under the direct supervision of George K. Lane, RPLS No. 6086 on September 26th, 2022.*


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