



BEING AN 8.853 ACRE TRACT OF LAND IN THE T. S. LEE SURVEY, ABSTRACT NO. 318, BRAZORIA COUNTY, TEXAS, SAID 8.853 ACRE TRACT BEING SITUATED IN TRACTS 10 AND 11 OF THE OLIVER AND BARROWS SUBDIVISION AS RECORDED IN VOLUME 2, PAGE 97 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS (P.R.B.C.T.); SAID 8.853 ACRE TRACT BEING THE SOUTHWESTERLY REMAINDER OF A 151.971 ACRE TRACT CONVEYED TO PAUL O'FARRELL, TRUSTEE FROM N. D. C., INC. BY DEED DATED SEPTEMBER 10, 1992 AND RECORDED UNDER COUNTY CLERK'S FILE (C.C.F.) NO. 92-029625 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS (O.R.B.C.T.); THE BEARINGS USED IN THIS DESCRIPTION ARE GRID BEARINGS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 27; SAID 8.853 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a bent one-half inch iron rod found at the intersection of the east right-of-way line of Downing Road (60' wide) with the north right-of-way line of Stadium Drive (90' wide); the right-of-way for Downing Road being established by said Oliver and Barrows Subdivision and the right-of-way for Stadium Drive being established by the Stadium Drive and Campus Drive Street Dedication Plat recorded under C.C.F. No. 2008036135 of the O.R.B.C.T.;

THENCE North 02° 51' 44" West, along the west line of said 151.971 acre tract and the east right-of-way line of Downing Road, a distance of 738.76 feet to a one-half inch iron rod found at the most westerly southwest corner of an 8.10 acre tract (140 foot drainage right-of-way) conveyed to Angleton Drainage District from Paul O'Farrell, Trustee by Correction Gift Deed dated June 14, 1994 and recorded under County Clerk's File No. 94-033989 of the O.R.B.C.T.;

THENCE North 87° 08' 16" East, continuing along a northerly south line of said 8.10 acre tract, a distance of 369.88 feet to a five-eighths inch iron rod with a plastic cap marked "Baker & Lawson" set for the point of curvature of a curve to the right having a radius length of 150.00 feet;

THENCE in a southeasterly direction, continuing along a southwesterly line of said 8.10 acre tract, along said curve to the right having a radius length of 150.00 feet, a central angle of 90° 00' 00", an arc length of 235.62 feet and a chord bearing and distance of South 47° 51' 44" East and 212.13 feet to a bent one-half inch iron rod found at the point of tangency of said curve;

THENCE South 02° 51' 44" East, continuing along the west line of said 8.10 acre tract, a distance of 287.61 feet to a five-eighths inch iron rod with a plastic cap marked "Baker & Lawson" set for the point of curvature of a curve to the left having a radius length of 250.00 feet;

THENCE in a southeasterly direction, continuing along a southwesterly line of said 8.10 acre tract, along said curve to the left having a radius length of 250.00 feet, a central angle of 45° 59' 43", an arc length of 200.69 feet and a chord bearing and distance of South 25° 51' 36" East and 195.35 feet to a bent one-half inch iron rod found at the most northerly northwest corner of the Angleton

DESCRIPTION OF 8.853 ACRES

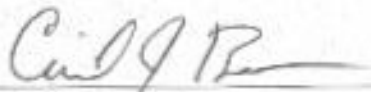
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Commercial Subdivision No. 5 as recorded in Volume 19, Page 679 of the P.R.B.C.T.; same being the most northerly corner of a 20,000 acre tract conveyed to the Angleton Independent School district from Paul O'Farrell, Trustee by gift deed dated December 30, 1996 and recorded under C.C.F. No. 96-045852 of the O.R.B.C.T.;

THENCE South $41^{\circ} 08' 33''$ West, along the northwest line of said 20,000 acre tract, a distance of 168.68 a bent one-half inch iron rod found at an interior corner of said 20,000 acre tract and on the north right-of-way line of Stadium Drive;

THENCE South $87^{\circ} 08' 16''$ West, along the north right-of-way line of Stadium Drive, a distance of 479.01 feet to the POINT OF BEGINNING and containing 8.853 acre of land. This description is based on a survey performed on the ground by Baker & Lawson, Inc. in August, 2008 and is prepared along with a survey plat of the property surveyed.

CERTIFIED CORRECT:



Cecil J. Booth
Registered Professional Land Surveyor
Registration No. 2061



Date 3 Sept 08
Job No. 10152