

**BRAZORIA COUNTY
TEXAS**

LEGAL DESCRIPTION

ALL THAT CERTAIN 15.021 ACRES OF LAND BEING A PORTION OF A CALLED 20 ACRE TRACT RECORDED IN VOLUME 17, PAGE 177 OF THE BRAZORIA COUNTY DEED RECORDS AND OUT OF A CALLED 30.04 ACRE TRACT AND BEING THAT SAME CALLED 15.021 ACRE TRACT CONVEYED TO IRVIN EDWARD BIRDSONG IN COUNTY CLERK'S FILE 2025050304 OF THE BRAZORIA COUNTY OFFICIAL RECORDS AND SITUATED IN THE GEORGE ROBINSON SURVEY, ABSTRACT 126 AND THE JOHN BRADLEY SURVEY, ABSTRACT 45, BRAZORIA COUNTY, TEXAS AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS USING SURVEY TERMINOLOGY WHICH REFERS TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, 2011 AND BY WHICH THE DISTRICTING AND THE CORNER TOID BEARINGS AND THE DISTANCES ARE HORIZONTAL SURFACE LEVEL LENGTHS AS FOLLOWS:

BEGINNING AT A FOUND 1/2" IRON ROD IN THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 50, SAME BEING THE SOUTHWEST CORNER OF LOT 54 OF THE IRVIN'S POINT SUBDIVISION SECTION ONE ACCORDING TO THE MAP OF PLAT NUMBER RECORDED IN VOLUME 15, PAGE 151-156 OF THE BRAZORIA COUNTY PLAT RECORDS, SAME BEING IN THE NORTH LINE OF SAID 15.02 ACRE TRACT;

THENCE NORTH 88°18'58" EAST, A DISTANCE OF 23.02 FEET TO A POINT FOR CORNER IN THE RIGHT-OF-WAY OF COUNTY ROAD 50;

THENCE SOUTH 3°25'38" EAST (CALLED SOUTH), WITHIN THE RIGHT-OF-WAY OF COUNTY ROAD 50, A DISTANCE OF 225.27 FEET (CALLED 225.26 FEET) TO A POINT FOR CORNER IN THE NORTH LINE OF A CALLED 4.0 ACRE TRACT CONVEYED TO BILLY B. LANTRIP AND BILLY S. LANTRIP RECORDED IN VOLUME 1594, PAGE 39 OF THE BRAZORIA COUNTY DEED RECORDS;

THENCE SOUTH 88°18'58" WEST (CALLED WEST), WITHIN THE RIGHT-OF-WAY OF COUNTY ROAD 611, SAME BEING THE NORTH LINE OF SAID LANTRIP 4.0 ACRE TRACT AND THE NORTH LINE OF A CALLED 3.61 ACRE TRACT CONVEYED TO SCOTT ALAN MUTH IN COUNTY CLERK'S FILE 2014030008 OF THE BRAZORIA COUNTY OFFICIAL RECORDS, A DISTANCE OF 204.58 FEET TO A POINT FOR CORNER MARKING THE SOUTHWEST CORNER OF A CALLED 10.0 ACRE TRACT CONVEYED TO GEORGE RUCKER ESTATE RECORDED IN VOLUME 151, PAGE 509 OF THE BRAZORIA COUNTY DEED RECORDS;

THENCE NORTH 3°25'38" WEST, COINCIDENT WITH THE EAST LINE OF SAID 10.0 ACRE TRACT, BY A DISTANCE OF 16.11 FEET PASS A 6ET 5/8" IRON ROD FOR MEASURE IN THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 611 AND CONTINUE TO A TOTAL DISTANCE OF 1023.43 FEET (CALLED 1023.14 FEET) TO A FOUND 1/2" IRON ROD FOR CORNER MARKING THE NORTHEAST CORNER OF THE SAID RUCKER 10.0 ACRE TRACT;

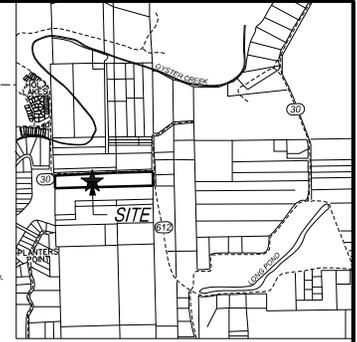
THENCE SOUTH 88°18'58" WEST (CALLED WEST), COINCIDENT WITH THE NORTH LINE OF SAID RUCKER 10.0 ACRE TRACT, A DISTANCE OF 12.45 FEET TO A FOUND 1/2" IRON ROD FOR CORNER MARKING THE SOUTHWEST CORNER OF A CALLED 10.0 ACRE TRACT CONVEYED TO IRVIN EDWARD BIRDSONG IN COUNTY CLERK'S FILE 2025050304 OF THE BRAZORIA COUNTY DEED RECORDS;

THENCE NORTH 3°25'38" WEST (CALLED NORTH), COINCIDENT WITH THE EAST LINE OF THE SAID BIRDSONG 10.0 ACRE TRACT, A DISTANCE OF 1230.12 FEET (CALLED 1230.16 FEET) TO A POINT FOR CORNER BEING IN THE SOUTH LINE OF THE ABOVE-MENTIONED LOT 54 AND FROM WHICH A FOUND 1/2" IRON ROD BEARS SOUTH 78°51'15" EAST, A DISTANCE OF 0.80 FEET;

THENCE NORTH 88°48'41" EAST (CALLED EAST), COINCIDENT WITH THE SOUTH LINE OF THE SAID LOT 54, A DISTANCE OF 373.34 FEET TO THE POINT OF BEGINNING, CONTAINING 15.021 ACRES OF LAND, MORE OR LESS.

**JOHN BRADLEY SURVEY
ABSTRACT 45**

STATION: CLAY STEVENS
CALLED 24.17 ACRES
2014030018 E.C.D.R.



BILLY B. LANTRIP
AND BILLY S. LANTRIP
CALLED 4.0 ACRES
2001071903 E.C.D.R.

GEORGE RUCKER ESTATE
CALLED 10.0 ACRES
2001071903 E.C.D.R.

SCOTT ALAN MUTH
CALLED 10.0 ACRES
2014030018 E.C.D.R.

TEXAS NEW MEXICO POWER CO.
10 KW ELECTRICAL SUBSTATION
VOLUME 91, PAGE 38 E.C.D.R.

S 3°25'38" E 225.27'
(CALLED SOUTH - 225.26')

TEXAS NEW MEXICO POWER CO.
10 KW ELECTRICAL SUBSTATION
VOLUME 91, PAGE 38 E.C.D.R.

LOT 6
1,200 ACRE

LOT 7
1,054 ACRE

LOT 8
1,054 ACRE

LOT 9
1,054 ACRE

LOT 10
1,054 ACRE

LOT 11
1,054 ACRE

LOT 12
1,054 ACRE

LOT 13
1,200 ACRE

**GEORGE ROBINSON SURVEY
ABSTRACT 126**

PRELIMINARY

THIS DOCUMENT SHALL NOT BE
RECORDED FOR ANY PURPOSE.



**HOLIDAY POINT
SUBDIVISION**
A THIRTEEN LOT SUBDIVISION
OF THE
**RYAN EDWARD BIRDSONG
CALLED 15.021 ACRE TRACT**
AS RECORDED IN
CLERK'S FILE NO. 2025035056
OF THE
BRAZORIA COUNTY OFFICIAL RECORDS
IN THE
**GEORGE ROBINSON SURVEY
ABSTRACT 126**
AND THE
**JOHN BRADLEY SURVEY
ABSTRACT 45**
BRAZORIA COUNTY, TEXAS
DECEMBER 2025

SHEET 2 OF 2

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