

**DESCRIPTION OF A TRACT OF LAND CONTAINING
7.0096 ACRES (305,339 SQUARE FEET) SITUATED
IN THE M.V. O'DONNELL SURVEY, SECTION 8, ABSTRACT 489
BRAZORIA COUNTY, TEXAS**

Being a tract of land containing 7.0096 acres (305,339 square feet), situated in the M.V. O'Donnell Survey, Section 8, Abstract 489, Brazoria County, Texas, being all of a tract of land conveyed by deed unto Darrell Mason Church in County Clerk's File No. 2010030599 of the Official Records of Brazoria County, Texas, said Church tract being out of and a part of Lot 1 of Said Section 8 and being a portion of a certain called 40.00 acre tract, according to the plat recorded in Volume 19, Page 234 of the Deed Records of Brazoria County, Texas. Said 7.0096-acre tract being more particularly described by metes and bounds as follows:

BEGINNING at the northeast corner of said Lot 1, being in the westerly line of a called 12.97 acre tract as recorded in Volume 1201, Page 197 of the Deed Records of Brazoria County, Texas, being the northeast corner of the said tract herein described, (from which a found 1/2-inch iron rod bears South 35°32' West, a distance of 0.8 feet), said point being located, (Called South 27°00'00" East, a distance of 1,042.09 feet) from the northeast corner of said Section 8,;

THENCE South 30°12'39" East, (called South 27°00'00" East) a distance of 815.83 feet (called 816.68 feet) to a point for the southeast corner of the said tract herein described;

THENCE South 59°34'30" West, (called South 62°45'55" West) a distance of 412.62 feet (called 411.68 feet) to a found 1/2-inch iron rod with cap marked "Survey 1" for the southwest corner of the said tract herein described;

THENCE North 30°12'39" West, (called North 27°00'00" West) a distance of 635.26 feet (called 636.03 feet) to a found 5/8-inch iron rod in the southeasterly right-of-way line of County Road 172 (a.k.a. Parker School Road) (60.00 feet wide) for the northwest corner of the said tract herein described;

THENCE North 32°06'16" East (called North 35°16'47" East) along said southeasterly right-of-way line a distance of 391.98 feet to a found 1/2-inch iron rod for an angle point in the north line of the said tract herein described;

THENCE North 59°47'21" East (called North 63°00'00" East) a distance of 65.51 feet (called 64.68 feet) to the POINT OF BEGINNING and containing 7.0096 acres (305,339 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 March 29, 2021, job number 3-94479-21.

