

**DESCRIPTION OF A TRACT OF LAND CONTAINING
0.2534 ACRES (11,037 SQUARE FEET) SITUATED
IN THE JOSIAH H. BELL LEAGUE, ABSTRACT 40
BRAZORIA COUNTY, TEXAS**

Being a tract of land containing 0.2534 acres (11,037 square feet), situated in the Josiah H. Bell League, Abstract 40, Brazoria County, Texas, being all of a tract of land conveyed unto Mohammed Minhas Panjwani by deed as recorded under County Clerk's File No. 2020065050 of the Official Records of Brazoria County, Texas, being out of the R. B. Loggins Subdivision, an unrecorded subdivision in Brazoria County, Texas. Said 0.2534-acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2-inch iron rod in the south right-of-way line of West Jackson Street (50.00 feet wide) marking the northwest corner of a tract of land conveyed unto Timothy Wayne Woodard by deed as recorded under County Clerk's File No. 2021020131 of the Official Records of Brazoria County, Texas, for the northeast corner of said tract herein described;

THENCE South $00^{\circ}05'13''$ East, a distance of 182.20 feet to a found axle for the southeast corner of said tract herein described;

THENCE North $89^{\circ}22'06''$ West, a distance of 60.30 feet to a found 1/2-inch iron rod for the southwest corner of said tract herein described;

THENCE North $00^{\circ}13'05''$ West, a distance of 182.65 feet to a set 1/2-inch iron rod with cap marked "Survey 1" in the south right-of-way line of said West Jackson Street for the northwest corner of said tract herein described;

THENCE South $88^{\circ}57'13''$ East, along said south right-of-way, a distance of 60.72 feet to the POINT OF BEGINNING and containing 0.2534 acres (11,037 square feet), more or less.

Note: This metes and bounds description is referenced to a survey drawing prepared by Survey I, Inc. (Firm Registration No. 100758-00) dated Sept. 01, 2022, job number 8-116121-22.



