

**DESCRIPTION OF A TRACT OF LAND CONTAINING  
3.446 ACRES (150,103 SQUARE FEET) SITUATED  
IN THE S.M. WILLIAMS LEAGUE, ABSTRACT 138  
BRAZORIA COUNTY, TEXAS**

Being a tract of land containing 3.446 acres (150,103 square feet), situated in the S.M. Williams League, Abstract 138, Brazoria County, Texas, being all of a tract of land conveyed unto Property Orchard by deed recorded under County Clerk's File No. 2021079893 of the Official Records of Brazoria County, Texas, Said 3.446-acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at found 1-inch iron pipe in the northwest right-of-way line of County Road 686 (60 feet wide) for the east corner of a tract of land conveyed unto Jolynn Moore by deed recorded under County Clerk's File No. 2022019473 of the Official Records of Brazoria County, Texas, and for the south corner of the said tract herein described;

**THENCE** North 45°43'00" West, a distance of 366.58 feet to a found 1-inch iron pipe for the west corner of the said tract herein described;

**THENCE** North 45°33'00" East, a distance of 410.74 feet to a found 1/2-inch iron rod for the north corner of the said tract herein described;

**THENCE** South 46°34'07" East, a distance of 359.87 feet to a found 5/8-inch iron rod in the northwest right-of-way line of said County Road 686 for the east corner of the said tract herein described;

**THENCE** South 44°36'17" West along the northwest right-of-way line of said County Road 686, a distance of 416.00 feet to the **POINT OF BEGINNING** and containing 3.446 acres (150,103 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 17, 2023, job number 3-121510-23.*



A handwritten signature in blue ink, appearing to be "R. Fussell", written over a white background.