

**DESCRIPTION OF A TRACT OF LAND CONTAINING
2.223 ACRES (96,846 SQUARE FEET) SITUATED
IN THE M. V. O'DONNELL SURVEY, ABSTRACT 468
BRAZORIA COUNTY, TEXAS**

Being a tract of land containing 2.223 acres (96,846 square feet), situated in the M. V. O'Donnell Survey, Abstract 468, Brazoria County, Texas, being all of a tract of land conveyed unto Tammy Rene Pavalock by deed as recorded under County Clerk's File No. 2025016667 of the Official Records of Brazoria County, Texas (*bearing basis*), being out of a called 20 acre tract called Tract 6 of a division of the M. V. O'Donnell Survey. Said 2.223-acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a point in the southeast line of the Thomas Spraggins Survey, Abstract 366 and the northerly corner of the W. J. Cannon Survey, Abstract 177 and the southwest corner of said M. V. O'Donnell Survey, Abstract 468;

THENCE North 45°04'00" East, along the southeast line of said Spraggins Survey, a distance of 13.90 feet;

THENCE South 89°56'00" East, a distance of 1366.80 feet;

THENCE South 00°04'00" West, a distance of 576.07 feet to a set 1/2-inch iron rod with cap marked "Survey 1" for the north corner and POINT OF BEGINNING of said tract herein described;

THENCE South 00°04'00" West, at 541.66 feet passing a set 1/2-inch iron rod with cap marked "Survey 1" in the northeast right-of-way line of County Road 541 (70 feet wide) and continue a total distance of 588.35 feet to a point in the centerline of said County Road 541 for the south corner of said tract herein described;

THENCE North 48°29'35" West, along the centerline of said County Road 541, a distance of 439.17 feet for the west corner of said tract herein described;

THENCE North 47°56'43" East, at 35.22 feet passing a found 1-inch iron pipe in the northeast right-of-way line of said County Road 541, and continue a total distance of 443.84 feet to the POINT OF BEGINNING and containing 2.223 acres (96,846 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 April 28, 2026, job number 4-164464-26.

