

A **METES & BOUNDS** description of a certain 8.709 acre (379,380 square feet) tract of land situated in the Lavaca Navigation Company Survey, Section 1, Abstract No. 329 in Brazoria County, Texas, being a portion of a called 21.52 acre tract (Parcel "A", Tract "9") conveyed to Astro Sierra Vista, L.P., by deed recorded in Clerk's File No. 2021084557, Brazoria County Official Public Records; said 8.709 acre (379,380 square feet) tract of land being more particularly described as follows with all bearings being based on the Texas Coordinate System, South Central Zone, NAD 83;

COMMENCING at a 5/8-inch iron rod (with cap) found, being the southeast corner of Crystal View Drive Phase II according to the plat thereof recorded in Clerk's File No. 2019057701, Brazoria County Official Public Records, being the northeast corner of said called 21.52 acre tract, and being on the west right-of-way line of County Road No. 48 (based on a width of 40 feet) recorded in Volume 2, Page 113, Brazoria County Deed Records;

THENCE, along the south line of said Crystal View Drive Phase II and the north line of said called 21.52 acre tract, the following three (3) courses and distances:

1. South 87°14'55" West, 10.00 feet to a 5/8-inch iron rod (with cap) found, being the beginning of a curve to the left;
2. Along said curve to the left in a northwesterly direction, with a radius of 30.00 feet, a central angle of 90°00'18", an arc length of 47.13 feet, and a chord bearing North 47°44'41" West, 42.43 feet to a 5/8-inch iron rod (with cap) found;
3. South 87°15'10" West, 22.05 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being the northeast corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, departing the south line of said Crystal View Drive Phase II, over and across said called 21.52 acre tract, the following three (3) courses and distances,

1. South 02°44'50" East, 648.70 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being the southeast corner of the herein described tract;
2. South 87°15'28" West, 521.12 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being the southwest corner of the herein described tract;
3. North 31°01'13" West, 464.87 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being on the south line of said called Crystal View Drive Phase II, being on the north line of said called 21.52 acre tract, being the northwest corner of the herein described tract, and the beginning of a curve to the left;

THENCE, along the south line of said Crystal View Drive Phase II and the north line of said called 21.52 acre tract, the following three (3) courses and distances:

1. Along said curve to the left in a northeasterly direction, with a radius of 1,040.00 feet, a central angle of 02°00'01", an arc length of 36.31 feet, and a chord bearing North 58°51'00" East, 36.31 feet to a 5/8-inch iron rod (with cap) found;

2. North 57°51'00" East, 200.25 feet to a 5/8-inch iron rod (with cap) found, being the beginning of a curve to the right;
3. Along said curve to the right in an easterly direction, with a radius of 960.00 feet, a central angle of 29°24'10", an arc length of 492.65 feet, and a chord bearing North 72°33'05" East, 487.26 feet to a 5/8-inch iron rod (with cap) found;

THENCE, North 87°15'10" East, 63.62 feet to the **POINT OF BEGINNING, CONTAINING** 8.709 acres (379,380 square feet) of land in Brazoria County, Texas filed in the offices of Elevation Land Solutions in The Woodlands, Texas.