

**PROPERTY NO. 1**

**TRACT 5**

All that certain 33.38 acres of land in the H.T. & B.R.R. Co. Survey Number 56, A-515, Brazoria County, Texas which is the 33.38 acre tract described in the deed from Glenn Nichols, Trustee to CW Capital Fund One, LLC recorded under File Number 2005057146, in the Official Records of Brazoria County, Texas, in the Emigration Land Company's Subdivision, according to the plat thereof recorded under Volume 2, Page 113 in the Plat Records of Brazoria County, Texas, and being more particularly described by metes and bounds as follows with bearings based on the Texas Coordinate System of 1983, South Central Zone:

COMMENCING at P.K. Nail found for the northwest corner of the 9.954 acre tract described in the deed from Mike Fox to Thomas Moeller, et ux. recorded under File Number 02025798 in the Official Records of Brazoria County, Texas, common to the northwest corner of said H.T. & B.R.R. Co. Survey Number 56, A-515 and the northeast corner of the H.T. & B.R.R. Co. Survey Number 57, A-289, at the centerline intersection of County Road Number 383 and County Road Number 57;

THENCE South  $02^{\circ} 46' 29''$  East - 2612.16 feet, along the west line of said H.T. & B.R.R. Co. Survey Number 56, A-515, common to the east line of said H.T. & B.R.R. Co. Survey Number 57, A-289 and the centerline of a county road (40' R.O.W. - unimproved), according to the plat thereof recorded under Volume 2, Page 113, in the Plat Records of Brazoria County, Texas, to a 3/4 inch iron rod found for the southwest corner of the 39.03 acre tract described in the deed from CW-LT III Development, L.P. to Iowa Colony Sterling Lakes, LTD. recorded under File Number 2006003947 in the Official Records of Brazoria County, Texas, common to the northwest corner and POINT OF BEGINNING of the herein described tract at the intersection of the centerline of said county road and the center line of a county road (40' R.O.W. - unimproved), according to the plat thereof recorded under Volume 2, Page 113, in the Plat Records of Brazoria County, Texas;

THENCE North  $87^{\circ} 46' 20''$  East - 1234.68 feet, along the north line of aforesaid 33.38 acre tract, common to the south line of said 39.03 acre tract, and the centerline of said county road, to the northeast corner of the herein described tract, in the west right-of-way line of State Highway Number 288 (420' R.O.W.), from which a found 1-1/4 inch iron pipe bears South  $87^{\circ} 46' 20''$  West - 0.37 feet and from which a 5/8 inch iron rod found for the southeast corner of the 52.46 acre tract described in the Special Warranty Deed to Lovice S. Brown, et al. recorded under File Number 03-047181 in the Official Records of Brazoria County, Texas, bears North  $87^{\circ} 46' 20''$  East - 1403.03 feet, and common to a point on a curve to the left, having a central angle of  $06^{\circ} 35' 00''$ , a radius of 11,669.16 feet, and from which point the center of the circle of said curve bears South  $79^{\circ} 07' 36''$  East;

THENCE In a southerly direction, with said west right-of-way line and said curve to the left, an arc distance of 1340.81 feet to the southeast corner of the herein described tract, from which a 1 inch iron pipe bears South  $87^{\circ} 46' 20''$  West - 0.31 feet;

THENCE South  $87^{\circ} 46' 20''$  West - 993.76 feet, along the south line of aforesaid 33.38 acre tract, to a found 1 inch iron rod, common to the southwest corner of the herein described tract, in the west line of said H.T. & B.R.R. Co. Survey Number 56, A-515, common to the east line of said H.T. & B.R.R. Co.

Survey Number 57, A-289 and the centerline of a county road (40' R.O.W. - unimproved) according to the plat thereof recorded under Volume 2, Page 113 in the Plat Records of Brazoria County, Texas;

THENCE North 02° 46' 29" West - 1320.54 feet, along said common line, to the POINT OF BEGINNING of the herein described tract and containing 33.38 acres of land.

**TRACT 6**  
**METES AND BOUNDS DESCRIPTION**  
**OF 39.03 ACRES OF LAND**  
**IN THE H.T. & B.R.R. CO. SURVEY NO. 56, A-515**  
**BRAZORIA COUNTY, TEXAS**

All that certain 39.03 acres of land, out of the 40 acre tract described in the Deed from Jack V.A. Aldred, Trustee to Robert E. Morse, III, Trustee recorded under 89 736/51, in the Deed Records of Brazoria County, Texas, out of Emigration Land Company's Subdivision, according to the plat thereof recorded under Volume 2, Page 113, in the Plat Records of Brazoria County, Texas, in the H.T. & B.R.R. Co. Survey No. 56, A-515, Brazoria County, Texas, and more particularly described by metes and bounds as follows: (All bearings based on the Texas State Plane Coordinate System, South Central Zone)

**COMMENCING** at P.K. Nail found for the northwest corner of the 9.954 acre tract described in the deed from Mike Fox to Thomas Moeller, et ux recorded under File No. 02025798, in the Official Records of Brazoria County, Texas, common to the southwest corner of the 244.2369 acre tract described in the deed from Frank and Ina Brinton Educational and Charitable Trust for Texas to Washington County Hospital of Washington, et al recorded under File No. 97000097, in the Official Records of Brazoria County, Texas, in the east line of the 1101.117 acre tract described as Tract 1 in the deed from South Freeway Limited to Iowa Colony Sterling Lakes, Ltd. Recorded under File No. 03075438, in the Official Records of Brazoria County, Texas, at the centerline intersection of County Road No. 383 and County Road No. 57, from which a railroad spike found for the southeast corner of the 110.2577 acre tract described in the deed from Frank and Ina Briton Educational and Charitable Trust for Texas to Washington County Hospital of Washington, et al recorded under File No. 97000097, in the Official Records of Brazoria County, Texas, at the centerline intersection of County Road No. 57 and County Road No. 48 bears North 87° 09' 00" East - 5278.20'; **THENCE** South 02° 46' 29" East - 1320.21', along the centerline of a county road (40' R.O.W. - unimproved), common to the west line of said 9.954 acre tract and the east line of said 1101.117 acre tract, to a 3/4" iron rod set for the northwest corner and **POINT OF BEGINNING** of the herein described tract, common to the southwest corner of said 9.954 acre tract, from which a found 1/2" iron pipe bears South 87° 06' 59" West - 1.66';

**THENCE** North 87° 06' 59" East - 1318.60', along the south line of said 9.954 acre tract, the south line of the residue of the 19.954 acre tract described in the deed from Gene Alan Smith to First Baptist Church of Pearland, Texas recorded under File No. 98052659, in the Official Records of Brazoria County, Texas, the south line of the 5.00 acre tract described in the deed from Rosalinda Guajardo, et al to Lupe Guajardo recorded under File No. 99026720, in the Deed Records of Brazoria County, Texas, and the south line of Guajardo Subdivision according to the plat thereof recorded under Volume 24, Page 176, in the Plat Records of Brazoria County, Texas, to a 5/8" iron rod with aluminum cap in concrete found for the southeast corner of said Guajardo Subdivision, common to the northeast corner of the herein described tract, in the west line of the 52.46 acre tract described in the Special Warranty Deed to Lovice S. Brown, et al recorded under File No. 03047181, in the Official Records of Brazoria County, Texas;

**THENCE** South 02° 50' 40" East - 976.59', along the west line of said 52.46 acre tract, to a 3/4" iron rod set for an angle corner of the herein described tract, in the northwest right-of-way line of State Highway No. 288 (420' R.O.W.), common to a point on a curve to the left having a central angle of 01° 40' 18", a radius of 11,669.16', and from which point the center of the circle of said curve bears South 77° 27' 18" East;


**THENCE** along said curve to the left, along said northwest right-of-way line, in a southerly direction, an arc distance of 340.49' to the southeast corner of the herein described tract, in the centerline of a county road (40' R.O.W. - unimproved), from which a found 1-1/4" iron pipe bears South 87° 46' 20" West - 0.37' and from which a 5/8" iron rod found for the southeast corner of said 52.46 acre tract bears North 87° 46' 20" East - 1403.03';

**THENCE** South 87° 46' 20" West - 1234.68', along the centerline of said unimproved county road, common to the north line of the 33.598 acre tract described in the deed from Ben C. Kostial, Trustee to Gary Robinson, Trustee recorded under Volume 1192, Page 148, in the Deed Records of Brazoria County, Texas, to a 3/4" iron rod set for the southwest corner of the herein described tract, in the east line of aforesaid 1101.117 acre tract, at the centerline intersection of two county roads (40' R.O.W. - unimproved),

**THENCE North 02° 46' 29" West - 1291.95', along said east line, common to the center line of said unimproved county road, to the POINT OF BEGINNING of the herein described tract and containing 39.03 acres of land.**

Prepared by:  
**PATE SURVEYORS**  
a division of Pate Engineers, Inc.  
Job No. 716-019-00-520



  
Certification Date  
September 22, 2004

**THIS LEGAL DESCRIPTION IS ISSUED AS "PART TWO", IN CONJUNCTION WITH THE LAND TITLE SURVEY BY PATE SURVEYORS LAST CERTIFIED SEPTEMBER 22, 2004. REFERENCE IS HEREBY MADE TO THE SURVEY AS "PART ONE".**

**TRACT 7  
TRACT 8**

**METES AND BOUNDS DESCRIPTION  
OF 51.36 ACRES OF LAND  
IN THE H.T. & B.R.R. CO. SURVEY NO. 56, A-515  
BRAZORIA COUNTY, TEXAS**

All that certain 51.36 acres of land herein described as Tract 1 and Tract 2, out of the 52.46 acre residue tract conveyed in the Special Warranty Deed to Lovice S. Brown, et al recorded under File No. 03-047181, in the Official Records of Brazoria County, Texas, out of Emigration Land Company's Subdivision, according to the plat thereof recorded under Volume 2, Page 113, in the Plat Records of Brazoria County, Texas, in the H.T. & B.R.R. Co. Survey No. 56, A-515, Brazoria County, Texas, and more particularly described by metes and bounds as follows: (All bearings based on the Texas State Plane Coordinate System, South Central Zone)

**TRACT 7**

All that certain 19.71 acres of land, out of the 52.46 acre residue tract conveyed in the Special Warranty Deed to Lovice S. Brown, et al recorded under File No. 03-047181, in the Official Records of Brazoria County, Texas, out of Emigration Land Company's Subdivision, according to the plat thereof recorded under Volume 2, Page 113, in the Plat Records of Brazoria County, Texas, in the H.T. & B.R.R. Co. Survey No. 56, A-515, Brazoria County, Texas, and more particularly described by metes and bounds as follows: (All bearings based on the Texas State Coordinate System, South Central Zone)

**COMMENCING** at P.K. Nail found for the northwest corner of the 9.954 acre tract described in the deed from Mike Fox to Thomas Moeller, et ux recorded under File No. 02-025798, in the Official Records of Brazoria County, Texas, common to the southwest corner of the 244.2369 acre tract described in the deed from Frank and Ina Brinton Educational and Charitable Trust for Texas to Washington County Hospital of Washington, et al recorded under File No. 97-000097, in the Official Records of Brazoria County, Texas, at the centerline intersection of County Road No. 383 and County Road No. 57, **THENCE** North 87° 09' 00" East - 1316.99', along the centerline of said County Road No. 57 to an angle corner, from which a railroad spike found for the southeast corner of the 110.2577 acre tract described in the deed from Frank and Ina Briton Educational and Charitable Trust for Texas to Washington County Hospital of Washington, et al recorded under File No. 97-000097, in the Official Records of Brazoria County, Texas bears North 87° 09' 00" East - 3961.21'; **THENCE** S 02° 50' 40" E - 25.00' to a 3/4" iron rod set for the northwest corner and **POINT OF BEGINNING** of the herein described tract, in the east line of Guajardo Subdivision, according to the plat thereof recorded under Volume 24, Page 176, in the Plat Records of Brazoria County, Texas and in the south right-of-way line of County Road No. 57 (50' R.O.W.);

**THENCE** North 87° 09' 00" East - 302.08', along said south right-of-way line, to a 3/4" iron rod set at the intersection of said south right-of-way line and the west right-of-way line of State Highway No. 288 (R.O.W. Varies), 3.0' north of a found Texas Department of Transportation concrete monument;

**THENCE** South 02° 47' 36" East - 35.18', along said west right-of-way line, to a 3/4" iron rod set for an angle corner of the herein described tract, 0.7' southeast of a found Texas Department of Transportation concrete monument;

**THENCE** North 87° 12' 24" East - 200.00', continuing along said west right-of-way line, to a 3/4" iron rod set for an angle corner of the herein described tract, 1.2' south of a found Texas Department of Transportation concrete monument;

**THENCE** South 68° 24' 39" East - 289.78', continuing along said west right-of-way line, to an angle corner of the herein described tract, 0.4' east of a found Texas Department of Transportation concrete monument;

**THENCE** South 22° 28' 51" East - 83.46', continuing along said west right-of-way line, to a 3/4" iron rod set for an angle corner of the herein described tract, 1.5' west of a found Texas Department of Transportation concrete monument, common to a point on a curve to the left, having a central angle of 10° 45' 26", a radius of 11,669.16', and from which point the center of the circle of said curve bears South 66° 41' 52" East;

**THENCE** along said curve to the left, continuing along the west right-of-way line of State Highway No. 288 (420' R.O.W.), in a southwesterly direction, an arc distance of 2190.87' (called: 2222.78') to a 3/4" iron rod set for the south corner of the herein described tract, in the east line of the 40 acre tract described in the deed from Jack V.A. Aldred, Trustee to Robert E. Morse, III, Trustee recorded under 89 736/51, in the Deed Records of Brazoria County, Texas;

**THENCE** North 02° 50' 40" West - 2271.03', along said east line and the east line of aforesaid Guajardo Subdivision (at 976.59' passing a 5/8" iron rod with aluminum cap in concrete found for the southeast corner of said Guajardo Subdivision, at 1399.59' passing a 5/8" iron rod with aluminum cap in concrete found for the most easterly northeast corner of Lot 5, of said Guajardo Subdivision, common to the southeast corner of Lot 6, of said Guajardo Subdivision, at 2266.59' passing a 5/8" iron rod with aluminum cap in concrete found for the northeast corner of said Lot 6) to the **POINT OF BEGINNING** of the herein described tract and containing 19.71 acres of land.

### **TRACT 8**

All that certain 31.65 acres of land, out of the 52.46 acre residue tract conveyed in the Special Warranty Deed to Lovice S. Brown, et al recorded under File No. 03-047181, in the Official Records of Brazoria County, Texas, out of Emigration Land Company's Subdivision, according to the plat thereof recorded under Volume 2, Page 113, in the Plat Records of Brazoria County, Texas, in the H.T. & B.R.R. Co. Survey No. 58, A-515, Brazoria County, Texas, and more particularly described by metes and bounds as follows: (All bearings based on the Texas State Coordinate System, South Central Zone)

**COMMENCING** at railroad spike found for the southeast corner of the 110.2577 acre tract described in the deed from Frank and Ina Brinton Educational and Charitable Trust for Texas to Washington County Hospital of Washington, et al recorded under File No. 97-000097, in the Official Records of Brazoria County, Texas, at the centerline intersection of County Road No. 57 and County Road No. 48; **THENCE** South 87° 09' 00" West - 1983.32', along the centerline of said County Road No. 57, to an angle corner, in the east right-of-way line of State Highway No. 288 (R.O.W. Varies), from which a P.K. Nail found for the northwest corner of the 9.954 acre tract described in the deed from Mike Fox to Thomas Moeller, et ux recorded under File No. 02-025798, in the Official Records of Brazoria County, Texas, common to the southwest corner of the 244.2369 acre tract described in the deed from Frank and Ina Brinton Educational and Charitable Trust for Texas to Washington County Hospital of Washington, et al recorded under File No. 97-000097, in the Official Records of Brazoria County, Texas, at the centerline intersection of County Road No. 383 and County Road No. 57, bears South 87° 09' 00" West - 3294.88'; **THENCE** South 02° 47' 36" East - 81.84', along said east right-of-way line, to an angle corner at a found Texas Department of Transportation concrete monument (at 30.06' passing a found Texas Department of Transportation concrete monument); **THENCE** South 87° 12' 24" West - 200.00', continuing along said east right-of-way line, to an angle corner at a found Texas Department of Transportation concrete monument; **THENCE** South 72° 41' 17" West - 468.98' to a 3/4" iron rod set for the north corner and **POINT OF BEGINNING** of the herein described tract, 0.7' southeast of a found Texas Department of Transportation concrete monument, common to the northwest corner of the 78.4250 acre tract described in the deed from Alice G. Spriggs, et al to Prospera L. Panes, et al recorded under File No. 01-055890, in the Official Records of Brazoria County, Texas;

**THENCE** South 02° 41' 50" East - 2462.06', along the west line of said 78.4250 acre tract, to a 5/8" iron rod found for the southwest corner of said 78.4250 acre tract, common to the southeast corner for the herein described tract, in the centerline of a county road (40' R.O.W. - unimproved);

**THENCE** South 87° 46' 20" West - 971.37', along the south line of aforesaid 52.46 acre tract, to a 3/4" iron rod set for the southwest corner of the herein described tract, in the east right-of-way line of aforesaid State Highway No. 288 (420' R.O.W.), common to a point on a curve to the right, having a central angle of 13° 01' 22", a radius of 11,249.16', and from which point the center of the circle of said curve bears South 78° 37' 42" East;

**THENCE** along said curve to the right, along said east right-of-way line, in a northeasterly direction, an arc distance of 2556.81' (called: 2557.95') to a 3/4" iron rod set for the end of curve, 0.9' east side of a found Texas Department of Transportation concrete monument;

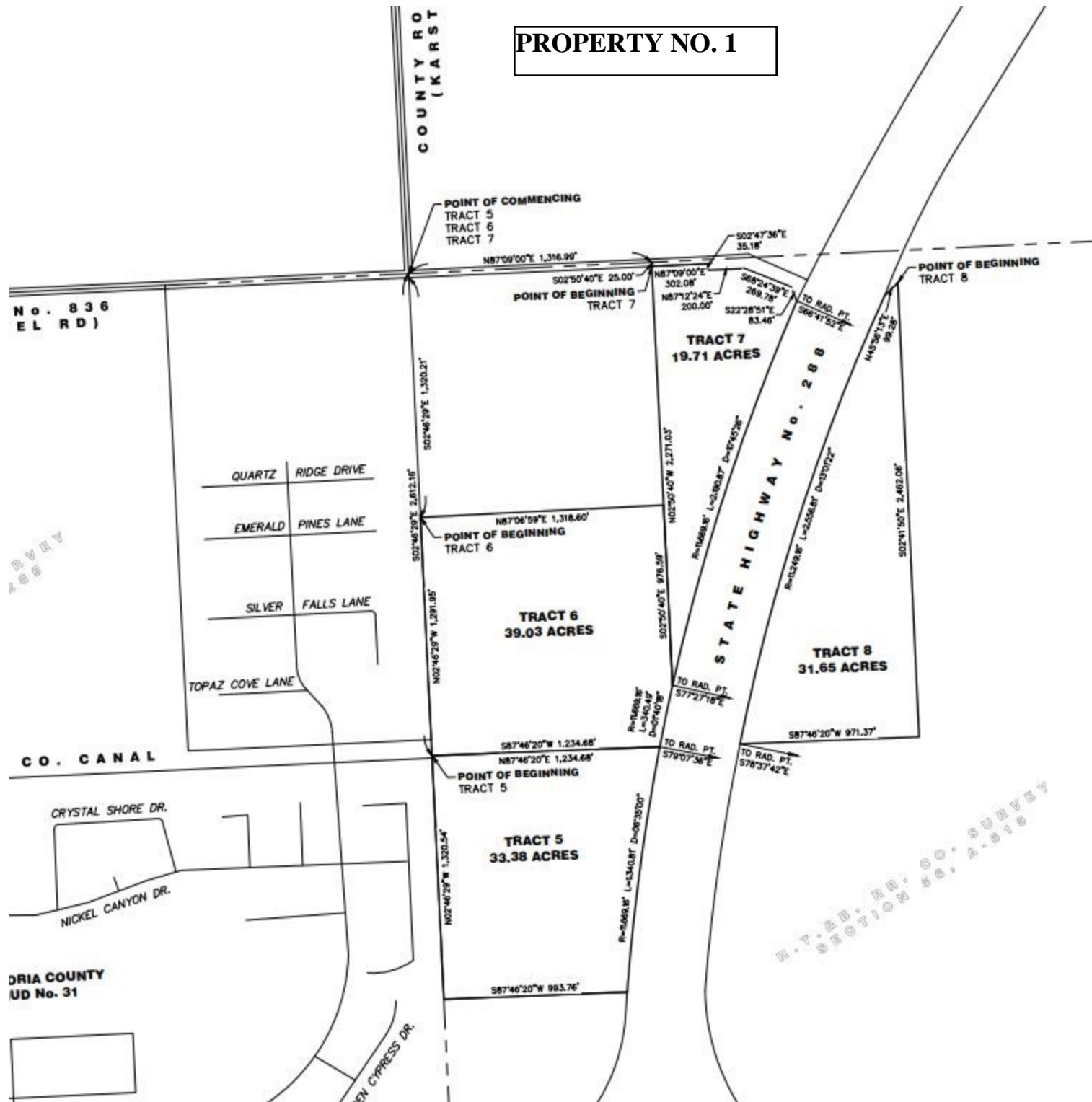
**THENCE** North 45° 56' 13" East - 99.28', continuing along said east right-of-way line, to the **POINT OF BEGINNING** of the herein described tract and containing 31.65 acres of land.

Prepared by:  
PATE SURVEYORS  
a division of Pate Engineers, Inc.  
Job No. 718-018-00-520  
Revised: September 10, 2004



*Rocky J. Bradshaw*  
\_\_\_\_\_  
Certification Date  
July 1, 2004

PROPERTY NO. 1





## PROPERTY NO. 2

A tract or parcel of land containing 10.19 acres, more or less, situated in Section 51 of the H. T. & B. RR. Co. Survey, Abstract No. 288, Brazoria County, Texas, being a part of that certain 46.321 acre tract of land designated as Tract "5" and described in the deed to Astro Sierra Vista, L.P., recorded in Clerk's File No. 2021084558, Official Public Records of Brazoria County, Texas, said 10.19 acre tract is described by metes and bounds as follows:

NOTE: The bearings herein were derived from redundant RTK GPS observations and are based on the Texas Coordinate System, South Central Zone (4204), NAD 83 CORS adjustment. The distances herein are surface datum. To convert to grid multiply by a combined project adjustment factor of 0.99986213.

BEGINNING at a 5/8-inch "Baseline Corp." plastic capped iron rod set on the south right-of-way line of Meridiana Parkway (120 feet wide) as dedicated by the plat of Meridiana Parkway Phase V Street Dedication and Reserve recorded in Document No. 2020051576, Plat Records of Brazoria County, Texas, said capped iron rod being the northeast corner of Restricted Reserve "A", Block 1 of said Meridiana Parkway Phase V;

THENCE North 87 degrees 16 minutes 24 seconds East, along the south right-of-way line of said Meridiana Parkway, 681.00 feet to a 5/8 inch "Baseline Corp." plastic capped iron rod found at the beginning of a tangent curve to the right whose radius is 35.00 feet, said capped iron rod being the northwest corner of Crystal View Drive (width varies) as dedicated by the plat recorded in Document No. 2019057667, Plat Records of Brazoria County, Texas;

THENCE in a southerly direction, along the west right-of-way line of said Crystal View Drive, the following Five (5) courses and distances:

- (1) In a southeasterly direction, along said curve, through a central angle of 90 degrees 00 minutes 00 seconds, a distance of 54.98 feet to a found 5/8-inch "Baseline Corp." plastic capped iron rod;
- (2) South 02 degrees 43 minutes 36 seconds East, a distance of 41.98 feet to a 5/8-inch "Baseline Corp." plastic capped iron rod found at the beginning of a tangent curve to the left, whose radius is 510.00 feet;
- (3) In a southerly direction, along said curve, through a central angle of 04 degrees 01 minutes 05 seconds, a distance of 35.76 feet to a set 5/8 inch "Baseline Corp." plastic capped iron rod;
- (4) South 06 degrees 44 minutes 40 seconds East, a distance of 82.93 feet to a 5/8 inch "Baseline Corp." plastic capped iron rod found at the beginning of a tangent curve to the left, whose radius is 840.00 feet;

(5) In a southerly direction, along said curve, through a central angle of 08 degrees 56 minutes 03 seconds, a distance of 130.98 feet to a set 5/8-inch "Baseline Corp." plastic capped iron rod;

THENCE South 15 degrees 40 minutes 43 seconds East, along the west right-of-way line of said Crystal View Drive, a distance of 128.18 feet to a 5/8-inch "Baseline Corp." plastic capped iron rod set at the beginning of a tangent curve to the right, whose radius is 25.00 feet, said capped iron rod being the northeast corner of proposed Tyndall Mist Drive (width varies);

THENCE in a westerly direction, along the north right-of-way line of proposed Tyndall Mist Drive, the following Five (5) courses and distances:

(1) In a southwesterly direction, along said curve, through a central angle of 90 degrees 00 minutes 00 seconds, a distance of 39.27 feet to a set 5/8-inch "Baseline Corp." plastic capped iron rod;

(2) South 74 degrees 19 minutes 17 seconds West, a distance of 18.84 feet to a 5/8-inch "Baseline Corp." plastic capped iron rod set at the beginning of a tangent curve to the left, whose radius is 500.00 feet;

(3) In a westerly direction, along said curve through a central angle of 01 degrees 26 minutes 02 seconds, a distance of 12.51 feet to a set 5/8-inch "Baseline Corp." plastic capped iron rod;

(4) South 72 degrees 53 minutes 14 seconds West, a distance of 63.28 feet to a 5/8-inch "Baseline Corp." plastic capped iron rod set at the beginning of a tangent curve to the right, whose radius is 500.00 feet;

(5) In a westerly direction, along said curve, through a central angle of 14 degrees 20 minutes 34 seconds, a distance of 125.16 feet to a set 5/8-inch "Baseline Corp." plastic capped iron rod;

THENCE South 87 degrees 13 minutes 48 seconds West, along the north right-of-way line of proposed Tyndall Mist Drive, a distance of 25.00 feet to a 5/8-inch "Baseline Corp." plastic capped iron rod set for the northwest corner of proposed Tyndall Mist Drive;

THENCE South 02 degrees 46 minutes 12 seconds East, along the west end of proposed Tyndall Mist Drive, at 50.00 feet passing the southwest corner of proposed Tyndall Mist Drive, continuing, in all, a total distance of 57.00 feet to a set 5/8-inch "Baseline Corp." plastic capped iron rod;

THENCE South 87 degrees 13 minutes 48 seconds West, a distance of 593.76 feet to a Mag Spike set in asphalt in the center of County Road 48 (40 feet wide), as dedicated by the plats recorded in Volume 3, Page 66, and in Volume 2, Page 113, Plat Records of Brazoria County, Texas, the center of said County Road No. 48 being coincident with the west line of said 46.321 acre tract;

THENCE North 02 degrees 44 minutes 32 seconds West, along the center of said County Road No. 48, and along the west line of said 46.321 acre tract, a distance of 423.05 feet to a Mag Spike set for the southwest corner of a 0.1748 acre tract of land dedicated to the public for street right-of-way by said plat of Meridiana Parkway Phase V;

THENCE North 87 degrees 15 minutes 28 seconds East, along the south line of said 0.1748 acre tract,

a distance of 20.02 feet to a 5/8-inch "Baseline Corp." plastic capped iron rod set at the beginning of a non-tangent curve to the right, whose radius is 25.00 feet, and whose radius point bears North 87 degrees 15 minutes 28 seconds East, said capped iron rod being the southeast corner of said 0.1748 acre tract;

THENCE in a northeasterly direction, along the east line of said 0.1748 acre tract and along said curve, through a central angle of 80 degrees 08 minutes 04 seconds, a distance of 34.97 feet to a 5/8-inch "Baseline Corp." plastic capped iron rod set at the beginning of a tangent curve to the left, whose radius is 50.00 feet;

THENCE in a northeasterly direction, along the east line of said 0.1748 acre tract and along said curve, through a central angle of 80 degrees 07 minutes 07 seconds, a distance of 69.92 feet to a 5/8-inch "Baseline Corp." plastic capped iron rod set for the northeast corner of said 0.1748 acre tract and the southeast corner of said Reserve "A";

THENCE North 02 degrees 43 minutes 36 seconds West, along the east line of said Reserve "A", a distance of 78.85 feet to the POINT OF BEGINNING and containing 10.19 acres of land, more or less.

**PROPERTY NO. 3**

A tract or parcel of land containing 7.972 acres, more or less, situated in Section 51 of the H. T. & B. RR. Co. Survey, Abstract No. 288, Brazoria County, Texas, being a part of that certain 23.674 acre tract of land designated as Tract "1" and described in the deed to Land Tejas Sterling Lakes South, L.L.C., recorded in Brazoria County Clerk's File No. 2018048995, Official Public Records of Brazoria County, Texas, together with a part of that certain tract of land designated as Tract "5" and described in the deed to Astro Sierra Vista, L.P., recorded in Brazoria County Clerk's File No. 2021084558, Official Public Records of Brazoria County, Texas, being portions of Lots 601 and 602 of Emigration Land Company Plat of Sections 50, 51, & 56 H. T. & B., and of 2, 3, & 4 L.&N., a subdivision recorded in Volume 2, Page 113, Plat Records of Brazoria County, Texas, said 7.972 acre tract is described by metes and bounds as follows:

The bearings herein were derived from redundant RTK GPS observations and are based on the Texas Coordinate System, South Central Zone (4204), NAD 83 CORS adjustment. The distances herein are surface datum. To convert to grid multiply by a combined project adjustment factor of 0.99986213.

BEGINNING at a 5/8-inch "Baseline Corp." plastic capped iron rod found on the north line of Block 1 of Sierra Vista Sec 6 Amending Plat No. 1, a subdivision recorded in Document No. 2020051592, Plat Records of Brazoria County, Texas, said capped iron rod being the southwest corner of that certain 1.554 acre tract of land described in the deed to Maheshwari Associates, LLC, recorded in Brazoria County Clerk's File No. 2022017237, Official Public Records of Brazoria County, Texas;

THENCE South 87 degrees 18 minutes 23 seconds West, along the north line of said Block 1, a distance of 246.59 feet to a 5/8-inch "Baseline Corp." plastic capped iron rod found for the northwest corner of said Block 1;

THENCE South 23 degrees 23 minutes 50 seconds West, along the northwest line of said Block 1, a distance of 131.97 feet to an "X" set in concrete on the north right-of-way line of Tyndall Mist Drive (width varies) as dedicated by the plat of said Sierra Vista Sec 6, said capped iron rod is lying on a non-tangent curve to the left, whose radius is 410.00 feet and whose radius point bears South 23 degrees 23 minutes 50 seconds West, from said "X", a found 5/8-inch "Baseline Corp." plastic capped iron rod bears South 54 degrees 48 minutes 56 seconds East, 167.51 feet (arc distance 168.69 feet);

THENCE in a westerly direction, along the north right-of-way line of said Tyndall Mist Drive and along said curve, through a central angle of 37 degrees 48 minutes 18 seconds, an arc distance of 270.53 feet to a 5/8-inch "Baseline Corp." plastic capped iron rod set at the beginning of a tangent curve to the right, whose radius is 500.00 feet;

THENCE in a westerly direction, along the north right-of-way line of said Tyndall Mist Drive and along said curve, through a central angle of 02 degrees 35 minutes 39 seconds, an arc distance of 22.64 feet to a found 5/8-inch "Baseline Corp." plastic capped iron rod;

THENCE South 78 degrees 11 minutes 12 seconds West, along the north right-of-way line of said Tyndall Mist Drive, a distance of 117.92 feet to a 5/8-inch "Baseline Corp." plastic capped iron rod set at the beginning of a tangent curve to the left, whose radius is 500.00 feet;

THENCE in a westerly direction, along the north right-of-way line of said Tyndall Mist Drive and along said curve, through a central angle of 03 degrees 51 minutes 55 seconds, 33.73 feet to a found 5/8-inch "Baseline Corp." plastic capped iron rod;

THENCE South 74 degrees 19 minutes 17 seconds West, along the north right-of-way line of said Tyndall Mist Drive, a distance of 103.13 feet to a 5/8-inch "Baseline Corp." plastic capped iron rod found at the beginning of a tangent curve to the right, whose radius is 25.00 feet;

THENCE in a northwesterly direction, along the north right-of-way line of said Tyndall Mist Drive and along said curve, through a central angle of 90 degrees 00 minutes 00 seconds, an arc distance of 39.27 feet to a 5/8-inch "Baseline Corp." plastic capped iron rod set on the east right-of-way line of Crystal View Drive (width varies), as dedicated by the plat recorded in Document No. 2019057667, Plat Records of Brazoria County, Texas;

THENCE North 15 degrees 40 minutes 43 seconds West, along the east right-of-way line of said Crystal View Drive, a distance of 128.18 feet to a 5/8-inch "Baseline Corp." plastic capped iron rod found at the beginning of a tangent curve to the right, whose radius is 760.00 feet;

THENCE in a northerly direction, along the east right-of-way line of said Crystal View Drive and along said curve, through a central angle of 05 degrees 43 minutes 19 seconds, an arc distance of 75.90 feet to a 5/8-inch "Baseline Corp." plastic capped iron rod found at the beginning of a tangent curve to the right, whose radius is 510.00 feet;

THENCE in a northerly direction, along the east right-of-way line of said Crystal View Drive and along said curve, through a central angle of 10 degrees 06 minutes 29 seconds, an arc length of 89.97 feet to a found 5/8-inch "Baseline Corp." plastic capped iron rod;

THENCE North 00 degrees 09 minutes 05 seconds East, along the east right-of-way line of said Crystal View Drive, a distance of 34.37 feet to a 5/8-inch "Baseline Corp." plastic capped iron rod set at the beginning of a tangent curve to the left, whose radius is 510.00 feet;

THENCE in a northerly direction, along the east right-of-way line of said Crystal View Drive and along said curve, through a central angle of 02 degrees 52 minutes 41 seconds, an arc length of 25.62 feet to a set 5/8-inch "Baseline Corp." plastic capped iron rod;

THENCE North 02 degrees 43 minutes 36 seconds West, along the east right-of-way line of said Crystal View Drive, a distance of 47.51 feet to a 5/8-inch "Baseline Corp." plastic capped iron rod set at the beginning of a tangent curve to the right, whose radius is 35.00 feet;

THENCE in a northeasterly direction, along the east right-of-way line of said Crystal View Drive and along said curve, through a central angle of 90 degrees 00 minutes 00 seconds, an arc distance of 54.98 feet to a 5/8-inch "Baseline Corp." plastic capped iron rod found on the south right-of-way line of Meridiana Parkway (a.k.a. County Road 56 - 120 feet wide) as dedicated by the plat recorded in Document No. 2020051576, Plat Records of Brazoria County, Texas;

THENCE North 87 degrees 16 minutes 24 seconds East, along the south right-of-way line of said Meridiana Parkway, a distance of 878.58 feet to a 5/8-inch "Baseline Corp." plastic capped iron rod found for the northwest corner of said 1.554 acre tract;

THENCE South 02 degrees 43 minutes 36 seconds East, along the west line of said 1.554 acre tract, a distance of 313.40 feet to the POINT OF BEGINNING and containing 7.972 acres of land, more or less.





## PROPERTY NO. 4

### PROPERTY DESCRIPTION

BEING 1.554 acres of land situated in Section 51 of the H.T.&B. RR. Co. Survey, Abstract No. 288, Brazoria County, Texas, being a part of that certain 46.321 acre tract of land designated as Tract 2 and described in the deed to Land Tejas Sterling Lakes South, L.L.C. recorded in Brazoria County Clerk's File No. 2018048995, Official Public Records of Brazoria County, Texas, being portions of Lots 602 and 603 of Emigration Land Company Plat of Sections 50, 51, & 56 H.T.&B. and of 2, 3, & 4 L.&N., a subdivision recorded in Volume 2, Page 113, Plat Records of Brazoria County, Texas, said 1.554 acre tract is described by metes and bounds as follows:

BEGINNING at a 5/8 inch "Baseline Corp." plastic capped iron rod set on the south right-of-way line of Meridiana Parkway (County Road 56 – 120 feet wide) as dedicated by the plat of Meridiana Parkway Phase V Street Dedication and Reserve recorded in Document No. 2020051576, Plat Records of Brazoria County, Texas, said capped iron rod being the northwest corner of that certain 4.064 acre tract of land described in the deed to Sierra Vista Ventures, L.L.C. recorded in Brazoria County Clerk's File No. 2018058352, Official Public Records of Brazoria County, Texas, from said capped iron rod, another 5/8 inch "Baseline Corp." plastic capped iron rod found for the most northerly northeast corner of said 4.064 acre tract bears North 87 degrees 16 minutes 24 seconds East, 540.11 feet;

THENCE, South 02 degrees 43 minutes 36 seconds East, along the west line of said 4.064 acre tract, 313.52 feet to a 5/8 inch "Baseline Corp." plastic capped iron rod found on the north line of Block 1 of Sierra Vista Sec 6 Amending Plat No. 1, a subdivision recorded in Document No. 2020051592, Plat Records of Brazoria County, Texas, from which a 5/8 inch "Baseline Corp." plastic capped iron rod found for the southeast corner of said 4.064 acre tract bears North 87 degrees 16 minutes 24 seconds East, 565.00 feet;

THENCE, South 87 degrees 18 minutes 23 seconds West, along the north line of said Block 1, 216.00 feet to a set 5/8 inch "Baseline Corp." plastic capped iron rod, from which a 5/8 inch "Baseline Corp." plastic capped iron rod found for the northwest corner of said Block 1 bears South 87 degrees 18 minutes 23 seconds West, 246.59 feet;

THENCE, North 02 degrees 43 minutes 36 seconds West, 313.40 feet to a 5/8 inch "Baseline Corp." plastic capped iron rod set on the south right-of-way line of said Meridiana Parkway, from which a found 5/8 inch "Baseline Corp." plastic capped iron rod bears South 87 degrees 16 minutes 24 seconds West, 878.58 feet;

THENCE, North 87 degrees 16 minutes 24 seconds East, along the south right-of-way line of said Meridiana Parkway, 216.00 feet to the POINT OF BEGINNING and containing 1.554 acres of land.



**PROPERTY NO. 5**

TRACT 1

**METES AND BOUNDS DESCRIPTION  
45.63 ACRES OF LAND IN SECTION 51 OF THE  
H.T.&B. RR. Co. SURVEY, ABSTRACT No. 288,  
BRAZORIA COUNTY, TEXAS**

**BEING** 45.63 acres of land situated in Section 51 of the H.T.&B. RR. Co. Survey, Abstract No. 288, Brazoria County, Texas, being a part of that certain 39.66 acre tract of land described in the deed to Land Tejas Sterling Lakes South, L.L.C. recorded in Brazoria County Clerks File No. 2017063957, Official Public Records of Brazoria County, Texas, together with a part of that certain 45.97 acre tract of land described in the deed to Land Tejas Sterling Lakes South, L.L.C. recorded in Brazoria County Clerks File No. 2017048394, Official Public Records of Brazoria County, Texas, together with a part of that certain 3.117 acre tract of land described in the deed to Land Tejas Sterling Lakes South, L.L.C. recorded in Brazoria County Clerks File No. 2018049451, Official Public Records of Brazoria County, Texas, being portions of Lots 605, 606, 608, 609, 610, 621, 622, 623, 624 and 625 together with portions of two 40-foot wide unnamed and unimproved roads, all of the Emigration Land Company Plat of Sections 50, 51, & 56 H.T.&B. and of 2, 3, & 4 L.&N., a subdivision recorded in Volume 2, Page 113, Plat Records of Brazoria County, Texas, said 45.63 acre tract is described by metes and bounds as follows:

**BEGINNING** at a 5/8 inch "GP Surveyors" plastic capped iron rod found on the west right-of-way line of State Highway No. 288 (width varies) as described in the deeds to State of Texas recorded in Volume 1040, Page 941 and in Volume 1044, Page 491 Deed Records of Brazoria County, Texas, said capped iron rod being the southeast corner of said 45.97 acre tract and the northeast corner of that certain 22.3121 acre tract of land designated as Tract "A" and described in the deed to Texas Medical Center recorded in Brazoria County Clerks File No. 02-043288, Official Public Records of Brazoria County, Texas;

**THENCE**, South 87 degrees 16 minutes 10 seconds West, along a south line of said 45.97 acre tract and the north line of said 22.3121 acre tract, 676.82 feet to a 5/8 inch "Baseline Corp." plastic capped iron rod set on the proposed east right-of-way line of Karsten Boulevard (120 feet wide), said capped iron rod is at the beginning of a non-tangent curve to the left whose radius is 900.00 feet and whose radius point bears South 87 degrees 29 minutes 08 seconds West, from said capped iron rod a 5/8 inch "Baseline Corp." plastic capped iron rod found for the most southerly southwest corner of said 45.97 acre tract and the most easterly southeast corner of said 39.66 acre tract bears South 87 degrees 16 minutes 10 seconds West, 65.00 feet;

**THENCE**, in a northerly direction along the proposed east right-of-way line of Karsten Boulevard and along said curve through a central angle of 42 degrees 47 minutes 15 seconds, 672.10 feet to a set 5/8 inch "Baseline Corp." plastic capped iron rod;

**THENCE**, North 45 degrees 18 minutes 07 seconds West, along the proposed east right-of-way line of Karsten Boulevard, 140.51 feet to a 5/8 inch "Baseline Corp." plastic capped iron rod set at the beginning of a tangent curve to the right whose radius is 740.00 feet;

**THENCE**, in a northerly direction along the proposed east right-of-way line of Karsten Boulevard and along said curve through a central angle of 28 degrees 49 minutes 39 seconds, 372.32 feet to a set 5/8 inch "Baseline Corp." plastic capped iron rod;

**THENCE**, North 16 degrees 28 minutes 28 seconds West, along the proposed east right-of-way line of Karsten Boulevard, at 251.87 feet passing a 5/8 inch "Baseline Corp." plastic capped iron rod found for the southeast corner of the portion of Karsten Boulevard dedicated by the plat of Karsten Boulevard Phase II Street Dedication and Reserve, a subdivision recorded in Document No. 2019005372, Plat Records of Brazoria County, Texas, continuing along the east right-of-way line of said Karsten Boulevard, in all a total distance of 1,048.19 feet to a 5/8 inch "Baseline Corp." plastic capped iron rod found at the beginning of a tangent curve to the right whose radius is 690.00 feet;

**EXHIBIT A**  
(Continued)

**THENCE**, in a northerly direction along the east right-of-way line of said Karsten Boulevard and along said curve through a central angle of 13 degrees 44 minutes 52 seconds, 165.56 feet to a 5/8 inch "Baseline Corp." plastic capped iron rod found on the west line of said 3.117 acre tract;

**THENCE**, North 02 degrees 43 minutes 36 seconds West, along the east right-of-way line of said Karsten Boulevard and the west line of said 3.117 acre tract, at 1.65 feet passing a 5/8 inch "Baseline Corp." plastic capped iron rod found for the northeast corner of the portion of Karsten Boulevard dedicated by the plat of said Karsten Boulevard Phase II Street Dedication and Reserve and the southeast corner of the portion of Karsten Boulevard dedicated by the plat of Karsten Boulevard Phase I Street Dedication and Reserves, a subdivision recorded in Document No. 2018053880, Plat Records of Brazoria County, Texas, continuing along the east right-of-way line of said Karsten Boulevard and the west line of said 3.117 acre tract, in all a total distance of 26.15 feet to a punch mark in concrete found for the northwest corner of said 3.117 acre tract and the southwest corner of Restricted Reserve "B", Block 2 of said Karsten Boulevard Phase I Street Dedication and Reserves, from which a 5/8 inch "Baseline Corp." plastic capped iron rod found for the most westerly northwest corner of said Reserve "B" bears North 02 degrees 43 minutes 36 seconds West, 312.58 feet;

**THENCE**, North 87 degrees 16 minutes 24 seconds East, along the north line of said 3.117 acre tract and the south line of said Reserve "B", at 247.35 feet passing a 5/8 inch "Baseline Corp." plastic capped iron rod found for the southeast corner of said Reserve "B" and the southwest corner of Restricted Reserve "C", said Block 2, continuing along the north line of said 3.117 acre tract and the south line of said Reserve "C", at 481.35 feet passing a 5/8 inch "Baseline Corp." plastic capped iron rod found for the southeast corner of said Reserve "C" and the southwest corner of Restricted Reserve "D", said Block 2, continuing along the north line of said 3.117 acre tract and a south line of said Reserve "D", in all a total distance of 651.71 feet to a 5/8 inch "Baseline Corp." plastic capped iron rod found at the beginning of a tangent curve to the right whose radius is 195.00 feet;

**THENCE**, in a southeasterly direction along the northeast line of said 3.117 acre tract, the southwest line of said Reserve "D" and along said curve, at 207.11 feet passing a 5/8 inch "Baseline Corp." plastic capped iron rod found for the south corner of said Reserve "D" and the most westerly northwest corner of Restricted Reserve "E", said Block 2, continuing along the northeast line of said 3.117 acre tract, a west line of said Reserve "E" and along said curve, at 281.24 feet passing a 5/8 inch "Baseline Corp." plastic capped iron rod found for the southeast corner of said 3.117 acre tract and a northeast corner of said 45.97 acre tract, continuing along an east line of said 45.97 acre tract, a west line of said Reserve "E" and along said curve, in all through a central angle of 90 degrees 11 minutes 10 seconds, a total distance of 306.94 feet to a found 5/8 inch "Baseline Corp." plastic capped iron rod;

**THENCE**, South 02 degrees 32 minutes 26 seconds East, along an east line of said 45.97 acre tract and a west line of said Reserve "E", 355.60 feet to a 5/8 inch "Baseline Corp." plastic capped iron rod found for a re-entrant corner of said 45.97 acre tract and the southwest corner of said Reserve "E";

**THENCE**, North 87 degrees 27 minutes 34 seconds East, along a north line of said 45.97 acre tract and a south line of said Reserve "E", 7.27 feet to a found 5/8 inch "Baseline Corp." plastic capped iron rod;

**THENCE**, North 68 degrees 18 minutes 22 seconds East, along a north line of said 45.97 acre tract and a south line of said Reserve "E", 8.18 feet to a 5/8 inch "Baseline Corp." plastic capped iron rod found for the most easterly northeast corner of a 3.686 acre CenterPoint Energy easement recorded in Brazoria County Clerks File No. 2019014569 and 2019014571, Official Public Records of Brazoria County, Texas, from which a 5/8 inch "Baseline Corp." plastic capped iron rod found for the southeast corner of said Reserve "E" and the most easterly northeast corner of said 45.97 acre tract bears North 68 degrees 18 minutes 22 seconds East, 391.62 feet;

**THENCE**, South 02 degrees 32 minutes 26 seconds East, along the east line of said CenterPoint Energy easement, 307.76 feet to a set 5/8 inch "Baseline Corp." plastic capped iron rod;

**EXHIBIT A**  
(Continued)

**THENCE**, North 87 degrees 27 minutes 34 seconds East, 456.64 feet to a set 5/8 inch "Baseline Corp." plastic capped iron rod;

**THENCE**, North 49 degrees 38 minutes 24 seconds East, 59.64 feet to a 5/8 inch "Baseline Corp." plastic capped iron rod set on an east line of said 45.97 acre tract and the west right-of-way line of State Highway No. 288 as described in the deeds to State of Texas recorded in Volume 1043, Page 908 and in Volume 1044, Page 491 Deed Records of Brazoria County, Texas, from which a found 5/8 inch "Baseline Corp." plastic capped iron rod bears North 12 degrees 19 minutes 41 seconds West, 18.24 feet;

**THENCE**, South 12 degrees 19 minutes 41 seconds East, along an east line of said 45.97 acre tract and the west right-of-way line of said State Highway No. 288, 566.43 feet to a set 5/8 inch "Baseline Corp." plastic capped iron rod;

**THENCE**, South 02 degrees 19 minutes 40 seconds East, along an east line of said 45.97 acre tract and the west right-of-way line of said State Highway No. 288, 868.84 feet to the POINT OF BEGINNING and containing 45.63 acres of land.

The bearings herein were derived from redundant RTK GPS observations and are based on the Texas Coordinate System, South Central Zone (4204), NAD 83 CORS adjustment. The distances herein are surface datum. To convert to grid multiply by a combined project adjustment factor of 0.99986213.

TRACT 2

METES AND BOUNDS DESCRIPTION  
3.482 ACRES OF LAND IN SECTION 51 OF THE  
H.T.&B. RR. Co. SURVEY, ABSTRACT No. 288,  
BRAZORIA COUNTY, TEXAS

**BEING** 3.482 acres of land situated in Section 51 of the H.T.&B. RR. Co. Survey, Abstract No. 288, Brazoria County, Texas, being a part of that certain 39.66 acre tract of land described in the deed to Land Tejas Sterling Lakes South, L.L.C. recorded in Brazoria County Clerks File No. 2017063957, Official Public Records of Brazoria County, Texas, being portions of Lots 625 and 626 together with a part of a 40-foot wide unnamed and unimproved road, all of the Emigration Land Company Plat of Sections 50, 51, & 56 H.T.&B. and of 2, 3, & 4 L.&N., a subdivision recorded in Volume 2, Page 113, Plat Records of Brazoria County, Texas, said 3.482 acre tract is described by metes and bounds as follows:

**COMMENCING** at a 5/8 inch "GP Surveyors" plastic capped iron rod found on the west right-of-way line of State Highway No. 288 (width varies) as described in the deeds to State of Texas recorded in Volume 1040, Page 941 and in Volume 1044, Page 491 Deed Records of Brazoria County, Texas, said capped iron rod being the southeast corner of that certain 45.97 acre tract of land described in the deed to Land Tejas Sterling Lakes South, L.L.C. recorded in Brazoria County Clerks File No. 2017048394, Official Public Records of Brazoria County, Texas and the northeast corner of that certain 22.3121 acre tract of land designated as Tract "A" and described in the deed to Texas Medical Center recorded in Brazoria County Clerks File No. 02-043288, Official Public Records of Brazoria County, Texas; **THENCE**, South 87 degrees 16 minutes 10 seconds West, along a south line of said 45.97 acre tract and the north line of said 22.3121 acre tract, at 741.82 feet passing a 5/8 inch "Baseline Corp." plastic capped iron rod found for the most southerly southwest corner of said 45.97 acre tract and the most easterly southeast corner of said 39.66 acre tract, continuing along a south line of said 39.66 acre tract and the north line of said 22.3121 acre tract, in all a total distance of 796.82 feet to a 5/8 inch "Baseline Corp." plastic capped iron rod set on the proposed west right-of-way line of Karsten Boulevard (120 feet wide), said capped iron rod being the POINT OF BEGINNING of this tract herein described;

## **EXHIBIT A**

(Continued)

**THENCE**, South 87 degrees 16 minutes 10 seconds West, along a south line of said 39.66 acre tract and the north line of said 22.3121 acre tract, 255.14 feet to a 5/8 inch "Baseline Corp." plastic capped iron rod set on the east line of a 60-foot wide Brazoria Interconnector Gas Pipeline LLC pipeline easement recorded in Brazoria County Clerk's File No. 2007042443, Official Public Records of Brazoria County, Texas;

**THENCE**, North 16 degrees 28 minutes 28 seconds West, along the east line of said pipeline easement, 640.43 feet to a 5/8 inch "Baseline Corp." plastic capped iron rod set on the proposed south right-of-way line of Liberty Cap Drive (100 feet wide), said capped iron rod is at the beginning of a non-tangent curve to the left whose radius is 250.00 feet and whose radius point bears North 20 degrees 25 minutes 35 seconds West;

**THENCE**, in a northeasterly direction along the proposed south right-of-way line of Liberty Cap Drive and along said curve through a central angle of 15 degrees 52 minutes 52 seconds, 69.29 feet to a 5/8 inch "Baseline Corp." plastic capped iron rod set at the beginning of a tangent curve to the right whose radius is 25.00 feet;

**THENCE**, in an easterly direction along the proposed south right-of-way line of Liberty Cap Drive and along said curve through a central angle of 82 degrees 10 minutes 57 seconds, 35.86 feet to a 5/8 inch "Baseline Corp." plastic capped iron rod set on the proposed west right-of-way line of said Karsten Boulevard (120 feet wide), said capped iron rod is at the beginning of a tangent curve to the left whose radius is 860.00 feet;

**THENCE**, in a southeasterly direction along the proposed west right-of-way line of Karsten Boulevard and along said curve through a central angle of 01 degrees 10 minutes 37 seconds, 17.67 feet to a set 5/8 inch "Baseline Corp." plastic capped iron rod;

**THENCE**, South 45 degrees 18 minutes 07 seconds East, along the proposed west right-of-way line of Karsten Boulevard, 140.51 feet to a 5/8 inch "Baseline Corp." plastic capped iron rod set at the beginning of a tangent curve to the right whose radius is 780.00 feet;

**THENCE**, in a southerly direction along the proposed west right-of-way line of Karsten Boulevard and along said curve through a central angle of 42 degrees 49 minutes 15 seconds, 582.94 feet to the POINT OF BEGINNING and containing 3.482 acres of land.

The bearings herein were derived from redundant RTK GPS observations and are based on the Texas Coordinate System, South Central Zone (4204), NAD 83 CORS adjustment. The distances herein are surface datum. To convert to grid multiply by a combined project adjustment factor of 0.99986213.

### **TRACT 3**

#### **METES AND BOUNDS DESCRIPTION 3.979 ACRES OF LAND IN SECTION 51 OF THE H.T.&B. RR. Co. SURVEY, ABSTRACT No. 288, BRAZORIA COUNTY, TEXAS**

**BEING** 3.979 acres of land situated in Section 51 of the H.T.&B. RR. Co. Survey, Abstract No. 288, Brazoria County, Texas, being a part of that certain 45.97 acre tract of land described in the deed to Land Tejas Sterling Lakes South, L.L.C. recorded in Brazoria County Clerks File No. 2017048394, Official Public Records of Brazoria County, Texas, being portions of Lots 608 and 609 of Emigration Land Company Plat of Sections 50, 51, & 56 H.T.&B. and of 2, 3, & 4 L.&N., a subdivision recorded in Volume 2, Page 113, Plat Records of Brazoria County, Texas, said 3.979 acre tract is described by metes and bounds as follows:

**BEGINNING** at a 5/8 inch "Baseline Corp." plastic capped iron rod found on the west right-of-way line of State Highway No. 288 (width varies) as described in the deed to State of Texas recorded in Volume 1043, Page 908 Deed Records of Brazoria County, Texas, said capped iron rod being a northeast corner of said 45.97 acre tract

**EXHIBIT A**  
(Continued)

and the southeast corner of Restricted Reserve "E", Block 2 of Karsten Boulevard Phase I Street Dedication and Reserves, a subdivision recorded in Document No. 2018053880, Plat Records of Brazoria County, Texas, said capped iron rod is lying on a non-tangent curve to the right whose radius is 1,273.24 feet and whose radius point bears South 59 degrees 26 minutes 23 seconds West, from said capped iron rod a found 5/8 inch "GP Surveyors" plastic capped iron rod bears North 41 degrees 41 minutes 39 seconds West, 491.72 feet (arc length = 494.83 feet);

**THENCE**, in a southerly direction along the west right-of-way line of said State Highway No. 288, an east line of said 45.97 acre tract and along said curve through a central angle of 18 degrees 13 minutes 58 seconds, 405.17 feet to a found 5/8 inch "Baseline Corp." plastic capped iron rod, from which a TXDOT concrete right-of-way monument bears South 41 degrees East, 1.2 feet;

**THENCE**, South 12 degrees 19 minutes 41 seconds East, along the west right-of-way line of said State Highway No. 288 and an east line of said 45.97 acre tract, 18.24 feet to a set 5/8 inch "Baseline Corp." plastic capped iron rod, from which a found 5/8 inch "Baseline Corp." plastic capped iron rod bears South 12 degrees 19 minutes 41 seconds East, 566.43 feet;

**THENCE**, South 49 degrees 38 minutes 24 seconds West, 59.64 feet to a set 5/8 inch "Baseline Corp." plastic capped iron rod;

**THENCE**, South 87 degrees 27 minutes 34 seconds West, 456.64 feet to a 5/8 inch "Baseline Corp." plastic capped iron rod set on the east line of an 80-foot wide CenterPoint Energy easement recorded in Brazoria County Clerk's File No. 2019014551, 2019014569, 2019014571, and 2019014575, Official Public Records of Brazoria County, Texas and in Volume 815, Page 687, Deed Records of Brazoria County, Texas;

**THENCE**, North 02 degrees 32 minutes 26 seconds West, along the east line of said easement, 307.76 feet to a 5/8 inch "Baseline Corp." plastic capped iron rod found on a north line of said 45.97 acre tract and the south line of said Reserve "E", from which a found 5/8 inch "Baseline Corp." plastic capped iron rod bears South 68 degrees 18 minutes 22 seconds West, 8.18 feet;

**THENCE**, North 68 degrees 18 minutes 22 seconds East, along a north line of said 45.97 acre tract and the south line of said Reserve "E", 391.62 feet to the POINT OF BEGINNING and containing 3.979 acres of land.

The bearings herein were derived from redundant RTK GPS observations and are based on the Texas Coordinate System, South Central Zone (4204), NAD 83 CORS adjustment. The distances herein are surface datum. To convert to grid multiply by a combined project adjustment factor of 0.99986213.

**TRACT 4**

Easement Estate created in that certain Access Easement by and between 288 Project, Ltd. and Land Tejas Sterling Lakes South, LLC, dated September 7, 2018, recorded on September 28, 2018 under Clerk's File No. 2018050112, Official Public Records of Brazoria County, Texas.

**PROPERTY NO. 6**

TRACT 1

**METES AND BOUNDS DESCRIPTION  
45.63 ACRES OF LAND IN SECTION 51 OF THE  
H.T.&B. RR. Co. SURVEY, ABSTRACT No. 288,  
BRAZORIA COUNTY, TEXAS**

**BEING** 45.63 acres of land situated in Section 51 of the H.T.&B. RR. Co. Survey, Abstract No. 288, Brazoria County, Texas, being a part of that certain 39.66 acre tract of land described in the deed to Land Tejas Sterling Lakes South, L.L.C. recorded in Brazoria County Clerks File No. 2017063957, Official Public Records of Brazoria County, Texas, together with a part of that certain 45.97 acre tract of land described in the deed to Land Tejas Sterling Lakes South, L.L.C. recorded in Brazoria County Clerks File No. 2017048394, Official Public Records of Brazoria County, Texas, together with a part of that certain 3.117 acre tract of land described in the deed to Land Tejas Sterling Lakes South, L.L.C. recorded in Brazoria County Clerks File No. 2018049451, Official Public Records of Brazoria County, Texas, being portions of Lots 605, 606, 608, 609, 610, 621, 622, 623, 624 and 625 together with portions of two 40-foot wide unnamed and unimproved roads, all of the Emigration Land Company Plat of Sections 50, 51, & 56 H.T.&B. and of 2, 3, & 4 L.&N., a subdivision recorded in Volume 2, Page 113, Plat Records of Brazoria County, Texas, said 45.63 acre tract is described by metes and bounds as follows:

**BEGINNING** at a 5/8 inch "GP Surveyors" plastic capped iron rod found on the west right-of-way line of State Highway No. 288 (width varies) as described in the deeds to State of Texas recorded in Volume 1040, Page 941 and in Volume 1044, Page 491 Deed Records of Brazoria County, Texas, said capped iron rod being the southeast corner of said 45.97 acre tract and the northeast corner of that certain 22.3121 acre tract of land designated as Tract "A" and described in the deed to Texas Medical Center recorded in Brazoria County Clerks File No. 02-043288, Official Public Records of Brazoria County, Texas;

**THENCE**, South 87 degrees 16 minutes 10 seconds West, along a south line of said 45.97 acre tract and the north line of said 22.3121 acre tract, 676.82 feet to a 5/8 inch "Baseline Corp." plastic capped iron rod set on the proposed east right-of-way line of Karsten Boulevard (120 feet wide), said capped iron rod is at the beginning of a non-tangent curve to the left whose radius is 900.00 feet and whose radius point bears South 87 degrees 29 minutes 08 seconds West, from said capped iron rod a 5/8 inch "Baseline Corp." plastic capped iron rod found for the most southerly southwest corner of said 45.97 acre tract and the most easterly southeast corner of said 39.66 acre tract bears South 87 degrees 16 minutes 10 seconds West, 65.00 feet;

**THENCE**, in a northerly direction along the proposed east right-of-way line of Karsten Boulevard and along said curve through a central angle of 42 degrees 47 minutes 15 seconds, 672.10 feet to a set 5/8 inch "Baseline Corp." plastic capped iron rod;

**THENCE**, North 45 degrees 18 minutes 07 seconds West, along the proposed east right-of-way line of Karsten Boulevard, 140.51 feet to a 5/8 inch "Baseline Corp." plastic capped iron rod set at the beginning of a tangent curve to the right whose radius is 740.00 feet;

**THENCE**, in a northerly direction along the proposed east right-of-way line of Karsten Boulevard and along said curve through a central angle of 28 degrees 49 minutes 39 seconds, 372.32 feet to a set 5/8 inch "Baseline Corp." plastic capped iron rod;

**THENCE**, North 16 degrees 28 minutes 28 seconds West, along the proposed east right-of-way line of Karsten Boulevard, at 251.87 feet passing a 5/8 inch "Baseline Corp." plastic capped iron rod found for the southeast corner of the portion of Karsten Boulevard dedicated by the plat of Karsten Boulevard Phase II Street Dedication and Reserve, a subdivision recorded in Document No. 2019005372, Plat Records of Brazoria County, Texas, continuing along the east right-of-way line of said Karsten Boulevard, in all a total distance of 1,048.19 feet to a 5/8 inch "Baseline Corp." plastic capped iron rod found at the beginning of a tangent curve to the right whose radius is 690.00 feet;

## **EXHIBIT A**

(Continued)

**THENCE**, in a northerly direction along the east right-of-way line of said Karsten Boulevard and along said curve through a central angle of 13 degrees 44 minutes 52 seconds, 165.56 feet to a 5/8 inch "Baseline Corp." plastic capped iron rod found on the west line of said 3.117 acre tract;

**THENCE**, North 02 degrees 43 minutes 36 seconds West, along the east right-of-way line of said Karsten Boulevard and the west line of said 3.117 acre tract, at 1.65 feet passing a 5/8 inch "Baseline Corp." plastic capped iron rod found for the northeast corner of the portion of Karsten Boulevard dedicated by the plat of said Karsten Boulevard Phase II Street Dedication and Reserve and the southeast corner of the portion of Karsten Boulevard dedicated by the plat of Karsten Boulevard Phase I Street Dedication and Reserves, a subdivision recorded in Document No. 2018053880, Plat Records of Brazoria County, Texas, continuing along the east right-of-way line of said Karsten Boulevard and the west line of said 3.117 acre tract, in all a total distance of 26.15 feet to a punch mark in concrete found for the northwest corner of said 3.117 acre tract and the southwest corner of Restricted Reserve "B", Block 2 of said Karsten Boulevard Phase I Street Dedication and Reserves, from which a 5/8 inch "Baseline Corp." plastic capped iron rod found for the most westerly northwest corner of said Reserve "B" bears North 02 degrees 43 minutes 36 seconds West, 312.58 feet;

**THENCE**, North 87 degrees 16 minutes 24 seconds East, along the north line of said 3.117 acre tract and the south line of said Reserve "B", at 247.35 feet passing a 5/8 inch "Baseline Corp." plastic capped iron rod found for the southeast corner of said Reserve "B" and the southwest corner of Restricted Reserve "C", said Block 2, continuing along the north line of said 3.117 acre tract and the south line of said Reserve "C", at 481.35 feet passing a 5/8 inch "Baseline Corp." plastic capped iron rod found for the southeast corner of said Reserve "C" and the southwest corner of Restricted Reserve "D", said Block 2, continuing along the north line of said 3.117 acre tract and a south line of said Reserve "D", in all a total distance of 651.71 feet to a 5/8 inch "Baseline Corp." plastic capped iron rod found at the beginning of a tangent curve to the right whose radius is 195.00 feet;

**THENCE**, in a southeasterly direction along the northeast line of said 3.117 acre tract, the southwest line of said Reserve "D" and along said curve, at 207.11 feet passing a 5/8 inch "Baseline Corp." plastic capped iron rod found for the south corner of said Reserve "D" and the most westerly northwest corner of Restricted Reserve "E", said Block 2, continuing along the northeast line of said 3.117 acre tract, a west line of said Reserve "E" and along said curve, at 281.24 feet passing a 5/8 inch "Baseline Corp." plastic capped iron rod found for the southeast corner of said 3.117 acre tract and a northeast corner of said 45.97 acre tract, continuing along an east line of said 45.97 acre tract, a west line of said Reserve "E" and along said curve, in all through a central angle of 90 degrees 11 minutes 10 seconds, a total distance of 306.94 feet to a found 5/8 inch "Baseline Corp." plastic capped iron rod;

**THENCE**, South 02 degrees 32 minutes 26 seconds East, along an east line of said 45.97 acre tract and a west line of said Reserve "E", 355.60 feet to a 5/8 inch "Baseline Corp." plastic capped iron rod found for a re-entrant corner of said 45.97 acre tract and the southwest corner of said Reserve "E";

**THENCE**, North 87 degrees 27 minutes 34 seconds East, along a north line of said 45.97 acre tract and a south line of said Reserve "E", 7.27 feet to a found 5/8 inch "Baseline Corp." plastic capped iron rod;

**THENCE**, North 68 degrees 18 minutes 22 seconds East, along a north line of said 45.97 acre tract and a south line of said Reserve "E", 8.18 feet to a 5/8 inch "Baseline Corp." plastic capped iron rod found for the most easterly northeast corner of a 3.686 acre CenterPoint Energy easement recorded in Brazoria County Clerks File No. 2019014569 and 2019014571, Official Public Records of Brazoria County, Texas, from which a 5/8 inch "Baseline Corp." plastic capped iron rod found for the southeast corner of said Reserve "E" and the most easterly northeast corner of said 45.97 acre tract bears North 68 degrees 18 minutes 22 seconds East, 391.62 feet;

**THENCE**, South 02 degrees 32 minutes 26 seconds East, along the east line of said CenterPoint Energy easement, 307.76 feet to a set 5/8 inch "Baseline Corp." plastic capped iron rod;

**EXHIBIT A**  
(Continued)

**THENCE**, North 87 degrees 27 minutes 34 seconds East, 456.64 feet to a set 5/8 inch "Baseline Corp." plastic capped iron rod;

**THENCE**, North 49 degrees 38 minutes 24 seconds East, 59.64 feet to a 5/8 inch "Baseline Corp." plastic capped iron rod set on an east line of said 45.97 acre tract and the west right-of-way line of State Highway No. 288 as described in the deeds to State of Texas recorded in Volume 1043, Page 908 and in Volume 1044, Page 491 Deed Records of Brazoria County, Texas, from which a found 5/8 inch "Baseline Corp." plastic capped iron rod bears North 12 degrees 19 minutes 41 seconds West, 18.24 feet;

**THENCE**, South 12 degrees 19 minutes 41 seconds East, along an east line of said 45.97 acre tract and the west right-of-way line of said State Highway No. 288, 566.43 feet to a set 5/8 inch "Baseline Corp." plastic capped iron rod;

**THENCE**, South 02 degrees 19 minutes 40 seconds East, along an east line of said 45.97 acre tract and the west right-of-way line of said State Highway No. 288, 868.84 feet to the POINT OF BEGINNING and containing 45.63 acres of land.

The bearings herein were derived from redundant RTK GPS observations and are based on the Texas Coordinate System, South Central Zone (4204), NAD 83 CORS adjustment. The distances herein are surface datum. To convert to grid multiply by a combined project adjustment factor of 0.99986213.

TRACT 2

METES AND BOUNDS DESCRIPTION  
3.482 ACRES OF LAND IN SECTION 51 OF THE  
H.T.&B. RR. Co. SURVEY, ABSTRACT No. 288,  
BRAZORIA COUNTY, TEXAS

**BEING** 3.482 acres of land situated in Section 51 of the H.T.&B. RR. Co. Survey, Abstract No. 288, Brazoria County, Texas, being a part of that certain 39.66 acre tract of land described in the deed to Land Tejas Sterling Lakes South, L.L.C. recorded in Brazoria County Clerks File No. 2017063957, Official Public Records of Brazoria County, Texas, being portions of Lots 625 and 626 together with a part of a 40-foot wide unnamed and unimproved road, all of the Emigration Land Company Plat of Sections 50, 51, & 56 H.T.&B. and of 2, 3, & 4 L.&N., a subdivision recorded in Volume 2, Page 113, Plat Records of Brazoria County, Texas, said 3.482 acre tract is described by metes and bounds as follows:

**COMMENCING** at a 5/8 inch "GP Surveyors" plastic capped iron rod found on the west right-of-way line of State Highway No. 288 (width varies) as described in the deeds to State of Texas recorded in Volume 1040, Page 941 and in Volume 1044, Page 491 Deed Records of Brazoria County, Texas, said capped iron rod being the southeast corner of that certain 45.97 acre tract of land described in the deed to Land Tejas Sterling Lakes South, L.L.C. recorded in Brazoria County Clerks File No. 2017048394, Official Public Records of Brazoria County, Texas and the northeast corner of that certain 22.3121 acre tract of land designated as Tract "A" and described in the deed to Texas Medical Center recorded in Brazoria County Clerks File No. 02-043288, Official Public Records of Brazoria County, Texas; **THENCE**, South 87 degrees 16 minutes 10 seconds West, along a south line of said 45.97 acre tract and the north line of said 22.3121 acre tract, at 741.82 feet passing a 5/8 inch "Baseline Corp." plastic capped iron rod found for the most southerly southwest corner of said 45.97 acre tract and the most easterly southeast corner of said 39.66 acre tract, continuing along a south line of said 39.66 acre tract and the north line of said 22.3121 acre tract, in all a total distance of 796.82 feet to a 5/8 inch "Baseline Corp." plastic capped iron rod set on the proposed west right-of-way line of Karsten Boulevard (120 feet wide), said capped iron rod being the POINT OF BEGINNING of this tract herein described;



## **EXHIBIT A**

(Continued)

**THENCE**, South 87 degrees 16 minutes 10 seconds West, along a south line of said 39.66 acre tract and the north line of said 22.3121 acre tract, 255.14 feet to a 5/8 inch "Baseline Corp." plastic capped iron rod set on the east line of a 60-foot wide Brazoria Interconnector Gas Pipeline LLC pipeline easement recorded in Brazoria County Clerk's File No. 2007042443, Official Public Records of Brazoria County, Texas;

**THENCE**, North 16 degrees 28 minutes 28 seconds West, along the east line of said pipeline easement, 640.43 feet to a 5/8 inch "Baseline Corp." plastic capped iron rod set on the proposed south right-of-way line of Liberty Cap Drive (100 feet wide), said capped iron rod is at the beginning of a non-tangent curve to the left whose radius is 250.00 feet and whose radius point bears North 20 degrees 25 minutes 35 seconds West;

**THENCE**, in a northeasterly direction along the proposed south right-of-way line of Liberty Cap Drive and along said curve through a central angle of 15 degrees 52 minutes 52 seconds, 69.29 feet to a 5/8 inch "Baseline Corp." plastic capped iron rod set at the beginning of a tangent curve to the right whose radius is 25.00 feet;

**THENCE**, in an easterly direction along the proposed south right-of-way line of Liberty Cap Drive and along said curve through a central angle of 82 degrees 10 minutes 57 seconds, 35.86 feet to a 5/8 inch "Baseline Corp." plastic capped iron rod set on the proposed west right-of-way line of said Karsten Boulevard (120 feet wide), said capped iron rod is at the beginning of a tangent curve to the left whose radius is 860.00 feet;

**THENCE**, in a southeasterly direction along the proposed west right-of-way line of Karsten Boulevard and along said curve through a central angle of 01 degrees 10 minutes 37 seconds, 17.67 feet to a set 5/8 inch "Baseline Corp." plastic capped iron rod;

**THENCE**, South 45 degrees 18 minutes 07 seconds East, along the proposed west right-of-way line of Karsten Boulevard, 140.51 feet to a 5/8 inch "Baseline Corp." plastic capped iron rod set at the beginning of a tangent curve to the right whose radius is 780.00 feet;

**THENCE**, in a southerly direction along the proposed west right-of-way line of Karsten Boulevard and along said curve through a central angle of 42 degrees 49 minutes 15 seconds, 582.94 feet to the POINT OF BEGINNING and containing 3.482 acres of land.

The bearings herein were derived from redundant RTK GPS observations and are based on the Texas Coordinate System, South Central Zone (4204), NAD 83 CORS adjustment. The distances herein are surface datum. To convert to grid multiply by a combined project adjustment factor of 0.99986213.

### **TRACT 3**

#### **METES AND BOUNDS DESCRIPTION 3.979 ACRES OF LAND IN SECTION 51 OF THE H.T.&B. RR. Co. SURVEY, ABSTRACT No. 288, BRAZORIA COUNTY, TEXAS**

**BEING** 3.979 acres of land situated in Section 51 of the H.T.&B. RR. Co. Survey, Abstract No. 288, Brazoria County, Texas, being a part of that certain 45.97 acre tract of land described in the deed to Land Tejas Sterling Lakes South, L.L.C. recorded in Brazoria County Clerks File No. 2017048394, Official Public Records of Brazoria County, Texas, being portions of Lots 608 and 609 of Emigration Land Company Plat of Sections 50, 51, & 56 H.T.&B. and of 2, 3, & 4 L.&N., a subdivision recorded in Volume 2, Page 113, Plat Records of Brazoria County, Texas, said 3.979 acre tract is described by metes and bounds as follows:

**BEGINNING** at a 5/8 inch "Baseline Corp." plastic capped iron rod found on the west right-of-way line of State Highway No. 288 (width varies) as described in the deed to State of Texas recorded in Volume 1043, Page 908 Deed Records of Brazoria County, Texas, said capped iron rod being a northeast corner of said 45.97 acre tract

**EXHIBIT A**  
(Continued)

and the southeast corner of Restricted Reserve "E", Block 2 of Karsten Boulevard Phase I Street Dedication and Reserves, a subdivision recorded in Document No. 2018053880, Plat Records of Brazoria County, Texas, said capped iron rod is lying on a non-tangent curve to the right whose radius is 1,273.24 feet and whose radius point bears South 59 degrees 26 minutes 23 seconds West, from said capped iron rod a found 5/8 inch "GP Surveyors" plastic capped iron rod bears North 41 degrees 41 minutes 39 seconds West, 491.72 feet (arc length = 494.83 feet);

**THENCE**, in a southerly direction along the west right-of-way line of said State Highway No. 288, an east line of said 45.97 acre tract and along said curve through a central angle of 18 degrees 13 minutes 58 seconds, 405.17 feet to a found 5/8 inch "Baseline Corp." plastic capped iron rod, from which a TXDOT concrete right-of-way monument bears South 41 degrees East, 1.2 feet;

**THENCE**, South 12 degrees 19 minutes 41 seconds East, along the west right-of-way line of said State Highway No. 288 and an east line of said 45.97 acre tract, 18.24 feet to a set 5/8 inch "Baseline Corp." plastic capped iron rod, from which a found 5/8 inch "Baseline Corp." plastic capped iron rod bears South 12 degrees 19 minutes 41 seconds East, 566.43 feet;

**THENCE**, South 49 degrees 38 minutes 24 seconds West, 59.64 feet to a set 5/8 inch "Baseline Corp." plastic capped iron rod;

**THENCE**, South 87 degrees 27 minutes 34 seconds West, 456.64 feet to a 5/8 inch "Baseline Corp." plastic capped iron rod set on the east line of an 80-foot wide CenterPoint Energy easement recorded in Brazoria County Clerk's File No. 2019014551, 2019014569, 2019014571, and 2019014575, Official Public Records of Brazoria County, Texas and in Volume 815, Page 687, Deed Records of Brazoria County, Texas;

**THENCE**, North 02 degrees 32 minutes 26 seconds West, along the east line of said easement, 307.76 feet to a 5/8 inch "Baseline Corp." plastic capped iron rod found on a north line of said 45.97 acre tract and the south line of said Reserve "E", from which a found 5/8 inch "Baseline Corp." plastic capped iron rod bears South 68 degrees 18 minutes 22 seconds West, 8.18 feet;

**THENCE**, North 68 degrees 18 minutes 22 seconds East, along a north line of said 45.97 acre tract and the south line of said Reserve "E", 391.62 feet to the POINT OF BEGINNING and containing 3.979 acres of land.

The bearings herein were derived from redundant RTK GPS observations and are based on the Texas Coordinate System, South Central Zone (4204), NAD 83 CORS adjustment. The distances herein are surface datum. To convert to grid multiply by a combined project adjustment factor of 0.99986213.

**TRACT 4**

Easement Estate created in that certain Access Easement by and between 288 Project, Ltd. and Land Tejas Sterling Lakes South, LLC, dated September 7, 2018, recorded on September 28, 2018 under Clerk's File No. 2018050112, Official Public Records of Brazoria County, Texas.



