

Lavaca Navigation Co. Survey, A-329
H.T. & B.R.R. Co. Survey, A-288

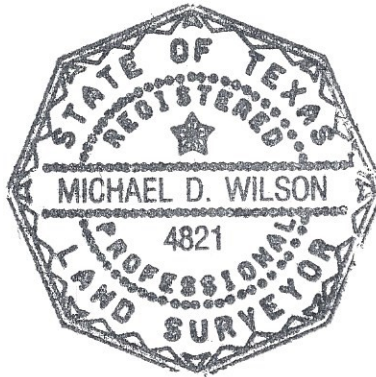
1. The bearings shown hereon are based on the Texas Coordinate System of 1983, South Central Zone. Distances are surface. Scale Factor: 0.99987.
2. A separate Exhibit Map has been prepared in conjunction with this metes and bounds description.

3. This document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation of reconfiguration of the boundary of the political subdivision for which it was prepared.

The Wilson Survey Group, Inc.
2006 East Broadway, Suite 103
Pearland, Texas 77588
(281) 485-3991
Job No. 23-117
TBPELS Firm No. 10014900



Michael D. Wilson, R.P.L.S.
Registration No. 4821



04/13/23

REMAINDER OF TRACT 1
(118.2635 ACRES)
LAND TEJAS SIERRA VISTA WEST, LLC
CLERK'S FILE NO. 2019027076
B.C.C.O.

SCALE: 1"=40'

TRACT 2
(46.321 ACRES)
LAND TEJAS STERLING
LAKES SOUTH, LLC
CLERK'S FILE NO. 2018048995
B.C.C.O.

LAVACA NAVIGATION
CO. SURVEY, A-329

H.T. & B.R.R. CO.
SURVEY, A-288

CRYSTAL VIEW DRIVE,
PHASE II (STREET DEDICATION)
CLERK'S FILE NO. 2019057701
B.C.C.O.

ANNEXATION TRACT
0.129 ACRE
(5,600 SQ. FT.)

CRYSTAL VIEW DRIVE, PHASE I
(STREET DEDICATION)
CLERK'S FILE NO. 2019057667
B.C.C.O.

108.402 ACRES
LAND TEJAS STERLING
LAKES SOUTH, LLC
CLERK'S FILE NO. 2016056950
B.C.C.O.

POINT OF
BEGINNING

REMAINDER OF 501.92 ACRES
MCALISTER OPPORTUNITY FUND III, LP
CLERK'S FILE NO. 2017063409
B.C.C.O.

8.999 ACRE
SIRAJ JALALI AND ZAKIA JALALI
CLERK'S FILE NO. 2012057388
B.C.C.O.

ABBREVIATIONS

B.C.C.O. BRAZORIA COUNTY
CLERK'S OFFICE
R.O.W. RIGHT-OF-WAY
SQ. FT. SQUARE FEET

NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE. DISTANCES ARE SURFACE. (SCALE FACTOR: 0.99986213).
2. THE WILSON SURVEY GROUP, INC. HAS NOT SURVEYED THIS TRACT OF ON THE GROUND.
3. THIS DOCUMENT WAS PREPARED UNDER 22 TAC 663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OF RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.



04/15/23

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THE WILSON SURVEY GROUP
PROFESSIONAL LAND SURVEYORS
2006 E. BROADWAY PEARLAND, TEXAS
(281) 485-3991 T.B.P.E.L.S. FIRM NO. 10014900

ADICO CONSULTING ENGINEERS

EXHIBIT MAP OF A 0.129 ACRE ANNEXATION
TRACT IN THE LAVACA NAVIGATION CO. SURVEY,
A-329 AND THE H.T. & B.R.R. CO. SURVEY,
A-288 IN BRAZORIA COUNTY, TEXAS

CAD FILE

23-117.dwg

ORIGINAL PLOT
DATE:

04/13/23

DWN

C.L.H.

SCALE

1"=40'

JOB NO.

23-117