

MULLER

LAW GROUP

A PROFESSIONAL LIMITED LIABILITY COMPANY



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Marcus D. Spencer
Attorney

December 13, 2024

Via FedEx

Ms. Michelle Perez, TRMC
City Secretary
City of Angleton, Texas
121 S. Velasco
Angleton, Texas 77515

Re: Petition for Release of Land from Extraterritorial Jurisdiction

Ms. Perez:

Enclosed please find an original Petition for the Release of Land from the Extraterritorial Jurisdiction of the City of Angleton filed pursuant to Texas Local Government Code Section 42.102 by Angleton Estuary, LLC for consideration by the City Council.

Should you have any questions or require further information, please contact me at (281) 500-4682. Thank you for your assistance.

Sincerely,

Marcus D. Spencer

Marcus D. Spencer
Attorney

Enclosures

PETITION FOR RELEASE OF LAND FROM EXTRATERRITORIAL JURISDICTION

TO THE HONORABLE MAYOR AND CITY COUNCILMEMBERS OF THE CITY OF ANGLETON, TEXAS:

Angleton Estuary, LLC (“**Petitioner**”), submits this petition to the governing body of the City of Angleton, Texas (“**City**”) in support of the release of the Property, as defined and described herein, from the City’s extraterritorial jurisdiction (“**ETJ**”), and would show the following:

Section 1. The property, as described by metes and bounds attached hereto as Exhibit A and as shown on the map attached hereto as Exhibit B, both incorporated herein for all purposes (“**Property**”), is located within the City’s ETJ.

Section 2. Petitioner (a) is the sole owner of title to all of the land within the Property or (b) owns the majority in value of the Property, as indicated by the current tax rolls of Brazoria County Appraisal District.

Section 3. As of the date of this Petition, the Property (i) is not within five miles of the boundary of a military base, as defined in Section 43.0117, Texas Local Government Code, at which an active training program is conducted (ii) is not within an area designated as an industrial district under Section 42.004, Texas Local Government Code, and (iii) is not in an area subject to a strategic partnership agreement with the City under Section 43.0751, Texas Local Government Code.

WHEREFORE, Petitioner prays that this petition be properly filed, as provided by Subchapter D, Chapter 42, Local Government Code, that it be verified by the City Secretary, and that the Property be immediately released from the City’s ETJ. If the governing body of the City fails to take formal action to release the Property from the ETJ within the timeframes set forth in Section 42.105(d), Texas Local Government Code, the Property shall be deemed to be released by operation of law on the later to occur of (i) the 45th day after the date this Petition was duly filed with the City or (ii) the next meeting of the governing body of the City after the 30th day after the date this Petition was duly filed with the City.

[Execution page follows.]

RESPECTFULLY EXECUTED this 6 day of December, 2024.

Angleton Estuary, LLC,
a Texas limited liability company

By: 

Name: Michael Chapman

Title: President

DOB or Voter Registration No.:

1102254358

Residential Address:

11214 Tynewood Dr.
Piney Point, TX. 77024

Exhibit A

Legal Description of the Property

DESCRIPTION OF 107.483 ACRE TRACT

BEING A 107.483 ACRE TRACT OF LAND IN THE JOSE DE JESUS VALDERAS SURVEY, ABSTRACT NO. 380 AND IN THE JOHN W. CLOUD LEAGUE, ABSTRACT NO. 169, BRAZORIA COUNTY, TEXAS, SAID 107.483 ACRE TRACT BEING A PORTION OF A CALLED 338.705 ACRE TRACT CONVEYED TO SUGAR CREEK BAPTIST CHURCH FROM INTERMEDICS, INC. BY DEED RECORDED UNDER COUNTY CLERKS FILE NO. 2004075629 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS (O.R.B.C.T.), SAID 107.483 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a concrete right-of-way (R.O.W.) monument found at the intersection of the west R.O.W. line of County Road 48 (80 feet width) with the north R.O.W. line of F.M. Highway 523 (200 feet width); the north R.O.W. line of F.M. Highway 523 being a curve to the left having a radius of 2,100.00 feet;

THENCE, in a westerly direction, along the south line of the herein described tract and the north R.O.W. line of F.M. Highway 523, along said curve to the left having a radius of 2,100.00 feet, a central angle of $01^{\circ} 09' 37''$, an arc distance of 42.53 feet, and a chord bearing and distance of $S 88^{\circ} 32' 56'' W$ and 42.53 feet to a 1/2-inch iron rod found at the southeast corner of a 4.866 acre tract conveyed to Angleton Drainage District from Sulzermedica USA, Inc. by Gift Deed dated April 12, 1996 and recorded under County Clerk's File No. 96-013461 of the O.R.B.C.T.;

THENCE $N 38^{\circ} 54' 08'' W$ along the most easterly east line of said 4.866 acre tract, a distance of 209.59 feet to a 5/8-inch iron rod with plastic cap stamped "BAKER & LAWSON" found marking the most easterly northeast corner of said 4.866 acre tract;

THENCE $N 89^{\circ} 54' 00'' W$ along the most easterly north line of said 4.866 acre tract, a distance of 855.96 feet to a 5/8-inch iron rod with plastic cap stamped "BAKER & LAWSON" found marking an interior corner of said 4.866 acre tract;

THENCE $N 00^{\circ} 05' 07'' W$ along an east line of said 4.866 acre tract, a distance of 7.01 feet to a 1/2-inch iron rod found marking the southwest corner of a 20.00 acre tract conveyed to Angleton Independent School District from Intermedics, Inc. by Special Warranty Deed dated March 7, 1990 and recorded in Volume (90)822, Page 573 of the O.R.B.C.T.; said corner being on the north line of a platted 50 foot road (unimproved) according the plat recorded in Volume 78, Page 573 of the Deed Records of Brazoria County, Texas (D.R.B.C.T.);

THENCE $N 89^{\circ} 58' 35'' E$ along the south line of said 20.00 acre tract and the north line of said 50 foot platted road, a distance of 1,029.85 feet to a 5/8-inch iron rod with plastic cap stamped "BAKER & LAWSON" found marking the southeast corner of said 20.00 acre tract; same being on the west R.O.W. line of County Road 48;

THENCE $N 00^{\circ} 05' 07'' W$ along the east line of said 20.00 acre tract and the west R.O.W. line of County Road 48, a distance of 920.00 feet to a 1/2-inch iron rod found marking the northeast corner of said 20.00 acre tract;

THENCE S 89° 58' 35" W along the north line of said 20.00 acre tract, a distance of 340.46 feet to a 5/8-inch iron rod found marking the point of curvature of a tangent curve to the left having a radius of 820.00 feet;

THENCE in a southwesterly direction, continuing along the north line of said 20.00 acre tract, along said curve to the left having a radius of 820.00 feet, a central angle of 50° 04' 02", an arc distance of 716.55 feet, and a chord bearing and distance of S 64° 56' 34" W and 693.97 feet to a 5/8-inch iron rod with plastic cap stamped "BAKER & LAWSON" found marking the point of tangency of said curve;

THENCE S 39° 54' 33" W along the northwest line of said 20.00 acre tract, a distance of 93.82 feet to a 1/2-inch iron rod found marking the northwest corner of said 20.00 acre tract;

THENCE S 00° 05' 07" E along the west line of said 20.00 acre tract, a distance of 176.64 feet to a 1/2-inch iron rod found marking a corner at an angle point on the east line of said 4.866 acre tract;

THENCE N 12° 18' 42" W along the east line of said 4.866 acre tract, a distance of 825.06 feet to a 1/2-inch iron rod found marking the northeast corner of said 4.866 acre tract;

THENCE S 77° 41' 18" W along the north line of said 4.866 acre tract, a distance of 80.00 feet to a 1/2-inch iron rod found marking the northwest corner of said 4.866 acre tract; same being the northeast corner of an 18.908 acre tract conveyed to Benchmark Electronics, Inc. from Intermedics Inc. by warranty deed dated January 21, 1994 and recorded under County Clerk's File No. 94-002599 of the O.R.B.C.T.;

THENCE S 77° 41' 18" W along the north line of said 18.908 acre tract, a distance of 753.60 feet to a 1/2-inch iron rod found marking the northwest corner of said 18.908 acre tract; same being on the east R.O.W. line of B.S. Highway 288B;

THENCE N 12° 18' 42" W along the east R.O.W. of B.S. Highway 288B, at 2,014.76 feet passing a 5/8-inch iron rod with plastic cap stamped "BAKER & LAWSON" found in the centerline of the Angleton Protection Levee, continuing a total distance of 2,059.76 feet to a point in a ditch on the south boundary line of the Shubal Marsh Survey, abstracts 81 and 82, and the north line of said John W. Cloud League for the northwest corner of the herein described tract

THENCE N 89° 54' 54" E along said ditch and the north line of said John W. Cloud League, the south line of said Shubael Marsh Surve, at approximately 450 feet depart said ditch, and continuing for a total distance of 2,165.47 feet to a 1/2-inch iron rod found marking the northeast corner of the herein described tract; same being the northwest corner of a 2.50 acre tract conveyed to Elsie Avitts from Paul O'Farrell by deed dated October 6, 1999 and recorded under County Clerk's File No. 99-045808 of the O.R.B.C.T.; a bent one and 1/4-inch iron pipe found marking the southeast corner of the Morris Stern Survey, Abstract No. 734 bears N 89° 54' 54" E, 207.30 feet;

THENCE S 00° 05' 07" E along a northerly east line of said 338.705 acre tract and the west line of said 2.50 acre tract, a distance of 330.00 feet to a 1/2-inch iron rod found marking the southwest corner of said 2.50 acre tract;


THENCE N 89° 54' 54" E along a south line of said 2.50 acre tract, at 290.00 feet pass a 1/2-inch iron rod found on the west R.O.W. line of County Road 48, and continuing for a total distance of 330.00 feet to a point for a corner of the herein described tract at the centerline of County Road 48;

THENCE S 00° 05' 07" E along the east line of the herein described tract the same being the centerline of County Road 48, a distance of 2,862.47 feet to a point for the southeast corner of the herein described tract;

THENCE N 89° 58' 32" W along the south line of the herein described tract, a distance of 6.81 feet to a point for the point of curvature of a curve to the left having a radius of 2,100.00 feet;

THENCE in a westerly direction, along the south line of the herein described tract, along said curve to the left having a radius of 2,100.00 feet, a central angle of 00° 54' 20", an arc distance of 33.19 feet, and a chord bearing and distance of S 89° 33' 45" W and 33.19 feet to the POINT OF BEGINNING and containing 107.483 acres (or 4,681,959.48 square feet) of land. The herein described 107.483 acre tract includes 2.629 acres within the R.O.W. of County Road 48 leaving a net area of 104.854 acres of land. This description is based on a survey performed on the ground by Baker & Lawson, Inc. and is prepared along with a survey plat of the property surveyed.

The bearings used in this description are referenced to the description of said 338.705 acre tract;


Joshua A. McGinn
Registered Professional
Land Surveyor # 6467

3-26-2015



Baker & Lawson Inc.
E. 300 Cedar
Angleton, TX 77515
TBPLS# 10052500

ADAMS SURVEYING CO.
Steve D. Adams, RPLS 3666
Stephen D. Adams, Jr., RPLS 5611
Phone (281) 331-3523

(Firm #10085400)

P.O. Box 114
2004B South Gordon
Alvin, TX 77512
Fax (281) 331-2182

FIELD NOTES

250.784 ACRES OF LAND, SITUATED IN THE J. W. CLOUD SURVEY, ABSTRACT 169, AND THE T. S. LEE SURVEY, ABSTRACT 318; BRAZORIA COUNTY, TEXAS, AND BEING A PART OF THAT CERTAIN CALLED 657.17 ACRE TRACT DESCRIBED IN A DEED TO C. F. BROWN, JR., TRUSTEE RECORDED IN BRAZORIA COUNTY CLERK'S FILE 94-038644, SAID 250.784 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a PRM found for the upper Northwest corner of the herein described tract at the Northeast corner of Tract "T" of Frontier Estates Subdivision, according to the Plat recorded in Volume 20, Page 103, Plat Records, and also being the Northeast corner of Lot 2, Sanchez & Vardeman Subdivision, according to the Plat recorded in Clerk's File 2009033573, said point being in the North line of said 657.17 acre tract and the upper South line of a called 1568.9348 acre tract described as Tract One in a deed to Joe J. Sebesta recorded in Clerk's File 93-007582, from which point a 1/2 inch iron rod found bears North 00 deg. 45 min. 02 sec. East - 0.7 feet;

THENCE North 86 deg. 57 min. 38 sec. East, along the North line of said 657.17 acre tract and the upper South line of the Sebesta tract, a distance of 2649.72 feet to a 1 inch iron pipe found for corner;

THENCE South 53 deg. 40 min. 43 sec. East, along the common line of said 657.17 acre tract and said Sebesta tract, a distance of 2764.72 feet to a 1 inch iron pipe found for corner;

THENCE South 03 deg. 52 min. 24 sec. East, along the common line of said 657.17 acre tract and said Sebesta tract, a distance of 870.50 feet to a 1/2 inch iron rod set for the Southeast corner of the herein described tract in the North line of a 30.88 acre tract described as Parcel 5-E in a deed to Angleton Drainage District recorded in Volume 1664, Page 303, Deed Records;

THENCE South 86 deg. 01 min. 06 sec. West, along the North line of Parcel 5-E, a distance of 1234.62 feet to a 1/2 inch iron rod set for angle point;

THENCE South 86 deg. 53 min. 06 sec. West, along the North line of Parcel 5-E, a distance of 821.94 feet to a 1/2 inch iron rod set for angle point;

THENCE South 85 deg. 48 min. 27 sec. West, along the North line of Parcel 5-E, a distance of 2504.59 feet to a 1/2 inch iron rod set for angle point;

Page 2 of Field Notes on 250.784 acres of land

THENCE South 84 deg. 42 min. 42 sec. West, along the North line of Parcel 5-E, a distance of 578.0 feet to a 1/2 inch iron rod set for angle point;

THENCE South 86 deg. 21 min. 23 sec. West, along the North line of Parcel 5-E, a distance of 1179.39 feet to a 1/2 inch iron rod set for the Southwest corner of the herein described tract in the East line of Tract "N" of Frontier Estates, from which point a PRM found bears South 03 deg. 15 min. 57 sec. East - 1.40 feet;

THENCE North 03 deg. 15 min. 57 sec. West, along the East line of Tract "N", a distance of 44.45 feet to a 1/2 inch iron rod found for corner at the Southwest corner of Tract "R" of Frontier Estates;

THENCE North 86 deg. 42 min. 57 sec. East, along the South line of Tracts "R" and "T" of Frontier Estates, a distance of 1511.22 feet to a 1/2 inch iron rod found at the Southeast corner of Tract "T";


THENCE North 02 deg. 54 min. 13 sec. West, along the East line of Tract "T", at 679.85 feet pass a PRM found, at 1481.42 feet pass the Southeast corner of a 2.352 acre tract this day surveyed, from which point a 5/8 inch iron rod capped "Baker & Lawson" found bears North 79 deg. 17 min. 57 sec. East - 0.30 feet, continue along the East line of said 2.352 acre tract, at 1562.17 feet pass the Northeast corner of said 2.352 acre tract and the Southeast corner of Lot 2, Sanchez & Vardeman Subdivision, from which point a 5/8 inch iron rod capped "Baker & Lawson" found bears North 79 deg. 17 min. 57 sec. East - 0.19 feet, continue along the East line of said Lot 2, at 1679.81 feet pass a PRM found, and continue for a total distance of 2679.81 feet to the PLACE OF BEGINNING and containing 250.784 acres of land.

Bearing Base - Texas State Plane Coordinate System
South Central Zone

Note: These Field Notes accompany a drawing of same date titled Brown-FM523.



Field Notes written from an actual survey
made on the ground in June and July, 2017.


STEVE D. ADAMS
Registered Professional Land Surveyor No. 3666

ADAMS SURVEYING CO. (Firm #10085400) P.O. Box 114
Steve D. Adams, RPLS 3666 2004B South Gordon
Stephen D. Adams, Jr., RPLS 5611 Alvin, TX 77512
Phone (281) 331-3523 Fax (281) 331-2182

FIELD NOTES

2.352 ACRES OF LAND, SITUATED IN THE J. W. CLOUD SURVEY, ABSTRACT 169, BRAZORIA COUNTY, TEXAS, AND BEING A PART OF THAT CERTAIN CALLED 657.17 ACRE TRACT DESCRIBED IN A DEED TO C. F. BROWN, JR., TRUSTEE RECORDED IN BRAZORIA COUNTY CLERK'S FILE 94-038644, AND FURTHER BEING A PART OF TRACT "T" OF FRONTIER ESTATES SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 20, PAGE 103, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, SAID 2.352 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a point marking the Northeast corner of the herein described tract at the Southeast corner of Lot 2, Sanchez & Vardeman Subdivision, according to the Plat recorded in Clerk's File 2009033573, said point being in the East line of said Tract "T" and the West line of a 250.784 acre tract this day surveyed, said point being located South 02 deg. 54 min. 13 sec. East - 1117.64 feet from a PRM found at the Northeast corner of Tract "T", Frontier Estates, and the Northeast corner of Lot 2, Sanchez & Vardeman Subdivision, from said Beginning Point a 5/8 inch iron rod capped "Baker & Lawson" found bears North 79 deg. 17 min. 57 sec. East - 0.19 feet;

THENCE South 02 deg. 54 min. 13 sec. East, along the East line of Tract "T" and the West line of said 250.784 acre tract, a distance of 80.75 feet to a point marking the Southeast corner of the herein described tract at the Northeast corner of a called 36.971 acre tract described in a deed to Andrew C. LaSalle recorded in Clerk's File 2004060888, from which point a 5/8 inch iron rod capped "Baker & Lawson" found bears North 79 deg. 17 min. 57 sec. East - 0.30 feet;

THENCE South 79 deg. 17 min. 57 sec. West, along the North line of said 36.971 acre tract, a distance of 83.95 feet to an angle point, from which point a 1/2 inch iron rod capped "Pinpoint" found bears South 83 deg. 15 min. 41 sec. West - 0.31 feet;

THENCE South 61 deg. 48 min. 04 sec. West, along the North line of said 36.971 acre tract, a distance of 50.15 feet to a 5/8 inch iron rod capped "Baker & Lawson" found for angle point;

THENCE South 72 deg. 59 min. 50 sec. West, along the North line of said 36.971 acre tract, a distance of 240.14 feet to a 5/8 inch iron rod capped "Baker & Lawson" found for angle point;

THENCE South 49 deg. 53 min. 14 sec. West, along the North line of said 36.971 acre tract, a distance of 180.61 feet;

to a 5/8 inch iron rod capped "Baker & Lawson" found for angle point;

THENCE South 77 deg. 14 min. 35 sec. West, along the North line of said 36.971 acre tract, a distance of 195.62 feet to a 5/8 inch iron rod capped "Baker & Lawson" found for angle point;

THENCE South 84 deg. 28 min. 57 sec. West, along the North line of said 36.971 acre tract, a distance of 227.66 feet to an angle point, from which point a 1/2 inch iron rod capped "Pinpoint" found bears South 67 deg. 17 min. 03 sec. West - 0.27 feet;

THENCE North 74 deg. 32 min. 37 sec. West, along the North line of said 36.971 acre tract, a distance of 302.32 feet to a 5/8 inch iron rod capped "Baker & Lawson" found for the Southwest corner of the herein described tract at the Northwest corner of said 36.971 acre tract, said point being in the West line of Tract "T" and being the Southeast Terminus of Windsong Drive (80.0 feet wide as shown on the Plat of Frontier Estates);

THENCE North 02 deg. 58 min. West, along the West line of Tract "T" and the East line of Windsong Drive, a distance of 84.32 feet to a point marking the Northwest corner of the herein described tract at the Northeast Terminus of Windsong Drive and the Southwest corner of Lot 1, Sanchez & Vardeman Subdivision, from which point a 5/8 inch iron rod (disturbed) found bears South 06 deg. 09 min. 49 sec. West - 0.45 feet;

THENCE South 74 deg. 32 min. 37 sec. East, along the South line of Lot 1, a distance of 314.16 feet to a 1/2 inch iron rod capped "Stroud" found for angle point;

THENCE North 84 deg. 28 min. 57 sec. East, along the South line of Lot 1, a distance of 207.79 feet to a 5/8 inch iron rod capped "Baker & Lawson" found for angle point;

THENCE North 77 deg. 14 min. 35 sec. East, along the South line of Lot 1, a distance of 171.09 feet to a 5/8 inch iron rod capped "Baker & Lawson" found for angle point;

THENCE North 49 deg. 53 min. 14 sec. East, along the South line of Lots 1 and 2, a distance of 177.50 feet to a 5/8 inch iron rod capped "Baker & Lawson" found for angle point;

THENCE North 72 deg. 59 min. 50 sec. East, along the South line of Lot 2, a distance of 248.65 feet to an angle point, from which point a 1/2 inch iron rod capped "Pinpoint" found bears North 25 deg. 51 min. 45 sec. West - 0.21 feet;

Page 3 of Field Notes on 2.352 acres of land.

THENCE North 61 deg. 48 min. 04 sec. East, along the South line of Lot 2, a distance of 54.62 feet to a 5/8 inch iron rod capped "Baker & Lawson" found for angle point;


THENCE North 79 deg. 17 min. 57 sec. East, along the South line of Lot 2, a distance of 107.21 feet to the PLACE OF BEGINNING and containing 2.352 acres of land..

Bearing Base - Texas State Plane Coordinate System
South Central Zone

Note: These Field Notes accompany a drawing of same date titled Brown-FM523.



Field Notes written from an actual survey made on the ground in June and July, 2017.



STEVE D. ADAMS
Registered Professional Land Surveyor No. 3666

Brown-FM523-2

ADAMS SURVEYING CO.
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(Firm #10085400)

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FIELD NOTES

1.698 ACRES OF LAND, SITUATED IN THE T. S. LEE SURVEY, ABSTRACT 318, BRAZORIA COUNTY, TEXAS, AND BEING A PART OF THAT CERTAIN CALLED 657.17 ACRE TRACT DESCRIBED IN A DEED TO C. F. BROWN, JR., TRUSTEE RECORDED IN BRAZORIA COUNTY CLERK'S FILE 94-038644, SAID 1.698 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a 5/8 inch iron rod capped "Baker & Lawson" found for the Northeast corner of the herein described tract at the Northwest corner of a 51.658 acre tract described as Part 3 in a deed to Chenango Properties, LLC recorded in Clerk's File 2009004723, said point being in the South line of a 30.88 acre tract described as Parcel 5-E in a deed to Angleton Drainage District recorded in Volume 1664, Page 303, Deed Records;

THENCE South 02 deg. 24 min. 22 sec. East, along the West line of said 51.658 acre tract, a distance of 62.45 feet to a 5/8 inch iron rod capped "Baker & Lawson" found at the P.C. of a curve to the right;

THENCE along the West line of said 51.658 acre tract, following said curve to the right having a Radius of 550.0 feet, Central Angle of 13 deg. 17 min. 39 sec., Chord Bearing and Distance of South 04 deg. 14 min. 28 sec. West - 127.33 feet, for an arc distance of 127.62 feet to a 5/8 inch iron rod capped "Baker & Lawson" found at the P.T. of said curve;

THENCE South 10 deg. 53 min. 17 sec. West, along the West line of said 51.658 acre tract, a distance of 562.32 feet to a 5/8 inch iron rod capped "Baker & Lawson" found for the Southeast corner of the herein described tract at the Southwest corner of said 51.658 acre tract, said point being in the North right-of-way line of F. M. 523 (200.0 feet wide);

THENCE in a Northwesterly direction, along the North right-of-way line of F. M. 523, following a curve to the right having a Radius of 3719.83 feet, Central Angle of 01 deg. 32 min. 25 sec., Chord Bearing and Distance of North 79 deg. 06 min. 43 sec. West - 100.0 feet, for an arc distance of 100.0 feet to a 5/8 inch iron rod capped "Baker & Lawson" found for the Southwest corner of the herein described tract at the Southeast corner of a 3.044 acre tract described as Part 2 in said Chenango Properties deed;

THENCE North 10 deg. 53 min. 17 sec. East, along the East line of said 3.044 acre tract, a distance of 562.32 feet to a 5/8 inch iron rod capped "Baker & Lawson" found at the P.C. of a curve to the left;

Page 2 of Field Notes on 1.698 acres of land

THENCE along the East line of said 3.044 acre tract, following said curve to the left having a Radius of 450.0 feet, Central Angle of 13 deg. 17 min. 39 sec., Chord Bearing and Distance of North 04 deg. 14 min. 28 sec. East - 104.18 feet, for an arc distance of 104.41 feet to a 5/8 inch iron rod capped "Baker & Lawson" found at the P.T. of said curve;

THENCE North 02 deg. 24 min. 22 sec. West, along the East line of said 3.044 acre tract, a distance of 59.33 feet to a 5/8 inch iron rod capped "Baker & Lawson" found for the Northwest corner of the herein described tract at the Northeast corner of said 3.044 acre tract, said point being in the South line of the aforementioned Parcel 5-E;

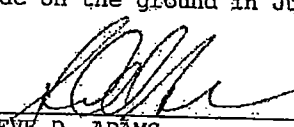
THENCE North 85 deg. 48 min. 27 sec. East, along the South line of Parcel 5-E, a distance of 100.05 feet to the PLACE OF BEGINNING and containing 1.698 acres of land.

Bearing Base - Texas State Plane Coordinate System
South Central Zone

Note: These Field Notes accompany a drawing of same date titled Brown-FM523.



Field Notes written from an actual survey
made on the ground in June and July, 2017.



STEVE D. ADAMS
Registered Professional Land Surveyor No. 3666

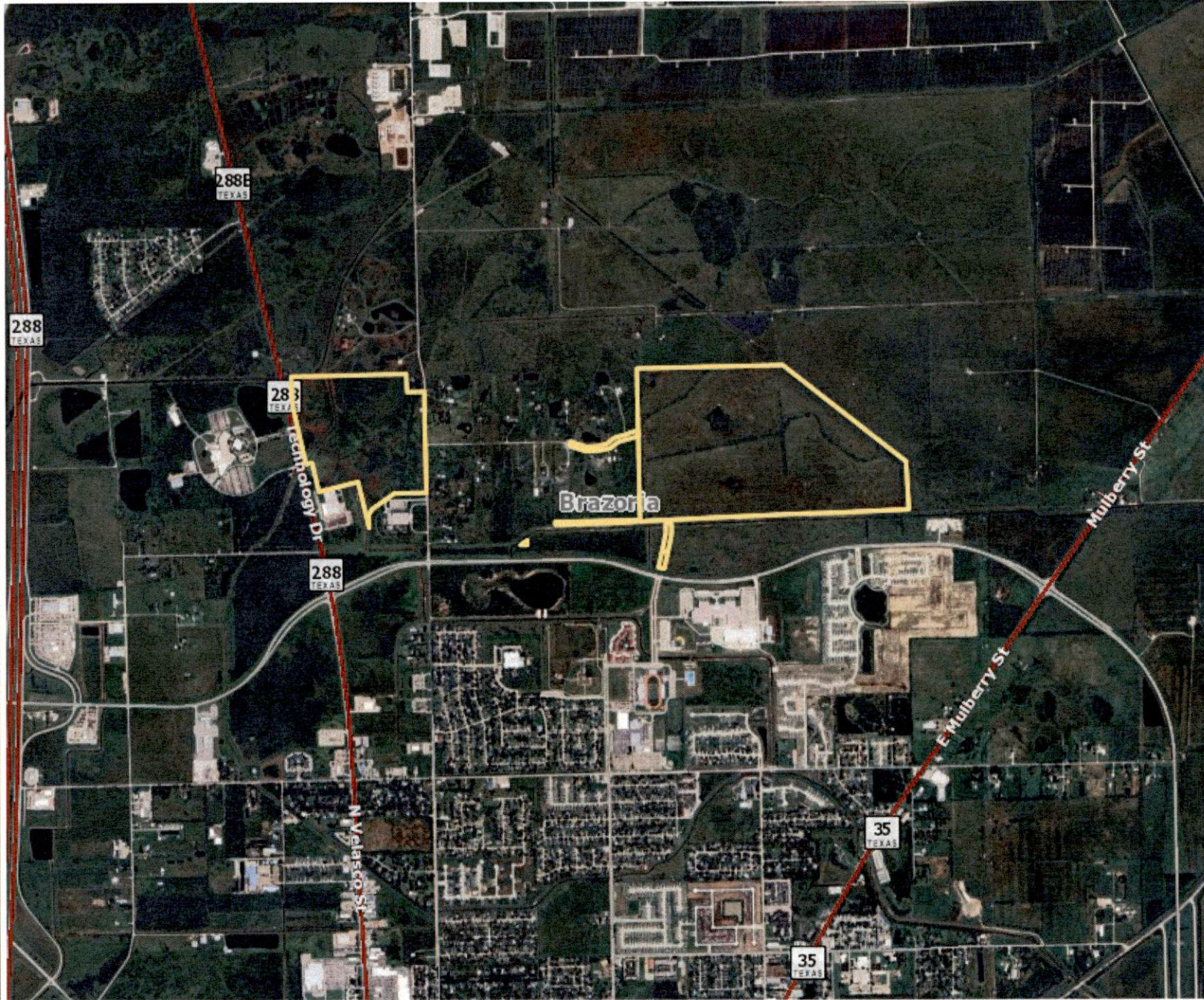
Brown-FM523-3

EXHIBIT A



Exhibit B

Map of the Property



Legend

- 2025 ULDC Zoning**
- ER, Estate Residential
 - SR, Suburban Residential
 - MR, Mixed Residential
 - UR, Urban Residential
 - AR, Alternative Residential
 - MUN, Mixed-Use Neighborhood
 - NC, Neighborhood Commercial
 - GC, General Commercial
 - FC, Freeway Commercial
 - LI, Light Industrial
 - HI, Heavy Industrial
 - OR, Open Space / Recreation
 - PUD, Planned Unit Developer
 - DOD, Drilling Overlay
 - DTA-FLX, Downtown Arts Flex
 - DTA-MS, Downtown Arts Main Street
 - SJ-MS, San Jacinto Main Street
 - SJ-3, San Jacinto 3
 - SJ-FLX, San Jacinto Flex

TX Highways

- Interstate
- US Hwy
- State Hwy
- Beltway
- Expressway
- Loop
- Parkway
- Spur
- Tollway
- Turnpike

TX Arterials

- County Boundaries

Land Advisors

Land Advisors Organization

820 Gessner Road, Suite 950

Houston, Texas 77024

Phone: 713.647.7800

Fax: 713.647.7830

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

0 0.27 Miles

