

LEGEND

- BARBED-WIRE FENCE
CHAIN-LINK FENCE
C.C.F. NO. = COUNTY CLERK'S FILE NO.
D.R.B.C.T. = DEED RECORDS OF BRAZORIA COUNTY TEXAS
P.R.B.C.T. = PLAT RECORDS OF BRAZORIA COUNTY TEXAS
O.R.B.C.T. = OFFICIAL RECORDS OF BRAZORIA COUNTY TEXAS
R.O.W. = RIGHT-OF-WAY
WICAP = PLASTIC CAP STAMPED "BAKER & LAWSON"
IR = IRON ROD
IP = IRON PIPE
⊙ = FOUND MONUMENT AS NOTED
○ = CALCULATED POINT
C = CENTERLINE

NOTE
50' B.L. = A 50' BUILDING SET BACK LINE AS DESCRIBED IN VOLUME 1604, PAGE 639 D.R.B.C.T.

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° 09' 37", an arc distance of 42.53 feet, and a chord bearing and distance of S 88° 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 Sulzermedico 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° 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° 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° 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 to the plat recorded in Volume 78, Page 573 of the Deed Records of Brazoria County, Texas (D.R.B.C.T.);

THENCE N 89° 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; some being on the west R.O.W. line of County Road 48;

THENCE N 00° 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 westerly 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 northeast corner of said 4.866 acre tract; some 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 northeast corner of said 18.908 acre tract; some 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 northeast 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 Shubal Marsh Survey, 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; some being the northeast corner of a 2.50 acre tract conveyed to Elsie Avitts from Paul O'Tarrell 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;

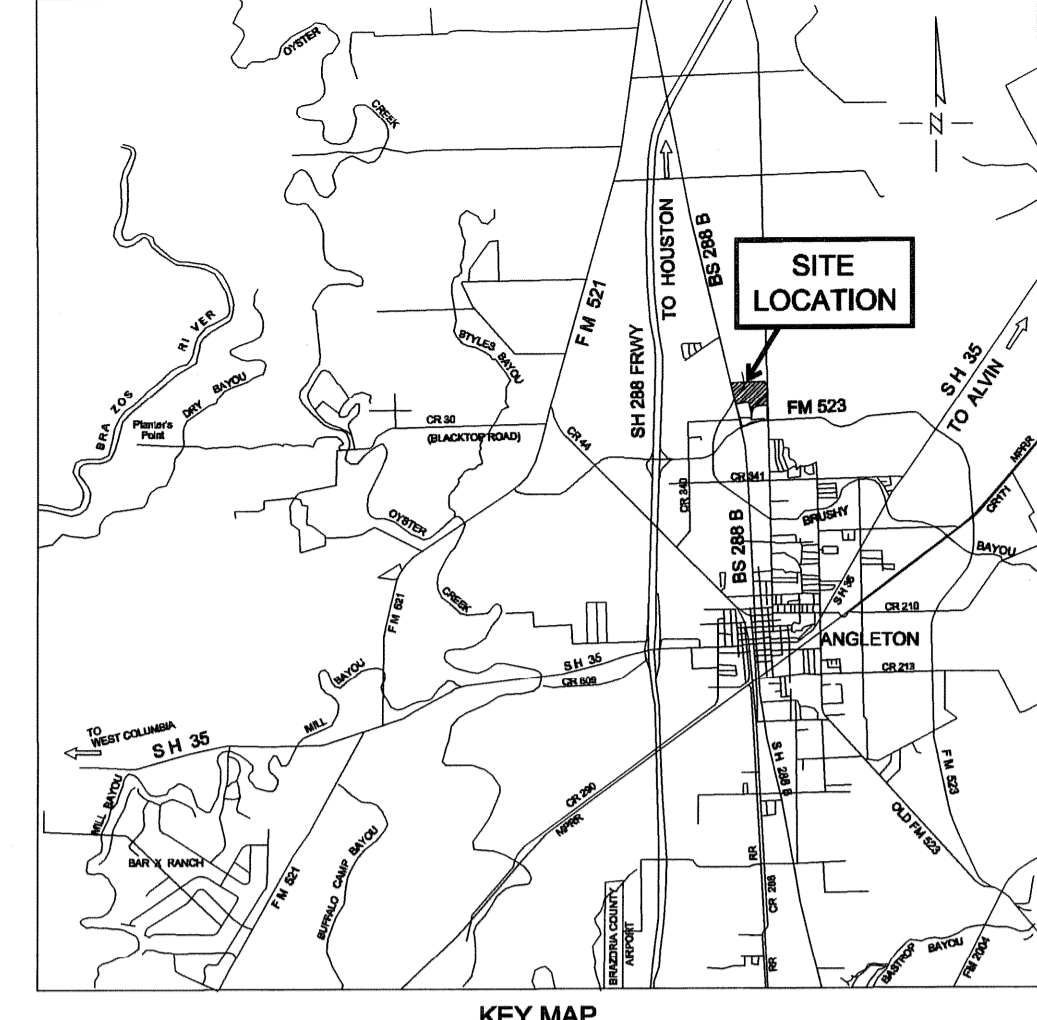
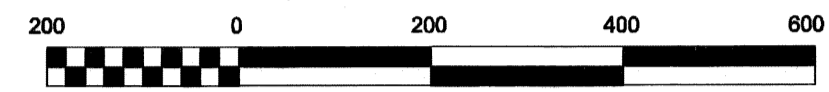
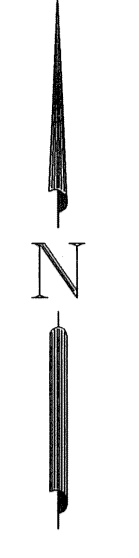
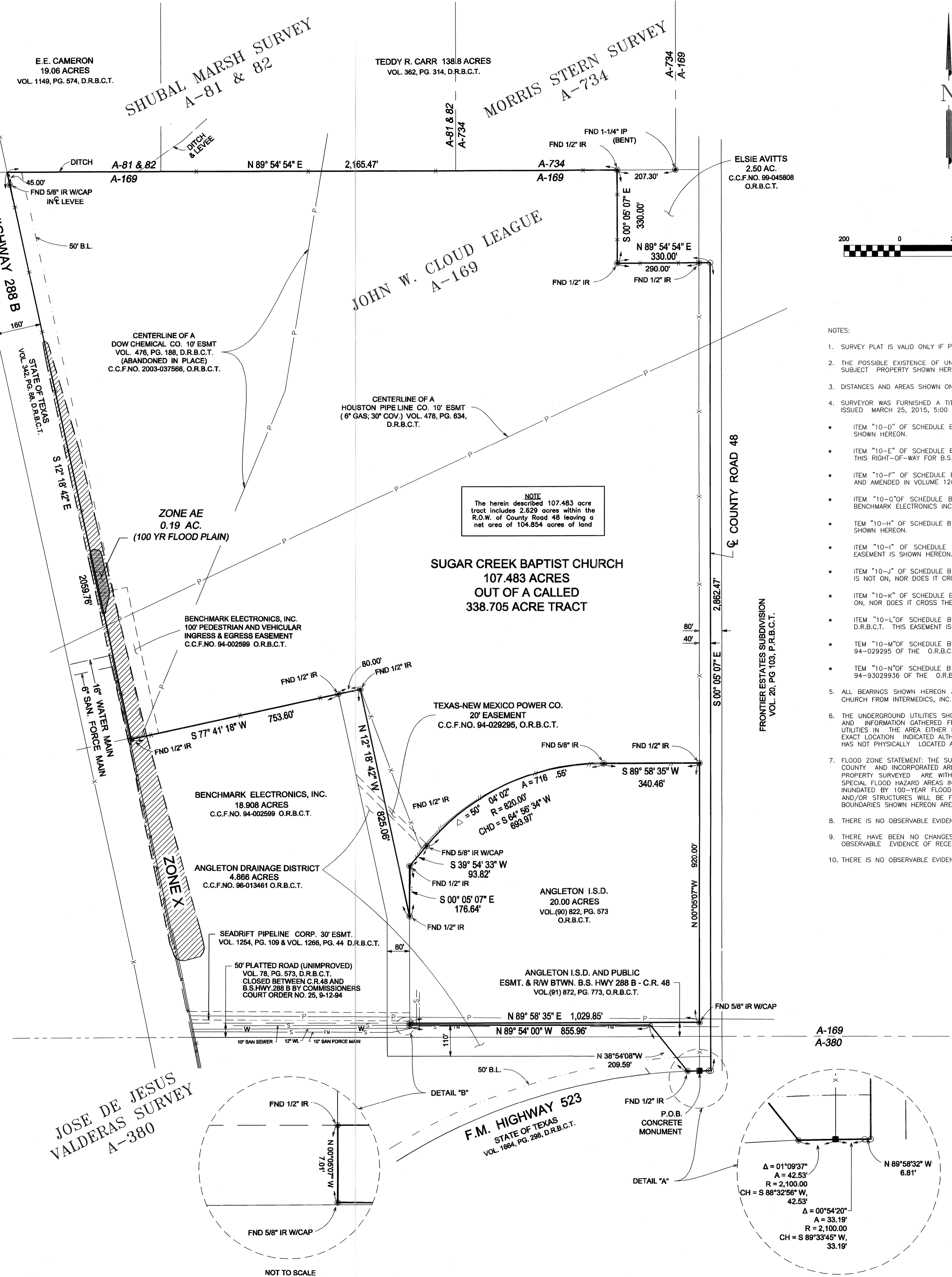
THENCE N 89° 58' 32" W along the south line of the herein described tract, a distance of 6.81 feet to a point for the point of curvature of a curve to the left having a radius of 2,100.00 feet;

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;

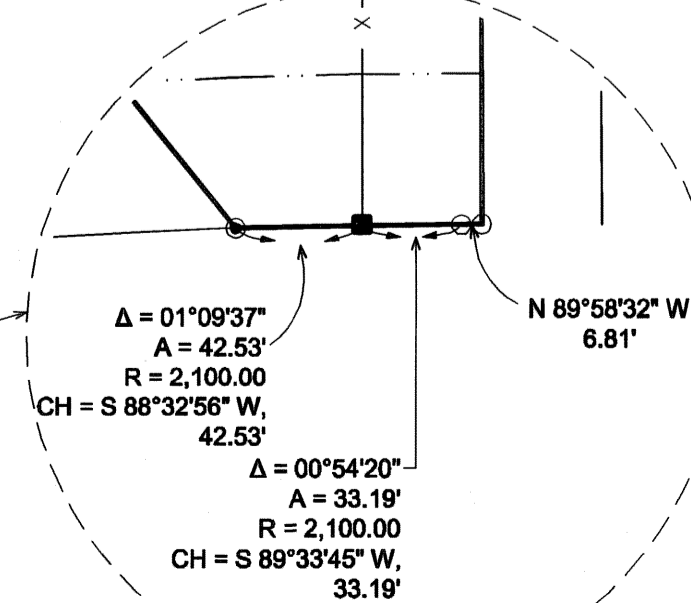
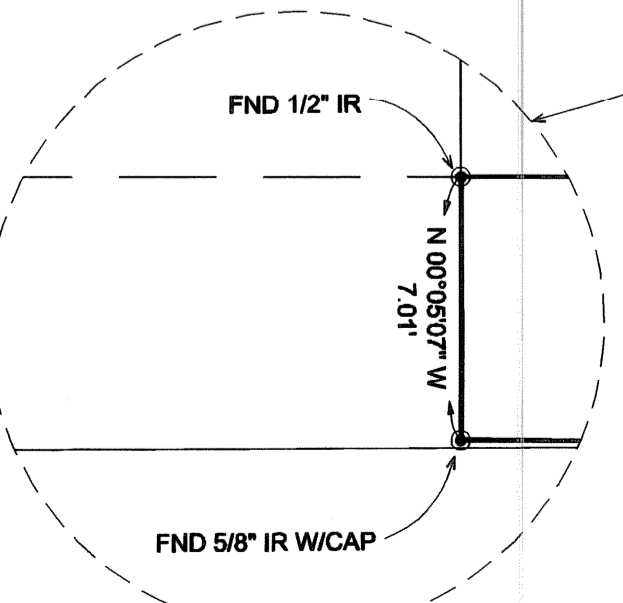
I, JOSHUA A. MCGINN, HEREBY CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM, AND NSPS IN 1999, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7A, 8, 9, 10, 11B, 13, 14, 15 AND 16 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT PROPER FIELD PROCEDURES, INSTRUMENTATION, AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES" FOR ALTA/ACSM LAND TITLE SURVEYS.

SIGNED: JOSHUA A. MCGINN
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 2061



NOTES:

- 1. SURVEY PLAT IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE PRESENT
2. THE POSSIBLE EXISTENCE OF UNDERGROUND FACILITIES OR SUBSURFACE CONDITIONS OTHER THAN THOSE SHOWN MAY AFFECT THE USE AND DEVELOPMENT OF THE SUBJECT PROPERTY SHOWN HEREON.
3. DISTANCES AND AREAS SHOWN ON PROPERTY SURVEYED ARE SUBJECT TO A CORNER POSITIONAL TOLERANCE OF 1:10,000 + 0.10".
4. SURVEYOR WAS FURNISHED A TITLE COMMITMENT ISSUED BY GREAT AMERICAN TITLE COMPANY, FILE NO. 30659-GAT81, WITH EFFECTIVE DATE OF MARCH 20, 2015, ISSUED MARCH 25, 2015, 5:00 P.M.
5. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE DESCRIPTION OF SAID 338.705 ACRE TRACT IN THE DEED OF CONVEYANCE TO SUGAR CREEK BAPTIST CHURCH FROM INTERMEDICS, INC. RECORDED UNDER COUNTY CLERK'S FILE NO. 2004075629 OF THE O.R.B.C.T.
6. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, PERSONAL KNOWLEDGE OF THE EXISTENCE OF UNDERGROUND UTILITIES AND INFORMATION GATHERED FROM PREVIOUS SURVEYS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL THE UNDERGROUND UTILITIES.
7. FLOOD ZONE STATEMENT: THE SURVEYOR NAMED HEREON HAS EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS FOR BRAZORIA COUNTY AND INCORPORATED AREAS: MAP NUMBERS 4803900430 H AND 4803900435 H, BOTH WITH EFFECTIVE DATE OF JUNE 5, 1989 INDICATE THAT PORTIONS OF THE PROPERTY SURVEYED ARE WITHIN THE FOLLOWING ZONES: (1) ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD-PLAIN; (2) ZONE "A", SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD WITH BASE FLOOD ELEVATIONS DETERMINED; AND (3) ZONE "AE", SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD WITH BASE FLOOD ELEVATIONS DETERMINED. WARNING: THIS FLOOD STATEMENT DOES NOT IMPLY THAT ANY OF THE PROPERTY AND/OR STRUCTURES WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, AND WILL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR. (2) FLOOD ZONE BOUNDARIES SHOWN HEREON ARE APPROXIMATE AS SCALED FROM THE REFERENCED FLOOD INSURANCE RATE MAPS.
8. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
9. THERE HAVE BEEN NO CHANGES IN STREET RIGHT-OF-WAY LINES. SURVEYOR KNOWS OF NO PROPOSED CHANGES IN STREET RIGHT-OF-WAY. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
10. THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.



Baker & Lawson, Inc. logo and contact information: 300 EAST CEDAR ST., ANGLETON, TEXAS 77515. PHONE: (979) 849-6881. WWW.BAKERLAWSON.COM. TBPLS LICENSED SURVEYING FIRM NO. 10052500.

ALTA / ACSM LAND TITLE SURVEY OF A 107.483 ACRE TRACT SITUATED IN THE JOHN W. CLOUD LEAGUE, A-169 & THE J. DE J. VALDERAS SURVEY, A-380, BRAZORIA COUNTY, TEXAS OUT OF A 338.705 ACRE TRACT RECORDED IN C.C.F. NO. 2004075629, O.R.B.C.T.