

EXHIBIT A - THE TRACT PROPERTY DESCRIPTION

2.00 Acre

George Robinson League, Abstract 126

STATE OF TEXAS §

COUNTY OF BRAZORIA §

A **METES & BOUNDS** description of a 2.00 acre tract of land in the George Robinson League, Abstract 126, being out of and a part of that certain called 170.00 acre tract recorded under County Clerk's File Number 2005070199, Office of the County Clerk, Brazoria County, Texas, and Volume 1323, Page 467, Deed Records, Brazoria County, Texas, with all bearings based upon the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.

Commencing at a 5/8 inch iron rod with cap marked "Jones | Carter" set in the east right-of-way line of County Road 44 for the northwest corner of an adjoining called 1.0371 acre tract recorded under County Clerk's File Number 2008008925, Office of the County Clerk, Brazoria County, Texas, for a southwest corner of said called 170.00 acre tract, and being in a non-tangent curve to the right;

Thence with said non-tangent curve to the right, being the east right-of-way line of County Road 44, transitioning to the easterly right-of-way line of F. M. Highway 521, having a central angle of 02 degrees 03 minutes 06 seconds, an arc length of 99.42 feet, a radius of 2,776.40 feet, and a chord bearing North 01 degree 09 minutes 09 seconds West, 99.41 feet to a 5/8 inch iron rod with cap marked "Jones | Carter" set for the southwest corner and **Place of Beginning** of the herein described tract;

Thence continuing with said non-tangent curve to the right, having a central angle of 06 degrees 16 minutes 36 seconds, an arc length of 304.15 feet, a radius of 2,776.40 feet, and a chord bearing North 03 degrees 00 minutes 42 seconds East, 304.00 feet to a 5/8 inch iron rod with cap marked "Jones | Carter" set for the northwest corner of the herein described tract;

Thence North 87 degrees 10 minutes 16 seconds East establishing the north line of the herein described tract, 271.19 feet to a 5/8 inch iron rod with cap marked "Jones | Carter" set for the northeast corner of the herein described tract

Thence South 02 degrees 35 minutes 14 seconds East establishing the east line of the herein described tract, 300.95 feet to a 5/8 inch iron rod with cap marked "Jones | Carter" set for the southeast corner of the herein described tract;

Thence South 86 degrees 53 minutes 22 seconds West establishing the south line of the herein described tract, 300.86 feet to the **Place of Beginning** and containing 2.00 acres of land, more or less.

2.00 Acre

George Robinson League, Abstract 126

For reference and further description see Drawing No. 16587 prepared by the undersigned on same date.

October 26, 2021

Job Number 16759-0010-00

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STATE OF TEXAS §

COUNTY OF BRAZORIA §

A **METES & BOUNDS** description of a 4.90 acre tract of land in the Shubael Marsh Surveys, Abstracts 81 & 82, Brazoria County, Texas, being that certain called 4.9560 acre tract (Tract One) recorded under County Clerk's File Number 96-036250, Office of the County Clerk, Brazoria County, Texas, said called 4.9560 acre tract being Reserve "E" of Beechwood Subdivision, according to map or plat thereof recorded in Volume 15, Page 289, Deed Records, Brazoria County, Texas, with all bearings based upon the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.

Beginning at a 5/8 inch iron rod with cap marked "Jones | Carter" found in the westerly right-of-way line of State Highway 288 for the northeast corner of said Reserve "E", same being the southeast corner of the adjoining residue of a called 60 acre tract recorded under County Clerk's File Number 2011015753, Office of the County Clerk, Brazoria County, Texas, and Volume 411, Page 456, Deed Records, Brazoria County, Texas, for the northeast corner and **Place of Beginning** of the herein described tract, said point being in a non-tangent curve to the right;

Thence along said non-tangent curve to the right, being the westerly right-of-way line of State Highway 288, having a central angle of 03 degrees 46 minutes 20 seconds (called 03 degrees 45 minutes 34 seconds), a radius of 11,249.16 feet (called 11,249.16 feet), an arc length of 740.65 feet (called 738.12 feet), and a chord bearing South 04 degrees 23 minutes 18 seconds East, 740.51 feet to a 5/8 inch iron rod with cap marked "Jones | Carter" set for the southeast corner of the herein described tract, same being the lower northeast corner of the adjoining residue of a called 541.131 acre tract recorded under County Clerk's File Number 2001016151, Office of the County Clerk, Brazoria County, Texas, and described under County Clerk's File Number 94-006773, Office of the County Clerk, Brazoria County, Texas;

Thence South 87 degrees 40 minutes 53 seconds West (called West) along the common line of the herein described tract and said adjoining residue of a called 541.131 acre tract, 298.27 feet (called 301.47 feet) to a 5/8 inch iron rod with cap marked "Jones | Carter" set for the southwest corner of the herein described tract, same being a reentry corner to said adjoining residue of a called 541.131 acre tract, from which point a found ½ inch iron rod with cap marked "CBG Surveying" bears North 55 degrees 17 minutes 47 seconds West, 1.70 feet;

Thence North 02 degrees 18 minutes 50 seconds West (called North 00 degrees 00 minutes 17 seconds East) continuing along said common line, 735.89 feet (called 735.89 feet) to a concrete monument found for the northwest corner of the herein described tract and said Reserve "E", same being a northeast corner of said adjoining residue of a called 541.131 acre tract, and being in the south line of the aforementioned adjoining residue of a called 60 acre tract;

Thence North 86 degrees 48 minutes 29 seconds East (called North 89 degrees 39 minutes 05 seconds East) along the north line of the herein described tract and said Reserve "E", same being the south line of said adjoining residue of a called 60 acre tract, 271.50 feet (called 276.51 feet) to the **Place of Beginning** and containing 4.90 acres of land, more or less.

4.90 Acres

Shubael Marsh Surveys, Abstracts 81 & 82

For reference and further description see Drawing No. 16873 prepared by the undersigned on same date.

October 26, 2021

Job Number 16759-0010-00

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STATE OF TEXAS §

COUNTY OF BRAZORIA §

A **METES & BOUNDS** description of a 8.35 acre tract of land in the Shubael Marsh Surveys, Abstracts 81 and 82, Brazoria County, Texas, being out of and part of the residue of that certain called 170.66 acre tract recorded under County Clerk's File Number 00-018840, Office of the County Clerk, Brazoria County, Texas, and the residue of that certain called 541.131 acre tract recorded under County Clerk's File Numbers 2001016151 and 94-006773, Office of the County Clerk, Brazoria County, Texas, with all bearings based upon the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.

Beginning at a ½ inch iron rod with cap marked "CBG Surveying" found in the easterly right-of-way line of F. M. Highway 521 (100-feet wide) for the northwest corner of said called 160.77 acre tract, same being the southwest corner of said called 541.131 acre tract, for the **Place of Beginning** of the herein described tract, from which point a concrete monument found for the northwest corner of said adjoining called 541.131 acre tract bears North 14 degrees 02 minutes 24 seconds East, 4,611.00 feet;

Thence North 14 degrees 02 minutes 37 seconds East (called North 16 degrees 51 minutes 24 seconds East) along the westerly line of the herein described tract and said called 541.131 acre tract, same being the easterly right-of-way line of F. M. Highway 521, 580.80 feet to a 5/8 inch iron rod with cap marked "Jones | Carter" set for the northwest corner of the herein described tract;

Thence South 89 degrees 14 minutes 38 seconds East establishing the north line of the herein described tract, 429.95 feet to a 5/8 inch iron rod with cap marked "Jones | Carter" set for the northeast corner of the herein described tract;

Thence South 00 degrees 30 minutes 00 seconds West establishing the east line of the herein described tract, at 529.69 feet pass the south line of said called 541.131 acre tract, same being the north line of said called 170.66 acre tract, and continuing for a total distance of 705.09 feet to a 5/8 inch iron rod with cap marked "Jones | Carter" set for the southeast corner of the herein described tract;

Thence North 89 degrees 31 minutes 26 seconds West establishing the south line of the herein described tract, 600.44 feet to a 5/8 inch iron rod with cap marked "Jones | Carter" set for the southwest corner of the herein described tract, said point being in the west line of said called 170.66 acre tract, same being the east right-of-way line of F. M. Highway 521;

Thence North 14 degrees 05 minutes 31 seconds East (called North 16 degrees 49 minutes 53 seconds East) along the westerly line of the herein described tract and said called 170.66 acre tract, same being the easterly right-of-way line of F. M. Highway 521, 146.72 feet to the **Place of Beginning** and containing 8.35 acres of land, more or less.

8.35 Acre

Shubael Marsh League, Abstracts 81 & 82

For reference and further description see Drawing No. 16586 prepared by the undersigned on same date.

October 26, 2021

Job Number 16759-0010-00

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Tract 1
469.08 Acres

Shubael Marsh League, Abstracts 81 & 82

STATE OF TEXAS §

COUNTY OF BRAZORIA §

A **METES & BOUNDS** description of a 469.08 acre tract of land in the Shubael Marsh Surveys, Abstracts 81 and 82, Brazoria County, Texas, being comprised of the residue of that certain called 541.131 acre tract recorded under County Clerk's File Number 2001016151, Office of the County Clerk, Brazoria County, Texas, and described under County Clerk's File Number 94-006773, Office of the County Clerk, Brazoria County, Texas, with all bearings based upon the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.

Beginning at a concrete monument found in the easterly right-of-way line of F. M. Highway 521 (100-foot wide) for the northwest corner of said called 541.131 acre tract, same being the southwest corner of an adjoining called 2.97 acre tract recorded under County Clerk's File Number 01-008056, Office of the County Clerk, Brazoria County, Texas, for the northwest corner and **Place of Beginning** of the herein described tract;

Thence North 87 degrees 05 minutes 19 seconds East (called North 89 degrees 56 minutes 21 seconds East) along the north line of the herein described tract and said called 541.131 acre tract, same being the south line of said adjoining called 2.97 acre tract, and the south line of an adjoining called 96.50 acre tract recorded under County Clerk's File Number 00-016352, Office of the County Clerk, Brazoria County, Texas, at 284.23 feet (adjoiner called 284.23 feet) pass a ½ inch iron rod found on said line for the southeast corner of said adjoining called 2.97 acre tract, being the southwest corner of said adjoining called 96.50 acre tract, from which point a ½ inch iron rod found inside a 2-inch iron pipe bears North 26 degrees 21 minutes 09 seconds West, 3.14 feet, and continuing for a total distance of 2,947.41 feet (called 2,947.82 feet) to a concrete monument found for angle point, said point being the southeast corner of said adjoining called 96.50 acre tract, same being the southwest corner of the adjoining residue of a called 36.97 acre tract recorded under County Clerk's File Number 94-019052, Office of the County Clerk, Brazoria County, Texas;

Thence North 86 degrees 57 minutes 34 seconds East (called North 89 degrees 44 minutes 02 seconds East) along the north line of the herein described tract and said called 541.131 acre tract, same being the south line of said adjoining called 36.97 acre tract, 861.64 feet (called 861.64 feet) to a 5/8 inch iron rod found for the upper northeast corner of the herein described tract, same being the northwest corner of the adjoining residue of a called 43.308 acre tract recorded under County Clerk's File Number 2017048421, Office of the County Clerk, Brazoria County, Texas, and described as a called 28.23 acre tract under County Clerk's File Number 02-063838, Office of the County Clerk, Brazoria County, Texas, from which point a ½ inch iron rod (bent) found in the westerly right-of-way line of State Highway 288 for the northeast corner of said adjoining called 28.23 acre tract bears North 86 degrees 36 minutes 30 seconds East, 690.91 feet (adjoiner called North 86 degrees 38 minutes 21 seconds East, 690.84 feet);

Tract 1
469.08 Acres

Shubael Marsh League, Abstracts 81 & 82

Thence South 03 degrees 24 minutes 10 seconds East (called South 03 degrees 23 minutes 39 seconds East) along the common line of the herein described tract and said adjoining called 28.23 acre tract, 1,622.24 feet (called 1,621.88 feet, adjoiner called 1,622.07 feet) to a ½ inch iron rod found for the upper southeast corner of the herein described tract, same being the southwest corner of said adjoining called 28.23 acre tract, and being in the north line of the adjoining residue of a called 60 acre tract recorded under County Clerk's File Number 2011015753, Office of the County Clerk, and in Volume 411, Page 456, Deed Records, Brazoria County, Texas, from which point a ½ inch iron rod with cap marked "CBG Surveying" bears North 48 degrees 04 minutes 18 seconds West, 5.00 feet, and a 5/8 inch iron rod with cap marked "Jones | Carter" set in the westerly right-of-way line of State Highway 288 for the southeast corner of said adjoining called 28.23 acre tract bears North 86 degrees 26 minutes 35 seconds East, 825.98 feet (adjoiner called North 89 degrees 26 minutes 08 seconds East, 826.18 feet);

Thence South 89 degrees 04 minutes 59 seconds West (called South 89 degrees 17 minutes 07 seconds West) along the common line of the herein described tract and said adjoining residue of a called 60 acre tract, 95.11 feet (called 91.58 feet) to a ¾ inch iron pipe (bent) found for a reentry corner to the herein described tract, said point being the northwest corner of said adjoining residue of a called 60 acre tract;

Thence South 03 degrees 19 minutes 34 seconds East (called South 00 degrees 23 minutes 47 seconds East) continuing along said common line, 1,550.52 feet (called 1,551.48 feet) to a ½ inch iron rod with cap marked "CBG Surveying" found for a reentry corner to the herein described tract, same being the southwest corner of said adjoining residue of a called 60 acre tract;

Thence North 86 degrees 45 minutes 30 seconds East (called North 89 degrees 13 minutes 03 seconds East) continuing along said common line, 774.79 feet (called 774.45 feet) to a concrete monument found for corner, said point being the northwest corner of an adjoining called 4.9560 acre tract (Tract One) recorded under County Clerk's File Number 96-0362520, Office of the County Clerk, Brazoria County, Texas, from which point a 5/8 inch iron rod with cap marked "Jones | Carter" set in the westerly right-of-way line of State Highway 288 for the southeast corner of said adjoining residue of a called 60 acre tract, same being the northeast corner of said adjoining called 4.9560 acre tract, bears North 86 degrees 48 minutes 29 seconds East, 271.50 feet (adjoiner called North 89 degrees 39 minutes 05 seconds East, 276.51 feet);

Thence South 02 degrees 18 minutes 50 seconds East (called South, adjoiner called South 00 degrees 00 minutes 17 seconds West) along the west line of said adjoining called 4.9560 acre tract, 735.89 feet (called 734.69 feet, adjoiner called 735.89 feet) to a 5/8 inch iron rod with cap marked "Jones | Carter" set for a reentry corner to the herein described tract, said point being the southwest corner of said adjoining called 4.9560 acre tract, from which point a found ½ inch iron rod with cap marked "CBG Surveying" bears North 55 degrees 17 minutes 47 seconds West, 1.70 feet;

Thence North 87 degrees 40 minutes 53 seconds East (called East, adjoiner called East) along the south line of said adjoining called 4.9560 acre tract, 298.27 feet (adjoiner called 301.47 feet) to a 5/8 inch iron rod with cap marked "Jones | Carter" set in the west right-of-way line of State Highway 288 (width varies) for the lower northeast corner of the herein described tract, same being the southeast corner of said adjoining called 4.9560 acre tract, said point being in a non-tangent curve to the right;

Tract 1
469.08 Acres

Shubael Marsh League, Abstracts 81 & 82

Thence along said non-tangent curve to the right, being the west right-of-way line of State Highway 288, having a central angle of 02 degrees 15 minutes 21 seconds, a radius of 11,249.16 feet (called 11,249.16 feet), an arc length of 442.89 feet, and a chord bearing South 01 degree 22 minutes 27 seconds East, 442.87 feet to a concrete monument found at the end of said curve;

Thence South 00 degrees 14 minutes 46 seconds East along the west right-of-way line of State Highway 288, 73.62 feet to a 5/8 inch iron rod with cap marked "Jones | Carter" set for the southeast corner of the herein described tract, from which point a 1/2 inch iron rod found in the south line of the aforementioned called 541.131 acre tract and said Shubael Marsh Surveys, Abstracts 81 and 82, same being the north line of the adjoining J. W. Cloud Survey, Abstract 169, being the lower northeast corner of an adjoining called 170.66 acre tract recorded under County Clerk's File Number 00-018840, Office of the County Clerk, Brazoria County, Texas, bears South 00 degrees 14 minutes 46 seconds East, 279.45 feet;

Thence South 87 degrees 09 minutes 33 seconds West (called West, adjoiner called South 89 degrees 54 minutes 51 seconds West) establishing the south line of the herein described tract, at 276.33 feet pass a 1/2 inch iron rod with cap marked "Max Hagan RPLS 937" found for the upper northeast corner of said adjoining called 170.66 acre tract, and continuing for a total distance of 5,566.94 feet to point for the lower southwest corner of the herein described tract, being in the east line of an adjoining 8.35 acre Contamination Tract surveyed by the undersigned this date, from which point a 1/2 inch iron rod with cap marked "CBG Surveying" found in the easterly right-of-way line of F. M. Highway 521 for the southwest corner of said called 541.131 acre tract, same being the northwest corner of said adjoining called 170.66 acre tract, bears South 87 degrees 09 minutes 33 seconds West, 566.92 feet;

Thence North 00 degrees 30 minutes 00 seconds East along the common line of the herein described tract and said adjoining 8.35 acre tract, 529.69 feet to a 5/8 inch iron rod with cap marked "Jones | Carter" set for a reentry corner to the herein described tract, same being the northeast corner of said adjoining 8.35 acre tract;

Thence North 89 degrees 14 minutes 38 seconds West continuing along said common line, 429.95 feet to a 5/8 inch iron rod with cap marked "Jones | Carter" set for the upper southwest corner of the herein described tract, same being the northwest corner of said adjoining 8.35 acre tract, and being in the westerly line of said called 541.131 acre tract, same being the easterly right-of-way line of F. M. Highway 521;

Thence North 14 degrees 02 minutes 37 seconds East (called North 16 degrees 51 minutes 24 seconds East) along the westerly line of the herein described tract and said called 541.131 acre tract, same being the easterly right-of-way line of F. M. Highway 521, 4,030.19 feet (called 4,609.94 feet) to the **Place of Beginning** and containing 469.08 acres of land, more or less.

Tract 1
469.08 Acres

Shubael Marsh League, Abstracts 81 & 82

For reference and further description see Drawing No. 16580 prepared by the undersigned on same date.

October 26, 2021

Job Number 16759-0010-00

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Tract 2
61.20 Acres

George Robinson League, Abstract 126

STATE OF TEXAS §

COUNTY OF BRAZORIA §

A **METES & BOUNDS** description of a 61.20 acre tract of land in the George Robinson League, Abstract 126, Brazoria County, Texas, being comprised of the residue of that certain called 134 acre tract (Third Tract) recorded in Volume 1323, Page 467, Deed Records, Brazoria County, Texas, with all bearings based upon the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.

Beginning at a 5/8 inch iron rod with cap marked "RPLS 4808" found for the southeast corner of said residue of a called 134 acre tract, same being the northeast corner of an adjoining called 116.155 acre tract recorded under County Clerk's File Number 2018029439, Office of the County Clerk, Brazoria County, Texas, for the southeast corner and **Place of Beginning** of the herein described tract, said point being in the east line of said George Robinson League, Abstract 126, same being the west line of the adjoining J. W. Cloud Survey, Abstract 169, and the west line of an adjoining called 91.87 acre tract (Tract Three) recorded under County Clerk's File Number 2015014625, Office of the County Clerk, Brazoria County, Texas, and described in Volume 362, Page 470, Deed Records, Brazoria County, Texas;

Thence South 86 degrees 53 minutes 29 seconds West along the south line of the herein described tract, same being the north line of said adjoining called 116.155 acre tract, and the north line of an adjoining called 4.52 acre tract recorded under County Clerk's File Number 2010021440, Office of the County Clerk, at 3,502.15 feet (adjoiner called 3,502.23 feet) pass a ¾ inch iron pipe found on said line for the upper northwest corner of said adjoining called 116.155 acre tract, being the northeast corner of said adjoining called 4.52 acre tract, and continuing for a total distance of 3,742.61 feet to a 5/8 inch iron rod with cap marked "Jones | Carter" set for the lower southwest corner of the herein described tract, same being the southeast corner of the adjoining residue of a called 1.0 acre tract recorded in Volume 1251, Page 707, Deed Records, Brazoria County, Texas;

Thence North 04 degrees 36 minutes 11 seconds West (adjoiner called North) along the common line of the herein described tract and said adjoining residue of a called 1.0 acre tract, 158.90 feet (adjoiner called 156.75 feet) to a 5/8 inch iron rod with cap marked "Jones | Carter" set at a fence post for the northeast corner of said adjoining called 1.0 acre tract, being a reentry corner to the herein described tract;

Thence South 87 degrees 02 minutes 13 seconds West (adjoiner called West) continuing along said common line, at 265.75 feet pass a ½ inch iron rod with cap marked "CBG Surveying" found on said line, and continuing for a total distance of 277.30 feet to a 5/8 inch iron rod with cap marked "Jones | Carter" set for the upper southwest corner of the herein described tract, being the northwest corner of said adjoining residue of a called 1.0 acre tract, said point being in the east right-of-way line of County Road 44, and being in a non-tangent curve to the right;

Tract 2
61.20 Acres

George Robinson League, Abstract 126

Thence with said non-tangent curve to the right, being the east right-of-way line of County Road 44, having a central angle of 10 degrees 54 minutes 37 seconds, an arc length of 528.68 feet, a radius of 2,776.40 feet, and a chord bearing North 15 degrees 23 minutes 29 seconds West, 527.88 feet to a concrete monument found for the northwest corner of the herein described tract, same being the southwest corner of an adjoining called 170.00 acre tract recorded under County Clerk's File Number 2005070199, Office of the County Clerk, Brazoria County, Texas, and described in Volume 1323, Page 467, Deed Records, Brazoria County, Texas;

Thence North 87 degrees 10 minutes 12 seconds East (adjoiner called East) along the north line of the herein described tract, same being the south line of said adjoining called 170.00 acre tract, 4,139.48 feet (adjoiner called 4,138.93 feet) to a ½ inch iron rod found for the northeast corner of the herein described tract, same being the southeast corner of said adjoining called 170.00 acre tract, and being in the east line of said George Robinson League, Abstract 126, same being the west line of the aforementioned adjoining J. W. Cloud Survey, Abstract 169, and the west line of the aforementioned adjoining called 91.87 acre tract;

Thence South 02 degrees 50 minutes 23 seconds East along the east line of the herein described tract and said George Robinson League, Abstract 126, same being the west line of said adjoining J. W. Cloud Survey, Abstract 169, and the west line of said adjoining called 91.87 acre tract, 655.23 feet to the **Place of Beginning** and containing 61.20 acres of land, more or less.

For reference and further description see Drawing No. 16580 prepared by the undersigned on same date.

October 26, 2021

Job Number 16759-0010-00

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1.73 Acres

Shubael Marsh League, Abstracts 81 & 82

STATE OF TEXAS §

COUNTY OF BRAZORIA §

A **METES & BOUNDS** description of a 1.73 acre tract of land in the Shubael Marsh Surveys, Abstracts 81 and 82, Brazoria County, Texas, being out of and a part of the residue of that certain called 541.131 acre tract recorded under County Clerk's File Number 2001016151, Office of the County Clerk, Brazoria County, Texas, and described under County Clerk's File Number 94-006773, Office of the County Clerk, Brazoria County, Texas, said 1.73 acre tract also being out of and a part of the residue of that certain called 375.598 acre tract (First Tract) recorded in Volume 1323, Page 467, Deed Records, Brazoria County, Texas, with all bearings based upon the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.

Beginning at a ½ inch iron rod found in the west right-of-way line of State Highway 288 (width varies) for a southeast corner of said residue of a called 541.131 acre tract and said called 375.598 acre tract, same being the lower northeast corner of an adjoining called 170.66 acre tract recorded under County Clerk's File Number 00-018840, Office of the County Clerk, Brazoria County, Texas, for the southeast corner and **Place of Beginning** of the herein described tract, said point being in the south line of said Shubael Marsh Surveys, Abstracts 81 and 82, same being the north line of the adjoining J. W. Cloud Survey, Abstract 169;

Thence South 87 degrees 24 minutes 03 seconds West (called West, adjoiner called North 89 degrees 53 minutes 10 seconds West) along the south line of the herein described tract, said called 541.131 acre tract, and said Shubael Marsh Surveys, Abstracts 81 and 82, same being the north line of said adjoining called 170.66 acre tract and said J. W. Cloud Survey, Abstract 169, 264.80 feet (adjoiner called 264.42 feet) to a ½ inch iron rod found for the southwest corner of the herein described tract, being a reentry corner to the herein described tract;

Thence North 02 degrees 36 minutes 34 seconds West (called North, adjoiner called North 00 degrees 06 minutes 40 seconds East) along the common line of the herein described tract and said adjoining called 170.66 acre tract, 278.05 feet (called 278.4 feet, adjoiner called 278.25 feet) to a ½ inch iron rod with cap marked "Max Hagan RPLS 937" found for the northwest corner of the herein described tract, being the upper northeast corner of said adjoining called 170.66 acre tract;

Thence North 87 degrees 09 minutes 33 seconds East establishing the north line of the herein described tract, crossing said called 541.131 acre tract and said called 375.598 acre tract, 276.33 feet to a 5/8 inch iron rod with cap marked "Jones | Carter" set in the west right-of-way line of State Highway 288 for the northeast corner of the herein described tract;

Thence South 00 degrees 14 minutes 46 seconds East along the east line of the herein described tract, being the west right-of-way line of State Highway 288, 279.45 feet to the **Place of Beginning** and containing 1.73 acres of land, more or less.

1.73 Acres

Shubael Marsh League, Abstracts 81 & 82

For reference and further description see Drawing No. 16580 prepared by the undersigned on same date.

October 26, 2021

Job Number 16759-0010-00

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Tract 3
166.74 Acres

George Robinson League, Abstract 126
J. W. Cloud Survey, Abstract 169

STATE OF TEXAS §

COUNTY OF BRAZORIA §

A **METES & BOUNDS** description of a 166.74 acre tract of land in the George Robinson League, Abstract 126, and the J. W. Cloud Survey, Abstract 169, Brazoria County, Texas, being that certain called 170.00 acre tract recorded under County Clerk's File Number 2005070199, Office of the County Clerk, Brazoria County, Texas, and Volume 1323, Page 467, Deed Records, Brazoria County, Texas, with all bearings based upon the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.

Beginning at a ½ inch iron rod found in the west right-of-way line of State Highway 288 (width varies) for the upper southeast corner of said called 170.00 acre tract, same being the northeast corner of an adjoining called 15 acre tract recorded under County Clerk's File Number 02-067061, Office of the County Clerk, Brazoria County, Texas, for the upper southeast corner and **Place of Beginning** of the herein described tract;

Thence South 87 degrees 02 minutes 34 seconds West (called South 89 degrees 49 minutes 26 seconds West) along the upper south line of the herein described tract and said called 170.00 acre tract, same being the north line of said adjoining called 15 acre tract, 354.62 feet (adjoiner called 354.89 feet) to a ½ inch iron rod found for angle point, said point being the northwest corner of said adjoining called 15 acre tract, same being the northeast corner of an adjoining called 91.87 acre tract (Tract Three) recorded under County Clerk's File Number 2015014625, Office of the County Clerk, Brazoria County, Texas, and described in Volume 362, Page 470, Deed Records, Brazoria County, Texas, said point being in the centerline of the Angleton Protection Levee;

Thence South 86 degrees 59 minutes 15 seconds West (called South 89 degrees 49 minutes 26 seconds West) along the north line of said adjoining called 91.87 acre tract, 2,103.32 feet (adjoiner called 2,093.00 feet) to a ½ inch iron rod with cap marked "Stroud 2112" found for the northwest corner of said adjoining called 91.87 acre tract, for a reentry corner to the herein described tract and said called 170.00 acre tract, said point being in the west line of said J. W. Cloud Survey, Abstract 169, same being the east line of said George Robinson League, Abstract 126;

Thence South 02 degrees 44 minutes 56 seconds East (called South 00 degrees 03 minutes 18 seconds West) along the east line of said called 170.00 acre tract and said George Robinson League, Abstract 126, same being the west line of said J. W. Cloud Survey, Abstract 169, and the west line of said adjoining called 91.87 acre tract, 803.82 feet (called 803.85 feet) to a ½ inch iron rod found for the lower southeast corner of the herein described tract and said called 170.00 acre tract, same being the northeast corner of the adjoining residue of a called 134 acre tract (Third Tract) recorded in Volume 1323, Page 467, Deed Records, Brazoria County, Texas;

Thence South 87 degrees 10 minutes 12 seconds West (called West) along the south line of the herein described tract and said called 170.00 acre tract, same being the north line of said adjoining residue of a called 134 acre tract, 4,139.48 feet (called 4,138.93 feet) to a concrete monument found for the southwest corner of the herein described tract and said called 170.00 acre tract, same being the northwest corner of said adjoining residue of a called 134 acre tract, and being in the easterly right-of-way line of County Road 44, being a non-tangent curve to the right;

Tract 3
166.74 Acres

George Robinson League, Abstract 126
J. W. Cloud Survey, Abstract 169

Thence with said non-tangent curve to the right, being the east right-of-way line of County Road 44, having a central angle of 04 degrees 01 minute 29 seconds, an arc length of 195.03 feet, a radius of 2,776.40 feet, and a chord bearing North 07 degrees 55 minutes 26 seconds West, 194.99 feet to a 5/8 inch iron rod with cap marked "Jones | Carter" set for the southwest corner of an adjoining called 1.0371 acre tract recorded under County Clerk's File Number 2008008925, Office of the County Clerk, Brazoria County, Texas;

Thence North 84 degrees 54 minutes 13 seconds East (adjoiner called North 87 degrees 44 minutes 03 seconds East) along the common line of the herein described tract and said adjoining called 1.0371 acre tract, at 2.72 feet pass a 1/2 inch iron rod with cap marked "RPLS 4808" found on said line, and continuing for a total distance of 252.52 feet (adjoiner called 249.38 feet) to a 1/2 inch iron rod with cap marked "RPLS 4808" found for the southeast corner of said adjoining called 1.0371 acre tract for a reentry corner to the herein described tract;

Thence North 04 degrees 18 minutes 51 seconds West (adjoiner called North 01 degree 25 minutes 53 seconds West) continuing along said common line, 181.64 feet (adjoiner called 181.64 feet) to a 5/8 inch iron rod found for the northeast corner of said adjoining called 1.0371 acre tract for a reentry corner to the herein described tract;

Thence South 84 degrees 43 minutes 22 seconds West (adjoiner called South 87 degrees 32 minutes 52 seconds West) continuing along said common line, at 247.53 feet (adjoiner called 247.28 feet) pass a 1/2 inch iron rod found on said line, and continuing for a total distance of 251.68 feet to a 5/8 inch iron rod with cap marked "Jones | Carter" set for the northwest corner of said adjoining called 1.0371 acre tract, said point being in the east right-of-way line of County Road 44, and being in a non-tangent curve to the right;

Thence with said non-tangent curve to the right, being the east right-of-way line of County Road 44, transitioning to the easterly right-of-way line of F. M. Highway 521, having a central angle of 02 degrees 03 minutes 06 seconds, an arc length of 99.42 feet, a radius of 2,776.40 feet, and a chord bearing North 01 degree 09 minutes 09 seconds West, 99.41 feet to a 5/8 inch iron rod with cap marked "Jones | Carter" set for corner, said point being the southwest corner of an adjoining 2.00 acre Cemetery Tract surveyed by the undersigned this date;

Thence North 86 degrees 53 minutes 22 seconds East along the common line of the herein described tract and said adjoining 2.00 acre tract, 300.86 feet to a 5/8 inch iron rod with cap marked "Jones | Carter" set for a reentry corner to the herein described tract, same being the southeast corner of said adjoining 2.00 acre tract;

Thence North 02 degrees 35 minutes 14 seconds West continuing along said common line, 300.95 feet to a 5/8 inch iron rod with cap marked "Jones | Carter" set for a reentry corner to the herein described tract, same being the northeast corner of said adjoining 2.00 acre tract;

Thence South 87 degrees 10 minutes 16 seconds West continuing along said common line, 36.15 feet to a 5/8 inch iron rod with cap marked "Jones | Carter" set for corner, said point being the southeast corner of an adjoining 1.00 acre Out Tract surveyed by the undersigned this date;

Thence North 02 degrees 49 minutes 43 seconds West along the common line of the herein described tract and said adjoining 1.00 acre tract, 241.04 feet to a 5/8 inch iron rod with cap marked "Jones | Carter" set for a reentry corner to the herein described tract, same being the northeast corner of said adjoining 1.00 acre tract;

Tract 3
166.74 Acres

George Robinson League, Abstract 126
J. W. Cloud Survey, Abstract 169

Thence South 87 degrees 06 minutes 39 seconds West continuing along said common line, 185.97 feet to a 5/8 inch iron rod with cap marked "Jones | Carter" set for corner, being the northwest corner of said adjoining 1.00 acre tract, said point being in the easterly right-of-way line of F. M. Highway 521, and being in a non-tangent curve to the right;

Thence with said non-tangent curve to the right, being the easterly right-of-way line of F. M. Highway 521, having a central angle of 02 degrees 45 minutes 33 seconds, an arc length of 133.71 feet, a radius of 2,776.40 feet, and a chord bearing North 12 degrees 36 minutes 13 seconds East, 133.69 feet to a 5/8 inch iron rod with cap marked "Jones | Carter" set at the end of said curve;

Thence North 13 degrees 58 minutes 59 seconds East (called North 16 degrees 49 minutes 53 seconds East) along the westerly line of the herein described tract and said called 170.00 acre tract, same being the easterly right-of-way line of F. M. Highway 521, 302.34 feet to a concrete monument found for the northwest corner of the herein described tract and said called 170.00 acre tract, same being the southwest corner of an adjoining called 170.66 acre tract recorded under County Clerk's File Number 00-018840, Office of the County Clerk, Brazoria County, Texas;

Thence North 87 degrees 10 minutes 17 seconds East (called East) along the north line of the herein described tract and said called 170.00 acre tract, same being the south line of said adjoining called 170.66 acre tract, 6,441.91 feet (called 6,440.96 feet) to a 1/2 inch iron rod found in the west right-of-way line of State Highway 288 for the northeast corner of the herein described tract and said called 170.00 acre tract, same being the southeast corner of said adjoining called 170.66 acre tract;

Thence South 00 degrees 14 minutes 46 seconds East (called South 02 degrees 34 minutes 15 seconds West) along the east line of the herein described tract and said called 170.00 acre tract, same being the west right-of-way line of State Highway 288, 625.14 feet (called 625.02 feet) to the **Place of Beginning** and containing 166.74 acres of land, more or less.

For reference and further description see Drawing No. 16580 prepared by the undersigned on same date.

October 26, 2021

Job Number 16759-0010-00

Jones | Carter
1229 Corporate Drive, Suite 100
Rosenberg, TX 77471
(281) 342-2033
Texas Board of Professional Land
Surveying Registration No. 10046104




Acting By/Through Chris D. Kalkomey
Registered Professional Land Surveyor
No. 5869
CDKalkomey@jonescarter.com

Tract 4
165.94 Acres

Shubael Marsh League, Abstracts 81 & 82
George Robinson League, Abstract 126
J. W. Cloud Survey, Abstract 169

STATE OF TEXAS §

COUNTY OF BRAZORIA §

A **METES & BOUNDS** description of a 165.94 acre tract of land in the Shubael Marsh Surveys, Abstracts 81 and 82, the George Robinson League, Abstract 126, and the J. W. Cloud Survey, Abstract 169, Brazoria County, Texas, being the residue of that certain called 170.66 acre tract recorded under County Clerk's File Number 00-018840, Office of the County Clerk, Brazoria County, Texas, with all bearings based upon the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.

Commencing at a ½ inch iron rod with cap marked "CBG Surveying" found in the easterly right-of-way line of F. M. Highway 521 (100-foot wide) for the northwest corner of said called 160.77 acre tract, same being the southwest corner of an adjoining called 541.131 acre tract recorded under County Clerk's File Numbers 2001016151 and 94-006773, Office of the County Clerk, Brazoria County, Texas, from which point a concrete monument found for the northwest corner of said adjoining called 541.131 acre tract bears North 14 degrees 02 minutes 24 seconds East, 4,611.00 feet;

Thence North 87 degrees 09 minutes 33 seconds East (called North 89 degrees 54 minutes 51 seconds East) along the north line of said called 170.66 acre tract, same being the south line of said adjoining called 541.131 acre tract, 566.92 feet to a point for the upper northwest corner and **Place of Beginning** of the herein described tract, said point being in the east line of an adjoining 8.35 acre Contamination Tract surveyed by the undersigned this date,

Thence North 87 degrees 09 minutes 33 seconds East (called North 89 degrees 54 minutes 51 seconds East) along the north line of the herein described tract and said called 170.66 acre tract, same being the south line of said adjoining called 541.131 acre tract, 5,290.61 feet (called 5,857.00 feet) to a ½ inch iron rod with cap marked "Max Hagan RPLS 937" found for the upper northeast corner of the herein described tract, being a reentry corner to said adjoining called 541.131 acre tract;

Thence South 02 degrees 36 minutes 34 seconds East (called South 00 degrees 00 minutes 10 seconds East) continuing along the common line of said called 170.66 acre tract and said adjoining called 541.131 acre tract, 278.05 feet (called 278.25 feet) to a ½ inch iron rod found for a reentry corner to the herein described tract and said called 170.66 acre tract, same being a southeast corner of said adjoining called 541.131 acre tract, and being in the south line of said Shubael Marsh Surveys, Abstracts 81 and 82, same being the north line of said J. W. Cloud Survey, Abstract 169;

Thence North 87 degrees 24 minutes 03 seconds East (called East) continuing along said common line, 264.80 feet (called 264.42 feet) to a ½ inch iron rod found for the lower northeast corner of the herein described tract, and being in the west right-of-way line of State Highway 288 (width varies);

Tract 4
165.94 Acres

Shubael Marsh League, Abstracts 81 & 82
George Robinson League, Abstract 126
J. W. Cloud Survey, Abstract 169

Thence South 00 degrees 14 minutes 46 seconds East (called South 02 degrees 34 minutes 15 seconds West) along the east line of the herein described tract, same being the west right-of-way line of State Highway 288, 912.17 feet (called 912.51 feet) to a ½ inch iron rod found for the southeast corner of the herein described tract, same being the northeast corner of an adjoining called 170.00 acre tract recorded under County Clerk's File Number 2005070199, Office of the County Clerk, Brazoria County, Texas, and described in Volume 1323, Page 467, Deed Records, Brazoria County, Texas;

Thence South 87 degrees 10 minutes 17 seconds West (called West) along the south line of the herein described tract and said called 170.66 acre tract, same being the north line of said adjoining called 170.00 acre tract, 6,441.91 feet (called 6,440.88 feet) to a concrete monument found in the easterly right-of-way line of F. M. Highway 521 for the southwest corner of the herein described tract, same being the northwest corner of said adjoining called 170.00 acre tract;

Thence North 14 degrees 05 minutes 31 seconds East (called North 16 degrees 49 minutes 53 seconds East) along the westerly line of the herein described tract and said called 170.66 acre tract, same being the easterly right-of-way line of F. M. Highway 521, 973.60 feet to a 5/8 inch iron rod with cap marked "Jones | Carter" set on said line for corner, said point being the southwest corner of the adjoining residue of a called 2 acre tract recorded in Volume 122, Page 203, Deed Records, Brazoria County, Texas, and being in the north line of said George Robinson League, Abstract 126, same being the south line of said Shubael Marsh Surveys, Abstracts 81 and 82;

Thence North 87 degrees 21 minutes 22 seconds East along the common line of the herein described tract and said adjoining residue of a called 2 acre tract, 1,700.63 feet to a 5/8 inch iron rod with cap marked "Jones | Carter" set for the southeast corner of said adjoining called 2 acre tract for a reentry corner to the herein described tract;

Thence North 02 degrees 38 minutes 38 seconds West continuing along said common line, 50.00 feet to a 5/8 inch iron rod with cap marked "Jones | Carter" set for the northeast corner of said adjoining residue of a called 2 acre tract for a reentry corner to the herein described tract;

Thence South 87 degrees 21 minutes 22 seconds West continuing along said common line, 1,685.60 feet to a 5/8 inch iron rod with cap marked "Jones | Carter" set for the northwest corner of said adjoining residue of a called 2 acre tract for the upper southwest corner of the herein described tract, said point being in the easterly right-of-way line of F. M. Highway 521;

Thence North 14 degrees 05 minutes 31 seconds East (called North 16 degrees 49 minutes 53 seconds East) along the westerly line of the herein described tract and said called 170.66 acre tract, same being the easterly right-of-way line of F. M. Highway 521, 70.37 feet to a 5/8 inch iron rod with cap marked "Jones | Carter" set for the lower northwest corner of the herein described tract, same being the southwest corner of the aforementioned adjoining 8.35 acre tract'

Tract 4
165.94 Acres

Shubael Marsh League, Abstracts 81 & 82
George Robinson League, Abstract 126
J. W. Cloud Survey, Abstract 169

Thence South 89 degrees 31 minutes 26 seconds East along the common line of the herein described tract and said adjoining 8.35 acre tract, 600.44 feet to a 5/8 inch iron rod with cap marked "Jones | Carter" set for a reentry corner to the herein described tract, same being the southeast corner of said adjoining 8.35 acre tract;

Thence North 00 degrees 30 minutes 00 seconds East continuing along said common line, 175.40 feet to the **Place of Beginning** and containing 165.94 acres of land, more or less.

For reference and further description see Drawing No. 16580 prepared by the undersigned on same date.

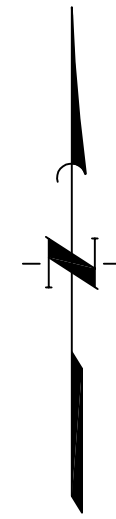
October 26, 2021

Job Number 16759-0010-00

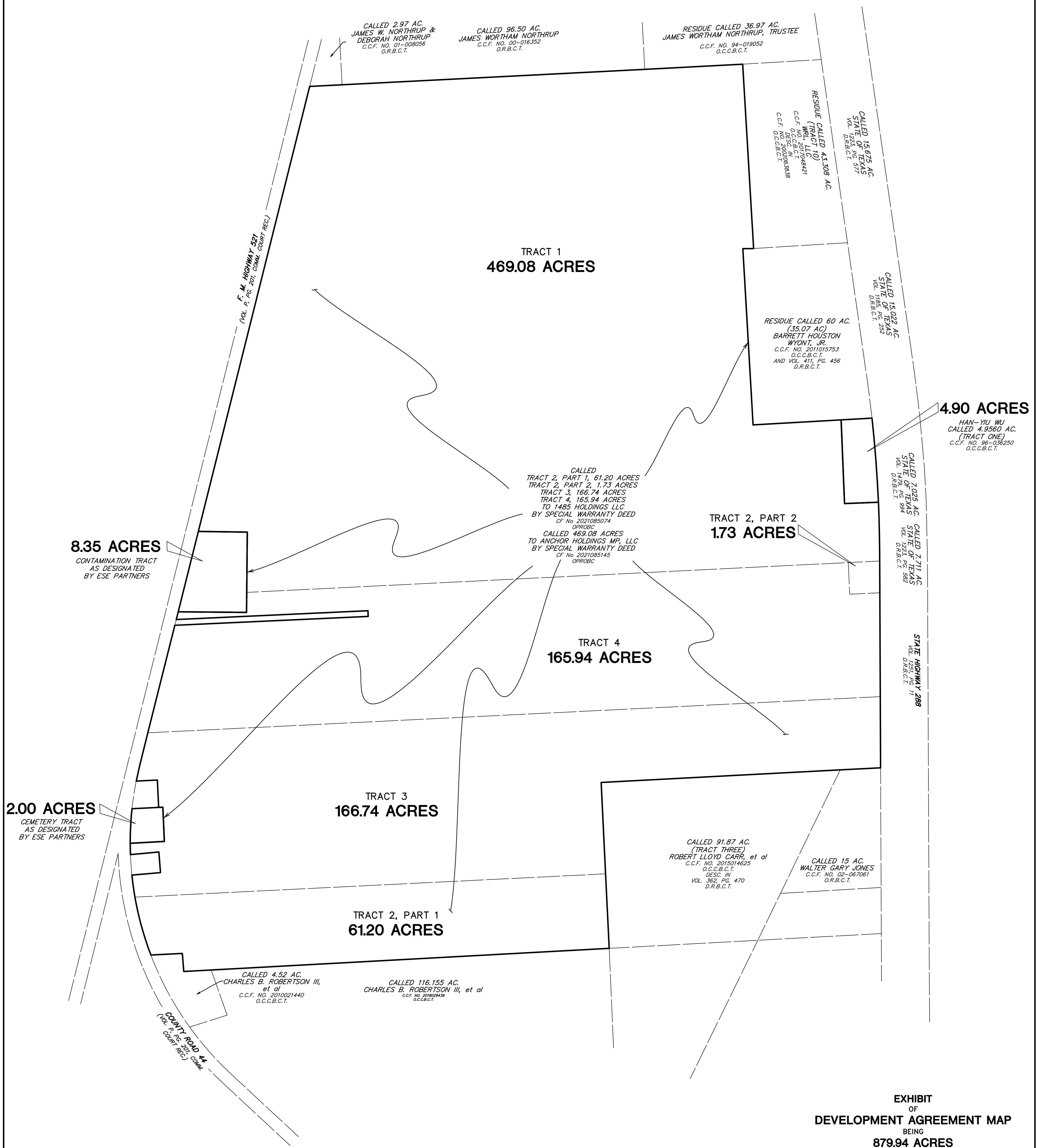
Jones | Carter
1229 Corporate Drive, Suite 100
Rosenberg, TX 77471
(281) 342-2033
Texas Board of Professional Land
Surveying Registration No. 10046104



Acting By/Through Chris D. Kalkomey
Registered Professional Land Surveyor
No. 5869
CDKalkomey@jonescarter.com



NORTH
SCALE: 1" = 400'



8.35 ACRES
CONTAMINATION TRACT
AS DESIGNATED
BY ESE PARTNERS

2.00 ACRES
CEMETERY TRACT
AS DESIGNATED
BY ESE PARTNERS

CALLLED 2.97 AC.
JAMES W. NORTHRUP &
DEBORAH NORTHRUP
C.C.F. NO. 01-008056
O.R.B.C.T.

CALLLED 96.50 AC.
JAMES WORTHAM NORTHRUP
C.C.F. NO. 02-016352
O.R.B.C.T.

RESIDUE CALLED 36.97 AC.
JAMES WORTHAM NORTHRUP, TRUSTEE
C.C.F. NO. 94-019052
O.C.C.B.C.T.

RESIDUE CALLED 43.308 AC.
(TRACT 10)
WRL, LLC
C.C.F. NO. 02-016421
O.C.C.B.C.T.
DESC. IN
VOL. 1479, PG. 984
C.C.F. NO. 06-063838
O.C.C.B.C.T.

CALLLED 15.675 AC.
STATE OF TEXAS
VOL. 1278, PG. 577
D.R.B.C.T.

CALLLED 15.029 AC.
STATE OF TEXAS
VOL. 1278, PG. 252
D.R.B.C.T.

RESIDUE CALLED 60 AC.
(35.07 AC)
BARRETT HOUSTON
WYONT, JR.
C.C.F. NO. 2011015753
O.C.C.B.C.T.
AND VOL. 411, PG. 456
D.R.B.C.T.

4.90 ACRES
HAN-YU WU
CALLED 4.9560 AC.
(TRACT ONE)
C.C.F. NO. 96-036250
O.C.C.B.C.T.

CALLLED
TRACT 2, PART 1, 61.20 ACRES
TRACT 2, PART 2, 1.73 ACRES
TRACT 3, 166.74 ACRES
TRACT 4, 165.94 ACRES
TO 1485 HOLDINGS LLC
BY SPECIAL WARRANTY DEED
CF No 2021085074
OPROBC
CALLLED 469.08 ACRES
TO ANCHOR HOLDINGS MP, LLC
BY SPECIAL WARRANTY DEED
CF No 2021085145
OPROBC

TRACT 2, PART 2
1.73 ACRES

TRACT 4
165.94 ACRES

TRACT 3
166.74 ACRES

TRACT 2, PART 1
61.20 ACRES

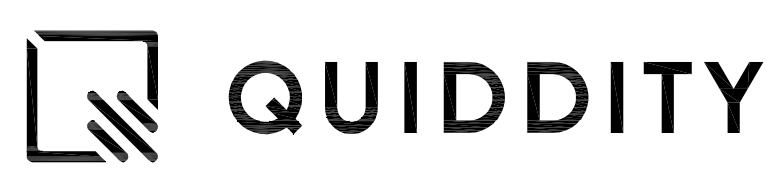
CALLLED 91.87 AC.
(TRACT THREE)
ROBERT LLOYD CARR, et al
C.C.F. NO. 2015014625
O.C.C.B.C.T.
DESC. IN
VOL. 382, PG. 470
D.R.B.C.T.

CALLLED 15 AC.
WALTER GARY JONES
C.C.F. NO. 02-067061
O.R.B.C.T.

CALLLED 4.52 AC.
CHARLES B. ROBERTSON III,
et al
C.C.F. NO. 2010021440
O.C.C.B.C.T.

CALLLED 116.155 AC.
CHARLES B. ROBERTSON III, et al
C.C.F. NO. 2018029439
O.C.C.B.C.T.

EXHIBIT
OF
DEVELOPMENT AGREEMENT MAP
BEING
879.94 ACRES
OUT OF THE
SHUBAEL MARSH SURVEYS, ABSTRACTS 81 & 82
GEORGE ROBINSON LEAGUE, ABSTRACT 126
J. W. CLOUD SURVEY, ABSTRACT 169
BRAZORIA COUNTY, TEXAS
MAY 2022



Texas Board of Professional Engineers and Land Surveyors Reg. No. 10046100
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337