

FIELD NOTES FOR 145.38 ACRES

Being a tract containing 145.38 acres of land located in the Andrew Roberts Labor, Abstract No. 363, in Brazoria County, Texas. Said 145.38 acres being comprised of a portion of a call 537.4 acre tract of land (as to that tract styled "Tract 1") and a portion of a call 91.41 acre tract of land, both recorded in the name of Mary Staszny Investment Partnership, Ltd. in File Nos. 1994015645 and 2003035788 respectively, in the Official Public Records of Brazoria County (O.P.R.B.C.). Said 145.38 acres being more particularly described by metes and bounds as follows (bearings are referenced to the Texas Coordinate System of 1983, South Central Zone, based on GPS observations):

BEGINNING at a 1/2-inch capped iron rod stamped "RPLS 2112/6017" found at the southeast corner of a call 5.17 acre tract of land (styled "Tract 3") recorded in the name of The Angleton Drainage District in File No. 2014024678 of the O.P.R.B.C. and being on the south line of said 91.41 acres, from which a 1/2-inch capped iron rod stamped "RPLS 2112" found at the southwest corner of said 5.17 and 91.41 acres bears South 87 degrees 07 minutes 47 seconds West, 75.45 feet;

THENCE, with the east line of said 5.17 acres North 02 degrees 11 minutes 42 seconds West, at 55.72 feet pass a found 1/2-inch capped iron rod stamped "RPLS 2112/6017", and continuing for a total distance of 2,828.81 feet to a 5/8-inch capped iron rod stamped "GBI Partners" set;

THENCE, through and across aforesaid 91.41 acres and "Tract 1" (of aforesaid 537.4 acres), the following two (2) courses:

1.) South 88 degrees 18 minutes 36 seconds East, a distance of 597.72 feet to a 5/8-inch capped iron rod stamped "GBI Partners" set;

2.) North 87 degrees 07 minutes 28 seconds East, a distance of 1,750.14 feet to a 5/8-inch capped iron rod stamped "GBI Partners" set on the west Right-of-Way (R.O.W.) line of State Highway 288 (width varies) as recorded in File Nos. 1973015899, 1974014880 and 1975001072 of the O.P.R.B.C.;

THENCE, with said R.O.W. line, South 02 degrees 16 minutes 15 seconds East, at 232.20 feet pass a concrete monument found North 87 degrees 43 minutes 45 seconds East, 7.45 feet, and continuing for a total distance of 1,327.14 feet to the northeast corner of a call 3.32 acre tract of land (styled "Tract 1") recorded in the name of The Angleton Drainage District in File No. 2014024678 of the O.P.R.B.C., from which a found 1/2-inch capped iron rod stamped "RPLS 2112" bears South 83 degrees 09 minutes 11 seconds East, 7.74 feet;

THENCE, with the north and west lines of said 3.32 acres, the following two (2) courses:

1.) North 83 degrees 09 minutes 11 seconds West, a distance of 79.81 feet to a 1/2-inch capped iron rod stamped "RPLS 2112" found;

2.) South 02 degrees 47 minutes 09 seconds West, a distance of 1,408.28 feet to a concrete monument found at the southwest corner of said 3.32 acres and being on the westerly R.O.W. line of said State Highway 288;

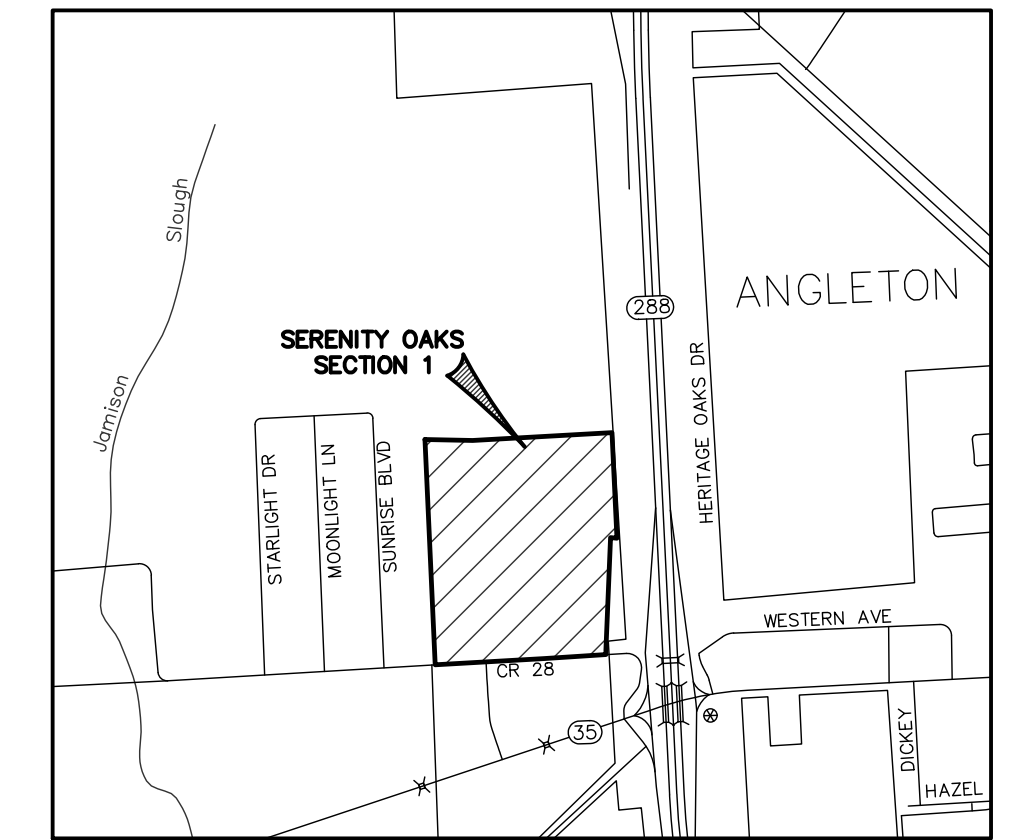
THENCE, with said R.O.W. line, South 00 degrees 37 minutes 48 seconds East, a distance of 60.38 feet to a concrete monument found on the south line of aforesaid "Tract 1" of aforesaid 537.4 acres;

THENCE, with said south line, South 86 degrees 41 minutes 33 seconds West, a distance of 771.82 feet to a 5/8-inch capped iron rod stamped "GBI Partners" set at the southwest corner of said "Tract 1" of said 537.4 acres and the southeast corner of aforesaid 91.41 acres;

THENCE, with the south line of said 91.41 acres, South 87 degrees 07 minutes 47 seconds West, a distance of 1,374.00 feet to the POINT OF BEGINNING and containing 145.38 acres of land.

RESERVE TABLE			
RESERVE	SQUARE FEET	ACREAGE	TYPE
A	16052	0.369	RESTRICTED TO OPEN SPACE
B	35827	0.822	RESTRICTED TO OPEN SPACE
C	8786	0.202	RESTRICTED TO OPEN SPACE
D	113375	2.603	RESTRICTED TO OPEN SPACE
E	142910	3.272	RESTRICTED TO OPEN SPACE
F	51207	1.176	RESTRICTED TO OPEN SPACE
G	209857	4.818	RESTRICTED TO DRAINAGE
H	20469	0.470	RESTRICTED TO WATER PLANT

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHD DIRECTION	CHD LENGTH
C1	43.38	2500.00	0°59'39"	S2°46'05"E	43.38
C2	804.13	2500.00	18°25'45"	S6°56'38"W	800.66
C3	256.79	900.00	16°20'53"	N7°59'04"E	255.92
C4	83.67	55.00	87°09'35"	S43°23'25"W	75.83
C5	92.44	55.00	96°18'11"	N44°52'42"W	81.94
C6	239.62	1500.00	9°09'10"	S1°18'11"E	239.37
C7	373.37	1500.00	14°15'42"	N1°15'04"E	372.41
C8	408.92	2000.00	11°42'53"	S2°31'29"W	408.21
C9	85.74	55.00	89°19'16"	N42°23'23"E	77.32
C10	87.12	55.00	90°45'33"	N47°39'01"W	78.30
C11	87.12	55.00	90°45'18"	S47°34'21"E	78.29
C12	206.19	1500.00	7°52'34"	S1°44'35"W	206.03
C13	253.59	1500.00	9°41'11"	N81°54'05"W	253.29
C14	167.26	600.00	15°58'19"	S85°02'38"E	166.72



VICINITY MAP
SCALE: 1 INCH = 2000 FEET

NOTES:

- Bearings are referenced to the Texas Coordinate System of 1983 (NAD83), South Central Zone, based on GPS observations. Distances are surface values and may be converted to grid by applying the combined adjustment factor 0.999870180805.
- According to FEMA Flood Insurance Rate Map (FIRM) No. 48039C0440K, map revised December 30, 2020, the surveyed tract lies in Zone X (unshaded), defined by FEMA as areas outside the 0.2% annual chance floodplain.
- All existing pipeline easements through the proposed subdivision have been shown.
- Structures built on lots in the designated floodplain must be elevated to the FEMA Base Flood Elevation (BFE). No development permits will be issued below BFE. Contact the Floodplain Administrator's Office for specific information.
- The pole or staff portion of the Flag Lot shall be restricted from the construction of any building, structure, and/or OSSF.
- Drainage:
 - All drainage easements to be kept clear of fences, buildings, vegetation, and other obstructions to the operation and maintenance of the drainage facility.
 - All property to drain into the drainage easement only through an approved drainage structure.
- One-foot reserve dedicated to the public in fee as buffer separation between the side and end of streets where such streets abut adjacent property. The condition of such dedication being that when the adjacent property is subdivided or resubdivided in a record plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs, assigns or successors.

BLOCK 1		
LOT NUMBER	SQUARE FEET	ACREAGE
1	44026	1.011
2	43792	1.005
3	44239	1.016
4	46353	1.064
5	46109	1.059
6	46856	1.076
7	50958	1.170
8	45307	1.040
9	43750	1.004
10	43750	1.004
11	43750	1.004
12	43750	1.004
13	43750	1.004
14	43875	1.007
15	52947	1.216
16	23049	0.529
17	21875	0.502
18	21875	0.502
19	23103	0.530
20	29212	0.671
21	22917	0.526
22	21875	0.502
23	21875	0.502
24	21875	0.502
25	21872	0.502
26	21823	0.501
27	26952	0.619
28	21942	0.504
29	21848	0.502
30	24331	0.559

BLOCK 2		
LOT NUMBER	SQUARE FEET	ACREAGE
1	23674	0.543
2	24101	0.553
3	24113	0.554
4	24124	0.554
5	24135	0.554
6	24925	0.572
7	24029	0.552
8	24098	0.553
9	24109	0.553
10	24120	0.554
11	24132	0.554
12	24136	0.554

BLOCK 3		
LOT NUMBER	SQUARE FEET	ACREAGE
1	29777	0.684
2	23096	0.530
3	22872	0.525
4	22899	0.526
5	22896	0.526
6	23148	0.531
7	22899	0.525
8	23221	0.533
9	23197	0.533
10	22885	0.525
11	22999	0.528
12	22922	0.526
13	22755	0.522
14	24171	0.555
15	23896	0.549
16	24027	0.552
17	24106	0.553
18	24459	0.562
19	25249	0.580

BLOCK 4		
LOT NUMBER	SQUARE FEET	ACREAGE
1	33214	0.762
2	23973	0.550
3	27592	0.633
4	22157	0.509
5	21868	0.502
6	21868	0.502
7	21868	0.502
8	21868	0.502
9	21868	0.502
10	21868	0.502
11	22462	0.516
12	22113	0.508
13	22029	0.506
14	21960	0.504
15	22112	0.508
16	21787	0.500
17	22168	0.509
18	22341	0.513
19	22311	0.512
20	27774	0.638
21	37270	0.856
22	22736	0.522
23	23890	0.548
24	22770	0.523
25	23300	0.535
26	22832	0.524
27	23093	0.530
28	22937	0.527
29	23698	0.544
30	22960	0.527
31	44971	1.032
32	44235	1.016
33	44288	1.017
34	45633	1.048
35	43901	1.008
36	75411	1.731
37	43777	1.005
38	44462	1.021
39	44912	1.031

BLOCK 5		
LOT NUMBER	SQUARE FEET	ACREAGE
1	44977	1.033
2	44314	1.017
3	48250	1.108
4	87340	2.005
5	63053	1.448
6	44039	1.011
7	43716	1.004
8	43826	1.006
9	43996	1.010
10	44018	1.011
11	44064	1.012
12	43848	1.007
13	43624	1.001
14	43692	1.003
15	43653	1.002
16	43731	1.004
17	43745	1.004
18	49888	1.145

BLOCK 6		
LOT NUMBER	SQUARE FEET	ACREAGE
1	51388	1.180
2	43750	1.004
3	43750	1.004
4	43750	1.004
5	43750	1.004
6	47223	1.084
7	46326	1.063
8	43750	1.004
9	43750	1.004
10	43750	1.004
11	43750	1.004
12	43750	1.004
13	48628	1.116

PRELIMINARY PLAT
SERENITY OAKS
SECTION 1
A SUBDIVISION OF 133.613 ACRES OF LAND
LOCATED IN THE
ANDREW ROBERTS LABOR, A-363
BRAZORIA COUNTY, TEXAS

131 LOTS 8 RESERVES 6 BLOCKS

JUNE 2024
SHEET 1 OF 3

SURVYOR:
GBI PARTNERS
4724 VISTA RD.
PASADENA, TX 77505
TBPELS FIRM REGISTRATION
NO. 10130300

KYLE B. DUCKETT, R.P.L.S.
281-499-4539

ENGINEER:
DEC
3100 WEST ALABAMA
HOUSTON, TX 77098

TYLER BROOM, P.E.
713-520-9570

OWNER:
ANGLETON 300 RES DEV LP,
A TEXAS LIMITED PARTNERSHIP
205 NORTH MARKET STREET, SUITE 209
BRENNHAM, TX 77833

KEITH BEHRENS
713-202-0955

PARKE PATTERSON
832-541-7275

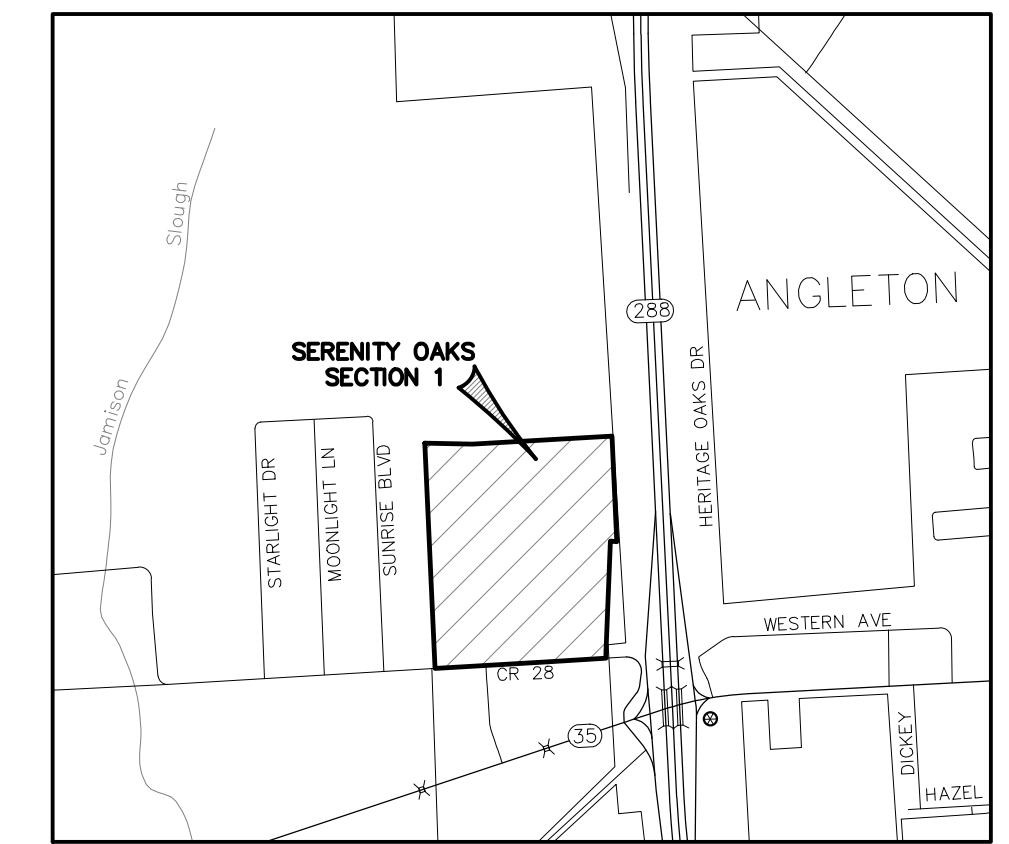




GRAPHIC SCALE



(IN US SURVEY FEET)
1 inch = 100 ft.



VICINITY MAP
1 INCH = 2000 FEET

LEGEND

- O.P.R.B.C. = OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY
- B.C.D.R. = BRAZORIA COUNTY DEED RECORDS
- B.C.P.R. = BRAZORIA COUNTY PLAT RECORDS
- BRS = BEARS
- FND. = FOUND
- C.I.R. = CAPPED IRON ROD
- I.R. = IRON ROD
- I.P. = IRON PIPE
- PG. = PAGE
- R.O.W. = RIGHT-OF-WAY
- TYP. = TYPICAL
- VOL. = VOLUME



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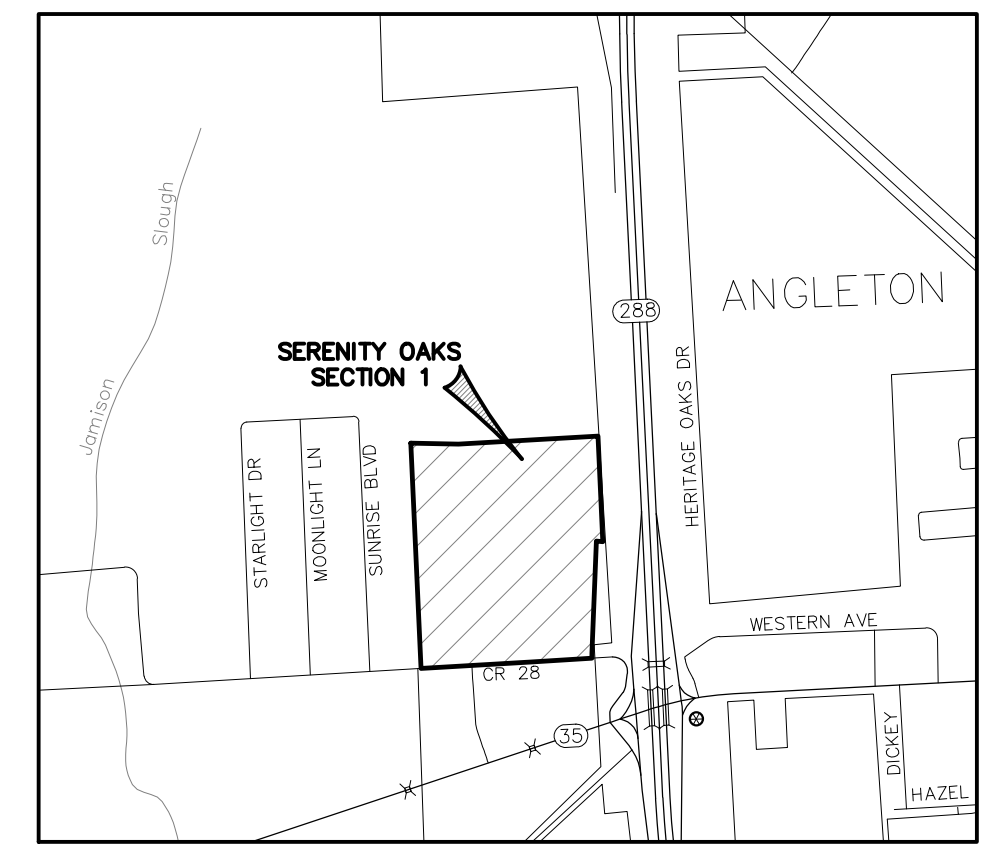
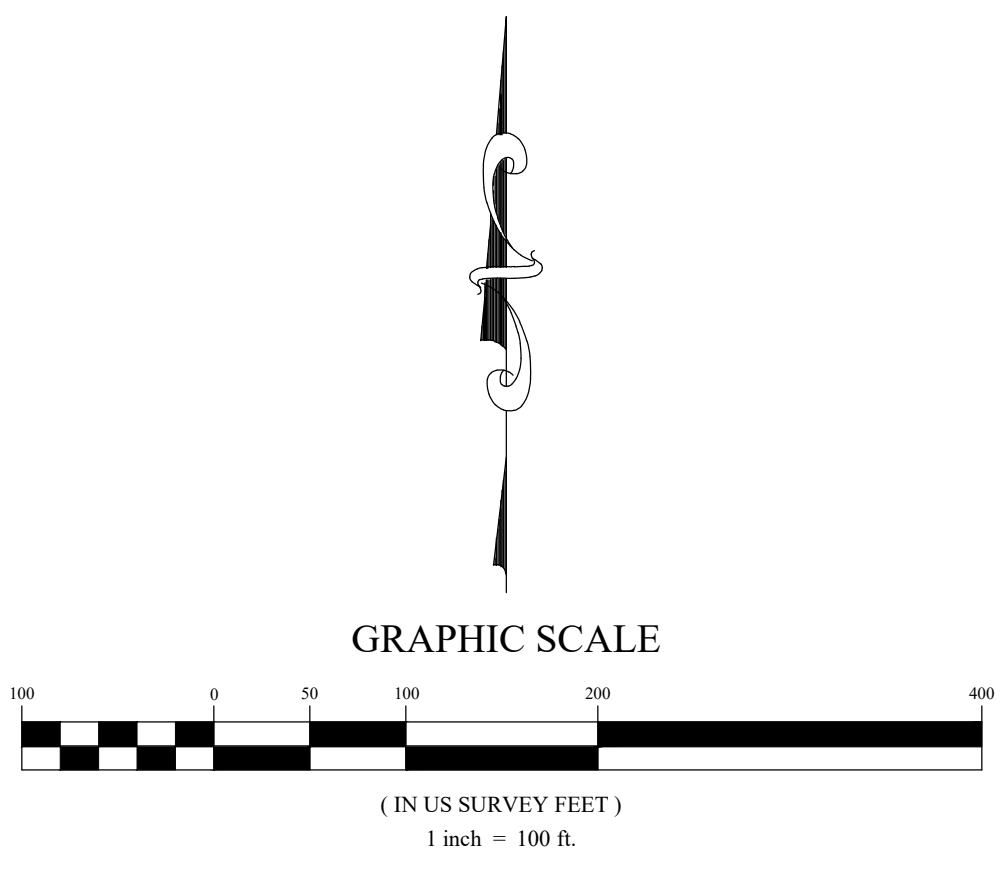
JUNE 2024
SHEET 2 OF 3

OWNER:
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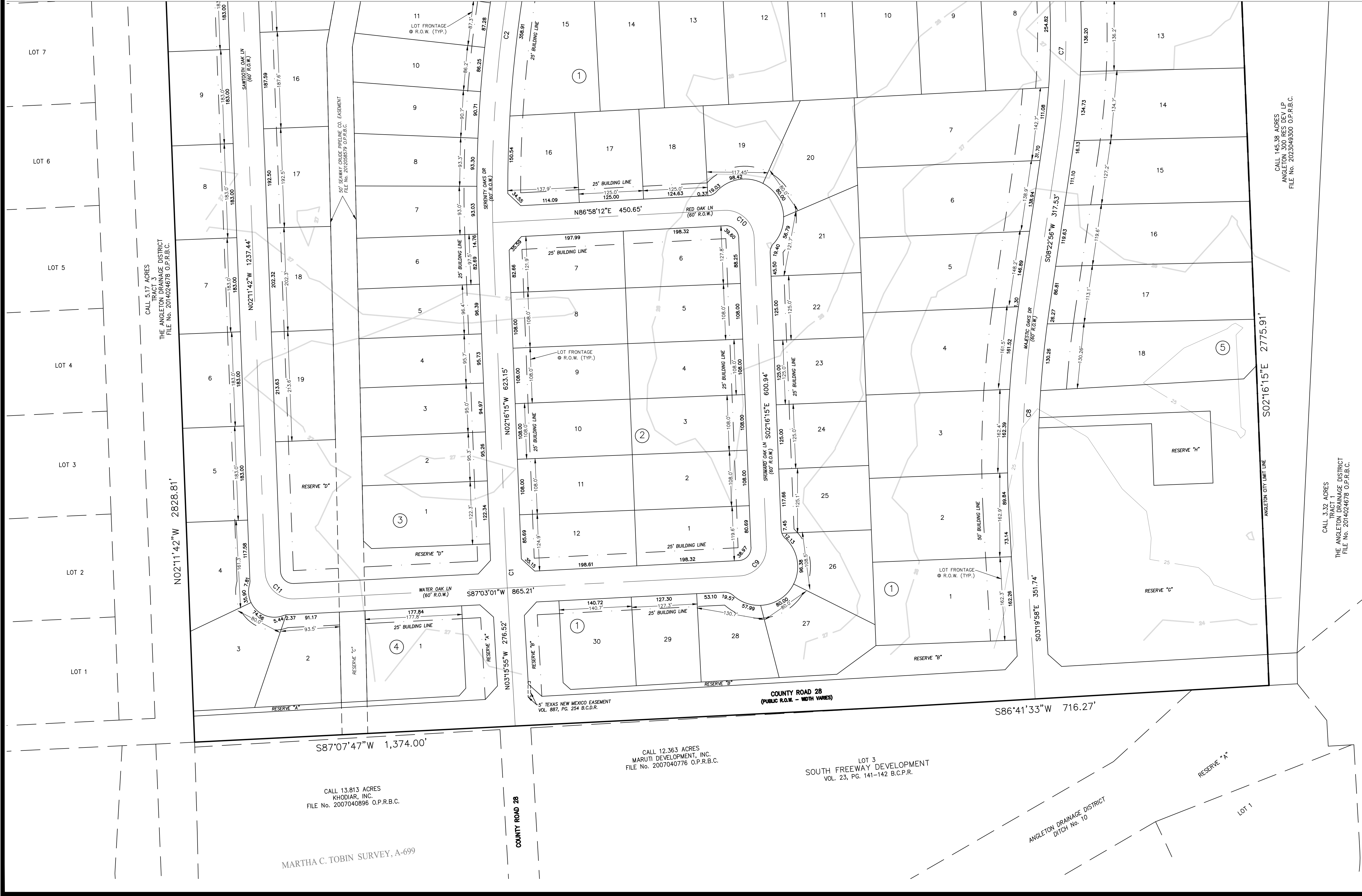
KEITH BEHRENS
713-202-0955

PARKE PATTERSON
832-541-7275

STATE HIGHWAY 288
(R.O.W. WIDTH VARIES)
FILE NO. 19750012889 O.P.R.B.C.
FILE NO. 19750012890 O.P.R.B.C.
FILE NO. 19750010722 O.P.R.B.C.



MATCHLINE SHEET 2



- LEGEND
- O.P.R.B.C. = OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY
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 - I.P. = IRON PIPE
 - PG. = PAGE
 - R.O.W. = RIGHT-OF-WAY
 - TYP. = TYPICAL
 - VOL. = VOLUME

STATE HIGHWAY 288
 (P.O.W. WIDTH VARIES)
 VOL. 14889 O.P.R.E.C.
 FILE NO. 1974014889 O.P.R.E.C.
 FILE NO. 1975001072 O.P.R.E.C.

SURVYOR: GBI PARTNERS
 4724 VISTA RD.
 PASADENA, TX 77505
 TBPELS FIRM REGISTRATION NO. 10130300

ENGINEER: DEC
 3100 WEST ALABAMA
 HOUSTON, TX 77098
 TYLER BROOM, P.E.
 713-520-9570

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 SHEET 3 OF 3

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 205 NORTH MARKET STREET, SUITE 209
 BRENNAM, TX 77833

KEITH BEHRENS
 713-202-0955

PARKE PATTERSON
 832-541-7275

CALL 13.813 ACRES
 KHODJAR, INC.
 FILE NO. 2007040896 O.P.R.B.C.

CALL 12.363 ACRES
 MARUTI DEVELOPMENT, INC.
 FILE NO. 2007040776 O.P.R.B.C.

LOT 3
 SOUTH FREEWAY DEVELOPMENT
 VOL. 23, PG. 141-142 B.C.P.R.

CALL 145.38 ACRES
 ANGLETON 300 RES DEV LP
 FILE NO. 2023049300 O.P.R.E.C.

CALL 3.32 ACRES
 TRACT 1
 THE ANGLETON DRAINAGE DISTRICT
 FILE NO. 2014024676 O.P.R.E.C.

MARTHA C. TOBIN SURVEY, A-699

S86°41'33"W 716.27'

S02°16'15"E 2775.91'

N02°11'42"W 2828.81'

CALL 5.17 ACRES
 THE ANGLETON DRAINAGE DISTRICT
 FILE NO. 2014024676 O.P.R.E.C.

CALL 145.38 ACRES
 ANGLETON 300 RES DEV LP
 FILE NO. 2023049300 O.P.R.E.C.