

Crystal Center P.I.D.
109.0 Acres

W.H. Dennis Survey, Abstract No. 515 (also known as the
H.T.&B. R.R. Co. Survey, Section 56, Abstract No. 515)
H.T.&B. R.R. Co. Survey, Section 57, Abstract No. 289

STATE OF TEXAS §

COUNTY OF BRAZORIA §

A **METES & BOUNDS** description of a certain 109.0 acre (4,749,117 square feet) tract of land situated in the W.H. Dennis Survey, Abstract No. 515 (also known as the H.T.&B. R.R. Co. Survey, Section 56, Abstract No. 515), and the H.T.&B. R.R. Co. Survey, Section 57, Abstract No. 289, in Brazoria County, Texas, being all of a called 39.03 acre tract conveyed to Iowa Colony Sterling Lakes, Ltd. by deed recorded in Clerk's File No. 2006003947, Brazoria County Official Public Records, being all of a called 33.38 acre tract conveyed to Land Tejas Sterling Lakes South, L.L.C. by deed recorded in Clerk's File No. 2017048394, Brazoria County Official Public Records, being all of a called 4.635 acre tract conveyed to Land Tejas Sterling Lakes South, LLC by deed recorded in Clerk's File No. 2017039909, Brazoria County Official Public Records, being all of a called 1.954 acre tract conveyed to Brazoria County Municipal Utility District No. 31 by deed recorded in Clerk's File No. 2023057065, Brazoria County Official Public Records, being all of a called 7.105 acre tract conveyed to Rajendra K. Koduru and Ramesh Sakarepalle by deed recorded in Clerk's File No. 2024034147, Brazoria County Official Public Records, being all of a called 3.333 acre tract conveyed to Rajendra K. Koduru and Janaki D. Sarikonda by deed recorded in Clerk's File No. 2024034153, Brazoria County Official Public Records, being all of a called 2.500 acre tract conveyed to City of Iowa Colony by deed recorded in Clerk's File No. 2024032995, Brazoria County Official Public Records, being a portion of a called 19.71 acre tract (Tract 1) conveyed to Iowa Colony Sterling Lakes, Ltd. by deed recorded in Clerk's File No. 2004060186, Brazoria County Official Public Records, being a portion of Restricted Reserve "M", Block 4, of Sterling Lakes At Iowa Colony Sec. 4 according to the plat thereof recorded in Clerk's File No. 2007014732, Brazoria County Map Records, and being a portion of a called 31.51 acre tract (Tract 1) conveyed to Sterling Meridiana 35 GP, LLC by deed recorded in Clerk's File No. 2022035646, Brazoria County Official Public Records; said 109.0 acre (4,749,117 square feet) tract of land being more particularly described as follows with all bearings being based on the Texas Coordinate System, South Central Zone, NAD 83:

COMMENCING at a PK nail found, being the northwest corner of a called 9.954 acre tract conveyed to Thomas Moeller and Pauline Moeller by deed recorded in Clerk's File No. 2002025798, Brazoria County Official Public Records, being on the east line of a called 455.9 acre tract conveyed to Astro Sterling Lakes North, L.P. by deed recorded in Clerk's File No. 2021084511, Brazoria County Official Public Records, being on the centerline of Cedar Rapids Parkway (also known as County Road 57) (right-of-way width varies)) by deed recorded in Volume 2, Page 113, Brazoria County Deed Records, and according to the plat thereof recorded in Volume 24, Page 176, Brazoria County Map Records, and Clerk's File No. 2023051605, Brazoria County Map Records, being on the centerline of Karsten Boulevard (also known as County Road 383) (90-foot right-of-way) according to the plat thereof recorded in Clerk's File No. 2023051605, Brazoria County Map Records, and being on the centerline of a road (40-foot right-of-way) recorded in Vol. 2, Pg. 113, Brazoria County Deed Records;

THENCE, South 02°46'04" East, along the west line of said called 9.954 acre tract, along the east line of said called 455.9 acre tract, and along the centerline of said 40-foot road, 1,320.23 feet to a 5/8-inch iron rod (bent) found, being the southwest corner of said called 9.954 acre tract, being the northwest corner of said called 39.03 acre tract, and being the **POINT OF BEGINNING** of the herein described tract;

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THENCE, North $87^{\circ}06'55''$ East, 1,318.78 feet to a 2-inch disc in concrete found, being the southeast corner of Guajardo Subdivision according to the plat thereof recorded in Volume 24, Page 176, Brazoria County Map Records, being the northeast corner of said called 39.03 acre tract, and being on the west line of said called 19.71 acre tract;

THENCE, North $02^{\circ}51'16''$ West, along the east line of said Guajardo Subdivision and along the west line of said called 19.71 acre tract, at a distance of 423.00 feet passing a 2-inch disc in concrete found, being the southeast corner of Lot 6 of said Guajardo Subdivision, at a distance of 1,290.00 feet passing a 2-inch disc in concrete found, being the northeast corner of Lot 6 of said Guajardo Subdivision, continuing in all a distance of 1,294.45 feet to a 3/4-inch iron rod found, being on the south right-of-way line of said Cedar Rapids Parkway;

THENCE, North $87^{\circ}08'57''$ East, along the south right-of-way line of said Cedar Rapids Parkway, 153.93 feet to a Texas Department of Transportation (TxDOT) monument found, being on the proposed west right-of-way line of State Highway 288 (right-of-way width varies per TxDOT right-of-way map RCSJ-0598-02-124, completed October 2017), and being the beginning of a curve to the left;

THENCE, along the proposed west right-of-way line of said State Highway 288, the following three (3) courses and distances:

1. Along said curve to the left in a southerly direction, with a radius of 658.00 feet, a central angle of $19^{\circ}47'04''$, an arc length of 227.21 feet, and a chord bearing South $06^{\circ}32'48''$ East, 226.08 feet to a 5/8-inch iron rod (with cap) found;
2. South $16^{\circ}26'20''$ East, 572.63 feet to a TxDOT monument found, being the beginning of a curve to the right;
3. Along said curve to the right in a southerly direction, with a radius of 1,420.00 feet, a central angle of $18^{\circ}29'57''$, an arc length of 458.48 feet, and a chord bearing South $07^{\circ}06'39''$ East, 456.49 feet to a point, being on the east line of said called 19.71 acre tract, being on the existing west right-of-way line of State Highway 288 (420-foot right-of-way) by deeds recorded in Volume 1040, Page 936, Volume 1043, Page 898, Volume 1043, Page 902, Volume 1049, Page 719, Volume 1051, Page 524, Volume 1111, Page 773, Volume 1129, Page 426, and Volume 1129, Page 432, Brazoria County Deed Records, and being the beginning of a reverse curve to the left, from which a TxDOT monument found bears South $02^{\circ}10'$ West, 1.0 feet;

THENCE, along the existing west right-of-way line of said State Highway 288, along the east line of said called 19.71 acre tract, along the east line of said called 39.03 acre tract, along the east line of said called 33.38 acre tract, along the east line of said called 31.51 acre tract, along the east line of said called 1.954 acre tract, and along said reverse curve to the left in a southerly direction, with a radius of 11,669.16 feet, a central angle of $14^{\circ}14'27''$, an arc length of 2,900.35 feet, and a chord bearing South $10^{\circ}45'51''$ West, 2,892.89 feet to a TxDOT monument found, being the beginning of a reverse curve to the right;

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THENCE, continuing along the existing west right-of-way line of said State Highway 288 and continuing along the east line of said called 31.51 acre tract, the following four (4) courses and distances:

1. Along the east line of said called 1.954 acre tract and along said reverse curve to the right in a southwesterly direction, with a radius of 996.45 feet, a central angle of 44°40'25", an arc length of 776.93 feet, and a chord bearing South 25°57'53" West, 757.40 feet to a 5/8-inch iron rod (with cap) found;
2. South 48°18'05" West, 184.28 feet to a 5/8-inch iron rod (with cap) found, being the beginning of a curve to the left;
3. Along said curve to the left in a southwesterly direction, with a radius of 446.46 feet, a central angle of 37°39'28", an arc length of 293.44 feet, and a chord bearing South 29°28'21" West, 288.18 feet to a 5/8-inch iron rod (with cap) found;
4. South 40°28'02" West, 134.81 feet to a point, being on the north right-of-way line of Meridiana Parkway (also known as County Road 56) (120-foot right-of-way) by deeds recorded in Volume 2, Page 113 and Volume 1051, Page 524, Brazoria County Deed Records, by deed recorded in Clerk's File No. 2015043801, Brazoria County Official Public Records, and according to the plat thereof recorded in Clerk's File No. 2017058165, Brazoria County Map Records, from which a 5/8-inch iron rod (with cap) found bears North 20°44' East, 0.2 feet;

THENCE, South 87°49'26" West, along the north right-of-way line of said Meridiana Parkway and along the south line of said called 31.51 acre tract, 4.96 feet to a 5/8-inch iron rod (with cap) found, being the southeast corner of a called 5.988 acre tract conveyed to Shops at Sterling Lakes, LLC by deeds recorded in Clerk's File Nos. 2023026033 and 2024009587, Brazoria County Official Public Records, being on the south line of said called 31.51 acre tract and being on the north right-of-way line of said Meridiana Parkway;

THENCE, North 02°32'26" West, along the east line of said called 5.988 acre tract, 390.87 feet to a 5/8-inch iron rod (with cap) found, being the northeast corner of said called 5.988 acre tract;

THENCE, along the north line of said called 5.988 acre tract, the following three (3) courses and distances:

1. South 66°17'34" West, at a distance of 227.76 feet passing a 1/2-inch iron rod (with cap) found, continuing in all a total distance of 237.01 feet to a 5/8-inch iron rod (with cap) found;
2. South 86°17'31" West, 314.70 feet to a 5/8-inch iron rod (with cap) found;
3. North 03°42'29" West, 157.42 feet to a 5/8-inch iron rod (with cap) found, being the northwest corner of said called 5.988 acre tract and being on the east line of said called 2.500 acre tract;

THENCE, South 51°35'28" West, along the west line of said called 5.988 acre tract and along the east line of said called 2.500 acre tract, 100.24 feet to a 5/8-inch iron rod (with cap) found, being the beginning of a curve to the left;

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THENCE, continuing along the west line of said called 5.988 acre tract, continuing along the east line of said called 2.500 acre tract and along said curve to the left in a southwesterly direction, with a radius of 260.00 feet, a central angle of $08^{\circ}11'45''$, an arc length of 37.19 feet, and a chord bearing South $47^{\circ}29'34''$ West, 37.16 feet to an "X" cut in concrete found, being the southeast corner of said called 2.500 acre tract and being on the east right-of-way line of Karsten Boulevard (right-of-way width varies) according to the plat thereof recorded in Clerk's File No. 2021034964, Brazoria County Map Records;

THENCE, North $46^{\circ}36'20''$ West, 80.00 feet to the southwest corner of said called 2.500 acre tract, being the northeast corner of Reserve A, Block 1, of Karsten Boulevard North Phase 1 and Reserve according to the plat thereof recorded in Clerk's File No. 2021034964, Brazoria County Map Records, and being on the west right-of-way line of said Karsten Boulevard, from which a 5/8-inch iron rod (with cap) found bears South $79^{\circ}43'$ East, 0.3 feet;

THENCE, North $54^{\circ}57'27''$ West, 10.11 feet to the southeast corner of Lot 20, Block 1, of Sterling Lakes At Iowa Colony Sec. 6 according to the plat thereof recorded in Clerk's File No. 2006074174, Brazoria County Map Records, from which a 5/8-inch iron rod (with cap) found bears North $32^{\circ}45'$ East, 0.3 feet;

THENCE, North $54^{\circ}55'11''$ West, 119.14 feet to a 5/8-inch iron rod (with cap) found, being the west corner of said called 31.51 acre tract and being the south corner of Lot 19, Block 1, of said Sterling Lakes At Iowa Colony Sec. 6;

THENCE, North $35^{\circ}14'42''$ East, along the west line of said called 31.51 acre tract and along the east line of said Sterling Lakes At Iowa Colony Sec. 6, 852.19 feet to the east corner of Lot 8, Block 1, of said Sterling Lakes At Iowa Colony Sec. 6, from which a 5/8-inch iron rod (with cap) found bears North $16^{\circ}58'$ West, 0.2 feet;

THENCE, North $02^{\circ}42'31''$ West, continuing along the west line of said called 31.51 acre tract and continuing along the east line of said called Sterling Lakes At Iowa Colony Sec. 6, 77.79 feet to a 5/8-inch iron rod (with cap) found, being the northwest corner of said called 31.51 acre tract, being on the east line of Lot 7, Block 1, of said Sterling Lakes At Iowa Colony Sec. 6, and being the northwest corner of said called 7.105 acre tract;

THENCE, North $87^{\circ}46'39''$ East, along the north line of said called 7.105 acre tract, 59.50 feet to a 5/8-inch iron rod (with cap) found, being the southwest corner of said called 33.38 acre tract, being on the north line of said called 7.105 acre tract, and being on the centerline of said 40-foot road;

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THENCE, North 02°46'04" West, along the west line of said called 33.38 acre tract, along the west line of said called 4.635 acre tract, along the west line of said called 39.03 acre tract, and along the centerline of said 40-foot road, 2,612.37 feet to the **POINT OF BEGINNING, CONTAINING** 109.0 acres (4,749,117 square feet) of land in Brazoria County, Texas, filed in the offices of Elevation Land Solutions in The Woodlands, Texas.

THIS DOCUMENT WAS PREPARED UNDER 22 TEXAS ADMINISTRATIVE CODE §138.95, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.



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