

County: Brazoria
 Project: Bullard Parkway Phase III
 Job No. 242207
 MBS No. 26-313

FIELD NOTES FOR 3.639 ACRES

Being a tract containing 3.639 acres of land, located in the H.T. & B.R.R. Company Survey, Lot 58, Abstract Number 516, and the H.T. & B.R.R. Company Survey, Lot 68, Abstract Number 561, in Brazoria County, Texas; said 3.639 acre tract being a portion of a recognized 60-foot wide Right-of-Way (R.O.W.) known as County Road 81 (Bullard Road), all of a call 0.871 acre tract, all of a call 0.498 acre tract and all of a call 0.478 acre tract, all recorded in the name of Brazoria County, Texas in File Numbers 2026005380, 2026004131 and 2026044481 of the Official Public Records of Brazoria County (O.P.R.B.C.), respectively; said 3.639 acre tract being more particularly described by metes and bounds as follows (bearings being based on the Texas Coordinate System, South Central Zone, NAD 83, as derived from GPS observations):

Beginning at the northwesterly corner of Reserve "A", Sterling Lakes North Sec 6, a subdivision recorded in File Number 2024015890 of the O.P.R.B.C. and being the southeasterly corner of aforesaid 0.478 acre tract;

Thence, with the southerly lines of said 0.478 acre tract and aforesaid 0.871 acre tract, the following five (5) courses:

- 1) South 86 degrees 48 minutes 27 seconds West, a distance of 421.86 feet;
- 2) 122.64 feet along the arc of a curve to the left, said curve having a radius of 1940.00 feet, a central angle of 03 degrees 37 minutes 19 seconds and a chord that bears South 84 degrees 59 minutes 47 seconds West, a distance of 122.62 feet;
- 3) South 83 degrees 11 minutes 08 seconds West, a distance of 410.29 feet;
- 4) 139.85 feet along the arc of a curve to the right, said curve having a radius of 2060.00 feet, a central angle of 03 degrees 53 minutes 23 seconds and a chord that bears South 85 degrees 07 minutes 49 seconds West, a distance of 139.82 feet;
- 5) South 87 degrees 04 minutes 31 seconds West, a distance of 226.07 feet to the southwesterly corner of said 0.871 acre tract;

Thence, with the westerly line of said 0.871 acre tract and through and across aforesaid recognized R.O.W., the following four (4) courses:

- 1) North 03 degrees 10 minutes 06 seconds West, a distance of 93.13 feet;
- 2) North 02 degrees 46 minutes 33 seconds West, a distance of 26.87 feet;
- 3) North 87 degrees 04 minutes 31 seconds East, a distance of 226.40 feet;
- 4) 131.70 feet along the arc of a curve to the left, said curve having a radius of 1940.00 feet, a central angle of 03 degrees 53 minutes 23 seconds and a chord that bears North 85 degrees 07 minutes 49 seconds East, a distance of 131.68 feet;

North 83 degrees 11 minutes 08 seconds East, at a distance of 0.54 feet pass the westerly corner of afore-said 0.498 acre tract, in all a distance of 410.29 feet;

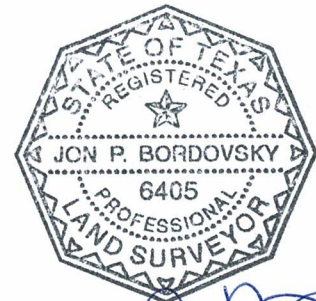
Thence, continuing with the northerly line of said 0.498 acre tract, the following two (2) courses:

- 1) 130.22 feet along the arc of a curve to the right, said curve having a radius of 2060.00 feet, a central angle of 03 degrees 37 minutes 19 seconds and a chord that bears North 84 degrees 59 minutes 47 seconds East, a distance of 130.20 feet;
- 2) North 86 degrees 48 minutes 27 seconds East, a distance of 422.53 feet to the northeasterly corner of said 0.498 acre tract and the westerly line of Reserve "A", Sterling Lakes North, Sec 8, a subdivision recorded in File Number 2024047047 of the O.P.R.B.C.;

Thence, with the westerly terminus of exiting Bullard Parkway (120-feet wide), the following two (2) courses:

- 1) South 02 degrees 54 minutes 25 seconds East, a distance of 40.39 feet;
- 2) South 02 degrees 51 minutes 21 seconds East, a distance of 79.61 feet to the **Point of Beginning** and containing 3.639 acres of land.

GBI PARTNERS
TBPELS Firm No. 10130300
Ph: 281.499.4539
June 8, 2026



Jon P. Bordovsky
6/8/2026



CALL 306.158 ACRES PARCEL 3
608 COLONY INVESTMENTS, LTD.
FILE No.2021062781 O.P.R.B.C.

REMAINDER OF
CALL 40 ACRES (MORE OR LESS)
E.R.M.HOLDINGS, INC.
FILE No.2015023061 O.P.R.B.C.

RESERVE "A"
STERLING LAKES NORTH SEC 8
FILE No.2024047047 O.P.R.B.C.

H.T.&B.R.R. Co. LOT 68, A-561

3.639 ACRES

CALL 0.498 ACRE
BRAZORIA COUNTY, TEXAS
FILE No.2026004131
O.P.R.B.C.

SURVEY LINE

RECOGNIZED 60' RIGHT-OF-WAY

P.O.B.

CALL 0.871 ACRE
BRAZORIA COUNTY, TEXAS
FILE No.2026005380 O.P.R.B.C.

CALL 0.478 ACRE
BRAZORIA COUNTY, TEXAS
FILE No.2026044481
O.P.R.B.C.

REMAINDER OF
CALL 10.00 ACRES
CHRISTY NGO
FILE No.2020011424
O.P.R.B.C.

REMAINDER OF
CALL 29.88 ACRES
DOMINIC JOSEPH MAGNABOSCO
FILE No.2020035285
O.P.R.B.C.

RESERVE "A"
STERLING LAKES NORTH SEC 6
FILE No.2024015890 O.P.R.B.C.

H.T.&B.R.R. Co. LOT 58, A-516

EXHIBIT OF 3.639 ACRES

BEING A PORTION OF A RECOGNIZED 60-FOOT WIDE
RIGHT-OF-WAY KNOWN AS COUNTY ROAD 81 (BULLARD
ROAD), ALL OF A CALL 0.871 ACRE TRACT, ALL OF A
CALL 0.498 ACRE TRACT AND ALL OF A CALL 0.478 ACRE
TRACT, ALL RECORDED IN THE NAME OF BRAZORIA
COUNTY, TEXAS IN FILE NUMBERS 2026005380, 2026004131
AND 2026044481 OF THE OFFICIAL PUBLIC RECORDS OF
BRAZORIA COUNTY, RESPECTIVELY

LOCATED IN THE
H.T. & B.R.R. Co. LOT 58, A-516 &
H.T. & B.R.R. Co. LOT 68, A-561
BRAZORIA COUNTY, TEXAS



GBI PARTNERS

4724 VISTA ROAD
PASADENA, TX 77505
PHONE: 281-499-4539

TBPELS FIRM #10130300
GBISurvey@GBISurvey.com
www.GBISurvey.com

JOB NO: 242207
SCALE: 1"=300'
DATE: 06/08/2026
MBS No.: 26-313