

February 6, 2018

1.6598 acres of land in the A.C.H.&B. Survey (R. B. Lyle), Section 88, Abstract No. 540, in the A.C.H.&B. Survey (Harris & Brooke), Section 87, Abstract No. 415, Brazoria County, Texas

A FIELD NOTE DESCRIPTION of a 1.6598 acre (72,301 square feet) tract of land in the A.C.H. & B. Survey (R. B. LYLE), Section 88, Abstract No. 540, and in the A.C.H. & B. Survey (Harris & Brooke), Section 87, Abstract No. 415 Brazoria, Texas; said 1.6598 acre tract being a portion of Lot 60, Section 88 of the Allison-Richey Gulf Coast Home Company Subdivision, according to the map or plat recorded in Volume 2, Page 98 of the Brazoria County Map Records and also being a portion of Lot 4, Section 87 of the Allison-Richey Gulf Coast Home Company Subdivision, according to the map or plat recorded in Volume 2, Page 91 of the Brazoria County Map Records and being a portion of the same tract of land (Tract 4) conveyed to WSLD Sedona Lakes VI, L.P., as recorded in Brazoria County Clerk's File No. 2013023258; said tract being more particularly described by metes-and-bounds as follows with the bearings being based on Texas State Plane Coordinate System, South Central Zone (NAD83) per GPS Observations using National Geodetic Survey Continuously Operating Reference Stations:

COMMENCING FOR REFERENCE at a 1/2-inch iron pipe with cap stamped "Brown & Gay" found at the northeast end of a cutback at the intersection of the north right-of-way line of County Road No. 101 (Bailey Road) (120 feet wide at this point), as recorded in Brazoria County Clerk's File No. 2008001144 with the west right-of-way line of County Road No. 94 (width varies), as recorded in Brazoria County Clerk's File No. 2009014127;

THENCE, North $03^{\circ} 15' 13''$ West - 96.01 feet with the west right-of-way line of said County Road No. 94 to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point-of-curvature of a curve to the left;

THENCE, in a northwesterly direction with the southwest right-of-way line of said County Road No. 94 and with said curve to the left having a radius of 340.00 feet, a length of 198.11 feet, a central angle of $33^{\circ} 23' 07''$ and a chord bearing North $19^{\circ} 56' 46''$ West - 195.32 feet to a 5/8-inch iron rod with cap stamped "T.E.A.M." set for the east corner and the POINT OF BEGINNING of this tract;

THENCE, South $49^{\circ} 48' 05''$ West - 66.00 feet to a 5/8-inch iron rod with cap stamped "T.E.A.M." set for an angle point of this tract;

THENCE, South $86^{\circ} 39' 21''$ West - 365.77 feet to a 5/8-inch iron rod with cap stamped "T.E.A.M." set in the east line of a 5.9662 acre tract of land conveyed to Brazoria County, as recorded in Brazoria County Clerk's File No. 2008025863 for the southwest corner of this tract; from which 1/2-inch iron pipe with cap stamped "Brown & Gay" found bears South $03^{\circ} 20' 39''$ East - 208.36 feet;

THENCE, North 03° 20' 39" West – 204.14 feet with the east line of said 5.9662 acre tract to a 3/4-inch iron rod with cap stamped "Cotton" found in the south line of a tract of land conveyed to Sponsel Interests, Ltd., as recorded in Brazoria County Clerk's File No. 1995010457 for the northeast corner of said 5.9662 acre tract and for the northwest corner of this tract;

THENCE, North 86° 39' 21" East - 221.19 feet with the south line of said Sponsel Interests tract to a 3/4-inch iron rod with cap stamped "Cotton" found for a southeast corner of said Sponsel Interests tract and for an interior corner of this tract;

THENCE, North 02° 59' 18" West - 45.79 feet with the east line of said Sponsel Interests tract to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found in the west right-of-way line of said County Road No. 94 for the north corner of this tract;

THENCE, in a southeasterly direction with the southwest right-of-way line of said County Road No. 94 and with a curve to the left having a radius of 467.50 feet, a length of 64.15 feet, a central angle of 07° 51' 44" and a chord bearing South 37° 57' 52" East - 64.10 feet to a 1/2-inch iron pipe found for the end of said curve;


THENCE, South 52° 03' 04" East - 111.18 feet with the southwest right-of-way line of said County Road No. 94 to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point of this tract;

THENCE, South 51° 43' 05" East - 25.17 feet with the southwest right-of-way line of said County Road No. 94 to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point-of-curvature of a curve to the right;

THENCE, in a southeasterly direction with the southwest right-of-way line of said County Road No. 94 and with said curve to the right having a radius of 340.00 feet, a central angle of 15° 04' 45", a length of 89.48 feet, and a chord bearing South 44° 10' 42" East – 89.22 feet to the POINT OF BEGINNING and containing 1.6598 acres (72,301 square feet) of land.

Note: This metes-and-bounds description was compiled in conjunction with a survey performed on even date.

COMPILED BY:
TEXAS ENGINEERING AND MAPPING CO.
Civil Engineers - Land Surveyors
Stafford, Texas
Firm Registration No. 10119000
Job No. 356-211
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