

TRECE continuing with soil seet line and soid west line of 160,345 cores. South 0.2 degree 21 minutes 31 seconds East, o delarge of 11,027,05 ket to 0.3/8 inch copped line nod stamped (Landteck found of the southwest owner of soil 160,3463 sores and inchinest corner of soil 160,3463 sores and inchinest corner of processed 50,7003 cores.

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L&G.N.R.R. CO. SURVEY SECTION 3, A-614
L&G.N.R.R. CO. SURVEY SECTION 4, A-608
L&G.N.R.R. CO. SURVEY SECTION 7, A-508
GALVESTON COUNTY, TEXAS

538.624 ACRES LAND TITLE SURVEY

PROFIC with the north line of radd \$41,00 cores and said Section 4, the section from set the seath fine of finest BEA, the set if finesteed Loans Bouleard, a subsidiary necessal fine the SECTION FIRST SET OF LOCAL MARKET SET OF SECTION FOR SECTIO

TREATC, with the upper seel line of seed 94.55 pers, seed common Survey, line, the seek time of seel Survey of their Round Section Through out the seel line of Section and West Section Treats, a subsidiation recorded in March Section Interest, a subsidiation recorded in March Section Interest, a subsidiation recorded in March Section Section 13.33.25 feet in a 17.6 Section Section 13.33.25 feet in a 17.6 Section Section of Meet Round Section Treats and adult the Section League:

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10.bb. Petition for Creation of Galveston County Municipal Utility District No. 8: recorded in G.C.C.F. No. 2020082090. (Blanket; Not shown) Z. Document Partition Agreement recorded in Volume 1387, Page 384 of the G.C.D.R. (Blanket; Not shown)

10.o. Water Transport Canal Easement recorded in G.C.C.F. No. 2001056275. (Shown) 10.u. Agreement and Release recorded in Volume 2211, Page 155 of the G.C.D.R. (Shown) 10.L. Right of Way and Easement recorded in Volume 1753, Page 312 of the G.C.D.R. (Shown) Aerial Electric Distribution Line Essement recorded in G.C.C.F. No. 2005001598. (Shown)

SCHEDULE B EXCEPTIONS:
10.1. Right of Way and Easement recorded in Volume 813, Page 349 of the G.C.D.R. (Shown) The surveyed tract is subject to easements shown hereon, which may not be listed below under the Schedule B Exceptions.

 According to FEMA Flood insurance Rate Map (FRM) Nos. 48167/02026, 48167/020265, 48167/020260 and 48167/0202106, maps revised August 15, 2011 the surveyed tract lies in Zones X (unshaded), A and AE. Bearings are referenced to the Texas Coordinate System of 1983 (NADB3). South Central Zone, based on GPS observations. Distances are surface values and may be converted to grid by applying the combined adjustment factor 0.99986892935. NOTES:

1. This survey was prepared with the benefit of a Commitment for Title Insurance, GF No. 1002-228952-RTT, issued by Republic Title of Texas, Inc., May 04, 2021 (effective April 21, 2021).



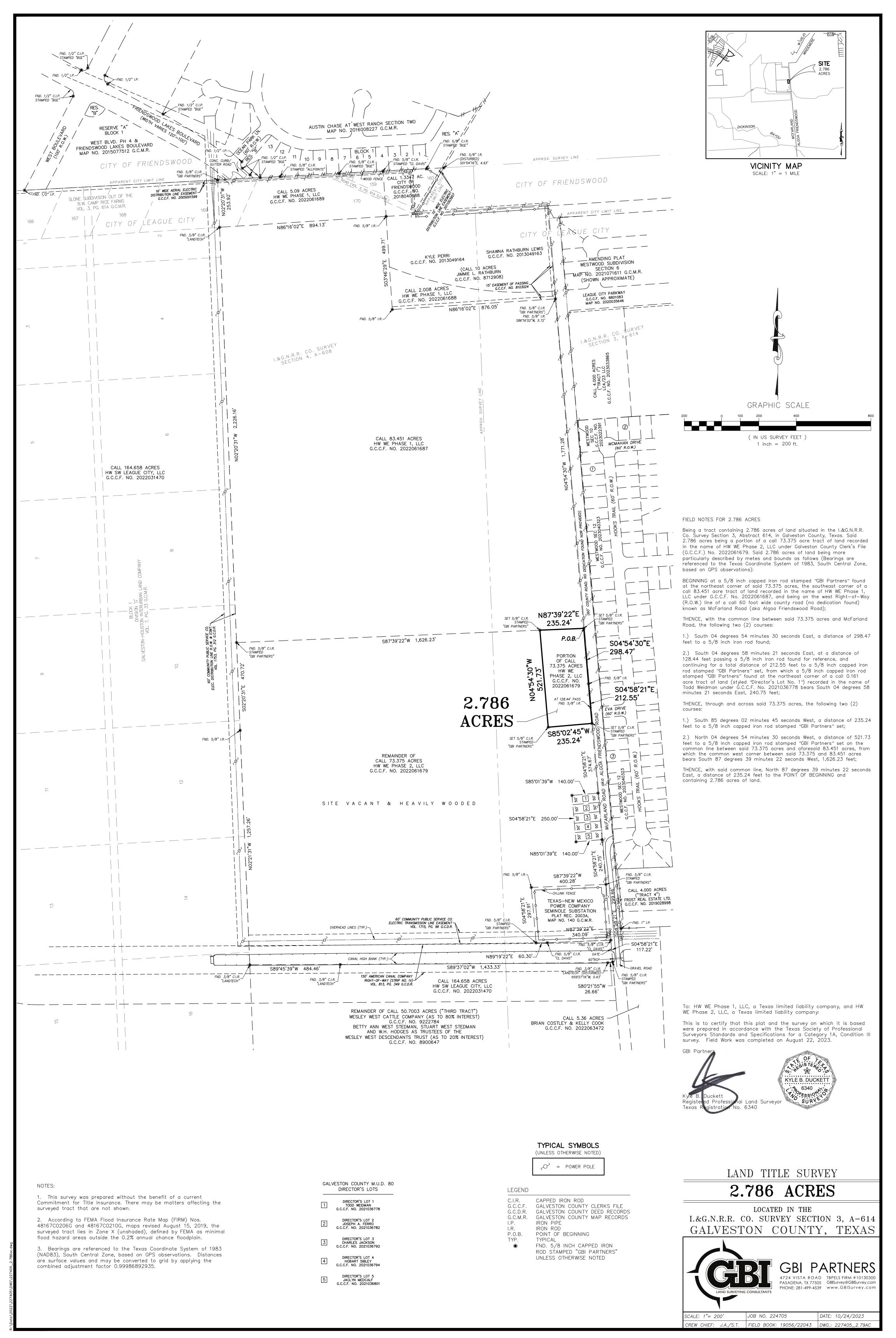
To. Hiswood Enterprises, Lip., a Texas limited partnership. Westey West Coultie Lip., a Texas limited partnership setty Ann West Stedman, Stuart West Stedman and Will. Hodges as Trustees of the Westey West Descendants Tutst Lender; Republic Title of Texas, inc.; and Fret American Title Insurance Company.

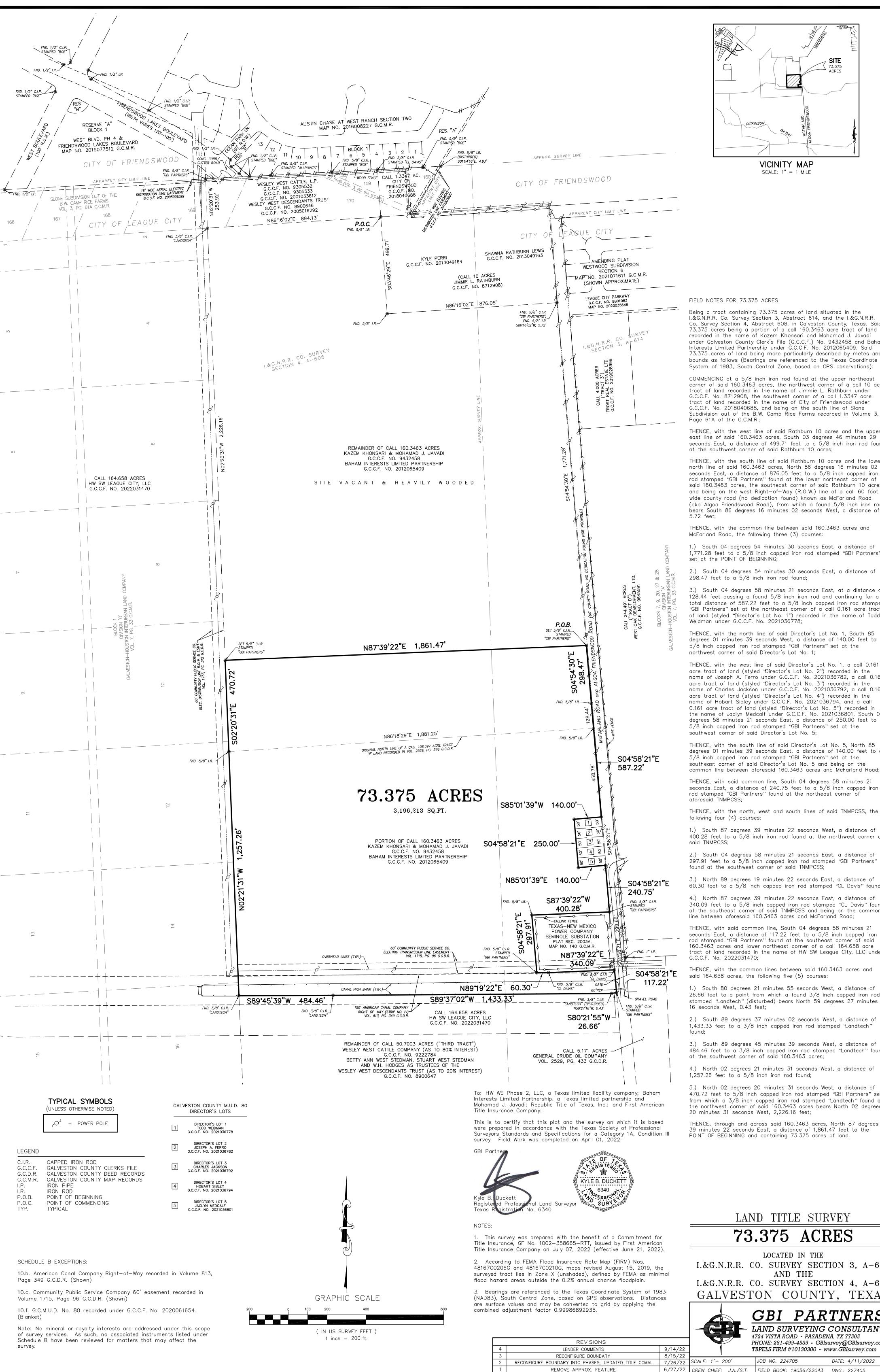
(IRPCC, with the common line between paid \$0.7000 cores and paid \$41.89 cores, the paid \$0.4000 prince paid \$41.89 cores, the paid \$0.4000 prince paid \$4.8000 prince

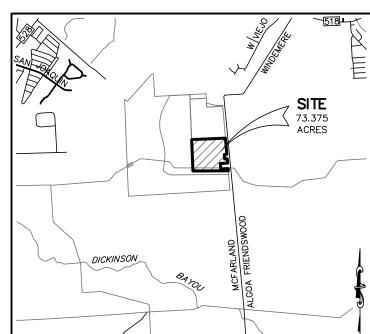
 South 87 degrees 03 minutes 11 seconds West, a distance of 1,353.48 feet to a 5/8 inch capped iron rad stamped "CBI Partners" set; THENCE, through and across said 941.89 acres, the following two (2) course TRECE, through and across soid 94.89 acres and with the west line of McGrand Rod. South DG depress C4 minutes 15 seconds East, a delarine o 80.002 feet to 9.0% sinch acapsel iron rod stamped 109 Portners' set, from which a Grand 2 has from pipe bears South 05 degrees 04 minutes 15 seconds East, 1794.54 feet;

TRECE, this the common line between seld \$0,000,000 cmm and leterated food. South 60 degrees of minutes it is exceed fact, at 1004.600 fet passes of \$2.7 bits in our cet (Sever) found for reference, and continuing for a total partners, set in all on it is exceeded to the southeast for a total partners, set in all on it is exceeded to the southeast center of seld \$0.7000 creas and being on the lower month line of districts \$2.000 creas and the common curvey line between treased Section \$2.000. North 80 degrees 21 minutes 55 seconds East a distance of 26.65 feet to a 5/5 link capped from not storaged "GSP Partners" (and at the souther come of add 160.2463 scree, the northeast corner of add 50.7003 ocres and being on the west line of a cell 60 feet County Road (McFarland Road, a.k.a. Alipsa Friendswood Road);

2) North 89 degrees 37 minutes 02 seconds East, a distance of 1,433,33 (and see ) point from which a found 3/8 inch capped iron rod stamped (cardises) (disturbed) bears North 59 degrees 27 minutes 16 seconds West, AJ feet; North 89 degrees 45 minutes 39 seconds East, a distance of 484,46 feet to a 3/8 inch capped iron rod stamped "Landtech" found; THENCE, with the common lines between said 160.3463 ocres, the following three (3) courses: TELD NOTES FOR 538.624 ACRES (CONTINUED)







VICINITY MAP SCALE: 1" = 1 MILE

FIELD NOTES FOR 73.375 ACRES

Being a tract containing 73.375 acres of land situated in the I.&G.N.R.R. Co. Survey Section 3, Abstract 614, and the I.&G.N.R.R. Co. Survey Section 4, Abstract 608, in Galveston County, Texas. Said 73.375 acres being a portion of a call 160.3463 acre tract of land recorded in the name of Kazem Khonsari and Mohamad J. Javadi under Galveston County Clerk's File (G.C.C.F.) No. 9432458 and Baham Interests Limited Partnership under G.C.C.F. No. 2012065409. Said 73.375 acres of land 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):

COMMENCING at a 5/8 inch iron rod found at the upper northeast corner of said 160.3463 acres, the northwest corner of a call 10 acre tract of land recorded in the name of Jimmie L. Rathburn under G.C.C.F. No. 8712908, the southwest corner of a call 1.3347 acre tract of land recorded in the name of City of Friendswood under G.C.C.F. No. 2018040688, and being on the south line of Slone Subdivision out of the B.W. Camp Rice Farms recorded in Volume 3, Page 61A of the G.C.M.R.;

THENCE, with the west line of said Rathburn 10 acres and the upper east line of said 160.3463 acres, South 03 degrees 46 minutes 29 seconds East, a distance of 499.71 feet to a 5/8 inch iron rod found at the southwest corner of said Rathburn 10 acres;

THENCE, with the south line of said Rathburn 10 acres and the lower north line of said 160.3463 acres, North 86 degrees 16 minutes 02 seconds East, a distance of 876.05 feet to a 5/8 inch capped iron rod stamped "GBI Partners" found at the lower northeast corner of said 160.3463 acres, the southeast corner of said Rathburn 10 acres and being on the west Right-of-Way (R.O.W.) line of a call 60 foot wide county road (no dedication found) known as McFarland Road (aka Algoa Friendswood Road), from which a found 5/8 inch iron rod bears South 86 degrees 16 minutes 02 seconds West, a distance of

THENCE, with the common line between said 160.3463 acres and McFarland Road, the following three (3) courses:

1.) South 04 degrees 54 minutes 30 seconds East, a distance of 1,771.28 feet to a 5/8 inch capped iron rod stamped "GBI Partners" set at the POINT OF BEGINNING:

2.) South 04 degrees 54 minutes 30 seconds East, a distance of 298.47 feet to a 5/8 inch iron rod found;

3.) South 04 degrees 58 minutes 21 seconds East, at a distance of 128.44 feet passing a found 5/8 inch iron rod and continuing for a total distance of 587.22 feet to a 5/8 inch capped iron rod stamped "GBI Partners" set at the northeast corner of a call 0.161 acre tract of land (styled 'Director's Lot No. 1") recorded in the name of Todd Weidman under G.C.C.F. No. 2021036778;

THENCE, with the north line of said Director's Lot No. 1, South 85 degrees 01 minutes 39 seconds West, a distance of 140.00 feet to a 5/8 inch capped iron rod stamped "GBI Partners" set at the northwest corner of said Director's Lot No. 1;

acre tract of land (styled "Director's Lot No. 2") recorded in the name of Joseph A. Ferro under G.C.C.F. No. 2021036782, a call 0.161 acre tract of land (styled 'Director's Lot No. 3") recorded in the name of Charles Jackson under G.C.C.F. No. 2021036792, a call 0.161 acre tract of land (styled "Director's Lot No. 4") recorded in the name of Hobart Sibley under G.C.C.F. No. 2021036794, and a call 0.161 acre tract of land (styled "Director's Lot No. 5") recorded in the name of Jaclyn Medcalf under G.C.C.F. No. 2021036801, South 04 degrees 58 minutes 21 seconds East, a distance of 250.00 feet to a 5/8 inch capped iron rod stamped "GBI Partners" set at the southwest corner of said Director's Lot No. 5;

THENCE, with the south line of said Director's Lot No. 5, North 85 degrees 01 minutes 39 seconds East, a distance of 140.00 feet to a 5/8 inch capped iron rod stamped "GBI Partners" set at the southeast corner of said Director's Lot No. 5 and being on the common line between aforesaid 160.3463 acres and McFarland Road;

THENCE, with said common line, South 04 degrees 58 minutes 21 seconds East, a distance of 240.75 feet to a 5/8 inch capped iron rod stamped "GBI Partners" found at the northeast corner of aforesaid TNMPCSS:

THENCE, with the north, west and south lines of said TNMPCSS, the following four (4) courses:

1.) South 87 degrees 39 minutes 22 seconds West, a distance of 400.28 feet to a 5/8 inch iron rod found at the northwest corner of said TNMPCSS:

2.) South 04 degrees 58 minutes 21 seconds East, a distance of 297.91 feet to a 5/8 inch capped iron rod stamped "GBI Partners" found at the southwest corner of said TNMPCSS;

3.) North 89 degrees 19 minutes 22 seconds East, a distance of 60.30 feet to a 5/8 inch capped iron rod stamped "CL Davis" found;

4.) North 87 degrees 39 minutes 22 seconds East, a distance of 340.09 feet to a 5/8 inch capped iron rod stamped "CL Davis" found at the southeast corner of said TNMPCSS and being on the common line between aforesaid 160.3463 acres and McFarland Road:

seconds East, a distance of 117.22 feet to a 5/8 inch capped iron rod stamped "GBI Partners" found at the southeast corner of said 160.3463 acres and lower northeast corner of a call 164.658 acre tract of land recorded in the name of HW SW League City, LLC under G.C.C.F. No. 2022031470;

THENCE, with the common lines between said 160.3463 acres and said 164.658 acres, the following five (5) courses:

1.) South 80 degrees 21 minutes 55 seconds West, a distance of 26.66 feet to a point from which a found 3/8 inch capped iron rod stamped 'Landtech" (disturbed) bears North 59 degrees 27 minutes 16 seconds West, 0.43 feet;

2.) South 89 degrees 37 minutes 02 seconds West, a distance of 1,433.33 feet to a 3/8 inch capped iron rod stamped "Landtech"

3.) South 89 degrees 45 minutes 39 seconds West, a distance of 484.46 feet to a 3/8 inch capped iron rod stamped "Landtech" found at the southwest corner of said 160.3463 acres;

4.) North 02 degrees 21 minutes 31 seconds West, a distance of 1,257.26 feet to a 5/8 inch iron rod found;

5.) North 02 degrees 20 minutes 31 seconds West, a distance of 470.72 feet to 5/8 inch capped iron rod stamped "GBI Partners" set, from which a 3/8 inch capped iron rod stamped "Landtech" found at the northwest corner of said 160.3463 acres bears North 02 degrees 20 minutes 31 seconds West, 2,226.16 feet;

THENCE, through and across said 160.3463 acres, North 87 degrees 39 minutes 22 seconds East, a distance of 1,861.47 feet to the POINT OF BEGINNING and containing 73.375 acres of land.

# LAND TITLE SURVEY

# 73.375 ACRES

# LOCATED IN THE

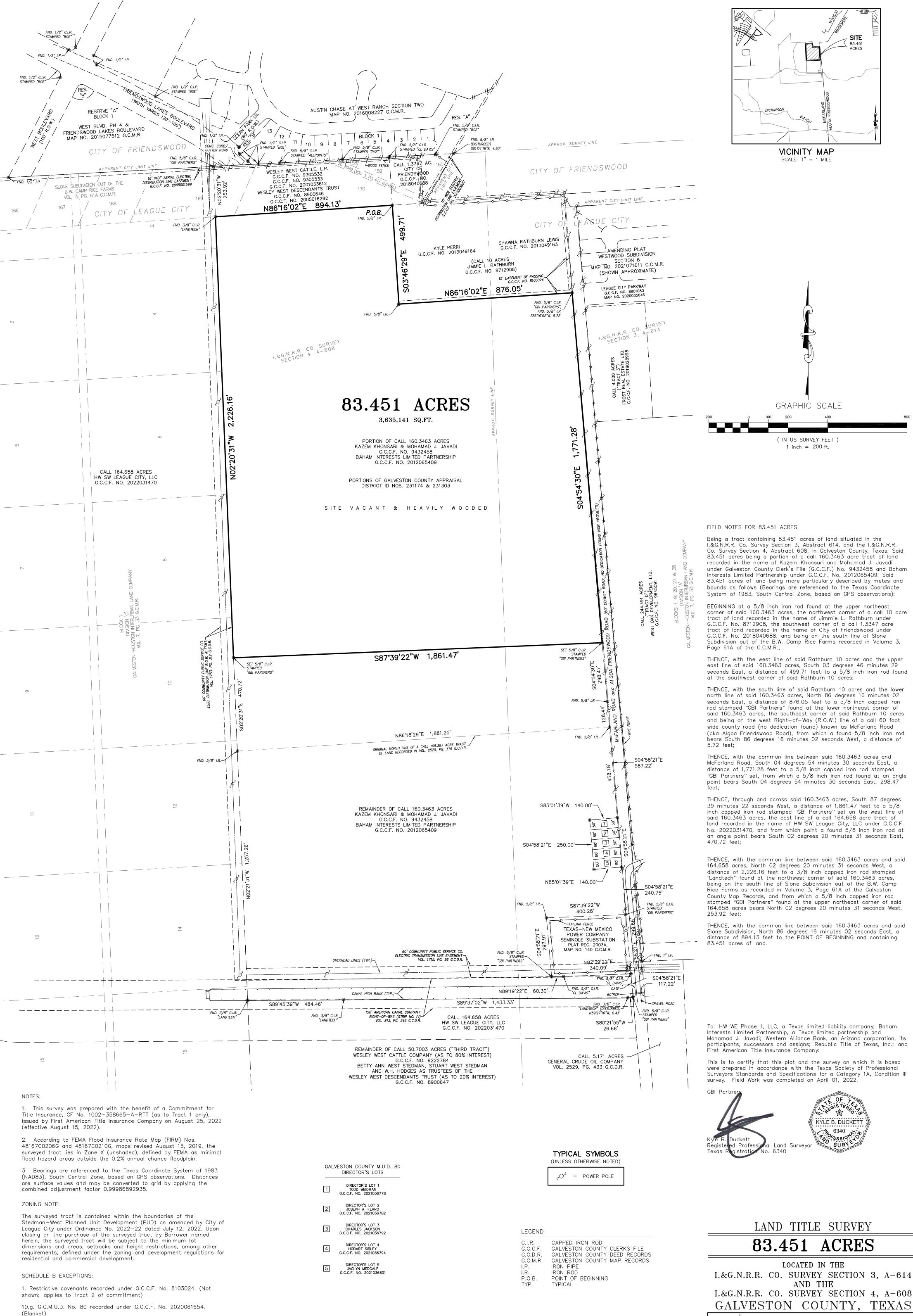
I.&G.N.R.R. CO. SURVEY SECTION 3, A-614 AND THE I.&G.N.R.R. CO. SURVEY SECTION 4, A-608



# GALVESTON COUNTY, TEXAS GBI PARTNERS

LAND SURVEYING CONSULTANTS 4724 VISTA ROAD • PASADENA, TX 77505 PHONE: 281-499-4539 • GBIsurvey@GBIsurvey.com TBPELS FIRM #10130300 • www.GBIsurvey.com

JOB NO. 224705 SCALE: 1"= 200' DATE: 4/11/2022 CREW CHIEF: J.A./S.T. FIELD BOOK: 19056/22043 DWG.: 227405



Note: No mineral or royalty interests are addressed under this scope of survey services. As such, no associated instruments listed under Schedule B have been reviewed for matters that may affect the

GBI PARTNERS LAND SURVEYING CONSULTANTS

4724 VISTA ROAD • PASADENA, TX 77505

PHONE: 281-499-4539 • GBIsurvey@GBIsurvey.com TBPELS FIRM #10130300 • www.GBIsurvey.com 8/18/22 JOB NO. 224705 SCALE: 1"= 200' DATE: 4/11/2022 7/26/22 CREW CHIEF: J.A./S.T. 6/27/22 FIELD BOOK: 19056/22043 DWG.: 227405

REVISIONS

8/30/22

8/15/22

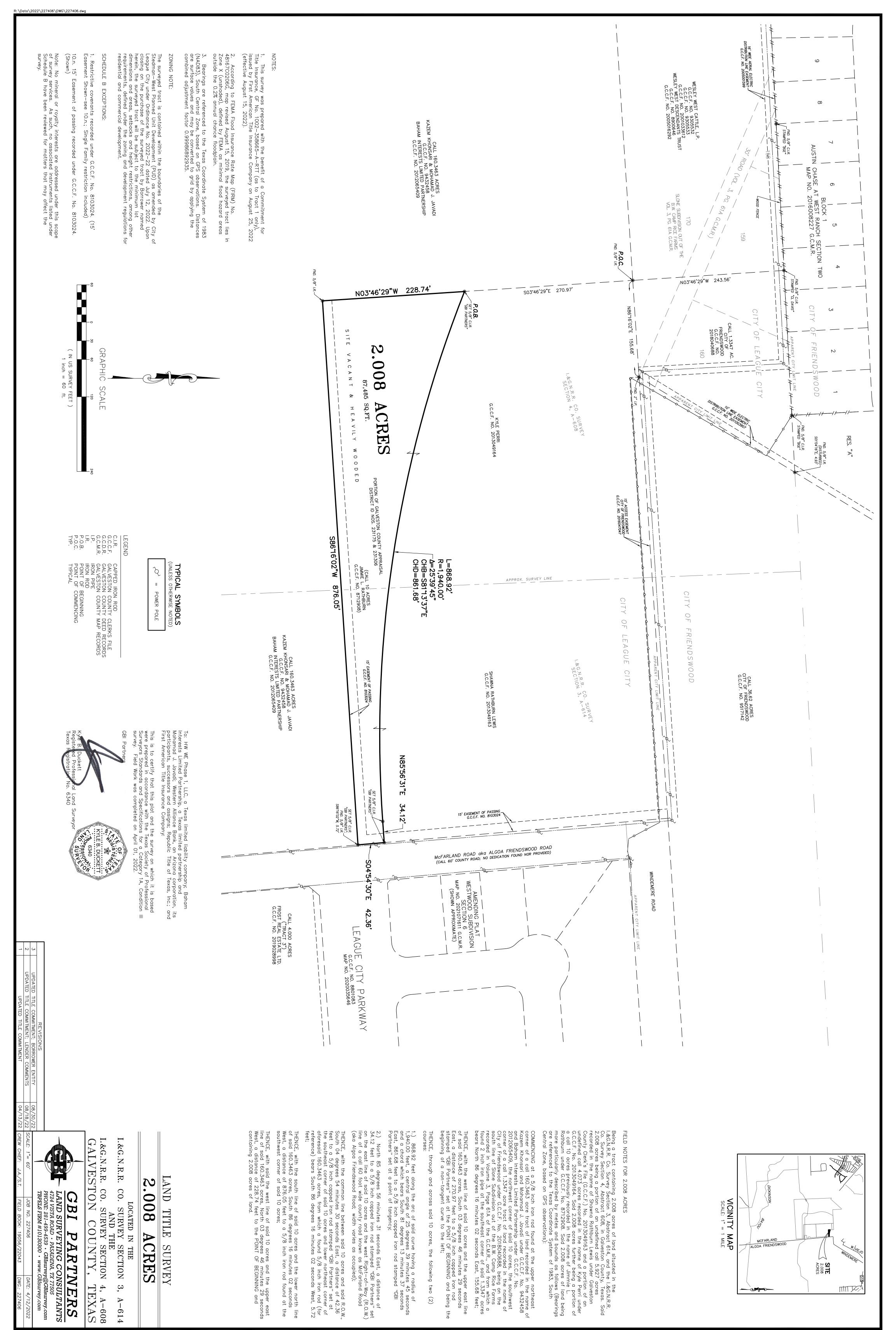
UPDATED TITLE COMM.; BORROWER ENTITY

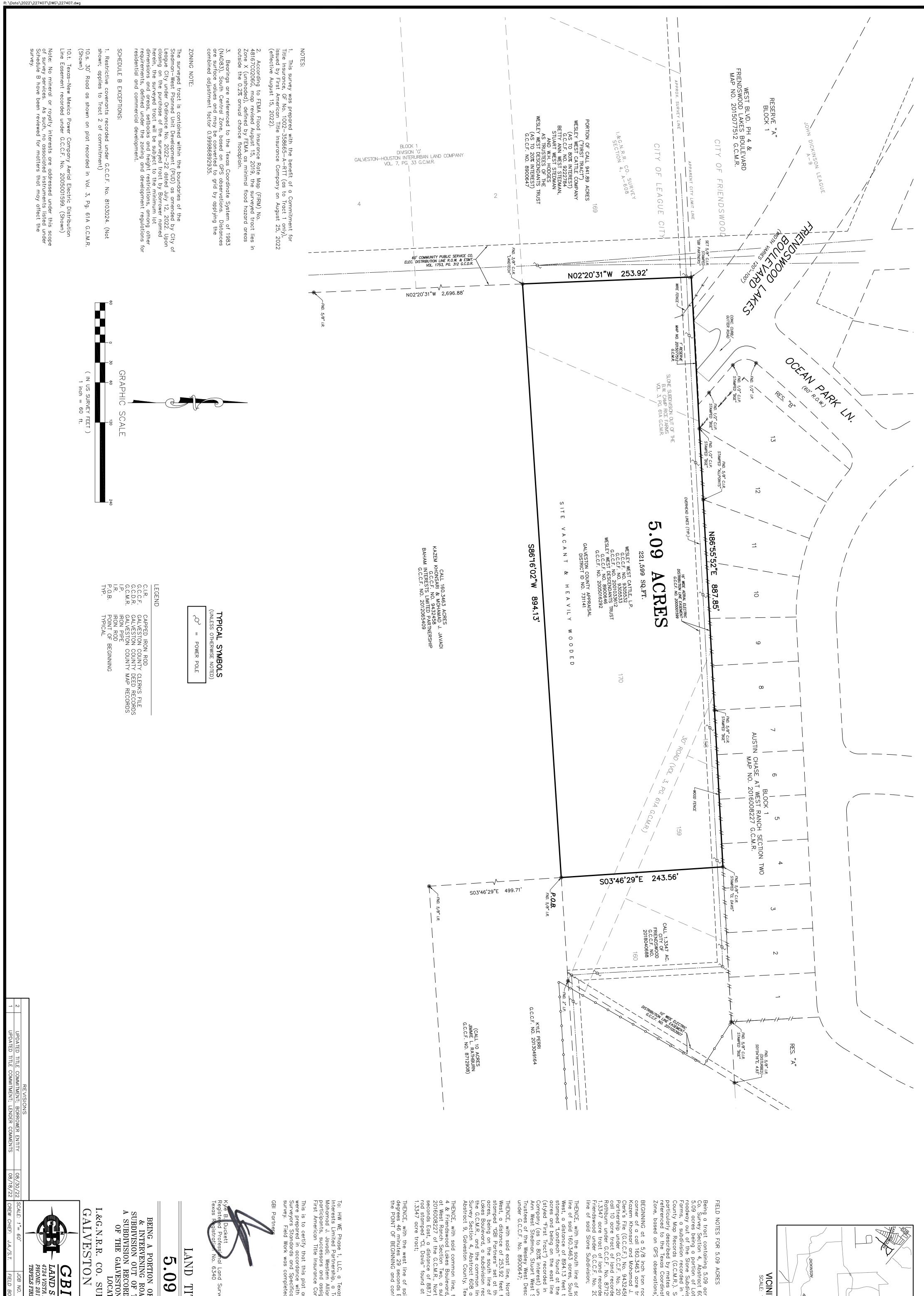
UPDATED TITLE COMM.; LENDER COMMENTS

RECONFIGURE BOUNDARY

RECONFIGURE BOUNDARY INTO PHASES; UPDATED TITLE COMM.

REMOVE APPROX. FEATURE





# ALGOA FRIENDSWOOD SITE 5.09 ACRES MITTE

VICINITY MAP SCALE: 1" = 1 MILE

Being a tract containing 5.09 acres of land situated in the I.&C.N.R.R. Co. Survey Section 4, Abstract 608, in Galveston County, Texas. Said 5.09 acres being a portion of Lots 158, 159, 169, 170 and intervening roadway out of the Slone Subdivision out of the B.W. Camp Rice Farms, a subdivision recorded in Volume 3, Page 61A of the Galveston County Map Records (G.C.M.R.). Said 5.09 acres of land 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 5/8 inch iron rod found at the upper northeast corner of a call 160.3463 acre tract of land recorded in the name of Kazem Khonsari and Mohamad J. Javadi under Galveston County Clerk's File (G.C.C.F.) No. 9432458 and Baham Interests Limited Partnership under G.C.C.F. No. 2012065409, the northwest corner of a call 10 acre tract of land recorded in the name of Jimmie L. Rathburn under G.C.C.F. No. 8712908, the southwest corner of a call 1.3347 acre tract of land recorded in the name of City of Friendswood under G.C.C.F. No. 2018040688, and being on the south line of said Slone Subdivision;

THENCE, with the south line of said Slone Subdivision and the north line of said 160.3463 acres, South 86 degrees 16 minutes 02 seconds West, a distance of 894.13 feet to a 3/8 inch capped iron rod stamped "Landtech" found at the northwest corner of said 160.3463 acres and being on the east line of a call 941.89 acre tract of land (styled "First Tract") recorded in the name of Wesley West Cattle Company (as to 80% interest) under G.C.C.F. No. 9222784 and Betty Ann West Stedman, Stuart West Stedman and W.H. Hodges as Trustees of the Wesley West Descendants Trust (as to 20% interest) under G.C.C.F. No. 8900647;

THENCE, with said east line, North 02 degrees 20 minutes 31 seconds West, a distance of 253.92 feet to a 5/8 inch capped iron rod stamped "GBI Partners" set at the northeast corner of said 941.89 acres, being on the south line of West Blvd. Ph. 4 & Friendswood Lakes Boulevard, a subdivision recorded under Map No. 2018077512 of the G.C.M.R., and the common line between aforesaid I.&G.N.R.R. Co. Survey Section 4, Abstract 608 and the John Dickinson League, Abstract 9, Galveston County, Texas;

THENCE, with said common line, the south line of said West Blvd. Ph. 4 & Friendswood Lakes Boulevard, and the south line of Austin Chase at West Ranch Section Two, a subdivision recorded under Map No. 2016008227 of the G.C.M.R., North 86 degrees 55 minutes 52 seconds East, a distance of 887.85 feet to a 5/8 inch capped iron rod stamped "CL Davis" found at the northwest corner of aforesaid 1.3347 acre tract;

THENCE, with the west line of said 1.3347 acre tract, South 03 degrees 46 minutes 29 seconds East, a distance of 243.56 feet to the POINT OF BEGINNING and containing 5.09 acres of land.

To: HW WE Phase 1, LLC, a Texas limited liability company; Baham Interests Limited Partnership, a Texas limited partnership and Mohamad J. Javadi; Western Alliance Bank, an Arizona corporation, its participants, successors and assigns; Republic Title of Texas, Inc.; and First American Title Insurance Company:

This is to certify that this plat and the survey on which it is based were prepared in accordance with the Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition III survey. Field Work was completed on April 01, 2022.

KYLE B. DUCKETT

KYLE B. DUCKETT

SURVEY

SURVEY

OF

TOPESSION

SURVEY

OF

THOMES SURVEY

THOM

LAND TITLE SURVEY

# ACRES

BEING A PORTION OF LOTS 158, 159, 169, 170 & INTERVENING ROADWAY OUT OF THE SLONE SUBDIVISION OUT OF THE B.W. CAMP RICE FARMS, A SUBDIVISION RECORDED IN VOLUME 3, PAGE 61A OF THE GALVESTON COUNTY MAP RECORDS, LOCATED IN THE

I.&G.N.R.R. CO. SURVEY SECTION GALVESTON COUNTY, 4, A-600 TEXAS A - 608

GBI PARTNERS

LAND SURVEYING CONSULTANTS
4724 VISTA ROAD · PASADENA, TX 77505
PHONE: 281-499-4539 · GBIsurvey@GBIsurvey.com
TBPELS FIRM #10130300 · www.GBIsurvey.com

### Exhibit A Page 1 of 3 Page

County:

Galveston

Project:

GCMUD 82 (DL1)

Job No.

207403

MBS No.

20-570

#### FIELD NOTES FOR 0.200 ACRE

Being a tract containing 0.200 acre of land located in the I.&G.N.R.R. Co. Survey, Section 4, Abstract 608, in Galveston County, Texas. Said 0.200 acre being a portion of a call 941.89 acre tract of land (styled "First Tract") recorded in the name of Wesley West Cattle Company under Galveston County Clerk's File (G.C.C.F.) No. 9222784. Said 0.200 acre of land 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):

**COMMENCING** at the southwest corner of said 941.89 acres, the northwest corner of a call 482.1542 acre tract of land (styled "Tract VI") recorded in the name of Martron LLC under G.C.C.F. No. 2013000636 and being on the east line of a call 561.0438 acre tract of land recorded in the name of George A. Bofysil, Jr. under G.C.C.F. No. 8612043;

**THENCE**, with the common line between said 941.89 acres and 561.0438 acres, North 04 degrees 20 minutes 23 seconds West, a distance of 2,608.02 feet to the northwest corner of said 941.89 acres, the northeast corner of said 561.0438 acres and being on the south line of a call 253.896 acre tract of land recorded in the name of George A. Bofysil, Jr. under G.C.C.F. No. 8537569 and the common Survey line between the I.&G.N.R.R. Co. Survey, Section 5, Abstract 622 and the I.&G.N.R.R. Co. Survey, Section 8, Abstract 609, Galveston County, Texas;

**THENCE**, with said south line, said common Survey line and a lower north line of said 941.89 acres, North 86 degrees 38 minutes 45 seconds East, a distance of 1,325.72 feet to the southeast corner of said 253.896 acres and said Section 5, the southwest corner of aforesaid Section 4, and being a reentrant corner of said 941.89 acres;

**THENCE**, with the upper west line of said 941.89 acres, the east line of said 253.896 acres, and the common Survey line between said Section 4 and Section 5, North 02 degrees 16 minutes 28 seconds West, a distance of 1,717.80 feet to the **POINT OF BEGINNING** and northwest corner of a 150 foot wide Water Transport Canal Easement recorded in the name of Gulf Coast Water Authority under G.C.C.F. No. 2001056275, from which the northeast corner of said 253.896 acres and the southeast corner of a call 26.921 acre tract of land (styled "Tract 2") recorded in the name of Taylor Morrison of Texas, Inc. under G.C.C.F. No. 2019061400 bears North 02 degrees 16 minutes 28 seconds West, a distance of 2,879.96 feet;

- 1.) North 61 degrees 12 minutes 08 seconds East, a distance of 58.08 feet;
- 2.) South 28 degrees 47 minutes 52 seconds East, a distance of 150.00 feet;

#### Exhibit A Page 2 of 3 Page

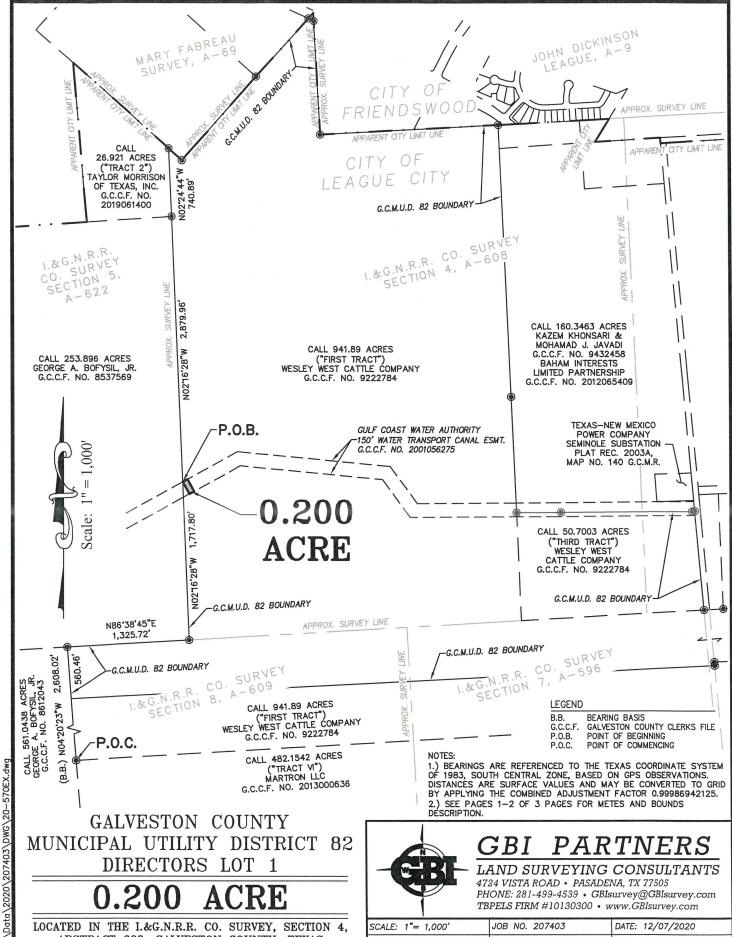
- 3.) South 61 degrees 12 minutes 08 seconds West, a distance of 58.08 feet;
- 4.) North 28 degrees 47 minutes 52 seconds West, a distance of 150.00 feet to the **POINT OF BEGINNING** and containing 0.200 acre of land, more or less.

THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, 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.

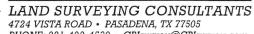
**GBI Partners** 

TBPELS Firm #10130300

Ph: 281.499.4539 December 07, 2020 KYLE B. DUCKETT B



LOCATED IN THE I.&G.N.R.R. CO. SURVEY, SECTION 4, ABSTRACT 608, GALVESTON COUNTY, TEXAS



PHONE: 281-499-4539 • GBIsurvey@GBIsurvey.com TBPELS FIRM #10130300 • www.GBIsurvey.com

JOB NO. 207403 DATE: 12/07/2020 SCALE: 1"= 1,000" CREW CHIEF: FIELD BOOK: 20053 DWG.: 20-570EX

### Exhibit A Page 1 of 3 Page.

County:

Galveston

Project:

GCMUD 82 (DL2)

Job No.

207403

MBS No.

20-571

#### FIELD NOTES FOR 0.200 ACRE

Being a tract containing 0.200 acre of land located in the I.&G.N.R.R. Co. Survey, Section 4, Abstract 608, in Galveston County, Texas. Said 0.200 acre being a portion of a call 941.89 acre tract of land (styled "First Tract") recorded in the name of Wesley West Cattle Company under Galveston County Clerk's File (G.C.C.F.) No. 9222784. Said 0.200 acre of land 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):

**COMMENCING** at the southwest corner of said 941.89 acres, the northwest corner of a call 482.1542 acre tract of land (styled "Tract VI") recorded in the name of Martron LLC under G.C.C.F. No. 2013000636 and being on the east line of a call 561.0438 acre tract of land recorded in the name of George A. Bofysil, Jr. under G.C.C.F. No. 8612043;

THENCE, with the common line between said 941.89 acres and 561.0438 acres, North 04 degrees 20 minutes 23 seconds West, a distance of 2,608.02 feet to the northwest corner of said 941.89 acres, the northeast corner of said 561.0438 acres and being on the south line of a call 253.896 acre tract of land recorded in the name of George A. Bofysil, Jr. under G.C.C.F. No. 8537569 and the common Survey line between the I.&G.N.R.R. Co. Survey, Section 5, Abstract 622 and the I.&G.N.R.R. Co. Survey, Section 8, Abstract 609, Galveston County, Texas;

**THENCE**, with said south line, said common Survey line and a lower north line of said 941.89 acres, North 86 degrees 38 minutes 45 seconds East, a distance of 1,325.72 feet to the southeast corner of said 253.896 acres and said Section 5, the southwest corner of aforesaid Section 4, and being a reentrant corner of said 941.89 acres;

THENCE, with the upper west line of said 941.89 acres, the east line of said 253.896 acres, and the common Survey line between said Section 4 and Section 5, North 02 degrees 16 minutes 28 seconds West, a distance of 1,717.80 feet to the northwest corner of a 150 foot wide Water Transport Canal Easement recorded in the name of Gulf Coast Water Authority under G.C.C.F. No. 2001056275, from which the northeast corner of said 253.896 acres and the southeast corner of a call 26.921 acre tract of land (styled "Tract 2") recorded in the name of Taylor Morrison of Texas, Inc. under G.C.C.F. No. 2019061400 bears North 02 degrees 16 minutes 28 seconds West, a distance of 2.879.96 feet;

- 1.) North 61 degrees 12 minutes 08 seconds East, a distance of 58.08 feet to the **POINT OF BEGINNING**;
- 2.) North 61 degrees 12 minutes 08 seconds East, a distance of 58.08 feet;

# Exhibit A Page 2 of 3 Pages

- 3.) South 28 degrees 47 minutes 52 seconds East, a distance of 150.00 feet;
- 4.) South 61 degrees 12 minutes 08 seconds West, a distance of 58.08 feet;
- 5.) North 28 degrees 47 minutes 52 seconds West, a distance of 150.00 feet to the **POINT OF BEGINNING** and containing 0.200 acre of land, more or less.

THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, 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.

**GBI Partners** 

TBPELS Firm #10130300

N86°38'45"E 1,325.72 2,608.02 560.46 G.C.M.U.D. 82 BOUNDARY CO. SURVEY CALL 561.0438 ACRES GEORGE A. BOFYSIL, JR. G.C.C.F. NO. 8612043 1.8.G.N.R.R. SECTION N04"20"23"W

P.O.C.

(B.B.)

1.86G.N.R.R

A-622

CO.

CALL 941.89 ACRES ("FIRST TRACT")
WESLEY WEST CATTLE COMPANY
G.C.C.F. NO. 9222784

CALL 482.1542 ACRES ("TRACT VI")
MARTRON LLC
G.C.C.F. NO. 2013000636

NOTES:

NO LES:

1.) BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM
OF 1983, SOUTH CENTRAL ZONE, BASED ON GPS OBSERVATIONS.
DISTANCES ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID
BY APPLYING THE COMBINED ADJUSTMENT FACTOR 0.99986942125. 2.) SEE PAGES 1-2 OF 3 PAGES FOR METES AND BOUNDS

A-596

**LEGEND** 

CO-

1.&G.N.R.R. SECTION

GALVESTON COUNTY MUNICIPAL UTILITY DISTRICT 82 DIRECTORS LOT 2

LOCATED IN THE I.&G.N.R.R. CO. SURVEY, SECTION 4, ABSTRACT 608, GALVESTON COUNTY, TEXAS



B.B. BEARING BASIS
G.C.C.F. GALVESTON COUNTY CLERKS FILE
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCING

LAND SURVEYING CONSULTANTS 4724 VISTA ROAD • PASADENA, TX 77505 PHONE: 281-499-4539 • GBIsurvey@GBIsurvey.com TBPELS FIRM #10130300 • www.GBIsurvey.com

SCALE: 1"= 1,000'	JOB NO. 207403	DATE: 12/07/2020
CREW CHIEF: S.T.	FIELD BOOK: 20053	DWG.: 20-571EX

Data\2020\207403\DWG\20-571EX.dwg

# Exhibit A Page 1 of 3 Page.

County:

Galveston

Project:

GCMUD 82 (DL3)

Job No.

207403

MBS No.

20-572

#### FIELD NOTES FOR 0.200 ACRE

Being a tract containing 0.200 acre of land located in the I.&G.N.R.R. Co. Survey, Section 4, Abstract 608, in Galveston County, Texas. Said 0.200 acre being a portion of a call 941.89 acre tract of land (styled "First Tract") recorded in the name of Wesley West Cattle Company under Galveston County Clerk's File (G.C.C.F.) No. 9222784. Said 0.200 acre of land 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):

**COMMENCING** at the southwest corner of said 941.89 acres, the northwest corner of a call 482.1542 acre tract of land (styled "Tract VI") recorded in the name of Martron LLC under G.C.C.F. No. 2013000636 and being on the east line of a call 561.0438 acre tract of land recorded in the name of George A. Bofysil, Jr. under G.C.C.F. No. 8612043;

**THENCE**, with the common line between said 941.89 acres and 561.0438 acres, North 04 degrees 20 minutes 23 seconds West, a distance of 2,608.02 feet to the northwest corner of said 941.89 acres, the northeast corner of said 561.0438 acres and being on the south line of a call 253.896 acre tract of land recorded in the name of George A. Bofysil, Jr. under G.C.C.F. No. 8537569 and the common Survey line between the I.&G.N.R.R. Co. Survey, Section 5, Abstract 622 and the I.&G.N.R.R. Co. Survey, Section 8, Abstract 609, Galveston County, Texas;

**THENCE**, with said south line, said common Survey line and a lower north line of said 941.89 acres, North 86 degrees 38 minutes 45 seconds East, a distance of 1,325.72 feet to the southeast corner of said 253.896 acres and said Section 5, the southwest corner of aforesaid Section 4, and being a reentrant corner of said 941.89 acres;

**THENCE**, with the upper west line of said 941.89 acres, the east line of said 253.896 acres, and the common Survey line between said Section 4 and Section 5, North 02 degrees 16 minutes 28 seconds West, a distance of 1,717.80 feet to the northwest corner of a 150 foot wide Water Transport Canal Easement recorded in the name of Gulf Coast Water Authority under G.C.C.F. No. 2001056275, from which the northeast corner of said 253.896 acres and the southeast corner of a call 26.921 acre tract of land (styled "Tract 2") recorded in the name of Taylor Morrison of Texas, Inc. under G.C.C.F. No. 2019061400 bears North 02 degrees 16 minutes 28 seconds West, a distance of 2,879.96 feet;

- 1.) North 61 degrees 12 minutes 08 seconds East, a distance of 116.16 feet to the **POINT OF BEGINNING**:
- 2.) North 61 degrees 12 minutes 08 seconds East, a distance of 58.08 feet;

# Exhibit A Page 2 of 3 Page.

- 3.) South 28 degrees 47 minutes 52 seconds East, a distance of 150.00 feet;
- 4.) South 61 degrees 12 minutes 08 seconds West, a distance of 58.08 feet;
- 5.) North 28 degrees 47 minutes 52 seconds West, a distance of 150.00 feet to the **POINT OF BEGINNING** and containing 0.200 acre of land, more or less.

THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, 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.

**GBI Partners** 

TBPELS Firm #10130300

LOCATED IN THE I.&G.N.R.R. CO. SURVEY, SECTION 4, ABSTRACT 608, GALVESTON COUNTY, TEXAS

4724 VISTA ROAD • PASADENA, TX 77505

PHONE: 281-499-4539 • GBIsurvey@GBIsurvey.com TBPELS FIRM #10130300 • www.GBIsurvey.com

SCALE: 1"= 1,000" JOB NO. 207403 DATE: 12/07/2020 FIELD BOOK: 20053 CREW CHIEF: DWG.: 20-572EX

# Exhibit A Page 1 of 3 Pages

County:

Galveston

Project:

GCMUD 82 (DL4)

Job No.

207403

MBS No. 20-573

#### FIELD NOTES FOR 0.200 ACRE

Being a tract containing 0.200 acre of land located in the I.&G.N.R.R. Co. Survey, Section 4, Abstract 608, in Galveston County, Texas. Said 0.200 acre being a portion of a call 941.89 acre tract of land (styled "First Tract") recorded in the name of Wesley West Cattle Company under Galveston County Clerk's File (G.C.C.F.) No. 9222784. Said 0.200 acre of land 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):

**COMMENCING** at the southwest corner of said 941.89 acres, the northwest corner of a call 482.1542 acre tract of land (styled "Tract VI") recorded in the name of Martron LLC under G.C.C.F. No. 2013000636 and being on the east line of a call 561.0438 acre tract of land recorded in the name of George A. Bofysil, Jr. under G.C.C.F. No. 8612043;

THENCE, with the common line between said 941.89 acres and 561.0438 acres, North 04 degrees 20 minutes 23 seconds West, a distance of 2,608.02 feet to the northwest corner of said 941.89 acres, the northeast corner of said 561.0438 acres and being on the south line of a call 253.896 acre tract of land recorded in the name of George A. Bofysil, Jr. under G.C.C.F. No. 8537569 and the common Survey line between the I.&G.N.R.R. Co. Survey, Section 5. Abstract 622 and the I.&G.N.R.R. Co. Survey, Section 8, Abstract 609, Galveston County, Texas:

**THENCE**, with said south line, said common Survey line and a lower north line of said 941.89 acres, North 86 degrees 38 minutes 45 seconds East, a distance of 1,325.72 feet to the southeast corner of said 253.896 acres and said Section 5, the southwest corner of aforesaid Section 4, and being a reentrant corner of said 941.89 acres:

**THENCE**, with the upper west line of said 941.89 acres, the east line of said 253.896 acres, and the common Survey line between said Section 4 and Section 5, North 02 degrees 16 minutes 28 seconds West, a distance of 1,717.80 feet to the northwest corner of a 150 foot wide Water Transport Canal Easement recorded in the name of Gulf Coast Water Authority under G.C.C.F. No. 2001056275, from which the northeast corner of said 253.896 acres and the southeast corner of a call 26.921 acre tract of land (styled "Tract 2") recorded in the name of Taylor Morrison of Texas, Inc. under G.C.C.F. No. 2019061400 bears North 02 degrees 16 minutes 28 seconds West, a distance of 2.879.96 feet;

- 1.) North 61 degrees 12 minutes 08 seconds East, a distance of 174.24 feet to the **POINT OF BEGINNING**;
- 2.) North 61 degrees 12 minutes 08 seconds East, a distance of 58.08 feet;

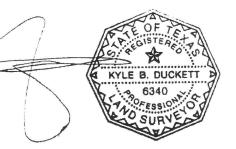
#### Exhibit A Page 2 of 3 Pages

- 3.) South 28 degrees 47 minutes 52 seconds East, a distance of 150.00 feet:
- 4.) South 61 degrees 12 minutes 08 seconds West, a distance of 58.08 feet:
- 5.) North 28 degrees 47 minutes 52 seconds West, a distance of 150.00 feet to the **POINT OF BEGINNING** and containing 0.200 acre of land, more or less.

THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, 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.

**GBI Partners** 

TBPELS Firm #10130300 Pb: 281 400 4530



2,608.02 46 -G.C.M.U.D. 82 BOUNDARY CALL 561.0438 ACRES GEORGE A. BOFYSIL, JR. G.C.F. NO. 8612043 N04"20"23"W P.O.C. CALL 482.1542 ACRES (8.8.) ("TRACT M") MARTRON LLC G.C.C.F. NO. 2013000636

CALL 26.921 ACRES ("TRACT 2")
TAYLOR MORRISON
OF TEXAS, INC.
G.C.C.F. NO.

2019061400

CALL 253.896 ACRES

GEORGE A. BOFYSIL, JR. G.C.C.F. NO. 8537569

1,000

Scale:

N86"38"45"E 1,325.72

NO2"24"44"W (740.89"

2,879.96

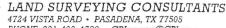
N0216'28"W

1,717.80

GALVESTON COUNTY MUNICIPAL UTILITY DISTRICT DIRECTORS LOT

LOCATED IN THE I.&G.N.R.R. CO. SURVEY, SECTION 4, ABSTRACT 608, GALVESTON COUNTY, TEXAS

NOTES: 1.) BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, BASED ON GPS OBSERVATIONS. DISTANCES ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY APPLYING THE COMBINED ADJUSTMENT FACTOR 0.99988942125. 2.) SEE PAGES 1-2 OF 3 PAGES FOR METES AND BOUNDS DESCRIPTION.



PHONE: 281-499-4539 · GBIsurvey@GBIsurvey.com TBPELS FIRM #10130300 . www.GBIsurvey.com

SCALE: 1"= 1,000'	JOB NO. 207403	DATE: 12/07/2020		
CREW CHIEF: S.T.	FIELD BOOK: 20053	DWG.: 20-573EX		

\Data\2020\207403\DWG\20-573EX.dwg

# Exhibit A Page 1 of 3 Page

County:

Galveston

Project:

GCMUD 82 (DL5)

Job No.

207403

MBS No.

20-574

#### FIELD NOTES FOR 0.200 ACRE

Being a tract containing 0.200 acre of land located in the I.&G.N.R.R. Co. Survey, Section 4, Abstract 608, in Galveston County, Texas. Said 0.200 acre being a portion of a call 941.89 acre tract of land (styled "First Tract") recorded in the name of Wesley West Cattle Company under Galveston County Clerk's File (G.C.C.F.) No. 9222784. Said 0.200 acre of land 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):

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**THENCE**, with the common line between said 941.89 acres and 561.0438 acres, North 04 degrees 20 minutes 23 seconds West, a distance of 2,608.02 feet to the northwest corner of said 941.89 acres, the northeast corner of said 561.0438 acres and being on the south line of a call 253.896 acre tract of land recorded in the name of George A. Bofysil, Jr. under G.C.C.F. No. 8537569 and the common Survey line between the I.&G.N.R.R. Co. Survey, Section 5, Abstract 622 and the I.&G.N.R.R. Co. Survey, Section 8, Abstract 609, Galveston County, Texas;

**THENCE**, with said south line, said common Survey line and a lower north line of said 941.89 acres, North 86 degrees 38 minutes 45 seconds East, a distance of 1,325.72 feet to the southeast corner of said 253.896 acres and said Section 5, the southwest corner of aforesaid Section 4, and being a reentrant corner of said 941.89 acres;

THENCE, with the upper west line of said 941.89 acres, the east line of said 253.896 acres, and the common Survey line between said Section 4 and Section 5, North 02 degrees 16 minutes 28 seconds West, a distance of 1,717.80 feet to the northwest corner of a 150 foot wide Water Transport Canal Easement recorded in the name of Gulf Coast Water Authority under G.C.C.F. No. 2001056275, from which the northeast corner of said 253.896 acres and the southeast corner of a call 26.921 acre tract of land (styled "Tract 2") recorded in the name of Taylor Morrison of Texas, Inc. under G.C.C.F. No. 2019061400 bears North 02 degrees 16 minutes 28 seconds West, a distance of 2,879.96 feet;

- 1.) North 61 degrees 12 minutes 08 seconds East, a distance of 232.32 feet to the **POINT OF BEGINNING**;
- 2.) North 61 degrees 12 minutes 08 seconds East, a distance of 58.08 feet;

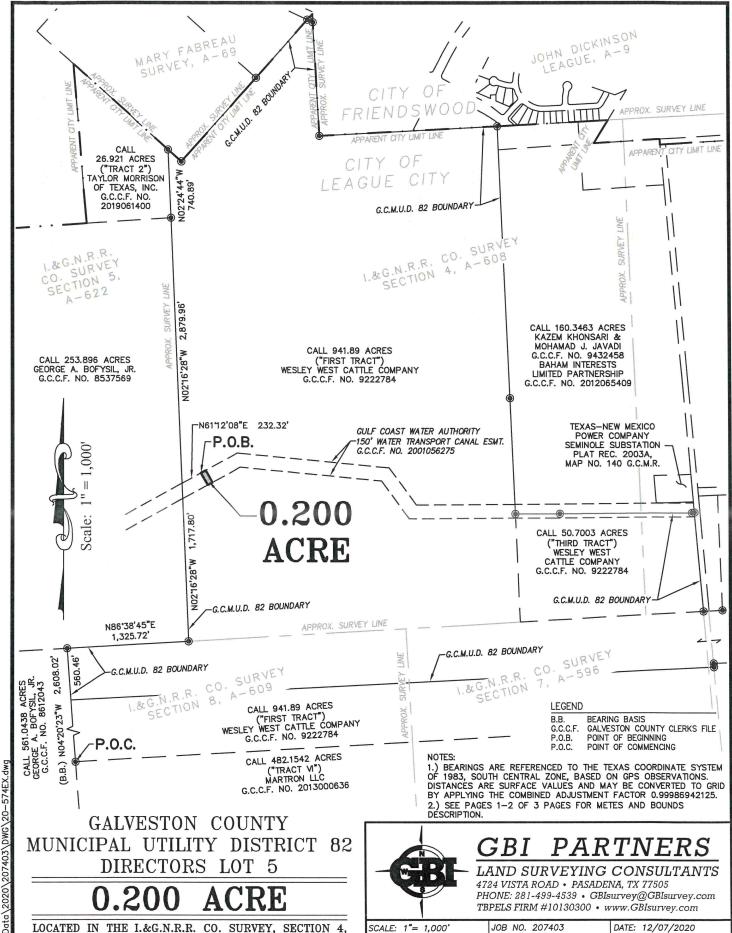
### Exhibit A Page 2 of 3 Page

- 3.) South 28 degrees 47 minutes 52 seconds East, a distance of 150.00 feet;
- 4.) South 61 degrees 12 minutes 08 seconds West, a distance of 58.08 feet;
- 5.) North 28 degrees 47 minutes 52 seconds West, a distance of 150.00 feet to the **POINT OF BEGINNING** and containing 0.200 acre of land, more or less.

THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, 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.

**GBI Partners** 

TBPELS Firm #10130300



CREW CHIEF:

FIELD BOOK: 20053

DWG.: 20-574EX

ABSTRACT 608, GALVESTON COUNTY, TEXAS