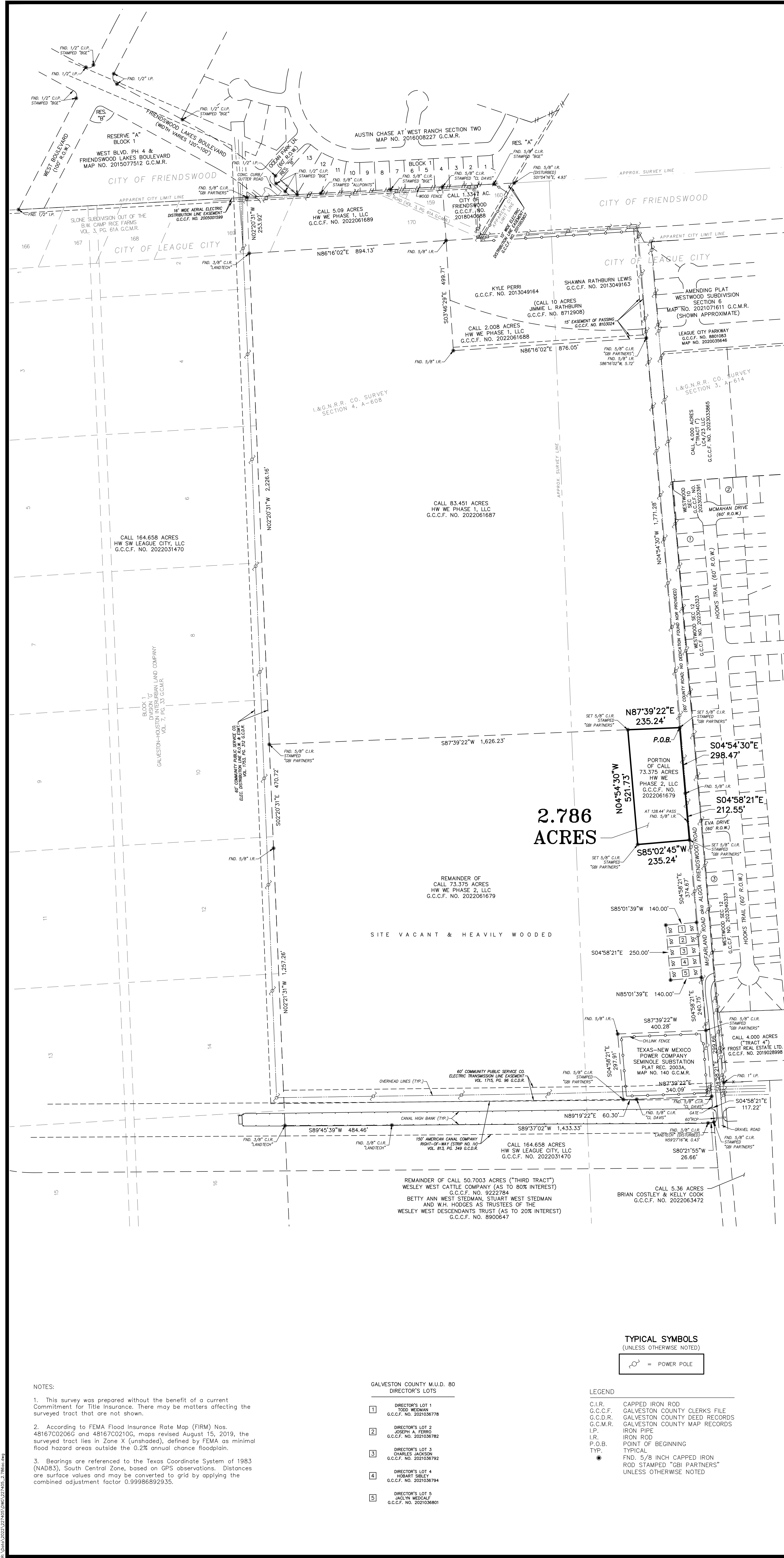




VICINITY MAP
SCALE: 1" = 1 MILE

GRAPHIC SCALE
(IN US SURVEY FEET)
1 inch = 200 ft.

FIELD NOTES FOR 2.786 ACRES

Being a tract containing 2.786 acres of land situated in the I.&G.N.R.R. Co. Survey Section 3, Abstract 614, in Galveston County, Texas. Said 2.786 acres being a portion of a call 73.375 acre tract of land recorded in the name of HW WE Phase 2, LLC under Galveston County Clerk's File (G.C.C.F.) No. 2022061679. Said 2.786 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 capped iron rod stamped "GBI Partners" found at the northeast corner of said 73.375 acres, the southeast corner of a call 83.451 acre tract of land recorded in the name of HW WE Phase 1, LLC under G.C.C.F. No. 2022061687, 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 Alcoa Friendswood Road);

THENCE, with the common line between said 73.375 acres and McFarland Road, the following two (2) courses:

- 1.) South 04 degrees 54 minutes 30 seconds East, a distance of 298.47 feet to a 5/8 inch iron rod found;
- 2.) South 04 degrees 58 minutes 21 seconds East, at a distance of 128.44 feet passing a 5/8 inch iron rod found for reference, and continuing for a total distance of 212.55 feet to a 5/8 inch capped iron rod stamped "GBI Partners" set, from which a 5/8 inch capped iron rod stamped "GBI Partners" found 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 bears South 04 degrees 58 minutes 21 seconds East, 240.75 feet;

THENCE, through and across said 73.375 acres, the following two (2) courses:

- 1.) South 85 degrees 02 minutes 45 seconds West, a distance of 235.24 feet to a 5/8 inch capped iron rod stamped "GBI Partners" set;
- 2.) North 04 degrees 54 minutes 30 seconds West, a distance of 521.73 feet to a 5/8 inch capped iron rod stamped "GBI Partners" set on the common line between said 73.375 acres and aforesaid 83.451 acres, from which the common west corner between said 73.375 and 83.451 acres bears South 87 degrees 39 minutes 22 seconds West, 1,626.23 feet;

THENCE, with said common line, North 87 degrees 39 minutes 22 seconds East, a distance of 235.24 feet to the POINT OF BEGINNING and containing 2.786 acres of land.

To: HW WE Phase 1, LLC, a Texas limited liability company, and HW WE Phase 2, LLC, a Texas limited liability company;

This is to certify that this plot 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 August 22, 2023.

GBI Partners

Kyle B. Duckett
Registered Professional Land Surveyor
Texas Registration No. 6340

KYLE B. DUCKETT
6340
REGISTERED PROFESSIONAL LAND SURVEYOR

TYPICAL SYMBOLS
(UNLESS OTHERWISE NOTED)

= POWER POLE

LEGEND

C.I.R.
G.C.C.F.
G.C.D.R.
G.C.M.R.
I.P.
I.R.
P.O.B.
TYP.

CAPPED IRON ROD
GALVESTON COUNTY CLERKS FILE
GALVESTON COUNTY DEED RECORDS
GALVESTON COUNTY MAP RECORDS
IRON PIPE
IRON ROD
POINT OF BEGINNING
TYPICAL
FND. 5/8" INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" UNLESS OTHERWISE NOTED

LAND TITLE SURVEY
2.786 ACRES
LOCATED IN THE
I.&G.N.R.R. CO. SURVEY SECTION 3, A-614
GALVESTON COUNTY, TEXAS

GBI PARTNERS
LAND SURVEYING CONSULTANTS

4724 VISTA ROAD TBP#1 FIRM #10130300
PASADENA, TX 77505 GBSurvey@GBISurvey.com
PHONE: 281-499-4539 www.GBISurvey.com

SCALE: 1"= 200'

JOB NO. 224705

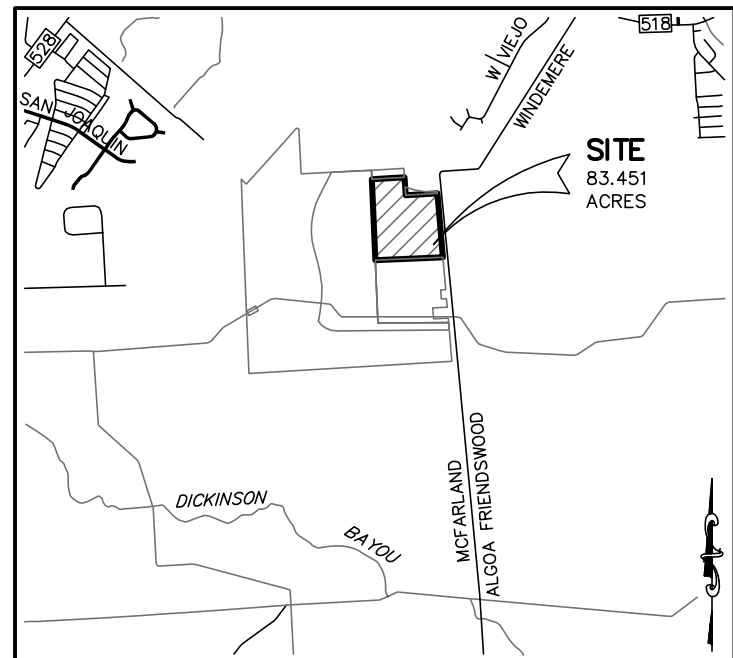
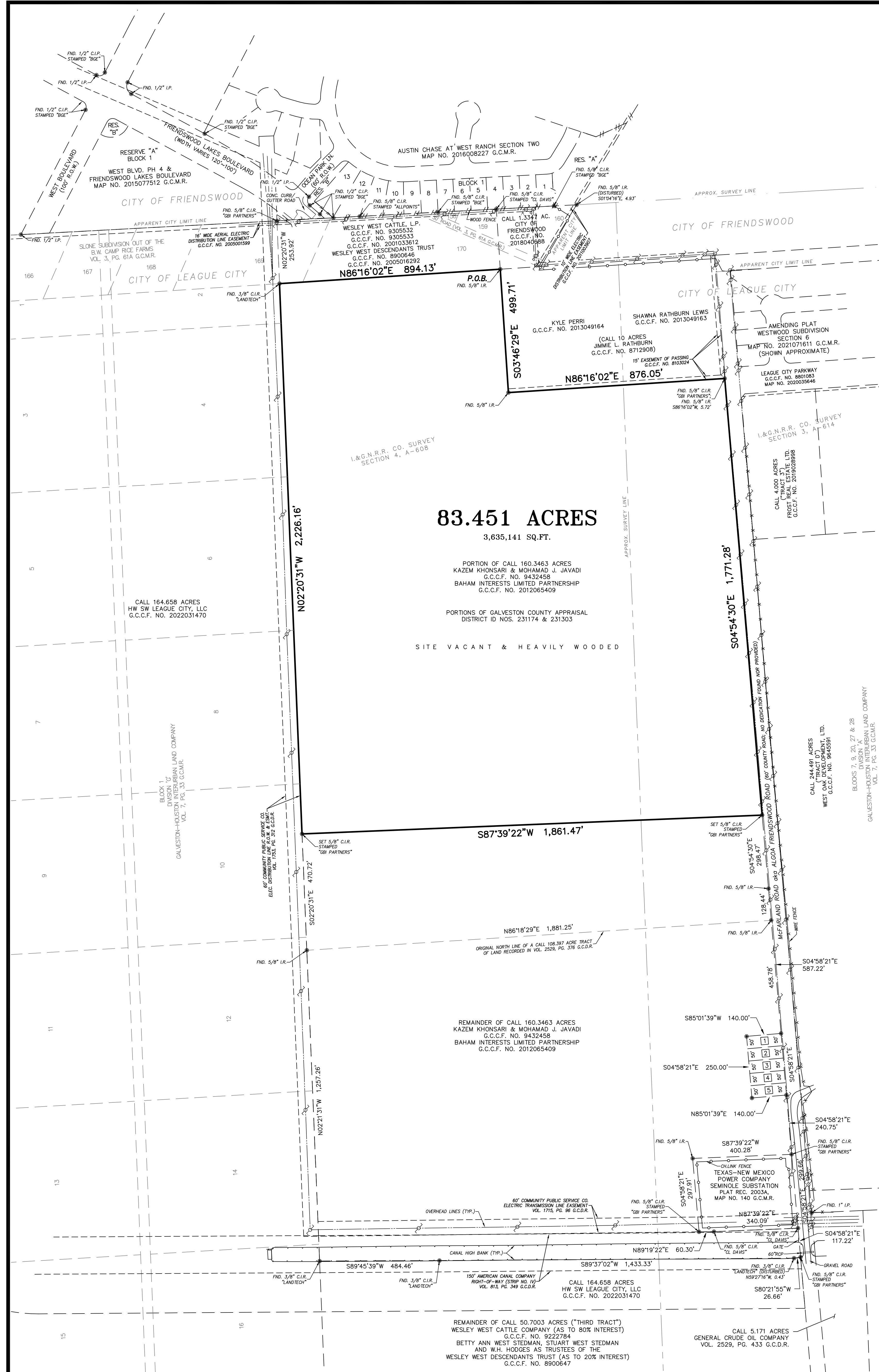
DATE: 10/24/2023

CREW CHIEF: J.A./S.T.

FIELD BOOK: 19056/22043

DWG.: 227405_2.79AC

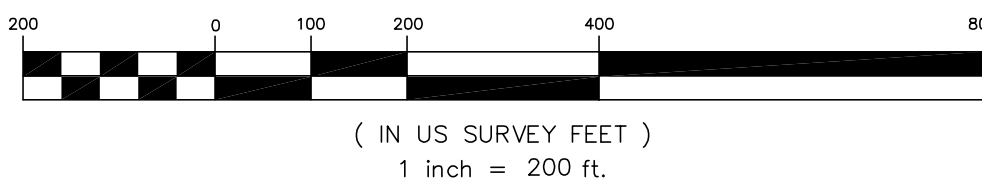
R:\Data\2023\227405\DWG\227405_2.79ac.dwg



VICINITY MAP
SCALE: 1" = 1 MILE



GRAPHIC SCALE



FIELD NOTES FOR 83.451 ACRES

Being a tract containing 83.451 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 83.451 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 83.451 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 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 Stone 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 5.72 feet;

THENCE, with the common line between said 160.3463 acres and McFarland Road, 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, from which a 5/8 inch iron rod found at an angle point bears South 04 degrees 54 minutes 30 seconds East, 298.47 feet;

THENCE, through and across said 160.3463 acres, South 87 degrees 39 minutes 22 seconds West, a distance of 1,861.47 feet to a 5/8 inch capped iron rod stamped "GBI Partners" set on the west line of said 160.3463 acres, the east line 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, and from which point a found 5/8 inch iron rod at an angle point bears South 02 degrees 20 minutes 31 seconds East, 470.72 feet;

THENCE, with the common line between said 160.3463 acres and said 164.658 acres, North 02 degrees 20 minutes 31 seconds West, a distance of 2,226.16 feet to a 3/8 inch capped iron rod stamped "Landtech" found at the northwest corner of said 160.3463 acres, being on the south line of Stone Subdivision out of the B.W. Camp Rice Farms as recorded in Volume 3, Page 61A of the Galveston County Map Records, and from which a 5/8 inch capped iron rod stamped "GBI Partners" found at the upper northeast corner of said 164.658 acres bears North 02 degrees 20 minutes 31 seconds West, 253.92 feet;

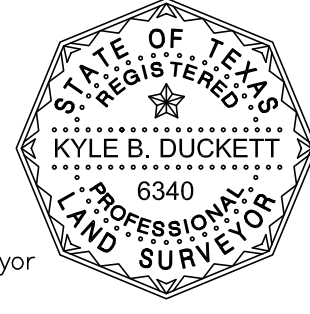
THENCE, with the common line between said 160.3463 acres and said Stone Subdivision, North 86 degrees 16 minutes 02 seconds East, a distance of 894.13 feet to the POINT OF BEGINNING and containing 83.451 acres of land.

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.

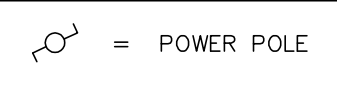
This is to certify that this plot and the survey on which it is based were prepared in accordance with the Texas Society of Professional Surveyors' Standards and Specifications for a Category 1A, Condition III survey. Field Work was completed on April 01, 2022.

GBI Partners

Kyle B. Duckett
Registered Professional Land Surveyor
Texas Registration No. 6340



TYPICAL SYMBOLS (UNLESS OTHERWISE NOTED)



LEGEND

C.I.R.
G.C.C.F.
G.C.D.R.
G.C.M.R.
I.P.
I.R.
P.O.B.
TYP.

CAPPED IRON ROD
GALVESTON COUNTY CLERKS FILE
GALVESTON COUNTY DEED RECORDS
GALVESTON COUNTY MAP RECORDS
IRON PIPE
IRON ROD
POINT OF BEGINNING
TYPICAL

GALVESTON COUNTY M.U.D. 80 DIRECTOR'S LOTS

- DIRECTOR'S LOT 1
TODD WEIDMAN
G.C.C.F. No. 2021036778
- DIRECTOR'S LOT 2
JOSEPH A. FERRO
G.C.C.F. No. 2021036782
- DIRECTOR'S LOT 3
CHARLES JACKSON
G.C.C.F. No. 2021036782
- DIRECTOR'S LOT 4
HOBART SIBLEY
G.C.C.F. No. 2021036794
- DIRECTOR'S LOT 5
JANET MEDCALF
G.C.C.F. No. 2021036801

NOTES:

- This survey was prepared with the benefit of a Commitment for Title Insurance, GF No. 1002-358665-A-RTT (as to Tract 1 only), issued by First American Title Insurance Company on August 25, 2022 (effective August 15, 2022).
- According to FEMA Flood Insurance Rate Map (FIRM) Nos. 48167C0206G and 48167C0210G, maps revised August 15, 2019, the surveyed tract lies in Zone X (unshaded), defined by FEMA as minimal flood hazard areas outside the 0.2% annual chance floodplain.
- 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 0.99986892935.

ZONING NOTE:

The surveyed tract is contained within the boundaries of the Stedman-West Planned Unit Development (PUD) as amended by City of League City under Ordinance No. 2022-22 dated July 12, 2022. Upon closing on the purchase of the surveyed tract by Borrower named herein, the surveyed tract will be subject to the minimum lot dimensions and areas, setbacks and height restrictions, among other requirements, defined under the zoning and development regulations for residential and commercial development.

SCHEDULE B EXCEPTIONS:

- Restrictive covenants recorded under G.C.C.F. No. 8103024. (Not shown; applies to Tract 2 of commitment)
- 10.g. G.C.M.U.D. No. 80 recorded under G.C.C.F. No. 2020061654. (Blanket)

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 survey.

LAND TITLE SURVEY

83.451 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

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

REVISIONS		
5	UPDATED TITLE COMM.; BORROWER ENTITY	8/30/22
4	UPDATED TITLE COMM.; LENDER COMMENTS	8/18/22
3	RECONFIGURE BOUNDARY	8/15/22
2	RECONFIGURE BOUNDARY INTO PHASES; UPDATED TITLE COMM.	7/26/22
1	REMOVE APPROX. FEATURE	6/27/22

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;

THENCE, through and across said 941.89 acres, the following four (4) courses:

- 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;

- 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.

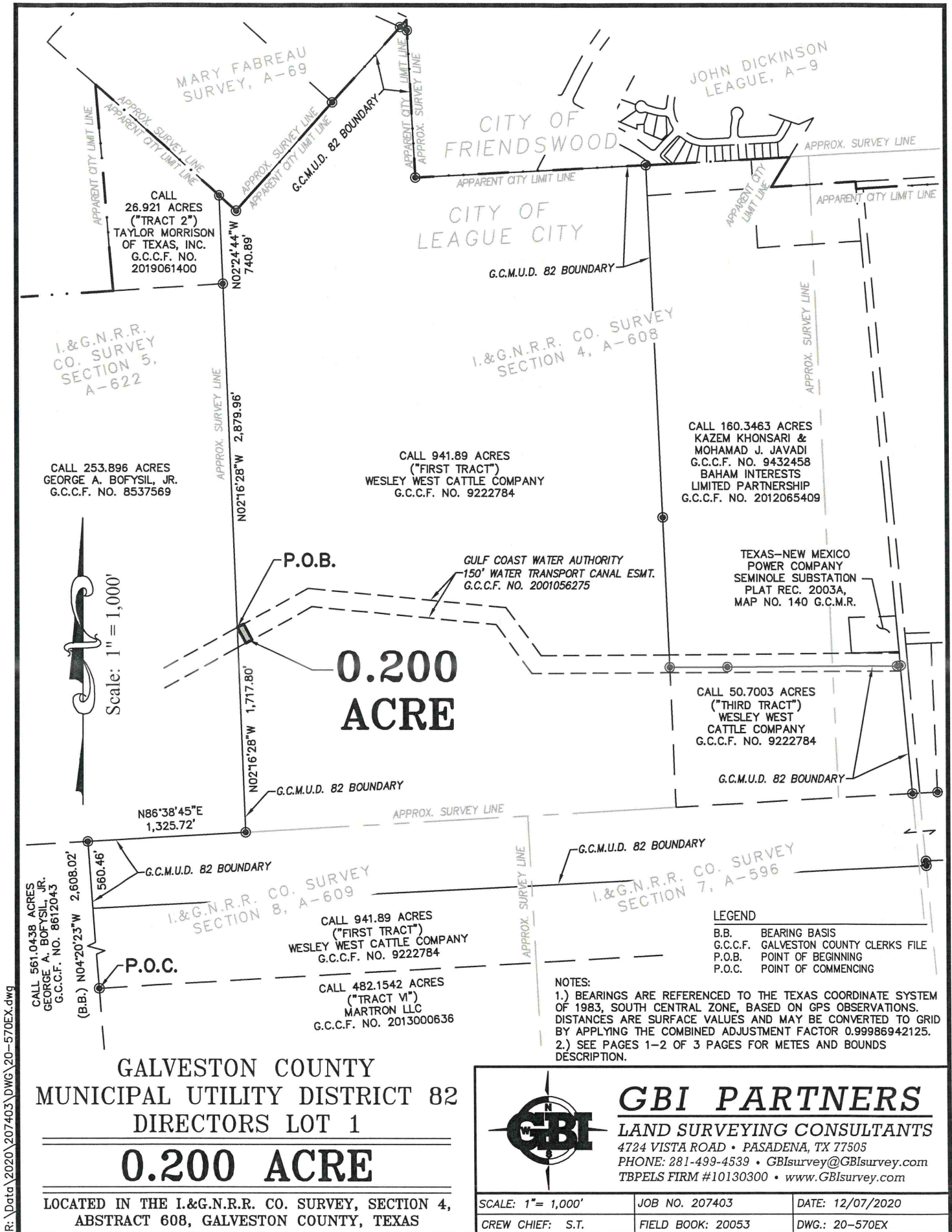
GBI Partners

TBPELS Firm #10130300

Ph: 281.499.4539

December 07, 2020





R:\Data\2020\207403\DWG\20-570EX.dwg

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;

THENCE, through and across said 941.89 acres, the following five (5) courses:

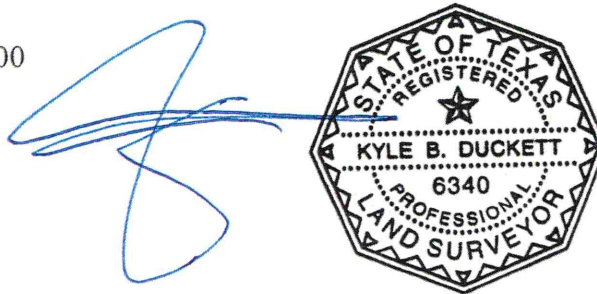
1.) North 61 degrees 12 minutes 08 seconds East, a distance of 58.08 feet to the **POINT OF BEGINNING**;

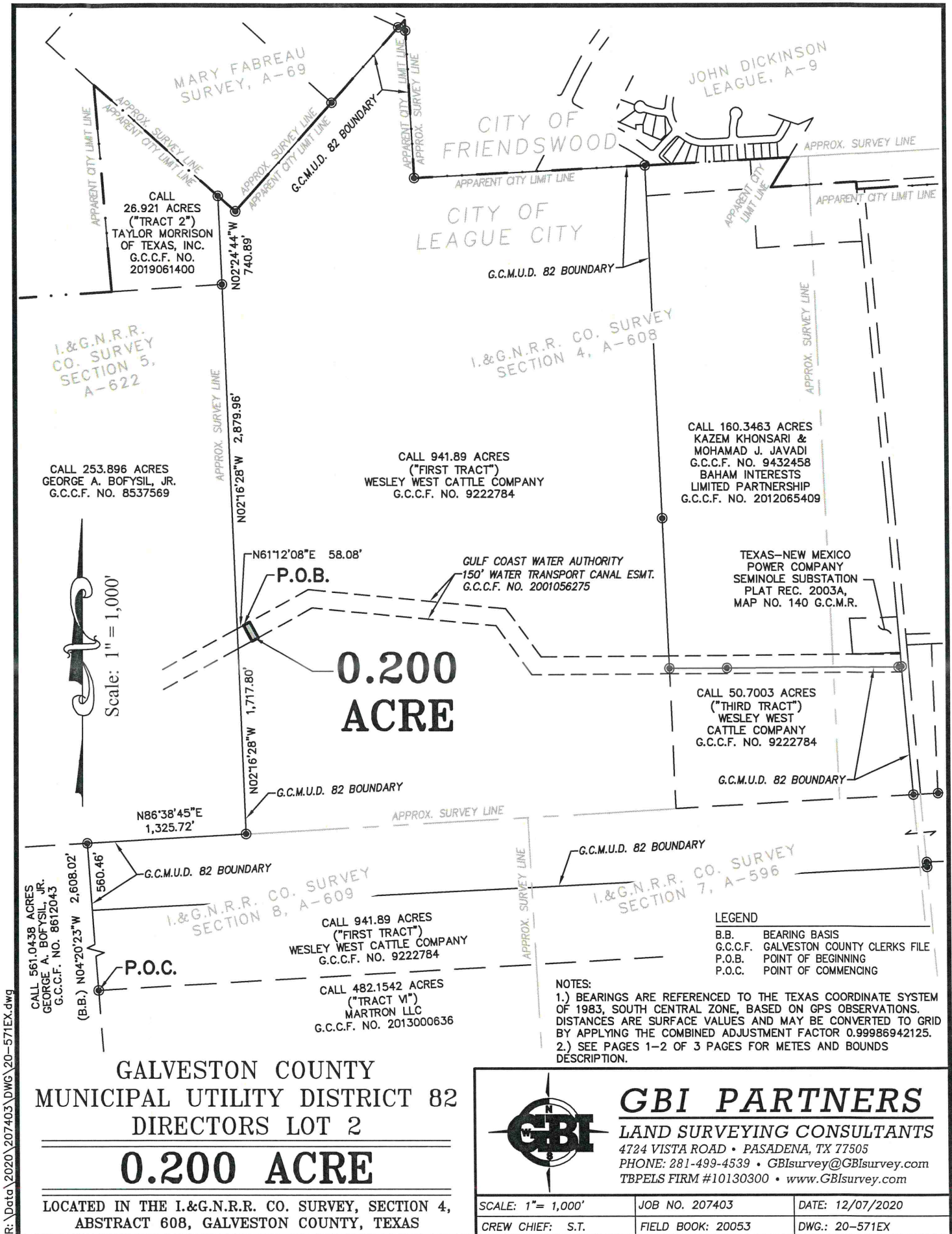
2.) North 61 degrees 12 minutes 08 seconds East, a distance of 58.08 feet;

- 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
Ph: 281.499.4539
December 07, 2020





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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;

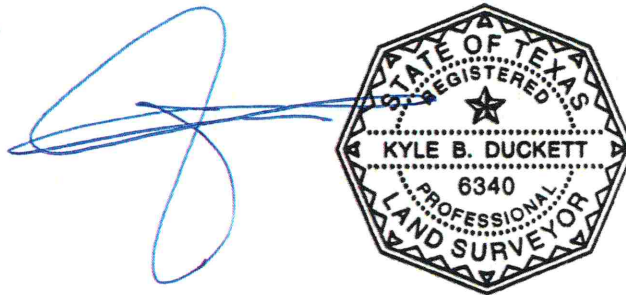
THENCE, through and across said 941.89 acres, the following five (5) courses:

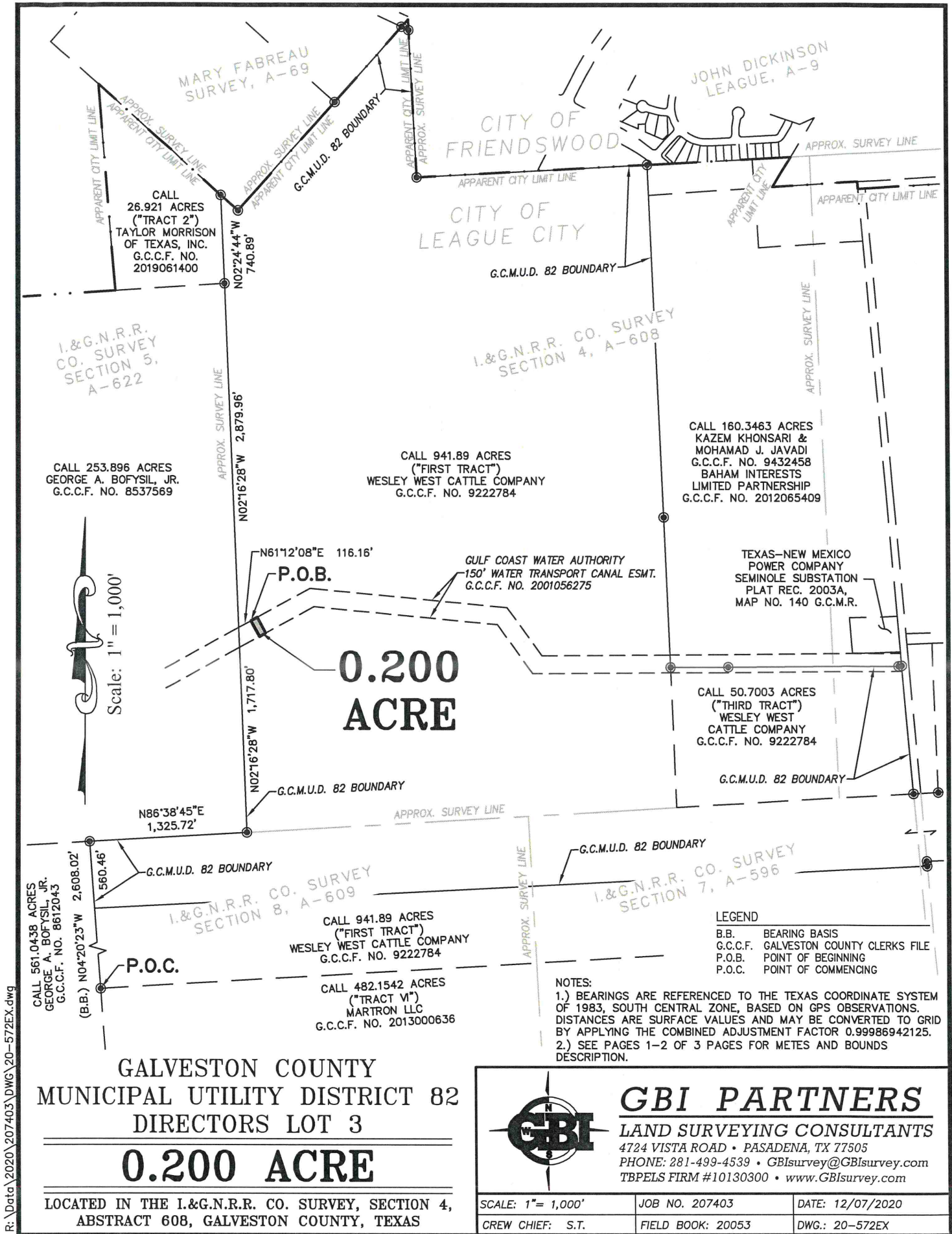
- 1.) North 61 degrees 12 minutes 08 seconds East, a distance of 116.16 feet to the **POINT OF BEGINNING**;
- 2.) North 61 degrees 12 minutes 08 seconds East, a distance of 58.08 feet;

- 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
Ph: 281.499.4539
December 07, 2020





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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;

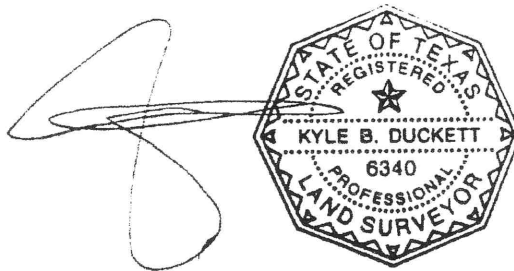
THENCE, through and across said 941.89 acres, the following five (5) courses:

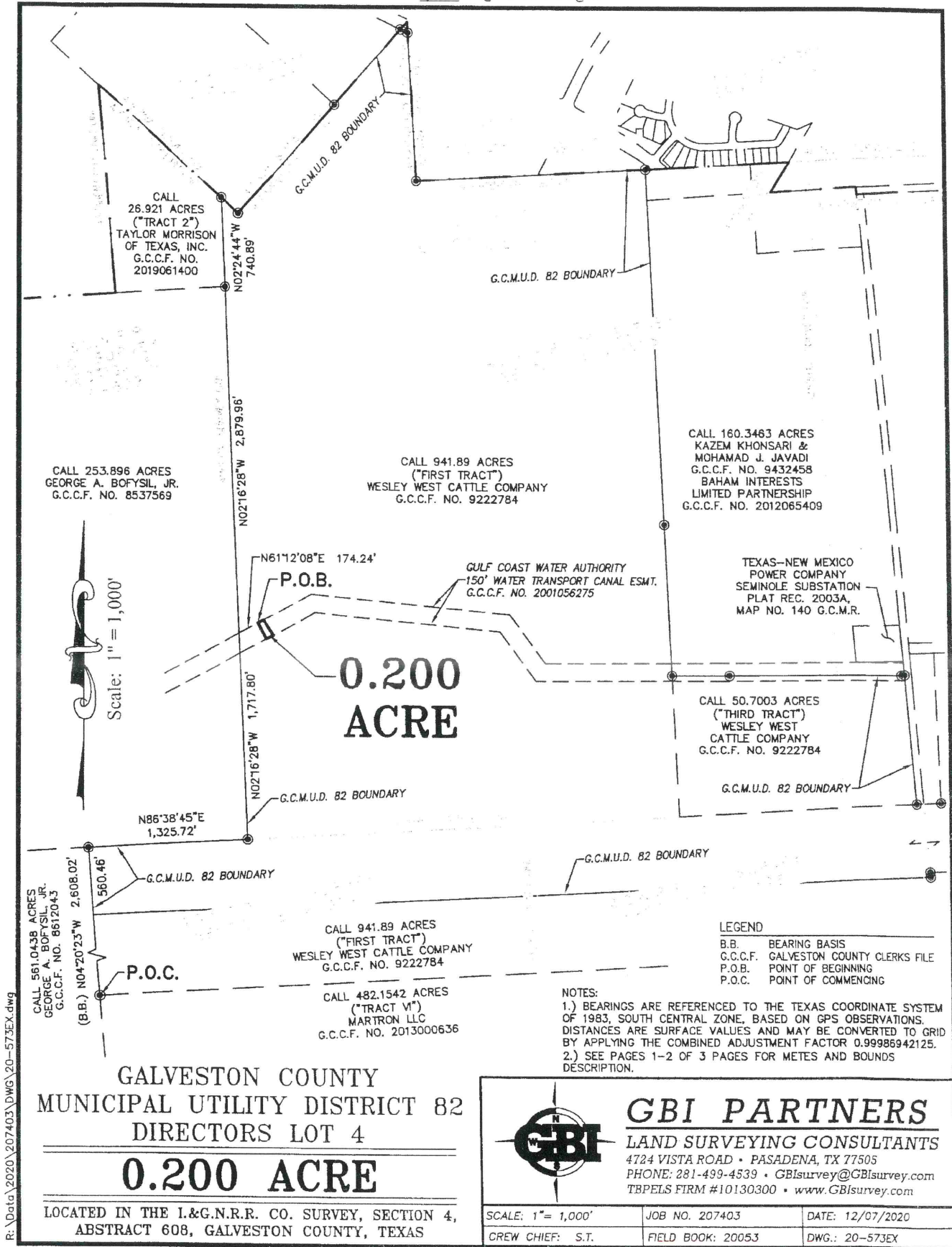
- 1.) North 61 degrees 12 minutes 08 seconds East, a distance of 174.24 feet to the **POINT OF BEGINNING**;
- 2.) North 61 degrees 12 minutes 08 seconds East, a distance of 58.08 feet;

- 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
Ph: 281.499.4539
December 07, 2020





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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):

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;

THENCE, through and across said 941.89 acres, the following five (5) courses:

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;

- 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.

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