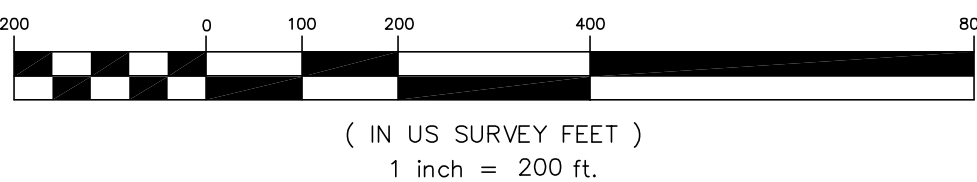


VICINITY MAP
SCALE: 1" = 1 MILE



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;

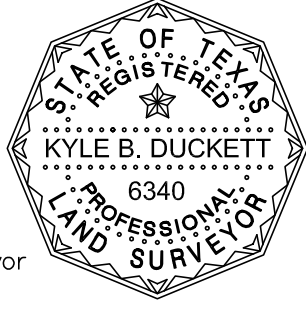
THENCE, with the common line between said 160.3463 acres and said Stone Subdivision, North 86 degrees 16 minutes 02 seconds East, a distance of 894.13 feet to the POINT OF BEGINNING and containing 83.451 acres of land.

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

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.

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. 2021036792
- DIRECTOR'S LOT 4
HOBART SIBLEY
G.C.C.F. No. 2021036794
- DIRECTOR'S LOT 5
JANET MEDCALF
G.C.C.F. No. 2021036801

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

LAND TITLE SURVEY

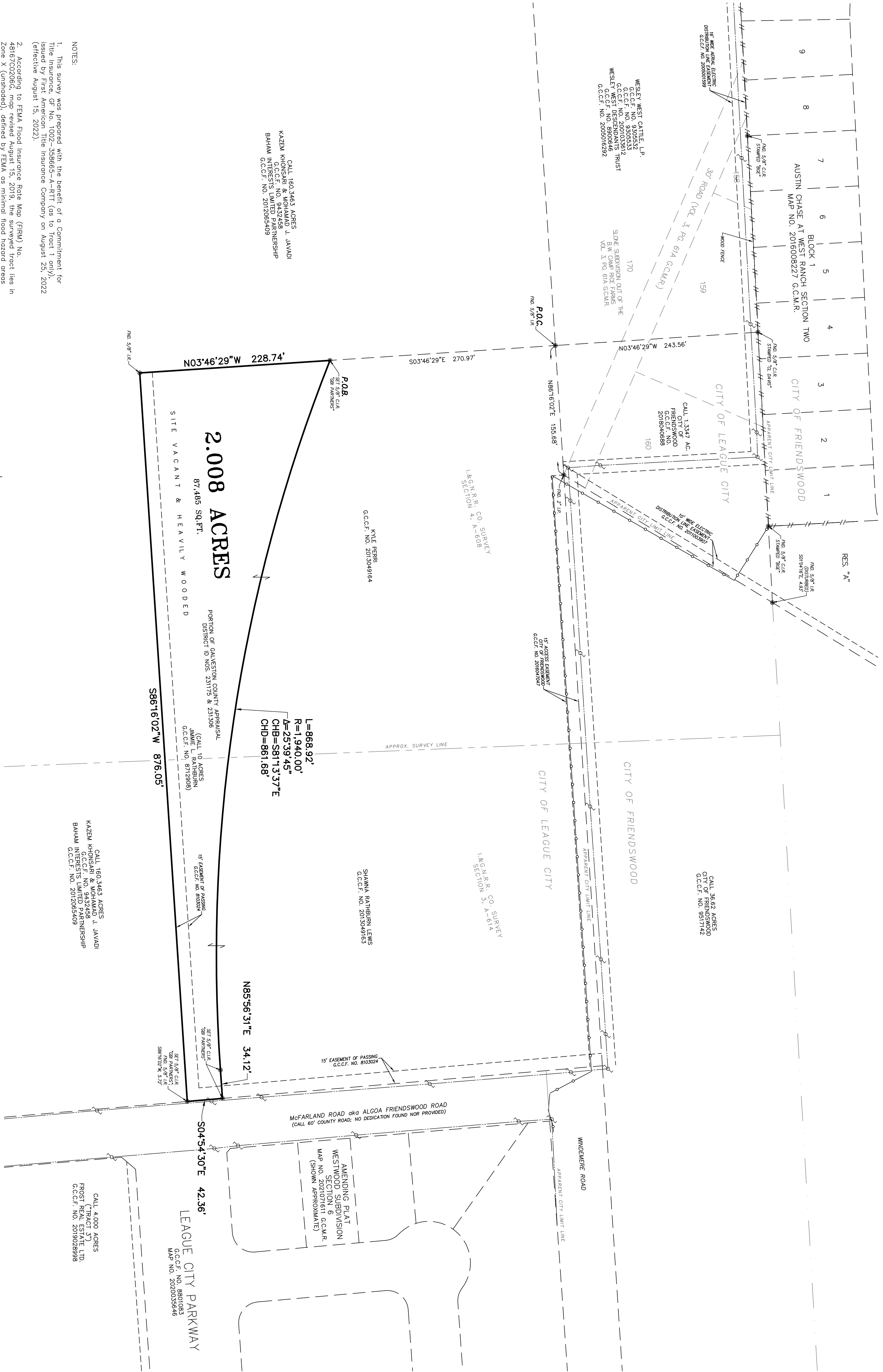
83.451 ACRES

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		
3	UPDATED TITLE COMMITMENT, BORROWER ENTITY	08/30/22
2	UPDATED TITLE COMMITMENT; LENDER COMMENTS	08/18/22
1	UPDATED TITLE COMMITMENT	04/13/22

FIELD NOTES FOR 2.008 ACRES

[illegible]

COMMONER, a 5/8 inch iron rod found at the upper northeast corner of a call 160,334 acre tract of land recorded in the name of Kazzam Khomron and Mohamed J. Javadi under G.C.F.C. No. 94-23256 dated 1994-09-09; the limited partnership of Kazzam Khomron and Mohamed J. Javadi under G.C.F.C. No. 2010-06549 dated 2010-07-10; and the southeast corner of a call 1,3347 acre tract of land recorded in the name of Firdausi under G.C.F.C. No. 2010-060588 being on the south line of Store Sandvickson out of the EW. Comp Rice Farms & Ranch, Inc., a 2 inch iron pipe of the southwest corner of said 1,3347 acres bearing North 86 degrees 16 minutes 02 seconds East, 15568 feet; THENCE, with the west line of said 10 acres and the upper east line of said 10 acres, South 86 degrees 16 minutes 02 seconds East, a distance of 270.97 feet to 5/8 inch copper threaded "CGI Partners" set at the POINT OF BEGINNING and being the beginning of a non-tangent curve to the left;

THEN, through and across said 10 acres, the following two (2) courses:

1.) 868.92 feet along the arc of said curve having a radius of 1,940.00 feet, a central angle of 25 degrees 39 minutes 45 seconds and a chord which bears South 81 degrees 13 minutes 37 seconds East, 861.68 feet to a 5/8 inch capped iron rod stamped "CBI Partners" set at a point of tangency;

THENCE, with the common line between said 10 acre and said R.O.M., South 04 degrees 54 minutes 50 seconds East, a distance of 42.36 feet to a 5/8 inch capped iron rod stamped "GBI Partners" set at the southeast corner of said 10 acres and lower northeast corner of the southwest quarter of Section 36, Township 37 North, Range 10 West, (hereinafter referred to as the "common line") bearing South 86 degrees 16 minutes 02 seconds West, 5/72 inches.

THENCE, with the south line of said 10 acres and the lower north line of said 160.3463 acres, South 86 degrees 16 minutes 02 seconds West, a distance of 876.05 feet to a 5/8 inch iron rod found at the southwest corner of said 10 acres;

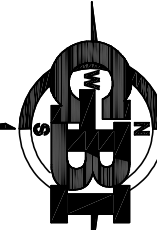
THENCE, with said the west line of said 10 acres and the upper east line of said 160.3463 acres, North 03 degrees 46 minutes 29 seconds West, a distance of 228.74 feet to the POINT OF BEGINNING and containing 2,008 acres of land.

LAND TITLE SURVEY

2.008 ACRES

LOCATED IN THE

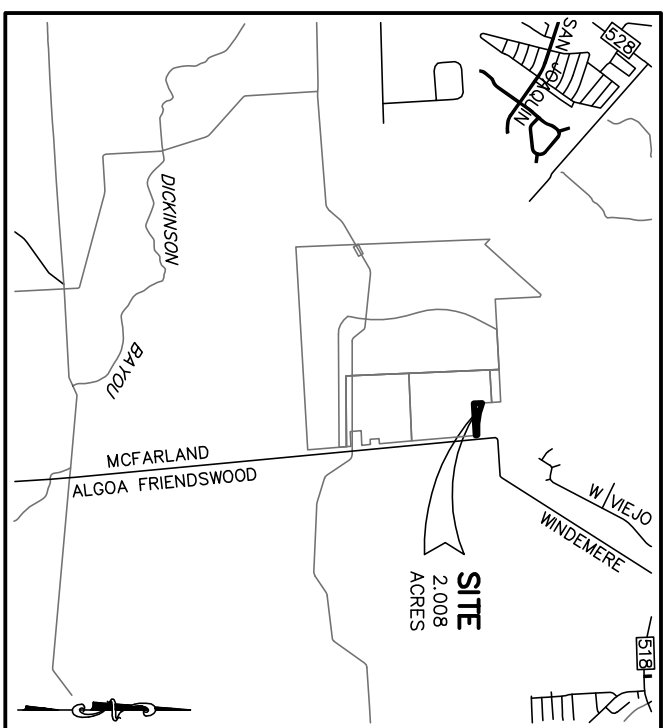
I.&G.N.R.R. CO. SURVEY SECTION 3, A-614
AND THE
I.&G.N.R.R. CO. SURVEY SECTION 4, A-608
GALVESTON COUNTY, TEXAS



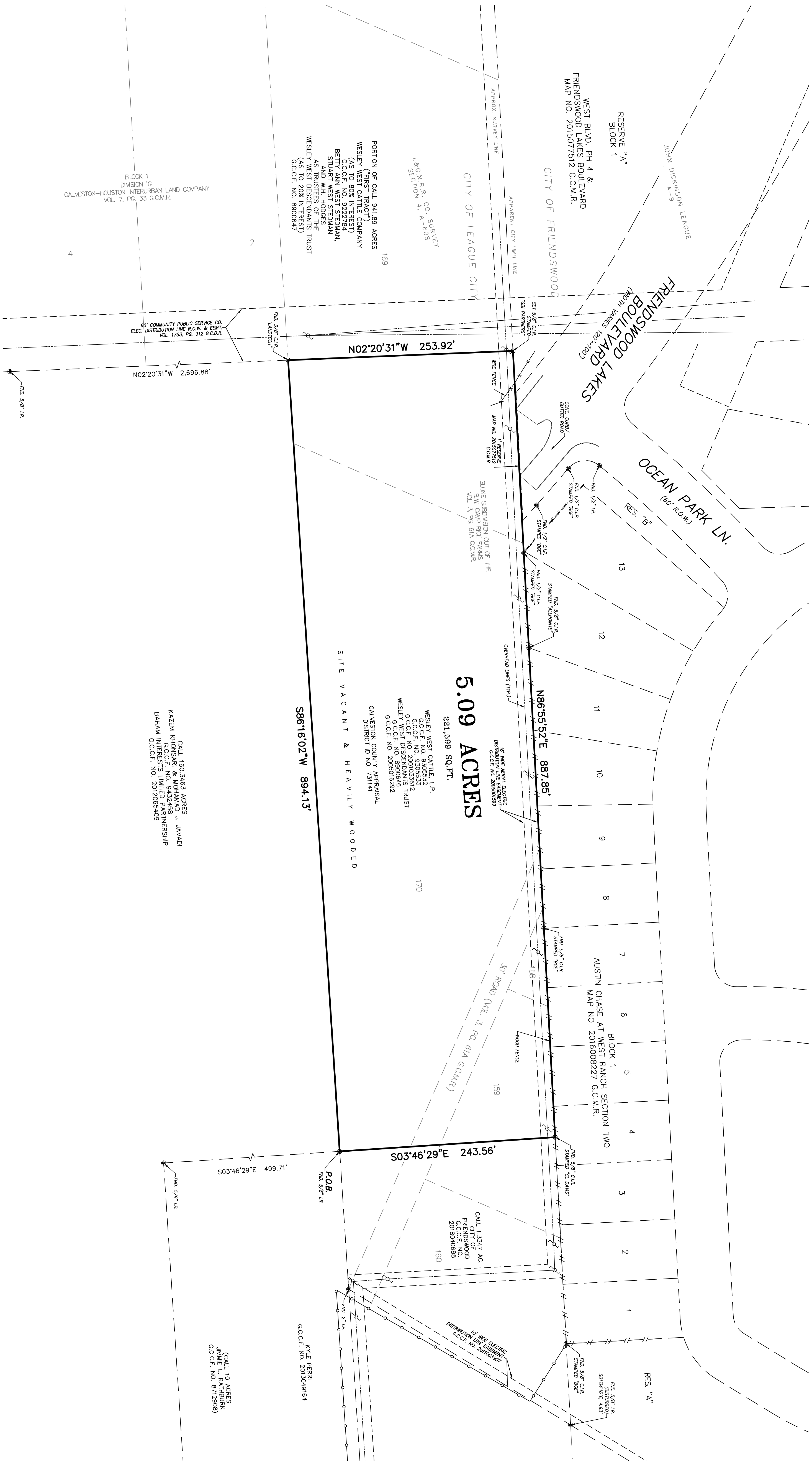
GPI PARTNERS

LAND SURVEYING CONSULTANTS

4124 YIESTA ROAD • PASADENA, TX 77505
PHONE: 281-496-4539 • Gbsurvey@Gbsurvey.com
TELEFAX: 281-496-4539 • www.Gbsurvey.com
TBBES FIRM #101303090 •

VICINITY MAP
SCALE: 1" = 1 MILE

1" = 1 MILE



FIELD NOTES FOR 5.09 ACRES

Being a tract containing 5,09 acres of land situated in the L&GNR Co., Survey Section 4, Ashtrock 608 in Galveston County, Texas. Said 5,09 acres being a portion of Lots 158, 159, 160, 170 and intervening roadway out of the Stone Subdivision of the Big Spring Ranch, Galveston County, Texas. (G.C.N.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: a 5/8, 183 inch rod found at the upper northeast corner of a coll 160,343 inch rod of land recorded in the name of Omer Khlosori and Mohamed J. Juvodi under Galveston County Clerk's File (G.C.C.F. No. 94332458 and Bonum Interests Limited Partnership under G.C.C.F. No. 2012065409), the northwest corner of a coll 10 acre tract of land recorded in the name of Jumelle L. Rothburn under G.C.C.F. No. 8712908, the southwest corner of a coll 1,3347 acre tract of land recorded in the name of City of Ft.Worth under G.C.C.F. No. 2018040688, and being on the south side of said Stone Subdivision;

THENCE, with the south line of said Slope Subdivision and the north line of said 160.3663 acres, South 86 degrees 16 minutes 02 seconds West, a distance of 994.13 feet to a 3/8 inch capped iron rod staked "Landmark" found at the northwest corner of said 160.3663 acres, a distance of 160.3663 feet to the northeast corner of said (styled "First Tract") recorded in the name of Wesley West Cattle Company (as to 80% interest) under G.C.C.F. No. 92228784 and Betty Ann West, Steadman, Sturt, West Steadman and W.H. Hodges as Trustees of the Wesley West Descendants Trust (as to 20% interest) under G.C.C.F. No. 8900647.

THE/NEL, with said east line, North 02 degrees 20 minutes 51 seconds West, a distance of 253.92 feet to a 5/8 inch capped iron rod stamped "C81 Partners" set at the northeast corner of said 94.1-acre parcel, being on the south line of West Blvd., Ph. 4 & Friendswood Lakes Boulevard, a subdivision recorded under Map No. 2016077512 of the G.C.M.R., and the common line between do said 1&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 of 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 "O. Davis" found at the northwest corner of aforesaid 3544 acre tract;

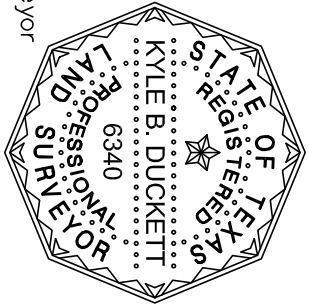
THENCE, with the west line of said 1.3347 acre tract, South 03 degrees 46 minutes 29 seconds East, a distance of 243.56 feet to the POINT OF BEGINNING and containing 5.09 acres of land.

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 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

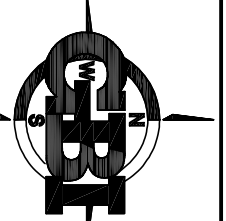


LAND TITLE SURVEY

5.09 ACRES

BEING A PORTION OF LOTS 158, 159, 169, 170
& INTERVENING ROADWAY OUT OF THE SLOANE
SUBDIVISION OUT OF THE B.W. CAMP RICE FARMS,
A SUBDIVISION RECORDED IN VOLUME 3, PAGE 614A
OF THE GALVESTON COUNTY MAP RECORDS,

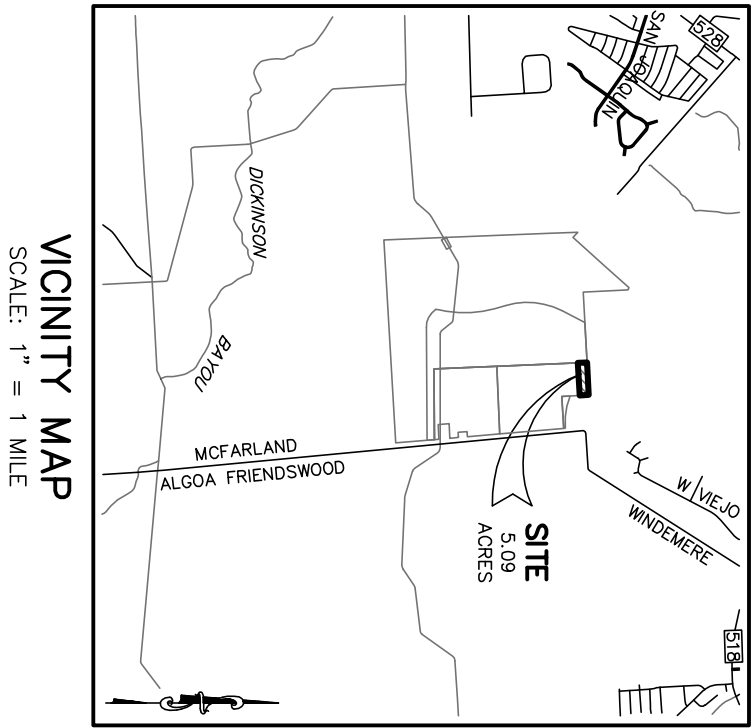
I.&G.N.R.R. CO. SURVEY SECTION 4, A-608
GALVESTON COUNTY, TEXAS



GBI PARTNERS
LAND SURVEYING CONSULTANTS
4124 VISTA ROAD • PASADENA, TX 77505
PHONE: 881-499-4539 • GBIsurvey@GBIsurvey.com
TBPEBS FIRM #10130300 • www.GBIsurvey.com

REVISIONS			
		SCALE: 1" = 60'	DATE: 4/11/2022
2	UPDATED TITLE COMPLIMENT, BORROWER ENTITY	JOB NO. 227407	
1	UPDATED TITLE COMPLIMENT, LENDER COMMENTS	FIELD BOOK: 19056/22043	
		DWG: 227407	
		CREW CHIEF: J.A./S.T.	
		08/18/22	

REVISIONS			
		SCALE: 1" = 60'	DATE: 4/11/2022
2	UPDATED TITLE COMPLIMENT, BORROWER ENTITY	JOB NO. 227407	
1	UPDATED TITLE COMPLIMENT, LENDER COMMENTS	FIELD BOOK: 19056/22043	
		DWG: 227407	
		CREW CHIEF: J.A./S.T.	
		08/18/22	

VICINITY MAP
SCALE: 1" = 1 MILE

= 1 MILE

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





SCALE: 1"= 1,000'	JOB NO. 207403	DATE: 12/07/2020
CREW CHIEF: S.T.	FIELD BOOK: 20053	DWG.: 20-570EX

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:

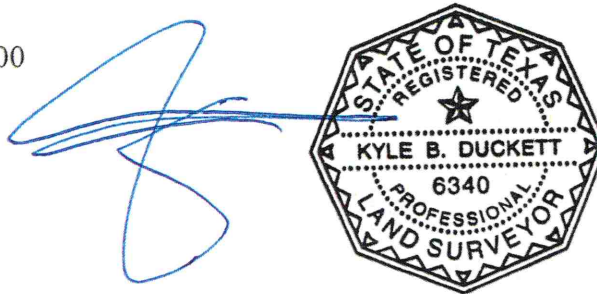
1.) North 61 degrees 12 minutes 08 seconds East, a distance of 58.08 feet to the **POINT OF BEGINNING**;

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





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;

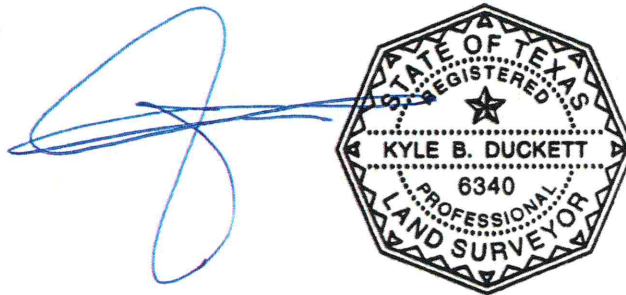
THENCE, through and across said 941.89 acres, the following five (5) courses:

- 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





DWG.: 20-572EX

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;

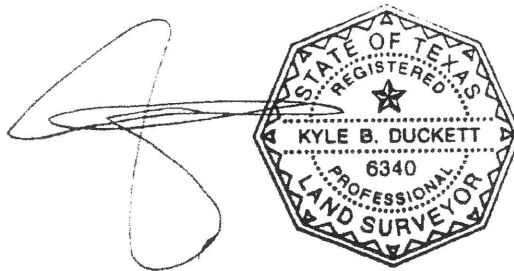
THENCE, through and across said 941.89 acres, the following five (5) courses:

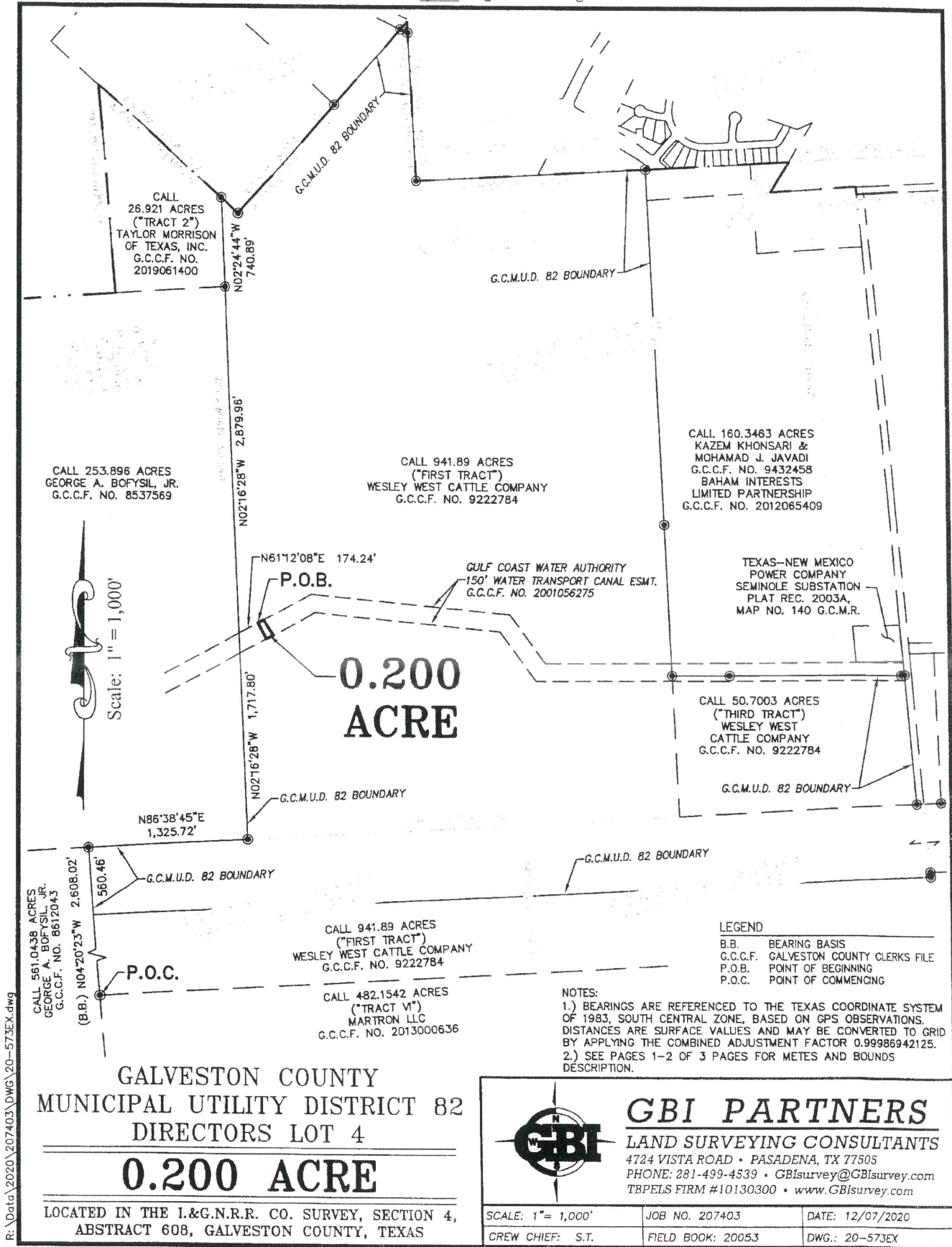
- 1.) North 61 degrees 12 minutes 08 seconds East, a distance of 174.24 feet to the **POINT OF BEGINNING**;
- 2.) North 61 degrees 12 minutes 08 seconds East, a distance of 58.08 feet;

- 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.

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December 07, 2020





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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