



METES AND BOUNDS DESCRIPTION OF 29,331 ACRES OF LAND IN TWO PARTS IN THE H.T. & B.R.R. CO. SURVEY, A-300, BRAZORIA COUNTY, TEXAS

Being 29,331 acres of land located in the H.T. & B.R.R. Company Survey, Section 81, Abstract Number 300, Brazoria County, Texas, being a portion of Lots 38, 39, 40, 49 and 50 of the Allison Richey Gulf Coast Home Company's Part of Suburban Gardens, a subdivision of record in Volume 2, Page 98 of the Brazoria County Plat Records, being a portion of BUSINESS CENTER PLANNED DEVELOPMENT TRACT C-3, the plat thereof recorded under Document Number 2013-023688 in the Official Public Records of Brazoria County, Texas, further being the residue of a 30,583 acre tract ("Part One") and the residue of a 9,990 acre tract ("Part Two") described in the deed from Compass Bank to Parkside 59/288, Ltd. recorded under Document No. 2011012491, in the Official Public Records of Brazoria County, Texas, said 29,331 acre tract, being more particularly described in two parts by metes and bounds as follows with bearings based on the Texas Coordinate System of 1983, South Central Zone:

PART 1:

COMMENCING at an cut "X" in concrete set for the northwest corner of the 6,326 acre tract described in deed from Parkside 59/288, Ltd. to Brazoria County Municipal Utility District No. 34 recorded under Document Number 2014-026462 in the Official Public Records of Brazoria County, Texas, being the southwest corner of a 3,39 acre tract described in deed from George Fishman and Mary Fishman to Brazoria County Land & Cattle Co. recorded under Document Number 2005-061002 in the Official Public Records of Brazoria County, Texas, being on the east line of Southgate Section Two, the plat thereof recorded in Volume 24, Pages 278-279 of the Brazoria County Plat Records, and being the common west corner of Lots 37 and 38 of said Allison Richey Gulf Coast Home Company's Part of Suburban Gardens subdivision;

THENCE North 86° 42' 39" East - 60.00 feet, with the line common to said 6,326 acre tract and said 3,39 acre tract to a 5/8-inch iron rod with cap stamped "IDS" set for the most northerly northwest corner and POINT OF BEGINNING of the herein described tract;

THENCE North 86° 42' 39" East - 766.98 feet, with the north line of said 30,583 acre tract and south line of said 3,39 acre tract and south line of a 3.33 acre tract described in deed from Ky-Tex Corporation to George Fishman and Mary Fishman recorded under Document Number 96-040486 and corrected under Document Number 97-010496 in the Official Public Records of Brazoria County, Texas, to a 5/8-inch iron rod with cap stamped "IDS" set on the west right-of-way line of Business Center Drive (County Road 566) (100 feet wide at this point) as described under Document Numbers 2012-007392, 2012-007390, 2012-007393 and 2012-007402 in the Official Public Records of Brazoria County, Texas;

THENCE with the west right-of-way line of said Business Center Drive the following courses and distances:

South 03° 16' 16" East - 1025.77 feet to a cut "X" in concrete set at the beginning of a curve to the right;

in a southwesterly direction and with said curve to the right, having a central angle of 12° 57' 07", a chord bearing and distance of South 03° 12' 18" West - 169.18 feet, a radius of 750.00 feet, and an arc distance of 169.54 feet to a 5/8-inch iron rod with cap stamped "IDS" set at the end of said curve and the beginning of a non-tangent curve to the right;

in a southwesterly direction and with said non-tangent curve to the right, having a central angle of 05° 25' 00", a chord bearing and distance of South 19° 01' 30" West - 70.52 feet, a radius of 746.20 feet, and an arc distance of 70.54 feet to a 5/8-inch iron rod with cap stamped "IDS" set at the end of said curve, said point being the northeast corner of the 1.463 acre tract of land described in deed from Parkside 59/288, Ltd. to Global New Millennium Partners, Ltd. recorded under Document Number 2013-023688 in the Official Public Records of Brazoria County, Texas;

THENCE South 86° 40' 14" West - 289.01 feet, departing said west right-of-way line and with the north line of said 1.463 acre tract, to a 5/8-inch iron rod with cap stamped "IDS" set for the northwest corner of said 1.463 acre tract and being on the east line of Lot 1, (Tract C-3) (1.79 acres) described in deed from Parkside 59/288, Ltd. to Uniq J Investments, LLC, recorded under Document Number 2014-015442 in the Official Public Records of Brazoria County, Texas;

THENCE North 03° 19' 46" West - 15.00 feet, with the line common to said 1.463 acre tract and said 1.79 acre tract, to a 5/8-inch iron rod with cap stamped "IDS" set for the northeast corner of said 1.79 acre tract;

THENCE South 86° 40' 14" West - 284.42 feet, with the north line of said 1.79 acre tract, to a 5/8-inch iron rod with cap stamped "IDS" set for the northeast corner of said 1.79 acre tract, being on the east line of said 6,326 acre tract;

THENCE North 03° 18' 22" West - 1313.31 feet, with the east line of said 6,326 acre tract, to a 5/8-inch iron rod with cap stamped "IDS" set for the northeast corner of said 6,326 acre tract;

THENCE South 86° 42' 39" West - 116.00 feet, with a northerly line of said 6,326 acre tract, to a 5/8-inch iron rod with cap stamped "IDS" set for an interior northerly corner of said 6,326 acre tract;

THENCE North 03° 18' 22" West - 5.00 feet to the POINT OF BEGINNING of the herein described tract and containing 19,648 acres (855,855 square feet) of land, m.e.r. of said 6,326 acre tract;

THENCE North 03° 18' 22" West - 5.00 feet to the POINT OF BEGINNING of the herein described tract and containing 19,648 acres (855,855 square feet) of land.

PART 2:

BEGINNING at a 5/8-inch iron rod found for the northeast corner of said 9,990 acre tract and the southeast corner of a 2,515 acre tract described in deed from DXB Richmond, Inc. to Gold Star Development recorded under Document Number 2008-031966 in the Official Public Records of Brazoria County, Texas, being on the west right-of-way line of State Highway 288 (width varies) as described in Volume 1041, Page 460, Volume 1041, Page 888 and Volume 1052, Page 159, and on the line common to said Lots 48 and 49;

THENCE South 03° 14' 03" East - 877.69 feet, with the line common to said 9,990 acre tract and said west right-of-way line, to a 5/8-inch iron rod with cap stamped "LUA ENG" found for an angle point;

THENCE South 30° 49' 10" West - 82.81 feet, continuing with said common line, to a 5/8-inch iron rod with cap stamped "IDS" set for an angle point;

THENCE South 64° 55' 07" West - 381.06 feet, continuing with said common line, to a 5/8-inch iron rod with cap stamped "IDS" set for an angle point;

THENCE South 86° 45' 24" West - 30.02 feet, continuing with said common line, to the southwest corner of the herein described tract, same being the intersection of said west right-of-way line and the east right-of-way line of County Road 566 (width varies) as recorded in Volume 2, Page 98 of the Brazoria County Plat Records, Volume 133, Page 126, Volume 581, Page 230, Volume 881, Page 232, Volume 1035, Page 636 and Volume 1035, Page 642 of the Brazoria County Deed Records;

THENCE North 03° 17' 17" West - 371.60 feet, departing said common line and with the west line of said 9,990 acre tract and the east right-of-way line of said Business Center Drive (County Road 566) (width varies) to a 5/8-inch iron rod with cap stamped "IDS" set at the beginning of a non-tangent curve to the left;

THENCE in a northeasterly direction and with said curve to the left, having a central angle of 12° 36' 35", a chord bearing and distance of North 03° 02' 17" East - 186.69 feet, a radius of 850.00 feet, and an arc distance of 187.07 feet to the end of said curve;

THENCE North 03° 16' 00" West - 531.11 feet, with the east right-of-way line of said Business Center Drive (100 feet wide at this point) to a 5/8-inch iron rod with cap stamped "IDS" set for the northeast corner of the herein described tract, being on the north line of said 9,990 acre tract, the south line of said 2,515 acre tract, and the said line common to Lots 48 and 49;

THENCE North 86° 47' 22" East - 410.34 feet, with the line common to said 2,515 acre tract and 9,990 acre tract and said common lot line, to the POINT OF BEGINNING of the herein described tract and containing 9,683 acres (421,801 square feet) of land.

COUNTY ROAD 59
(R.O.W. VARIES)
VOL. 24, PG. 33-36 B.C.O.P.R.
DOC. NO. 2012007390 B.C.O.P.R.

BUSINESS CENTER PLANNED DEVELOPMENT TRACTS C-3 AND C-4
DOC. NO. 2013033688, P.R.B.C.

LOT 1 (TRACT C-3)
PARKSIDE 59/288, LTD.
TO
UNIQ J INVESTMENTS, LLC
DOC. NO. 2014-015442, B.C.O.P.R.

LOT 2 (TRACT C-4)
1.463 ACRES
PARKSIDE 59/288, LTD.
TO
GLOBAL NEW MILLENNIUM PARTNERS, LTD.
DOC. NO. 2013-023688, B.C.O.P.R.

30' SHARED DRIVEWAY AGREEMENT
DOC. NO. 2013-023899, B.C.O.P.R.

3.33 ACRES
KY-TEX CORPORATION
TO
GEORGE FISHMAN AND MARY FISHMAN
DOC. NO. 96-040486, B.C.O.P.R.
CORRECTED IN
DOC. NO. 97-010496

6.326 ACRES
PARKSIDE 59/288, LTD.
TO
BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 34
DOC. NO. 2014-026462, B.C.O.P.R.

RESIDUE OF 30.583 ACRES (PART ONE)
COMPASS BANK
TO
PARKSIDE 59/288, LTD.
DOC. NO. 2011012491, B.C.O.P.R.

RESIDUE OF 9.990 ACRES (PART TWO)
COMPASS BANK
TO
PARKSIDE 59/288, LTD.
DOC. NO. 2011012491, B.C.O.P.R.

RESIDUE OF 2,515 ACRES
DXB RICHMOND, INC.
TO
GOLD STAR DEV.
DOC. NO. 2008031966, B.C.O.P.R.

10' WATER UTILITY EASEMENT
DOC. NO. 2012-007391, B.C.O.P.R.

10' WATER UTILITY EASEMENT
DOC. NO. 2012-007391, B.C.O.P.R.

20' WIDE SANITARY SEWER EASEMENT
DOC. NO. 2012-026693, B.C.O.P.R.

20' WIDE SANITARY SEWER EASEMENT
DOC. NO. 2012-007383, B.C.O.P.R.

20' WIDE SANITARY SEWER EASEMENT
DOC. NO. 2012-026693, B.C.O.P.R.

ACCESS TO HIGHWAY FACILITY
VOL. 1052, PG. 460
B.C.O.P.R.

60' D.E.
DOC. NO. 2012-007392
B.C.O.P.R.

POSSIBLE 25' LANDSCAPING BUFFER AS SHOWN ON SURVEY DATED JUNE 19, 2012, BY GARY D. NUTTER R.P.L.S. 5659

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	750.00	169.54	169.18	S 03° 12' 18" W	12° 57' 07"
C2	696.20	66.35	66.32	S 18° 57' 47" W	5° 32' 23"
C3	746.20	70.54	70.52	S 19° 01' 30" W	5° 25' 00"

LINE	BEARING	DISTANCE
L1	S 21° 45' 17" W	13.71
L2	N 03° 19' 46" W	15.00
L3	S 86° 42' 39" W	116.00
L4	N 03° 18' 22" W	5.00
L5	N 86° 42' 39" E	60.00

ABBREVIATION TABLE

FND. FOUND
VOL. VOLUME
PG. PAGE
D.E. DRAINAGE EASEMENT
E.S.M.T. EASEMENT
H.L. & P. HOUSTON LIGHT AND POWER
B.C.P.R. BRAZORIA COUNTY PLAT RECORDS
B.C.D.R. BRAZORIA COUNTY DEED RECORDS
B.C.O.P.R. BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS

SYMBOL LEGEND

- FOUND MONUMENT
- SET 5/8" IRON ROD WITH CAP STAMPED "IDS" UNLESS OTHERWISE NOTED
- △ CONTROLLING MONUMENT
- ⊕ GAS VALVE
- ⊖ WATER VALVE
- POWER POLE
- OVER HEAD POWER LINE
- ⊠ TRANSMISSION TOWER
- ⊞ ELECTRICAL JUNCTION BOX
- GUY WIRE
- ⊠ UNDERGROUND H.L.&P. MARKER
- ⊠ UNDERGROUND TELEPHONE MARKER
- ⊠ STORM SEWER MANHOLE
- ⊠ WATER MANHOLE
- ⊠ TELEPHONE JUNCTION BOX
- ⊠ TELEPHONE MANHOLE
- ⊠ PIPELINE MARKER
- ⊠ VENT PIPE
- METAL POST
- WOOD POST
- CHAIN LINK FENCE
- BARBED WIRE FENCE

TO: PARKSIDE CAPITAL and Stewart Guaranty Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-4, 6, 8, 9, 11(a), 13 & 14 of Table A thereof. The field work was completed on December 5, 2013.

Date of Plat or Map:
January 30, 2014

Douglas W. Turner
Texas Registered Professional Land Surveyor No. 3988

DATE 7-23-2014
REVISION REVISE PER NEW OWNERSHIPS

IDS Engineering Group
13333 NW Freeway, Suite 300, Houston, TX 77040
Phone: 713-462-3178

ALTA/ACSM LAND TITLE SURVEY

**29,331 ACRES IN TWO PARTS
H.T. & B.R.R. CO. SURVEY
SECTION 81, A-300
BRAZORIA COUNTY, TEXAS**

DRAWN: MLS
APPROVED FOR ISSUE: [Signature]

ORIGINAL
ISSUE DATE: JANUARY 30, 2014
JOB NO.: 2024-001-00-522

ORIGINAL
SCALE: 1" = 100'