

STATE OF TEXAS §

COUNTY OF BRAZORIA §

METES AND BOUNDS DESCRIPTION of a 10.000-acre tract in the J.S. Talmage Survey, Section 68, Abstract No. 561, Brazoria County, Texas. Said 10.000-acre tract is described as being the west half (1/2) of the north half (1/2) of the northwest quarter (1/4) of the southeast quarter (1/4) of said Section 68. Said 10.000-acre tract is in a 60.001-acre tract of land described in a deed to Michael J. Gentry as recorded in Clerk's File No. 2020011282 in the Brazoria County Clerk's Office and is more particularly described by metes and bounds as follows:

COMMENCING at a PK nail found for the northeast corner of said 60.001-acre tract, said point is in the east line of said J.S. Talmage Survey and is in County Road 383 (a.k.a. Karsten Road), from which the southeast corner of said J.S. Talmage Survey bears South 02°54'38" East, 2,640.06 feet, said point is further described as being the southeast corner of a 19.8833-acre tract of land described in a deed to FBC 120, Ltd. as recorded in Clerk's File No. 07-010604 in the Brazoria County Clerk's Office, said point is also in County Road 573 (a.k.a. Alloy Road);

THENCE, South 86°44'07" West, along the north line of said 60.001-acre tract for a distance of 1,980.04 feet to a 60d nail set for the POINT OF BEGINNING and northwest corner of the herein described tract, said point is the northeast corner of the aforementioned west half (1/2). Said point has a Texas State Plane grid coordinate of N 13,737,588.80', E 3,101,642.61';

THENCE, South 02°54'38" East, along the east line of said west half (1/2) at a distance of 30.00 feet pass a 5/8-inch iron rod set for reference and continue for a total distance of 660.01 feet to a 5/8-inch iron rod set for the southeast corner of the herein described tract, said point is in the north line of a 127.270-acre tract of land described in a deed to McAlister Opportunity Fund III, L.P. as recorded in Clerk's File No. 2018009437 in the Brazoria County Clerk's Office;

THENCE, South 86°44'07" West, along the south line of said west half (1/2), same being the north line of said 127.270-acre tract for a distance of 660.01 feet to a 1/2-iron pipe found for the southwest corner of the herein described tract, said point is the southwest corner of said west half (1/2) and northwest corner of said 127.270-acre tract. Said point is in the east line of a tract of land described in a deed to AA Sharp Investments, Ltd. as recorded in Clerk's File No. 2007068904 in the Brazoria County Clerk's Office;

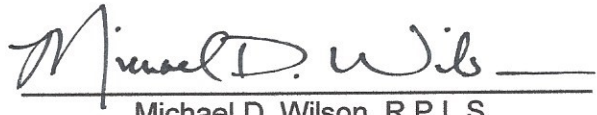
THENCE, North 02°54'38" West, along the west line of said west half (1/2), same being the east line of said AA Sharp Investments, Ltd. tract at a distance of 630.01 pass a 5/8-inch iron rod found for reference and continue for a total distance of 660.01 feet to a 60d nail set in the aforementioned County Road 573, said point is the northwest corner of said west half (1/2) and northeast corner of said AA Sharp Investments, Ltd. tract;

THENCE, North 86°44'07" East, along the north line of said west half (1/2) and in said County Road 573 for a distance of 660.01 feet to the POINT OF BEGINNING, containing a computed area of 10.000 acres (435,610 square feet).

NOTES:

1. The bearings and grid coordinate shown hereon are based on the Texas Coordinate System of 1983, South Central Zone. Distances are surface. Scale Factor: 0.99987.
2. A separate survey plat has been prepared in connection with this metes and bounds description.
3. The 5/8-inch iron rods set for property corners have a survey cap stamped "Wilson Survey Group".

The Wilson Survey Group, Inc.
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Job No. 22-105
TBPELS Firm No. 10014900


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