METES AND BOUNDS DESCRIPTION
OF A 987.49 ACRE TRACT OF LAND
STEPHEN F. AUSTIN FIVE LEAGUES GRANT, ABSTRACT 19
AND THE JARAD E. GROCE FIVE LEAGUE GRANT, ABSTRACT 66
BRAZORIA COUNTY, TEXAS

BEING 987.49 acre (43,015,156) tract of land situated in Brazoria County, Texas, approximately 849.30 acres of land located in the Stephen F. Austin Five Leagues Grant, A - 19 and approximately 138.19 acres of land located in the Jarad E. Groce Five Leagues Grant, A - 66. Said 987.49 acre tract also being out of that certain 7424.4 acre tract of land conveyed from T. Martin et ux to the Prison Commission of Texas in Deed dated February 1, 1918 and recorded in Volume 145, Page 242 of Deed Records of Brazoria County, Texas. Said 987.49 acre tract of land bearings are based on North American Datum 1983, Texas State Plane Coordinate Systen, South Central Zone, and being more particularly described as follows:

BEGINNING at a set 'X' in concrete for a fence corner post at the southeast corner of said 987.49 acre tract. Said iron rod bears South 86 degrees 36 minutes 03 seconds West a distance of 512.01 feet from a found Texas Department of Transportation Type II Monument at the Southeast corner of said 7424.4 acre tract and the Northeast corner of a 123.19 acre tract, as recorded in Volume 754, Page 478, Deed Records, Brazoria County, Texas;

THENCE along the South line of said 7424.4 acre tract and the North line of said 123.19 acre tract South 86 degrees 36 minutes 03 seconds West at 541.42 feet pass a set 3/4 inch iron rod with a 'DANNENBAUM ENGINEERING' cap for a reference point, for a total distance of 601.42 feet to a point on the Gradient boundary line of Oyster Creek;

THENCE along the Gradient boundary line of Oyster Creek, A navigable stream, to angle points as follows:

G1 North 61 degrees 44 minutes 59 seconds West a distance of 43.57 feet;

G2 North 73 degrees 43 minutes 21 seconds West a distance of 93.47 feet;

G3 North 80 degrees 38 minutes 20 seconds West a distance of 113.73 feet;

G4 North 88 degrees 58 minutes 48 seconds West a distance of 188.81 feet;

G5 South 86 degrees 52 minutes 34 seconds West a distance of 253.92 feet to a point, said point bears South 55 degrees 46 minutes 44 seconds West a distance of 143.92 feet from a set 3/4 inch iron rod with a 'DANNENBAUM ENGINEERING' cap for a reference point;

G6 South 81 degrees 21 minutes 17 seconds West a distance of 185.58 feet;

G7 South 82 degrees 30 minutes 47 seconds West a distance of 206.17 feet;

G8 South 79 degrees 45 minutes 34 seconds West a distance of 203.43 feet;

G9 South 80 degrees 38 minutes 36 seconds West a distance of 199.26 feet;

G10 South 84 degrees 25 minutes 38 seconds West a distance of 139.34 feet;

G11 South 85 degrees 02 minutes 56 seconds West a distance of 208.51 feet to a point, said point bears South 46 degrees 33 minutes 39 seconds West a distance of 126.44 feet from a set 3/4 inch iron rod with a 'DANNENBAUM ENGINEERING' cap for a reference point;

G12 North 87 degrees 33 minutes 24 seconds West a distance of 173.57 feet;

G13 North 73 degrees 02 minutes 00 seconds West a distance of 218.98 feet;

G14 North 76 degrees 30 minutes 47 seconds West a distance of 166.76 feet;

G15 North 68 degrees 42 minutes 40 seconds West a distance of 192.85 feet;

G16 North 69 degrees 19 minutes 46 seconds West a distastance of 201.58 feet to a point, said point bears South 11 degrees 40 minutes 10 seconds West a distance of 67.54 feet from a set 3/4 inch iron rod with a 'DANNENBAUM ENGINEERING' cap for a reference point;

G17 North 61 degrees 33 minutes 02 seconds West a distance of 205.39 feet;

G18 North 55 degrees 56 minutes 49 seconds West a distance of 201.86 feet;

G19 North 44 degrees 56 minutes 57 seconds West a distance of 139.17 feet;

G20 North 33 degrees 00 minutes 13 seconds West a distance of 237.07 feet;

G21 North 35 degrees 28 minutes 37 seconds West a distance of 189.82 feet;

G22 North 39 degrees 14 minutes 15 seconds West a distance of 125.02 feet to a point, said point bears South 15 degrees 15 minutes 57 seconds West a distance of 73.97 feet from a set 3/4 inch iron rod with a 'DANNENBAUM ENGINEERING' cap for a reference point;

G23 North 38 degrees 57 minutes 35 seconds West a distance of 114.05 feet;

G24 North 39 degrees 33 minutes 46 seconds West a distance of 153.94 feet;

G25 North 31 degrees 01 minutes 11 seconds West a distance of 145.00 feet;

G26 North 33 degrees 23 minutes 32 seconds West a distance of 152.23 feet;

G27 North 24 degrees 36 minutes 13 seconds West a distance of 107.72 feet;

G28 North 22 degrees 14 minutes 23 seconds West a distance of 151.58 feet;

G29 North 32 degrees 15 minutes 04 seconds West a distance of 82.88 feet;

G30 North 29 degrees 08 minutes 45 seconds West a distance of 149.93 feet;

G31 North 02 degrees 51 minutes 07 seconds West a distance of 85.67 feet;

G32 North 15 degrees 53 minutes 55 seconds East a distance of 100.97 feet to a point, said point bears North 51 degrees 04 minutes 42 seconds West a distance of 50.49 feet from a set 3/4 inch iron rod with a 'DANNENBAUM ENGINEERING' cap for a reference point;

G33 North 22 degrees 12 minutes 47 seconds East a distance of 85.33 feet;

G34 North 25 degrees 38 minutes 23 seconds East a distance of 82.57 feet;

G35 North 35 degrees 56 minutes 23 seconds East a distance of 218.82 feet;

G36 North 42 degrees 43 minutes 59 seconds East a distance of 140.25 feet;

G37 North 52 degrees 29 minutes 42 seconds East a distance of 142.30 feet;

G38 North 48 degrees 55 minutes 34 seconds East a distance of 123.58 feet;

G39 North 50 degrees 50 minutes 45 seconds East a distance of 124.47 feet;

G40 North 53 degrees 11 minutes 26 seconds East a distance of 130.24 feet;

G41 North 55 degrees 59 minutes 10 seconds East a distance of 150.45 feet;

G42 North 50 degrees 15 minutes 08 seconds East a distance of 150.72 feet to a point, said point bears North 11 degrees 01 minutes 52 seconds West a distance of 73.81 feet from a set 3/4 inch iron rod with a 'DANNENBAUM ENGINEERING' cap for a reference point;

G43 North 43 degrees 01 minutes 06 seconds East a distance of 117.16 feet;

G44 North 39 degrees 25 minutes 48 seconds East a distance of 83.71 feet;

G45 North 26 degrees 21 minutes 30 seconds East a distance of 149.28 feet;

G46 North 17 degrees 27 minutes 30 seconds East a distance of 146.50 feet;

G47 North 08 degrees 29 minutes 53 seconds East a distance of 84.49 feet;

G48 North 05 degrees 20 minutes 21 seconds East a distance of 102.92 feet;

G49 North 03 degrees 53 minutes 03 seconds West a distance of 110.81 feet to a point, said point bears South 51 degrees 12 minutes 00 seconds West a distance of 48.67 feet from a set 3/4 inch iron rod with a 'DANNENBAUM ENGINEERING' cap for a reference point;

G50 North 12 degrees 56 minutes 32 seconds West a distance of 212.55 feet;

G51 North 26 degrees 41 minutes 07 seconds West a distance of 122.68 feetrees

G52 North 39 degrees 12 minutes 00 seconds West a distance of 103.34 feet;

G53 North 46 degrees 12 minutes 10 seconds West a distance of 120.83 feet;

G54 North 52 degrees 46 minutes 42 seconds West a distance of 151.57 feet;

G55 North 61 degrees 52 minutes 37 seconds West a distance of 165.10 feet;

G56 North 68 degrees 24 minutes 44 seconds West a distance of 211.54 feet;

G57 North 62 degrees 07 minutes 45 seconds West a distance of 219.75 feet;

G58 North 65 degrees 59 minutes 15 seconds West a distance of 166.52 feet;

G59 North 67 degrees 22 minutes 00 seconds West a distance of 131.86 feet to a point, said point bears South 62 degrees 16 minutes 01 seconds West a distance of 81.91 feet from a set 3/4 inch iron rod with a 'DANNENBAUM ENGINEERING' cap for a reference point;

G60 North 71 degrees 25 minutes 45 seconds West a distance of 251.84 feet;

G61 North 77 degrees 58 minutes 34 seconds West a distance of 218.99 feet;

G62 North 78 degrees 43 minutes 39 seconds West a distance of 186.27 feet;

G63 North 80 degrees 33 minutes 10 seconds West a distance of 141.24 feet;

G64 North 82 degrees 43 minutes 25 seconds West a distance of 176.38 feet;

G65 North 75 degrees 12 minutes 06 seconds West a distance of 133.35 feet to a point, said point bears South 42 degrees 08 minutes 21 seconds West a distance of 38.40 feet from a set 3/4 inch iron rod with a 'DANNENBAUM ENGINEERING' cap for a reference point;

G66 North 86 degrees 48 minutes 52 seconds West a distance of 217.78 feet;

G67 North 88 degrees 09 degrees 20 seconds West a distance of 270.26 feet;

G68 North 89 degrees 33 minutes 24 seconds West a distance of 163.83 feet;

G69 South 86 degrees 41 degrees 21 seconds West a distance of 223.77 feet;

G70 South 83 degrees 21 minutes 21 seconds West a distance of 172.61 feet;

G71 South 83 degrees 51 degrees 00 seconds West a distance of 155.40 feet to a point, said point bears South 45 degrees 17 minutes 08 seconds East a distance of 46.90 feet from a set 3/4 inch iron rod with a 'DANNENBAUM ENGINEERING' cap for a reference point;

G72 South 78 degrees 10 minutes 10 seconds West a distance of 147.74 feet;

G73 South 83 degrees 42 degrees 11 seconds West a distance of 132.81 feet;

METES AND BOUNDS CONTINUED

G74 South 87 degrees 10 minutes 15 seconds West a distance of 178.50 feet;

G75 North 87 degrees 25 minutes 17 seconds West a distance of 135.09 feet;

G76 South 88 degrees 19 minutes 55 seconds West a distance of 156.06 feet;

G77 North 65 degrees 41 degrees 00 seconds West a distance of 82.70 feet to a point, said point bears South 33 degrees 43 minutes 58 seconds East a distance of 54.39 feet from a set 3/4 inch iron rod with a 'DANNENBAUM ENGINEERING' cap for a reference point;

G78 South 87 degrees 02 minutes 37 seconds West a distance of 101.27 feet;

G79 North 73 degrees 17 degrees 12 seconds West a distance of 111.92 feet;

G80 North 69 degrees 12 minutes 00 seconds West a distance of 113.14 feet;

G81 North 57 degrees 30 minutes 43 seconds West a distance of 104.75 feet;

G82 North 41 degrees 00 minutes 44 seconds West a distance of 111.30 feet to a point, said point bears South 28 degrees 29 minutes 11 seconds West a distance of 117.91 feet from a set 3/4 inch iron rod with a 'DANNENBAUM ENGINEERING' cap for a reference point;

G83 North 24 degrees 51 minutes 54 seconds West a distance of 134.57 feet;

G84 North 09 degrees 14 minutes 29 seconds West a distance of 105.84 feet;

G85 North 02 degrees 05 minutes 17 seconds West a distance of 90.38 feet;

G86 North 14 degrees 57 minutes 28 seconds East a distance of 148.49 feet;

G87 North 24 degrees 09 minutes 24 seconds East a distance of 158.40 feet;

G88 North 40 degrees 22 minutes 44 seconds East a distance of 165.76 feet;

G89 North 47 degrees 02 minutes 46 seconds East a distance of 198.70 feet to a point, said point bears North 08 degrees 19 minutes 28 seconds East a distance of 56.91 feet from a set 3/4 inch iron rod with a 'DANNENBAUM ENGINEERING' cap for a reference point;

G90 North 48 degrees 28 minutes 07 seconds East a distance of 177.12 feet;

G91 North 48 degrees 48 minutes 11 seconds East a distance of 262.38 feet;

G92 North 46 degrees 38 minutes 11 seconds East a distance of 207.99 feet;

G93 North 49 degrees 54 minutes 00 seconds East a distance of 166.30 feet;

G94 North 56 degrees 07 minutes 52 seconds East a distance of 166.77 feet;

G95 North 47 degrees 54 minutes 39 seconds East a distance of 134.62 feet;

G96 North 52 degrees 12 minutes 00 seconds East a distance of 172.93 feet to a point, said point bears North 22 degrees 35 minutes 08 seconds East a distance of 64.86 feet from a set 3/4 inch iron rod with a 'DANNENBAUM ENGINEERING' cap for a reference point;

G97 North 50 degrees 05 minutes 25 seconds East a distance of 191.12 feet;

G98 North 48 degrees 11 minutes 49 seconds East a distance of 196.64 feet;

G99 North 47 degrees 50 minutes 35 seconds East a distance of 197.27 feet;

G100 North 47 degrees 25 minutes 10 seconds East a distance of 189.70 feet;

G101 North 48 degrees 32 minutes 40 seconds East a distance of 186.20 feet to a point, said point bears North 24 degrees 54 minutes 37 seconds East a distance of 82.99 feet from a set 3/4 inch iron rod with a 'DANNENBAUM ENGINEERING' cap for a reference point;

G102 North 62 degrees 34 minutes 17 seconds East a distance of 297.28 feet;

G103 North 69 degrees 16 minutes 43 seconds East a distance of 231.02 feet;

G104 North 66 degrees 05 minutes 11 seconds East a distance of 215.91 feet;

G105 North 73 degrees 14 minutes 02 seconds East a distance of 341.31 feet;

G106 North 73 degrees 59 minutes 35 seconds East a distance of 207.86 feet;

G107 North 61 degrees 35 minutes 34 seconds East a distance of 102.12 feet;

G108 North 56 degrees 42 minutes 21 seconds East a distance of 123.61 feet;

G109 North 42 degrees 39 minutes 46 seconds East a distance of 118.62 feet;

G110 North 38 degrees 14 minutes 09 seconds East a distance of 122.52 feet;

G111 North 40 degrees 27 minutes 30 seconds East a distance of 109.48 feet;

G112 North 33 degrees 36 minutes 41 seconds East a distance of 62.46 feet;

G113 North 00 degrees 03 minutes 19 seconds East a distance of 106.64 feet;

G114 North 28 degrees 20 minutes 05 seconds West a distance of 74.84 feet;

G115 North 47 degrees 28 minutes 12 seconds West a distance of 98.25 feet;

G116 North 55 degrees 20 minutes 11 seconds West a distance of 84.78 feet;

G117 North 61 degrees 01 minutes 36 seconds West a distance of 91.07 feet to a point at the Northwest corner of the herein described tract of land;

THENCE departing said Gradient boundary line, North 83 degrees 41 minutes 43 seconds East a distance of 80.00 feet pass a set 3/4 inch iron rod with a 'DANNENBAUM ENGINEERING' cap for a reference point, a distance of 2342.51 feet pass a fence corner, and continuing North 83 degrees 41 minutes 43 seconds East along an existing fence line, a total distance of 4391.77 feet to set 3/4 inch iron rod at a fence corner, with a 'DANNENBAUM ENGINEERING' cap on the West right-of-way line of State Highway 288 for the Northeast corner of the herein described tract of land;

THENCE along the West right-of-way line of State Highway 288 and the East line of the herein described tract of land the following courses:

- South 03 degrees 23 minutes 47 seconds East a distance of 334.81 feet to a set 3/4 inch iron rod with a 'DANNENBAUM ENGINEERING' cap at a point of curvature;
- Along an arc of a curve to the right, having a chord distance of South 21 degrees 51 minutes 13 seconds West a distance of 888.75 feet, a radius of 1041.74 feet and a central angle of 50 degrees 30 minutes 00 seconds, a distance of 918.18 feet to a set 5/8 inch iron rod with a 'DANNENBAUM ENGINEERING' cap. Said iron rod bears North 21 degrees 19 minutes 39 seconds East a distance of 0.42 feet from a Type I concrete monument;
- South 47 degrees 06 minutes 13 seconds West a distance of 175.34 feet to a set 5/8 inch iron rod with a 'DANNENBAUM ENGINEERING' cap at a point of curvature. Said iron rod bears North 19 degrees 21 minutes 20 seconds East a distance of 0.38 feet from a Type I concrete monument;
- Along an arc of a curve to the left, having a chord distance of South 24 degrees 37 minutes 56 seconds West a distance of 394.04 feet, a radius of 515.46 feet and a central angle of 44 degrees 56 minutes 35 seconds, a distance of 404.33 feet to a set 5/8 inch iron rod with a 'DANNENBAUM ENGINEERING' cap. Said iron rod bears North 71 degrees 09 minutes 15 seconds West a distance of 0.73 feet from a Type I concrete monument;
- South 43 degrees 00 minutes 11 seconds West a distance of 72.39 feet to a set 5/8 inch iron rod with a 'DANNENBAUM ENGINEERING' cap. Said iron rod bears South 31 degrees 26 minutes 39 seconds East a distance of 0.20 feet from a Type I concrete monument;
- South 86 degrees 36 minutes 13 seconds West a distance of 200.00 feet to a set 5/8 inch iron rod with a 'DANNENBAUM ENGINEERING' cap. Said iron rod bears South 13 degrees 58 minutes 29 seconds East a distance of 0.18 feet from a Type I concrete monument;
- South 03 degrees 23 minutes 47 seconds East a distance of 120.00 feet to a set 5/8 inch iron rod with a 'DANNENBAUM ENGINEERING' cap. Said iron rod bears South 41 degrees 51 minutes 42 seconds East a distance of 0.38 feet from a Type I concrete monument;
- North 86 degrees 36 minutes 13 seconds East a distance of 200.00 feet to a set 5/8 inch iron rod with a 'DANNENBAUM ENGINEERING' cap. Said iron rod bears North 68 degrees 06 minutes 20 seconds East a distance of 0.75 feet from a Type I concrete monument;
- South 49 degrees 47 minutes 45 seconds East a distance of 72.39 feet to a set 5/8 inch iron rod with a 'DANNENBAUM ENGINEERING' cap to a point of curvature;
- Along an arc of a curve to the left, having a chord distance of South 31 degrees 25 minutes 32 seconds East a distance of 394.04 feet, a radius of 515.46 feet and a central angle of 44 degrees 56 minutes 35 seconds, a distance of 404.33 feet to a set 5/8 inch iron rod with a 'DANNENBAUM ENGINEERING' cap. Said iron rod bears South 64 degrees 47 minutes 02 seconds East a distance of 0.74 feet from a Type I concrete monument;
- South 53 degrees 53 minutes 47 seconds East a distance of 126.21 feet to a set 5/8 inch iron rod with a 'DANNENBAUM ENGINEERING' cap at a point of curvature. Said iron rod bears North 87 degrees 26 minutes 34 seconds East a distance of 1.13 feet from a Type I concrete monument;
- Along an arc of a curve to the right, having a chord distance of South 28 degrees 38 minutes 47 seconds East a distance of 977.62 feet, a radius of 1145.92 feet and a central angle of 50 degrees 30 minutes 00 seconds, a distance of 1010.00 feet to a set 5/8 inch iron rod with a 'DANNENBAUM ENGINEERING' cap. Said iron rod bears North 80 degrees 54 minutes 46 seconds East a distance of 0.44 feet from a Type I concrete monument;
- South 03 degrees 23 minutes 47 seconds East a distance of 4860.82 feet to a set 5/8 inch iron rod with a 'DANNENBAUM ENGINEERING' cap at a point of curvature. Said iron rod bears South 71 degrees 34 minutes 42 seconds West a distance of 0.40 feet from a Type I concrete monument;
- Along an arc of a curve to the right, having a chord distance of South 01 degrees 50 minutes 31 seconds West a distance of 1007.83 feet, a radius of 5519.58 feet and a central angle of 10 degrees 28 minutes 25 seconds, a distance of 1009.24 feet to a set 5/8 inch iron rod with a 'DANNENBAUM ENGINEERING' cap to the PLACE OF BEGINNING and containing 987.49 acres of land more or less.

LEGEND

- Water's Edge
- —x—x— Barb Wire Fence
- ——o—— Chainlink Fence
- ——P—— Buried Pipeline
- ——OE—— Overhead Electric
- ▲ Buried Pipeline Marker
- ● Power Pole
- ⊢ Guy Anchor
- o Point on the Gradient Boundary line of Oyster Creek
- ◉ Set 3/4' I.R. with 'DANNENBAUM ENGINEERING' Cap unless noted otherwise.

[N00°00'00"E 100.00'] State Highway 288 Record Call

ABBREVIATION LEGEND

B.C.D.R. - BRAZORIA COUNTY DEED RECORDS
B.C.O.R. - BRAZORIA COUNTY OFFICIAL RECORDS
B.C.M.R. - BRAZORIA COUNTY MAP RECORDS
T.B.J.C. - TEXAS BOARD OF CRIMINAL JUSTICE
I.R. - IRON ROD
D.E. - DANNENBAUM ENGINEERING
TXDOT - TEXAS DEPARTMENT OF TRANSPORTATION
C.M. - CONCRETE MONUMENT

NOTES:

1) The tract of land shown hereon was abstracted by Texas American Title Company and Courthouse Specialists.

2) The survey shown hereon was prepared without the benefit of a Title Commitment. The surveyor has made no effort to research easements that are not visible on the ground.

3) According to the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel Number 480636C0505 H for Brazoria County, Texas, and Incorporated Areas, dated June 5, 1989, which covers the subject property. A portion of the tract of land shown hereon lies within Zone AE defined as Special Flood hazard areas inundated by 100-year flood, as depicted therein, with base flood elevations determined (3.0' depth criterion applies) and a portion of the tract shown hereon is located in Zone X defined as areas of 500-year flood, as depicted therein, areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than one square mile) and areas protected by levees from 100-year flood;

4) The surveyor has made no attempt to locate or define hazardous waste areas, habitats, endangered species or any other environmentally sensitive areas on the tract of land shown hereon; nor does this survey make any representations of being an environmental assessment of the tract of land shown hereon.

5) The surveyor has made no attempt to locate or define archeological sites, historical sites or undocumented cemeteries on the tract of land shown hereon; nor does this survey make any representations of being an archeological or historical survey of the tract of land shown hereon.

6) The surveyor has made no attempt to locate abandoned or plugged oil and gas wells, or any other wells on the tract of land shown hereon; nor has the surveyor made any attempt to research same with the Railroad Commission of Texas or any other State agency; nor has the surveyor investigated any mineral or royalty interests in the tract of land shown hereon.

7) The reference bearing for the tract of land shown hereon are based on Grid Bearings of the Texas State Plane Coordinate System, South Central Zone, NAD 83 as referenced hereon.

8) The Coordinates shown on The Primary Control Points and the Property corners shown hereon are Grid Coordinates referenced to Texas State Plane Coordinate System, South Central Zone, North American Datum 1983 with a combined scale factor of 0.99987588 and a theta angle of 01 degree 44 minutes 16 seconds (True Bearing being East of Grid Bearing) at Pimary Control Point No. 1 and a combined scale factor of 0.99987697 and a theta angle of 01 degree 44 minutes 16 seconds at Pimary Control Point No. 2. A combined scale factor of 0.99987002 for the project was used to convert grid distances to surface distances.

9) This survey is based on field work completed April 2, 2003.

10) State Highway 288 is a controlled access Highway, access is via the permitting process of the Texas Department of Transportation.

11) The tract of land shown hereon is described in field note description filed in job number 3942-01 in the offices of Dannenbaum Engineering Corp., 3100 W. Alabama, Houston, Texas, 77098; Phone Number (713) 520-9570.

12) Utilities shown hereon are based on above ground evidence.

13) Unable to locate a recorded document in the Brazoria County Records for the Overhead Electric line located at the Southeast corner of the tract of land shown hereon.

14) Unable to locate a recorded document in Brazoria County Records for the Existing 22 foot Houston Light and Power Company Easement. The Houston Light and Power Easement recorded in Volume 736, Page 144, B.C.D.R. references the said 22 Foot Easement with a date of 9-07-27 on the exhibit attached to said Volume 736, Page 144.

15) Unable to locate a recorded document in Brazoria County Records for the existing L.P & G Pipeline across the tract of land shown hereon.

16) The TXDOT Type I C.M.'s are an unstable 2' high, 2' x 2' square concrete Monument and tapered from top to bottom and set approximately 18 inches deep into the existing dirt.

17) The fence ties on the tract shown hereon show the perpendicular distance of the barb wire fence inside the property line.

18) As per 'COMPATIBLE LAND USE ZONING ORDINANCE No. II' as set forth by the Brazoria County - Angleton - Lake Jackson Joint Airport Zoning Board, dated April 11, 1990, the entirety of the 987.49 acre tract of land shown hereon lies within the 'CONTROLLED AREA' as defined in Section 3 therein. A potion of the 987.49 acre tract of land shown hereon lies within the 'DEVELOPMENT ZONE' as defined in Section 4 of said ORDINANCE No. II. Said 'DEVELOPMENT ZONE' is shown hereon.

19) As per the Federal Aviation Regulations Manual, Section 77.25, Page 7, for Civil Airport Imaginary Surfaces, the 987.49 acre tract of land shown hereon lies within the Southerly Approach Slope of the Brazoria County Airport Runway 17-35.

I, Royal T. Brown, hereby certify that this survey was made on the ground, under my supervision, and that this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

05/01/03

Royal T. Brown
Registered Professional Land Surveyor Texas
Registration Number 3881

STATE OF TEXAS REGISTERED ROYAL T. BROWN 3881 LICENSED LAND SURVEYOR

TEXAS GENERAL LAND OFFICE
State Real Property Sketch
Agency Sketch No. L-42A

COVER SHEET FOR SURVEY PLAT
OF
987.49 ACRES OF LAND
OUT OF THE
STHEPHEN F. AUSTIN FIVE LEAGUE GRANT
ABSTRACT 19 AND THE
J.E. GROCE FIVE LEAGUES GRANT
ABSTRACT - 66
BRAZORIA COUNTY, TEXAS

DANNENBAUM
DANNENBAUM ENGINEERING CORPORATION
SURVEYING AND MAPPING DIVISION
3100 WEST ALABAMA, HOUSTON, TEXAS 77098
OFFICE (713) 520-9570 FAX (713) 527-6452

State Real Property Sketch L-42A

Revised Date: 5-1-03
Date: 4-14-03

DEC Job No. 3942-01

COUNTER 83356

MATCHLINE SHEET 3 OF 3

MATCHLINE SHEET 2 OF 3

GRADIENT BOUNDARY LINE TABLE		
GRADIENT	BEARING	LENGTH
G1	N61°44'59"W	43.63'
G2	N73°43'21"W	93.47'
G3	N80°38'20"W	113.73'
G4	N88°58'48"W	188.81'
G5	S86°52'34"W	253.92'
G6	S81°21'17"W	185.58'
G7	S82°30'47"W	206.17'
G8	S79°45'34"W	203.43'
G9	S80°38'36"W	199.26'
G10	S84°25'38"W	139.34'
G11	S85°02'56"W	208.51'
G12	N87°33'24"W	173.57'
G13	N73°02'00"W	218.98'
G14	N76°30'47"W	166.76'
G15	N68°42'40"W	192.85'
G16	N69°19'46"W	201.58'
G17	N61°33'02"W	205.39'
G18	N55°56'49"W	201.86'
G19	N44°56'57"W	139.17'
G20	N33°00'13"W	237.07'
G21	N35°28'37"W	189.82'
G22	N39°14'15"W	125.02'
G23	N38°57'35"W	114.05'
G24	N39°33'46"W	153.94'
G25	N31°01'11"W	145.00'
G26	N33°23'32"W	152.23'
G27	N24°36'13"W	107.72'
G28	N22°14'23"W	151.58'
G29	N32°15'04"W	82.88'
G30	N29°08'45"W	149.93'
G31	N02°51'07"W	85.67'
G32	N15°53'55"E	100.97'
G33	N22°12'47"E	85.33'
G34	N25°38'23"E	82.57'
G35	N35°56'23"E	218.82'
G36	N42°43'59"E	140.25'
G37	N52°29'42"E	142.30'
G38	N48°55'34"E	123.58'
G39	N50°50'45"E	124.47'
G40	N53°11'26"E	130.24'
G41	N55°59'10"E	150.45'
G42	N50°15'08"E	150.72'
G43	N43°01'06"E	117.16'
G44	N39°25'48"E	83.71'
G45	N26°21'30"E	149.28'
G46	N17°27'30"E	146.50'
G47	N08°29'53"E	84.49'
G48	N05°20'21"E	102.92'
G49	N03°53'03"W	110.81'
G50	N12°56'32"W	212.55'
G51	N26°41'07"W	122.68'
G52	N39°12'00"W	103.34'
G53	N46°12'10"W	120.83'
G54	N52°46'42"W	151.57'
G55	N61°52'37"W	165.10'
G56	N68°24'44"W	211.54'
G57	N62°07'45"W	219.75'
G58	N65°59'15"W	166.52'
G59	N67°22'00"W	131.86'
G60	N71°25'45"W	251.84'
G61	N77°58'34"W	218.99'
G62	N78°43'39"W	186.27'
G63	N80°33'10"W	141.24'
G64	N82°43'25"W	176.38'
G65	N75°12'06"W	133.35'
G66	N86°48'52"W	217.78'
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G72	S78°10'10"W	147.74'
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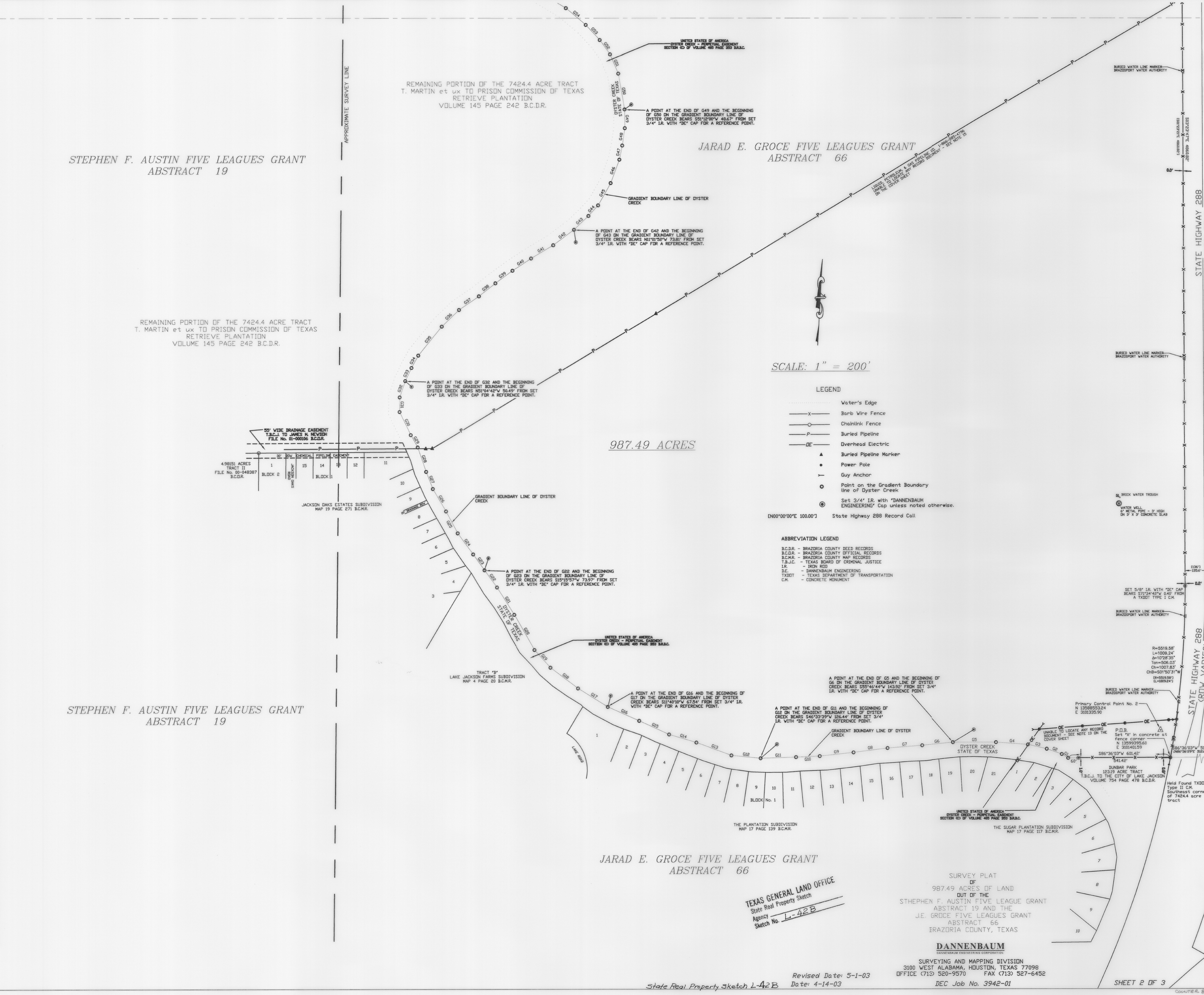
G78	S87°02'37"W	101.27'
G79	N73°17'12"W	111.92'
G80	N69°12'00"W	113.14'
G81	N57°30'43"W	104.75'
G82	N41°00'44"W	111.30'
G83	N24°51'54"W	134.57'
G84	N09°14'29"W	105.84'
G85	N02°05'17"W	90.38'
G86	N14°57'28"E	148.49'
G87	N24°09'24"E	158.40'
G88	N40°22'44"E	165.76'
G89	N47°02'46"E	198.70'
G90	N48°28'07"E	177.12'
G91	N48°48'11"E	262.38'
G92	N46°38'11"E	207.99'
G93	N49°54'00"E	166.30'
G94	N56°07'52"E	166.77'
G95	N47°54'39"E	134.62'
G96	N52°12'00"E	172.93'
G97	N50°05'25"E	191.12'
G98	N48°11'49"E	196.64'
G99	N47°50'35"E	197.27'
G100	N47°25'10"E	189.70'
G101	N48°32'40"E	186.20'
G102	N62°34'17"E	297.28'
G103	N69°16'43"E	231.02'
G104	N66°05'11"E	215.91'
G105	N73°14'02"E	341.31'
G106	N73°59'35"E	207.86'
G107	N61°35'34"E	102.12'
G108	N56°42'21"E	123.61'
G109	N42°39'46"E	118.62'
G110	N38°14'09"E	122.52'
G111	N40°27'30"E	109.48'
G112	N33°36'41"E	62.46'
G113	N00°03'19"E	106.64'
G114	N28°20'05"W	74.84'
G115	N47°28'12"W	98.25'
G116	N55°20'11"W	84.78'
G117	N61°01'36"W	91.07'



SURVEY PLAT
OF
987.49 ACRES OF LAND
OUT OF THE
STHEPHEN F. AUSTIN FIVE LEAGUE GRANT
ABSTRACT 19 AND THE
J.E. GROCE FIVE LEAGUES GRANT
ABSTRACT 66
BRAZORIA COUNTY, TEXAS

TEXAS GENERAL LAND OFFICE
State Real Property Sketch
Agency
Sketch No. L-42B

DANNENBAUM
DANNENBAUM ENGINEERING CORPORATION

SURVEYING AND MAPPING DIVISION
3100 WEST ALABAMA, HOUSTON, TEXAS 77098
OFFICE (713) 520-9570 FAX (713) 527-6452

Revised Date: 5-1-03
Date: 4-14-03
DEC Job No. 3942-01

State Real Property Sketch L-42B

COUNTER 83357

STEPHEN F. AUSTIN FIVE LEAGUES GRANT
ABSTRACT 19

JARAD E. GROCE FIVE LEAGUES GRANT
ABSTRACT 66

REMAINING PORTION OF THE 7424.4 ACRE TRACT
T. MARTIN et ux TO PRISON COMMISSION OF TEXAS
RETRIEVE PLANTATION
VOLUME 145 PAGE 242 B.C.D.R.

DETAIL A

SCALE: 1" = 200'

REMAINING PORTION OF THE 7424.4 ACRE TRACT
T. MARTIN et ux TO PRISON COMMISSION OF TEXAS
RETRIEVE PLANTATION
VOLUME 145 PAGE 242 B.C.D.R.

MATCHLINE DETAIL A

DYSTER CREEK
STATE OF TEXAS

G80 G81 G82 G83 G84 G85 G86 G87 G88 G89

GRADIENT BOUNDARY LINE OF DYSTER CREEK

A POINT AT THE END OF G82 AND THE BEGINNING OF G83 ON THE GRADIENT BOUNDARY LINE OF DYSTER CREEK BEARS S28°59'11"W 117.78' FROM SET 3/4" I.R. WITH "DE" CAP FOR A REFERENCE POINT.

MATCHLINE DETAIL A

GRADIENT BOUNDARY LINE OF DYSTER CREEK

A POINT AT THE END OF G80 AND THE BEGINNING OF G81 ON THE GRADIENT BOUNDARY LINE OF DYSTER CREEK BEARS S33°43'39"E 54.39' FROM SET 3/4" I.R. WITH "DE" CAP FOR A REFERENCE POINT.

A POINT AT THE END OF G77 AND THE BEGINNING OF G78 ON THE GRADIENT BOUNDARY LINE OF DYSTER CREEK BEARS N08°19'29"E 56.91' FROM SET 3/4" I.R. WITH "DE" CAP FOR A REFERENCE POINT.

A POINT AT THE END OF G71 AND THE BEGINNING OF G72 ON THE GRADIENT BOUNDARY LINE OF DYSTER CREEK BEARS S45°17'08"E 46.90' FROM SET 3/4" I.R. WITH "DE" CAP FOR A REFERENCE POINT.

A POINT AT THE END OF G65 AND THE BEGINNING OF G66 ON THE GRADIENT BOUNDARY LINE OF DYSTER CREEK BEARS S42°08'21"W 38.40' FROM SET 3/4" I.R. WITH "DE" CAP FOR A REFERENCE POINT.

A POINT AT THE END OF G96 AND THE BEGINNING OF G97 ON THE GRADIENT BOUNDARY LINE OF DYSTER CREEK BEARS N82°35'08"E 64.86' FROM SET 3/4" I.R. WITH "DE" CAP FOR A REFERENCE POINT.

A POINT AT THE END OF G89 AND THE BEGINNING OF G90 ON THE GRADIENT BOUNDARY LINE OF DYSTER CREEK BEARS N08°19'29"E 56.91' FROM SET 3/4" I.R. WITH "DE" CAP FOR A REFERENCE POINT.

A POINT AT THE END OF G101 AND THE BEGINNING OF G102 ON THE GRADIENT BOUNDARY LINE OF DYSTER CREEK BEARS N24°54'37"E 82.99' FROM SET 3/4" I.R. WITH "DE" CAP FOR A REFERENCE POINT.

UNITED STATES OF AMERICA
DYSTER CREEK - PERPETUAL EASEMENT
SECTION "D" OF VOLUME 405 PAGE 353 B.R.B.C.

GRADIENT BOUNDARY LINE OF DYSTER CREEK

APPROXIMATE SURVEY CORNER

APPROXIMATE SURVEY LINE

S73°14'02"W 59.7' TO THE APPROXIMATE SURVEY LINE

N78°43'39"W 71.35' TO THE APPROXIMATE SURVEY LINE

UNITED STATES OF AMERICA
DYSTER CREEK - PERPETUAL EASEMENT
SECTION "D" OF VOLUME 405 PAGE 353 B.R.B.C.

HOUSTON POWER AND LIGHT COMPANY TOWER WITH TYPICAL EASEMENT

80' HOUSTON POWER AND LIGHT COMPANY EASEMENT
VOLUME 736 PAGE 144 B.C.D.R.

22' HOUSTON POWER AND LIGHT COMPANY EASEMENT
UNABLE TO LOCATE ANY RECORD DOCUMENT
SEE NOTE 14 ON THE COVER SHEET

20' HOUSTON POWER AND LIGHT COMPANY AERIAL EASEMENT
VOLUME 736 PAGE 144 B.C.D.R.

LIMITS OF AIRPORT DEVELOPMENT ZONE
SEE NOTE 18 ON THE COVER SHEET

PROJECTED CENTERLINE OF BRAZORIA COUNTY RUNWAY 17-35

987.49 ACRES

FOUND TEXAS AERONAUTICAL COMMISSION BRASS DISC IN THE CENTERLINE AND AT NORTH END OF THE BRAZORIA COUNTY AIRPORT RUNWAY 17-35

FOUND PK NAIL IN THE CENTERLINE AND AT SOUTH END OF THE BRAZORIA COUNTY AIRPORT RUNWAY 17-35 AIRPORT MEAN SEA LEVEL ELEVATION = 24.9'

24' WIDE BRAZOS WATER AUTHORITY EASEMENT
FILE No. 99-0059666 B.C.D.R.

WATER MANHOLE WITH GUARD POSTS

DIRT ROAD

N83°41'43"E 4391.77'

CONCRETE WATER TROUGH

20' DIAMETER CONCRETE SLAB

GATE

BRICK WATER TROUGH

POSSIBLE WATER WELL - A WINDMILL WAS SHOWN ON THE USGS LAKE JACKSON QUADRANGLE MAP IN THIS APPROXIMATE AREA

REMAINING PORTION OF THE 7424.4 ACRE TRACT
T. MARTIN et ux TO PRISON COMMISSION OF TEXAS
RETRIEVE PLANTATION
VOLUME 145 PAGE 242 B.C.D.R.

SCALE: 1" = 200'

HELD A TXDOT TYPE I C.M.
N 13660186.03
E 3100734.66

LIMITS OF AIRPORT DEVELOPMENT ZONE
SEE NOTE 18 ON THE COVER SHEET

STATE HIGHWAY 288
(420' R.O.W.)

BURIED WATER LINE MARKER
BRAZOSPORT WATER AUTHORITY

WATER MANHOLE WITH GUARD POSTS

DIRT ROAD

CONCRETE PAD WITH MANHOLE
BRAZOSPORT WATER AUTHORITY

CENTERLINE EXISTING SOUTHBOUND LANE

EXISTING CONCRETE PAVEMENT

R=1041.74'
L=918.18'
Δ=50°30'00"
Tan=491.32'
Ch=888.75'
ChB=S21°51'13"W

DR=1041.74'
CL=918.18'

SET 5/8" I.R. WITH "DE" CAP BEARS N51°19'29"E 0.42' FROM A TXDOT TYPE I C.M.

S47°06'13"W 175.34'
(S47°06'39"W 175.34')

SET 5/8" I.R. WITH "DE" CAP BEARS N51°09'21"E 0.38' FROM A TXDOT TYPE I C.M.

DR=515.46'
CL=404.33'
R=515.46'
L=404.33'
Δ=44°56'35"
Tan=213.21'
Ch=394.04'
ChB=S24°37'56"W

SET 5/8" I.R. WITH "DE" CAP BEARS N71°09'15"W 0.73' FROM A TXDOT TYPE I C.M.

S86°36'39"W 200.00'
(S86°36'13"W 200.00')

S43°00'11"W 72.39'
(S43°00'37"W 72.39')

SET 5/8" I.R. WITH "DE" CAP BEARS S13°58'29"E 0.18' FROM A TXDOT TYPE I C.M.

SET 5/8" I.R. WITH "DE" CAP BEARS S31°26'29"E 0.20' FROM A TXDOT TYPE I C.M.

S03°23'47"E 120.00'
(S03°23'21"E 120.00')

S49°47'45"E 72.39'
(S49°47'19"E 72.39')

SET 5/8" I.R. WITH "DE" CAP BEARS S41°51'48"E 0.38' FROM A TXDOT TYPE I C.M.

SET 5/8" I.R. WITH "DE" CAP BEARS N68°06'29"E 0.75' FROM A TXDOT TYPE I C.M.

N86°36'13"E 200.00'
(S86°36'39"W 200.00')

WATER WELL
6" PVC PIPE - 3' HIGH
ON 5' X 5' CONCRETE SLAB

R=515.46'
L=404.33'
Δ=44°56'35"
Tan=213.21'
Ch=394.04'
ChB=S31°25'32"E
DR=515.46'
CL=404.33'

SET 5/8" I.R. WITH "DE" CAP BEARS S53°53'47"E 126.21'
(S53°53'21"E 126.21')

SET 5/8" I.R. WITH "DE" CAP BEARS N87°26'34"E 1.13' FROM A TXDOT TYPE I C.M.

R=1145.92'
L=1010.00'
Δ=50°30'00"
Tan=540.45'
Ch=977.62'
ChB=S28°38'47"E
DR=1145.92'
CL=1010.00'

PARCEL 236E
CHANNEL AND DRAINAGE EASEMENT
3.36Ø ACRES
VOLUME 1329, PAGE 991 B.C.D.R.

TYPICAL 35' X 35' TOWER FIXTINGS EASEMENT
HOUSTON POWER AND LIGHT COMPANY
VOLUME 736 PAGE 144 B.C.D.R.

HOUSTON POWER AND LIGHT COMPANY TOWER WITH TYPICAL EASEMENT

Primary Control Point No. 1
N 13594333.96
E 3101194.20

SET 5/8" I.R. WITH "DE" CAP BEARS N85°54'46"E 0.44' FROM A TXDOT TYPE I C.M.

CONCRETE PAD WITH MANHOLE
BRAZOSPORT WATER AUTHORITY

CONCRETE RIP RAP

BRIDGE

80' HOUSTON POWER AND LIGHT COMPANY EASEMENT
VOLUME 736 PAGE 144 B.C.D.R.

22' HOUSTON POWER AND LIGHT COMPANY EASEMENT
UNABLE TO LOCATE ANY RECORD DOCUMENT
SEE NOTE 14 ON THE COVER SHEET

20' HOUSTON POWER AND LIGHT COMPANY AERIAL EASEMENT
VOLUME 736 PAGE 144 B.C.D.R.

20' HOUSTON POWER AND LIGHT COMPANY AERIAL EASEMENT
VOLUME 736 PAGE 144 B.C.D.R.

HOUSTON POWER AND LIGHT COMPANY TOWER WITH TYPICAL EASEMENT

LIMITS OF AIRPORT DEVELOPMENT ZONE
SEE NOTE 18 ON THE COVER SHEET

1250.00'

LIQUID PETROLEUM & GAS PIPELINE CO. 1-866-295-4796
UNABLE TO LOCATE ANY RECORD DOCUMENT - SEE NOTE 15 ON THE COVER SHEET

LEGEND

- Water's Edge
- —x— Barb Wire Fence
- —o— Chainlink Fence
- —P— Buried Pipeline
- —OE— Overhead Electric
- ▲ Buried Pipeline Marker
- • Power Pole
- ⊢ Guy Anchor
- ○ Point on the Gradient Boundary line of Dyster Creek
- ◉ Set 3/4" I.R. with "DANNENBAUM ENGINEERING" Cap unless noted otherwise.
- (N00°00'00"E 100.00') State Highway 288 Record Call

ABBREVIATION LEGEND

B.C.D.R. - BRAZORIA COUNTY DEED RECORDS
B.C.O.R. - BRAZORIA COUNTY OFFICIAL RECORDS
B.C.M.R. - BRAZORIA COUNTY MAP RECORDS
T.B.J.C. - TEXAS BOARD OF CRIMINAL JUSTICE
I.R. - IRON ROD
D.E. - DANNENBAUM ENGINEERING
TXDOT - TEXAS DEPARTMENT OF TRANSPORTATION
C.M. - CONCRETE MONUMENT

TEXAS GENERAL LAND OFFICE
State Real Property Sketch
Agency
Sketch No.

SURVEY PLAT
OF
987.49 ACRES OF LAND
OUT OF THE
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BRAZORIA COUNTY, TEXAS

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3100 WEST ALABAMA, HOUSTON, TEXAS 77098
OFFICE (713) 520-9570 FAX (713) 527-6452

MATCHLINE SHEET 3 OF 3
MATCHLINE SHEET 2 OF 3

State Real Property Sketch L-42C

Revised Date: 5-1-03
Date: 4-14-03

DEC Job No. 3942-01

COUNTER 83358