

STATE OF TEXAS §  
 COUNTY OF BRAZORIA §

METES AND BOUNDS DESCRIPTION of a 60,001-acre tract in the J.S. Talmage Survey, Section 68, Abstract No. 561, Brazoria County, Texas. Said 60,001-acre tract is described as being the north half (1/2) of the northwest quarter (1/4) of the southeast quarter (1/4) and the northeast quarter (1/4) of the southeast quarter (1/4) of said Section 68 and is that same tract of land described in a deed to George Saji (1/3 interest), Nicolas Louis Morgan (1/3 interest) and Polly Jeanenne Muesse Boyd and Dee Elaine Muesse as recorded in Clerk's File No. 2014024312 in the Brazoria County Clerk's Office. Said 60,001-acre tract is more particularly described by metes and bounds as follows:

BEGINNING at a PK nail set for the southeast corner of the herein described 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, 1,320.03 feet, said point is further described as being the northeast corner of a tract of land called "Tract 1-A" described in a deed Douglas G. Tigitt as recorded in Clerk's File No. 01-059106 in the Brazoria County Clerk's Office;

THENCE, South 86°44'07" West, along the south line of the herein described tract, same being the north line of said "Tract 1-A", at a distance of 30.00 feet pass a 5/8-inch iron rod set for reference and continue for a total distance of 1,320.03 feet to a 5/8-inch iron rod set for the most southerly southwest corner of this tract, said point is in an easterly 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, from which a found 1/2-inch iron pipe bears North 33°20'20" West, 0.87 feet;

THENCE, North 02°54'38" West, along the east line of said 127,270-acre tract, same being an interior line of the herein described tract, for a distance of 660.01 feet to a 5/8-inch iron rod set for an interior corner of the herein described tract and the northeast corner of said 127,270-acre tract, from which a found 1/2-inch iron pipe bears North 86°44'07" East, 0.50 feet;

THENCE, South 86°44'07" West, along the north line of said 127,270-acre tract, same being the most westerly south line of the herein described tract, for a distance of 1,320.03 feet to a 1/2-inch iron pipe found for the northwest corner of said 127,270-acre tract, said point is the most westerly southwest corner of the herein described tract and 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 east line of said AA Sharp Investments, Ltd. tract, same being the west line of the herein described tract, at a distance of 630.01 feet pass a 5/8-inch iron rod set for reference and continue for a total distance of 660.01 feet to a PK nail set in County Road 573 (a.k.a. Alloy Road) for the northwest corner of the herein described tract, same being the northeast corner of said AA Sharp Investments, Ltd. tract;

THENCE, North 86°44'07" East, along the north line of the herein described tract, same being the north line of the southeast quarter (1/4) of the aforementioned Section 68 and is in said County Road 573, for a distance of 2,640.05 feet to a PK nail set for the northeast corner of the herein described tract, said point is in the aforementioned County Road 383 and is in the east line of the aforementioned J.S. Talmage Survey;

THENCE, South 02°54'38" East, along the east line of said J.S. Talmage Survey, same being the east line of the herein described tract, for a distance of 1,320.03 feet to the POINT OF BEGINNING, containing a computed area of 60,001 acres (2,613,660 square feet).

**NOTES:**

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE. DISTANCES ARE SURFACE. (SCALE FACTOR: 0.99987).
2. THIS SURVEY HAS BEEN PREPARED UTILIZING A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, G.F. # CH-7860-1076601900002SL, HAVING AN EFFECTIVE DATE OF JANUARY 17, 2019.
3. FENCE DIMENSIONS SHOWN HEREON ARE SHOWN ON THE SIDE OF THE BOUNDARY THE FENCES ARE ON.
4. ACCORDING TO THE F.I.R.M. NO. 4803900110 H, DATED JUNE 5, 1989, THE SUBJECT TRACT IS IN A ZONE "X" AREA. FLOODPLAIN INFORMATION SHOWN HEREON IS BASED ON SCALING FROM THE FEMA MAPS.
5. THIS TRACT MAY BE AFFECTED BY A SURFACE LEASE CONTAINING TEN ACRES AS RECORDED IN VOLUME 794, PAGE 250 IN THE BRAZORIA COUNTY DEED RECORDS. (10A)
6. THIS TRACT IS AFFECTED BY AN OIL, GAS AND MINERAL LEASE RECORDED IN VOLUME 1575, PAGE 779 IN THE BRAZORIA COUNTY DEED RECORDS. (10A)
7. THIS TRACT MAY BE AFFECTED BY A "MEMORANDUM OF GEOPHYSICAL OPTION AGREEMENT" AS RECORDED IN CLERK'S FILE NO. 98-045073 IN THE BRAZORIA COUNTY CLERK'S OFFICE. (10A)
8. THIS TRACT MAY BE AFFECTED BY THE OIL, GAS AND MINERAL LEASE RECORDED IN CLERK'S FILE NO. 99-020429, 99-020430 AND 99-020431 IN THE BRAZORIA COUNTY CLERK'S OFFICE. (10A)
9. THE "MEMORANDUM OF OIL, GAS AND MINERAL LEASE" RECORDED IN CLERK'S FILE NO. 99-033298 DOES NOT AFFECT THIS TRACT. (10A)
10. THIS TRACT MAY BE AFFECTED BY A "MEMORANDUM OF SEISMIC PERMIT AGREEMENT (SURFACE)" AS RECORDED IN CLERK'S FILE NO. 2008000611 IN THE BRAZORIA COUNTY CLERK'S OFFICE. (100)
11. IMPROVEMENTS CONTAINED WITHIN THE 80' X 100' AREA WERE NOT LOCATED AS PART OF THIS SURVEY. THERE ARE OIL FIELD RELATED IMPROVEMENTS WITHIN THIS AREA.
12. THE REFERENCED TITLE COMMITMENT DID NOT LIST A PIPELINE EASEMENT ASSOCIATED WITH THE ELLIOT GAS PIPELINE SHOWN HEREON.
13. THE REFERENCED TITLE COMMITMENT DID NOT LIST ANY CONVEYANCES FOR PUBLIC RIGHT-OF-WAYS OR EASEMENTS ASSOCIATED WITH COUNTY ROAD 383 OR COUNTY ROAD 573.

**LEGEND**

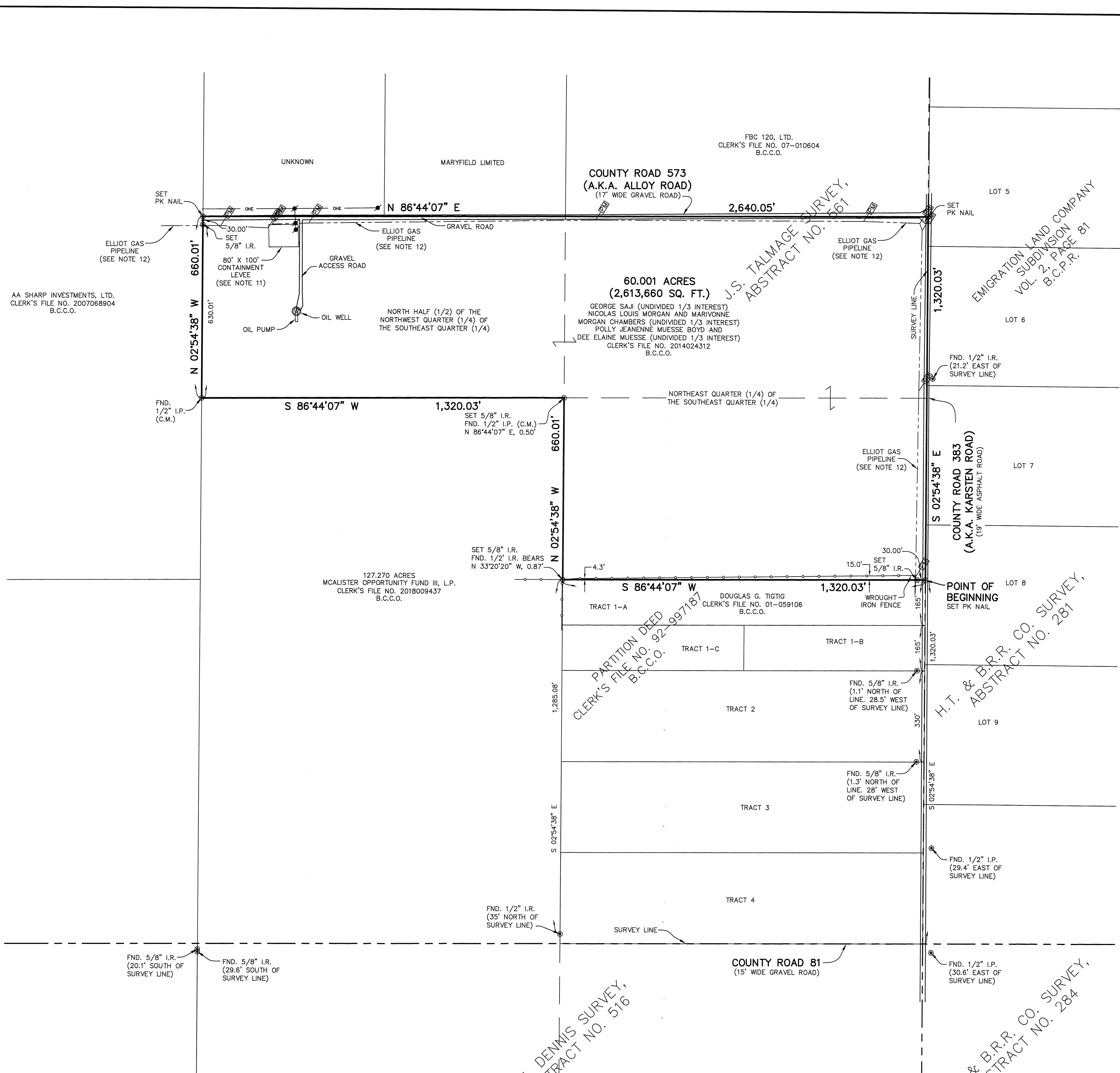
- B.C.P.R. BRAZORIA COUNTY PLAT RECORDS
- B.C.D.R. BRAZORIA COUNTY DEED RECORDS
- B.C.C.O. BRAZORIA COUNTY CLERK'S OFFICE
- (C.M.) CONTROL MONUMENT
- R.O.W. RIGHT-OF-WAY
- FND. FOUND
- I.P. IRON PIPE
- I.R. IRON ROD
- VOL. VOLUME
- PAGE PAGE
- (10A) TITLE COMMITMENT REFERENCE
- GUY WIRE
- POWER POLE
- OIL WELL
- PIPELINE MARKER
- HOG WIRE FENCE
- CHAINLINK FENCE
- OVERHEAD ELECTRICAL

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION III SURVEY.

*Michael D. Wilson*  
 MICHAEL D. WILSON R.P.L.S.  
 TEXAS REGISTRATION NO. 4821



02/06/19



AA SHARP INVESTMENTS, LTD.  
 CLERK'S FILE NO. 2007068904  
 B.C.C.O.

127,270 ACRES  
 MCALISTER OPPORTUNITY FUND III, L.P.  
 CLERK'S FILE NO. 2018009437  
 B.C.C.O.

PARTITION DEED  
 CLERK'S FILE NO. 92-997187  
 B.C.C.O.

W.H. DENNIS SURVEY,  
 ABSTRACT NO. 516

FBC 120, LTD.  
 CLERK'S FILE NO. 07-010604  
 B.C.C.O.

J.S. TALMAGE SURVEY,  
 ABSTRACT NO. 561

H.T. & B.R.R. CO. SURVEY,  
 ABSTRACT NO. 281

H.T. & B.R.R. CO. SURVEY,  
 ABSTRACT NO. 284

02/04/19 DATE SURVEYED		CAD FILE
		19-101.dwg
<b>THE WILSON SURVEY GROUP</b> PROFESSIONAL LAND SURVEYORS 2006 E. BROADWAY PEARLAND, TEXAS (281) 485-3991 T.B.P.L.S. FIRM NO. 10014900		ORIGINAL PLOT DATE: 02/06/19
<b>NICOLAS L. MORGAN</b>		DWN C.L.H. APPD M.D.W.
BOUNDARY AND IMPROVEMENT SURVEY OF A 60,001 ACRE TRACT IN THE J.S. TALMAGE SURVEY, ABSTRACT NO. 561 IN BRAZORIA COUNTY, TEXAS		SCALE: 1"=60' JOB NO: 19-101 SHEET: 1 OF 1