

STATE OF TEXAS §
 COUNTY OF BRAZORIA §

METES AND BOUNDS DESCRIPTION of a 10,000-acre tract in the J.S. Talmage Survey, Section 65, 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 southwest quarter (1/4) of said Section 65, said 10,000-acre tract is to a 60,000-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:

COMMENCED at a pin nail found for the northeast corner of said 60,000-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 10,000-acre tract bears South 02°54'38" East, 2,640.00 feet, said point is further described as being the southeast corner of a 19,883-acre tract of land described in a deed to FBC 120, Ltd. as recorded in Clerk's File No. 07-016604 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 60,000-acre tract for a distance of 1,980.04 feet to a 604-foot set for the POINT OF BEGINNING and northeast corner of the herein described tract, said point is the northeast corner of the aforementioned west half (1/2) of said point has a Texas State Plane grid coordinate of N 13,737,588.80', E 3,101,842.61';

THENCE South 02°54'38" East, along the east line of said west half (1/2) of a distance of 30.00 feet to a 5/8-inch iron nail set for the northeast corner of the herein described tract, said point is in the north line of a 172,270-acre tract of land described in a deed to Multiverse Opportunity Fund II, L.P. as recorded in Clerk's File No. 201809437 in the Brazoria County Clerk's Office;

THENCE South 86°44'07" West, along the south line of said west half (1/2), some being the north line of said 122,270-acre tract for a distance of 660.01 feet to a 1/2-inch iron nail found for the southeast corner of the herein described tract, said point is the southeast corner of said west half (1/2) and corner of the herein described tract, said point is in the southeast corner of said west half (1/2) of said AA Sharp Investments, Ltd. tract;

THENCE North 02°54'38" West, along the west line of said west half (1/2), some being the west line of said AA Sharp Investments, Ltd. tract for a distance of 660.01 feet to a 5/8-inch iron nail found for the northwest corner of said 10,000-acre tract, said point is in 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 contained area of 10,000 acres (435,610 square feet).

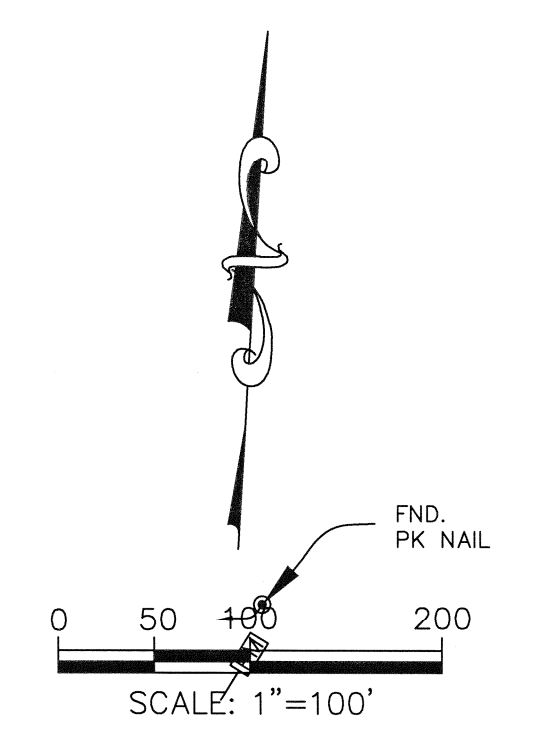
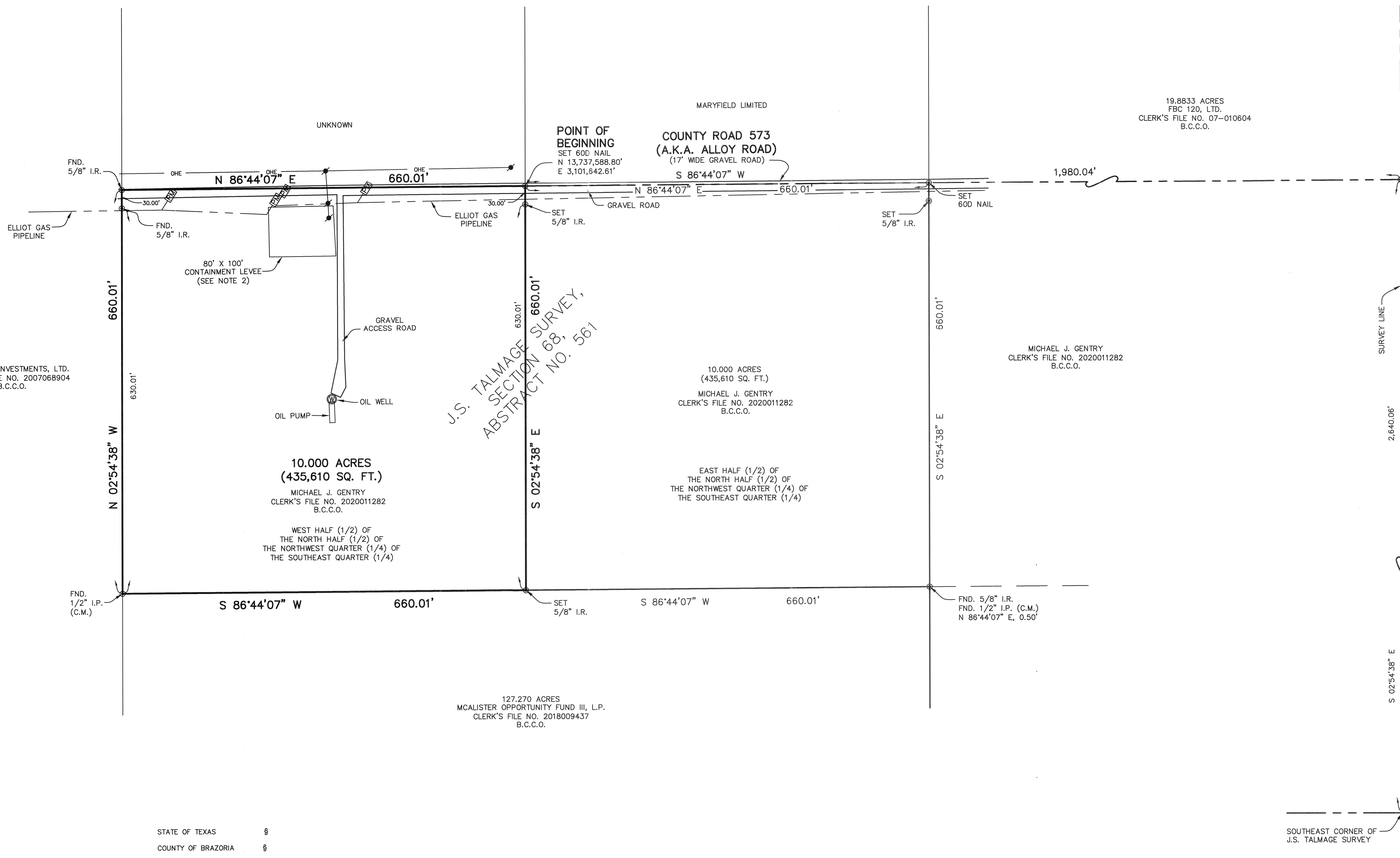


THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1B, CONDITION B SURVEY.

Michael J. Gentry
 MICHAEL J. GENTRY
 TEXAS REGISTRATION NO. 4821
 02/09/22

- NOTES
1. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 SOUTH ZONE; DISTANCES ARE SURFACE; SCALE FACTOR 0.99987.
 2. IMPROVEMENTS CONTAINED WITHIN THE 80' X 100' AREA WERE NOT LOCATED AS PART OF THIS SURVEY; THERE ARE NO FIELD RELATED IMPROVEMENTS WITHIN THIS AREA.

02/09/22 DATE SURVEYED		CAD FILE 22-105 (2022) 003 ORIGINAL PLOT DATE 02/09/22
THE WILSON SURVEY GROUP PROFESSIONAL LAND SURVEYORS 2006 E. BROADWAY PEARLAND, TEXAS (281) 485-3991 ISP.L.L.C. FIN. NO. 10014000		DRAWN C.L.G. CHECKED M.D.W. SCALE 1"=100' JOB NO. 22-105 SHEET 1 OF 1
BOUNDARY AND IMPROVEMENT SURVEY OF A 10,000 ACRE TRACT IN THE J.S. TALMAGE SURVEY, ABSTRACT NO. 561 IN BRAZORIA COUNTY, TEXAS		



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
PG.	PAGE
—	GUY WIRE
—	POWER POLE
⊙	OIL WELL
—	PIPELINE MARKER
—	OVERHEAD ELECTRICAL

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 19,883.3-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-inch 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 feet to 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).



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

Michael D. Wilson
MICHAEL D. WILSON R.P.L.S.
TEXAS REGISTRATION NO. 4821
02/09/22

- 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. 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.

02/09/22	DATE SURVEYED	
	THE WILSON SURVEY GROUP PROFESSIONAL LAND SURVEYORS 2006 E. BROADWAY PEARLAND, TEXAS (281) 485-3991 T.B.P.L.S. FIRM NO. 10014900	CAD FILE 22-105 (West).dwg
MICHAEL J. GENTRY		ORIGINAL PLOT DATE: 02/28/22
BOUNDARY AND IMPROVEMENT SURVEY OF A 10,000 ACRE TRACT IN THE J.S. TALMAGE SURVEY, ABSTRACT NO. 561 IN BRAZORIA COUNTY, TEXAS		DWN C.L.H. APPD. M.D.W. SCALE 1"=100' JOB NO. 22-105 SHEET 1 OF 1