

County: Brazoria
Project: Bullard Parkway Phase III
Job No. 242207
Parcel/MBS No. 24-552

FIELD NOTES FOR 0.871 ACRE

Being a tract containing 0.871 acres of land, located in the H.T. & B.R.R. Company Survey, Lot 58, Abstract Number 516, in Brazoria County, Texas; said 0.871 acre tract being a portion of a call 10.00 acre tract recorded in the name of Christy Ngo in File Number 2020011424 of the Official Public Records of Brazoria County (O.P.R.B.C.); said 0.871 acre tract being more particularly described by metes and bounds as follows (bearings being based on the Texas Coordinate System, South Central Zone, NAD 83, as derived from GPS observations):

Commencing at the northwesterly corner of said 10.00 acre tract, the southwesterly corner of a call 40 acre tract recorded in the name of E.R.M. Holdings, Inc. in File Number 2015023061 of the O.P.R.B.C. and being on the easterly line of a call 306.158 acre tract styled as Parcel 3 and recorded in the name of 608 Colony Investments, Ltd. in File Number 2021062781 of the O.P.R.B.C. (corrected in File Number 2023040989 of the O.P.R.B.C.);

Thence, with the westerly line of said 10.00 acre tract, South 03 degrees 10 minutes 06 seconds East, a distance of 30.28 feet to the **Point of Beginning** of the herein described tract;

Thence, through and across said 10.00 acre tract, North 86 degrees 48 minutes 27 seconds East, a distance of 659.74 feet to the easterly line of said 10.00 acre tract and the westerly line of a call 29.88 acre tract recorded in the name of Doninic Joseph Magnabosco in File Number 2020035285 of the O.P.R.B.C.;

Thence, with said line, South 03 degrees 11 minutes 42 seconds East, a distance of 41.19 feet;

Thence, leaving said line, through and across aforesaid 10.00 acre tract, the following three (3) courses:

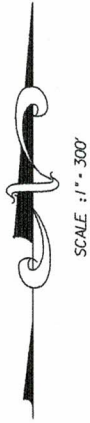
- 1) South 83 degrees 11 minutes 08 seconds West, a distance of 294.53 feet;
- 2) 139.85 feet along the arc of a curve to the right, said curve having a radius of 2060.00 feet, a central angle of 03 degrees 53 minutes 23 seconds and a chord that bears South 85 degrees 07 minutes 49 seconds West, a distance of 139.82 feet;
- 3) South 87 degrees 04 minutes 31 seconds West, a distance of 226.07 feet to the aforesaid westerly line of call 10.00 acre tract;

Thence, with said line, North 03 degrees 10 minutes 06 seconds West, a distance of 62.83 feet to the **Point of Beginning** and containing 0.871 acre of land.

GBI PARTNERS
TBPELS Firm No. 10130300
Ph: 281.499.4539
September 11, 2024



Jon P. Bordovsky



CALL 306.158 ACRES PARCEL 3
608 COLONY INVESTMENTS, LTD.
FILE No. 2021062781 O.P.R.B.C.

CALL 40 ACRES (MORE OR LESS)
E.R.M. HOLDINGS, INC.
FILE No. 2015023061 O.P.R.B.C.

CALL 127.270 ACRES
ASTRO STERLING LAKES NORTH L.P.
FILE No. 2022025939 O.P.R.B.C.

H.T. & B.R.R. Co. LOT 68, A-561

COUNTY ROAD 81
(RECOGNIZED 60' WIDE)

SURVEY LINE

P.O.C.

SQ. 310' 06" E 30.28'

P.O.B.

0.871 ACRE

CALL 10.00 ACRES
CHRISTY NGO
FILE No. 2020011424
O.P.R.B.C.

CALL 29.88 ACRES
DOMINIC JOSEPH MAGNABOSCO
FILE No. 2020035285
O.P.R.B.C.

RESERVE "A"
STERLING LAKES NORTH SEC 6
FILE No. 2024015890 O.P.R.B.C.

CALL 306.158 ACRES PARCEL 3
608 COLONY INVESTMENTS, LTD.
FILE No. 2021062781 O.P.R.B.C.

CALL 3132 ACRES TRACT 2
DR. HORTON-TEXAS LTD
FILE No. 2023008017 O.P.R.B.C.

H.T. & B.R.R. Co. LOT 58, A-516

DEED	ACQUISITION	REMAINING LT
10.00 AC.	0.871 AC.	9.129 AC.
435,600 SQ.FT.	37,941 SQ.FT.	397,659 SQ.FT.

PARCEL/MBS No. 24-552

EXHIBIT OF 0.871 ACRE

BEING A PORTION OF A CALL 10.00 ACRE TRACT
RECORDED IN THE NAME OF CHRISTY NGO IN
FILE NUMBER 2020011424 OF THE O.P.R.B.C.,

LOCATED IN THE
H.T. & B.R.R. Co. LOT 58, A-516
BRAZORIA COUNTY, TEXAS



GBI PARTNERS

4724 VISTA ROAD
PASADENA, TX 77505
PHONE: 281-499-4539

TBPELS FIRM #10130300
GBISurvey@GBISurvey.com
www.GBISurvey.com

JOB NO: 242207
SCALE: 1" = 300'
DATE: 09/11/2024

PARCEL/MBS No.: 24-552