

Proposed Facility Address and Legal Description

Situs Address: East of Farm-to-Market 524 & County Road 360

Legal Description: Lot 41B in the Arch McDonald Survey (Abstract 0046, C.Breen)
Tract 12 in the Polly & Chance Survey (Abstract 119)

Brazoria CAD Parcel ID: 182613, 159206, 182611

**Brazoria CAD
Geographic ID:** 1336-0115-000, 0119-0031-105, 1336-0113-000



Proposed Facility Address and Legal Description

GLENN W. SAYLER DESCRIPTION FOR 76.56 ACRES CHARLES BREEN SURVEY, ABSTRACT NO. 46 BRAZORIA COUNTY, TEXAS

Being a description for combined 76.56 acres solar lease, consisting of a 51.56-acre parcel and a 25.00-acre parcel, located in the Charles Breen Survey, Abstract No. 46. Both parcels being comprised of the residue of a called 100-acre tract of land conveyed to Glenn W. Salyer by deed recorded in Volume 1383, Page 649 (1/2 interest) and in Volume 1662, Page 810 (1/2 interest) of the Deed Records of Brazoria County, Texas (D.R.B.C.,TX) Said tract being more particularly described by metes and bounds as follows, with all bearings and coordinates based on the Texas Coordinate System of 1983, South Central Zone, as determined by GPS observations, area, distances, and coordinates are grid values:

51.56 ACRES:

BEGINNING at a 1-1/2-inch pinched iron pipe, found (N: 13,585,699.14; E: 3,012,260.74) on the northwest corner of said residue of 100-acre tract and the southwest corner of that called 20.48 acres tract of land conveyed to Chevron Phillips Chemical Company, LP by deed recorded in File No. 2007071141 of the Official Public Records of Brazoria County, Texas (O.P.R.B.C.,TX.);

THENCE, North 42°06'53" East, along the north line of said residue of 100-acre tract, a distance of 685.52 feet to a 1-inch iron pipe, found on the northeast corner of said residue of 100-acre tract and in the west line of that called 89.755 acres tract of land conveyed to Chevron Phillips Chemical Company, LP by deed recorded in File No. 2023034189 of the O.P.R.B.C.,TX.;

THENCE, South 47°56'02" East, along the east line of said residue of 100-acre tract, a distance of 3,277.13 feet to a at a 5/8-inch iron rod with cap marked "LANDPOINT", found on the northeast corner of a 25.00 acre tract and southeast corner of herein described tract;

THENCE, South 42°06'15" West, over and across said residue of 100-acre tract, a distance of 685.07 feet to a 5/8-inch iron rod with cap marked "LANDPOINT", found on the northwest corner of a 25.00 acre tract, the southwest corner of herein described tract and in the east line of that certain tract of land conveyed to Jeffery P Clark by deed recorded in File No. 2024024174 of the O.P.R.B.C.,TX.;

THENCE, North 47°56'30" West, along the west line of said residue of 100-acre tract, passing at a distance of 254.04, a 3/4-inch iron pipe found marking the northeast corner of said Clark tract, for a total distance of 3,277.25 feet returning to the **POINT OF BEGINNING** and containing a calculated area of 51.56 acres of land.

25.00 ACRES:

COMMENCING at a 1-1/2-inch pinched iron pipe, found (N: 13,585,699.14; E: 3,012,260.74) on the northwest corner of said residue of 100-acre tract and the southwest corner of that said 20.48 acres tract;

THENCE, South 47°56'30" East, along the west line of said residue of 100-acre tract, a distance of 3,277.25 feet to a 5/8-inch iron rod with cap marked "LANDPOINT", found for the **POINT OF BEGINNING** (N: 13,583,503.75; E: 3,014,693.97) of herein described tract;

THENCE, North 42°06'15" East, over and across said residue of 100-acre tract, a distance of 685.07 feet to a 5/8-inch iron rod with cap marked "LANDPOINT", found on the east line of said residue of 100-acre tract, in the west line of said 89.755 acres tract and the northeast corner of herein described tract;

THENCE, South 47°56'02" East, along the east line of said residue of 100-acre tract, a distance of 1,589.68 feet to a 1-inch iron pipe, found on the southeast corner of said residue of 100-acre tract and herein described tract, and in the north line of a called 67.263 acres tract of land conveyed to Sweeny Economic Development Park by deed recorded in File No. 2024009862 of the O.P.R.B.C.,TX.;

THENCE, South 42°04'55" West, along the south line of said residue of 100-acre tract, a distance of 684.86 feet to a calculated point for the southwest corner of said residue of 100-acre tract and herein described tract, from which a 8-inch wood post bears South 71°09'49" West, a distance of 0.21 feet;

THENCE, North 47°56'30" West, along the west line of said residue of 100-acre tract, a distance of 1,589.94 feet returning to the **POINT OF BEGINNING** and containing a calculated area of 25.00 acres of land.

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**RODNEY AND SHEILA ELSTER
FAMILY LIMITED PARTNERSHIP
DESCRIPTION FOR 83.21 ACRES
CHARLES BREEN SURVEY, ABSTRACT NO. 46, AND
JOSEPH H. POLLEY & SAMUEL CHANCE SURVEY, ABSTRACT NO. 119
BRAZORIA COUNTY, TEXAS**

Being a description for an 83.21 acre parcel, located in the Charles Breen Survey, Abstract No. 46, and the Joseph H. Polley & Samuel Chance Survey, Abstract No. 119, Brazoria County, Texas, and being out of that certain 138.21 acre tract of land conveyed to Rodney and Sheila Elster Family Limited Partnership by deed recorded in File No. 2025046644 of the Official Public Records of Brazoria County, Texas (O.P.R.B.C.,TX). Said tract being more particularly described by metes and bounds as follows, with all bearings and coordinates based on the Texas Coordinate System of 1983, South Central Zone, as determined by GPS observations, area, distances, and coordinates are grid values:

83.21 ACRES:

BEGINNING at a 1-1/2-inch pinched iron pipe, found (N: 13,585,699.14; E: 3,012,260.74) at a corner on the northeast line of said Elster tract of land, also being the northwest corner of a residue of a 100-acre tract of land conveyed to Glenn W. Salyer by deeds recorded in Volume 1383, Page 649, and Volume 1662, Page 810 of the Deed Records of Brazoria County, Texas (D.R.B.C.,TX) and the southwest corner of that called 20.48 acres tract of land conveyed to Chevron Phillips Chemical Company, LP by deed recorded in File No. 2007071141 of the O.P.R.B.C.,TX.;

THENCE, South 47°56'30" East, along the northeast line of said Elster tract, a distance of 3,023.21 feet to a 3/4-inch iron pipe with cap inside marked "ADAMS 3666-5611", found on the southerly corner of said residue of 100-acre tract and the east corner of said Elster tract;

THENCE, South 42°16'29" West, along the east line of said Elster tract, a distance of 1,035.28 feet to a point for corner of the herein described tract from which a found 10 inch wooden fence post bears South 42°16'29" West, a distance of 0.78 feet, being the east corner of that certain tract of land described in deed to James Robert Finley, recorded in File No. 2023034189, O.P.R.B.C.,TX, and the north corner of that certain tract of land described in deed to Jeffrey Paul Clark, recorded in File No. 2011047297, O.P.R.B.C.,TX;

THENCE, North 47°55'26" West, along the southwest line of said Elster tract, a distance of 3,114.68 feet to a 1/2 iron rod found, also being the east corner of that certain tract of land conveyed to Kathleen A. Jones, by deed recorded in File No. 2011003774 of the O.P.R.B.C.,TX., and the south corner of that certain tract of land conveyed to Texas-New Mexico Power Co., by deed recorded in File Nos. 2014055511 and 2023027198 of the O.P.R.B.C.,TX.;

THENCE, North 13°06'34" East, along the west line of said Elster tract and the east line of said Texas-New Mexico Power Co. tract, a distance of 798.27 feet to a 5/8 inch iron rod found on the west line of the herein described tract and the northeast corner of said Texas-New Mexico Power Co. tract;

THENCE, South 87°28'00" West, along the westerly line of said Elster tract and the north line of said Texas-New Mexico Power Co. tract, a distance of 510.26 feet to a 5/8 inch iron rod found on the east right-of-way line of FM 524, a public right-of-way;

THENCE, North 07°05'25" East, along the east right-of-way line of said FM 524 and the west line of the herein described tract, a distance of 173.04 feet to a point for corner from which a 1/2 inch iron pipe found bears South 83°09'38" West, 0.66 feet, being on the north line of the herein described tract and being the southwest corner of that certain tract of land conveyed to Chevron Phillips Chemical Company, LP, by deed recorded in File No. 2007071141, O.P.R.B.C.,TX;

THENCE, departing the said east right-of-way line and along the south line of said Chevron Phillips Chemical Company, LP tract and the north line of the herein described tract the following courses and distances:

South 83°09'38" East, a distance of 264.84 feet to a point for corner from which a 1/2 iron pipe found bears North 66°16'41" West, a distance of 1.44 feet;

North 06°53'11" East, a distance of 180.19 feet to a 1/2 inch iron pipe found;

South 83°12'22" East, a distance of 437.20 feet to a 1/2 inch iron pipe found;

South 47°54'39" East, a distance of 474.77 feet returning to the **POINT OF BEGINNING** and containing a calculated area of 83.21

Map Showing Site



Map Showing Site



