

County: Brazoria
Project: Bullard Parkway Phase III
Job No. 242207
Parcel/MBS No. 24-554

FIELD NOTES FOR 0.478 ACRE

Being a tract containing 0.478 acres of land, located in the H.T. & B.R.R. Company Survey, Lot 58, Abstract Number 516, in Brazoria County, Texas; said 0.478 acre tract being a portion of a call 29.88 acre tract recorded in the name of Doninic Joseph Magnabosco in File Number 2020035285 of the Official Public Records of Brazoria County (O.P.R.B.C.); said 0.478 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 northeasterly corner of said 29.88 acre tract and the southeasterly 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.;

Thence, with the easterly line of said 29.88 acre tract, South 02 degrees 51 minutes 21 seconds East, a distance of 30.23 feet to the **Point of Beginning** of the herein described tract;

Thence, continuing with said line, South 02 degrees 51 minutes 21 seconds East, a distance of 30.00 feet;

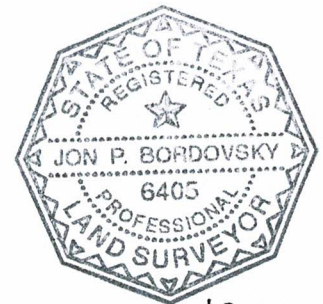
Thence, through and across said 29.88 acre tract, the following three (3) courses:

- 1) South 86 degrees 48 minutes 27 seconds West, a distance of 421.86 feet;
- 2) 122.64 feet along the arc of a curve to the left, said curve having a radius of 1940.00 feet, a central angle of 03 degrees 37 minutes 19 seconds and a chord that bears South 84 degrees 59 minutes 47 seconds West, a distance of 122.62 feet;
- 3) South 83 degrees 11 minutes 08 seconds West, a distance of 115.76 feet to the westerly line of aforesaid 29.88 acre tract;

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

Thence, leaving said line, through and across aforesaid 29.88 acre tract, North 86 degrees 48 minutes 27 seconds East, a distance of 660.12 feet to the **Point of Beginning** and containing 0.478 acre of land.

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



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CALL 306.58 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 LP.
FILE No. 20202025939 O.P.R.B.C.

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

COUNTY ROAD 81
(RECOGNIZED 60' WIDE)

P.O.C.

SURVEY LINE

S02°51'21"E
30.23'

P.O.B.

0.478 ACRE

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

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

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

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

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

DEED	ACQUISITION	REMAINING LT
29.88 AC.	0.478 AC.	29.402 AC.
1,301,573 SQ.FT.	20,822 SQ.FT.	1,280,751 SQ.FT.

PARCEL/MBS No. 24-554

EXHIBIT OF 0.478 ACRE

BEING A PORTION OF A CALL 29.88 ACRE TRACT
RECORDED IN THE NAME OF DOMINIC JOSEPH
MAGNABOSCO IN FILE NUMBER 2020035285 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.: 24-554