

County: Brazoria  
Project: Bullard Parkway Phase III  
Job No. 242207  
Parcel/MBS No.24-553

**FIELD NOTES FOR 0.498 ACRE**

Being a tract containing 0.498 acres of land, located in the H.T. & B.R.R. Company Survey, Lot 68, Abstract Number 561, in Brazoria County, Texas; said 0.498 acre tract being a portion of a call 40 acre tract recorded in the name of E.R.M. Holdings, Inc. in File Number 2015023061 of the Official Public Records of Brazoria County (O.P.R.B.C.); said 0.498 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 southeasterly corner of said 40 acre tract and the northeasterly corner 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.;

Thence, with the easterly line of said 40 acre tract, the following two (2) courses:

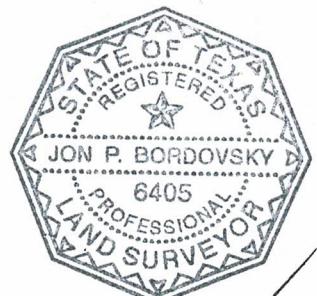
- 1) North 02 degrees 51 minutes 21 seconds West, a distance of 19.38 feet;
- 2) North 02 degrees 54 minutes 25 seconds West, a distance of 10.39 feet to the **Point of Beginning** of the herein described tract;

Thence, through and across said 40 acre tract, the following four (4) courses:

- 1) South 86 degrees 48 minutes 27 seconds West, a distance of 961.45 feet;
- 2) North 83 degrees 11 minutes 08 seconds East, a distance of 409.75 feet;
- 3) 130.22 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 37 minutes 19 seconds and a chord that bears North 84 degrees 59 minutes 47 seconds East, a distance of 130.20 feet;
- 4) North 86 degrees 48 minutes 27 seconds East, a distance of 422.53 feet to the easterly line of aforesaid 40 acre tract;

Thence, with said line, South 02 degrees 54 minutes 25 seconds East, a distance of 30.00 feet to the **Point of Beginning** and containing 0.498 acre of land.

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



*JPB*

SCALE: 1" = 300'



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.

ASTRO CALL 127.270 ACRES  
FILE No.2022025939 O.P.R.B.C.

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

COUNTY ROAD 81  
(RECOGNIZED 60' WIDE)

0.498 ACRE

P.O.B.  
NO25425W  
10.39'  
NO25121W  
19.38'

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.

STERLING RESERVE "A"  
FILE No.2024015890 O.P.R.B.C.

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

DEED	ACQUISITION	REMAINING LT
40 AC.	0.498 AC.	39.502 AC.
1,742,400 SQ.FT.	21,693 SQ.FT.	1,720,707 SQ.FT.

PARCEL/MBS No.24-553

### EXHIBIT OF 0.498 ACRE

BEING A PORTION 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.

LOCATED IN THE  
H.T. & B.R.R. Co. LOT 68, A-561  
BRAZORIA COUNTY, TEXAS



JOB NO:242207  
SCALE:1"=300'  
DATE:09/11/2024  
PARCEL/MBS No.:24-553

GBI PARTNERS

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

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