

## PUBLIC ROAD DEDICATION

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

THE STATE OF TEXAS                   §           KNOW ALL PERSONS BY THESE PRESENTS:  
  §  
COUNTY OF BRAZORIA               §

THAT **BRAZORIA SOLAR I, LLC**, a Delaware limited liability company authorized to do business in Texas, hereinafter called "**Grantor**," for and in consideration of the general welfare and benefit of the public, has this day Dedicated in Fee, and grants and conveys all of its rights, title and interest thereto, and by these presents do Dedicate in Fee unto **BRAZORIA COUNTY**, a political subdivision of the State of Texas, (hereinafter referred to as "Grantee") for the use of the public, forever, a right of way for the purposes of laying out, opening, constructing, operating, maintaining a road or street thereon, together with necessary incidentals and appurtenances thereto, in, along, upon and across the following described tracts of land in the County of Brazoria, State of Texas (collectively the "Public ROW"), more particularly described as follows, to wit:

*Tract 1: Being a 6.752 acre tract of land lying in and being situated out of the WM McDermott Survey, Abstract No. 341 and being a portion of those certain 78 acre and 87.03 acre tracts conveyed to Lyn T. Stockman by deed recorded in Instrument No. 2012056854 of the Official Public Records of Brazoria County, Texas; said 6.752 acre tract being more particularly described by metes and bounds in Exhibit "A" attached hereto; and*

*Tract 2: Being 2.285 acres of land lying in and being out of the I.T. Tinsley Survey, Abstract No. 375 and being a portion of that certain 210.642 acre tract conveyed to Ekenraw Enterprises, LLC, a Texas Limited Liability Company by deed recorded in Instrument No. 2021057670 of the Official Public Records of Brazoria County, Texas; said 2.285 acre tract being more particularly described by metes and bounds in Exhibit "B" attached hereto; and*

*Tract 3: Being 7.485 acres lying in and being situated out of the WM McDermott Survey, Abstract No. 341 and being a portion of that certain 675.2326 acre tract conveyed to Ekenraw Enterprises, LLC, a Texas Limited Liability Company by deed recorded in Instrument No. 2021057670 of the Official Public Records of Brazoria County, Texas; said 7.485 acre tract being more particularly described by metes and bounds in Exhibit "B" attached hereto; and*

*Tract 4: Being 15.191 acres of land lying in and being out of the WM McDermott Survey, Abstract No. 341 and being a portion of that certain 675.2326 acre tract conveyed to Ekenraw Enterprises, LLC a Texas Limited Liability Company by deed recorded in Instrument No. 2021057670 of the Official Public Records of*

*Brazoria County, Texas; said 15.191 acre tract being more particularly described by metes and bounds in Exhibit "B" attached hereto.*

*Tract 5: Being a 2.477 acre tract of land lying in and being situated out of the S.F. Austin League No. 2, Abstract No. 23, Brazoria County, Texas and being a portion of that certain 141.96 acre tract conveyed as Lots 39-62 and Lots 64-66 of the Fairview Farms Coast Land Companies Subdivision, a subdivision recorded in Volume 2, Page 25 of the Plat Records of Brazoria County, Texas, to Marie T. Hillman by deed recorded in Instrument No. 2012056855 of the Official Public Records of Brazoria County, Texas; said 2.477 acre tract being more particularly described by metes and bounds in Exhibit "C" attached hereto.*

*Tract 6: Being a 3.400 acre tract of land lying in and being situated out of the S.F. Austin League No. 2, Abstract No. 23, Brazoria County, Texas and being a portion of that certain 141.96 acre tract conveyed as Lots 39-62 and Lots 64-66 of the Fairview Farms Coast Land Companies Subdivision, a subdivision recorded in Volume 2, Page 25 of the Plat Records of Brazoria County, Texas, to Marie T. Hillman by deed recorded in Instrument No. 2012056855 of the Official Public Records of Brazoria County, Texas; said 3.400 acre tract being more particularly described by metes and bounds in Exhibit "C" attached hereto.*

*Tract 7: Being a 1.232 acre tract of land lying in and being situated out of the S.F. Austin League No. 2, Abstract No. 23, Brazoria County, Texas and being a portion of that certain 270.22 acre tract conveyed to Marie T. Hillman by deed recorded in Instrument No. 2012056855 of the Official Public Records of Brazoria County, Texas also being a portion of Lot 200 of the Fairview Farms Coast Land Companies Subdivision, a subdivision recorded in Volume 2, Page 25 of the Plat Records of Brazoria County, Texas; said 1.232 acre tract being more particularly described by metes and bounds in Exhibit "C" attached hereto.*

*Tract 8: Being a 1.233 acre tract of land lying in and being situated out of the S.F. Austin League No. 2, Abstract No. 23, Brazoria County, Texas and being a portion of that certain 140.64 acre tract conveyed to Marie T. Hillman by deed recorded in Instrument No. 2012056855 of the Official Public Records of Brazoria County, Texas also being a portion of Lot 201 of the Fairview Farms Coast Land Companies Subdivision, a subdivision recorded in Volume 2, Page 25 of the Plat Records of Brazoria County, Texas; said 1.233 acre tract being more particularly described by metes and bounds in Exhibit "C" attached hereto.*

*Tract 9: Being a 3.734 acre tract of land lying in and being situated out of the A.J. Watts Survey, Abstract No. 583 and being a portion of that certain 64 acre tract, conveyed as Lot 6 and that certain 100 acre tract, conveyed as Lot 5 to Marie T. Hillman by deed recorded in Instrument No. 2012056855 of the Official Public Records of Brazoria County, Texas; Said 3.734 acre tract being more particularly described by metes and bounds in Exhibit "C" attached hereto.*

Grantor shall have the right to fence the Public ROW as defined in this Public Road Dedication. Grantor may choose to allow the owner(s) of the adjacent land, leased for the purpose of and occupied by solar panels, to graze livestock within the fenced Public ROW. Grantor shall

maintain any fencing in or around the Public ROW at its sole expense. Grantor shall not construct any improvements in the Public ROW except as described herein. Grantor acknowledges that it cannot acquire any right, title, or interest in and to the Public ROW by adverse possession or otherwise. Grantor's rights under this Public Road Dedication shall remain in full force and effect until such time as Brazoria County chooses to develop said Public ROW. Brazoria County shall provide Grantor one hundred twenty (120) days written notice to remove all fencing and livestock from the Public ROW at Grantor's sole expense.

EXECUTED as of the 18<sup>th</sup> day of December, 2023.

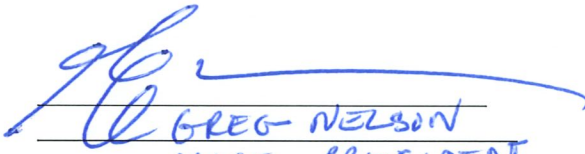
**GRANTOR:**

**BRAZORIA SOLAR I, LLC**

a Delaware Limited Liability Company

By: CORE SOLAR DEVELOPMENT, LLC  
Its Sole Member

By: TOTAL ENERGIES Renewables USA, LLC.  
Its Sole Member

By:   
GREG NELSON  
VICE PRESIDENT

**GRANTEE:**

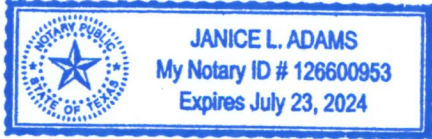
**BRAZORIA COUNTY**

a body politic

By: \_\_\_\_\_  
L. M. "MATT" SEBESTA, JR.  
BRAZORIA COUNTY JUDGE

THE STATE OF TEXAS §  
§  
COUNTY OF TRAVIS §

This instrument was acknowledged before me on this 18<sup>th</sup> day of December, 2023, by GREG NELSON, VICE PRESIDENT of BRAZORIA SOLAR I, LLC, a Delaware limited liability company, and acknowledged to me that said person executed the same for the purposes and consideration therein expressed, in the capacity therein stated, as the act and deed of said corporation.



Janice L. Adams  
Notary Public in and for the State of Texas

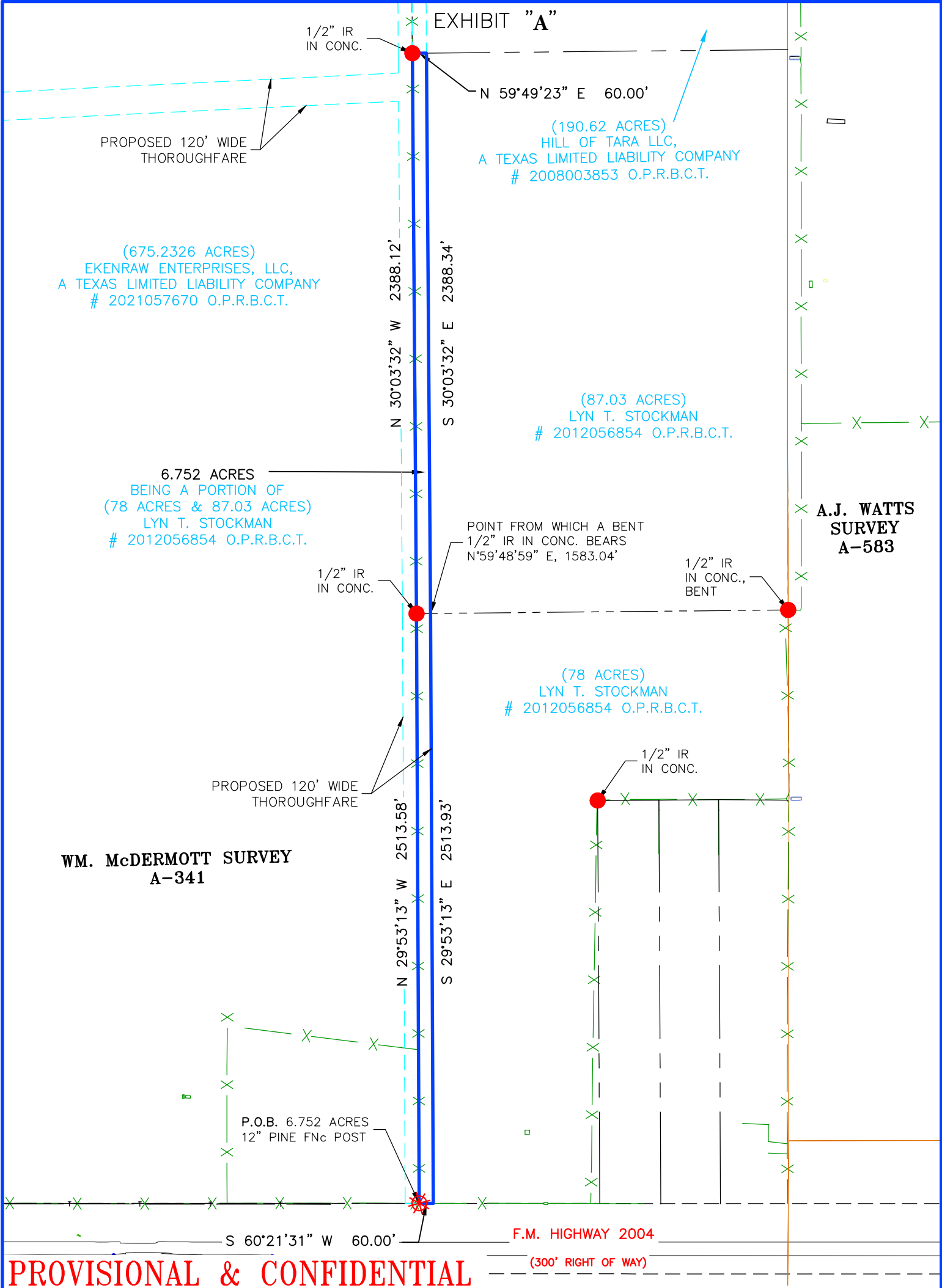
THE STATE OF TEXAS           §  
  §  
COUNTY OF BRAZORIA       §

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2023, by L. M. "MATT" SEBESTA, JR., County Judge of Brazoria County, Texas, a body politic on behalf of said County.

\_\_\_\_\_  
Notary Public in and for the State of Texas

RETURN TO (GRANTEE):

Brazoria County Engineering Department  
451 N Velasco, Suite 230  
Angleton, Texas 77515



PROVISIONAL & CONFIDENTIAL

LEGEND:

- BOUNDARY
- APPROX. SURVEY LINE
- ADJOINER/TRACT LINE
- PROPOSED THOROUGHFARE
- SUBDIVISION LINE
- EDGE OF ROAD
- FENCE
- P.R.B.C.T.—PLAT RECORDS BRAZORIA COUNTY, TEXAS
- O.P.R.B.C.T.—OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY, TEXAS

IRON ROD (IR) FOUND

FENCE CORNER (FNC)

POWER POLE

NOTE:

1. BEARINGS, DISTANCES AND ACREAGE SHOWN HEREON ARE NAD83(NSRS-2011), LAMBERT GRID COORDINATES AND CONFORM TO STATE PLANE, "TEXAS SOUTH CENTRAL ZONE", UTILIZING USGS CORS/OPUS SYSTEM. COMBINED SCALE FACTOR AT CENTRAL LOCATED CONTROL MONUMENT, "GULF", 0.99986838.

2. THERE MAY BE EASEMENTS, COVENANTS AND IMPROVEMENTS AFFECTING THIS PROPERTY NOT SHOWN HEREON.



REFERENCE BRAZORIA SOLAR: STOCKMAN THOROUGHFARE — 6.752 ACRES

DESCRIPTION: BEING 6.752 ACRES OF LAND OUT OF WM. McDERMOTT SURVEY, ABSTRACT NO. 341 IN BRAZORIA COUNTY, TEXAS



15 Smith Road, Suite 2000  
Midland, Texas 79705  
o/c. (432) 520-2400  
fax. (432) 520-2404  
email: info@sam.biz

Texas Firm Registration No. 10064300

EXHIBIT "A"

LYN T. STOCKMAN –6.752 ACRES

LEGAL DESCRIPTION: BEING A 6.752 ACRE TRACT OF LAND LYING IN AND BEING SITUATED OUT OF THE WM. McDERMOTT SURVEY, ABSTRACT NO. 341 AND BEING A PORTION OF THOSE CERTAIN 78 ACRE AND 87.03 ACRE TRACTS CONVEYED TO LYN T. STOCKMAN BY DEED RECORDED IN INSTRUMENT NO. 2012056854 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS; SAID 6.752 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF SURVEYING AND MAPPING, LLC (SAM) IN JULY, 2023:

BEGINNING at a 12 inch pine fence corner post found in the northwest right of way line of Farm to Market Highway 2004 for the east corner of that certain 675.2326 acre tract conveyed to Ekenraw Enterprises, LLC by deed recorded in Instrument No. 2021057670 of said Official Public Records, the south corner of said 78 acre tract and the south corner hereof;

THENCE North 29°53'13" West along the common line of said 675.2326 acre tract and said 78 acre tract a distance of 2513.58 feet to a 1/2 inch iron rod in concrete found for an angle point of said 675.2326 acre tract, the west corner of said 78 acre tract, the south corner of said 87.03 acre tract and an angle point hereof;

THENCE North 30°03'32" West along the common line of said 675.2326 acre tract and said 87.03 acre tract a distance of 2388.12 feet to a 1/2 inch iron rod in concrete found for an angle point of said 675.2326 acre tract, the south corner of that certain 190.62 acre tract conveyed to Hill of Tara, LLC by deed recorded in Document No. 2008003853 of said Official Public Records, the west corner of said 87.03 acre tract and hereof;

THENCE North 59°49'23"East along the common line of said 190.62 acre tract and said 87.03 acre tract a distance of 60.00 feet to a point for the north corner hereof;

THENCE South 30°03'32"East a distance of 2388.34 feet to a point in the northwest line of said 78 acre tract for an angle point hereof and from which a bent 1/2 inch iron rod in concrete found for the east corner of said 87.03 acre tract and the north corner of said 78 acre tract bears North 59°48'59"East a distance of 1583.04 feet;

THENCE South 29°53'13"East a distance of 2513.93 feet to a point in said northwest right of way line of Farm to Market Highway 2004 for the east corner hereof;

THENCE South 60°21'31"West along said northwest right of way line a distance of 60.00 feet to the POINT OF BEGINNING and containing 6.752 acres of land more or less.

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE SURVEY INFORMATION FOUND ON THIS PLAT WAS DERIVED FROM ACTUAL FIELD NOTES OF ON-THE-GROUND SURVEYS MADE BY ME OR UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AT THE TIME OF THIS SURVEY. NO WARRANTY IS MADE OR INTENDED FOR THE LOCATION OF ANY OR ALL EASEMENTS THAT MAY EXIST WITHIN THE BOUNDS OF THIS SURVEY.

PRELIMINARY,  
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

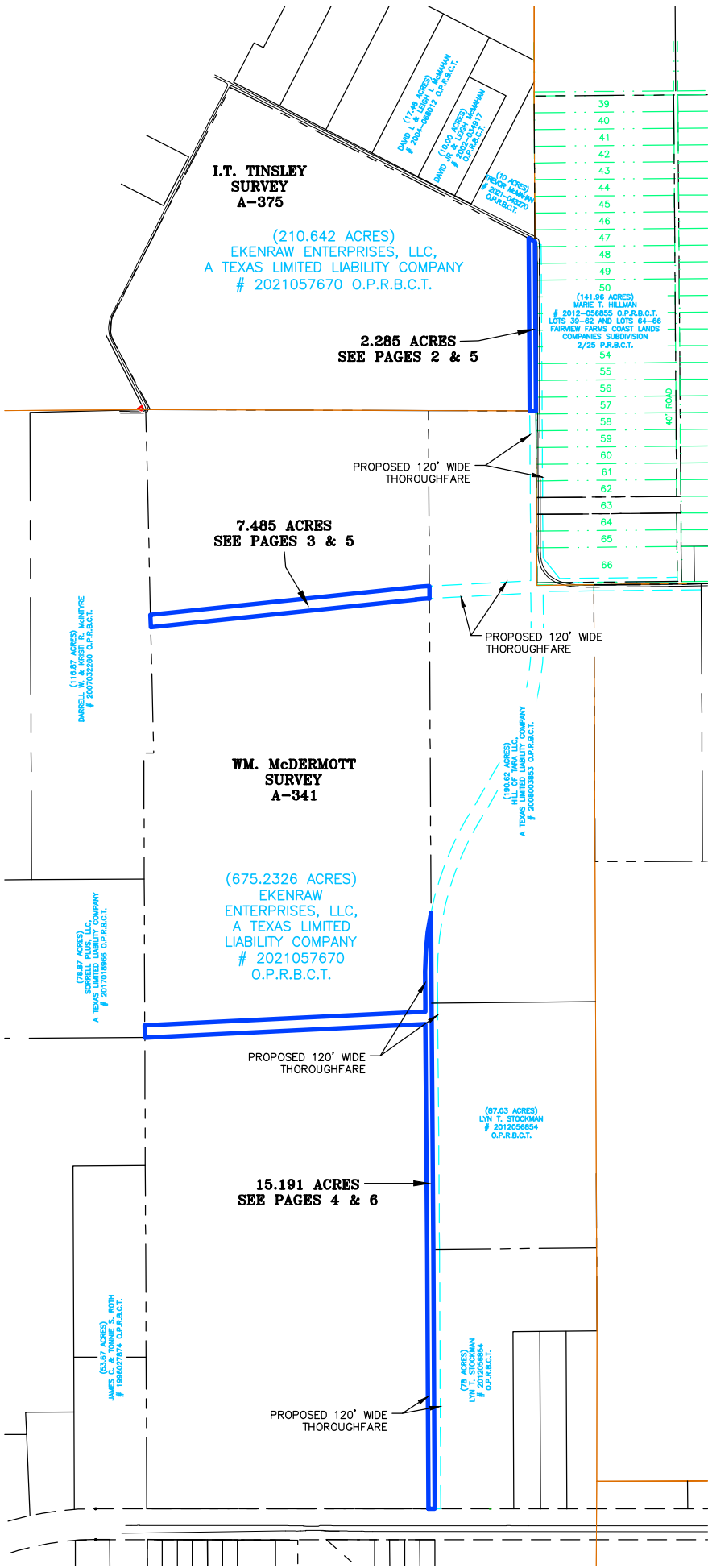
REGISTERED PROFESSIONAL LAND SURVEYOR  
PHILLIP J SUBLETT  
JULY 24, 2023

PROVISIONAL & CONFIDENTIAL

<div>LEGEND:</div> <div><div><div>BOUNDARY</div><div>APPROX. SURVEY LINE</div><div>ADJOINER/TRACT LINE</div><div>PROPOSED THOROUGHFARE</div><div>SUBDIVISION LINE</div><div>EDGE OF ROAD</div><div>FENCE</div><div>P.R.H.C.T.–PLAT RECORDS BRAZORIA COUNTY, TEXAS</div><div>O.P.R.B.C.T.–OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY, TEXAS</div></div><div><div>IRON ROD (IR) FOUND</div><div>FENCE CORNER (FNC)</div><div>POWER POLE</div></div><div></div></div>	
<div>NOTE:</div> <div><div>1. BEARINGS, DISTANCES AND ACREAGE SHOWN HEREON ARE NAD83(NSRS–2011), LAMBERT GRID COORDINATES AND CONFORM TO STATE PLANE, "TEXAS SOUTH CENTRAL ZONE", UTILIZING USGS CORS/OPUS SYSTEM. COMBINED SCALE FACTOR AT CENTRAL LOCATED CONTROL MONUMENT, "GULF", 0.99986838.</div><div>2. THERE MAY BE EASEMENTS, COVENANTS AND IMPROVEMENTS AFFECTING THIS PROPERTY NOT SHOWN HEREON.</div></div>	
<div><div>0'500'1000'1500'</div><div></div></div>	
<div>REFERENCE BRAZORIA SOLAR: STOCKMAN THOROUGHFARE – 6.752 ACRES</div> <div>DESCRIPTION: BEING 6.752 ACRES OF LAND OUT OF THE WM. McDERMOTT SURVEY, ABSTRACT NO. 341 IN BRAZORIA COUNTY, TEXAS</div>	
<div><div><div></div><div>15 Smith Road, Suite 2000 Midland, Texas 79705 o/c. (432) 520-2400 fax. (432) 520-2404 email: info@sam.biz</div></div><div>Texas Firm Registration No. 10064300</div></div>	
<div>JOB NO.: 1021067529    DRAFT: TEM    DATE: 07/24/2023    PAGE 2 OF 2</div>	



EXHIBIT "B"



PROVISIONAL & CONFIDENTIAL

**LEGEND:**  
BOUNDARY  
APPROX. SURVEY LINE  
ADJOINER/TRACT LINE  
EDGE OF ROAD  
SUBDIVISION LINE  
P.R.B.C.T. - PLAT RECORDS OF BRAZORIA COUNTY, TEXAS  
O.P.R.B.C.T. - OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS



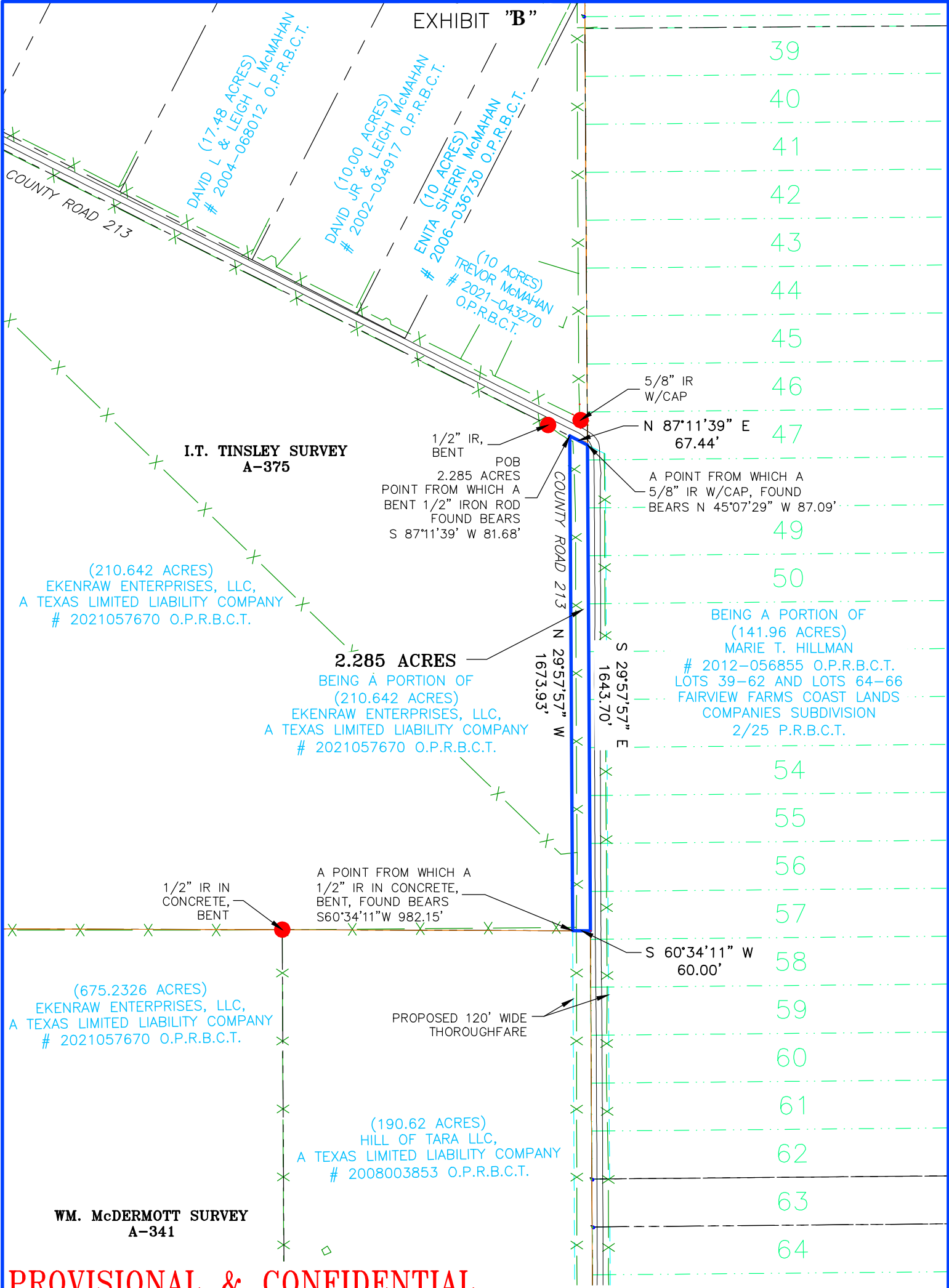
**NOTE:**  
1. BEARINGS, DISTANCES AND ACREAGE SHOWN HEREON ARE NAD83(NSRS-2011), LAMBERT GRID COORDINATES AND CONFORM TO STATE PLANE, "TEXAS SOUTH CENTRAL ZONE", UTILIZING USGS CORS/OPUS SYSTEM. COMBINED SCALE FACTOR AT CENTRAL LOCATED CONTROL MONUMENT, "GULF", 0.99986838.  
2. THERE MAY BE EASEMENTS, COVENANTS AND IMPROVEMENTS AFFECTING THIS PROPERTY NOT SHOWN HEREON.



**REFERENCE BRAZORIA SOLAR: EKENRAW THOROUGHFARES**  
**DESCRIPTION:** 2.285 ACRES OF LAND OUT OF I.T. TINSLEY SURVEY, ABSTRACT NO. 375, 7.485 AND 15.191 ACRES OF LAND OUT OF WM. McDERMOTT SURVEY, ABSTRACT NO. 341 IN BRAZORIA COUNTY, TEXAS



15 Smith Road, Suite 2000  
Midland, Texas 79705  
o/c. (432) 520-2400  
fax. (432) 520-2404  
email: info@sam.biz



PROVISIONAL & CONFIDENTIAL

LEGEND:

BOUNDARY

APPROX. SURVEY LINE

ADJOINER/TRACT LINE

PROPOSED THOROUGHFARE

SUBDIVISION LINE

EDGE OF ROAD

FENCE

P.R.B.C.T.— PLAT RECORDS OF BRAZORIA COUNTY, TEXAS

O.P.R.B.C.T.—OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS

IRON ROD (IR) FOUND

POWER POLE

NOTE:

1. BEARINGS, DISTANCES AND ACREAGE SHOWN HEREON ARE NAD83(NSRS-2011), LAMBERT GRID COORDINATES AND CONFORM TO STATE PLANE, "TEXAS SOUTH CENTRAL ZONE", UTILIZING USGS CORS/OPUS SYSTEM. COMBINED SCALE FACTOR AT CENTRAL LOCATED CONTROL MONUMENT, "GULF", 0.99986838.

2. THERE MAY BE EASEMENTS, COVENANTS AND IMPROVEMENTS AFFECTING THIS PROPERTY NOT SHOWN HEREON.



REFERENCE BRAZORIA SOLAR: EKENRAW THOROUGHFARE – 2.285 ACRES

DESCRIPTION: BEING 2.285 ACRES OF LAND OUT OF I.T. TINSLEY SURVEY, ABSTRACT NO. 375 IN BRAZORIA COUNTY, TEXAS



15 Smith Road, Suite 2000  
Midland, Texas 79705  
o/c. (432) 520-2400  
fax. (432) 520-2404  
email: info@sam.biz

Texas Firm Registration No. 10064300



EXHIBIT "B"

(210.642 ACRES)  
EKENRAW ENTERPRISES, LLC,  
A TEXAS LIMITED LIABILITY COMPANY  
# 2021057670 O.P.R.B.C.T.

1/2" IR IN  
CONCRETE,  
BENT

7.485 ACRES  
BEING A PORTION OF  
(675.2326 ACRES)  
EKENRAW ENTERPRISES, LLC,  
A TEXAS LIMITED LIABILITY COMPANY  
# 2021057670 O.P.R.B.C.T.

POB  
7.485 ACRES  
POINT FROM WHICH A  
BENT 1/2" IR IN  
CONCRETE FOUND BEARS  
N 29°54'44" W 1701.04'

A POINT FROM WHICH A  
1/2" IR FOUND BEARS N  
29°39'34" W 1987.82'

N 54°25'44" E 2573.27'

S 54°25'44" W 2583.00'

A POINT FROM WHICH A  
1/2" IR FOUND BEARS  
S 26°27'38" E 1221.48'

PROPOSED  
120' WIDE  
THOROUGHFARE

(190.62 ACRES)  
HILL OF TARA LLC,  
A TEXAS LIMITED LIABILITY COMPANY  
# 2008003853 O.P.R.B.C.T.

(675.2326 ACRES)  
EKENRAW ENTERPRISES, LLC,  
A TEXAS LIMITED LIABILITY COMPANY  
# 2021057670 O.P.R.B.C.T.

WM. McDERMOTT SURVEY  
A-341

PROPOSED 120' WIDE  
THOROUGHFARE

LINE	BEARING	DISTANCE
L1	S 57°17'47" W	8.04'
L2	N 57°17'47" E	13.89'

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	125.12'	2500.00'	S 55°51'45" W	125.11'	2°52'03"
C2	131.13'	2620.00'	N 55°51'45" E	131.11'	2°52'03"

PROVISIONAL & CONFIDENTIAL

LEGEND:

BOUNDARY  
APPROX. SURVEY LINE  
ADJOINER/TRACT LINE  
PROPOSED THOROUGHFARE  
SUBDIVISION LINE  
EDGE OF ROAD  
FENCE

IRON ROD (IR) FOUND  
POWER POLE



P.R.B.C.T.—PLAT RECORDS BRAZORIA COUNTY, TEXAS  
O.P.R.B.C.T.—OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY, TEXAS

NOTE:

- BEARINGS, DISTANCES AND ACREAGE SHOWN HEREON ARE NAD83(NSRS-2011), LAMBERT GRID COORDINATES AND CONFORM TO STATE PLANE, "TEXAS SOUTH CENTRAL ZONE", UTILIZING USGS CORS/OPUS SYSTEM. COMBINED SCALE FACTOR AT CENTRAL LOCATED CONTROL MONUMENT, "GULF", 0.99986838.
- THERE MAY BE EASEMENTS, COVENANTS AND IMPROVEMENTS AFFECTING THIS PROPERTY NOT SHOWN HEREON.



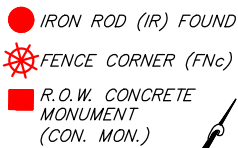
REFERENCE BRAZORIA SOLAR: EKENRAW THOROUGHFARE – 7.485 ACRES  
DESCRIPTION: BEING 7.485 ACRES OF LAND OUT OF WM. McDERMOTT  
SURVEY, ABSTRACT NO. 341 IN BRAZORIA COUNTY, TEXAS



15 Smith Road, Suite 2000  
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LEGEND:

P.R.B.C.T.—PLAT RECORDS BRAZORIA COUNTY, TEXAS  
O.P.R.B.C.T.—OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY, TEXAS



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*NOTE:*

7. BEARINGS, DISTANCES AND ACREAGE SHOWN HEREON ARE NAD83(NSRS-2011), LAMBERT GRID COORDINATES AND CONFORM TO STATE PLANE, "TEXAS SOUTH CENTRAL ZONE", UTILIZING USGS CORS/OPUS SYSTEM. COMBINED SCALE FACTOR AT CENTRAL LOCATED CONTROL MONUMENT, "GULF", 0.99986838.

2. THERE MAY BE EASEMENTS, COVENANTS AND IMPROVEMENTS AFFECTING THIS PROPERTY NOT SHOWN HEREON.

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	572.57'	2963.68'	N 23°53'15" W	571.68'	11°04'09"



REFERENCE BRAZORIA SOLAR: EKENRAW THOROUGHFARE - 15.191 ACRES  
DESCRIPTION: BEING 15.191 ACRES OF LAND OUT OF WM. McDERMOTT  
SURVEY, ABSTRACT NO. 341 IN BRAZORIA COUNTY, TEXAS

JOB NO.: 1021067529      DRAFT: CAD      DATE: 07/24/2023      PAGE 4 OF 6



**Texas Firm Registration No. 10064300**

EXHIBIT "B"

EKENRAW ENTERPRISES, LLC. –2.285 ACRES

BEING 2.285 ACRES OF LAND LYING IN AND BEING OUT OF THE I.T. TINSLEY SURVEY, ABSTRACT NO. 375 AND BEING A PORTION OF THAT CERTAIN 210.642 ACRE TRACT CONVEYED TO EKENRAW ENTERPRISES, LLC, A TEXAS LIMITED LIABILITY COMPANY BY DEED RECORDED IN INSTRUMENT NO. 2021057670 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS; SAID 2.285 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF SURVEYING AND MAPPING, LLC (SAM) IN JULY, 2023:

BEGINNING at a point in the north line of said 210.642 acre tract for the northwest corner hereof and from which a bent 1/2 inch iron rod found bears South 87°11'39" West a distance of 81.68 feet;

THENCE North 87°11'39" East along said north line a distance of 67.44 feet to a point in the west line of that certain 141.96 acre tract conveyed as Lots 39–62 and Lots 64–66 of the Fairview Farms Coast Lands Companies Subdivision, a subdivision recorded in Volume 2, Page 25 of the Plat Records of Brazoria County, Texas, to Marie T. Hillman by deed recorded in Instrument No. 2012–056855 of said Official Public Records for the northeast corner of said 210.642 acre tract and hereof from which a 5/8 inch iron rod with cap found in the south line of that certain 10 acre tract conveyed to Trevor McMahan by deed recorded in Instrument No. 2021–043270 of said Official Public Records bears North 45°07'29" West a distance of 87.09 feet;

THENCE South 29°57'57" East along the common line of said 141.96 acre tract a distance of 1643.70 to a point for the most northerly northeast corner of that certain 190.62 acre tract conveyed to Hill of Tara, LLC, a Texas Limited Liability Company by deed recorded in Instrument No. 2008003853 of said Official Public Records for the southeast corner of said 210.642 acre tract and hereof;

THENCE South 60°34'11" West along the common line of said 190.62 acre tract and said 210.642 acre tract a distance of 60.00 feet to a point for the southwest corner hereof and from which a bent 1/2 inch iron rod in concrete found for the northwest corner of said 190.62 acre tract, the northeast corner of that certain 675.2326 acre tract conveyed to said Ekenraw Enterprises, LLC by deed recorded in said Instrument No. 2021057670 bears South 60°34'11" West a distance of 982.15 feet;

THENCE North 29°57'57" West crossing said 210.642 acre tract a distance of 1673.93 feet to the POINT OF BEGINNING and containing 2.285 acres of land more or less.

EKENRAW ENTERPRISES, LLC –7.485 ACRES

BEING 7.485 ACRES LYING IN AND BEING SITUATED OUT OF THE WM. McDERMOTT SURVEY, ABSTRACT NO. 341 AND BEING A PORTION OF THAT CERTAIN 675.2326 ACRE TRACT CONVEYED TO EKENRAW ENTERPRISES, LLC, A TEXAS LIMITED LIABILITY COMPANY BY DEED RECORDED IN INSTRUMENT NO. 2021057670 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS; SAID 7.485 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF SURVEYING AND MAPPING, LLC (SAM) IN JULY, 2023:

BEGINNING at a point in the common line of that certain 190.62 acre tract conveyed to Hill of Tara, LLC, a Texas Limited Liability Company by deed recorded in Instrument No. 2008003853 of said Official Public Records and said 675.2326 acre tract for the northeast corner hereof and from which a bent 1/2 inch iron rod in concrete found in the south line of that certain 210.642 acre tract conveyed to said Ekenraw Enterprises, LLC by deed recorded in said Instrument No. 2021057670 for northwest corner of said 190.62 acre tract and the northeast corner of said 675.2326 acre tract bears North 29°54'44" West a distance of 1701.04 feet;

THENCE South 29°54'44" East along said common line a distance of 120.14 feet to a point for the southeast corner hereof;

THENCE crossing said 675.2326 acre tract the following three (3) courses:

- 1. South 57°17'47" West a distance of 8.04 feet to a point for the point of curvature of a curve to the left;
- 2. Along said curve to the left with an arc length of 125.12 feet, with a radius of 2500.00 feet, with a chord bearing of South 55°51'45" West and a chord length of 125.11 feet to a point for an angle point hereof;
- 3. South 54°25'44" West a distance of 2583.00 feet to a point in the common line of that certain 116.87 acre tract conveyed to Darrell W. and Kristi R. McIntyre by deed recorded in Instrument No. 2007032260 of said Official Public Records and said 675.2326 acre tract for the southwest corner hereof and from which a 1/2 inch iron rod found for a common corner of said 116.87 acre tract and said 675.2326 acre tract bears South 26°27'38" East a distance of 1221.48 feet;

THENCE North 30°56'15" West along said common line a distance of 120.39 feet to a point for the northwest corner hereof and from which a 1/2 inch iron rod found in the common line of said 210.642 acre tract and said 675.2326 acre tract bears North 29°39'34" West a distance of 1987.82 feet;

THENCE crossing said 675.2326 acre tract the following three (3) courses:

- 1. North 54°25'44" East a distance of 2573.27 feet to a point for the point of curvature of a curve to the right;
- 2. Along said curve to the right with an arc length of 131.13 feet, with a radius of 2620.00 feet, with a chord bearing of North 55°51'45" East and a chord length of 131.11 feet to a point for an angle point hereof;
- 3. North 57°17'47" East a distance of 13.89 feet to the POINT OF BEGINNING and containing 7.485 acres of land more or less.

PROVISIONAL & CONFIDENTIAL

LEGEND:

BOUNDARY

APPROX. SURVEY LINE

ADJOINER/TRACT LINE

PROPOSED THOROUGHFARE

SUBDIVISION LINE

EDGE OF ROAD


FENCE

P.R.B.C.T.– PLAT RECORDS OF BRAZORIA COUNTY, TEXAS

O.P.R.B.C.T.–OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS

IRON ROD (IR) FOUND

POWER POLE





15 Smith Road, Suite 2000  
Midland, Texas 79705  
o/c. (432) 520-2400  
fax. (432) 520-2404  
email: info@sam.biz

NOTE:  
1. BEARINGS, DISTANCES AND ACREAGE SHOWN HEREON ARE NAD83(NSRS–2011), LAMBERT GRID COORDINATES AND CONFORM TO STATE PLANE, "TEXAS SOUTH CENTRAL ZONE", UTILIZING USGS CORS/OPUS SYSTEM. COMBINED SCALE FACTOR AT CENTRAL LOCATED CONTROL MONUMENT, "GULF", 0.99986838.  
2. THERE MAY BE EASEMENTS, COVENANTS AND IMPROVEMENTS AFFECTING THIS PROPERTY NOT SHOWN HEREON.



REFERENCE BRAZORIA SOLAR: EKENRAW THOROUGHFARE – 2.285 ACRES  
DESCRIPTION: BEING 2.285 ACRES OF LAND OUT OF I.T. TINSLEY SURVEY, ABSTRACT NO. 375 AND 7.485 ACRES OUT OF THE WM. McDERMOTT SURVEY ABSTRACT NO. 341 IN BRAZORIA COUNTY, TEXAS

EXHIBIT "B"

EKENRAW ENTERPRISES, LLC. -15.191 ACRES

BEING 15.191 ACRES OF LAND LYING IN AND BEING OUT OF THE WM. McDERMOTT SURVEY, ABSTRACT NO. 341 AND BEING A PORTION OF THAT CERTAIN 675.2326 ACRE TRACT CONVEYED TO EKENRAW ENTERPRISES, LLC., A TEXAS LIMITED LIABILITY COMPANY BY DEED RECORDED IN INSTRUMENT NO. 2021057670 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS; SAID 15.191 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF SURVEYING AND MAPPING, LLC (SAM) IN JULY, 2023:

BEGINNING at a 12 inch pine fence corner post found in the north right-of-way line of Farm to Market Highway 2004 for the southwest corner of that certain 78 acre tract conveyed to Lyn T. Stockman by deed recorded in Instrument No. 2012056854 of said Official Public Records, the southeast corner of said 675.2326 acre tract and hereof from which a concrete right-of-way monument found bears North 60°21'39" East a distance of 731.33 feet;

THENCE South 60°22'40" West along said north right of way line a distance of 60.00 feet to a point for the most southerly southwest corner hereof and from which a 1/2 inch iron rod found for the southeast corner of that certain 53.67 acre tract conveyed to James C. and Tonnies S. Roth by deed recorded in Instrument No. 1996027874 of said Official Public Records and the southwest corner of said 675.2326 acre tract bears South 60°22'40" West a distance of 2730.11 feet;

THENCE crossing said 675.2326 acre tract the following three (3) courses:

- 1. North 29°53'13" West a distance of 2513.21 feet to a point for an angle point hereof;
- 2. North 30°03'32" West a distance of 2184.20 feet to a point for an interior corner hereof;
- 3. South 57°36'03" West a distance of 2723.79 feet to a point in the common line of that certain 78.87 acre tract conveyed to Sorrell Plus, LLC, A Texas Limited Liability Company by deed recorded in Instrument No. 2017018966 and said 675.2326 acre tract for the most northerly southwest corner hereof and from which a 1/2 inch iron rod found in the west line of said 675.2326 acre tract for the northeast corner of said 53.67 acre tract bears South 29°49'36" East a distance of 1237.85 feet;

THENCE North 29°49'36" West along the common line of said 78.87 acre tract and said 675.2326 acre tract a distance of 120.12 feet to a point for the most westerly northwest corner hereof and from which a 1/2 inch iron rod found in the west line of said 675.2326 acre tract for the northeast corner of said 78.78 acre tract bears North 29°49'36" West a distance of 1416.57 feet;

THENCE crossing said 675.2326 acre tract the following four (4) courses:

- 1. North 57°36'03" East a distance of 2723.30 feet to a point for an interior corner hereof;
- 2. North 30°03'32" West a distance of 83.81 feet to a point for an angle point hereof;
- 3. North 29°54'44" West a distance of 307.87 feet to a point for the point of curvature of a curve to the right;
- 4. Along said curve to the right with an arc length of 572.57 feet, with a radius of 2963.68 feet, with a chord bearing of North 23°53'15" West and a chord length of 571.68 feet to a point in the common line of that certain 190.62 acre tract conveyed to Hill of Tara, LLC, a Texas Limited Liability Company by deed recorded in Instrument No. 2008003853 of said Official Public Records and said 675.2326 acre tract for the easterly northeast corner hereof;

THENCE South 29°54'44" East along the common line of said 190.62 acre tract and said 675.2326 acre tract a distance of 876.31 feet to a 1/2 inch iron rod in concrete found for the northwest corner of that certain 87.03 acre tract conveyed to Lyn T. Stockman by deed recorded in said Instrument No. 2012056854 of said Official Public Records, the southwest corner of said 190.62 acre tract, an angle point of said 675.2326 acre tract and hereof;

THENCE South 30°03'32" East along the common line of said 87.03 acre tract and said 675.2326 acre tract a distance of 2388.12 feet to a 1/2 inch iron rod in concrete found for the southwest corner of said 87.03 acre tract, the northwest corner of said said 78 acre tract, an angle point of said 675.2326 acre tract and hereof;

THENCE South 29°53'13" East along the common line of said 78 acre tract and said 675.2326 acre tract a distance of 2513.58 feet to the POINT OF BEGINNING and containing 15.191 acres of land more or less.

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE SURVEY INFORMATION FOUND ON THIS PLAT WAS DERIVED FROM ACTUAL FIELD NOTES OF ON-THE-GROUND SURVEYS MADE BY ME OR UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AT THE TIME OF THIS SURVEY. NO WARRANTY IS MADE OR INTENDED FOR THE LOCATION OF ANY OR ALL EASEMENTS THAT MAY EXIST WITHIN THE BOUNDS OF THIS SURVEY.

**PRELIMINARY,**  
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

REGISTERED PROFESSIONAL LAND SURVEYOR  
PHILLIP J SUBLETT  
JULY 24, 2023

PROVISIONAL & CONFIDENTIAL

LEGEND:

- BOUNDARY
- APPROX. SURVEY LINE
- ADJOINER/TRACT LINE
- PROPOSED THOROUGHFARE
- SUBDIVISION LINE
- EDGE OF ROAD
- FENCE
- P.R.B.C.T.-PLAT RECORDS BRAZORIA COUNTY, TEXAS
- O.P.R.B.C.T.-OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY, TEXAS

- IRON ROD (IR) FOUND
- FENCE CORNER (FNC)
- R.O.W CONCRETE MONUMENT (CON. MON.)
- POWER POLE

NOTE:

- BEARINGS, DISTANCES AND ACREAGE SHOWN HEREON ARE NAD83(NSRS-2011), LAMBERT GRID COORDINATES AND CONFORM TO STATE PLANE, "TEXAS SOUTH CENTRAL ZONE", UTILIZING USGS CORS/OPUS SYSTEM. COMBINED SCALE FACTOR AT CENTRAL LOCATED CONTROL MONUMENT, "GULF", 0.99986838.
- THERE MAY BE EASEMENTS, COVENANTS AND IMPROVEMENTS AFFECTING THIS PROPERTY NOT SHOWN HEREON.

REFERENCE BRAZORIA SOLAR: EKENRAW THOROUGHFARE - 15.191 ACRES

DESCRIPTION: BEING 15.191 ACRES OF LAND OUT OF WM. McDERMOTT SURVEY, ABSTRACT NO. 341 IN BRAZORIA COUNTY, TEXAS

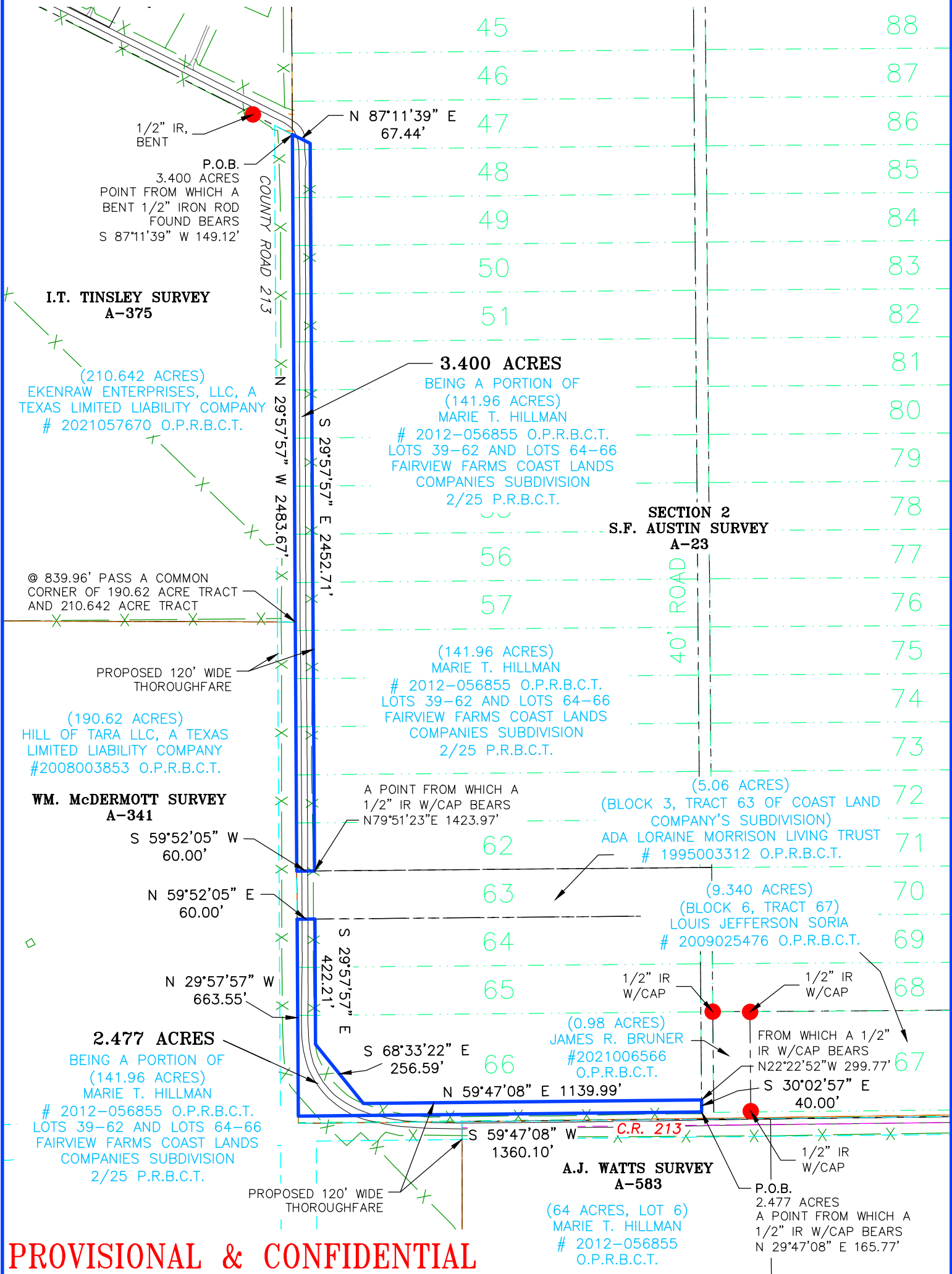
15 Smith Road, Suite 2000  
Midland, Texas 79705  
o/c. (432) 520-2400  
fax. (432) 520-2404  
email: info@sam.biz

TEXAS FIRM REGISTRATION NO. 10064300

JOB NO.: 1021067529 DRAFT: CAD DATE: 07/24/2023 PAGE 6 OF 6



EXHIBIT "C"



PROVISIONAL & CONFIDENTIAL

**LEGEND:**

- BOUNDARY
- APPROX. SURVEY LINE
- ADJOINER/TRACT LINE
- PROPOSED THOROUGHFARE
- SUBDIVISION LINE
- EDGE OF ROAD
- FENCE
- P.R.B.C.T. - PLAT RECORDS OF BRAZORIA COUNTY, TEXAS
- O.P.R.B.C.T. - OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS

IRON ROD (IR) FOUND

POWER POLE

**NOTE:**

- BEARINGS, DISTANCES AND ACREAGE SHOWN HEREON ARE NAD83(NSRS-2011), LAMBERT GRID COORDINATES AND CONFORM TO STATE PLANE, "TEXAS SOUTH CENTRAL ZONE", UTILIZING USGS CORRS/OPUS SYSTEM. COMBINED SCALE FACTOR AT CENTRAL LOCATED CONTROL MONUMENT, "GULF", 0.99986838.
- THERE MAY BE EASEMENTS, COVENANTS AND IMPROVEMENTS AFFECTING THIS PROPERTY NOT SHOWN HEREON.

0' 400' 800' 1200'

15 Smith Road, Suite 2000  
Midland, Texas 79705  
o/c. (432) 520-2400  
fax. (432) 520-2404  
email: info@sam.biz

Texas Firm Registration No. 10064300

REFERENCE BRAZORIA SOLAR: HILLMAN THOROUGHFARE - 2.477 & 3.400 ACRES

DESCRIPTION: BEING 2.477 & 3.400 ACRES OF LAND OUT OF THE S.F. AUSTIN LEAGUE NO. 2, ABSTRACT NO. 23 IN BRAZORIA COUNTY, TEXAS

JOB NO.: 1021067529 DRAFT: CAD DATE: 07/24/2023 PAGE 1 OF 5

EXHIBIT "C"

MARIE T. HILLMAN -2.477 ACRES

LEGAL DESCRIPTION: BEING A 2.477 ACRE TRACT OF LAND LYING IN AND BEING SITUATED OUT OF THE S. F. AUSTIN LEAGUE NO. 2, ABSTRACT NO. 23, BRAZORIA COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 141.96 ACRE TRACT CONVEYED AS LOTS 39-62 AND LOTS 64-66 OF THE FAIRVIEW FARMS COAST LAND COMPANIES SUBDIVISION, A SUBDIVISION RECORDED IN VOLUME 2, PAGE 25 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, TO MARIE T. HILLMAN BY DEED RECORDED IN INSTRUMENT NO. 2012-056855 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS; SAID 2.477 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF SURVEYING AND MAPPING, LLC (SAM) IN JULY, 2023:

BEGINNING at a point in the southeasterly line of said 141.96 acre tract and the north line of a 20-foot-wide road per said Plat for the southeast corner hereof and from which a 1/2 inch iron rod with cap found for the southeast corner of that certain 0.98 acre tract conveyed to James R. Bruner by deed recorded in Instrument No. 2021006566 of said Official Public Records and the southwest corner of that certain 9.340 acre tract conveyed to Louis Jefferson Soria by deed recorded in Instrument No. 2009025476 of said Official Public Records bears North 29°47'08" East a distance of 165.77 feet;

THENCE South 59°47'08" West along the north line of said 20-foot-wide road a distance of 1360.10 feet to a point in the east line of that certain 190.62 acre tract conveyed to Hill of Tara LLC, a Texas Limited Liability Company by deed recorded in Instrument No. 2008003853 of said Official Public Records for the southwest corner hereof;

THENCE North 29°57'57" West along said east line a distance of 663.55 feet to a point for the southwest corner of that certain 5.06 acre tract conveyed to Ada Loraine Morrison Living Trust by deed recorded in Instrument No. 1995003312 of said Official Public Records for the northwest corner hereof;

THENCE North 59°52'05" East along the southeast line of said 5.06 acre tract a distance of 60.00 feet to a point for the northeast corner hereof;

THENCE crossing said 141.96 acre tract the following three (3) courses:

- 1. South 29°57'57" East a distance of 422.21 feet to a point for an angle point hereof;
- 2. South 68°33'22" East a distance of 256.59 feet to a point for an angle point hereof;
- 3. North 59°47'08" East a distance of 1139.99 feet to a point in the west line of a 40-foot-wide road per said Plat for an ell corner hereof and from which a 1/2 inch iron rod with cap found for the northwest corner of said 0.98 acre tract bears North 22°22'52" West a distance of 299.77 feet;

THENCE South 30°02'57" East along the east line of said 40-foot-wide road a distance of 40.00 feet to the POINT OF BEGINNING and containing 2.477 acres of land more or less.

MARIE T. HILLMAN -3.400 ACRES

LEGAL DESCRIPTION: BEING A 3.400 ACRE TRACT OF LAND LYING IN AND BEING SITUATED OUT OF THE S. F. AUSTIN LEAGUE NO. 2, ABSTRACT NO. 23, BRAZORIA COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 141.96 ACRE TRACT CONVEYED AS LOTS 39-62 AND LOTS 64-66 OF THE FAIRVIEW FARMS COAST LAND COMPANIES SUBDIVISION, A SUBDIVISION RECORDED IN VOLUME 2, PAGE 25 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, TO MARIE T. HILLMAN BY DEED RECORDED IN INSTRUMENT NO. 2012-056855 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS; SAID 3.400 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF SURVEYING AND MAPPING, LLC (SAM) IN JULY, 2023:

BEGINNING at a point in the southwest line of said 141.96 acre tract for the northeast corner of that certain 210.642 acre tract conveyed to Ekenraw Enterprises, LLC, a Texas Limited Liability Company, by deed recorded in Instrument No. 2021057670 of said Official Public Records for the northwest corner hereof and from which a bent 1/2 inch iron rod found in the north line of said 210.642 acre tract bears South 87°11'39" West a distance of 149.12 feet;

THENCE crossing said 141.96 acre tract the following two (2) courses:

- 1. North 87°11'39" East a distance of 67.44 feet to a point for the northeast corner hereof;
- 2. South 29°57'57" East a distance of 2452.71 feet to a point in the north line of that certain 5.06 acre tract conveyed to the Ada Loraine Morrison Living Trust by deed recorded in Instrument No. 1995003312 of said Official Public Records for the southeast corner hereof and from which a 1/2 inch iron rod with cap found for the northwest corner of that certain 0.98 acre tract conveyed to James R. Bruner by deed recorded in Instrument No. 2021006566 of said Official Public Records bears North 79°51'23" East a distance of 1423.97 feet;

THENCE South 59°52'05" West along the north line of said 5.06 acre tract a distance of 60.00 feet to a point in the common line of that certain 190.62 acre tract conveyed to Hill of Tara, LLC, A Texas Limited Liability Company by deed recorded in Instrument No. 2008003853 of said Official Public Records and said 141.96 acre tract for the southwest corner hereof;

THENCE North 29°57'57" West along the common line of said 190.62 acre tract, said 210.642 acre tract and said 141.96 acre tract at a distance of 839.96 feet pass a common corner of said 190.62 acre tract and said 210.642 acre tract and continuing in all a total distance of 2483.67 feet to the POINT OF BEGINNING and containing 3.400 acres of land more or less.

PROVISIONAL & CONFIDENTIAL

LEGEND:

BOUNDARY

APPROX. SURVEY LINE

ADJOINER/TRACT LINE

PROPOSED THOROUGHFARE

SUBDIVISION LINE

EDGE OF ROAD

FENCE

P.R.B.C.T.- PLAT RECORDS OF BRAZORIA COUNTY, TEXAS

O.P.R.B.C.T.-OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS

IRON ROD (IR) FOUND

POWER POLE

NOTE:

1. BEARINGS, DISTANCES AND ACREAGE SHOWN HEREON ARE NAD83(NSRS-2011), LAMBERT GRID COORDINATES AND CONFORM TO STATE PLANE, "TEXAS SOUTH CENTRAL ZONE", UTILIZING USGS CORS/OPUS SYSTEM. COMBINED SCALE FACTOR AT CENTRAL LOCATED CONTROL MONUMENT, "GULF", 0.99986838.

2. THERE MAY BE EASEMENTS, COVENANTS AND IMPROVEMENTS AFFECTING THIS PROPERTY NOT SHOWN HEREON.

0'400'800'1200'

15 Smith Road, Suite 2000

Midland, Texas 79705

o/c. (432) 520-2400

fax. (432) 520-2404

email: info@sam.biz

REFERENCE BRAZORIA SOLAR: HILLMAN THOROUGHFARE - 2.477 & 3.400 ACRES

DESCRIPTION: BEING 2.477 & 3.400 ACRES OF LAND OUT OF THE S.F. AUSTIN LEAGUE NO. 2, ABSTRACT NO. 23 IN BRAZORIA COUNTY, TEXAS

JOB NO.: 1021067529

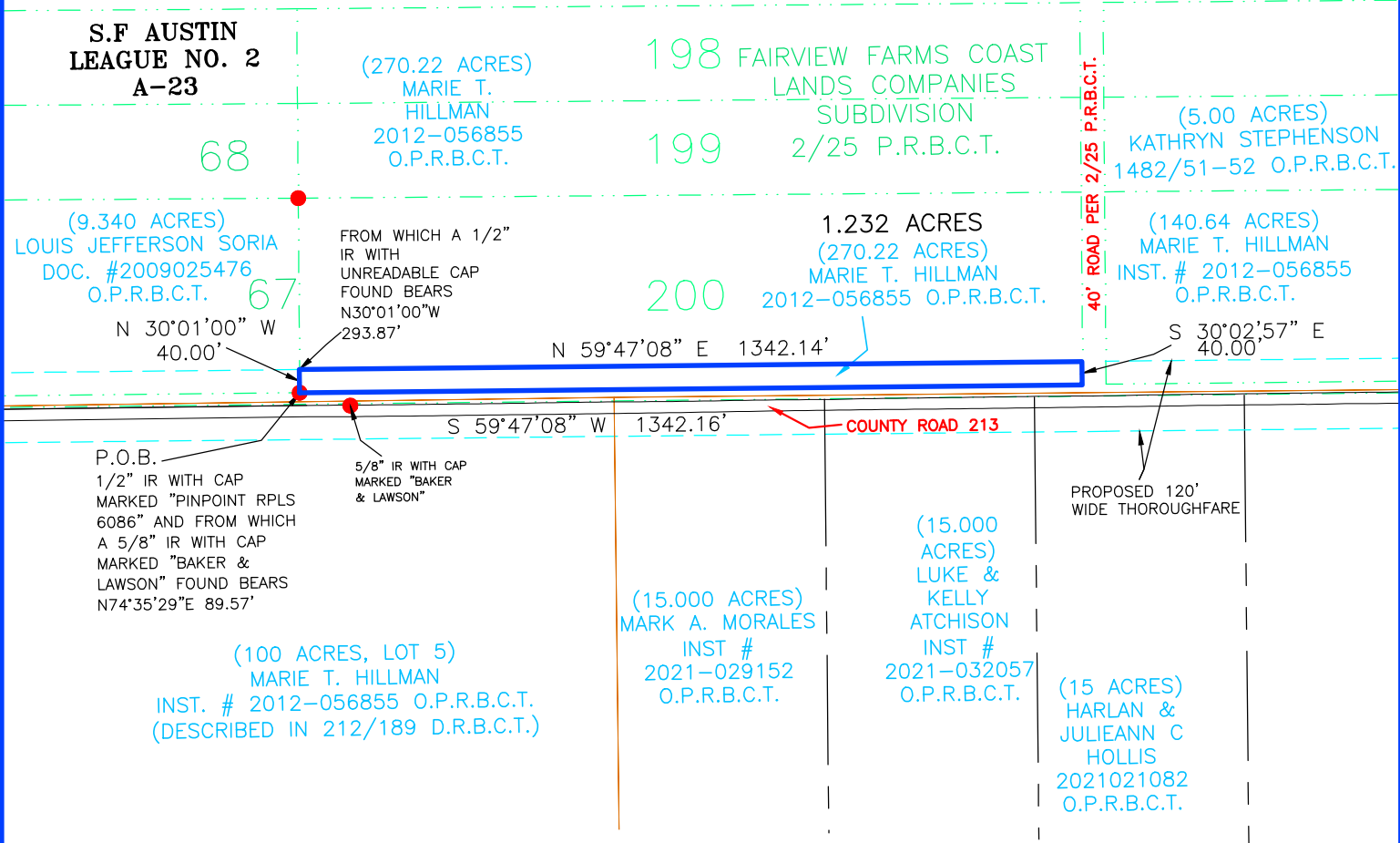
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DATE: 07/24/2023

PAGE 2 OF 5



EXHIBIT "C"



LEGAL DESCRIPTION: BEING A 1.232 ACRE TRACT OF LAND LYING IN AND BEING SITUATED OUT OF THE S. F. AUSTIN LEAGUE NO. 2, ABSTRACT NO. 23, BRAZORIA COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 270.22 ACRE TRACT CONVEYED TO MARIE T. HILLMAN BY DEED RECORDED IN INSTRUMENT NO. 2012-056855 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS ALSO BEING A PORTION OF LOT 200 OF THE FAIRVIEW FARMS COAST LAND COMPANIES SUBDIVISION, A SUBDIVISION RECORDED IN VOLUME 2, PAGE 25 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS; SAID 1.232 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF SURVEYING AND MAPPING, LLC (SAM) IN JULY, 2023:

BEGINNING at a 1/2 inch iron rod with cap marked "PIN POINT RPLS 6809" found in the north line of a 20-foot-wide road per said Plat for the east corner of Lot 67 of said Plat, the south corner of said Lot 200 and the south corner hereof and from which a 5/8 inch iron rod found with cap marked "BAKER AND LAWSON" found bears North 74°35'29" East a distance of 89.57 feet;

THENCE North 30°01'00" West a distance of 40.00 feet along the east line of said Lot 67 to a point for the west corner hereof and from which a 1/2 inch iron rod with unreadable cap found for the common corner of said Lot 67, Lots 68 and 199 of said Plat and said Lot 200 bears North 30°01'00" West a distance of 293.87 feet;

THENCE North 59°47'08" East a distance of 1342.14 feet crossing said Lot 200 to a point in the west line of a 40-foot-wide road per said plat for the north corner hereof;

THENCE South 30°02'57" East a distance of 40.00 feet along said west line to a point in said north line for the east corner hereof;

THENCE South 59°47'08" West a distance of 1342.16 feet along said north line to the POINT OF BEGINNING and containing 1.232 acres of land more or less.

PROVISIONAL & CONFIDENTIAL

**LEGEND:**

BOUNDARY

APPROX. SURVEY LINE

ADJOINER/TRACT LINE

APPROXIMATE SUBDIVISION LINE

EDGE OF ROAD

● IRON ROD (IR) FOUND

P.O.B. POINT OF BEGINNING

P.R.B.C.T. - PLAT RECORDS OF BRAZORIA COUNTY, TEXAS

O.P.R.B.C.T. - OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS

**NOTE:**

1. BEARINGS, DISTANCES AND ACREAGE SHOWN HEREON ARE NAD83(NSRS-2011), LAMBERT GRID COORDINATES AND CONFORM TO STATE PLANE, "TEXAS SOUTH CENTRAL ZONE", UTILIZING USGS CORS/OPUS SYSTEM. COMBINED SCALE FACTOR AT CENTRAL LOCATED CONTROL MONUMENT, "GULF", 0.99986838.

2. THERE MAY BE EASEMENTS, COVENANTS AND IMPROVEMENTS AFFECTING THIS PROPERTY NOT SHOWN HEREON.

**REFERENCE** BRAZORIA SOLAR: HILLMAN THOROUGHFARE

**DESCRIPTION:** BEING 1.232 ACRES OF LAND OUT OF THE S.F. AUSTIN LEAGUE NO. 2, ABSTRACT NO. 23 IN BRAZORIA COUNTY, TEXAS

**15 Smith Road, Suite 2000**  
**Midland, Texas 79705**  
**o/c. (432) 520-2400**  
**fax. (432) 520-2404**  
**email: info@sam.biz**

**0' 300' 600' 900'**

**Sam**

**Texas Firm Registration No. 10064300**

**JOB NO.: 1021067529 DRAFT: CAD DATE: 07/24/2023 PAGE 3 OF 5**

EXHIBIT "C"

S.F AUSTIN  
LEAGUE NO. 2  
A-23

203 FAIRVIEW FARMS COAST  
LANDS COMPANIES  
SUBDIVISION

323

199

(5.00 ACRES)  
KATHRYN STEPHENSON  
1482/51-52 O.P.R.B.C.T.

202

2/25 P.R.B.C.T.

324

200

(270.22 ACRES)  
MARIE T. HILLMAN  
2012-056855  
O.P.R.B.C.T.

(140.64 ACRES)  
MARIE T. HILLMAN  
INST. # 2012-056855  
O.P.R.B.C.T.

201

1.233 ACRES  
(140.64 ACRES)  
MARIE T. HILLMAN  
INST. # 2012-056855  
O.P.R.B.C.T.

325

(2.01 ACRES)  
JAMES ROY SCOTT AND  
RUBY MAXINE SCOTT  
34/245 O.P.R.B.C.T.

N 30°02'57" W  
40.00'

N 59°47'08" E 1343.18'

5/8" IR WITH CAP  
MARKED "BAKER  
& LAWSON"

PROPOSED 120'  
WIDE THOROUGHFARE  
S 29°56'57" E  
40.00'

COUNTY ROAD 213

S 59°47'08" W 1343.11'

P.O.B.  
FROM WHICH A 5/8" IR  
WITH CAP MARKED "BAKER  
& LAWSON" FOUND BEARS  
N62°06'22"E 62.03' AND  
ANOTHER 5/8" IR WITH  
CAP MARKED "BAKER &  
LAWSON" FOUND BEARS  
S86°38'15"E 119.21'

(15.000  
ACRES)  
LUKE &  
KELLY  
ATCHISON  
INST. #  
2021-032057  
O.P.R.B.C.T.

FROM WHICH A  
1/2" IR WITH CAP  
MARKED "PINPOINT  
RPLS 6086" FOUND  
BEARS S59°47'08"W  
1382.16'

(15.000 ACRES)  
LUKE & KELLY  
ATCHISON  
INST. #  
2021-032057  
O.P.R.B.C.T.

(15.000 ACRES)  
SOUND CHOICES  
ENTERPRISES LLC,  
A TEXAS LIMITED  
LIABILITY COMPANY  
INST. #  
2021-024047  
O.P.R.B.C.T.

(858.9 ACRES)  
TRACT 1  
BRAZORIA LAND  
PARTNERS, LLC  
A TEXAS LIMITED  
LIABILITY COMPANY  
INST. #  
2020-072041  
O.P.R.B.C.T.

(15 ACRES)  
HARLAN &  
JULIEANN C  
HOLLIS  
2021021082  
O.P.R.B.C.T.

LEGAL DESCRIPTION: BEING A 1.233 ACRE TRACT OF LAND LYING IN AND BEING SITUATED OUT OF THE S. F. AUSTIN LEAGUE NO. 2, ABSTRACT NO. 23, BRAZORIA COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 140.64 ACRE TRACT CONVEYED TO MARIE T. HILLMAN BY DEED RECORDED IN INSTRUMENT NO. 2012-056855 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS ALSO BEING A PORTION OF LOT 201 OF THE FAIRVIEW FARMS COAST LAND COMPANIES SUBDIVISION, A SUBDIVISION RECORDED IN VOLUME 2, PAGE 25 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS; SAID 1.233 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF SURVEYING AND MAPPING, LLC (SAM) IN JULY, 2023:

BEGINNING at a point in the north line of a 20-foot-wide road per said Plat for the south corner of Lot 325 of said Plat, the east corner of said Lot 201 and the east corner hereof and from which a 5/8 inch iron rod found with cap marked "BAKER AND LAWSON" found bears North 62°06'22" East a distance of 62.03 feet and another 5/8 inch iron rod found with cap marked "BAKER AND LAWSON" found bears South 86°38'15" East a distance of 119.21 feet;

THENCE South 59°47'08" West a distance of 1343.11 feet along said north line and the south line of said Lot 201 to a point for a corner of a platted 40-foot-wide road per said Plat, the south corner of said Lot 201 and the south corner hereof;

THENCE North 30°02'57" West a distance of 40.00 feet along said 40-foot-wide road to a point for the west corner hereof;

THENCE North 59°47'08" East a distance of 1343.18 feet crossing said Lot 201 to a point in the west line of said Lot 325 for the north corner hereof;

THENCE South 29°56'57" East a distance of 40.00 feet along the west line of said Lot 325 to the POINT OF BEGINNING and containing 1.233 acres of land more or less.

PROVISIONAL & CONFIDENTIAL

LEGEND:

BOUNDARY

APPROXIMATE SURVEY LINE

ADJOINER/TRACT LINE

APPROXIMATE SUBDIVISION LINE

EDGE OF ROAD

● IRON ROD (IR) FOUND

P.O.B. POINT OF BEGINNING

P.R.B.C.T. - PLAT RECORDS OF BRAZORIA COUNTY, TEXAS

O.P.R.B.C.T. - OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS

NOTE:

1. BEARINGS, DISTANCES AND ACREAGE SHOWN HEREON ARE NAD83(NSRS-2011), LAMBERT GRID COORDINATES AND CONFORM TO STATE PLANE, "TEXAS SOUTH CENTRAL ZONE", UTILIZING USGS CORS/OPUS SYSTEM. COMBINED SCALE FACTOR AT CENTRAL LOCATED CONTROL MONUMENT, "GULF", 0.99986838.

2. THERE MAY BE EASEMENTS, COVENANTS AND IMPROVEMENTS AFFECTING THIS PROPERTY NOT SHOWN HEREON.

0' 300' 600' 900'

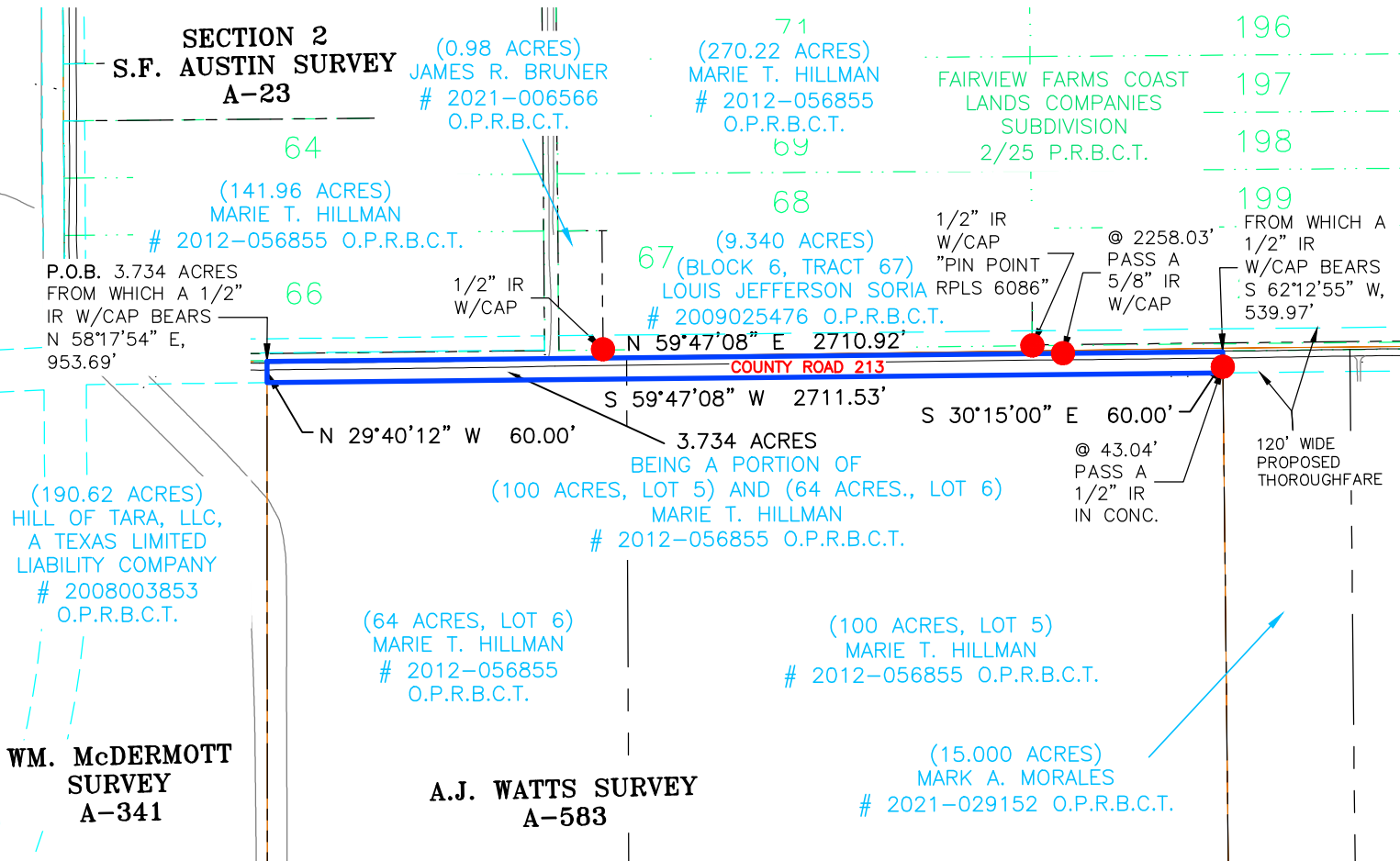


15 Smith Road, Suite 2000  
Midland, Texas 79705  
o/c. (432) 520-2400  
fax. (432) 520-2404  
email: info@sam.biz

REFERENCE BRAZORIA SOLAR: HILLMAN THOROUGHFARE

DESCRIPTION: BEING 1.233 ACRES OF LAND OUT OF THE S.F. AUSTIN LEAGUE NO. 2, ABSTRACT NO. 23 IN BRAZORIA COUNTY, TEXAS

EXHIBIT "C"



LEGAL DESCRIPTION: BEING A 3.734 ACRE TRACT OF LAND LYING IN AND BEING SITUATED OUT OF THE A.J. WATTS SURVEY, ABSTRACT NO. 583 AND BEING A PORTION OF THAT CERTAIN 64 ACRE TRACT, CONVEYED AS LOT 6 AND THAT CERTAIN 100 ACRE TRACT, CONVEYED AS LOT 5 TO MARIE T. HILLMAN BY DEED RECORDED IN INSTRUMENT NO. 2012-056855 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS; SAID 3.734 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF SURVEYING AND MAPPING, LLC (SAM) IN JULY, 2023:

BEGINNING at a point in the south line of the Fairview Farms Coast Lands Subdivision recorded in Volume 2, Page 25 of the Plat Records of Brazoria for the southerly north corner of that certain 190.62 acre tract conveyed to Hill of Tara, LLC by deed recorded in Instrument No. 2008003853 of said Official Public Records, the west corner of said 64 acre tract and hereof and from which a 1/2 inch iron rod with a cap found for the southeast corner of that certain 0.98 acre tract conveyed to James R. Bruner by deed recorded in Instrument No. 2021-006566 of said Official Public Records and the south corner of that certain 9.340 acre tract to Louis Jefferson Soria by deed recorded in Instrument No. 2009025476 of said Official Public Records bears North 58°17'54" East a distance of 953.69 feet;

THENCE North 59°47'08" East along the north line of said 64 acre tract and said 100 acre tract at a distance of 2258.03 feet pass a 5/8 inch iron found in County Road 213 and continuing in all a total distance of 2710.92 feet to a point for the west corner of that certain 15.000 acre tract conveyed to Mark A. Morales by deed recorded in Instrument No. 2021-029152 of said Official Public Records, the north corner of said 100 acre tract and hereof and from which a 1/2 inch iron rod with cap marked "Pin Point RPLS 6086" found for the southeast corner of said 9.340 acre tract bears South 62°12'55" West a distance of 539.97 feet;

THENCE South 30°15'00" East along the common line of said 15.000 acre tract and said 100 acre tract at a distance of 43.04 feet pass a 1/2 inch iron rod in concrete and continuing in all a total distance of 60.00 feet to a point for the east corner hereof;

THENCE South 59°47'08" West crossing said 100 acre tract and said 64 acre tract a distance of 2711.53 feet to a point in the east line of said 190.62 acre tract for the south corner hereof;

THENCE North 29°40'12" West along the common line of said 190.62 acre tract and said 64 acre tract a distance of 60.00 feet to the POINT OF BEGINNING and containing 3.734 acres of land more or less.

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE SURVEY INFORMATION FOUND ON THIS PLAT WAS DERIVED FROM ACTUAL FIELD NOTES OF ON-THE-GROUND SURVEYS MADE BY ME OR UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AT THE TIME OF THIS SURVEY. NO WARRANTY IS MADE OR INTENDED FOR THE LOCATION OF ANY OR ALL EASEMENTS THAT MAY EXIST WITHIN THE BOUNDS OF THIS SURVEY.

**PRELIMINARY.**  
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
PHILLIP J SUBLETT  
DATE: 7-24-2023

PROVISIONAL & CONFIDENTIAL

LEGEND:	PROPOSED THOROUGHFARE
BOUNDARY	IRON ROD (IR) FOUND
APPROX. SURVEY LINE	
ADJOINER/TRACT LINE	
SUBDIVISION LINE	
EDGE OF ROAD	
P.O.B. POINT OF BEGINNING	
D.R.B.C.T.- DEED RECORDS BRAZORIA COUNTY, TEXAS	
P.R.B.C.T.- PLAT RECORDS BRAZORIA COUNTY, TEXAS	
O.P.R.B.C.T.-OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY, TEXAS	

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0' 500' 1000' 1500'



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Texas Firm Registration No. 10064300

REFERENCE BRAZORIA SOLAR: HILLMAN THOROUGHFARE - 3.734 ACRES

DESCRIPTION: BEING 3.734 ACRES OF LAND OUT OF A.J. WATTS SURVEY, ABSTRACT NO. 583 IN BRAZORIA COUNTY, TEXAS

JOB NO.: 1021067529 DRAFT: TEM DATE: 07/24/2023 PAGE 5 OF 5