

**STRATEGIC PARTNERSHIP AGREEMENT BETWEEN THE VILLAGE OF
BONNEY, TEXAS, AND BRAZORIA MUNICIPAL UTILITY DISTRICT NO. 64**

THE STATE OF TEXAS §
COUNTY OF BRAZORIA §

This **STRATEGIC PARTNERSHIP AGREEMENT** (this "Agreement") is entered into as of the Effective Date between the **VILLAGE OF BONNEY, TEXAS**, a village in Brazoria County, Texas, acting through its governing body, the Village Board of Alderpersons of the Village of Bonney, Texas (the "Village" or may sometimes be referred to herein as the "City"), and **BRAZORIA MUNICIPAL UTILITY DISTRICT NO. 64**, (the "District"), a conservation and reclamation district created pursuant to Article XVI, Section 59, Texas Constitution and operating pursuant to Chapters 49 and 54, Texas Water Code.

RECITALS

1. Texas Local Government Code, §43.0751 (the "Act") authorizes the Village and the District to negotiate and enter into a strategic partnership agreement by mutual consent; and

2. The District currently contains approximately 433.382 acres, and is located partially within the corporate limits of the Village and the Village's extra-territorial jurisdiction as more particularly described in **Exhibit A** (the "District Tract"); and

3. This Agreement provides for the annexation of a tract of land that includes a portion of the District Tract (but not its entirety) as more particularly described in **Exhibit B** (the "SPA Tract"), by the Village; and

4. The Village and the District, after the provision of required notices, held public hearings in compliance with the Act, at which members of the public were given the opportunity to present testimony or evidence regarding the proposed Agreement, and the Village and the District made copies of the proposed Agreement available; and

5. The SPA Tract, by mutual intent of the Parties, does not include a portion of the District Tract (the "Excluded Tract"), with the Excluded Tract consisting of property that is or will be owned by the District; and

6. The District and the Village entered into the Development Agreement (as defined herein) to provide for the terms and conditions upon which the District Tract will be developed; and

7. Consistent with the terms of the Development Agreement, the Village and the District wish to enter into a strategic partnership agreement to provide the terms under

which services will be provided by the District and under which the District will continue to exist after the SPA Tract is annexed per the terms of this Agreement.

THE PARTIES AGREE AS FOLLOWS:

**ARTICLE I
FINDINGS**

The Village and the District find and declare:

1. The District is currently located partially within the Village's corporate limits and partly within its extraterritorial jurisdiction; and
2. The SPA Tract does not include the entire District Tract and, by the mutual intent of the Village and District, the Excluded Tract, which is located within the District Tract but not located within the SPA Tract, shall not be subject to the terms and conditions of this Agreement; and
3. The Act authorizes the Village and the District to enter into this Agreement to define the terms under which services will be provided to the Village and the District and under which the District will continue to exist after the SPA Tract is annexed pursuant to this Agreement; and
4. This Agreement provides benefits to the Village and the District, including regulations which are reasonable and equitable with regard to the benefits provided to the other party; and
5. All the terms contained in this Agreement are lawful and appropriate to provide for the provision of municipal services; and
6. The Village and the District negotiated this Agreement by mutual consent; the terms of the Agreement are not a result of any arbitration between the Village and the District.

**ARTICLE II
DEFINITIONS**

Unless the context requires otherwise, and in addition to the terms defined above, the following terms used in this Agreement will have the meanings set out below:

"Act" means Texas Local Government Code, §43.0751 and any amendments thereto.

"Agreement" means this strategic partnership agreement between the Village and the District.

"Board" means the Board of Directors of the District.

“Village” means the Village of Bonney, Texas, a village in Brazoria County, Texas.

“Village Council” means the Village Council of the Village or any successor governing body.

“Consent Ordinance” means Ordinance No. 5-2023 including all attachments and exhibits passed by the Village Council consenting to the creation of and inclusion of land in the District.

“Developer” means Maple Development Group, LLC, a Texas limited liability company, and its successors, affiliates, and assigns.

“Development Agreement” means that certain Development Agreement entered into between the Village and the Developer, dated December 21, 2021, as amended, governing development of the District Tract.

“District” means Brazoria County Municipal Utility District No. 64, a conservation and reclamation district created pursuant to Article XVI, Section 59, Texas Constitution and operating pursuant to Chapters 49 and 54, Texas Water Code.

“Effective Date” means _____, 20__.

“Local Government Code” means the Texas Local Government Code and any amendments thereto.

“Party” or “Parties” means a party or the parties to this Agreement, being the Village and the District.

“Utility Agreement” means that certain Utility Agreement entered into between the Village and the District, dated February 20, 2024.

ARTICLE III ANNEXATION OF THE SPA TRACT

Section 3.01 No Annexation of the Excluded Tract During Development

The Village will not commence any action to annex either the Excluded Tract or the entirety of the District Tract into the Village’s corporate limits until the terms and conditions for dissolution of the District pursuant to Section 6.04 of the Development Agreement have been satisfied.

Section 3.02 Annexation of SPA Tract

The District consents to annexation of the SPA Tract by the Village at any time on or after the Effective Date. From the date on which the Village adopts a resolution or ordinance annexing the SPA Tract (the “Annexation Date”), the SPA Tract shall be included in the corporate limits of the Village.

Section 3.03 Status of the District Following Annexation of the SPA Tract

The District shall have and may continue to exercise all powers in the same manner as authorized prior to the annexation of the SPA Tract and will operate as an in-city municipal utility district in accordance with the terms of the Development Agreement and the Utility Agreement.

Section 3.04 Notice to Landowners

The following notice, with appropriate modifications, shall be included in the notice to purchasers of real property in the District Information Form required to be recorded in the Real Property Records of Brazoria County, Texas, pursuant to Section 49.455 of the Texas Water Code:

A portion of the property within the boundaries of Brazoria County Municipal Utility District No. 64 (the "District"), as described in Exhibit A attached hereto (the "SPA Tract") is subject to the terms and conditions of a Strategic Partnership Agreement ("SPA Agreement") between the District and the Village of Bonney, Texas ("Village"), which was effective on _____, 2024. The SPA Agreement allows for municipal annexation of the SPA Tract by the Village at any time on or after _____, 2024. The Village annexed the SPA Tract into its corporate limits on _____. A copy of the SPA Agreement may be obtained by contacting the offices of the District.

Any land subsequently annexed into the District shall be included as part of the SPA Tract and will be included within the District's notice obligation as set forth above.

Section 3.05 Annexation Procedures

Because the SPA Tract is, pursuant to this Agreement, an area subject to a strategic partnership agreement, the City is not required to include the District in an annexation Plan pursuant to Section 43.052(h)(3)(B) of the Act.

ARTICLE IV MATERIAL BREACH, NOTICE AND REMEDIES

Section 4.01 Generally

It is the intention of the Parties to this Agreement that the District and the Village be regulated in accordance with the terms of this Agreement. If a Party to this Agreement believes that another Party has, by act or omission, committed a material breach of this Agreement, the provisions of this Article shall govern the remedies for breach of this

Agreement.

Section 4.02 Notice of Default

A. The non-defaulting party shall notify the defaulting party in writing of an alleged failure by the defaulting party to comply with a provision of this Agreement, describing the alleged failure with reasonable particularity. The defaulting party shall, within 30 days after receipt of the notice or a longer period of time as the non-defaulting party may specify in the notice, either cure the alleged failure or, in a written response to the non-defaulting party, either present facts and arguments in refutation or excuse of the alleged failure or state that the alleged failure will be cured and set forth the method and time schedule for accomplishing the cure.

B. The non-defaulting party shall determine (i) whether a failure to comply with a provision has occurred; (ii) whether the failure is excusable; and (iii) whether the failure has been cured or will be cured by the non-defaulting party. The defaulting party shall make available to the non-defaulting party, if requested, any records, documents or other information necessary to make the determination.

C. If the non-defaulting party determines that the failure has not occurred, or that the failure either has been or will be cured in a manner and in accordance with a schedule reasonably satisfactory to the non-defaulting party, or that the failure is excusable, the determination shall conclude the investigation.

D. If the non-defaulting party determines that a failure to comply with a provision has occurred and that the failure is not excusable and has not been or will not be cured by the non-defaulting party in a manner and in accordance with a schedule reasonably satisfactory to the non-defaulting party, then the non-defaulting party may exercise the applicable remedy under Section 4.03.

Section 4.03 Remedies

If the non-defaulting party determines that the defaulting party has committed a material breach of this Agreement, the non-defaulting party may file suit in a court of competent jurisdiction in Brazoria County, Texas, and seek any relief available at law or in equity, including, but not limited to, an action under the Uniform Declaratory Judgment Act and termination of this Agreement as to the defaulting party in addition to the monetary awards as may be appropriate.

ARTICLE V BINDING AGREEMENT, TERM, AND AMENDMENT

Section 5.01 Beneficiaries

This Agreement binds and inures to the benefit of the Parties, their successors and

assigns. The District shall record this Agreement with the County Clerk in Official Records of Brazoria County, Texas. This Agreement binds each owner and each future owner of land included within the District's boundaries in accordance with Subsection (c) of the Act.

Section 5.02 Term

This Agreement commences and binds the Parties on the Effective Date and continues until December 21, 2051, unless terminated on an earlier date pursuant to other provisions of this Agreement or by express written agreement executed by the Village and the District (the "Termination Date"). Upon the expiration of the Termination Date, this Agreement may be extended by express written agreement executed by the Village and the District for successive one-year or longer periods.

Section 5.03 Amendment

The Parties, by mutual written consent, may amend the terms of this Agreement at any time.

**ARTICLE VI
MISCELLANEOUS PROVISIONS**

Section 6.01 Notices and Addresses

Any formal notices or other communications ("Notice") required to be given by one Party to another by this Agreement shall be given in writing addressed to the Party to be notified at the address set forth below for the Party, (i) by delivering the Notice in person (ii) by depositing the Notice in the United States Mail, certified or registered, return receipt requested, postage prepaid, addressed to the Party to be notified, or (iii) by depositing the Notice with Federal Express or another nationally recognized courier service guaranteeing "next day delivery," addressed to the Party to be notified. Notice deposited in the United States mail in the manner herein above described shall be deemed effective from and after the date of such deposit. Notice given in any other manner shall be effective only if and when received by the Party to be notified. For the purposes of Notice, the addresses of the Parties, until changed as provided below, shall be as follows:

All Notices required or permitted under this Agreement shall be in writing and shall be served on the Parties at the following address:

Village: Village of Bonney, Texas
19025 FM 521
Bonney, Texas 77583
Attn: Mayor

District: Brazoria County Municipal Utility District No. 64
c/o Allen Boone Humphries Robinson LLP

3200 Southwest Freeway, Suite 2600
Houston, Texas 77027
Attn: Robert A. Seale

The Parties may from time to time change their respective addresses, and each may specify as its address any other address within the United States of America by giving at least five days written notice to the other Party. If any date or any period provided in this Agreement ends on a Saturday, Sunday, or legal holiday, the applicable period for calculating the notice shall be extended to the first business day following the Saturday, Sunday or legal holiday.

Section 6.02 Time

Time is of the essence in all things pertaining to the performance of this Agreement.

Section 6.03 Severability

If any part of this Agreement is found to be unenforceable, all other parts remain enforceable unless the result materially prejudices either Party.

Section 6.04 Waiver

Any failure by a Party to insist upon strict performance by the other Party of any material provision of this Agreement shall not be deemed a waiver thereof or of any other provision hereof, and the Party shall have the right at any time thereafter to insist upon strict performance of any and all of the provisions of this Agreement.

Section 6.05 Applicable Law and Venue

The construction and validity of this Agreement shall be governed by the laws of the State of Texas without regard to conflicts of law principles. Venue shall be in Brazoria County, Texas.

Section 6.06 Reservation of Rights

To the extent not inconsistent with this Agreement, each Party reserves all rights, privileges, and immunities under applicable laws.

Section 6.07 Further Documents

The Parties agree that at any time after execution of this Agreement, they will, upon request of the other Party, execute and deliver the further documents and do the further acts and things as the other Party may reasonably request in order to effectuate the terms of this Agreement.

Section 6.08 Incorporation of Exhibits and Other Documents by Reference

All Exhibits and other documents attached to or referred to in this Agreement are incorporated into this Agreement by reference for the purposes set forth in this Agreement.

Section 6.09 Effect of State and Federal Laws

The District shall comply with all applicable statutes or regulations of the United States, the State of Texas, and Village ordinances and Village charter provisions implementing such statutes or regulations.

Section 6.10 Authority for Execution

The Village certifies, represents, and warrants that the execution of this Agreement is duly authorized and adopted in conformity with the Village charter and Village ordinances. The District certifies, represents, and warrants that the execution of this Agreement is duly authorized and adopted by the Board.

[SIGNATURE PAGES FOLLOW]

IN WITNESS WHEREOF, the parties have executed this Agreement in multiple copies as of the Effective Date, each of which shall be an original.

**BRAZORIA COUNTY MUNICIPAL
UTILITY DISTRICT NO. 64**

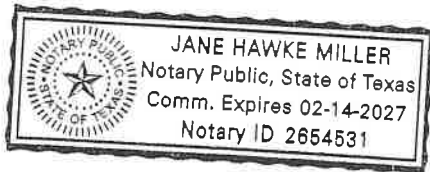
By: *David Jones*
President

ATTEST:
By: *Laurette Vere*
Secretary

THE STATE OF TEXAS §
COUNTY OF Brazoria §

This instrument was acknowledged before me this 10th day of July, 2024, by *David Jones*, as *President*, and *Laurette Vere*, as *Secretary*, of Brazoria County Municipal Utility District No. 64, a political subdivision of the State of Texas, on behalf of said political subdivision.

Jane Hawke Miller
Notary Public in and for
the State of Texas



(NOTARY SEAL)

VILLAGE OF BONNEY, TEXAS

By: _____
Mayor

ATTEST:

Village Secretary

THE STATE OF TEXAS §
COUNTY OF BRAZORIA §

This instrument was acknowledged before me this ____ day of _____,
20__, by _____, as Mayor, and _____, as Village Secretary, of
Bonney, Texas a municipal corporation of the State of Texas, on behalf of said municipal
corporation.

Notary Public in and for
the State of Texas

(NOTARY SEAL)

Exhibit "A"
DISTRICT TRACT

EXHIBIT A

County: Brazoria
Project: Brazoria County MUD-64
M & B: 241199
Job Number: 4360-MUD

FIELD NOTES FOR 433.382 ACRE (433.681 ACRES SAVE & EXCEPT 0.299 ACRES)

Being a tract of land containing 433.382 acres (18,878,126 square feet), located in the S.F. Austin Survey Abstract-24 and in the S.F. Austin Survey Abstract-25 in Brazoria County, Texas; Said 433.382 acre tract being comprised of the following tracts: a 74.595 acre tract being all of Lots 4,5,6, and 7 of Block 1, Coleman Estates a subdivision recorded in the name of Pecan Ranch West, LLC, under Brazoria County Clerk's File (B.C.C.F.) No. 2022006898; a called 169.000 acre tract recorded in in the name of Pecan Ranch Development, LLC, under B.C.C.F. No. 2021082026, a called 1.574 acre tract recorded in in the name of Pecan Ranch Development, LLC, under B.C.C.F. No. 2023024401, and the residue of a called 41.889 acre tract recorded in in the name of Pecan Ranch Square, LLC, under B.C.C.F. No. 2021082027, a called 4.300 acre tract recorded in the name of Bonney WWTP, LLC, under B.C.C.F. No. 2022058386, a called 0.2000 acre tract recorded in the name of David V. Flores. under B.C.C.F. No. 2022061946, a called 0.2000 acre tract recorded in the name of Laurette Veres, under B.C.C.F. No. 2022061947, a called 0.2000 acre tract recorded in the name of Zachary Coleman, under B.C.C.F. No. 2022061948, a called 0.2000 acre tract recorded in the name of Brook Pope, under B.C.C.F. No. 2022061949, a called 0.2000 acre tract recorded in the name of Kyle Ranostaj, under B.C.C.F. No. 2022061950; said 433.382 acre tract being more particularly described by metes and bounds as follows (bearings based on the description of Brazoria County Municipal Utility District No. 64 as set forth in section 2 of H.B. No. 1946);

BEGINNING at a 3/4-inch iron rod found at the southeast corner of said remainder of a called 41.889 acre tract, and being the northeast corner of a called 209.54 acre tract recorded in the names of Doyle Dean McConathy JR., and Darlene N. McConathy B.C.C.F. No. 1997022435, also being on the west Right-of-Way (R.O.W.) line of State Highway (S.H.) 288 (R.O.W. Varies), and being the access for County Road (C.R.) 48 (R.O.W. Varies), said point being referenced by a 1/2-inch iron rod with cap stamped "Adams" found at the southwest corner of Lot 7, Block 1, Coleman Estates as recorded under Plat No. 2020065354 Brazoria County Plat Records (B.C.P.R.), bearing South 86 degrees 50 minutes 42 seconds West, a distance of 5,085.52 feet;

EXHIBIT A

THENCE, with the line common to said remainder of a called 41.889 acre tract, said 1.574 acre tract, said 169.000 acre tract, said Lot 7, Block 1, Coleman Estates, said remainder of a 209.54 acre tract, a called 2.91 acre tract recorded in the names of Doyle Dean McConathy JR., and Darlene N. McConathy B.C.C.F. No. 2009025855, a called 40.11 acre tract recorded in the name of UMO Angleton Holdings, LLC under B.C.C.F. No. 2018033805, and the herein described tract. South 86 degrees 50 minutes 42 seconds West, a distance of 5,085.52 feet to the southwest corner of said Lot 7, Block 1, Coleman Estates, the northwest corner of said 40.11 acre tract, and an angle point in the herein described tract, also being on the east Right-Of-Way (R.O.W.) of F.M. 521 (R.O.W. varies);

THENCE, with the line common to said F.M. 521, said Lots 4,5,6, and 7, Block 1, Coleman Estates, and the herein described tract the following three (3) courses:

1. North 08 degrees 04 minutes 14 seconds West, a distance of 589.18 feet to an angle point in the herein described tract;
2. North 03 degrees 46 minutes 51 seconds West, a distance of 801.76 feet to an angle point in the herein described tract;
3. North 01 degrees 25 minutes 58 seconds West, a distance of 430.56 feet to the northwest corner of Lot 4, Block 1 of Coleman Estates, the southwest corner of Lot 1, Block 1, Coleman Estates, and an angle point in the herein described tract;

THENCE, with the line common to said Lot 4, and Lots 1, 2 and 3, Block 1, said Coleman Estates, and the herein described tract, North 86 degrees 40 minutes 01 seconds East a distance of 1,778.84 feet to the southeast corner of said Lot 3, Block 1, Coleman Estates, the northeast corner of said Lot 4, Block 1, Coleman Estates, the west line of said 169.000 acre tract, and an angle point in the herein described tract;

THENCE, with the line common to said 169.000 acre tract, said Lot 3, Block 1, Coleman Estates, the west line of said 4.300 acre tract, and the herein described tract, North 03 degrees 32 minutes 36 seconds West, a distance of 751.34 feet to the northeast corner of said Lot 3, Block 1, Coleman Estates, the northwest corner of said 4.300 acre tract, and an angle point in the herein described tract;

THENCE, with the line common to said 4.300 acre tract, said 169.000 acre tract, said residue of a called 41.889 acre tract, and the herein described tract, North 87 degrees 17 minutes 56 seconds East a distance of 3,827.70 feet to the northeast corner of said residue of a called 41.889 acre tract, being on the westerly Right-Of-Way (ROW) of County Road (CR) 48, and an angle point in the herein described tract;

THENCE, through and across ROW of said CR 48, and with the line of the herein described tract, North 68 degrees 50 minutes 12 seconds East a distance 74.85 feet to the westerly line of said 147.898 acre tract, the easterly ROW of said CR 48, and an angle point in the herein described tract;

EXHIBIT A

THENCE, with the line common to said ROW of CR 48, said 147.898 acre tract, and the herein described tract the following two (2) courses:

1. North 21 degrees 09 minutes 12 seconds West, a distance 98.28 feet to an angle point in the herein described tract;
2. North 18 degrees 51 minutes 23 seconds West, a distance 2,790.08 feet to the northwest corner of said 147.898 acre tract, and an angle point in the herein described tract;

THENCE, with the line common to said 147.898 acre tract, the south line of Paloma Acres Section I recorded under Volume (Vol.) 21, Pages (Pgs.) 165-166 of the Brazoria County Plat Records (B.C.P.R.), and the south line of Paloma Acres Section III recorded under Plat No. 2006050280 B.C.P.R., and the herein described tract, North 87 degrees 00 minutes 16 seconds East a distance of 3,368.30 feet to the northeast corner of said 147.898 acre tract, the southeast corner of said Paloma Acres Section III, the most easterly northeast corner of the herein described tract, and being on a portion of the west ROW of State Highway (SH) 288, being the beginning of a non-tangent curve to the right;

THENCE, with the line common to said west ROW of SH 288, said 147.898 acre tract, and the herein described tract the following four (4) courses:

1. 1,306.35 feet along the arc of said curve to the right, having a radius of 11,249.16 feet, a central angle of 06 degrees 39 minutes 13 seconds and a chord that bears South 24 degrees 59 minutes 27 seconds West, a distance of 1,305.61 feet to an angle point in the herein described tract;
2. South 27 degrees 37 minutes 34 seconds West a distance 2,053.50 feet to beginning of a non-tangent curve to the right;
3. 548.33 feet along the arc of said curve to the right, having a radius of 1,095.92 feet, a central angle of 28 degrees 40 minutes 02 seconds and a chord that bears South 56 degrees 27 minutes 19 seconds West, a distance of 542.63 feet to an angle point in the herein described tract;
4. South 70 degrees 55 minutes 31 seconds West a distance 241.69 feet to a cutback line for said ROW of SH 288, and an angle point in the herein described tract;

THENCE, with the cutback line for said ROW of SH 288, and with the line common to said 147.898 acre tract, and the herein described tract the following two (2) courses:

1. North 64 degrees 04 minutes 29 seconds West, a distance 71.21 feet to an angle point in the herein described tract;
2. North 18 degrees 51 minutes 33 seconds West, a distance 25.23 feet to the southwest corner of a called 0.1148 acre tract recorded in the name of Pecan Ranch Development, LLC, under B.C.C.F. No. 2022048138, and an angle point in the herein described tract;

EXHIBIT A

THENCE, with the line common to said 0.1148 acre tract (Pecan Ranch Development, LLC), a called 0.1148 recorded in the name of Scott Goforth, under B.C.C.F. No. 2009038136, a called 0.1148 recorded in the name of Jay Cliburn, under B.C.C.F. No. 2009038135, said 147.898 acre tract, and the herein described tract the following three (3) courses:

1. North 71 degrees 08 minutes 27 seconds East, a distance 100.00 feet to the southeast corner of said 0.1148 acre tract (Pecan Ranch Development, LLC), and an angle point in the herein described tract;
2. North 18 degrees 51 minutes 33 seconds West, a distance 150.00 feet to the northeast corner of said 0.1148 acre tract (Scott Goforth), and an angle point in the herein described tract;
3. South 71 degrees 08 minutes 27 seconds West, a distance 100.00 feet to the northwest corner of said 0.1148 acre tract (Scott Goforth), and an angle point in the herein described tract, being on said easterly ROW of SH 288;

THENCE, with the line common to said easterly ROW of SH 288, said 147.898 acre tract, and with the herein described tract, North 18 degrees 51 minutes 33 seconds West, a distance 50.00 feet to the southwest corner of a called 0.1148 acre tract recorded in the name of Laura Smith, under B.C.C.F. No. 2009038133, an angle point in said 147.898 acre tract, and angle point in the herein described tract;

THENCE, with the line common to said 0.1148 acre tract (Laura Smith), said 147.898 acre tract, and the herein described tract the following three (3) courses:

1. North 71 degrees 08 minutes 27 seconds East, a distance 100.00 feet to the southeast corner of said 0.1148 acre tract (Laura Smith), and an angle point in the herein described tract;
2. North 18 degrees 51 minutes 33 seconds West, a distance 50.00 feet to the northeast corner of said 0.1148 acre tract (Laura Smith), and an angle point in the herein described tract;
3. South 71 degrees 08 minutes 27 seconds West, a distance 100.00 feet to the northwest corner of said 0.1148 acre tract (Laura Smith), an angle point in the herein described tract, being on said easterly ROW of SH 288;

THENCE, with line common to said ROW of SH 288, said 147.898 acre tract, and with the herein described tract the following two (2) courses:

1. North 18 degrees 51 minutes 33 seconds West, a distance 25.23 feet to angle point in said easterly ROW of SH 288, an angle point in said 147.898 acre tract, and an angle point in the herein described tract;

EXHIBIT A

2. South 73 degrees 18 minutes 44 seconds West, a distance 18.40 feet to angle point in said easterly ROW of CR 48, said easterly ROW of SH 288, an angle point in said 147.898 acre tract, and an angle point in the herein described tract;

THENCE, with the line common to said SH 288, and said CR 48 ROW, and the herein described tract, South 71 degrees 04 minutes 43 seconds West a distance 75.20 feet to a point on the easterly line of said residue of a called 41.889 acre tract, the westerly ROW of said SH 288, an angle point in the westerly ROW of said CR 48, and an angle point in in the herein described tract:

THENCE, with line common to said westerly ROW of SH 288, said 41.889 acre tract, and with the herein described tract the following eight (8) courses:

1. South 70 degrees 38 minutes 52 seconds West, a distance 27.31 feet to an angle point in in the herein described tract;
2. South 18 degrees 29 minutes 06 seconds East, a distance 149.88 feet to an angle point in in the herein described tract;
3. South 25 degrees 12 minutes 36 seconds West, a distance 70.30 feet to an angle point in in the herein described tract;
4. South 72 degrees 02 minutes 59 seconds West, a distance 51.65 feet to the beginning of a non-tangent curve to the left;
5. 720.02 feet with the arc of said curve to the left, having a radius of 458.37 feet, a central angle of 90 degrees 00 minutes 04 seconds and a chord that bears South 26 degrees 02 minutes 11 seconds West, a distance of 648.24 feet to an angle point in the herein described tract;
6. South 18 degrees 57 minutes 50 seconds East, a distance of 311.37 feet to the beginning of a curve to the right;
7. 817.33 feet with the arc of said curve to the right, having a radius of 1,273.24 feet, a central angle of 36 degrees 46 minutes 48 seconds and a chord that bears South 00 degrees 41 minutes 09 seconds East, a distance of 803.37 feet to an angle point in the herein described tract;
8. South 17 degrees 49 minutes 48 seconds West, a distance of 520.91 feet to the **POINT OF BEGINNING** and containing 433.382 acres of land. (433.681 **ACRES SAVE & EXCEPT** the following 0.299 acre tract.)

EXHIBIT A

SAVE & EXCEPT 0.299 ACRE TRACT

Being a tract of land containing 0.299 acres (13,029 square feet), located in the S.F. Austin Survey Abstract-24 in Brazoria County, Texas; Said 0.299 acre tract being a portion of County Road (CR) 48 (width varies); said 0.299 acre tract being more particularly described by metes and bounds as follows (bearings based on the description of Brazoria County Municipal Utility District No. 64 as set forth in section 2 of H.B. No. 1946);

COMMENCING at an angle point in the west line of a called 147.898 acre tract, recorded in the name Pecan Ranch North, LLC, under Brazoria County Clerk's File (B.C.C.F.) No. 2021082041, also being an angle point in the easterly Right of Way (ROW) of said CR 48;

THENCE, with the line common to said 147.898 acre tract, and said CR 48. South 21 degrees 09 minutes 12 seconds East, a distance of 98.28 feet to the **POINT OF BEGINNING**, of the herein described tract;

THENCE, with the line common to said 147.898 acre tract, said CR 48, and the herein described tract, South 21 degrees 09 minutes 12 seconds East a distance of 175.20 feet to an angle point in the said 147.898 acre tract and said CR 48, also being an angle point of a portion of State Highway (SH) 288, recorded under volume 1133, page 85 of the Brazoria County Deed Records (B.C.D.R.);

THENCE, with the line common to said CR 48, said SH 288, and the herein described tract, South 71 degrees 04 minutes 43 seconds West a distance of 75.20 to an angle point in the west ROW of CR 48, same being an angle point of the residue of a called 41.889 acre tract recorded in the name Pecan Ranch Square, LLC under B.C.C.F. No. 2021082027, and the herein described tract;

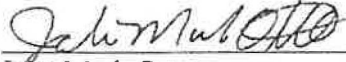
THENCE, with the line common to said CR 48, said 41.889 acre tract, and the herein described tract, North 21 degrees 03 minutes 23 seconds West a distance of 172.26 feet to the northeast corner of said residue of a called 41.889 acre tract, and an angle point in the herein described tract;

THENCE, through and across said CR 48, with the line of the herein described tract, North 68 degrees 50 minutes 12 seconds East a distance of 74.85 feet to the **POINT OF BEGINNING** and containing 0.299 acres of land.

GROSS ACREAGE: 433.681 ACRES
SAVE & EXCEPT: 0.299 ACRES
NET ACREAGE: 433.382 ACRES

EXHIBIT A

An exhibit entitled "Brazoria County MUD-64 Boundary Map" has been prepared by Miller Survey Group and accompanies this description.



John Mark Otto
Registered Professional Land Surveyor
Texas Registration No. 6672



Miller Survey Group
Texas Firm Registration No. 10047100
Phone: (713) 413-1900
Date: June 13, 2024
Dwg No. 4360-MUD 64 OVERALL BOUNDARY.dwg

Exhibit "B"

SPA TRACT

County: Brazoria
Project: Brazoria County MUD-64
M & B: 241251
Job Number: 4360-MUD

**FIELD NOTES FOR A 429.876 ACRE TRACT
(434.876 ACRES SAVE & EXCEPT 5.000 ACRES)**

Being a tract of land containing 429.876 acres (18,725,379 square feet), located in the S.F. Austin Survey Abstract-24 and in the S.F. Austin Survey Abstract-25 in Brazoria County, Texas; Said 429.876 acre tract being comprised of the following tracts: a 74.595 acre tract recorded in the name of Pecan Ranch West, LLC, under Brazoria County Clerk's File (B.C.C.F.) No. 2022006898 being all of Lots 4,5,6, and 7 of Block 1, Coleman Estates a subdivision; the residue of a called 169.000 acre tract recorded in the name of Pecan Ranch Development, LLC, under B.C.C.F. No. 2021082026, a called 1.574 acre tract recorded in in the name of Pecan Ranch Development, LLC, under B.C.C.F. No. 2023024401, the residue of a called 41.889 acre tract recorded in the name of Pecan Ranch Square, LLC, under B.C.C.F. No. 2021082027, a called 147.898 acre tract recorded in the name of Pecan Ranch North, LLC, under B.C.C.F. No. 2021082041, a called 4.300 acre tract recorded in the name of Bonney WWTP, LLC, under B.C.C.F. No. 2022058386, a called 0.2000 acre tract recorded in the name of David V. Flores, under B.C.C.F. No. 2022061946, a called 0.2000 acre tract recorded in the name of Laurette Veres, under B.C.C.F. No. 2022061947, a called 0.2000 acre tract recorded in the name of Zachary Coleman, under B.C.C.F. No. 2022061948, a called 0.2000 acre tract recorded in the name of Brook Pope, under B.C.C.F. No. 2022061949, a called 0.2000 acre tract recorded in the name of Kyle Ranostaj, under B.C.C.F. No. 2022061950; a called 0.1148 acre tract recorded in the name of Pecan Ranch Development, LLC, under B.C.C.F. No. 2022048138, a called 0.1148 acre tract recorded in the name of Scott Goforth, under B.C.C.F. No. 2009038136, a called 0.1148 acre tract recorded in the name of Jay Cliburn, under B.C.C.F. No. 2009038135, and a called 0.1148 acre tract recorded in the name of Laura Smith, under B.C.C.F. No. 2009038133, said 429.876 acre tract being more particularly described by metes and bounds as follows (bearings based on the description of Brazoria County Municipal Utility District No. 64 as set forth in section 2 of H.B. No. 1946);

BEGINNING at a 3/4-inch iron rod found at the southeast corner of said residue of a called 41.889 acre tract, and being the northeast corner of a called 209.54 acre tract recorded in the names of Doyle Dean McConathy JR., and Darlene N. McConathy B.C.C.F. No. 1997022435, also being on the west Right-of-Way (R.O.W.) line of State Highway (S.H.) 288 (R.O.W. Varies), County Road (C.R.) 48 (R.O.W. Varies);

THENCE, with the line common to said residue of a called 41.889 acre tract, said 1.574 acre tract, said residue of a called 169.000 acre tract, said Lot 7, Block 1, Coleman Estates, said 209.54 acre tract, a called 2.91 acre tract recorded in the names of Doyle Dean McConathy JR., and Darlene N. McConathy B.C.C.F. No. 2009025855, a called 40.11 acre tract recorded in the name of UMO Angleton Holdings, LLC under B.C.C.F. No. 2018033805, and the herein described tract, South 86 degrees 50 minutes 42 seconds West, a distance of 5,085.52 feet to a 1/2-inch iron rod with cap stamped "Adams" found at the southwest corner of said Lot 7, Block 1, Coleman Estates, the northwest corner of said 40.11 acre tract, and an angle point in the herein described tract, also being on the east R.O.W. of F.M. 521 (R.O.W. varies);

THENCE, with the line common to said F.M. 521, said Lots 4,5,6, and 7, Block 1, Coleman Estates, and the herein described tract the following three (3) courses:

1. North 08 degrees 04 minutes 14 seconds West, a distance of 589.18 feet to an angle point in the herein described tract;
2. North 03 degrees 46 minutes 51 seconds West, a distance of 801.76 feet to an angle point in the herein described tract;
3. North 01 degrees 25 minutes 58 seconds West, a distance of 430.56 feet to the northwest corner of Lot 4, Block 1 of Coleman Estates, the southwest corner of Lot 1, Block 1, Coleman Estates, and an angle point in the herein described tract;

THENCE, with the line common to said Lot 4, and Lots 1, 2 and 3, Block 1, said Coleman Estates, and the herein described tract, North 86 degrees 40 minutes 01 seconds East a distance of 1,778.84 feet to the southeast corner of said Lot 3, Block 1, Coleman Estates, the northeast corner of said Lot 4, Block 1, Coleman Estates, the west line of said residue of a called 169.000 acre tract, and an angle point in the herein described tract;

THENCE, with the line common to said residue of a called 169.000 acre tract, said Lot 3, Block 1, Coleman Estates, the west line of said 4.300 acre tract, and the herein described tract, North 03 degrees 32 minutes 36 seconds West, a distance of 751.34 feet to the northeast corner of said Lot 3, Block 1, Coleman Estates, the northwest corner of said 4.300 acre tract, and an angle point in the herein described tract;

THENCE, with the line common to said 4.300 acre tract, said residue of a called 169.000 acre tract, said residue of a called 41.889 acre tract, and the herein described tract, North 87 degrees 17 minutes 56 seconds East, a distance of 3,827.70 feet to the northeast corner of said residue of a called 41.889 acre tract, being on the westerly R.O.W. of County Road (CR) 48, and an angle point in the herein described tract;

THENCE, through and across said R.O.W. of C.R. 48, and with the line of the herein described tract, North 68 degrees 50 minutes 12 seconds East, a distance 74.85 feet to the westerly line of said 147.898 acre tract, the easterly R.O.W. of said C.R. 48, and an angle point in the herein described tract;

THENCE, with the line common to said R.O.W. of C.R. 48, said 147.898 acre tract, and the herein described tract the following two (2) courses:

1. North 21 degrees 09 minutes 12 seconds West, a distance 98.28 feet to an angle point in the herein described tract;
2. North 18 degrees 51 minutes 23 seconds West, a distance 2,790.08 feet to the northwest corner of said 147.898 acre tract, and an angle point in the herein described tract;

THENCE, with the line common to said 147.898 acre tract, the south line of Paloma Acres Section I recorded under Volume (Vol.) 21, Pages (Pgs.) 165-166 of the Brazoria County Plat Records (B.C.P.R.), and the south line of Paloma Acres Section III recorded under Plat No. 2006050280 B.C.P.R., and the herein described tract, North 87 degrees 00 minutes 16 seconds East, a distance of 3,368.30 feet to the northeast corner of said 147.898 acre tract, the southeast corner of said Paloma Acres Section III, the most easterly northeast corner of the herein described tract, and being on a portion of the west ROW of State Highway (SH) 288, being the beginning of a non-tangent curve to the right;

THENCE, with the line common to said west R.O.W. of S.H. 288, said 147.898 acre tract, and the herein described tract the following four (4) courses:

1. 1,306.35 feet along the arc of said curve to the right, having a radius of 11,249.16 feet, a central angle of 06 degrees 39 minutes 13 seconds and a chord that bears South 24 degrees 59 minutes 27 seconds West, a distance of 1,305.61 feet to an angle point in the herein described tract;
2. South 27 degrees 37 minutes 34 seconds West, a distance 2,053.50 feet to beginning of a non-tangent curve to the right;
3. 548.33 feet along the arc of said curve to the right, having a radius of 1,095.92 feet, a central angle of 28 degrees 40 minutes 02 seconds and a chord that bears South 56 degrees 27 minutes 19 seconds West, a distance of 542.63 feet to an angle point in the herein described tract;
4. South 70 degrees 55 minutes 31 seconds West, a distance 241.69 feet to a cutback line for said ROW of SH 288, and an angle point in the herein described tract;

THENCE, with the cutback line for said R.O.W. of S.H. 288, and with the line common to said 147.898 acre tract, and the herein described tract the following two (2) courses:

1. North 64 degrees 04 minutes 29 seconds West, a distance 71.21 feet to and angle point in in the herein described tract;
2. North 18 degrees 51 minutes 33 seconds West, a distance 25.23 feet to the southwest corner of a called 0.1148 acre tract (Pecan Ranch Development, LLC), and an angle point in the herein described tract;

THENCE, through and across said S.H. 288, said C.R. 48, and with the line of the herein described tract, North 85 degrees 05 minutes 09 seconds West a distance of 186.60 feet to a point on the easterly line of said residue of a called 41.889 acre tract, the westerly ROW of said SH 288, and an angle point in in the herein described tract;

THENCE, with line common to said westerly R.O.W. of S.H. 288, said residue of a called 41.889 acre tract, and with the line of the herein described tract the following five (5) courses:

1. South 72 degrees 02 minutes 59 seconds West, a distance 51.65 feet to the beginning of a non-tangent curve to the left;
2. 720.02 feet with the arc of said curve to the left, having a radius of 458.37 feet, a central angle of 90 degrees 00 minutes 04 seconds and a chord that bears South 26 degrees 02 minutes 11 seconds West, a distance of 648.24 feet to an angle point in the herein described tract;
3. South 18 degrees 57 minutes 50 seconds East, a distance of 311.37 feet to the beginning of a curve to the right;
4. 817.33 feet with the arc of said curve to the right, having a radius of 1,273.24 feet, a central angle of 36 degrees 46 minutes 48 seconds and a chord that bears South 00 degrees 41 minutes 09 seconds East, a distance of 803.37 feet to an angle point in the herein described tract;
5. South 17 degrees 49 minutes 48 seconds West, a distance of 520.91 feet to the **POINT OF BEGINNING** and containing 429.876 acres of land. **(434.876 ACRES SAVE & EXCEPT the following 5.000 acre tract.)**

SAVE & EXCEPT 5.000 ACRE TRACT

Being a tract of land containing 5.000 acres (217,806 square feet), located in the S.F. Austin Survey Abstract-24 in Brazoria County, Texas; Said 5.000 acre tract being a portion a called 147.898 acre tract recorded in the name of Pecan Ranch North, LLC, under Brazoria County Clerk's File (B.C.C.F.) No. 2021082041; said 5.000 acre tract being more particularly described by metes and bounds as follows (bearings based on the description of Brazoria County Municipal Utility District No. 64 as set forth in section 2 of H.B. No. 1946);

COMMENCING at the most southerly angle point in said 147.898 acre tract, also being an angle point in the westerly Right Of Way (R.O.W.) of State Highway (S.H.) 288;

THENCE, with the line common to said 147.898 acre tract, and said S.H. 288, North 70 degrees 55 minutes 31 seconds East, a distance of 49.46 feet to the **POINT OF BEGINNING** of the herein described tract;

THENCE, through and across said 147.898 acre tract, and with the line of the herein described tract, the following ten (10) courses;

1. North 18 degrees 51 minutes 33 seconds West, a distance 194.65 feet to an angle point in the herein described tract;
2. North 69 degrees 17 minutes 17 seconds East, a distance 300.42 feet to an angle point in the herein described tract;
3. North 57 degrees 28 minutes 19 seconds East, a distance 147.87 feet to an angle point in the herein described tract;
4. North 03 degrees 41 minutes 59 seconds West, a distance 158.58 feet to an angle point in the herein described tract;
5. North 01 degrees 27 minutes 55 seconds West, a distance 39.08 feet to an angle point in the herein described tract;
6. North 01 degrees 11 minutes 04 seconds East, a distance 39.08 feet to an angle point in the herein described tract;
7. North 03 degrees 50 minutes 03 seconds East, a distance 39.08 feet to an angle point in the herein described tract;
8. North 06 degrees 29 minutes 02 seconds East, a distance 39.08 feet to an angle point in the herein described tract;
9. North 09 degrees 08 minutes 01 seconds East, a distance 24.08 feet to an angle point in the herein described tract;
10. South 69 degrees 47 minutes 46 seconds East, a distance 421.22 feet to a point on the easterly line of said 147.898 acre tract, and the westerly R.O.W. of said S.H. 288, and an angle point in the herein described tract;


THENCE, with the line common to said west R.O.W. of S.H. 288, said 147.898 acre tract, and the herein described tract the following three (3) courses:

1. South 27 degrees 37 minutes 34 seconds West, a distance 225.48 feet to beginning of a non-tangent curve to the right;
2. 548.33 feet along the arc of said curve to the right, having a radius of 1,095.92 feet, a central angle of 28 degrees 40 minutes 02 seconds and a chord that bears South 56 degrees 27 minutes 19 seconds West, a distance of 542.63 feet to an angle point in the herein described tract;

3. South 70 degrees 55 minutes 31 seconds West a distance 192.23 feet to the **POINT OF BEGINNING** and containing 5.000 acres of land.

GROSS ACREAGE: 434.876 ACRES
SAVE & EXCEPT: 5.000 ACRES
NET ACREAGE: 429.876 ACRES

An exhibit entitled "Brazoria County MUD-64 Boundary Map" has been prepared by Miller Survey and accompanies this description.



John Mark Otto
Registered Professional Land Surveyor
Texas Registration No. 6672



Miller Survey | DCCM
Texas Firm Registration No. 10047100
Phone: (713) 413-1900
Date: July 8, 2024
Dwg No. 4360-MUD 64 OVERALL BOUNDARY-R1.dwg

EXHIBIT A

County: Brazoria
Project: Brazoria County MUD-64
M & B: 241199
Job Number: 4360-MUD

FIELD NOTES FOR 433.382 ACRE (433.681 ACRES SAVE & EXCEPT 0.299 ACRES)

Being a tract of land containing 433.382 acres (18,878,126 square feet), located in the S.F. Austin Survey Abstract-24 and in the S.F. Austin Survey Abstract-25 in Brazoria County, Texas; Said 433.382 acre tract being comprised of the following tracts: a 74.595 acre tract being all of Lots 4,5,6, and 7 of Block 1, Coleman Estates a subdivision recorded in in the name of Pecan Ranch West, LLC, under Brazoria County Clerk's File (B.C.C.F.) No. 2022006898; a called 169.000 acre tract recorded in in the name of Pecan Ranch Development, LLC, under B.C.C.F. No. 2021082026, a called 1.574 acre tract recorded in in the name of Pecan Ranch Development, LLC, under B.C.C.F. No. 2023024401, and the residue of a called 41.889 acre tract recorded in in the name of Pecan Ranch Square, LLC, under B.C.C.F. No. 2021082027, a called 4.300 acre tract recorded in the name of Bonney WWTP, LLC, under B.C.C.F. No. 2022058386, a called 0.2000 acre tract recorded in the name of David V. Flores, under B.C.C.F. No. 2022061946, a called 0.2000 acre tract recorded in the name of Laurette Veres, under B.C.C.F. No. 2022061947, a called 0.2000 acre tract recorded in the name of Zachary Coleman, under B.C.C.F. No. 2022061948, a called 0.2000 acre tract recorded in the name of Brook Pope, under B.C.C.F. No. 2022061949, a called 0.2000 acre tract recorded in the name of Kyle Ranostaj, under B.C.C.F. No. 2022061950; said 433.382 acre tract being more particularly described by metes and bounds as follows (bearings based on the description of Brazoria County Municipal Utility District No. 64 as set forth in section 2 of H.B. No. 1946);

BEGINNING at a 3/4-inch iron rod found at the southeast corner of said remainder of a called 41.889 acre tract, and being the northeast corner of a called 209.54 acre tract recorded in the names of Doyle Dean McConathy JR., and Darlene N. McConathy B.C.C.F. No. 1997022435, also being on the west Right-of-Way (R.O.W.) line of State Highway (S.H.) 288 (R.O.W. Varies), and being the access for County Road (C.R.) 48 (R.O.W. Varies), said point being referenced by a 1/2-inch iron rod with cap stamped "Adams" found at the southwest corner of Lot 7, Block 1, Coleman Estates as recorded under Plat No. 2020065354 Brazoria County Plat Records (B.C.P.R.), bearing South 86 degrees 50 minutes 42 seconds West, a distance of 5,085.52 feet;

EXHIBIT A

THENCE, with the line common to said remainder of a called 41.889 acre tract, said 1.574 acre tract, said 169.000 acre tract, said Lot 7, Block 1, Coleman Estates, said remainder of a 209.54 acre tract, a called 2.91 acre tract recorded in the names of Doyle Dean McConathy JR., and Darlene N. McConathy B.C.C.F. No. 2009025855, a called 40.11 acre tract recorded in the name of UMO Angleton Holdings, LLC under B.C.C.F. No. 2018033805, and the herein described tract, South 86 degrees 50 minutes 42 seconds West, a distance of 5,085.52 feet to the southwest corner of said Lot 7, Block 1, Coleman Estates, the northwest corner of said 40.11 acre tract, and an angle point in the herein described tract, also being on the east Right-Of-Way (R.O.W.) of F.M. 521 (R.O.W. varies);

THENCE, with the line common to said F.M. 521, said Lots 4,5,6, and 7, Block 1, Coleman Estates, and the herein described tract the following three (3) courses:

1. North 08 degrees 04 minutes 14 seconds West, a distance of 589.18 feet to an angle point in the herein described tract;
2. North 03 degrees 46 minutes 51 seconds West, a distance of 801.76 feet to an angle point in the herein described tract;
3. North 01 degrees 25 minutes 58 seconds West, a distance of 430.56 feet to the northwest corner of Lot 4, Block 1 of Coleman Estates, the southwest corner of Lot 1, Block 1, Coleman Estates, and an angle point in the herein described tract;

THENCE, with the line common to said Lot 4, and Lots 1, 2 and 3, Block 1, said Coleman Estates, and the herein described tract, North 86 degrees 40 minutes 01 seconds East a distance of 1,778.84 feet to the southeast corner of said Lot 3, Block 1, Coleman Estates, the northeast corner of said Lot 4, Block 1, Coleman Estates, the west line of said 169.000 acre tract, and an angle point in the herein described tract;

THENCE, with the line common to said 169.000 acre tract, said Lot 3, Block 1, Coleman Estates, the west line of said 4.300 acre tract, and the herein described tract, North 03 degrees 32 minutes 36 seconds West, a distance of 751.34 feet to the northeast corner of said Lot 3, Block 1, Coleman Estates, the northwest corner of said 4.300 acre tract, and an angle point in the herein described tract;

THENCE, with the line common to said 4.300 acre tract, said 169.000 acre tract, said residue of a called 41.889 acre tract, and the herein described tract, North 87 degrees 17 minutes 56 seconds East a distance of 3,827.70 feet to the northeast corner of said residue of a called 41.889 acre tract, being on the westerly Right-Of-Way (ROW) of County Road (CR) 48, and an angle point in the herein described tract;

THENCE, through and across ROW of said CR 48, and with the line of the herein described tract, North 68 degrees 50 minutes 12 seconds East a distance 74.85 feet to the westerly line of said 147.898 acre tract, the easterly ROW of said CR 48, and an angle point in the herein described tract;

EXHIBIT A

THENCE, with the line common to said ROW of CR 48, said 147.898 acre tract, and the herein described tract the following two (2) courses:

1. North 21 degrees 09 minutes 12 seconds West, a distance 98.28 feet to an angle point in the herein described tract;
2. North 18 degrees 51 minutes 23 seconds West, a distance 2,790.08 feet to the northwest corner of said 147.898 acre tract, and an angle point in the herein described tract;

THENCE, with the line common to said 147.898 acre tract, the south line of Paloma Acres Section I recorded under Volume (Vol.) 21, Pages (Pgs.) 165-166 of the Brazoria County Plat Records (B.C.P.R.), and the south line of Paloma Acres Section III recorded under Plat No. 2006050280 B.C.P.R., and the herein described tract, North 87 degrees 00 minutes 16 seconds East a distance of 3,368.30 feet to the northeast corner of said 147.898 acre tract, the southeast corner of said Paloma Acres Section III, the most easterly northeast corner of the herein described tract, and being on a portion of the west ROW of State Highway (SH) 288, being the beginning of a non-tangent curve to the right;

THENCE, with the line common to said west ROW of SH 288, said 147.898 acre tract, and the herein described tract the following four (4) courses:

1. 1,306.35 feet along the arc of said curve to the right, having a radius of 11,249.16 feet, a central angle of 06 degrees 39 minutes 13 seconds and a chord that bears South 24 degrees 59 minutes 27 seconds West, a distance of 1,305.61 feet to an angle point in the herein described tract;
2. South 27 degrees 37 minutes 34 seconds West a distance 2,053.50 feet to beginning of a non-tangent curve to the right;
3. 548.33 feet along the arc of said curve to the right, having a radius of 1,095.92 feet, a central angle of 28 degrees 40 minutes 02 seconds and a chord that bears South 56 degrees 27 minutes 19 seconds West, a distance of 542.63 feet to an angle point in the herein described tract;
4. South 70 degrees 55 minutes 31 seconds West a distance 241.69 feet to a cutback line for said ROW of SH 288, and an angle point in the herein described tract;

THENCE, with the cutback line for said ROW of SH 288, and with the line common to said 147.898 acre tract, and the herein described tract the following two (2) courses:

1. North 64 degrees 04 minutes 29 seconds West, a distance 71.21 feet to and angle point in in the herein described tract;
2. North 18 degrees 51 minutes 33 seconds West, a distance 25.23 feet to the southwest corner of a called 0.1148 acre tract recorded in the name of Pecan Ranch Development, LLC, under B.C.C.F. No. 2022048138, and an angle point in the herein described tract;

EXHIBIT A

THENCE, with the line common to said 0.1148 acre tract (Pecan Ranch Development, LLC), a called 0.1148 recorded in the name of Scott Goforth, under B.C.C.F. No. 2009038136, a called 0.1148 recorded in the name of Jay Cliburn, under B.C.C.F. No. 2009038135, said 147.898 acre tract, and the herein described tract the following three (3) courses:

1. North 71 degrees 08 minutes 27 seconds East, a distance 100.00 feet to the southeast corner of said 0.1148 acre tract (Pecan Ranch Development, LLC), and an angle point in the herein described tract;
2. North 18 degrees 51 minutes 33 seconds West, a distance 150.00 feet to the northeast corner of said 0.1148 acre tract (Scott Goforth), and an angle point in the herein described tract;
3. South 71 degrees 08 minutes 27 seconds West, a distance 100.00 feet to the northwest corner of said 0.1148 acre tract (Scott Goforth), and an angle point in the herein described tract, being on said easterly ROW of SH 288;

THENCE, with the line common to said easterly ROW of SH 288, said 147.898 acre tract, and with the herein described tract, North 18 degrees 51 minutes 33 seconds West, a distance 50.00 feet to the southwest corner of a called 0.1148 acre tract recorded in the name of Laura Smith, under B.C.C.F. No. 2009038133, an angle point in said 147.898 acre tract, and angle point in the herein described tract;

THENCE, with the line common to said 0.1148 acre tract (Laura Smith), said 147.898 acre tract, and the herein described tract the following three (3) courses:

1. North 71 degrees 08 minutes 27 seconds East, a distance 100.00 feet to the southeast corner of said 0.1148 acre tract (Laura Smith), and an angle point in the herein described tract;
2. North 18 degrees 51 minutes 33 seconds West, a distance 50.00 feet to the northeast corner of said 0.1148 acre tract (Laura Smith), and an angle point in the herein described tract;
3. South 71 degrees 08 minutes 27 seconds West, a distance 100.00 feet to the northwest corner of said 0.1148 acre tract (Laura Smith), an angle point in the herein described tract, being on said easterly ROW of SH 288;

THENCE, with line common to said ROW of SH 288, said 147.898 acre tract, and with the herein described tract the following two (2) courses:

1. North 18 degrees 51 minutes 33 seconds West, a distance 25.23 feet to angle point in said easterly ROW of SH 288, an angle point in said 147.898 acre tract, and an angle point in the herein described tract;

EXHIBIT A

2. South 73 degrees 18 minutes 44 seconds West, a distance 18.40 feet to angle point in said easterly ROW of CR 48, said easterly ROW of SH 288, an angle point in said 147.898 acre tract, and an angle point in the herein described tract;

THENCE, with the line common to said SH 288, and said CR 48 ROW, and the herein described tract, South 71 degrees 04 minutes 43 seconds West a distance 75.20 feet to a point on the easterly line of said residue of a called 41.889 acre tract, the westerly ROW of said SH 288, an angle point in the westerly ROW of said CR 48, and an angle point in the herein described tract;

THENCE, with line common to said westerly ROW of SH 288, said 41.889 acre tract, and with the herein described tract the following eight (8) courses:

1. South 70 degrees 38 minutes 52 seconds West, a distance 27.31 feet to an angle point in in the herein described tract;
2. South 18 degrees 29 minutes 06 seconds East, a distance 149.88 feet to an angle point in in the herein described tract;
3. South 25 degrees 12 minutes 36 seconds West, a distance 70.30 feet to an angle point in in the herein described tract;
4. South 72 degrees 02 minutes 59 seconds West, a distance 51.65 feet to the beginning of a non-tangent curve to the left;
5. 720.02 feet with the arc of said curve to the left, having a radius of 458.37 feet, a central angle of 90 degrees 00 minutes 04 seconds and a chord that bears South 26 degrees 02 minutes 11 seconds West, a distance of 648.24 feet to an angle point in the herein described tract;
6. South 18 degrees 57 minutes 50 seconds East, a distance of 311.37 feet to the beginning of a curve to the right;
7. 817.33 feet with the arc of said curve to the right, having a radius of 1,273.24 feet, a central angle of 36 degrees 46 minutes 48 seconds and a chord that bears South 00 degrees 41 minutes 09 seconds East, a distance of 803.37 feet to an angle point in the herein described tract;
8. South 17 degrees 49 minutes 48 seconds West, a distance of 520.91 feet to the **POINT OF BEGINNING** and containing 433.382 acres of land. **(433.681 ACRES SAVE & EXCEPT the following 0.299 acre tract.)**

EXHIBIT A

SAVE & EXCEPT 0.299 ACRE TRACT

Being a tract of land containing 0.299 acres (13,029 square feet), located in the S.F. Austin Survey Abstract-24 in Brazoria County, Texas; Said 0.299 acre tract being a portion of County Road (CR) 48 (width varies); said 0.299 acre tract being more particularly described by metes and bounds as follows (bearings based on the description of Brazoria County Municipal Utility District No. 64 as set forth in section 2 of H.B. No. 1946);

COMMENCING at an angle point in the west line of a called 147.898 acre tract, recorded in the name Pecan Ranch North, LLC, under Brazoria County Clerk's File (B.C.C.F.) No. 2021082041, also being an angle point in the easterly Right Of Way (ROW) of said CR 48;

THENCE, with the line common to said 147.898 acre tract, and said CR 48, South 21 degrees 09 minutes 12 seconds East, a distance of 98.28 feet to the **POINT OF BEGINNING**, of the herein described tract;

THENCE, with the line common to said 147.898 acre tract, said CR 48, and the herein described tract, South 21 degrees 09 minutes 12 seconds East a distance of 175.20 feet to an angle point in the said 147.898 acre tract and said CR 48, also being an angle point of a portion of State Highway (SH) 288, recorded under volume 1133, page 85 of the Brazoria County Deed Records (B.C.D.R.);

THENCE, with the line common to said CR 48, said SH 288, and the herein described tract, South 71 degrees 04 minutes 43 seconds West a distance of 75.20 to an angle point in the west ROW of CR 48, same being an angle point of the residue of a called 41.889 acre tract recorded in the name Pecan Ranch Square, LLC under B.C.C.F. No. 2021082027, and the herein described tract;

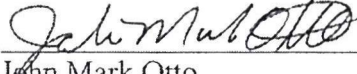
THENCE, with the line common to said CR 48, said 41.889 acre tract, and the herein described tract, North 21 degrees 03 minutes 23 seconds West a distance of 172.26 feet to the northeast corner of said residue of a called 41.889 acre tract, and an angle point in the herein described tract;

THENCE, through and across said CR 48, with the line of the herein described tract, North 68 degrees 50 minutes 12 seconds East a distance of 74.85 feet to the **POINT OF BEGINNING** and containing 0.299 acres of land.

GROSS ACREAGE: 433.681 ACRES
SAVE & EXCEPT: 0.299 ACRES
NET ACREAGE: 433.382 ACRES

EXHIBIT A

An exhibit entitled "Brazoria County MUD-64 Boundary Map" has been prepared by Miller Survey Group and accompanies this description.



John Mark Otto
Registered Professional Land Surveyor
Texas Registration No. 6672



Miller Survey Group

Texas Firm Registration No. 10047100

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Date: June 13, 2024

Dwg No. 4360-MUD 64 OVERALL BOUNDARY.dwg

County: Brazoria
Project: Brazoria County MUD-64
M & B: 241251
Job Number: 4360-MUD

**FIELD NOTES FOR A 429.876 ACRE TRACT
(434.876 ACRES SAVE & EXCEPT 5.000 ACRES)**

Being a tract of land containing 429.876 acres (18,725,379 square feet), located in the S.F. Austin Survey Abstract-24 and in the S.F. Austin Survey Abstract-25 in Brazoria County, Texas; Said 429.876 acre tract being comprised of the following tracts: a 74.595 acre tract recorded in the name of Pecan Ranch West, LLC, under Brazoria County Clerk's File (B.C.C.F.) No. 2022006898 being all of Lots 4,5,6, and 7 of Block 1, Coleman Estates a subdivision; the residue of a called 169.000 acre tract recorded in the name of Pecan Ranch Development, LLC, under B.C.C.F. No. 2021082026, a called 1.574 acre tract recorded in the name of Pecan Ranch Development, LLC, under B.C.C.F. No. 2023024401, the residue of a called 41.889 acre tract recorded in the name of Pecan Ranch Square, LLC, under B.C.C.F. No. 2021082027, a called 147.898 acre tract recorded in the name of Pecan Ranch North, LLC, under B.C.C.F. No. 2021082041, a called 4.300 acre tract recorded in the name of Bonney WWTP, LLC, under B.C.C.F. No. 2022058386, a called 0.2000 acre tract recorded in the name of David V. Flores, under B.C.C.F. No. 2022061946, a called 0.2000 acre tract recorded in the name of Laurette Veres, under B.C.C.F. No. 2022061947, a called 0.2000 acre tract recorded in the name of Zachary Coleman, under B.C.C.F. No. 2022061948, a called 0.2000 acre tract recorded in the name of Brook Pope, under B.C.C.F. No. 2022061949, a called 0.2000 acre tract recorded in the name of Kyle Ranostaj, under B.C.C.F. No. 2022061950; a called 0.1148 acre tract recorded in the name of Pecan Ranch Development, LLC, under B.C.C.F. No. 2022048138, a called 0.1148 acre tract recorded in the name of Scott Goforth, under B.C.C.F. No. 2009038136, a called 0.1148 acre tract recorded in the name of Jay Cliburn, under B.C.C.F. No. 2009038135, and a called 0.1148 acre tract recorded in the name of Laura Smith, under B.C.C.F. No. 2009038133, said 429.876 acre tract being more particularly described by metes and bounds as follows (bearings based on the description of Brazoria County Municipal Utility District No. 64 as set forth in section 2 of H.B. No. 1946);

BEGINNING at a 3/4-inch iron rod found at the southeast corner of said residue of a called 41.889 acre tract, and being the northeast corner of a called 209.54 acre tract recorded in the names of Doyle Dean McConathy JR., and Darlene N. McConathy B.C.C.F. No. 1997022435, also being on the west Right-of-Way (R.O.W.) line of State Highway (S.H.) 288 (R.O.W. Varies), County Road (C.R.) 48 (R.O.W. Varies);

THENCE, with the line common to said residue of a called 41.889 acre tract, said 1.574 acre tract, said residue of a called 169.000 acre tract, said Lot 7, Block 1, Coleman Estates, said 209.54 acre tract, a called 2.91 acre tract recorded in the names of Doyle Dean McConathy JR., and Darlene N. McConathy B.C.C.F. No. 2009025855, a called 40.11 acre tract recorded in the name of UMO Angleton Holdings, LLC under B.C.C.F. No. 2018033805, and the herein described tract, South 86 degrees 50 minutes 42 seconds West, a distance of 5,085.52 feet to a 1/2-inch iron rod with cap stamped "Adams" found at the southwest corner of said Lot 7, Block 1, Coleman Estates, the northwest corner of said 40.11 acre tract, and an angle point in the herein described tract, also being on the east R.O.W. of F.M. 521 (R.O.W. varies);

THENCE, with the line common to said F.M. 521, said Lots 4,5,6, and 7, Block 1, Coleman Estates, and the herein described tract the following three (3) courses:

1. North 08 degrees 04 minutes 14 seconds West, a distance of 589.18 feet to an angle point in the herein described tract;
2. North 03 degrees 46 minutes 51 seconds West, a distance of 801.76 feet to an angle point in the herein described tract;
3. North 01 degrees 25 minutes 58 seconds West, a distance of 430.56 feet to the northwest corner of Lot 4, Block 1 of Coleman Estates, the southwest corner of Lot 1, Block 1, Coleman Estates, and an angle point in the herein described tract;

THENCE, with the line common to said Lot 4, and Lots 1, 2 and 3, Block 1, said Coleman Estates, and the herein described tract, North 86 degrees 40 minutes 01 seconds East a distance of 1,778.84 feet to the southeast corner of said Lot 3, Block 1, Coleman Estates, the northeast corner of said Lot 4, Block 1, Coleman Estates, the west line of said residue of a called 169.000 acre tract, and an angle point in the herein described tract;

THENCE, with the line common to said residue of a called 169.000 acre tract, said Lot 3, Block 1, Coleman Estates, the west line of said 4.300 acre tract, and the herein described tract, North 03 degrees 32 minutes 36 seconds West, a distance of 751.34 feet to the northeast corner of said Lot 3, Block 1, Coleman Estates, the northwest corner of said 4.300 acre tract, and an angle point in the herein described tract;

THENCE, with the line common to said 4.300 acre tract, said residue of a called 169.000 acre tract, said residue of a called 41.889 acre tract, and the herein described tract, North 87 degrees 17 minutes 56 seconds East, a distance of 3,827.70 feet to the northeast corner of said residue of a called 41.889 acre tract, being on the westerly R.O.W. of County Road (CR) 48, and an angle point in the herein described tract;

THENCE, through and across said R.O.W. of C.R. 48, and with the line of the herein described tract, North 68 degrees 50 minutes 12 seconds East, a distance 74.85 feet to the westerly line of said 147.898 acre tract, the easterly R.O.W. of said C.R. 48, and an angle point in the herein described tract;

THENCE, with the line common to said R.O.W. of C.R. 48, said 147.898 acre tract, and the herein described tract the following two (2) courses:

1. North 21 degrees 09 minutes 12 seconds West, a distance 98.28 feet to an angle point in the herein described tract;
2. North 18 degrees 51 minutes 23 seconds West, a distance 2,790.08 feet to the northwest corner of said 147.898 acre tract, and an angle point in the herein described tract;

THENCE, with the line common to said 147.898 acre tract, the south line of Paloma Acres Section I recorded under Volume (Vol.) 21, Pages (Pgs.) 165-166 of the Brazoria County Plat Records (B.C.P.R.), and the south line of Paloma Acres Section III recorded under Plat No. 2006050280 B.C.P.R., and the herein described tract, North 87 degrees 00 minutes 16 seconds East, a distance of 3,368.30 feet to the northeast corner of said 147.898 acre tract, the southeast corner of said Paloma Acres Section III, the most easterly northeast corner of the herein described tract, and being on a portion of the west ROW of State Highway (SH) 288, being the beginning of a non-tangent curve to the right;

THENCE, with the line common to said west R.O.W. of S.H. 288, said 147.898 acre tract, and the herein described tract the following four (4) courses:

1. 1,306.35 feet along the arc of said curve to the right, having a radius of 11,249.16 feet, a central angle of 06 degrees 39 minutes 13 seconds and a chord that bears South 24 degrees 59 minutes 27 seconds West, a distance of 1,305.61 feet to an angle point in the herein described tract;
2. South 27 degrees 37 minutes 34 seconds West, a distance 2,053.50 feet to beginning of a non-tangent curve to the right;
3. 548.33 feet along the arc of said curve to the right, having a radius of 1,095.92 feet, a central angle of 28 degrees 40 minutes 02 seconds and a chord that bears South 56 degrees 27 minutes 19 seconds West, a distance of 542.63 feet to an angle point in the herein described tract;
4. South 70 degrees 55 minutes 31 seconds West, a distance 241.69 feet to a cutback line for said ROW of SH 288, and an angle point in the herein described tract;

THENCE, with the cutback line for said R.O.W. of S.H. 288, and with the line common to said 147.898 acre tract, and the herein described tract the following two (2) courses:

1. North 64 degrees 04 minutes 29 seconds West, a distance 71.21 feet to and angle point in in the herein described tract;
2. North 18 degrees 51 minutes 33 seconds West, a distance 25.23 feet to the southwest corner of a called 0.1148 acre tract (Pecan Ranch Development, LLC), and an angle point in the herein described tract;

THENCE, through and across said S.H. 288, said C.R. 48, and with the line of the herein described tract, North 85 degrees 05 minutes 09 seconds West a distance of 186.60 feet to a point on the easterly line of said residue of a called 41.889 acre tract, the westerly ROW of said SH 288, and an angle point in in the herein described tract;

THENCE, with line common to said westerly R.O.W. of S.H. 288, said residue of a called 41.889 acre tract, and with the line of the herein described tract the following five (5) courses:

1. South 72 degrees 02 minutes 59 seconds West, a distance 51.65 feet to the beginning of a non-tangent curve to the left;
2. 720.02 feet with the arc of said curve to the left, having a radius of 458.37 feet, a central angle of 90 degrees 00 minutes 04 seconds and a chord that bears South 26 degrees 02 minutes 11 seconds West, a distance of 648.24 feet to an angle point in the herein described tract;
3. South 18 degrees 57 minutes 50 seconds East, a distance of 311.37 feet to the beginning of a curve to the right;
4. 817.33 feet with the arc of said curve to the right, having a radius of 1,273.24 feet, a central angle of 36 degrees 46 minutes 48 seconds and a chord that bears South 00 degrees 41 minutes 09 seconds East, a distance of 803.37 feet to an angle point in the herein described tract;
5. South 17 degrees 49 minutes 48 seconds West, a distance of 520.91 feet to the **POINT OF BEGINNING** and containing 429.876 acres of land. **(434.876 ACRES SAVE & EXCEPT the following 5.000 acre tract.)**

SAVE & EXCEPT 5.000 ACRE TRACT

Being a tract of land containing 5.000 acres (217,806 square feet), located in the S.F. Austin Survey Abstract-24 in Brazoria County, Texas; Said 5.000 acre tract being a portion a called 147.898 acre tract recorded in the name of Pecan Ranch North, LLC, under Brazoria County Clerk's File (B.C.C.F.) No. 2021082041; said 5.000 acre tract being more particularly described by metes and bounds as follows (bearings based on the description of Brazoria County Municipal Utility District No. 64 as set forth in section 2 of H.B. No. 1946);

COMMENCING at the most southerly angle point in said 147.898 acre tract, also being an angle point in the westerly Right Of Way (R.O.W.) of State Highway (S.H.) 288;

THENCE, with the line common to said 147.898 acre tract, and said S.H. 288, North 70 degrees 55 minutes 31 seconds East, a distance of 49.46 feet to the **POINT OF BEGINNING** of the herein described tract;

THENCE, through and across said 147.898 acre tract, and with the line of the herein described tract, the following ten (10) courses;

1. North 18 degrees 51 minutes 33 seconds West, a distance 194.65 feet to an angle point in the herein described tract;
2. North 69 degrees 17 minutes 17 seconds East, a distance 300.42 feet to an angle point in the herein described tract;
3. North 57 degrees 28 minutes 19 seconds East, a distance 147.87 feet to an angle point in the herein described tract;
4. North 03 degrees 41 minutes 59 seconds West, a distance 158.58 feet to an angle point in the herein described tract;
5. North 01 degrees 27 minutes 55 seconds West, a distance 39.08 feet to an angle point in the herein described tract;
6. North 01 degrees 11 minutes 04 seconds East, a distance 39.08 feet to an angle point in the herein described tract;
7. North 03 degrees 50 minutes 03 seconds East, a distance 39.08 feet to an angle point in the herein described tract;
8. North 06 degrees 29 minutes 02 seconds East, a distance 39.08 feet to an angle point in the herein described tract;
9. North 09 degrees 08 minutes 01 seconds East, a distance 24.08 feet to an angle point in the herein described tract;
10. South 69 degrees 47 minutes 46 seconds East, a distance 421.22 feet to a point on the easterly line of said 147.898 acre tract, and the westerly R.O.W. of said S.H. 288, and an angle point in the herein described tract;

THENCE, with the line common to said west R.O.W. of S.H. 288, said 147.898 acre tract, and the herein described tract the following three (3) courses:

1. South 27 degrees 37 minutes 34 seconds West, a distance 225.48 feet to beginning of a non-tangent curve to the right;
2. 548.33 feet along the arc of said curve to the right, having a radius of 1,095.92 feet, a central angle of 28 degrees 40 minutes 02 seconds and a chord that bears South 56 degrees 27 minutes 19 seconds West, a distance of 542.63 feet to an angle point in the herein described tract;

3. South 70 degrees 55 minutes 31 seconds West a distance 192.23 feet to the **POINT OF BEGINNING** and containing 5.000 acres of land.

GROSS ACREAGE: 434.876 ACRES
SAVE & EXCEPT: 5.000 ACRES
NET ACREAGE: 429.876 ACRES

An exhibit entitled “Brazoria County MUD-64 Boundary Map” has been prepared by Miller Survey and accompanies this description.



John Mark Otto
Registered Professional Land Surveyor
Texas Registration No. 6672



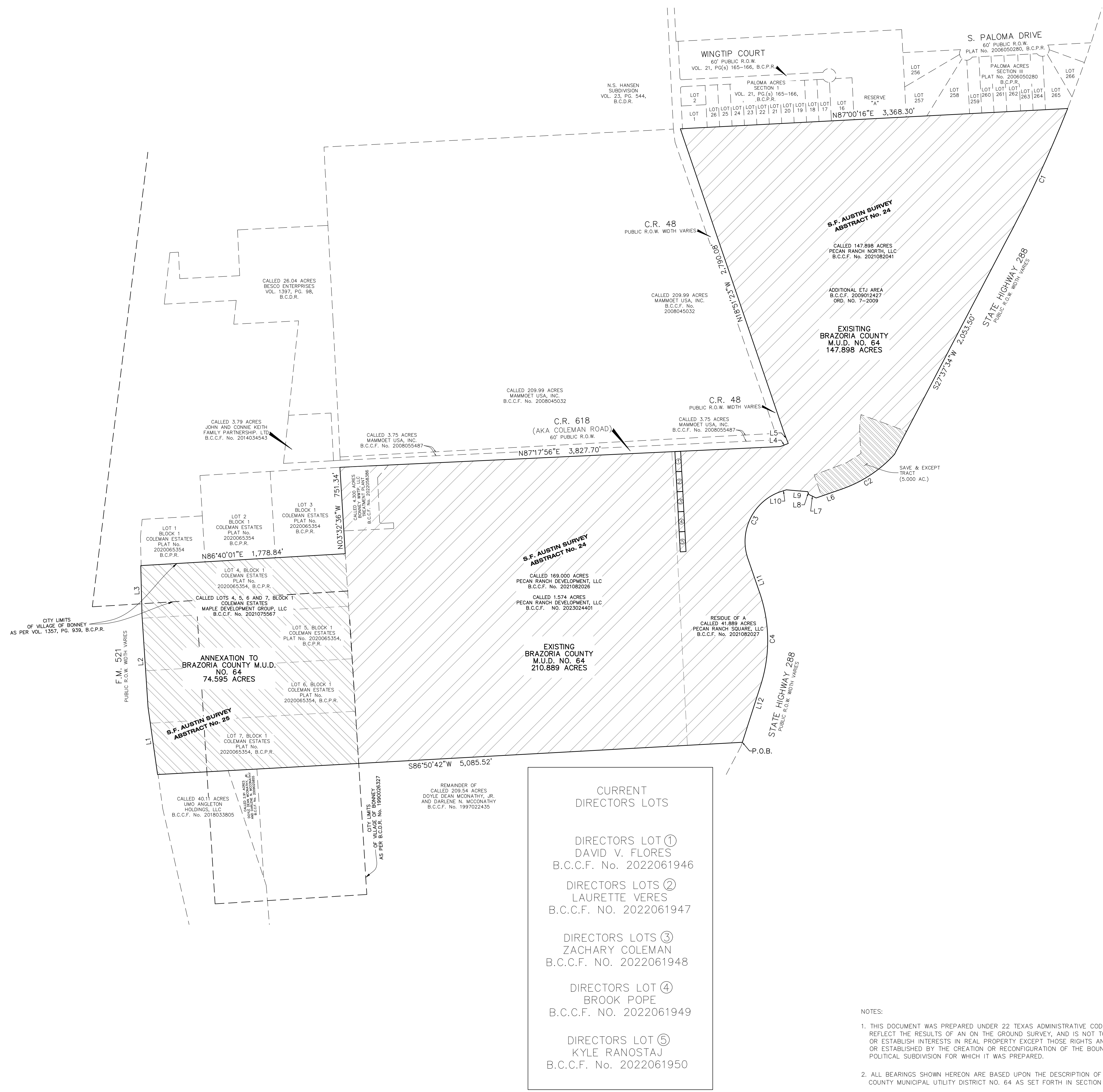
Miller Survey | DCCM
Texas Firm Registration No. 10047100
Phone: (713) 413-1900
Date: July 8, 2024
Dwg No. 4360-MUD 64 OVERALL BOUNDARY-R1.dwg

SYMBOLS

- = FOUND 5/8-INCH IRON ROD (UNLESS OTHERWISE NOTED)
- = ANGLE POINT
- = BLOW OFF VALVE
- = BOLLARD
- = CABLE BOX
- = CABLE MARKER
- = CURB INLET
- = E-INLET
- = ELECTRIC BOX
- = FLUSH VALVE
- = GAS METER
- ⊗ = GAS VALVE
- ⊕ = GRATE INLET
- ⊕ = GUY ANCHOR
- = PIPELINE MARKER
- = POWER POLE
- = SANITARY MANHOLE
- = SERVICE POLE
- = SIGN
- = STORM MANHOLE
- △ = TELEPHONE PEDESTAL
- ⊕ = TRAFFIC SIGNAL CONTROL BOX
- ⊕ = TRAFFIC SIGNAL POLE
- ⊕ = WATER METER
- ⊕ = WATER VALVE

LEGEND

- AC. = ACRE
- A.E. = AERIAL EASEMENT
- B.L. = BUILDING LINE
- CHB = CHORD BEARING
- CHD = CHORD LENGTH
- D.E. = DRAINAGE EASEMENT
- ESMT. = EASEMENT
- B.C.C.F. = BRAZORIA COUNTY CLERK'S FILE
- B.C.D.R. = BRAZORIA COUNTY DEED RECORDS
- B.C.M.R. = BRAZORIA COUNTY MAP RECORDS
- L. = LENGTH
- L.E. = LANDSCAPE EASEMENT
- LTD. = LIMITED
- No. = NUMBER
- NR = NON-RADIAL
- P.U.E. = PUBLIC UTILITY EASEMENT
- PVT. = PRIVATE
- S.F. = SQUARE FEET
- SAN.S.E. = SANITARY SEWER EASEMENT
- STM.S.E. = STORM SEWER EASEMENT
- U.E. = UTILITY EASEMENT
- W.L.E. = WATER LINE EASEMENT
- P.O.B. = POINT OF BEGINNING
- I.R. = IRON ROD
- I.P. = IRON PIPE
- H.L.A.P. = HOUSTON LIGHTING AND POWER



CURRENT DIRECTORS LOTS

DIRECTORS LOT ①
DAVID V. FLORES
B.C.C.F. No. 2022061946

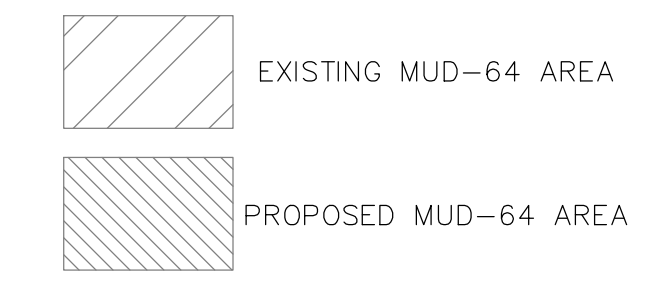
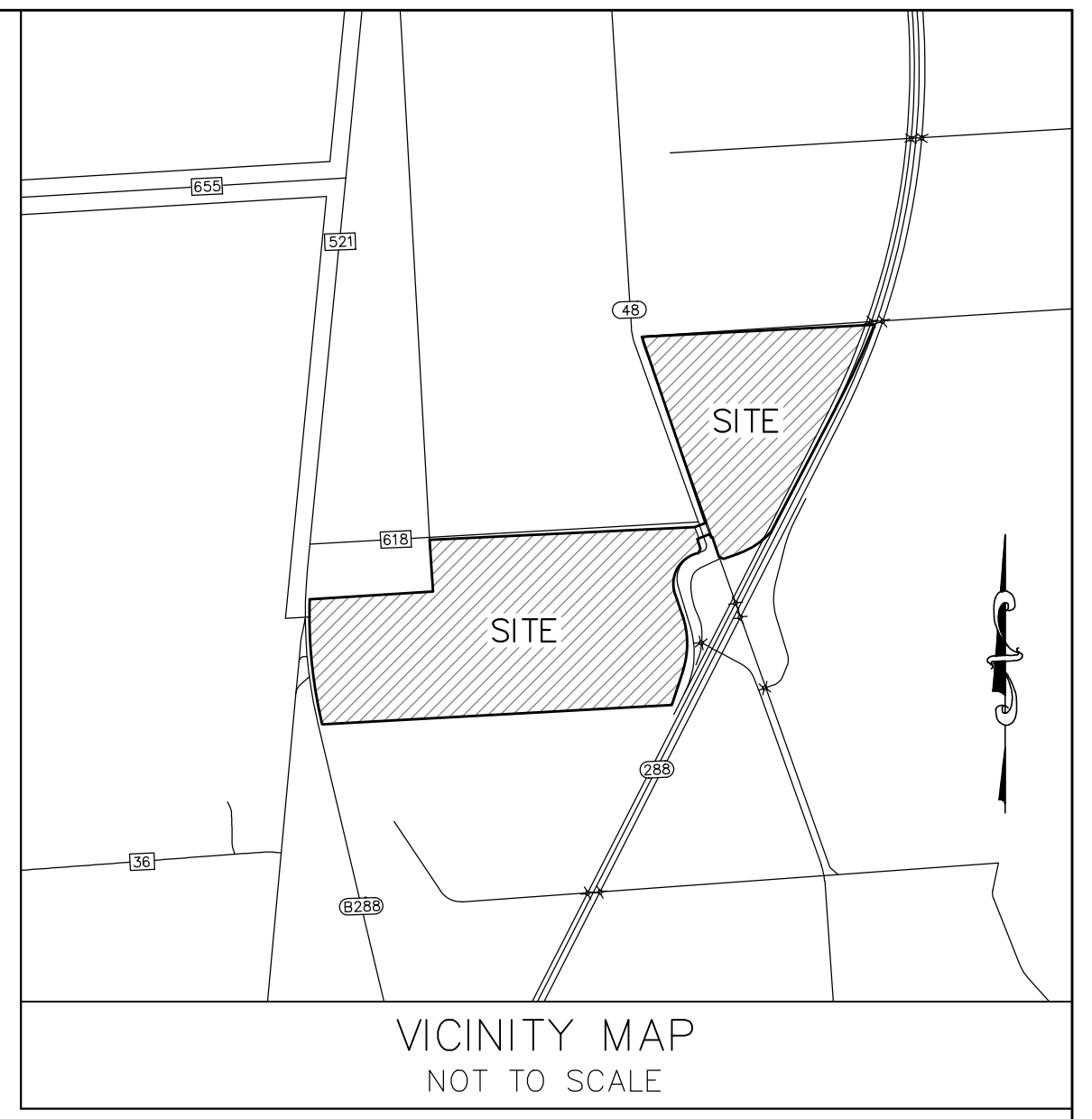
DIRECTORS LOTS ②
LAURETTE VERES
B.C.C.F. NO. 2022061947

DIRECTORS LOTS ③
ZACHARY COLEMAN
B.C.C.F. NO. 2022061948

DIRECTORS LOT ④
BROOK POPE
B.C.C.F. NO. 2022061949

DIRECTORS LOT ⑤
KYLE RANOSTAJ
B.C.C.F. No. 2022061950

- NOTES:**
- THIS DOCUMENT WAS PREPARED UNDER 22 TEXAS ADMINISTRATIVE CODE §138.95, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.
 - ALL BEARINGS SHOWN HEREON ARE BASED UPON THE DESCRIPTION OF BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 64 AS SET FORTH IN SECTION 2 OF H.B. NO. 1946.
 - A METES AND BOUNDS DESCRIPTION OF THE SUBJECT TRACT HAS BEEN PREPARED BY MILLER SURVEY AND ACCOMPANIES THIS MAP.

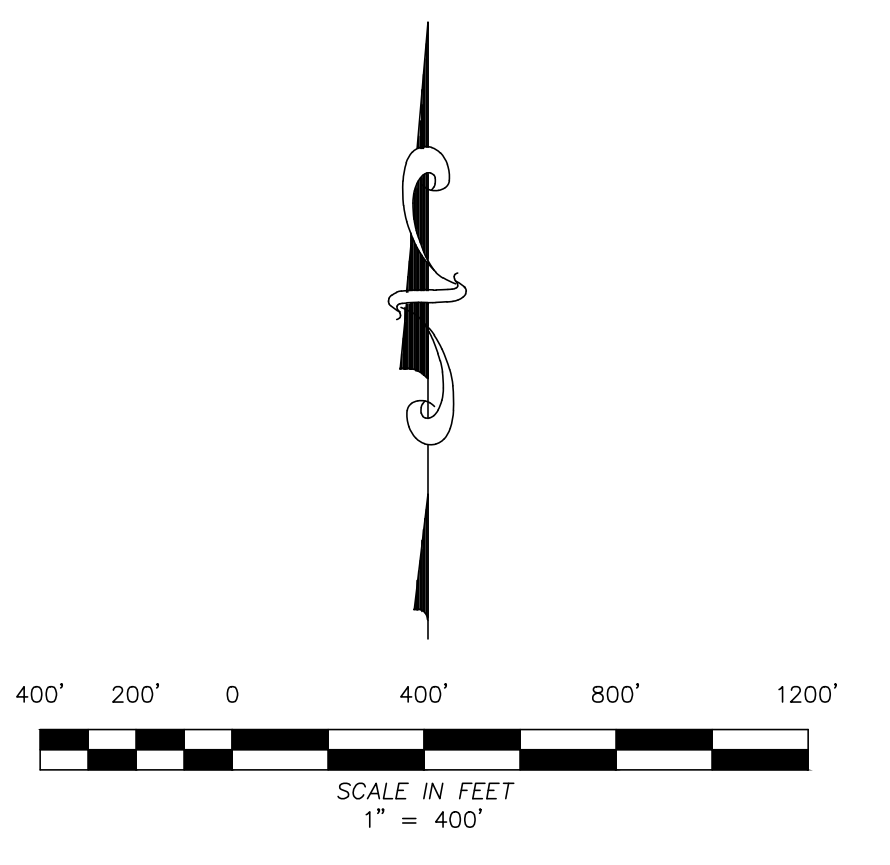


Line Table

Line	Length	Direction
L1	589.18'	N08°04'14"W
L2	801.76'	N03°46'51"W
L3	430.56'	N01°25'58"W
L4	74.85'	N68°50'12"E
L5	98.28'	N21°09'12"W
L6	241.69'	S70°55'31"W
L7	71.21'	N64°04'29"W
L8	25.23'	N18°51'33"W
L9	186.60'	N85°05'09"W
L10	51.65'	S72°02'59"W
L11	311.37'	S18°57'50"E
L12	520.91'	S17°49'48"W

Curve Table

Curve	Length	Radius	Delta	Chd Direction	Chd Length
C1	1,336.35'	11,249.16'	6°39'13"	S24°59'27"W	1,305.61'
C2	548.35'	1,095.92'	28°40'02"	S64°27'19"W	542.63'
C3	720.02'	458.37'	80°07'04"	S28°02'11"W	648.24'
C4	817.33'	1,273.24'	36°46'48"	S00°41'09"E	803.37'



C.R. 48 & SH 288, VILLAGE OF BONNEY, TX
BRAZORIA COUNTY MUD-64
BOUNDARY MAP
429.876 ACRES
(434.876 ACRES OVERALL
SAVE & EXCEPT 5.000 ACRES)
 LOCATED IN
 BRAZORIA COUNTY, TEXAS

MILLER SURVEY Miller Survey | Firm Reg. No. 10047100
 1760 W. Sam Houston Pkwy N.
 Houston, TX 77043
DCCM 713.413.1900 | millersurvey.com

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 OTTO@MILLERSURVEY.COM