

STATE OF TEXAS  
COUNTY OF BRAZORIA

WE, HORIZON OUTDOOR CONSTRUCTION, INC. AND FAST & LOUD, LLC, OWNERS OF THE PROPERTY SUBDIVIDED IN THIS MINOR PLAT OF HORIZON OUTDOOR FAST AND LOUD, A 7.6419 ACRE TRACT (CALLED 7.6437 ACRES), SITUATED IN THE EAST 1/2 OF LOTS 50 & 52, ALLISON-RICHEY GULF COAST HOME COMPANY SUBDIVISION OF SECTION 6, H.T. & B. RR. COMPANY SURVEY, ABSTRACT 544, BRAZORIA COUNTY, TEXAS, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY, ACCORDING TO THE LINES, LOTS, STREETS, ALLEYS, RESERVES, PARKS AND EASEMENTS AS SHOWN HEREON AND DEDICATE FOR PUBLIC USE AS SUCH THE STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN HEREON FOREVER, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER, UNOBSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERMETER GROUND EASEMENTS OF FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY-ONE FEET, SIX INCHES (21' 6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC, FOR PUBLIC UTILITY PURPOSES FOREVER, UNOBSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8' 0") FOR FOURTEEN FEET (14' 0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN (7' 0") FOR SIXTEEN (16' 0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY EACH AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

IN TESTIMONY WHEREOF, HORIZON OUTDOOR CONSTRUCTION, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ROBERT CURTIS OLMSTEAD, PRESIDENT, THEREUNTO AUTHORIZED, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

HORIZON OUTDOOR CONSTRUCTION, INC.

BY: \_\_\_\_\_  
ROBERT CURTIS OLMSTEAD, PRESIDENT

STATE OF TEXAS  
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ROBERT CURTIS OLMSTEAD, PRESIDENT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

IN TESTIMONY WHEREOF FAST & LOUD, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY SCOTT SHADLE, MANAGER, THEREUNTO AUTHORIZED, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

FAST & LOUD, LLC

BY: \_\_\_\_\_  
SCOTT SHADLE, MANAGER

STATE OF TEXAS  
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED SCOTT SHADLE, MANAGER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF BRAZORIA

WE, HOMETOWN BANK, NATIONAL ASSOCIATION, HOLDING A LIEN UPON HORIZON OUTDOOR FAST AND LOUD, ACTING BY AND THROUGH BILL C. PROVENZANO, SENIOR VICE PRESIDENT, BEING THE HOLDER OF A LIEN AGAINST THE ABOVE DESCRIBED PROPERTY, DOES HEREBY IN ALL THINGS SUBORDINATE TO SAID LIEN AND DOES HEREBY CONFIRM THAT ALLEGIANCE BANK IS THE PRESENT OWNER OF SAID LIEN AS RECORDED IN BRAZORIA COUNTY CLERK'S FILE NO. 2022061133 AND HAS NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

BY: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BILL C. PROVENZANO, SENIOR VICE PRESIDENT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF BRAZORIA

WE, 1ST BANK YUMA, HOLDING A LIEN UPON HORIZON OUTDOOR FAST AND LOUD, ACTING BY AND THROUGH \_\_\_\_\_, BEING THE HOLDER OF A LIEN AGAINST THE ABOVE DESCRIBED PROPERTY, DOES HEREBY IN ALL THINGS SUBORDINATE TO SAID LIEN AND DOES HEREBY CONFIRM THAT ALLEGIANCE BANK IS THE PRESENT OWNER OF SAID LIEN AS RECORDED IN BRAZORIA COUNTY CLERK'S FILE NO. 2023016472 AND HAS NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

BY: \_\_\_\_\_

NAME: \_\_\_\_\_, TITLE: \_\_\_\_\_

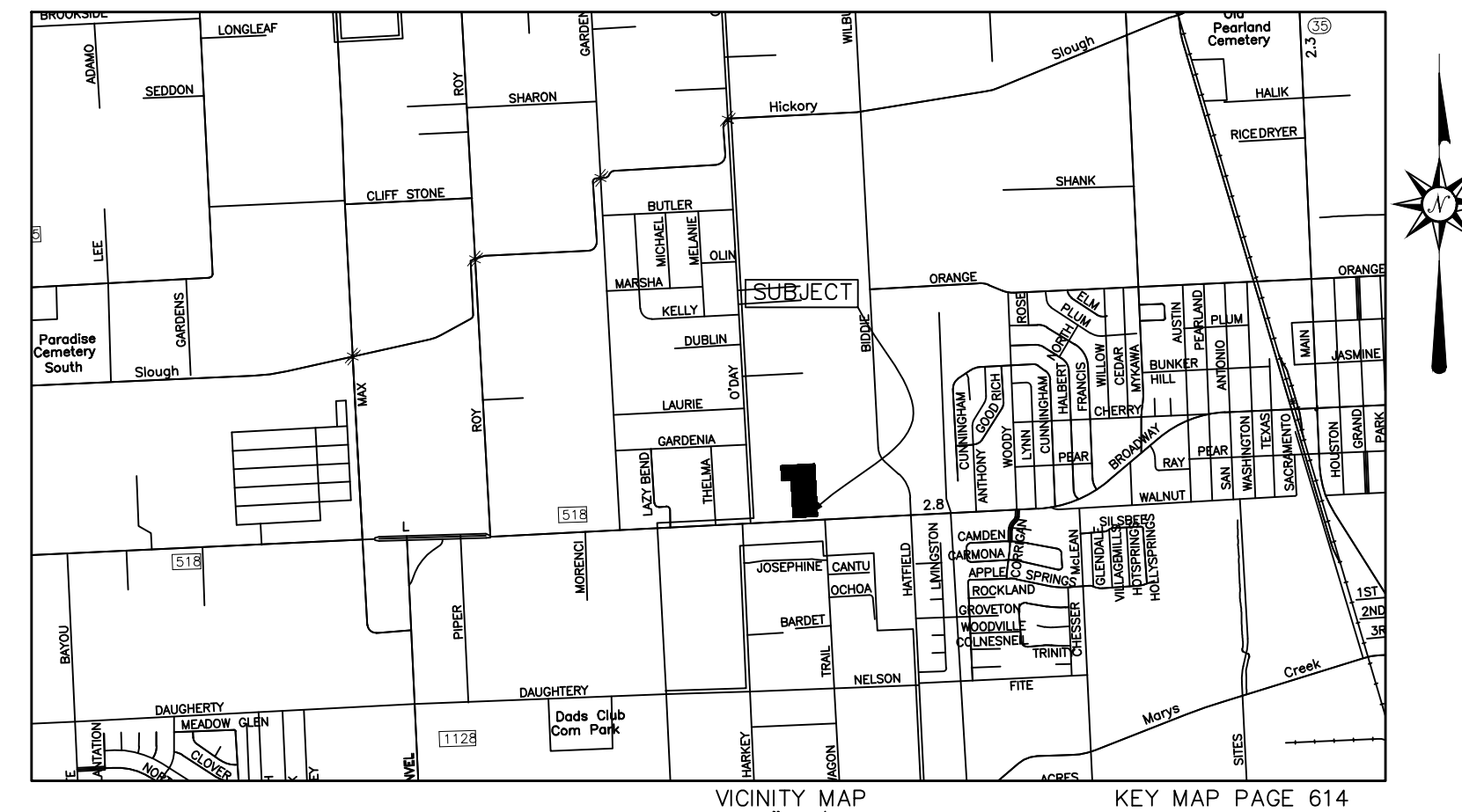
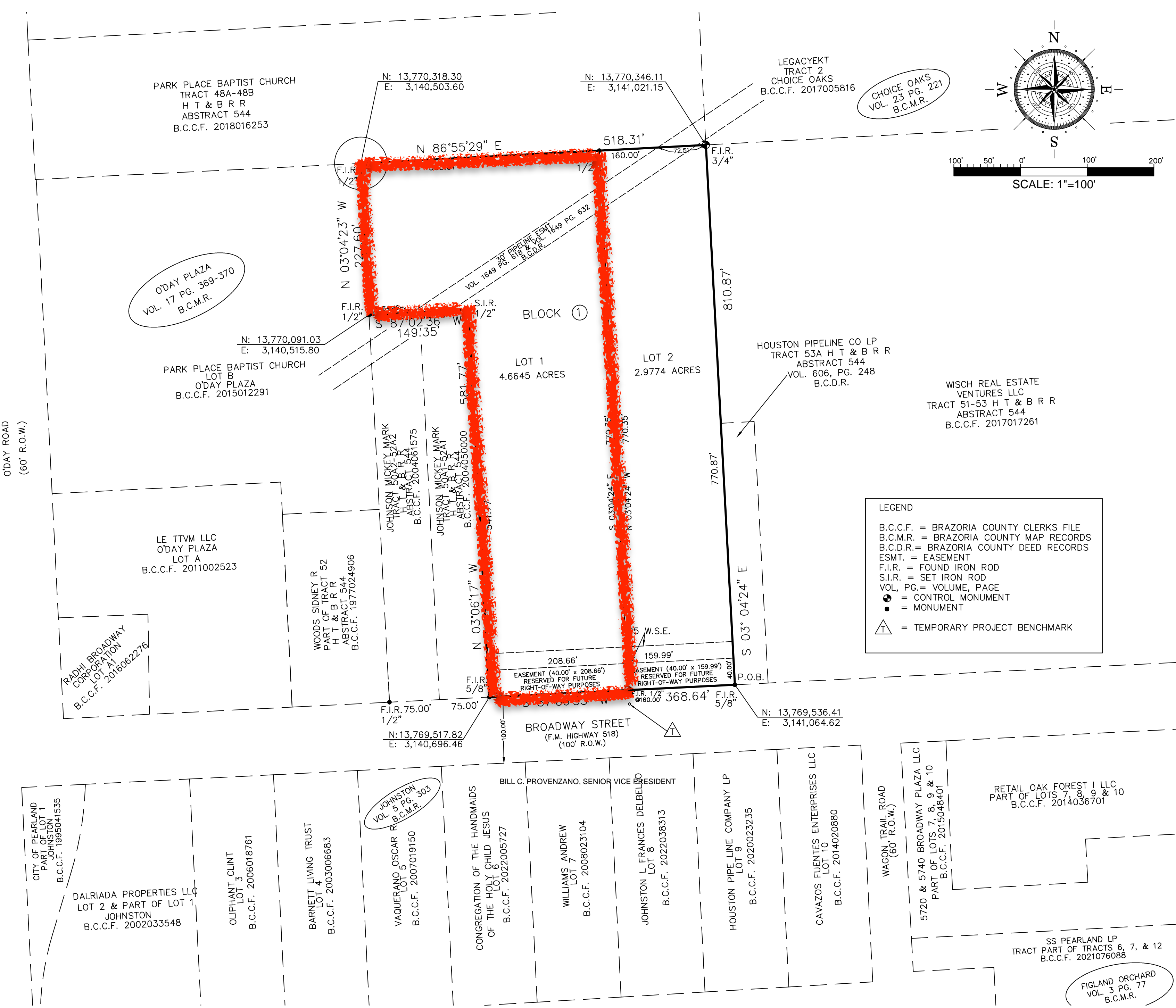
STATE OF TEXAS  
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED NAME \_\_\_\_\_, TITLE \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_



VICINITY MAP SCALE: 1"=1/2 MILE KEY MAP PAGE 614

- NOTES:
1. THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, BRAZORIA COUNTY AND THE CITY OF PEARLAND. THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY TEXAS AMERICAN TITLE COMPANY, GF NUMBER 2791022-09766, EFFECTIVE DATE NOVEMBER 27, 2023 AND DATED DECEMBER 4, 2023. ALL BEARINGS REFERENCES ARE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE.
2. ALL SUBDIVISION COMMON AREAS INCLUDING BUT NOT LIMITED TO DETENTION FACILITIES, EASEMENTS, AND OPEN SPACE WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION, COMMERCIAL PROPERTY ASSOCIATION OR OTHER ENTITY AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF PEARLAND OR BRAZORIA COUNTY.
3. FIVE-EIGHTHS INCH (5/8") IRON RODS THREE FEET IN LENGTH ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. BLOCK CORNERS OF STREET RIGHTS-OF-WAYS HAVE NOT BEEN MONUMENTED.
4. PROJECT BENCHMARK IS CITY OF PEARLAND NO. 200, BRONZE DISK SET IN CONCRETE INSIDE ALUMINUM COVER SET FLUSH WITH GROUND. THE MONUMENT IS STAMPED WITH "CITY OF PEARLAND" & "CONTROL MONUMENT". FROM THE INTERSECTION OF HARKEY ROAD AND MAGNOLIA ROAD, TRAVEL EAST ON MAGNOLIA ROAD 0.40 MILES TO THE MONUMENT ON THE SOUTH SIDE OF MAGNOLIA ROAD. THE MONUMENT IS APPROXIMATELY 40' FROM THE EDGE OF THE ROAD, Key Map 614U, ELEVATION 48.324', NAVD 88, 2001 ADJ. TEMPORARY PROJECT BENCHMARK (TBM); MAG NAIL WITH SHINER SET S 79°36'40" W, 160.72' FROM THE SOUTHEAST CORNER OF THE SUBJECT LOT - ELEVATION: 50.21'.
5. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48039C0041K, WITH THE EFFECTIVE DATE OF 12-30-2020, THE PROPERTY IS LOCATED ENTIRELY IN ZONE "X" THIS IS OUTSIDE THE 100 YEAR FLOODPLAIN. ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THAT THE PLAT IS RECORDED. FLOOD PLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
6. ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A PROPERTY EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE ENTITY MAY REQUIRE THE PERMISSION OF THE PRIVATE ENTITY PRIOR TO THE START OF CONSTRUCTION. FAILURE TO SECURE SUCH PERMISSION MAY RESULT IN THE RIGHT HOLDER(S) OF THE EASEMENT REMOVING ANY UNAPPROVED PAVEMENT, STRUCTURES, UTILITIES, OR OTHER FACILITIES LOCATED WITHIN THE EASEMENT. THE RESPONSIBILITY OF SECURING APPROVAL FROM THE PRIVATE ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE PROPERTY OWNER.
7. ACCESS RIGHTS TO DRIVEWAYS HEREBY GRANTED TO ADJOINING COMMERCIAL PROPERTY OWNERS.
8. THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS WITHIN THE BOUNDARIES OF THIS PLAT SHALL MEET THE REQUIREMENTS OF THE CITY OF PEARLAND AT THE TIME OF DEVELOPMENT.
9. ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF PEARLAND AND BRAZORIA COUNTY DRAINAGE DISTRICT #4.
10. THIS PROPERTY DOES NOT LIE WITHIN ANY MUNICIPAL UTILITY DISTRICT.
11. ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF PEARLAND AND AASHTO SIGHT DISTANCE REQUIREMENTS FOR MOTORISTS.
12. DRIVEWAY REQUIREMENTS FOR THE LOCATION, WIDTHS AND OFFSETS FROM AN INTERSECTION AND ANY EXISTING DRIVEWAY OR PROPOSED DRIVEWAYS, SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF PEARLAND ENGINEERING DESIGN CRITERIA MANUAL AND UNIFIED DEVELOPMENT CODE AND TxDOT.
13. THERE ARE 0 EXISTING STREET LIGHTS WITHIN 200 FEET OF THE PROPERTY.
14. UNRECORDED UTILITY AND AERIAL EASEMENT IS CENTERED ON EXISTING POWER LINES AS SHOWN AND DESCRIBED BY INSTRUMENT FROM CECIL AND FRANCES BROWN TO BRAZORIA COUNTY DATED JANUARY 30, 1946.
15. ON \_\_\_\_\_, THE PLANNING AND ZONING COMMISSION APPROVED THE REQUESTED VARIANCE FOR APPROVAL OF A VARIANCE PERMITTED IN SECTION 2.6.1.1 (b) (1) OF THE UNIFIED DEVELOPMENT CODE, ORDINANCE NO. 2000-T TO ALLOW APPROVAL A VARIANCE FROM SECTION 3.2.14.2 (c) OF THE UNIFIED DEVELOPMENT CODE, REQUIRING THE 3:1 DEPTH TO WIDTH RATIO FOR A PROPOSED LOT."

CITY OF PEARLAND  
MINOR PLAT

HORIZON OUTDOOR  
FAST AND LOUD

A SUBDIVISION OF 7.6419 (CALLED 7.6437 ACRES), SITUATED IN THE EAST 1/2 OF LOTS 50 & 52, ALLISON-RICHEY GULF COAST HOME COMPANY SUBDIVISION OF SECTION 6, H.T. & B.R.R. COMPANY SURVEY, ABSTRACT 544, BRAZORIA COUNTY, TEXAS

2 LOTS 1 BLOCK  
APRIL 2024

PRO-SURV  
SURVEYING AND MAPPING  
P.O. BOX 1366  
FRIENDSWOOD, TEXAS 77549  
PHONE: 281-946-1113  
EMAIL: orders@prosurv.net  
T.B.P.E.L.S. FIRM #10119300

HORIZON OUTDOOR CONSTRUCTION, INC., a Texas corporation  
5903 BROADWAY PEARLAND, TEXAS 77581  
PHONE: 281-541-7810

FAST & LOUD, LLC, a Texas limited liability company  
5903 BROADWAY PEARLAND, TEXAS 77581  
PHONE: 281-413-2366

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CITY OF PEARLAND CERTIFICATION:

THIS IS TO CERTIFY THAT THE DEPUTY DIRECTOR OF COMMUNITY DEVELOPMENT OF THE CITY OF PEARLAND, TEXAS, HAS APPROVED THIS MINOR PLAT AND SUBDIVISION OF HORIZON OUTDOOR FAST AND LOUD AND IS IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF PEARLAND AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

MARTIN GRIGGS, AICP, CNIA  
DEPUTY DIRECTOR OF COMMUNITY DEVELOPMENT  
CITY OF PEARLAND, TEXAS

AND

APPROVED FOR THE CITY OF PEARLAND, TEXAS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

RAJENDRA SHRESTHA, PE, CFM  
CITY ENGINEER

CERTIFICATE OF SURVEYOR:

I, TOBY PAUL COUCHMAN, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT ALL BEARINGS, DISTANCES, AND OTHER ASSOCIATED BOUNDARY INFORMATION ON THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER PERMANENT METAL) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN THREE-QUARTER INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET UNLESS OTHERWISE NOTED, AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER.

TOBY PAUL COUCHMAN, RPLS  
TEXAS REGISTRATION NO. 5565

PURPOSE OF DOCUMENT: PLAT REVIEW  
SURVEYOR OF RECORD: TOBY PAUL COUCHMAN  
REGISTRATION #5565  
RELEASE DATE: 04/08/2024

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

LEGAL DESCRIPTION:

A TRACT OF LAND CONTAINING 7.6419 ACRES (CALLED 7.6437 ACRES) SITUATED IN THE EAST 1/2 OF LOTS 50 AND 52, ALLISON-RICHEY GULF COAST HOME COMPANY SUBDIVISION, IN SECTION 6, H.T.&B.R.R., COMPANY SURVEY, ABSTRACT 544, BRAZORIA COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN CALLED 4.6645 ACRE TRACT AS CONVEYED TO FAST & LOUD, LLC BY DEED RECORDED UNDER CLERK'S FILE NUMBER 2022061113 AN ALL OF THAT CERTAIN CALLED 2.9774 ACRE TRACT AS CONVEYED TO HORIZON OUTDOOR CONSTRUCTION, INC BY DEED RECORDED UNDER CLERK'S FILE 2022061132, BOTH OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, WITH SAID 7.6419 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 52, IN THE RIGHT-OF-WAY OF WEST BROADWAY STREET (ALSO KNOWN AS F.M. HIGHWAY NUMBER 518)(100 FEET WIDE RIGHT OF WAY);

THENCE SOUTH 87°06'33" WEST, ALONG AND COINCIDENT WITH THE NORTH RIGHT-OF-WAY LINE OF SAID WEST BROADWAY STREET, PASSING AT 160.00 FEET, A FOUND 1/2 INCH IRON ROD, AND CONTINUING ALONG SAID RIGHT-OF-WAY FOR A TOTAL DISTANCE OF 368.64 FEET, TO A FOUND 5/8 INCH IRON ROD, FOR THE SOUTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED AND THE SOUTHEAST CORNER OF A CALLED 1.00 ACRE TRACT AS CONVEYED TO MICKEY MARK JOHNSON BY DEED RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER 2004050000;

THENCE NORTH 03°06'17" WEST, ALONG AND COINCIDENT WITH THE COMMON LINE WITH SAID JOHNSON TRACT, A DISTANCE OF 581.77 FEET, TO A 1/2 INCH IRON ROD SET, FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT AND THE NORTHEAST CORNER OF THE SAID JOHNSON TRACT;

THENCE SOUTH 87°02'36" WEST, ALONG AND COINCIDENT WITH THE COMMON LINE OF SAID JOHNSON TRACT, A DISTANCE OF 149.35 FEET, TO A 1/2 INCH IRON ROD FOUND, FOR THE WESTERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT BEING SITUATED IN THE EAST LINE OF LOT B OF O'DAY PLAZA, ACCORDING TO THE MAP OR PLAT, AS RECORDED IN VOLUME 17, PAGE 369 AND BEING CONVEYED TO PARK PLACE BAPTIST CHURCH, BY DEED RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER 2015012291;

THENCE NORTH 03°04'23" WEST, ALONG AND COINCIDENT WITH THE COMMON LINE WITH SAID PARK PLACE BAPTIST CHURCH TRACT, LOT B, A DISTANCE OF 227.60 FEET, TO A 1/2 INCH IRON ROD FOUND, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, THE NORTHEAST CORNER OF THE AFORESAID BAPTIST CHURCH, BY DEED AS RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER 2015012291 AND BEING SITUATED IN THE SOUTH LINE OF A TRACT OF LAND CONVEYED TO PARK PLACE BAPTIST CHURCH, TRACTS 48A-48B, BY DEED, AS RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER 2018016253;

THENCE NORTH 86°55'29" EAST, ALONG AND COINCIDENT WITH THE COMMON LINE WITH SAID PARK PLACE BAPTIST CHURCH TRACT, PASSING A 1/2 INCH IRON ROD FOUND FOR REFERENCE AT A DISTANCE OF 518.31 FEET, AND CONTINUING ALONG SAID LINE, FOR A TOTAL DISTANCE OF 518.31 FEET, TO A 3/4 INCH IRON ROD FOUND, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT BEING ALSO THE SOUTHWEST CORNER OF A TRACT CONVEYED TO LEGACYEKT, LLC, BY DEED AS RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER 2017005816, AND THE NORTHWEST CORNER OF A TRACT CONVEYED TO WISCH REAL ESTATE VENTURES, LLC, BY DEED, AS RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER 2017017261;

THENCE SOUTH 03°04'24" EAST, ALONG AND COINCIDENT WITH THE COMMON LINE OF SAID WISCH REAL ESTATE VENTURES, LLC, TRACT, A DISTANCE OF 810.87 FEET, TO THE POINT OF BEGINNING.

CONTAINING WITHIN THESE CALLS 7.6419 ACRES.