

PURCHASER: WEST LAND AND MINERALS, L.L.C. CONVEY C. JAMES, COO
 PREPARED BY: SURVEYOR GENERAL'S OFFICE, BRAZORIA COUNTY, TEXAS
 SURVEY PLAT SHOWING:

21.659 ACRES OF LAND, SITUATED IN THE U. S. TALMAGE SURVEY, SECTION 66, ABSTRACT 560, BRAZORIA COUNTY, TEXAS, AND BEING ALL OF LOT 221 AND A PART OF LOTS 213, 222, AND 223 OF THE EMIGRATION LAND COMPANY SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 2, PAGES 81-82, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, AND BEING A PART OF THAT CERTAIN TRACT DESCRIBED AS TRACT THIRTY-TWO IN A DEED TO BRISCOE PRODUCTION COMPANY RECORDED IN VOLUME 659, PAGE 441, DEED RECORDS OF BRAZORIA COUNTY, TEXAS, AND A PART OF THAT CERTAIN CALLED TO ACRE TRACT DESCRIBED IN A DEED TO BRISCOE PRODUCTION COMPANY RECORDED IN VOLUME 864, PAGE 316, DEED RECORDS OF BRAZORIA COUNTY, TEXAS;

7.989 ACRES OF LAND, SITUATED IN THE U. S. TALMAGE SURVEY, SECTION 66, ABSTRACT 560, BRAZORIA COUNTY, TEXAS, AND BEING A PART OF LOTS 211, 212, 213, AND 223 OF THE EMIGRATION LAND COMPANY SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 2, PAGES 81-82, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, AND BEING A PART OF THAT CERTAIN TRACT DESCRIBED AS TRACT THIRTY-TWO IN A DEED TO BRISCOE PRODUCTION COMPANY RECORDED IN VOLUME 659, PAGE 441, DEED RECORDS OF BRAZORIA COUNTY, TEXAS, A PART OF THAT CERTAIN CALLED TO ACRE TRACT DESCRIBED IN A DEED TO BRISCOE PRODUCTION COMPANY RECORDED IN VOLUME 864, PAGE 316, DEED RECORDS OF BRAZORIA COUNTY, TEXAS, AND ALL OF THAT CERTAIN CALLED 0.5612 ACRE TRACT DESCRIBED IN A DEED TO BRISCOE PRODUCTION COMPANY RECORDED IN VOLUME (86)272, PAGE 732, OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS.

SEE ATTACHED FIELD NOTES.



THIS SURVEY WAS MADE BY THE SURVEYOR GENERAL'S OFFICE, BRAZORIA COUNTY, TEXAS, ON OR ABOUT DECEMBER 15, 2022. THE SURVEYOR GENERAL'S OFFICE, BRAZORIA COUNTY, TEXAS, HAS REVIEWED THE SURVEY AND FOUND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS SURVEYING ACT, CHAPTER 131, ACTS OF THE 73RD LEGISLATIVE SESSION, 1955, AS AMENDED. THE SURVEYOR GENERAL'S OFFICE, BRAZORIA COUNTY, TEXAS, HAS REVIEWED THE SURVEY AND FOUND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS SURVEYING ACT, CHAPTER 131, ACTS OF THE 73RD LEGISLATIVE SESSION, 1955, AS AMENDED. THE SURVEYOR GENERAL'S OFFICE, BRAZORIA COUNTY, TEXAS, HAS REVIEWED THE SURVEY AND FOUND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS SURVEYING ACT, CHAPTER 131, ACTS OF THE 73RD LEGISLATIVE SESSION, 1955, AS AMENDED.



SCALE: 1" = 100'
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FIELD NOTES

7.989 ACRES OF LAND, SITUATED IN THE J. S. TALMAGE SURVEY, SECTION 66, ABSTRACT 560, BRAZORIA COUNTY, TEXAS, AND BEING A PART OF LOTS 211, 212, 213, AND 223 OF THE EMIGRATION LAND COMPANY SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 2, PAGES 81-82, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, AND BEING A PART OF THAT CERTAIN TRACT DESCRIBED AS TRACT THIRTY-TWO IN A DEED TO BRISCOE PRODUCTION COMPANY RECORDED IN VOLUME 659, PAGE 441, DEED RECORDS OF BRAZORIA COUNTY, TEXAS, A PART OF THAT CERTAIN CALLED 10 ACRE TRACT DESCRIBED IN A DEED TO BRISCOE PRODUCTION COMPANY RECORDED IN VOLUME 884, PAGE 316, DEED RECORDS OF BRAZORIA COUNTY, TEXAS, AND ALL OF THAT CERTAIN CALLED 0.5612 ACRE TRACT DESCRIBED IN A DEED TO BRISCOE PRODUCTION COMPANY RECORDED IN VOLUME (86)272, PAGE 732, OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, SAID 7.989 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a 3/4 inch iron pipe set for the Southeast corner of the herein described tract at the Southeast corner of Lot 212 and the Southwest corner of Lot 211, being the South corner of said Briscoe 0.5612 acre tract and the Southwest corner of a called 52.691 acre tract described in a deed to Minero Holdings, LLC recorded in Clerk's File 2020072016, said point being in the North line of a 40.0 foot platted road, from which point a 5/8 inch iron rod found bears North 02 deg. 52 min. 13 sec. West - 2.24 feet;

THENCE South 87 deg. 26 min. 50 sec. West, with the South line of Lots 212 and 213 and the North line of said 40.0 foot platted road, a distance of 787.63 feet to a 3/4 inch iron pipe set for the Southwest corner of the herein described tract in the Southeast right-of-way line of State Highway 288 (right-of-way width varies);

THENCE North 39 deg. 00 min. 40 sec. East, with the Southeast right-of-way line of State Highway 288, at 2.86 feet pass a 5/8 inch iron rod with aluminum cap stamped "TXDOT" found, and continue for a total distance of 948.17 feet to a 3/4 inch iron pipe found for the North corner of the herein described tract at the West corner of a called 0.5612 acre tract described as Tract II in a deed to Alatas Properties, Inc. recorded in Clerk's File 2012052053;

THENCE South 50 deg. 56 min. 31 sec. East, with the Southwest line of said Tract II, a distance of 207.84 feet to a 1/2 inch iron pipe found for angle point at the South corner of said Tract II, the Northwest corner of said Briscoe 0.5612 acre tract, and an ell corner of a called 14.04 acre tract described as Tract I in said Alatas Properties, Inc. deed;

THENCE South 51 deg. 03 min. 03 sec. East, with the Southwest line of said Tract I and the North line of said Briscoe 0.5612 acre tract, a distance of 114.85 feet to a 5/8 inch iron rod with cap stamped "JONES & CARTER PROPERTY CORNER" found for the Northeast corner of the herein described tract at the Northeast corner of said Briscoe 0.5612 acre tract and the Northwest corner of the aforementioned Minero Holdings, LLC 52.691 acre tract;

THENCE South 06 deg. 56 min. 34 sec. West, with the East line of said Briscoe 0.5612 acre tract and the West line of said Minero Holdings 52.691 acre tract, a distance of 502.19 feet to the PLACE OF BEGINNING and containing 7.989 acres of land.

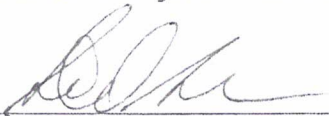
Bearing Base - Texas State Plane Coordinate System
South Central Zone

Control Bearing - centerline of the main track of the
G.C. & S.F. Railroad as
South 70 deg. 28 min. 05 sec. East

Note: These Field Notes accompany a drawing of same
date titled Briscoe560.



Field Notes written from an actual survey
made on the ground December 5, 2022.


STEVE D. ADAMS
Registered Professional Land Surveyor No. 3666

Briscoe560-E