

METES AND BOUNDS DESCRIPTION

Being 63.7443 acres of land out of that certain 115.7383 acre tract conveyed in deed to Poarch/Swinbank LLC, recorded under File No. 2015019987 in the office of the County Clerk of Galveston County, Texas, and also being out of that certain 6.1023 acre tract conveyed in deed to Poarch/Swinbank LLC, recorded under File No. 2016014530 in the office of the County Clerk of Galveston County, Texas, and being more particularly described as follows:

BEGINNING at the most Northerly corner of Lot 3, of Angel Country Subdivision, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded under File No. 2014069418 in the Office of the County Clerk of Galveston County, Texas, said point also lying in the Southerly line of State Highway No. 3, being a 135 foot right-of-way;

THENCE S 01°34'58" E along the West line of said Lot 3, a distance of 1,464.28 feet to the Southwest corner of Lot 2 of said Angel Country Subdivision, said point also lying in the North line of a 4.057 acre tract of land conveyed in deed to Galveston County Drainage District No. 2, recorded under Film Code 004-58-1965 in the Office of the County Clerk of Galveston County, Texas;

THENCE S 87°20'02" W along the North line of said Galveston County Drainage District No. 2 tract, a distance of 1,305.79 feet to a point in the North line of a 70.7715 acre tract of land referenced in trust agreement with the Estate of Lloyd P. Padgett, recorded under File No. 2008028657 in the Office of the County Clerk of Galveston County, Texas, said point also lying in the Easterly line of a 100 foot utility easement granted to Houston Lighting and Power Company, recorded in Volume 241, Page 88 in the Office of the County Clerk of Galveston County, Texas;

THENCE N 42°21'39" W along the Easterly line of said Houston Lighting and Power Company easement, a distance of 1,056.43 feet to the most Southerly corner of a 79.642 acre tract of land conveyed in deed to American Farms, recorded under File No. 2015053981 in the Office of the County Clerk of Galveston County, Texas;

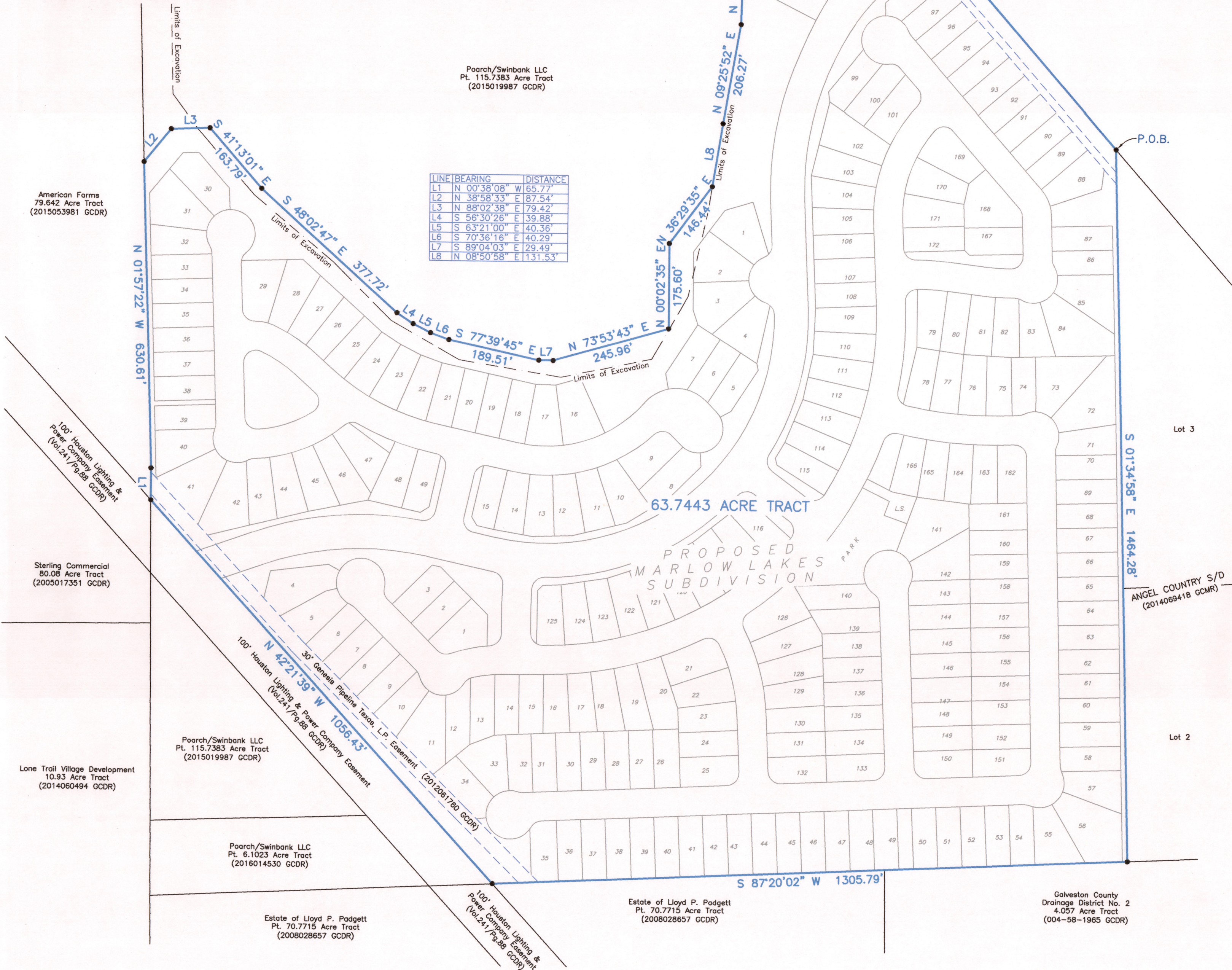
THENCE N 00°38'08" W along the East line of said American Farms tract, a distance of 65.77 feet to a point for corner;

THENCE N 01°57'22" W continuing along the East line of said American Farms tract, a distance of 630.61 feet to a point for corner;

THENCE over and across said Poarch/Swinbank LLC tract as follows:

- N 38°58'33" E, a distance of 87.54 feet;
- N 88°02'38" E, a distance of 79.42 feet;
- S 41°13'01" E, a distance of 163.79 feet;
- S 48°02'47" E, a distance of 377.72 feet;
- S 56°30'26" E, a distance of 39.88 feet;
- S 63°21'00" E, a distance of 40.36 feet;
- S 70°36'16" E, a distance of 40.29 feet;
- S 77°39'45" E, a distance of 189.51 feet;
- S 89°04'03" E, a distance of 29.49 feet;
- N 73°53'43" E, a distance of 245.96 feet;
- N 00°02'35" E, a distance of 175.60 feet;
- N 36°29'35" E, a distance of 146.44 feet;
- N 08°50'58" E, a distance of 131.53 feet;
- N 09°25'52" E, a distance of 206.27 feet;
- N 01°28'35" E, a distance of 214.84 feet;
- N 04°28'01" W, a distance of 229.39 feet;
- N 01°56'25" W, a distance of 219.52 feet to a point in the Southerly line of said State Highway No. 3;

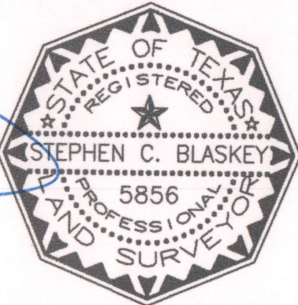
THENCE S 41°07'22" E along the Southerly line of said State Highway No. 3, a distance of 1,208.80 feet to the POINT OF BEGINNING, and containing a calculated area of 63.7443 acres of land, more or less.



Survey of a 63.7443 acres of land out of that certain 115.7383 acre tract conveyed in deed to Poarch/Swinbank LLC, recorded under File No. 2015019987 in the office of the County Clerk of Galveston County, Texas, and being more particularly described by metes and bounds hereon.

I hereby certify that on the below date, the herein described property, together with improvements located thereon, was surveyed on the ground and under my direction, and that this map, together with dimensions as shown hereon, accurately represents the facts as found on the ground this date.

Stephen C. Blaskey  
Registered Professional  
Land Surveyor No. 5856



REVISED: FEBRUARY 7, 2017  
SURVEY DATE: MAY 6, 2016  
FILE No.: 0180-0049-0002-000  
DRAFTING: JTK  
JOB No.: 16-0352



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NOTES:

- 1) This property does not lie within the 100 Year Flood Plain as established by the Federal Emergency Management Agency.
- 2) This property is subject to any restrictions of record and may be subject to setbacks from power lines as established by OSHA (call your power company).
- 3) The Bearings and Distances shown are based on the Texas State Coordinate System of 1983, South Central Zone, and are referenced to N.G.S. Monument "Moses" (AW1623). All units are expressed in U.S. Survey Feet.
- 4) Surveyed without benefit of a Title Report.