

**METES AND BOUNDS DESCRIPTION OF**

A 60.77 acre tract of land (2,646,873 square feet) being The International Soccer Development Center, LLC, a map or plat thereof recorded under Brazoria County Clerk's File Number (B.C.C. No.) 2013046655 of the Official Public Record of Brazoria County, Texas (O.P.R.C.T.), save and except the South 20 foot wide strip of land dedicated for right-of-way purposes per said International Soccer Development Center, LLC plat, being situated in the I&G N RR CO. Survey, Abstract 693, with said 2,646,873 square foot tract of land being more particularly described by metes and bounds as follows:

**BEGINNING** at a 5/8 inch iron rod found at the Southeast corner of a called 10,095 acre tract of land described in deed to Melvyn Justin and Chhoulyon Yon under B.C.C. No. 2014035725, the Southwest corner of a called 7,490 acre tract of land described in deed to Melvyn Justin and Chhoulyon Yon under B.C.C. No. 2016030377, at the Northwest corner of a called 7.89 acre tract of land described in deed to Jeff A Bowen under B.C.C. No. 2010025082, at the Northeast corner of the International Soccer Development plat and at the Northeast corner of the herein described tract, said point having Texas State Plane Coordinates of **N13735348.68, E:3166940.47**, NAD 83, 2011 adjustment, EPOCH 2010, from which a 5/8 inch iron rod found bears N 19°16' E, 0.7 feet;

**THENCE** S 03°25'04" E, along with the West line of the Bowen tract, the West line of a called 1.775 acre tract of land described in deed to Wight Realty Interests, LTD under B.C.C. No. 2009056554, the West line of that certain tract of land described in deed to Wight Realty Interests, LTD under B.C.C. No. 2009056554, the East line of a called 8.05 acre tract of land described in deed to MGPP Chau Corporation under B.C.C. No. 2005047840, the East line of the International Soccer Development plat and the East line of this tract, a distance of 1667.61 feet to a point for corner on the West line of the Chau Corporation tract, on the East line of the International Soccer Development plat, at the Northeast corner of the 20 foot wide strip of land dedicated for right-of-way purposes and at the Southeast corner of this tract, from which an iron rod with cap found stamped "CL DAVIS" bears S 03°25'04" E, a distance of 20.00 feet;

**THENCE** S 03°25'04" E, along with the North of the 20 foot wide strip of land dedicated for right-of-way purposes and the South line of this tract, a distance of 1588.10 feet to a point for corner on the East line of a called 58,728 acre tract of land described in deed to Palico Gate, LP, under B.C.C. No. 2006019521, the North line of the International Soccer Development plat and the North line of this tract, a distance of 795.97 feet to a 5/8 inch iron rod with cap set stamped "FMS" at the Southeast corner of that certain tract of land described in deed to Tiburcio and Esther Herrera under volume 09, page 014985 of the Brazoria County Deed Records (B.C.D.R.), at the Southwest corner of a called 10,0218 acre tract of land described in deed to Adame Racing, LLC under B.C.C. No. 2014049892, at the Northwest corner of the International Soccer Development plat and at the Northwest corner of this tract;

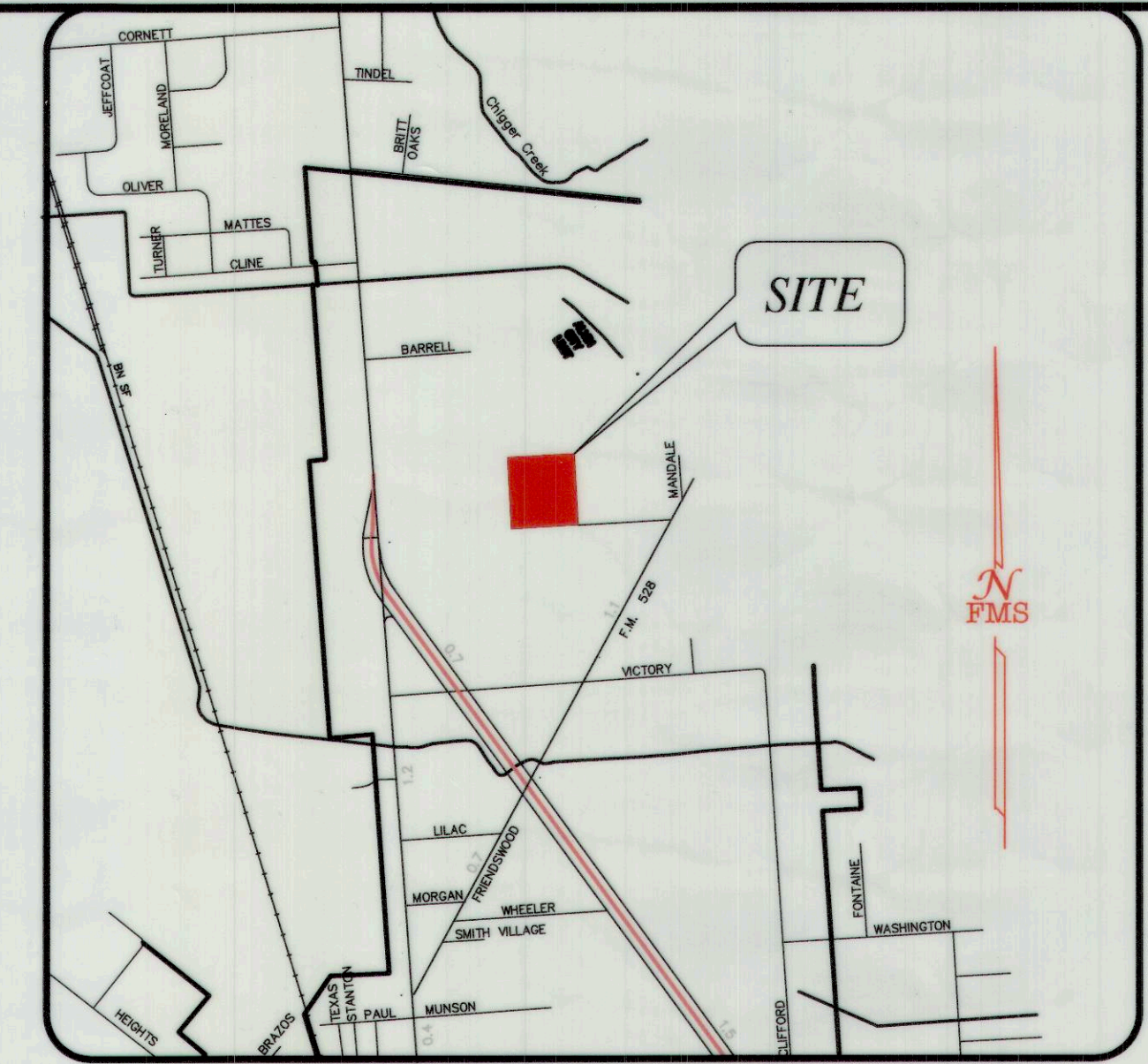
**THENCE** N 86°33'33" E, along with the South line of the Adame Racing tract, the South line of that certain tract of land described in deed to Adame Racing, LLC under B.C.C. No. 2016048264, the South line of a called 5.01 acre tract of land described in deed to Adame Racing, LLC under B.C.C. No. 2016048264, the North line of the International Soccer Development plat and the North line of this tract, a distance of 795.97 feet to a 5/8 inch iron rod with cap set stamped "FMS" at the North line of the herein described tract;

**THENCE** N 03°24'51" W, along with an interior line of this tract, a distance of 2.44 feet to a 5/8 inch iron rod with cap set stamped "FMS" on the South line of the aforementioned called 10,095 acre Justin and Yon tract, at the most North corner of this tract;

**THENCE** N 86°34'41" E, along with the South line of the called 10,095 acre tract and the North line of this tract, a distance of 792.09 feet to the **POINT OF BEGINNING** and containing a calculated area of 60.77 acres of land.

**NOTES:**

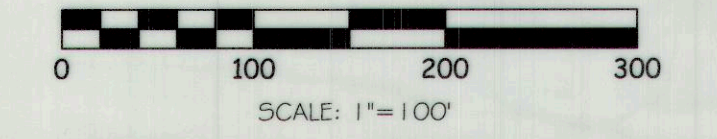
- ALL BEARINGS ARE LAMBERT GRID BEARINGS AND ALL COORDINATES REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AS DEFINED BY ARTICLE 21.071 OF THE NATURAL RESOURCES CODE OF THE STATE OF TEXAS, 1983 DATUM (2011 ADJUSTMENT). ALL DISTANCES ARE GROUND DISTANCES. SCALE FACTOR = 0.999865755. MONUMENTS LABELED "C.M." WERE HELD FOR HORIZONTAL DIRECTIONAL CONTROL.
- THE SURVEYOR HAS NOT PERFORMED AN ABSTRACT OF TITLE, THERE MAY BE OTHER MATTERS WHICH APPLY NOT REFLECTED UPON THIS SURVEY.
- THE SURVEYOR HAS NOT ABSTRACTED THIS PROPERTY, THIS PLAT WAS PREPARED IN ACCORDANCE WITH THE CITY PLANNING LETTER PREPARED BY STEWART TITLE COMPANY WITH A FILE NUMBER OF 17101580CL, WITH A DATE OF FEBRUARY 28, 2017.
- THE SUBJECT PROPERTY LIES WITHIN ZONE "AO", DEPTH 2 FOOT, AS SCALED ON FLOOD INSURANCE RATE MAP No. 4809301751, MAP DATED SEPTEMBER 22, 1999. THIS INFORMATION IS FOR FLOOD INSURANCE PURPOSES ONLY AND WILL NOT IDENTIFY ANY SPECIFIC POSSIBLE FLOODING HAZARDS.
- SIDEWALKS MUST BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT.
- NO BUILDING PERMITS SHALL BE ISSUED UNTIL ALL THE STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION, HAVE BEEN CONSTRUCTED.
- THE PROPERTY BEING PLATTED IS SUBJECT TO A NONEXCLUSIVE AND IRREVOCABLE EASEMENT ON OR ACROSS THE ENTIRE PROPERTY BEING PLATTED, PER B.C.C. No. 2011044624.
- THE PROPERTY BEING PLATTED IS SUBJECT TO A CONSENT TO ENCROACH WITHIN A PORTION OF THE CALLED 200 FOOT WIDE HL & P COMPANY EASEMENT (CORRECTED LOCATION), RECORDED UNDER B.C.C. No. 2010-010452, PER B.C.C. No. 2013040741.
- THE PLATTED PROPERTY IS SUBJECT TO ANY AND ALL TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN THE DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED UNDER 2013048780.
- THE PLATTED PROPERTY IS SUBJECT TO ANY AND ALL TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN THE LETTER AGREEMENT RECORDED UNDER B.C.C. No. 2015008321.
- EASEMENTS PER FILE NO. 2013046655 O.P.R.C.T.X.
- \*\*30" WIDE DRAINAGE EASEMENT PER VOL. 22, PG. 83, B.C.P.R. PER SCALING ON THE PLAT RECORDED UNDER DOCUMENT NO. 201346655, THIS IS LABELED AS A 30" WIDE DRAINAGE EASEMENT BUT SCALES TO BE LESS THAN 13".
- THE PIPELINE EASEMENTS SHOWN HEREON MAY BE SUBJECT TO TEMPORARY WORK EASEMENTS ADJOINING SAID EASEMENTS. THE TEMPORARY WORK EASEMENTS DO NOT CALL FOR A SPECIFIC EXPIRATION DATE ON THE RECORDED DOCUMENTS.
- ALL INTERIOR BOUNDARY CORNERS SHALL BE SET UPON RECORDED OF THE FINAL PLAT.
- ALL MONUMENTS LABELED "SET" ARE 5/8 INCH IRON RODS WITH CAP STAMPED "FMS."



**VICINITY MAP**  
 SCALE: 1"=2640'

**LEGEND**

- ..... PLAT BOUNDARY LINE.
- B.C.C. No. .... BRAZORIA COUNTY CLERK'S FILE NUMBER.
- B.C.D.R. .... BRAZORIA COUNTY DEED RECORDS.
- VOL. .... VOLUME.
- PG. .... PAGE.
- O.P.R.C.T.X. .... OFFICIAL PROPERTY RECORDS, BRAZORIA COUNTY, TEXAS.
- ESMT. .... EASEMENT.
- B.C.P.R. .... BRAZORIA COUNTY PLAT RECORDS.



**FINAL PLAT**  
**BEING A REPLAT**  
**OF**  
**THE INTERNATIONAL**  
**SOCCER DEVELOPMENT**  
**CENTER, LLC**

**60.77 ACRES OF LAND**  
**OUT OF & BEING PART OF THE**  
**INTERNATIONAL SOCCER DEVELOPMENT**  
**CENTER, LLC**  
**A MAP OR PLAT THEREOF RECORDED**  
**UNDER COUNTY CLERK'S FILE NO.**  
**2013046655 OF THE OFFICIAL PUBLIC**  
**RECORDS OF BRAZORIA COUNTY, TEXAS**  
**SITUATED IN THE I&G N RR CO SURVEY,**  
**ABSTRACT 693**  
**CITY OF ALVIN**

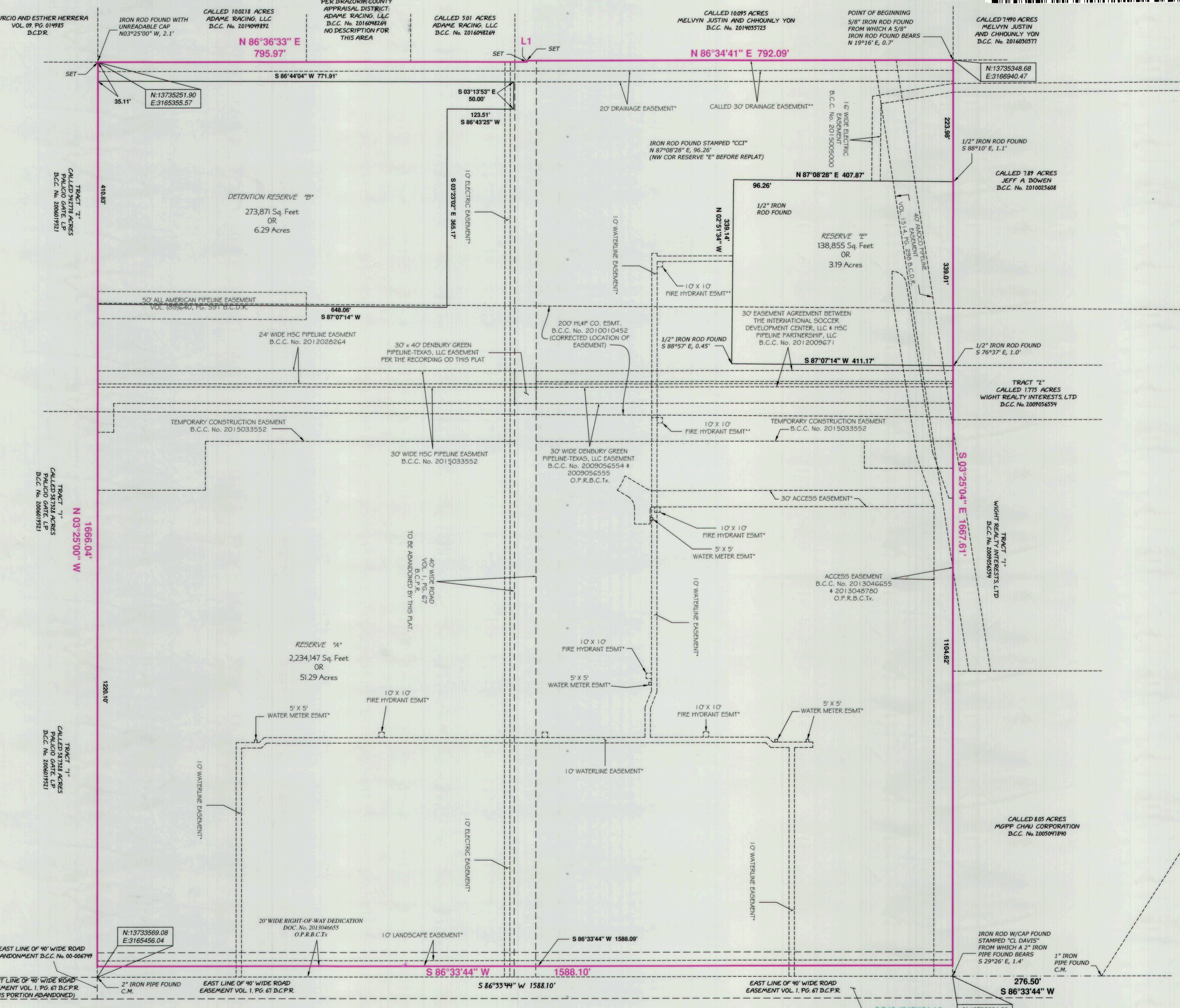
**1 BLOCK, 3 RESERVES**  
**JUNE 12, 2017**

LINE	BEARING	DISTANCE
L1	N 03°24'51" W	2.44
L2	N 86°34'43" E	42.47
L3	N 41°13'27" E	12.63
L4	S 48°25'00" E	12.72
L5	N 86°34'43" E	73.97
L6	S 03°25'13" E	16.00
L7	S 86°34'43" W	34.00
L8	S 86°34'43" W	34.11
L9	N 48°25'00" W	12.71
L10	S 41°13'27" W	12.63
L11	S 86°34'43" W	36.82
L12	N 03°25'18" W	55.54
L13	N 18°16'21" E	35.46
L14	N 86°34'43" E	35.46
L15	S 03°25'17" E	5.00
L16	S 02°51'34" E	10.00
L17	S 18°16'21" W	35.46
L18	S 03°25'18" W	55.62
L19	N 86°34'27" E	218.54
L20	S 86°34'43" W	29.02
L21	N 03°25'17" W	29.36
L22	N 62°49'12" W	23.28
L23	S 02°49'12" E	48.63
L24	S 22°28'38" E	31.75
L25	S 77°41'26" W	158.91
L26	S 02°51'34" E	142.60
L27	S 87°09'26" W	16.00
L28	N 02°51'34" W	156.16
L29	N 77°41'26" E	150.77
L30	N 86°18'36" E	0.79
L31	S 23°12'14" E	86.88
L32	N 86°34'41" E	7.55
L33	N 86°37'29" E	29.89
L34	N 03°38'21" W	53.06



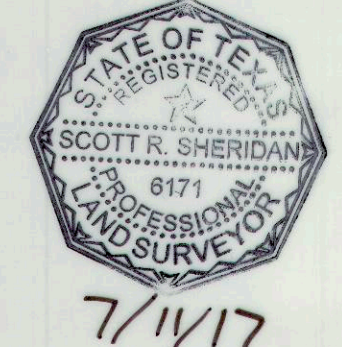
**SURVEYOR:**  
 F.M.S. SURVEYING  
 19701 STATE HIGHWAY 6,  
 MANVEL, TEXAS 77578  
 CONTACT: JASON P. SHERIDAN  
 PHONE: (281) 519-8530, EXT. 102  
 TBP15 FIRM # 10040400  
 www.fmsurveying.com  
 FMS JOB No. 55102  
 DRAFTING: JPS

CURVE	RADIUS	ARC	DELTA	CHORD	BEARING
C1	27.91	38.44	80°03'53"	35.39	S 52°29'29" E
C2	28.00	29.91	80°23'32"	24.77	N 53°07'14" W
C3	78.00	30.21	22°11'24"	30.02	N 24°59'40" E
C4	20.00	10.89	30°36'54"	10.56	N 78°07'14" W



THIS IS TO CERTIFY THAT I SCOTT R. SHERIDAN, REGISTERED PROFESSIONAL LAND SURVEYOR NUMBER 6171 OF THE STATE OF TEXAS HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND AND THAT ALL LOT CORNERS AND PERMANENT REFERENCED MONUMENTS HAVE BEEN SET, THAT THE BOUNDARY ERROR CLOSURE IS LESS THAN 1:15,000 AND THIS PLAT CORRECTLY REPRESENTS THAT THIS SURVEY WAS MADE BY ME.

Scott R. Sheridan  
 REGISTERED PROFESSIONAL LAND SURVEYOR, No. 6171



# EASEMENT EXHIBIT

CURVE	RADIUS	ARC	DELTA	CHORD	BEARING
C1	27.51'	38.44'	80°03'53"	35.39'	S 52°20'28" E
C2	25.00'	25.91'	89°23'32"	24.77'	N 33°07'14" W
C3	78.00'	30.21'	22°11'24"	30.02'	N 24°59'40" E
C4	20.00'	10.89'	30°36'54"	10.56'	N 78°07'14" W

**SURVEYOR:**  
 F.M.S. SURVEYING  
 19701 STATE HIGHWAY 6,  
 MANVEL, TEXAS 77573  
 CONTACT: JASON P. SHERIDAN  
 PHONE: (281) 519-8530, EXT. 102  
 TBPLS FIRM # 10040400  
 www.fmsurveying.com  
 FMS JOB No. 55102  
 DRAFTING: JPS



**OWNER:**  
 DAVID WIGHT  
 ADDRESS: 4300 MADALE,  
 ALVIN, TEXAS 77571  
 PHONE: 281-331-1584

**OWNER:**  
 TONY RODRIGUEZ  
 ADDRESS: 1006 RED BLUFF,  
 PASADENA, TEXAS 77506  
 PHONE: 281-648-3323

2017039724  
 Brazoria County - Joyce Hudman, County Clerk  
 08/10/2017 08:49 AM  
 Total Pages: 2  
 Fee: 228.00  
 Joyce Hudman

LINE	BEARING	DISTANCE
L1	N 03°24'51" W	2.44'
L2	N 86°34'43" E	49.47'
L3	N 41°34'27" E	12.63'
L4	S 48°25'00" E	12.72'
L5	N 86°34'43" E	73.97'
L6	S 03°25'13" E	10.00'
L7	S 86°34'43" W	34.00'
L8	S 86°34'43" W	34.11'
L9	N 48°25'00" W	12.71'
L10	S 41°34'27" W	12.63'
L11	S 86°34'43" W	36.82'
L12	N 03°25'17" E	55.54'
L13	N 18°16'21" E	32.46'
L14	N 86°34'43" E	10.00'
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L17	S 18°16'21" W	32.46'
L18	S 03°25'16" E	53.62'
L19	N 86°34'27" E	218.54'
L20	S 86°34'45" W	29.02'
L21	N 03°25'17" W	29.36'
L22	N 62°49'12" W	23.26'
L23	S 62°49'12" E	48.63'
L24	S 22°33'38" E	31.75'
L25	S 77°41'36" W	135.51'
L26	S 02°51'34" E	145.00'
L27	S 87°06'26" W	16.00'
L28	N 02°51'34" W	156.16'
L29	N 77°41'36" E	156.77'
L30	N 86°18'39" E	0.79'
L31	S 23°12'14" E	89.88'
L32	N 86°34'44" E	7.59'
L33	N 86°37'29" E	29.89'
L34	N 03°39'21" W	53.06'

## FINAL PLAT BEING A REPLAT OF THE INTERNATIONAL SOCCER DEVELOPMENT CENTER, LLC

60.77 ACRES OF LAND  
 OUT OF & BEING PART OF THE  
 INTERNATIONAL SOCCER DEVELOPMENT  
 CENTER, LLC  
 A MAP OR PLAT THEREOF RECORDED  
 UNDER COUNTY CLERK'S FILE NO.  
 2013046655 OF THE OFFICIAL PUBLIC  
 RECORDS OF BRAZORIA COUNTY, TEXAS  
 SITUATED IN THE I&G N RR CO SURVEY,  
 ABSTRACT 693  
 CITY OF ALVIN

1 BLOCK, 3 RESERVES  
 JUNE 12, 2017

APPROVED BY CITY COUNCIL OF THE CITY OF ALVIN ON THIS DAY OF July, 2017.  
 PAUL HORN MAYOR  
 BRAD RICHARDS COUNCIL MEMBER AT LARGE 1  
 CHRIS SANGER COUNCIL MEMBER AT LARGE 2  
 SCOTT REED COUNCIL MEMBER DISTRICT A  
 ADAM ARENDELL COUNCIL MEMBER DISTRICT B  
 KEITH THOMPSON COUNCIL MEMBER DISTRICT C  
 GLENN STARKEY COUNCIL MEMBER DISTRICT D  
 GARE ADAME COUNCIL MEMBER DISTRICT E  
 MICHELLE H. SEGORIA CITY ENGINEER  
 DERMIE ROBERTS CITY CLERK

MONA KURTHY  
 My Commission Expires  
 June 11, 2018

- NOTES:
- ALL BEARINGS ARE LAMBERT GRID BEARINGS AND ALL COORDINATES REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AS DEFINED BY ARTICLE 21.071 OF THE NATURAL RESOURCES CODE OF THE STATE OF TEXAS, 1983 DATUM (2011 ADJUSTMENT). ALL DISTANCES ARE GROUND DISTANCES. SCALE FACTOR = 0.999865755. MONUMENTS LABELED "C.M." WERE HELD FOR HORIZONTAL DIRECTIONAL CONTROL.
  - THE SURVEYOR HAS NOT PERFORMED AN ABSTRACT OF TITLE, THERE MAY BE OTHER MATTERS WHICH APPLY NOT REFLECTED UPON THIS SURVEY.
  - THE SURVEYOR HAS NOT ABSTRACTED THIS PROPERTY, THIS PLAT WAS PREPARED IN ACCORDANCE WITH THE CITY PLANNING LETTER PREPARED BY STEWART TITLE COMPANY WITH A FILE NUMBER OF 1710159CL, WITH A DATE OF FEBRUARY 28, 2017.
  - THE SUBJECT PROPERTY LIES WITHIN ZONE "A0", DEPTH 2 FOOT, AS SCALED ON FLOOD INSURANCE RATE MAP NO. 4803001751, MAP DATED SEPTEMBER 22, 1999. THIS INFORMATION IS FOR FLOOD INSURANCE PURPOSES ONLY AND WILL NOT IDENTIFY ANY SPECIFIC POSSIBLE FLOODING HAZARDS.
  - SIDEWALKS MUST BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT.
  - NO BUILDING PERMITS SHALL BE ISSUED UNTIL ALL THE STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION, HAVE BEEN CONSTRUCTED.
  - THE PROPERTY BEING PLATTED IS SUBJECT TO A NONEXCLUSIVE AND IRREVOCABLE EASEMENT ON OR ACROSS THE ENTIRE PROPERTY BEING PLATTED, PER B.C.C. No. 2011044624.
  - THE PROPERTY BEING PLATTED IS SUBJECT TO A CONSENT TO ENCROACH WITHIN A PORTION OF THE CALLED 200 FOOT WIDE RL & P COMPANY EASEMENT (CORRECTED LOCATION), RECORDED UNDER B.C.C. No. 2010-010452, PER B.C.C. No. 2013040741.
  - THE PLATTED PROPERTY IS SUBJECT TO ANY AND ALL TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN THE DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED UNDER 2013048780.
  - THE PLATTED PROPERTY IS SUBJECT TO ANY AND ALL TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN THE LETTER AGREEMENT RECORDED UNDER B.C.C. No. 2015008321.
  - \*EASEMENTS PER FILE NO. 2013046655 O.P.R.B.C.Tx.
  - \*\*30' WIDE DRAINAGE EASEMENT PER VOL. 22, PG. 83, B.C.P.R. PER SCALING ON THE PLAT RECORDED UNDER DOCUMENT NO. 201346655, THIS IS LABELED AS A 30' WIDE DRAINAGE EASEMENT BUT SCALES TO BE LESS THAN 13'.
  - THE PIPELINE EASEMENTS SHOWN HEREON MAY BE SUBJECT TO TEMPORARY WORK EASEMENTS ADJOINING SAID EASEMENTS. THE TEMPORARY WORK EASEMENTS DO NOT CALL FOR A SPECIFIC EXPIRATION DATE ON THE RECORDED DOCUMENTS.
  - ALL INTERIOR BOUNDARY CORNERS SHALL BE SET UPON RECORDED OF THE FINAL PLAT.
  - ALL MONUMENTS LABELED "SET" ARE 5/8 INCH IRON RODS WITH CAP STAMPED "FMS".

STATE OF TEXAS \$  
 COUNTY OF BRAZORIA \$  
 COUNTY OF BRAZORIA \$

WE, WIGHT REALTY INTERESTS, LTD, OWNERS OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF REPLAT OF THE INTERNATIONAL SOCCER DEVELOPMENT CENTER, LLC FINAL PLAT, BEING A PLAT OF 60.77 ACRES, SITUATED IN THE I&G N RR CO. SURVEY, ABSTRACT 693, BRAZORIA COUNTY, TEXAS, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY, ACCORDING TO THE LINES, STREETS, LOTS, ALLEYS, PARKS, BUILDING LINES AND EASEMENTS AS 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 INDICATED, 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 MYSELF, MY HEIRS, SUCCESSORS, AND ASSIGNS, TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

WITNESS MY HAND IN Alvin (CITY), Brazoria COUNTY, TEXAS, THIS 11 DAY OF July, 2017.  
 PRINTED NAME: David Wight  
 TITLE: President  
 STATE OF TEXAS \$  
 COUNTY OF BRAZORIA \$

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED David Wight, 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 CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 11 DAY OF July, 2017.  
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
 MY COMMISSION EXPIRES: 6-11-18

STATE OF TEXAS \$  
 COUNTY OF BRAZORIA \$  
 COUNTY OF BRAZORIA \$

WE, HTX GYM, LLC, OWNERS OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF REPLAT OF THE INTERNATIONAL SOCCER DEVELOPMENT CENTER, LLC FINAL PLAT, BEING A PLAT OF 60.77 ACRES, SITUATED IN THE I&G N RR CO. SURVEY, ABSTRACT 693, BRAZORIA COUNTY, TEXAS, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY, ACCORDING TO THE LINES, STREETS, LOTS, ALLEYS, PARKS, BUILDING LINES AND EASEMENTS AS 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 INDICATED, 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 MYSELF, MY HEIRS, SUCCESSORS, AND ASSIGNS, TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

WITNESS MY HAND IN Alvin (CITY), Brazoria COUNTY, TEXAS, THIS 21 DAY OF July, 2017.  
 PRINTED NAME: Anthony Rodriguez  
 TITLE: President  
 STATE OF TEXAS \$  
 COUNTY OF BRAZORIA \$

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Anthony Rodriguez, 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 CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 21 DAY OF July, 2017.  
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
 MY COMMISSION EXPIRES: 9/27/20

WE, Allegiance Bank, ACTING BY AND THROUGH AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS REPLAT OF THE INTERNATIONAL SOCCER DEVELOPMENT CENTER, LLC FINAL PLAT, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN CLERK'S FILE NO. 201606097, BRAZORIA COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID PLAT AND I HEREBY CONFIRM THAT I AM THE PRESENT OWNER OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME TO ANY PARTY THEREOF.

BY: Jalisco  
 THIS STATE OF TEXAS \$  
 COUNTY OF BRAZORIA \$

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Janice Ballard, 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 (ADD FOR CORPORATIONS, "AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATIONS").

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 21 DAY OF July, 2017.  
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
 MY COMMISSION EXPIRES: 9/27/20