

**O'HANLON, DEMERATH & CASTILLO**

ATTORNEYS AND COUNSELORS AT LAW

808 WEST AVENUE  
AUSTIN, TEXAS 78701  
TELEPHONE: (512) 494-9949  
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November 7, 2019

Local Government Assistance & Economic Analysis  
Texas Comptroller of Public Accounts  
P.O. Box 13528  
Austin, Texas 78711-3528

RE: (1399) Amendment002 to the Columbia-Brazoria Independent School District from  
Brazoria West Solar Project, LLC

To the Local Government Assistance & Economic Analysis Division:

Enclosed, please find Amendment002 to the Columbia-Brazoria Independent School District  
from Brazoria West Solar Project, LLC. The following changes have been made:

- Tab 04: Estimated qualified investment updated and tangible personal property now includes 58 megawatts AC battery storage facility.
- Tab 06: Description of project division between school districts updated
- Tab 07: Estimated qualified investment updated and tangible personal property now includes 58 megawatts AC battery storage facility.
- Tab 08: Estimated qualified investment updated and tangible personal property now includes 58 megawatts AC battery storage facility.
- Tab 14: Schedules A1, A2 and B revised with current estimated qualified investment and annual incentive
- Tab 16: Corrected legal description for reinvestment zone
- Tab 17: New Signature for Amendment002

A copy of the application will be submitted to the Brazoria County Appraisal District.

Sincerely,



Kevin O'Hanlon  
School District Consultant

Cc: Brazoria County Appraisal District  
Brazoria West Solar Project, LLC

**POPP | HUTCHESON** PLLC  
*The Property Tax Firm*

November 6, 2019

**Via Electronic mail**

Kevin O'Hanlon  
School District Consultant  
O'Hanlon, Demerath & Castillo  
808 West Ave.  
Austin, TX 78701

Steven Galloway  
Superintendent  
Columbia-Brazoria Independent School District  
P.O. Box 158  
West Columbia, TX 77486

**RE: Amendment 002 for Application for Appraised Value Limitation on Qualified Property No. 1399 to Columbia-Brazoria Independent School District**

Mr. O'Hanlon and Mr. Galloway:

Enclosed please find Amendment 002 to Columbia-Brazoria Independent School District from Brazoria West Solar Project, LLC. For your convenience, I have listed the revisions:

1. Tab 04: Estimated qualified investment updated and tangible personal property now includes 58 megawatts AC battery storage facility.
2. Tab 06: Description of project division between school districts updated from percentages to megawatts.
3. Tab 07: Estimated qualified investment updated and tangible personal property now includes 58 megawatts AC battery storage facility.
4. Tab 08: Estimated qualified investment updated and tangible personal property now includes 58 megawatts AC battery storage facility.
5. Tab 14: Schedules A1, A2, and B revised with current estimated qualified investment and annual incentive benefit amounts updated on Schedule D. An electronic copy will be provided.
6. Tab 16: Corrected legal description for reinvestment zone.
7. Tab 17: New signature page for Amendment 002.

If you have any questions, then please feel free to contact me at (512) 473-2661.

Respectfully yours,



Blas J. Ortiz  
Property Tax Incentives Manager  
Popp Hutcheson PLLC

Enclosures

#### **TAB 04 - PROJECT DESCRIPTION:**

This proposed project provides for the design and construction of a solar energy facility, and associated infrastructure, with an approximate total generation capacity of 200 megawatts AC and a 58 MW battery storage facility located within a proposed, contiguous reinvestment zone. Approximately 125 megawatts AC solar capacity and the 58 MW battery storage facility will be located within Columbia-Brazoria Independent School District. The total estimated Qualified Investment for this project is \$213.5 million dollars with an estimated \$114,687,500 for solar electric generation and an estimated \$30,000,000 for battery storage facility to be allocated within Columbia-Brazoria Independent School District. The remaining investment will be located within the boundary of neighboring Damon Independent School District.

If approved, the project will be executed in one phase and estimated to commence construction on or about Q1 2021 with completion on or about Q4 2021.

#### **Site Information:**

If approved, the proposed solar energy facility would be constructed in what is generally described as approx. 1,290 acres of vacant cropland located exclusively within *Precinct No. 4, Brazoria County, Texas*. The legal description of the proposed reinvestment zone can be found in Tab 16.

#### **Proposed Improvements and Tangible Personal Property:**

Potential project-related improvements and tangible personal property for which this value limitation is sought includes, but is not limited to, the following: photovoltaic solar panel modules, DC to AC inverters, tracker racking systems (mounting structures), medium- and high-voltage electric cabling, substation, high voltage transformer, switchgear, transmission equipment, telecom, SCADA equipment, high voltage transmission line, meteorological equipment, battery storage facility, other associated safety, operations, and maintenance equipment. The battery storage facility is intended to store electricity produced by qualified property.

Additional support infrastructure related to the project may also include: underground collection systems for cables, perimeter fencing, and security equipment. All qualified property and investment would reside within the contiguous reinvestment zone and school district boundary.

#### **Items For Which Value Limitation Is Requested:**

The Applicant requests that a value limitation be approved for all items mentioned above as well as any additional qualified project-related items.

**TAB 06 - DESCRIPTION OF PROJECT LOCATED IN MORE THAN ONE DISTRICT:**

The proposed solar energy project, if approved, will be located within the proposed reinvestment zone. Currently, the objective is to develop and construct the project in one phase. Approximately 125 megawatts AC of the total proposed project will be located within the Columbia-Brazoria Independent School District boundary. The remaining 75 megawatts AC of the total project will be located within Damon Independent School District.

## **TAB 07 - DESCRIPTION OF QUALIFIED INVESTMENT:**

This proposed project provides for the design and construction of a solar energy facility, and associated infrastructure, with an approximate total generation capacity of 200 megawatts AC and a 58 MW battery storage facility located within a proposed, contiguous reinvestment zone. Approximately 125 megawatts AC solar capacity and the 58 MW battery storage facility will be located within Columbia-Brazoria Independent School District. The total estimated Qualified Investment for this project is \$213.5 million dollars with an estimated \$114,687,500 for solar electric generation and an estimated \$30,000,000 for battery storage facility to be allocated within Columbia-Brazoria Independent School District. The remaining investment will be located within the boundary of neighboring Damon Independent School District.

If approved, the project will be executed in one phase and estimated to commence construction on or about Q1 2021 with completion on or about Q4 2021.

### **Site Information:**

If approved, the proposed solar energy facility would be constructed in what is generally described as approx. 1,290 acres of vacant cropland located exclusively within *Precinct No. 4, Brazoria County, Texas*. The legal description of the proposed reinvestment zone can be found in Tab 16.

Potential project-related improvements and tangible personal property for which this value limitation is sought includes, but is not limited to, the following:

- Photovoltaic solar panel modules (approx. 397,000 panels);
- DC to AC inverters, tracker racking systems (mounting structures);
- Medium- and high-voltage electric cabling;
- Substation, including high voltage transformer, switchgear, transmission equipment, telecom, and supervisory control and data acquisition (SCADA) equipment;
- High voltage transmission line (“gen-tie”);
- Meteorological equipment;
- Battery storage facility; and
- other associated safety, operations, and maintenance equipment.

### **Additional support infrastructure related to the project may also include:**

- underground collection systems for cables;
- perimeter fencing; and
- security equipment.

Based on the current project configuration and attributes, the productive life range for this project is estimated at 30-35 years.

## **TAB 08 - DESCRIPTION OF QUALIFIED PROPERTY:**

This proposed project provides for the design and construction of a solar energy facility, and associated infrastructure, with an approximate total generation capacity of 200 megawatts AC and a 58 MW battery storage facility located within a proposed, contiguous reinvestment zone. Approximately 125 megawatts AC solar capacity and the 58 MW battery storage facility will be located within Columbia-Brazoria Independent School District. The total estimated Qualified Investment for this project is \$213.5 million dollars with an estimated \$114,687,500 for solar electric generation and an estimated \$30,000,000 for battery storage facility to be allocated within Columbia-Brazoria Independent School District. The remaining investment will be located within the boundary of neighboring Damon Independent School District.

If approved, the project will be executed in one phase and estimated to commence construction on or about Q1 2021 with completion on or about Q4 2021.

### **Site Information:**

If approved, the proposed solar energy facility would be constructed in what is generally described as approx. 1,290 acres of vacant cropland located exclusively within *Precinct No. 4, Brazoria County, Texas*. The legal description of the proposed reinvestment zone can be found in Tab 16.

Potential project-related improvements and tangible personal property for which this value limitation is sought includes, but is not limited to, the following:

- Photovoltaic solar panel modules (approx. 397,000 panels);
- DC to AC inverters, tracker racking systems (mounting structures);
- Medium- and high-voltage electric cabling;
- Substation, including high voltage transformer, switchgear, transmission equipment, telecom, and supervisory control and data acquisition (SCADA) equipment;
- High voltage transmission line (“gen-tie”);
- Meteorological equipment;
- Battery storage facility; and
- other associated safety, operations, and maintenance equipment.

### **Additional support infrastructure related to the project may also include:**

- underground collection systems for cables;
- perimeter fencing; and
- security equipment.

Based on the current project configuration and attributes, the productive life range for this project is estimated at 30-35 years.

Schedule A1: Total Investment for Economic Impact (through the Qualifying Time Period)

1399\_Columbia-Brazoria\_Brazoria West Solar Project\_Amendment002  
November 7, 2019 Form 50-296A

Date 25-Jun-19  
Applicant Name Brazoria West Solar Project LLC  
ISD Name Columbia-Brazoria ISD

Revised May 2014

PROPERTY INVESTMENT AMOUNTS									
(Estimated investment in each year. Do not put cumulative totals.)									
	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year below) YYYY	Column A	Column B	Column C	Column D	Column E	
				New investment (original cost) in <b>tangible personal property</b> placed in service during this year that will become Qualified Property	New investment made during this year in <b>buildings or permanent nonremovable components of buildings</b> that will become Qualified Property	Other new investment made during this year that will <u>not</u> become Qualified Property [SEE NOTE]	Other new investment made during this year that may become Qualified Property [SEE NOTE]	Total Investment (Sum of Columns A+B+C+D)	
Investment made before filing complete application with district		Year preceding the first complete tax year of the qualifying time period (assuming no deferrals of qualifying time period)	2019	Not eligible to become Qualified Property				[The only other investment made before filing complete application with district that may become Qualified Property is land.]	\$ -
Investment made after filing complete application with district, but before final board approval of application	--			\$ -	\$ -	\$ -	\$ -	\$ -	
Investment made after final board approval of application and before Jan. 1 of first complete tax year of qualifying time period				\$ -	\$ -	\$ -	\$ -	\$ -	
Deferral Qualifying Time Period	--	2020-2021	2020	\$ -	\$ -	\$ -	\$ -	\$ -	
Complete tax years of qualifying time period	QTP1	2021-2022	2021	\$ 144,687,500.00	\$ -	\$ -	\$ -	\$ 144,687,500.00	
	QTP2	2022-2023	2022	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>Total Investment through Qualifying Time Period [ENTER this row in Schedule A2]</b>				\$ 144,687,500.00	\$ -			\$ 144,687,500.00	
				Enter amounts from TOTAL row above in Schedule A2					
<b>Total Qualified Investment (sum of green cells)</b>				\$ 144,687,500.00					

For All Columns: List amount invested each year, not cumulative totals.

Column A: This represents the total dollar amount of planned investment in tangible personal property. Only include estimates of investment for "replacement" property if the property is specifically described in the application. Only tangible personal property that is specifically described in the application can become qualified property.

Column B: The total dollar amount of planned investment each year in buildings or nonremovable component of buildings.

Column C: Dollar value of other investment that may affect economic impact and total value. Examples of other investment that will not become qualified property include investment meeting the definition of 313.021(1) but not creating a new improvement as defined by TAC 9.1051. This is proposed property that functionally replaces existing property; is used to maintain, refurbish, renovate, modify or upgrade existing property; or is affixed to existing property—described in SECTION 13, question #5 of the application.

Column D: Dollar value of other investment that may affect economic impact and total value. Examples of other investment that may result in qualified property are land or professional services.

Total Investment: Add together each cell in a column and enter the sum in the blue total investment row. Enter the data from this row into the first row in Schedule A2.

Qualified Investment: For the green qualified investment cell, enter the sum of all the green-shaded cells.

Schedule A2: Total Investment for Economic Impact (including Qualified Property and other investments)

1399\_Columbia-Brazoria\_Brazoria West Solar Project\_Amendment002

November 7, 2019

Form 50-296A

Date 25-Jun-19

Applicant Name Brazoria West Solar Project LLC

ISD Name Columbia-Brazoria ISD

Revised May 2014

PROPERTY INVESTMENT AMOUNTS								
(Estimated Investment in each year. Do not put cumulative totals.)								
				Column A	Column B	Column C	Column D	Column E
	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year below) YYYY	New investment (original cost) in tangible personal property placed in service during this year that will become Qualified Property	New investment made during this year in buildings or permanent nonremovable components of buildings that will become Qualified Property	Other investment made during this year that will not become Qualified Property [SEE NOTE]	Other investment made during this year that will become Qualified Property [SEE NOTE]	Total Investment (A+B+C+D)
Total Investment from Schedule A1*	--	TOTALS FROM SCHEDULE A1		\$ 144,687,500.00	\$ -	\$ -	\$ -	\$ 144,687,500.00
Each year prior to start of value limitation period** <i>Insert as many rows as necessary</i>	0	2019-2020	2019	\$ -	\$ -	\$ -	\$ -	\$ -
	0	2020-2021	2020	\$ -	\$ -	\$ -	\$ -	\$ -
	1	2021-2022	2021	\$ -	\$ -	\$ -	\$ -	\$ -
	2/1	2022-2023	2022	\$ -	\$ -	\$ -	\$ -	\$ -
Value limitation period***	2	2023-2024	2023	\$ -	\$ -	\$ -	\$ -	\$ -
	3	2024-2025	2024	\$ -	\$ -	\$ -	\$ -	\$ -
	4	2025-2026	2025	\$ -	\$ -	\$ -	\$ -	\$ -
	5	2026-2027	2026	\$ -	\$ -	\$ -	\$ -	\$ -
	6	2027-2028	2027	\$ -	\$ -	\$ -	\$ -	\$ -
	7	2028-2029	2028	\$ -	\$ -	\$ -	\$ -	\$ -
	8	2029-2030	2029	\$ -	\$ -	\$ -	\$ -	\$ -
	9	2030-2031	2030	\$ -	\$ -	\$ -	\$ -	\$ -
	10	2031-2032	2031	\$ -	\$ -	\$ -	\$ -	\$ -
Total Investment made through limitation				\$ 144,687,500.00	\$ -	\$ -	\$ -	\$ 144,687,500.00
Continue to maintain viable presence	11	2032-2033	2032			\$ -		\$ -
	12	2033-2034	2033			\$ -		\$ -
	13	2034-2035	2034			\$ -		\$ -
	14	2035-2036	2035			\$ -		\$ -
	15	2036-2037	2036			\$ -		\$ -
Additional years for 25 year economic impact as required by 313.026(c)(1)	16	2037-2038	2037			\$ -		\$ -
	17	2038-2039	2038			\$ -		\$ -
	18	2039-2040	2039			\$ -		\$ -
	19	2040-2041	2040			\$ -		\$ -
	20	2041-2042	2041			\$ -		\$ -
	21	2042-2043	2042			\$ -		\$ -
	22	2043-2044	2043			\$ -		\$ -
	23	2044-2045	2044			\$ -		\$ -
	24	2045-2046	2045			\$ -		\$ -
	25	2046-2047	2046			\$ -		\$ -

\* All investments made through the qualifying time period are captured and totaled on Schedule A1 [blue box] and incorporated into this schedule in the first row.

\*\* Only investment made during deferrals of the start of the limitation (after the end of qualifying time period but before the start of the Value Limitation Period) should be included in the "year prior to start of value limitation period" row(s). If the limitation starts at the end of the qualifying time period or the qualifying time period overlaps the limitation, no investment should be included on this line.

\*\*\* If your qualifying time period will overlap your value limitation period, do not also include investment made during the qualifying time period in years 1 and/or 2 of the value limitation period, depending on the overlap. Only include investments/years that were not captured on Schedule A1.

Column A: This represents the total dollar amount of planned investment in tangible personal property. Only include estimates of investment for "replacement" property if the property is specifically described in the application.

Only tangible personal property that is specifically described in the application can become qualified property.

Column B: The total dollar amount of planned investment each year in buildings or nonremovable component of buildings.

Column C: Dollar value of other investment that may affect economic impact and total value. Examples of other investment that will not become qualified property include investment meeting the definition of 313.021(1) but not creating a new improvement as defined by TAC 9.1051. This is proposed property that functionally replaces existing property; is used to maintain, refurbish, renovate, modify or upgrade existing property; or is affixed to existing property—described in SECTION 13, question #5 of the application.

Column D: Dollar value of other investment that may affect economic impact and total value. Examples of other investment that may result in qualified property are land or professional services.

**Schedule B: Estimated Market And Taxable Value (of Qualified Property Only)**

**Date** 25-Jun-19  
**Applicant Name** Brazoria West Solar Project LLC  
**ISD Name** Columbia-Brazoria ISD

**Form 50-296A**

*Revised May 2014*

	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year) YYYY	Qualified Property			Estimated Taxable Value		
				Estimated Market Value of Land	Estimated Total Market Value of new buildings or other new improvements	Estimated Total Market Value of tangible personal property in the new buildings or "in or on the new improvements"	Market Value less any exemptions (such as pollution control) and before limitation	Final taxable value for I&S after all reductions	Final taxable value for M&O after all reductions
Each year prior to start of Value Limitation Period <i>Insert as many rows as necessary</i>	0	2019-2020	2019	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	0	2020-2021	2020	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	1	2021-2022	2021	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	2/1	2022-2023	2022	\$ -	\$ -	\$ 133,111,904.09	\$ 133,111,904.09	\$ 133,111,904.09	\$ 30,000,000.00
Value Limitation Period	2	2023-2024	2023	\$ -	\$ -	\$ 129,436,858.04	\$ 129,436,858.04	\$ 129,436,858.04	\$ 30,000,000.00
	3	2024-2025	2024	\$ -	\$ -	\$ 119,418,740.39	\$ 119,418,740.39	\$ 119,418,740.39	\$ 30,000,000.00
	4	2025-2026	2025	\$ -	\$ -	\$ 104,404,585.73	\$ 104,404,585.73	\$ 104,404,585.73	\$ 30,000,000.00
	5	2026-2027	2026	\$ -	\$ -	\$ 91,219,272.88	\$ 91,219,272.88	\$ 91,219,272.88	\$ 30,000,000.00
	6	2027-2028	2027	\$ -	\$ -	\$ 78,057,109.93	\$ 78,057,109.93	\$ 78,057,109.93	\$ 30,000,000.00
	7	2028-2029	2028	\$ -	\$ -	\$ 62,634,938.35	\$ 62,634,938.35	\$ 62,634,938.35	\$ 30,000,000.00
	8	2029-2030	2029	\$ -	\$ -	\$ 49,569,715.59	\$ 49,569,715.59	\$ 49,569,715.59	\$ 30,000,000.00
	9	2030-2031	2030	\$ -	\$ -	\$ 40,905,866.87	\$ 40,905,866.87	\$ 40,905,866.87	\$ 30,000,000.00
Continue to maintain viable presence	10	2031-2032	2031	\$ -	\$ -	\$ 35,519,175.36	\$ 35,519,175.36	\$ 35,519,175.36	\$ 30,000,000.00
	11	2032-2033	2032	\$ -	\$ -	\$ 34,782,719.29	\$ 34,782,719.29	\$ 34,782,719.29	\$ 34,782,719.29
	12	2033-2034	2033	\$ -	\$ -	\$ 28,937,370.45	\$ 28,937,370.45	\$ 28,937,370.45	\$ 28,937,370.45
	13	2034-2035	2034	\$ -	\$ -	\$ 28,937,370.45	\$ 28,937,370.45	\$ 28,937,370.45	\$ 28,937,370.45
	14	2035-2036	2035	\$ -	\$ -	\$ 28,937,370.45	\$ 28,937,370.45	\$ 28,937,370.45	\$ 28,937,370.45
Additional years for 25 year economic impact as required by 313.026(c)(1)	15	2036-2037	2036	\$ -	\$ -	\$ 28,937,370.45	\$ 28,937,370.45	\$ 28,937,370.45	\$ 28,937,370.45
	16	2037-2038	2037	\$ -	\$ -	\$ 28,937,370.45	\$ 28,937,370.45	\$ 28,937,370.45	\$ 28,937,370.45
	17	2038-2039	2038	\$ -	\$ -	\$ 29,342,493.64	\$ 29,342,493.64	\$ 29,342,493.64	\$ 29,342,493.64
	18	2039-2040	2039	\$ -	\$ -	\$ 29,530,586.55	\$ 29,530,586.55	\$ 29,530,586.55	\$ 29,530,586.55
	19	2040-2041	2040	\$ -	\$ -	\$ 29,775,107.33	\$ 29,775,107.33	\$ 29,775,107.33	\$ 29,775,107.33
	20	2041-2042	2041	\$ -	\$ -	\$ 30,301,767.47	\$ 30,301,767.47	\$ 30,301,767.47	\$ 30,301,767.47
	21	2042-2043	2042	\$ -	\$ -	\$ 30,395,813.93	\$ 30,395,813.93	\$ 30,395,813.93	\$ 30,395,813.93
	22	2043-2044	2043	\$ -	\$ -	\$ 30,659,144.00	\$ 30,659,144.00	\$ 30,659,144.00	\$ 30,659,144.00
	23	2044-2045	2044	\$ -	\$ -	\$ 31,166,994.85	\$ 31,166,994.85	\$ 31,166,994.85	\$ 31,166,994.85
	24	2045-2046	2045	\$ -	\$ -	\$ 31,637,227.12	\$ 31,637,227.12	\$ 31,637,227.12	\$ 31,637,227.12
25	2046-2047	2046	\$ -	\$ -	\$ 32,765,784.57	\$ 32,765,784.57	\$ 32,765,784.57	\$ 32,765,784.57	

Notes: Market value in future years is good faith estimate of future taxable value for the purposes of property taxation.

Only include market value for eligible property on this schedule.

**Schedule D: Other Incentives (Estimated)**

1399\_Columbia-Brazoria\_Brazoria West Solar Project\_Amendment002  
November 7, 2019

Date **25-Jun-19**  
 Applicant Name **Brazoria West Solar Project LLC**  
 ISD Name **Columbia-Brazoria ISD**

**Form 50-296A**

*Revised May 2014*

State and Local Incentives for which the Applicant intends to apply (Estimated)						
Incentive Description	Taxing Entity (as applicable)	Beginning Year of Benefit	Duration of Benefit	Annual Tax Levy without Incentive	Annual Incentive	Annual Net Tax Levy
Tax Code Chapter 311	County:					
	City:					
	Other:					
Tax Code Chapter 312	County:					
	City:					
	Other:					
Local Government Code Chapters 380/381	County: Brazoria County (Please see below)	2022 (est.)	7 Years	\$ 215,809.00	\$ 95,707.00	\$ 120,102.00
	City:					
	Other:					
Freeport Exemptions						
Non-Annexation Agreements						
Enterprise Zone/Project						
Economic Development Corporation						
Texas Enterprise Fund						
Employee Recruitment						
Skills Development Fund						
Training Facility Space and Equipment						
Infrastructure Incentives						
Permitting Assistance						
Other:						
Other:						
Other:						
Other:						
<b>TOTAL</b>				\$ 215,809.00	\$ 95,707.00	\$ 120,102.00

Additional information on incentives for this project:

The above twenty-five year projection is based on a potential seven year Chapter 381 agreement with Brazoria County with the following rebate schedule:100%/100%/100%/75%/50%/50%/50%. The above calculation is adjusted for depreciation.

LEGAL DESCRIPTION:

Those certain 396 acres, more or less, together with all improvements thereon, lying South of C.R. 23, Brazoria County, Texas, being that certain 496 acre tract lying South of C.R. 23, conveyed to Grantors in 1990, SAVE AND EXCEPT the Northern most 100 acres of said 496 acres tract, such 100 acres being a rectangle, the Northernmost boundary running the full length of the 496 acre tract along C.R. 23, and extending an equal distance South and away from C.R. 23 to the Southernmost boundary of the 100 acre tract (being the Northernmost boundary of the 396 acre tract conveyed hereby) , being a part of those certain 980.6775 acres tracts described as:

BEGINNING at a  $\frac{3}{4}$  inch Iron Pipe net at a fence corner intersection being the Northeast corner of the George Tennille Survey, Abstract 131, same being the most Southeast corner of the John H. Swisher Survey, Abstract 665, for the Southeast corner and Place of Beginning of the herein described 980.6775 Acre Tract of land;

THENCE North 00 degrees 08 minutes 34 seconds East along the East line of the John H. Swisher Survey, Abstract 665, same being the West line of the James F. B. Austin Survey, Abstract 17, 4978.33 feet to a  $\frac{3}{4}$  inch Iron Pipe set on said line at its point of intersection with the South right-of-way line of County Road 23;

THENCE South 00 degrees 15 minutes 42 seconds East along said line, at 78.72 feet pass the North line of said County Road 23 and continuing along said line as located in County Road 456 for a total distance of 5916.38 feet to a 2 inch Square Bar found on said line for the Northeast corner of the herein described 980.6775 Acre Tract of land;

THENCE South 89 degrees 52 minutes 13 second West, at 313.10 feet pass the East line of the John H. Swisher Survey, Abstract 665, and continuing for a total distance of 3916.09 feet to a  $\frac{3}{4}$  inch Iron Pipe found at a fence corner intersection for the upper Northwest corner of the herein described 980.6775 Acre Tract of land;

THENCE South 00 degrees 07 minutes 09 Seconds East along a fence line, as located on the East line of that certain called 100 Acre Tract recorded in Volume 457, Page 151, and the East line of that certain called 100 Acre Tract recorded in Volume 213, Page 3, and the East line of part of the aforementioned called 750.7 Acre Tract recorded in Volume 388, Page 344 at 5840.80 feet pass a  $\frac{1}{2}$  inch Iron Pipe found on the North right-of-way line of County Road 23, and continuing for a total distance of 5880.16 feet to a point in the centerline of County Road 23 for a reentry corner to the herein described tract, name being the Northeast corner of that certain tract called the East  $\frac{1}{2}$  of Lot 31-1 Volume 1133, Page 904, Deed Records Brazoria, Texas;

THENCE South 89 degrees 49 minutes 19 second West along the North line of said East ½ of Lot 31-A, as located in County Road 23, 546.98 feet to a point for the lower Northwest corner of the herein described 980.6775 Acre Tract;

THENCE South 00 degrees 15 minutes 07 seconds West along the West line of the East ½ of said Lot 31-A, at 39.38 feet pass a 2 inch Iron Pipe with a cap marked "South Boundary Line 31-1A" and continuing for a total distance of 2351.31 feet to a Fence Corner Post for the upper Southwest corner of the herein described 980.6775 Acre Tract;

THENCE North 69 degrees 51 minutes 34 second East 876.90 feet to n 1 inch Iron Bar found for reentry corner to the herein described tract;

THENCE South 00 degrees 08 minutes 47 second East 2639.44 feet to n ½ inch Iron Pipe set at n fence corner intersection for the lower Southwest corner of the herein described tract, same being in the North line of the George Tennille Survey, Abstract 131;

THENCE South 89 degrees 45 minutes 05 seconds East along the North line of the George Tennille Survey, Abstract 131, same being the South line of the Thomas K. Davis Survey, Abstract 131, same being the South line of the Thomas K. Davis Survey, Abstract 184, at 3225.04 feet pass the Southeast corner of said Thomas K. Davis Survey, same being a Southwest corner of the John H. Swisher Survey, Abstract 665, and continuing for a total distance of 3538.14 feet to the Place of BEGINNING and containing 980.6775 acres of land, more or less, there being 7.5004 acres in County Road 23, and 5.3605 acres in County Road 456.

**AND**

A 944.64 ACRE TRACT OF LAND IN THE GEORGE TENNILLE LEAGUE, ABSTRACT 131, BRAZORIA COUNTY, TEXAS, BEING THE A.P. GEORGE TRACT, RECORDED IN VOLUME 294 PAGE 603 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS:

BEGINNING at a 1 ¼ inch iron pipe found at the southwest corner of the James E.B. Austin 3 League Grant, Abstract 17, same being a re-entry corner of the George Tennille League. Abstract 131 and the Place of Beginning of the herein described tract and the southwest corner of the A.H. Beal 1381.8821 acre tract (Volume 837, Page 401, Deed Records, Brazoria County, Texas), from which a 36 inch live-oak trees bears South 42 degrees 33 minutes 48 seconds East, 22.00 feet;

THENCE North 00 degrees 34 minutes 49 seconds East along the west of the James E.B. Austin 3 League Grant, Abstract 17, being the east line of the George Tennille League, Abstract 131 being the west line of the AH. Beal 1,281.8821 acre tract (Volume 837, Page 401, Deed Records Brazoria County, Texas) and being the case bearing for the herein described survey, at 5+00.00 feet pass a ½ inch iron pipe, at 10+00.00 feet pass a ½ inch iron pipe, at 15+00.00 herein described survey, at 5+00.00 feet pass a ½ inch iron pipe at 10+00.00 feet pass a ½ inch iron pipe, at 15+00.00 feet pass a ½ inch iron pipe, at 20+00.00 feet pass a ½ inch iron pipe, at 25+00.00 feet pass a ½ inch iron pipe, at 45+00.00 feet pass a ½ inch iron pipe set on said line and continuing for a total distance of 8,486.98 feet to a ¾ inch iron pipe found on said line for the northeast corner of the herein described tract, same being the southeast corner of the J.M. Swisher Survey, Abstract 665 and being the southwest corner of the Earnest W. Speed 980.6775 acre tract, recorded in Volume 829, Page 461, Official records, Brazoria County, Texas;

THENCE South 89 degrees 15 minutes 00 seconds West along the north line of the J.M. Swisher survey, Abstract 665 and the Thomas K. Davis, Abstract 184, being the south line of the Ernest W. Speed 980.6775 acres tract, the south line of the Mary Lou Kelly 80.00 acre tract, recorded in Volume 217, Page 602, Deed Records Brazoria County, Texas, the south line of the Edwin Hawes, et al 80.00 acre tract, recorded in Volume 217, Page 440, Deed Records, Brazoria County, Texas, the south line of the M.C. Rust, et al 80.00 acre tract, recorded in Volume 217, Page 440, Deed Records, Brazoria County Texas, the south the line of the M.C. Rust, et al 80.00 acre tract, recorded in Volume 217, Page 473, Deed Records Brazoria County, Texas, at 35+38.14 feet pass a ½ inch iron pipe found at the southwest corner of the aforementioned Ernest W. Speed tract, same being the southeast corner of the Mary Lou Kelley 80.00 acre tract, at 48+58.14 feet pass the centerline of the access road adjoining the herein described tract recorded in Volume 1441, Page 35 and 36, Deed Records, Brazoria County, Texas at 73+10.00 feet pass as 1 inch iron pipe set on said line and continuing for a total distance of 7,383.09 feet to a point in the center line of Varner Creek for the northwest most corner of the herein described tract;

THENCE downstream with the center line meanders of Varner Creek for the west and southwest line of the herein described tract being the east and southeast line of the adjoining tracts being Carrie Gayle Reaves, et al 82.75 acre tract, recorded in Volume 1033, Page 193, Deed Records, Brazoria County, Texas, the John and George McNeel 479.3107 acre tract, recorded in Volume 289, Page 370, Volume 419, Page 579, Volume 713, Page 280, Deed Records Brazoria County, Texas, Margaret McFarland Harris tract, recorded in Volume 1086, Page 644, Deed Records Brazoria County, Texas, the Mary Dell Tinsiey Griffin tract; recorded in Volume 1541, Page 937, Deed Records, Brazoria County, Texas, the M-Bank Houston tract, recorded in Volume 1371, Page 789 of the Official Records of Brazoria County, Texas, with the following courses and distances:

- 1.South 53 degrees 17 minutes 45 seconds East 53.36 feet;
- 2.South 53 degrees 55 minutes 52 seconds East 41.90 feet;
- 3.South 82 degrees 23 minutes 49 seconds East 56.25 feet;
- 4.South 84 degrees 18 minutes 15 seconds East 69.67 feet;
- 5.South 89 degrees 35 minutes 49 seconds East 63.24 feet;
- 6.South 83 degrees 14 minutes 54 seconds East 90.03 feet;
- 7.South 82 degrees 33 minutes 38 seconds East 142.63 feet;
- 8.South 80 degrees 03 minutes 39 seconds East 49.85 feet;
- 9.South 67 degrees 16 minutes 59 seconds East 54.85 feet;
- 10.South 80 degrees 10 minutes 13 seconds East 114.80 feet;
- 11.South 76 degrees 20 minutes 14 seconds East 63.94 feet;
- 12.South 78 degrees 53 minutes 50 seconds East 33.46 feet;
- 13.South 61 degrees 28 minutes 19 seconds East 77.73 feet;
- 14.South 49 degrees 10 minutes 19 seconds East 59.34 feet;
- 15.South 61 degrees 22 minutes 28 seconds East 142.52 feet;
- 16.South 69 degrees 55 minutes 22 seconds East 41.58 feet;
- 17.South 62 degrees 39 minutes 27 seconds East 146.38 feet;
- 18.South 74 degrees 10 minutes 12 seconds East 100.24 feet;
- 19.South 80 degrees 54 minutes 15 seconds West 38.69 feet;
- 20.South 64 degrees 55 minutes 57 seconds East 138.72 feet;
- 21.South 73 degrees 38 minutes 01 seconds East 25.39 feet;
- 22.South 85 degrees 17 minutes 18 seconds East 72.60 feet;
- 23.South 70 degrees 24 minutes 31 seconds East 79.57 feet;
- 24.South 46 degrees 43 minutes 16 seconds East 72.55 feet;
- 25.South 57 degrees 26 minutes 28 seconds East 67.83 feet;
- 26.South 43 degrees 16 minutes 12 seconds East 41.51 feet;
- 27.South 67 degrees 04 minutes 02 seconds East 59.36 feet;
- 28.South 66 degrees 00 minutes 40 seconds East 31.54 feet;
- 29.South 78 degrees 49 minutes 33 seconds East 45.35 feet;
- 30.South 52 degrees 24 minutes 25 seconds East 75.10 feet;
- 31.South 21 degrees 55 minutes 40 seconds East 63.91 feet;
- 32.South 43 degrees 40 minutes 43 seconds East 108.70 feet;
- 33.South 03 degrees 41 minutes 52 seconds West 47.93 feet;
- 34.South 11 degrees 32 minutes 39 seconds East 54.71 feet;
- 35.South 22 degrees 52 minutes 54 seconds East 55.36 feet;
- 36.South 24 degrees 19 minutes 57 seconds East 146.92 feet;
- 37.South 32 degrees 35 minutes 30 seconds East 179.40 feet;
- 38.South 08 degrees 17 minutes 56 seconds East 56.11 feet;
- 39.South 27 degrees 11 minutes 30 seconds West 69.40 feet;
- 40.South 26 degrees 01 minutes 06 seconds West 58.10 feet;

- 41.South 24 degrees 13 minutes 39 seconds West 28.53 feet;
- 42.South 14 degrees 46 minutes 04 seconds West 90.55 feet;
- 43.South 07 degrees 17 minutes 42 seconds West 27.65 feet;
- 44.South 26 degrees 54 minutes 37 seconds West 53.32 feet;
- 45.South 45 degrees 51 minutes 17 seconds West 87.33 feet;
- 46.South 51 degrees 19 minutes 26 seconds West 106.06 feet;
- 47.South 52 degrees 17 minutes 57 seconds West 106.34 feet;
- 48.South 58 degrees 40 minutes 36 seconds West 171.84 feet;
- 49.South 43 degrees 39 minutes 47 seconds West 86.47 feet;
- 50.South 50 degrees 59 minutes 30 seconds West 75.79 feet;
- 51.South 57 degrees 44 minutes 28 seconds West 83.25 feet;
- 52.South 63 degrees 36 minutes 21 seconds West 95.24 feet;
- 53.South 65 degrees 33 minutes 21 seconds West 138.46 feet;
- 54.South 61 degrees 37 minutes 26 seconds West 72.09 feet;
- 55.South 62 degrees 55 minutes 26 seconds West 143.61 feet;
- 56.South 38 degrees 03 minutes 33 seconds West 137.66 feet;
- 57.South 43 degrees 28 minutes 00 seconds West 22.13 feet;
- 58.South 38 degrees 02 minutes 23 seconds West 81.93 feet;
- 59.South 32 degrees 34 minutes 43 seconds West 38.06 feet;
- 60.South 28 degrees 59 minutes 13 seconds West 102.96 feet;
- 61.South 35 degrees 09 minutes 46 seconds West 118.51 feet;
- 62.South 40 degrees 18 minutes 18 seconds West 106.84 feet;
- 63.South 40 degrees 55 minutes 59 seconds West 89.49 feet;
- 64.South 43 degrees 28 minutes 53 seconds West 99.54 feet;
- 65.South 41 degrees 56 minutes 44 seconds West 141.24 feet;
- 66.South 40 degrees 27 minutes 26 seconds West 64.68 feet;
- 67.South 49 degrees 45 minutes 00 seconds West 51.67 feet;
- 68.South 39 degrees 04 minutes 47 seconds West 74.86 feet;
- 69.South 43 degrees 10 minutes 12 seconds West 73.88 feet;
- 70.South 42 degrees 00 minutes 13 seconds West 72.50 feet;
- 71.South 33 degrees 11 minutes 38 seconds West 48.65 feet;
- 72.South 38 degrees 33 minutes 09 seconds West 40.47 feet;
- 73.South 22 degrees 38 minutes 11 seconds West 73.28 feet;
- 74.South 17 degrees 22 minutes 26 seconds West 63.79 feet;
- 75.South 22 degrees 28 minutes 48 seconds West 113.00 feet;
- 76.South 21 degrees 21 minutes 35 seconds West 82.69 feet;
- 77.South 00 degrees 06 minutes 18 seconds East 26.07 feet;
- 78.South 15 degrees 27 minutes 11 seconds West 40.98 feet;
- 79.South 03 degrees 03 minutes 35 seconds East 96.94 feet;
- 80.South 07 degrees 59 minutes 48 seconds East 57.27 feet;

- 81.South 16 degrees 12 minutes 18 seconds East 57.35 feet;
- 82.South 18 degrees 06 minutes 37 seconds East 125.18 feet;
- 83.South 18 degrees 41 minutes 28 seconds East 92.88 feet;
- 84.South 23 degrees 52 minutes 43 seconds East 196.08 feet;
- 85.South 35 degrees 40 minutes 51 seconds East 186.16 feet;
- 86.South 31 degrees 52 minutes 01 seconds East 113.88 feet;
- 87.South 34 degrees 37 minutes 28 seconds East 118.93 feet;
- 88.South 35 degrees 28 minutes 44 seconds East 161.07 feet;
- 89.South 51 degrees 09 minutes 31 seconds East 133.14 feet;
- 90.South 61 degrees 40 minutes 47 seconds East 115.46 feet;
- 91.South 71 degrees 52 minutes 49 seconds East 115.95 feet;
- 92.South 83 degrees 47 minutes 15 seconds East 114.21 feet;
- 93.South 72 degrees 49 minutes 54 seconds East 40.74 feet;
- 94.South 83 degrees 30 minutes 06 seconds East 61.49 feet;
- 95.South 86 degrees 28 minutes 31 seconds East 79.99 feet;
- 96.South 81 degrees 19 minutes 48 seconds East 127.35 feet;
- 97.South 72 degrees 03 minutes 53 seconds East 174.55 feet;
- 98.South 49 degrees 36 minutes 24 seconds East 176.79 feet;
- 99.South 28 degrees 11 minutes 06 seconds East 84.87 feet;
- 100.South 13 degrees 30 minutes 07 seconds East 170.68 feet;
- 101.South 05 degrees 16 minutes 44 seconds East 141.55 feet;
- 102.South 07 degrees 36 minutes 14 seconds East 81.81 feet;
- 103.South 15 degrees 45 minutes 39 seconds East 244.56 feet;
- 104.South 14 degrees 03 minutes 46 seconds East 187.73 feet;
- 105.South 14 degrees 57 minutes 44 seconds East 58.74 feet;
- 106.South 14 degrees 53 minutes 27 seconds East 89.99 feet;
- 107.South 40 degrees 56 minutes 29 seconds East 69.21 feet;
- 108.South 50 degrees 40 minutes 18 seconds East 288.20feet;
- 109.South 62 degrees 50 minutes 28 seconds East 119.31 feet;
- 110.South 86 degrees 51 minutes 13 seconds East 91.18 feet;
- 111.South 73 degrees 54 minutes 03 seconds East 60.72 feet;
- 112.South 45 degrees 57 minutes 14 seconds East 67.74 feet;
- 113.South 73 degrees 55 minutes 36 seconds East 54.45 feet;
- 114.South 85 degrees 18 minutes 15 seconds East 99.94 feet;
- 115.South 37 degrees 25 minutes 35 seconds West 27.83 feet;
- 116.South 71 degrees 29 minutes 18 seconds East 50.84 feet;
- 117.South 78 degrees 32 minutes 39 seconds East 51.75 feet;
- 118.South 58 degrees 22 minutes 24 seconds East 78.84 feet;
- 119.South 66 degrees 42 minutes 06 seconds East 34.62 feet;
- 120.South 26 degrees 24 minutes 14 seconds East 24.21 feet;

121.South 44 degrees 48 minutes 01 seconds East 56.85 feet;  
122.South 19 degrees 47 minutes 07 seconds East 25.56 feet;  
123.South 63 degrees 22 minutes 06 seconds East 47.24 feet;  
124.South 50 degrees 55 minutes 36 seconds East 44.68 feet;  
125.South 34 degrees 04 minutes 37 seconds East 28.59 feet;  
126.South 70 degrees 57 minutes 59 seconds East 81.32 feet;  
127.South 88 degrees 18 minutes 04 seconds East 37.86 feet;  
128.South 85 degrees 23 minutes 24 seconds East 30.47 feet;  
129.South 70 degrees 49 minutes 45 seconds East 117.17 feet;  
130.South 38 degrees 09 minutes 41 seconds East 55.73 feet;  
131.South 77 degrees 02 minutes 06 seconds East 53.22 feet;  
132.South 68 degrees 23 minutes 11 seconds East 84.23 feet;  
133.South 74 degrees 34 minutes 24 seconds East 47.55 feet;  
134.South 80 degrees 23 minutes 29 seconds East 33.09 feet;  
135.South 74 degrees 13 minutes 19 seconds East 82.18 feet;  
136.South 83 degrees 54 minutes 45 seconds East 49.87 feet;  
137.South 74 degrees 22 minutes 59 seconds East 75.34 feet;  
138.South 78 degrees 14 minutes 18 seconds East 17.15 feet;  
139.South 77 degrees 35 minutes 32 seconds East 96.94 feet;  
140.South 74 degrees 31 minutes 40 seconds East 125.65 feet;  
141.South 88 degrees 58 minutes 16 seconds East 113.53 feet;  
142.South 73 degrees 09 minutes 01 seconds East 54.45 feet;  
143.South 62 degrees 51 minutes 26 seconds East 61.53 feet;  
144.South 47 degrees 44 minutes 45 seconds East 38.34 feet;  
145.South 43 degrees 10 minutes 28 seconds East 89.37 feet;  
146.South 73 degrees 40 minutes 20 seconds East 78.72 feet;  
147.South 89 degrees 32 minutes 34 seconds East 72.26 feet;  
148.South 53 degrees 09 minutes 01 seconds East 43.44 feet;  
149.South 17 degrees 27 minutes 30 seconds East 57.91 feet;  
150.South 10 degrees 09 minutes 30 seconds East 119.78 feet;  
151.South 36 degrees 35 minutes 03 seconds East 42.96 feet;  
152.South 47 degrees 10 minutes 12 seconds East 22.21 feet;  
153.South 31 degrees 35 minutes 19 seconds East 168.90 feet;  
154.South 53 degrees 01 minutes 22 seconds East 199.55 feet;  
155.South 38 degrees 45 minutes 05 seconds East 55.59feet;  
156.South 45 degrees 55 minutes 04 seconds East along said center line 156.55 feet to the point in the center line of said creek for corner, said point being the southwest corner of that certain 20.00 acre tract, described in deed J. Rich, et al to William H. Olschewske and A.P. George, recorded in Volume 163, Page 215, Deed Records, Brazoria County, Texas.

THENCE North 00 degrees 34 minutes 49 seconds East along the west line of said 20.00 acre tract, at 0+60.5 feet pass a ½ inch iron pipe set on said line, at 0+92.58 feet pass a ½ inch iron pipe set on said line, at 4+1.71 feet pass a ½ inch iron pipe set on said line, at 925.15 pass a ½ inch iron pipe set on said line and continuing for a total distance of 1495.78 feet to a 1 inch iron pipe set at the northwest corner of said 20.00 acre for a re-entry corner to the herein described tract;

THENCE South 89 degrees 25 minutes 11 seconds East along the north line of said 20.00 acre tract, 435.60 feet to a ½ inch iron pipe set for its northeast corner;

THENCE South 00 degrees 34 minutes 49 seconds West along the east line of said 20.00 acre tract, at 3+78.07 feet pass a ½ inch iron pipe set on said line, at 7+95.78 feet pass a ½ inch iron pipe set on said line, at 11+08.43 feet pass a ½ inch iron pipe set on said line, at 12+78.31 feet pass a ½ inch iron pipe set on said line, at 17+45.08 feet pass a ½ inch iron pipe set on said line, at 20+74.70 feet pass a ½ inch iron pipe set on said line, at 20+99.86 feet pass a ½ inch iron pipe set on said line, at 21+48.79 feet pass a ½ inch iron pipe set on said line and continuing for a total distance of 2193.98 feet to a point in the center line of Varner Creek for corner;

THENCE along the center line of Varner Creek and adjoining M-Bank Houston tract, recorded in Volume 1371, Page 789, Official Records of Brazoria County, Texas and the J.G. Phillips tract, recorded in Volume 61, Page 262 Deed Records Brazoria County, Texas;

THENCE downstream with the centerline meanders of Varner Creek:

- 1.South 48 degrees 25 minutes 34 seconds West 55.12 feet;
- 2.South 81 degrees 30 minutes 18 seconds East 44.62 feet;
- 3.North 88 degrees 23 minutes 06 seconds East 186.82 feet to a point in the center line of Varner Creek the southwest corner of that certain called 100.00 acre tract being the P.E. Nelson Subdivision, as recorded in Volume 153 Page 293 of the Deed Records of Brazoria County, Texas;

THENCE South 89 degrees 25 minutes 11 seconds East, along the north line of said called 100.00 acre tract 1366.40 feet to a ½ inch iron pipe set for its northeast corner being a re-entry corner to the herein described tract;

THENCE South 00 degrees 34 minutes 49 seconds West , along the east line of said call 100.00 acre tract (104.28 acres) at 3+30.97 feet pass a ½ inch iron pipe, at 4+14.35 feet pass a ½ inch iron pipe, at 7+36.28 feet pass a ½ inch iron pipe, at 11+60.64 feet pass a ½ inch iron pipe, at 15+86.14 feet pass a ½ inch iron pipe, at 20+48.07 feet pass a ½ inch iron pipe, at 29+81.80 feet pass a ½ inch iron pipe, at 33+56.52 feet pass a ½ inch iron pipe, at 35+37.48 feel pass a ½ inch

iron pipe and continuing for a total distance of 3637.48 feet to a point in the center line of Varner Creek, at the southeast corner of said called 100.00 acre tract;

THENCE downstream with the centerline meanders of Varner Creek being the south line of the herein described tract at an easterly line of the J.G. Phillips adjoining tract, recorded in Volume 61 Page 262, Deed Records, Brazoria County, Texas:

- 1.South 64 degrees 18 minutes 04 seconds West 81.86 feet;
- 2.South 16 degrees 05 minutes 11 seconds East feet; 76.34 feet;
- 3.South 51 degrees 45 minutes 45 seconds East feet; 37.61 feet;
- 4.South 84 degrees 01 minutes 38 seconds East feet; 21.11 feet;
- 5.South 65 degrees 59 minutes 48 seconds East feet; 85.46 feet;
- 6.South 63 degrees 39 minutes 08 seconds East feet; 107.96 feet;
- 7.South 88 degrees 43 minutes 29 seconds East feet; 92.21 feet;
- 8.South 54 degrees 54 minutes 44 seconds East feet; 37.82 feet;
- 9.South 20 degrees 03 minutes 36 seconds East feet; 62.55 feet;
- 10.South 14 degrees 56 minutes 49 seconds East feet; 125.90 feet;
- 11.South 05 degrees 12 minutes 20 seconds East feet; 75.51 feet;
- 12.South 05 degrees 20 minutes 27 seconds West feet; 80.41 feet;
- 13.South 24 degrees 17 minutes 23 seconds West feet; 99.56 feet;
- 14.South 04 degrees 45 minutes 11 seconds East feet; 50.84 feet;
- 15.South 34 degrees 10 minutes 01 seconds East feet; 114.09 feet;
- 16.South 15 degrees 05 minutes 28 seconds East feet; 84.55 feet;
- 17.South 14 degrees 59 minutes 11 seconds West feet; 146.41 feet;
- 18.South 24 degrees 17 minutes 52 seconds East feet; 70.55 feet;
- 19.South 57 degrees 15 minutes 27 seconds East feet; 40.39 feet;
- 20.South 30 degrees 23 minutes 50 seconds East feet; 149.01 feet;
- 21.South 66 degrees 59 minutes 44 seconds East feet; 47.79 feet;
- 22.South 87 degrees 34 minutes 57 seconds East 15.37 feet, said point being on the common line of the Martin Varner Survey, Abstract 133 and the George Tennille League, Abstract 131 and being the Hogg Estate property;

THENCE North 00 degrees 06 minutes 54 seconds West along the common line of the Martin Varner Survey and the George Tennille League, at 0+50.00 feet pass a 1 inch iron pipe set on said line, at 3+02.50 feet pass a ½ inch iron pipe, at 8+02.50 feet pass a ½ inch iron pipe, at 13+02.50 feet pass a ½ inch iron pipe and continuing for a total distance of 1802.50 feet to a post set on concrete found on the south line of the James E.B. Austin 3 League Grant, Abstract 117 for corner, same being the north line of the Martin Varner Survey, Abstract 133:

THENCE South 89 degrees 57 minutes 11 seconds West along said line, 256.63 feet to the Place of Beginning and containing 944.94 acres of land, more or less SAVE AND EXCEPT that certain

tract containing approximately 16.60 acres, conveyed to James J. Jakubec as described in Deed filed under Brazoria County Clerk's File No(s) 2000053050

**AND**

The 100 acres of real property reserved in that certain Cash Warranty Deed dated December 16, 1997 filed for record under Brazoria County, Texas Clerk's File No. 98 000211 more particularly described as:

Those certain tracts of land containing 881 acres, more or less, being a part of those certain 980.6775 acre tracts described on the attached property exhibit such 881 acre tract consisting of the following two tracts:

- A) those certain 485 acres, more or less, lying North of C. R. 23, Brazoria County, Texas, together with all improvements thereon; and
- B) those certain 396 acres, more or less, together with all improvements thereon, lying South of C. R. 23, Brazoria County, Texas, being that certain 496 acre tract lying South of C. R. 23, conveyed in 1990, SAVE AND EXCEPT the Northern most 100 acres of said 496 acre tract, such 100 acres being a rectangle, the Northernmost boundary running the full length of the 496 acre tract along C.R. 23, and extending an equal distance South and away from C.R. 23 to the Southernmost boundary of the 100 acre tract (being the Northernmost boundary of the 396 acre tract conveyed hereby).

Texas Comptroller of Public Accounts

Data Analysis and  
Transparency  
Form 50-296-A

SECTION 16. Authorized Signatures and Applicant Certification

After the application and schedules are complete, an authorized representative from the school district and the business should review the application documents and complete this authorization page. Attach the completed authorization page in Tab 17. NOTE: If you amend your application, you will need to obtain new signatures and resubmit this page, Section 16, with the amendment request.

1. Authorized School District Representative Signature

I am the authorized representative for the school district to which this application is being submitted. I understand that this application is a government record as defined in Chapter 37 of the Texas Penal Code.

print here → STEVEN GALLOWAY  
Print Name (Authorized School District Representative)

SUPERINTENDENT  
Title

sign here → [Signature]  
Signature (Authorized School District Representative)

11/7/19  
Date

2. Authorized Company Representative (Applicant) Signature and Notarization

I am the authorized representative for the business entity for the purpose of filing this application. I understand that this application is a government record as defined in Chapter 37 of the Texas Penal Code. The information contained in this application and schedules is true and correct to the best of my knowledge and belief.

I hereby certify and affirm that the business entity I represent is in good standing under the laws of the state in which the business entity was organized and that no delinquent taxes are owed to the State of Texas.

print here → Scott Zeimetz  
Print Name (Authorized Company Representative (Applicant))

Authorized Person  
Title

sign here → [Signature]  
Signature (Authorized Company Representative (Applicant))

10/28/2019  
Date



GIVEN under my hand and seal of office this, the

28<sup>th</sup> day of October, 2019

Barbara Lynde Martin  
Notary Public in and for the State of ~~Texas~~ MISSOURI

My Commission expires: 9/25/2023

If you make a false statement on this application, you could be found guilty of a Class A misdemeanor or a state jail felony under Texas Penal Code Section 37.10.