

Sinclair Land Surveying, Inc.

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San Antonio, Texas 78229
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TBPELS Firm No. 10089000

March 31, 2026

5.234 acres out of the
Jose De Jesus Valderas Survey
Abstract 380

THE STATE OF TEXAS
COUNTY OF BRAZORIA

METES AND BOUNDS DESCRIPTION OF A SURVEY OF

5.234 acres out of the Jose De Jesus Valdera Survey, Abstract 380, Brazoria County, Texas being that 5.2151-acre tract of land described in deed of record in Instrument Number 2021063004 of the Official Public Records of Brazoria County, Texas and being more particularly described by metes and bounds, as surveyed, as follow;

Beginning at a 5/8" iron bar found set in the ground in the north right-of-way line of F.M. 523, the southwest corner of a 5.2151-acre tract of land described in deed of record in Instrument Number 2021063004 of the Official Public Records of Brazoria County, Texas at Northing 13636620.0 and Easting 30984483.6, for the southwest corner of this tract, whence a TXDOT brass disk monument found set in concrete in the north right-of-way line of F.M. 523, bears S 89° 53'18" W a distance of 170.33 feet;

Thence N 3°09'07" W with the west boundary line of said 5.2151-acre tract and the east boundary line of a 60-acre tract of land described in deed of record in Instrument Number 2008053061 of the Official Public Records of Brazoria County, Texas a distance of 460.83 feet to an 1/2" iron bar with an orange cap marked "R. STROUD RPLS 2112" found set in the ground in the south boundary line of a 20.00-acre tract of land described in deed of record in Instrument Number 2024042990 of the Official Public Records of Brazoria County, Texas the northwest corner of said 5.2151-acre tract and the northeast corner of said 60-acre tract, for the northwest corner of this tract;

Thence N 87°04'02" E with the north boundary line of said 5.2151-acre tract and the south

boundary line of said 20.00-acre tract a distance of 828.83 feet to an ½" iron bar with an orange cap marked "SLS 10089000" set in the ground in the northwest right-of-way line of State Highway 288 FRWY, the east corner of said 5.2151-acre tract, a southeast corner of said 20.00-acre tract and a northwest corner of a 20.118-acre of land described in deed of record in Volume 1225 at Page 572 of the Official Public Records of Brazoria County, Texas, for the east corner of this tract, whence a TXDOT Type 1 monument found set in the ground in the northwest right-of-way line of State Highway 288 FRWY, a southeast corner of said 20.00-acre tract, bears N 71°58'48" E a distance of 263.86 feet;

Thence S 71°01'21" W with the northwest right-of-way line of State Highway 288 FRWY, a southeast boundary line of said 5.2151-acre tract and a northwest boundary line of said 20.118-acre tract a distance of 85.38 feet to a TXDOT Type 1 monument found set in the ground at the point of curve of a circular curve having a radius of 547.26 feet, a southeast corner of said 5.2151-acre tract and a northwest corner of said 20.118-acre tract, for a southeast corner of this tract;

Thence curve left with the northwest right-of-way line of State Highway 288 FRWY, a southeast boundary line of said 5.2151-acre tract and a northwest boundary line of said 20.118-acre tract in a southwesterly direction along the arc of said curve having a radius of 547.26 feet, through a central angle of 61°14'08", a chord bearing and distance of S 40°24'17" W-557.45 feet a distance of 584.89 feet to an ½" iron bar with an orange cap marked "SLS 10089000" set in the ground at the cutback right-of-way line of State Highway 288 FRWY, a southeast corner of said 5.2151-acre tract, for a southeast corner of this tract;

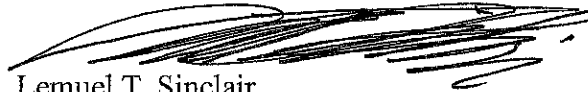
Thence S 48°06'16" W with the cutback right-of-way line of State Highway 288 FRWY and the southeast boundary line of said 5.2151-acre tract a distance of 74.42 feet to an ½" iron bar with an orange cap marked "SLS 10089000" set in the ground at the point of intersection of State Highway 288 FRWY and F.M. 523, a south corner of said 5.2151-acre tract, for a south corner of this tract;

Thence S 89°53'18" W with the north right-of-way line of F.M. 523 and the south boundary line of 5.2151-acre tract a distance of 304.95 feet to the point of beginning.

Containing 5.234 acres (228,009 square feet) of land, more or less.

The bearings and coordinates for this survey are based on the Texas State Plane Coordinate System (Grid), Texas South Central Zone (4204), North American Datum of 1983 (NA2011) epoch 2010.

SINCLAIR LAND SURVEYING, INC.



Lemuel T. Sinclair,
Registered Professional Land
Surveyor No. 5142

lts/wj

