

Sinclair Land Surveying, Inc.

3411 Magic Dr.
San Antonio, Texas 78229
210-341-4518
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;

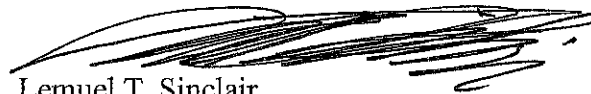
Thence S 48°06'16" W with the cutback right-of-way line of State Highway 288 FRWY and the southeast boundary line of said 5.2151-acre tract a distance of 74.42 feet to an ½" iron bar with an orange cap marked "SLS 10089000" set in the ground at the point of intersection of State Highway 288 FRWY and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

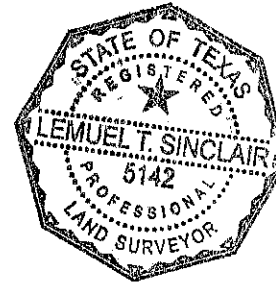
The bearings and coordinates for this survey are based on the Texas State Plane Coordinate System (Grid), Texas South Central Zone (4204), North American Datum of 1983 (NA2011) epoch 2010.

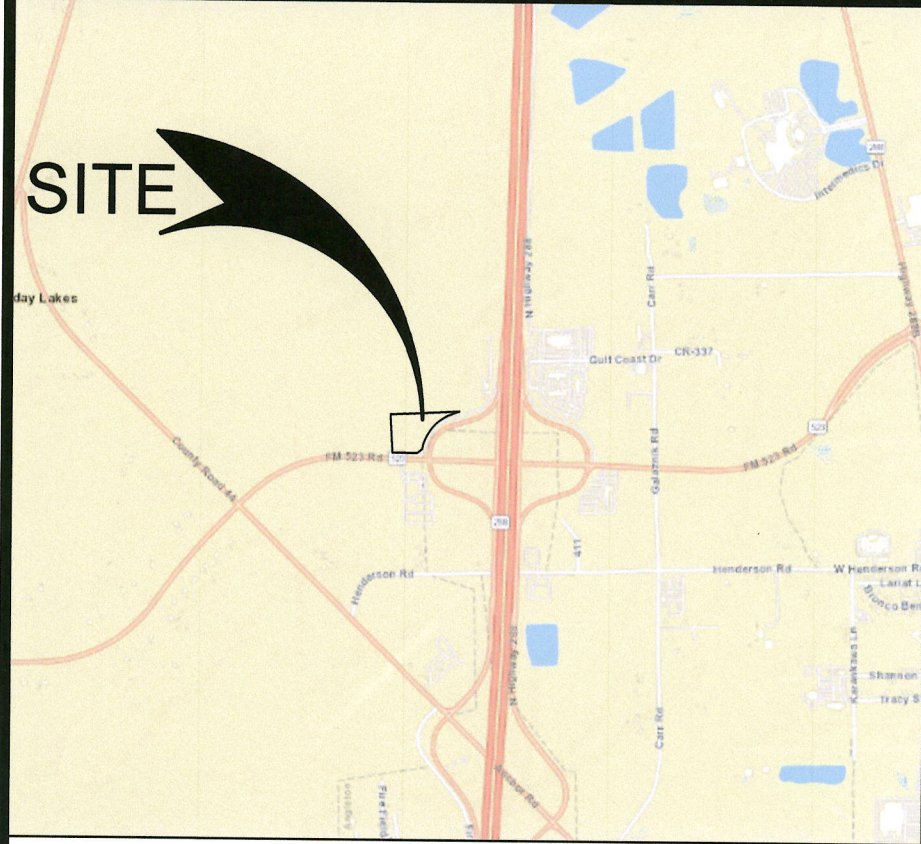
SINCLAIR LAND SURVEYING, INC.



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

lts/wj





ZONING:
THIS PROPERTY IS LOCATED OUTSIDE THE CITY LIMITS ACCORDING TO THE CITY OF ANGLETON CITY LIMITS MAP.

BENCHMARKS:
BENCHMARK #1= NAIL SET IN CONCRETE
ELEVATION= 34.03'
BENCHMARK #2= NAIL SET IN ASPHALT
ELEVATION= 33.09'

PARKING:
PARKING SPACES= N/A HANDICAP
PARKING SPACES= N/A TOTAL
PARKING SPACES= N/A

EXCEPTIONS LISTED UNDER ITEM 10 SCHEDULE B OF THE TITLE COMMITMENT REFERENCED UNDER GENERAL NOTE 1.

10. The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception.):
- This item is deleted in its entirety.
 - All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.
 - All conveyances, contracts, deeds, reservations, exceptions, limitations, leases, and similar interests in or to any geothermal energy and associated resources below the surface of land, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not, all as provided by Section 2703.056 (e) of the Texas Insurance Code.
- Rights, If any, to use the surface of the Land for the extraction or development of any geothermal energy and associated resources below the surface of the Land resulting in damage to an improvement located on the Land on or after date of Policy (said rights).
- *Company insures the insured against loss, if any, sustained by the insured under the terms of this Policy by reason of the enforcement of said rights as to the land. Company agrees to provide defense to the insured in accordance with the terms of this Policy if suit is brought against the insured to enforce said rights as to the land.
- Rights of parties in possession. (Owners Policy Only)
 - Rights of tenants in possession under unrecorded leases or rental agreements.
 - Any encroachment encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.
 - Any and all visible and apparent easements and/or rights of way encumbering the subject property for which the granting instrument(s) may not necessarily appear of record.
 - Access easement for oil and gas drilling and/or pipelines as reserved in Deed recorded in Volume 628, Page 356, of the Deed Records of Brazoria County, Texas. [SURVEYORS REMARKS: APPLIES AND AFFECTS, NOT A SURVEY MATTER.]
 - Pipeline easement 50 feet in width, as evidenced by reference within and amended by instrument filed for record in Volume 732, Page 558, of the Deed Records of Brazoria County, Texas; as further amended by instrument filed for record under Brazoria County Clerk's File No. 87-01721. [SURVEYORS REMARKS: DOES NOT APPLY OR AFFECT.]
 - Terms, provisions, conditions, and an easement for right of way purposes contained in Agreed Judgement as set out in instrument recorded in Volume 1225, Page 572, of the Deed Records of Brazoria County, Texas. [SURVEYORS REMARKS: DOES NOT APPLY OR AFFECTS THE SUBJECT PROPERTY. AS SHOWN ON SURVEY AS AN ADJOINER.]
 - Terms, provisions, and conditions contained in Affidavits of Use, Possession & Non-Production filed for record under Brazoria County Clerk's File Nos. 02-007922 and 02-007923. [SURVEYORS REMARKS: APPLIES AND AFFECTS, NOT A SURVEY MATTER.]
 - All the oil, gas and other minerals, and all other elements not considered a part of the surface estate, the royalties, bonuses, rentals and all other rights in connection with some all of which are expressly excepted therefrom and not insured hereunder, as the same are set forth in instrument recorded in Volume 260, Page 330, of the Deed Records of Brazoria County, Texas. (Said interest not investigated subsequent to date of reservation or conveyance.) [SURVEYORS REMARKS: APPLIES AND AFFECTS, NOT A SURVEY MATTER.]
 - All the oil, gas and other minerals, and all other elements not considered a part of the surface estate, the royalties, bonuses, rentals and all other rights in connection with some all of which are expressly excepted therefrom and not insured hereunder, as the same are set forth in instrument recorded in Volume 352, Page 420, of the Deed Records of Brazoria County, Texas. (Said interest not investigated subsequent to date of reservation or conveyance.) [SURVEYORS REMARKS: APPLIES AND AFFECTS, NOT A SURVEY MATTER.]
 - All the oil, gas and other minerals, and all other elements not considered a part of the surface estate, the royalties, bonuses, rentals and all other rights in connection with some all of which are expressly excepted therefrom and not insured hereunder, as the same are set forth in instrument recorded in Volume 352, Page 420, of the Deed Records of Brazoria County, Texas. (Said interest not investigated subsequent to date of reservation or conveyance.) [SURVEYORS REMARKS: APPLIES AND AFFECTS, NOT A SURVEY MATTER.]
 - All the oil, gas and other minerals, and all other elements not considered a part of the surface estate, the royalties, bonuses, rentals and all other rights in connection with some all of which are expressly excepted therefrom and not insured hereunder, as the same are set forth in instrument recorded in Volume 658, Page 356, of the Deed Records of Brazoria County, Texas. (Said interest not investigated subsequent to date of reservation or conveyance.) [SURVEYORS REMARKS: APPLIES AND AFFECTS, NOT A SURVEY MATTER.]
 - Oil, Gas and Mineral Lease(s) granted in instruments filed for record under Brazoria County Clerk's File Nos. 87-032218, 87-032217, 87-032671, 87-032672, 87-032673, 87-035920, 87-035923, 87-035944, 87-037219, 87-037755, 87-038486, 87-039213, 87-039214, 87-039221, 87-039506, 87-039507, 87-040476, 87-040477, 87-040478, 87-040479, 87-040480, 87-040481, 87-040816, 87-041844, 87-041847, 87-042434, 87-042449, 88-000728, 88-000729, 88-000869, and all terms, conditions and stipulations contained therein. Title to this lease has not been investigated subsequent to date thereof. [SURVEYORS REMARKS: APPLIES AND AFFECTS, NOT A SURVEY MATTER.]
 - Oil, Gas and Mineral Lease(s) granted in instrument filed for record under Brazoria County Clerk's File Nos. 02-007881, 02-008820, 02-008821, 02-008822, 02-008823, 02-008824, 02-008825, 02-008826, 02-008827, 02-008828, 02-008829, 02-008830, 02-008831, 02-008832, 02-008833, 02-008834, 02-008835, 02-008836, 02-008837, 02-008838, 02-008839, 02-008840, 02-008841, 02-008842, 02-008843, 02-008844, 02-008845, 02-008846, 02-008847, 02-008848, 02-008849, 02-008850, 02-008851, 02-008852, 02-008853, 02-008854, 02-008855, 02-008856, 02-008857, 02-008858, 02-008859, 02-008860, 02-008861, 02-008862, 02-008863, 02-008864, 02-008865, 02-008866, 02-008867, 02-008868, 02-008869, 02-008870, 02-008871, 02-008872, 02-008873, 02-008874, 02-008875, 02-008876, 02-008877, 02-008878, 02-008879, 02-008880, 02-008881, 02-008882, 02-008883, 02-008884, 02-008885, 02-008886, 02-008887, 02-008888, 02-008889, 02-008890, 02-008891, 02-008892, 02-008893, 02-008894, 02-008895, 02-008896, 02-008897, 02-008898, 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