

LOCATION MAP

NOT-TO-SCALE

LEGEND:

D.R. DEED RECORDS OF BRAZORIA COUNTY, TEXAS
O.P.R. OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS

NOTES:

1. THIS EXHIBIT IS ISSUED IN CONJUNCTION WITH A METES AND BOUNDS DESCRIPTION PREPARED UNDER JOB NO. 41381-00 BY PAPE-DAWSON.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.
3. DISTANCES ARE SHOWN IN U.S. SURVEY FEET.

ADJOINER LIST:

- ② 7.56 ACRES
TITAN TRAILS, LLC
DOC. 2013008639, O.P.R.

"This document was prepared under 22TAC138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

PAPE-DAWSON

2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

BRAZORIA COUNTY

154.6 ACRES
EMPTOR ANGLETON, LLC
DOC. 2020013621, O.P.R.

①

N87°10'40"E 1285.90'

P.O.B.

22.1088 ACRES
1269 DAYTON, LLC
DOC. 2022049373, O.P.R.

P.O.C.

S87°10'40"W 502.54'

CALLED 41.8759 ACRES
TEXAS NEW MEXICO
POWER COMPANY
DOC. 2023045431, O.P.R.

26.084 ACRES
(1,136,240 SQ. FT. MORE OR LESS)

①

N02°42'02"W 1436.58'

②

APPROXIMATE LOCATION
OF CITY OF ANGLETON ETJ
APPROXIMATE LOCATION OF
ANGLETON CITY LIMIT LINE

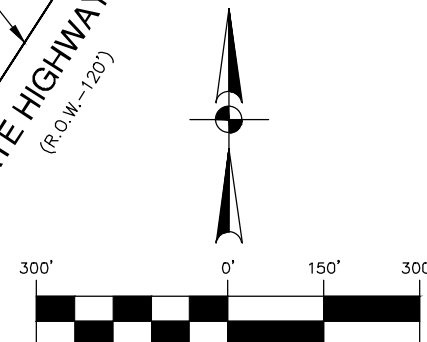
CITY OF
ANGLETON

S87°10'37"W
295.98'

3.76 ACRES
ANGLETON COLUMBUS CLUB
VOL. 896, PG. 715, D.R.

S31°49'49"W 1746.35'

STATE HIGHWAY 35
(R.O.W. - 120')



SCALE: 1" = 300'

ANNEXATION EXHIBIT A

2025

SHEET 1 OF 1
JOB No.: 41381-00

EXHIBIT B

METES AND BOUNDS DESCRIPTION FOR

A 26.084 acre or 1,136,240 square feet, more or less, tract of land, being a portion out of that called 41.8759 acre tract described in a Deed to Texas New Mexico Power Company, recorded in Document 2023045431 of the Official Public Records of Brazoria County, Texas, out of the Theodore S. Lee Survey, Abstract 318. Said 26.084 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

COMMENCING at a point on the northwest right-of-way line of State Highway 35 (R.O.W.-120'), the southeast corner of a called 22.1088 acre tract of land described in Document 2022049373 of the Official Public Records of Brazoria County, Texas, the northeast corner of said 41.8759 acre tract;

THENCE: South 87°10'40" West, departing said northwest right-of-way line of State Highway 35, coincident with the common line of the 41.8759 acre tract and said 22.4088 acre tract, a distance of 502.54 feet to the POINT OF BEGINNING, the northeast corner of this tract;

THENCE: South 31°49'49" West, over and across said 41.8759 acre tract, a distance of 1,746.35 feet to a point on the north line of a called 3.76 acre tract of land described in Volume 896, Page 715 of the Deed Records of Brazoria County, Texas, the southeast corner of this tract;

THENCE: South 87°10'37" West, coincident with the common line of the 41.8759 acre tract and said 3.76 acre tract, a distance of 295.98 feet to a point on the east line of a called 7.56 acre tract of land described in Document 2013008639 of the Official Public Records of Brazoria County, Texas, the southwest corner of this tract;

THENCE: North 02°42'02" West, coincident with the west line of the 41.8759 acre tract, the east lines of said 7.56 acre tract and a called 154.6 acre tract of land described in Document 2020013621 of the Official Public Records of Brazoria County, Texas, a distance of 1436.58 feet to a point, the northwest corner of this tract;

THENCE: North 87°10'40" East, continuing coincident with the common line between the 41.8759 acre tract and said 154.6 acre tract, a distance of 1,285.90 feet to the POINT OF BEGINNING, and containing 26.084 acres (1,136,240 square feet) in Brazoria County, Texas.

August 1, 2025

41381-00

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All bearings and coordinates are based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00. All distances and coordinates shown hereon are surface values represented in U.S. Survey Feet and may be converted to grid by dividing by a surface adjustment factor of 0.99987001.

Note: An exhibit of even date was prepared in conjunction with this property description.

PREPARED BY: Pape-Dawson Engineers, Texas Surveying Firm #10028800
2000 NW Loop 410, San Antonio, Texas, 78213
210-375-9000
DATE: August 1, 2025
JOB NO. 41381-00
DOC. ID. N:\CIVIL\41381-00\Word\41381-00 FN 26.084 ACRE.docx



Brian D Lorentson