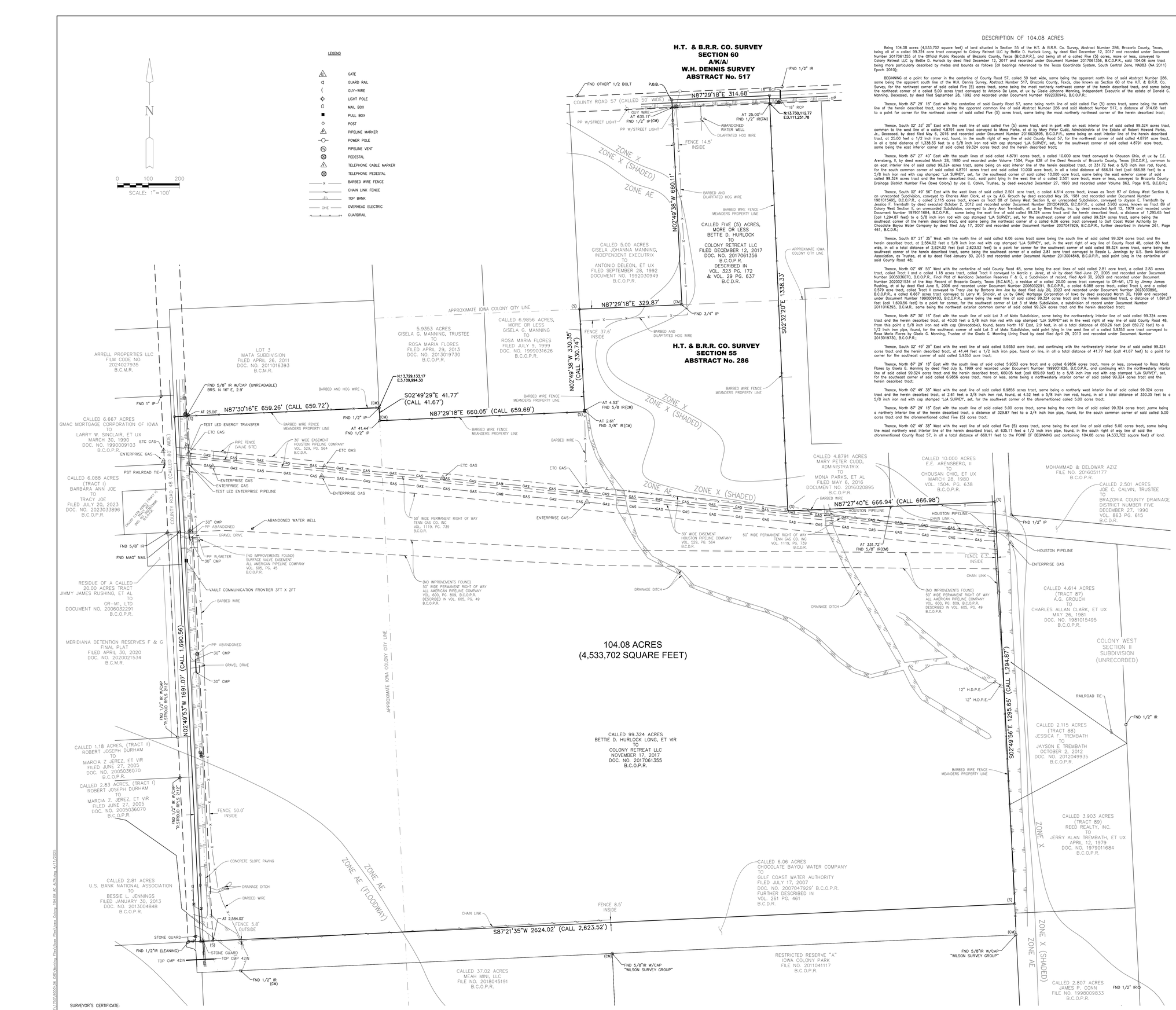


DESCRIPTION OF 104.08 ACRES

Being 104.08 acres (4,533,702 square feet) of land situated in Section 55 of the H.T. & B.R.R. Co. Survey, Abstract Number 286, Brazoria County, Texas, being all of a called 99.324 acre tract conveyed to Colony Retreat LLC by Bettie D. Hurlock Long, by deed filed December 12, 2017 and recorded under Document Number 2017061355 of the Official Public Records of Brazoria County, Texas (B.C.O.P.R.), and being all of a called Five (5) acres, more or less, conveyed to Colony Retreat LLC by Bettie D. Hurlock by deed filed December 12, 2017 and recorded under Document Number 2017061356, B.C.O.P.R., said 104.08 acre tract being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD83 (NA 2011) Epoch 2010);

BEGINNING at a point for corner in the centerline of County Road 57, called 50 feet wide, same being the apparent north line of said Abstract Number 286, same being the apparent south line of the W.H. Dennis Survey, Abstract Number 517, Brazoria County, Texas, also known as Section 60 of the H.T. & B.R.R. Co. Survey, for the northwest corner of said called Five (5) acres tract, same being the most northerly northwest corner of the herein described tract, and same being the northeast corner of a called 5.00 acres tract conveyed to Antonio De Leon, et ux by Gisela Johanna Manning, Independent Executrix of the estate of Donald G. Manning, Deceased, by deed filed September 28, 1992 and recorded under Document Number 1992030949, B.C.O.P.R.;

Thence, North 87° 29' 18" East with the centerline of said County Road 57, same being north line of said called Five (5) acres, same being the north line of the herein described tract, same being the apparent common line of said Abstract Number 286 and said Abstract Number 517, a distance of 314.68 feet to a point for corner for the northeast corner of said called Five (5) acres tract, same being the most northerly northeast corner of the herein described tract;

Thence, South 02° 32' 20" East with the east line of said called Five (5) acres tract, and in part with an east interior line of said called 99.324 acres tract, common to the west line of a called 4.8791 acre tract conveyed to Mona Parks, et al by Mary Peter Cudd, Administratrix of the Estate of Robert Howard Parks, Jr., Deceased, by deed filed May 6, 2016 and recorded under Document Number 2016020895, B.C.O.P.R., same being an east interior line of the herein described tract, at 25.00 feet a 1/2 inch iron rod, found, in the south right of way line of said County Road 57, for the northwest corner of said called 4.8791 acre tract, in all a total distance of 1,338.33 feet to a 5/8 inch iron rod with cap stamped "LJA SURVEY", set, for the southwest corner of said called 4.8791 acre tract, same being the east interior corner of said called 99.324 acres tract and the herein described tract;

Thence, North 87° 27' 40" East with the south lines of said called 4.8791 acres tract, a called 10.000 acre tract conveyed to Chousan Chio, et ux by E.E. Arensberg, II, by deed executed March 28, 1980 and recorded under Volume 1504, Page 638 of the Deed Records of Brazoria County, Texas (B.C.O.R.), common to an east interior line of said called 99.324 acres tract, same being an east interior line of the herein described tract, at 331.72 feet a 5/8 inch iron rod, found, for the south common corner of said called 4.8791 acres tract and said called 10.000 acre tract, in all a total distance of 666.94 feet (call 666.98 feet) to a 5/8 inch iron rod with cap stamped "LJA SURVEY", set, for the southeast corner of said called 10.000 acre tract, same being the east exterior corner of said called 99.324 acres tract and the herein described tract, said point lying in the west line of a called 2.501 acre tract, more or less, conveyed to Brazoria County Drainage District Number Five (Iowa Colony) by Joe C. Calvin, Trustee, by deed executed December 27, 1990 and recorded under Volume 863, Page 615, B.C.D.R.;

Thence, South 02° 49' 56" East with the west lines of said called 2.501 acre tract, a called 4.614 acres tract, known as Tract 87 of Colony West Section II, an unrecorded Subdivision, conveyed to Charles Allan Clark, et ux by A.G. Grouch by deed executed May 26, 1981 and recorded under Document Number 1981015495, B.C.O.P.R., a called 2.115 acres tract, known as Tract 88 of Colony West Section II, an unrecorded Subdivision, conveyed to Jayson E. Trembath by Jessica F. Trembath by deed executed October 2, 2012 and recorded under Document Number 2012049935, B.C.O.P.R., a called 3.903 acres, known as Tract 89 of Colony West Section II, an unrecorded Subdivision, conveyed to Jerry Alan Trembath, et ux by Reed Realty, Inc. by deed executed April 12, 1979 and recorded under Document Number 1979011684, B.C.O.P.R., same being the east line of said called 99.324 acres tract and the herein described tract, a distance of 1,295.65 feet (call 1,294.87 feet) to a 5/8 inch iron rod with cap stamped "LJA SURVEY", set, for the southeast corner of said called 99.324 acres tract, same being the southeast corner of the herein described tract, and same being the northeast corner of a called 6.06 acres tract conveyed to Gulf Coast Water Authority by Chocolate Bayou Water Company by deed filed July 17, 2007 and recorded under Document Number 2007047929, B.C.O.P.R., further described in Volume 261, Page 461, B.C.D.R.;

Thence, South 87° 21' 35" West with the north line of said called 6.06 acres tract same being the south line of said called 99.324 acres tract and the herein described tract, at 2,584.02 feet a 5/8 inch iron rod with cap stamped "LJA SURVEY", set, in the west right of way line of County Road 48, called 80 feet wide, in all a total distance of 2,624.02 feet (call 2,623.52 feet) to a point for corner for the southwest corner of said called 99.324 acres tract, same being the southwest corner of the herein described tract, same being the southeast corner of a called 2.81 acre tract conveyed to Bessie L. Jennings by U.S. Bank National Association, as Trustee, et al by deed filed January 30, 2013 and recorded under Document Number 2013004848, B.C.O.R.P., said point lying in the centerline of said County Road 48;

Thence, North 02° 49' 53" West with the centerline of said County Road 48, same being the east lines of said called 2.81 acre tract, a called 2.83 acres tract, called Tract I and a called 1.18 acres tract, called Tract II conveyed to Marcia z. Jerez, et vir by deed filed June 27, 2005 and recorded under Document Number 2005036070, B.C.O.P.R., Final Plat of Meridiana Detention Reserves F & G, a Subdivision of record, filed April 30, 2020 and recorded under Document Number 2020021534 of the Map Record of Brazoria County, Texas (B.C.M.R.), a residue of a called 20.00 acres tract conveyed to GR-M1, LTD by Jimmy James Rushing, et al by deed filed June 5, 2006 and recorded under Document Number 2006032291, B.C.O.P.R., a called 6.088 acres tract, called Tract I, and a called 0.579 acre tract, called Tract II conveyed to Tracy Joe by Barbara Ann Joe by deed filed July 20, 2023 and recorded under Document Number 2023033896, B.C.O.P.R., a called 6.667 acres tract conveyed to Larry W. Sinclair, et ux by GMAC Mortgage Corporation of Iowa by deed executed March 30, 1990 and recorded under Document Number 1990009103, B.C.O.R.P., same being the west line of said called 99.324 acres tract and the herein described tract, a distance of 1,691.07 feet (call 1,690.56 feet) to a point for corner, for the southwest corner of Lot 3 of Mata Subdivision, a subdivision of record under Document Number 2011016393, B.C.M.R., same being the northwest exterior common corner of said called 99.324 acres tract and the herein described tract;

Thence, North 87° 30' 16" East with the south line of said Lot 3 of Mata Subdivision, same being the northeasterly interior line of said called 99.324 acres tract and the herein described tract, at 40.00 feet a 5/8 inch iron rod with cap stamped "LJA SURVEY"set in the west right of way line of said County Road 48, from this point a 5/8 inch iron rod with cap (Unreadable), found, bears North 16° East, 2.9 feet, in all a total distance of 659.26 feet (call 659.72 feet) to a 1/2 inch iron pipe, found, for the southeast corner of said Lot 3 of Mata Subdivision, said point lying in the west line of a called 5.9353 acre tract conveyed to Rosa Maria Flores by Gisela G. Manning, Trustee of the Gisela G. Manning Living Trust by deed filed April 29, 2013 and recorded under Document Number 2013019730, B.C.O.P.R.;

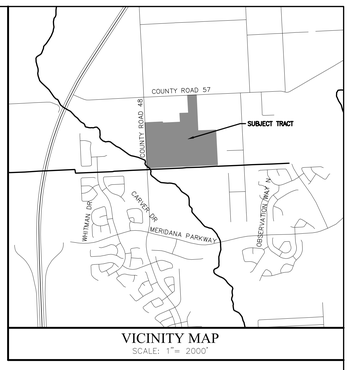
Thence, South 02° 49' 29" East with the west line of said called 5.9353 acre tract, and continuing with the northwesterly interior line of said 99.324 acres tract and the herein described tract, at 41.44 feet a 1/2 inch iron pipe, found on line, in all a total distance of 41.77 feet (call 41.67 feet) to a point for corner for the southeast corner of said called 5.9353 acre tract;

Thence, North 87° 29' 18" East with the south lines of said called 5.9353 acre tract and a called 6.9856 acres tract, more or less, conveyed to Rosa Maria Flores by Gisela G. Manning by deed filed July 9, 1999 and recorded under Document Number 1999031626, B.C.O.P.R., and continuing with the northwesterly interior line of said called 99.324 acres tract and the herein described tract, 660.05 feet (call 659.69 feet) to a 5/8 inch iron rod with cap stamped "LJA SURVEY", set, for the southeast corner of said called 6.9856 acres tract, more or less, same being a northwesterly interior corner of said called 99.324 acres tract and the herein described tract;

Thence, North 02° 49' 38" West with the east line of said called 6.9856 acres tract, same being a northerly west interior line of said called 99.324 acres tract and the herein described tract, at 2.61 feet a 3/8 inch iron rod, found, at 4.52 feet a 5/8 inch iron rod, found, in all a total distance of 330.35 feet to a 5/8 inch iron rod with cap stamped "LJA SURVEY", set, for the southwest corner of the aforementioned called 5.00 acres tract;

Thence, North 87° 29' 18" East with the south line of said called 5.00 acres tract, same being the north line of said called 99.324 acres tract ,same being a northerly interior line of the herein described tract, a distance of 329.87 feet to a 3/4 inch iron pipe, found, for the south common corner of said called 5.00 acres tract and the aforementioned called Five (5) acres tract;

Thence, North 02° 49' 38" West with the west line of said called Five (5) acres tract, same being the east line of said called 5.00 acres tract, same being the most northerly west interior line of the herein described tract, at 635.11 feet a 1/2 inch iron pipe, found, in the south right of way line of said the aforementioned County Road 57, in all a total distance of 660.11 feet to the POINT OF BEGINNING and containing 104.08 acres (4,533,702 square feet) of land.



NOTES

1. ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD 83, 2011 ADJUSTMENT. ALL DISTANCES SHOWN HEREON ARE SURFACE (HORIZONTAL) AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.9998871397. All COORDINATES SHOWN HEREON ARE GRID.
2. THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF TEXAS.
3. THE PROPERTY DESCRIBED HEREON (THE "PROPERTY") IS THE SAME AS THE PROPERTY DESCRIBED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. HOU-2025-00019-1 WITH AN EFFECTIVE DATE OF FEBRUARY 20, 2025 AND ISSUED FEBRUARY 27, 2025 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. SEE SCHEDULE B NOTES BELOW.
4. ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.
5. THE PROPERTY IS LOCATED WITHIN AN AREA HAVING ZONE DESIGNATIONS ZONE AE (FOODWAY), ZONE AE, ZONE X (SHADED), AND ZONE X BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NOS. 48039C0110K, EFFECTIVE DATE OF JUNE 5, 1989 AND REVISED DATE OF DECEMBER 30, 2020, FOR COMMUNITY NOS. 481071, IN BRAZORIA COUNTY, STATE OF TEXAS, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE PROPERTY IS SITUATED.
6. THERE ARE NO ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS LOCATED ON THE PROPERTY, AND NO ENCROACHMENTS ONTO THE PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES, EXCEPT SHOWN HEREON.
7. THE PROPERTY HAS DIRECT ACCESS TO COUNTY ROAD 48, & COUNTY ROAD 57, ALL DEDICATED PUBLIC STREETS OR HIGHWAYS.
8. THERE WAS NO OBSERVED PARKING SPACES ON THE PROPERTY..
9. THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE PROPERTY.
10. CHANGES IN STREET RIGHT OF WAY LINES AFFECTING THE PROPERTY HAVE NOT BEEN PROVIDED TO THE SURVEYOR.
11. THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AFFECTING THE PROPERTY.
12. THERE WAS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
13. THERE WERE NO OBSERVED CEMETERIES, BURIAL GROUNDS, AND/OR GRAVES AFFECTING THE PROPERTY.
14. PORTIONS OF THE 104.08 ACRE TRACT, SHOWN HEREON, ARE WITHIN THE CITY OF IOWA COLONY LIMITS, SUBJECT TO IOWA COLONY ZONING ORDINANCE NO. 2006-15, PASSED NOVEMBER 20, 2006.

THE FOLOWING ITEMS WERE LISTED IN SCHEDULE "B" OF THE ABOVE REFERENCES TITLE COMMITMENT:

ITEM 10 (G.) EASEMENT AND RIGHT OF WAY, GRANTED TO HOUSTON PIPELINE COMPANY BY INSTRUMENT RECORDED IN VOLUME 529, PAGE 564 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS. (AFFECTS SUBJECT TRACT AND IS SHOWN HEREON)

ITEM 10 (H.) TERMS, CONDITIONS AND PROVISIONS OF THAT RIGHT OF WAY AGREEMENT GRANTED TO HOUSTON PIPELINE COMPANY BY INSTRUMENT RECORDED IN VOLUME 1119, PAGE 739 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS. (AFFECTS SUBJECT TRACT AND IS SHOWN HEREON)

ITEM 10 (I.) EASEMENT AND ASSIGNMENT, AS SET FORTH BY INSTRUMENT RECORDED IN VOLUME 1465, PAGE 207 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS. (DOES NOT AFFECT SUBJECT TRACT)

ITEM 10 (J.) EASEMENT AND RIGHT OF WAY, GRANTED TO ALL AMERICAN PIPELINE COMPANY BY INSTRUMENT RECORDED IN VOLUME (88) 600, PAGE 809 AND AMENDED BY VOLUME (88) 605, PAGE 49 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, (AFFECTS SUBJECT TRACT AND IS SHOWN HEREON, NO IMPROVEMENTS FOUND, NO EVIDENCE OF A RELEASE, VACATION OR ABANDONMENT PROVIDED)

ITEM 10 (K.) SURFACE EASEMENT (VALVE), GRANTED TO ALL AMERICAN PIPELINE COMPANY BY INSTRUMENT RECORDED IN VOLUME (88) 605 PAGE 45 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS. (AFFECTS SUBJECT TRACT AND IS SHOWN HEREON, NO IMPROVEMENTS FOUND, NO EVIDENCE OF A RELEASE, VACATION OR ABANDONMENT PROVIDED)

ITEM 10 (L.) TERMS, CONDITIONS AND PROVISIONS OF THAT MEMORANDUM OF GEOPHYSICAL OPTION AGREEMENT, RECORDED UNDER CLERK'S FILE NO. 98-045075 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS. (AFFECTS SUBJECT TRACT AND IS BLANKET IN NATURE)

ITEM 10 (M.) OIL, GAS AND MINERAL LEASE, TOGETHER WITH ALL RIGHTS INCIDENT THERETO, RECORDED IN VOLUME 16, PAGE 255 OF THE LEASE RECORD; VOLUME 220, PAGE 354 AND VOLUME 1338, PAGE 804 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS. (AFFECTS SUBJECT TRACT AND IS BLANKET IN NATURE)

ITEM 10 (N.) OIL, GAS AND MINERAL LEASE, TOGETHER WITH ALL RIGHTS INCIDENT THERETO, RECORDED IN VOLUME 1707, PAGE 506 AND VOLUME 1710, PAGE 535 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS. (AFFECT SUBJECT TRACT AND IS BLANKET IN NATURE)

ITEM 10 (O.) OIL, GAS AND MINERAL LEASE, TOGETHER WITH ALL RIGHTS INCIDENT THERETO, RECORDED IN VOLUME 1712, PAGE 901 AND VOLUME 1712, PAGE 903 , BOTH OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS. (AFFECTS SUBJECT TRACT AND IS BLANKET IN NATURE)

ITEM 10 (P.) OIL, GAS AND MINERAL LEASE, TOGETHER WITH ALL RIGHTS INCIDENT THERETO, RECORDED IN VOLUME (88) 557, PAGE 589 AND VOLUME (88) 557, PAGE 593 , BOTH OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS. (AFFECTS SUBJECT TRACT AND IS BLANKET IN NATURE)

ITEM 10 (Q.) MINERAL AND/OR ROYALTY INTEREST IN AND TO ALL COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS INCIDENT THERETO, RECORDED IN VOLUME 1422, PAGE 842 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS. (AFFECTS SUBJECT TRACT AND IS BLANKET IN NATURE)

SURVEYOR'S CERTIFICATE:

To Colony Retreat LLC, KB Home Lone Star Inc, A Texas Corporation, Aqu Title, LLC as Agent for Fidelity National Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6 (a), 6(b), 7(a), 7(b)(1), 8, 9, 10, 13, 14, 16, 17, 18 and 19 of Table A thereof. The field work was completed in March 2025.

04/11/2025

Date: 04/11/2025

STATE OF TEXAS
REGISTERED
JAMES N. CHILTON
7088
PROFESSIONAL
LAND SURVEYOR

ABBREVIATIONS:

B.C.D.R.	DEED RECORDS OF BRAZORIA COUNTY, TEXAS
B.C.M.R.	MAP RECORDS OF BRAZORIA COUNTY, TEXAS
B.C.O.P.R.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BRAZORIA COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE
DOC.	DOCUMENT

IRONS

(S)	SET 5/8" IRON ROD WITH CAP "LJA SURVEY"
(CM)	CONTROLLING MONUMENT
BRS.	BEARS
I.R.	IRON ROD
I.P.	IRON PIPE

ALTA/NSPS LAND TITLE SURVEY OF 104.08 ACRES

IN THE H.T.&B.R.R. CO. SURVEY SECTION 55, A-286 BRAZORIA COUNTY, TEXAS

APRIL 2025 JOB NO. 1750-9000

LJA SURVEYING, INC.
3600 W Sam Houston Parkway S
Suite 175
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
TBPELS Firm No. 10194382

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