



Title Research/Abstract Services
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City Planning Letter

**City Planning Department
City of Houston
611 Walker Street, 6th Floor
Houston, TX 77002**

**File Number: 2791025-07637
RE: HWY 6 Survey CPL
Issue Date: September 15, 2025**

Texas American Title Company certifies that a diligent search of the real property records of Texas American Title Company's title plant of , Texas has been made, as to the herein described property, and as of 8:00 AM on the 9th day of September, 2025, we find the following:

Legal Description:

Being a tract of land containing 17.5335 acres (763,761 square feet), situated in the H.T. & B. R.R. Co. Survey, Abstract 545, Brazoria County, Texas, being out of Lots 7, 8 and 9 of Emigration Land Company Subdivision, Section 70, as recorded under Volume 2, Page 81 of the Plat Records of Brazoria County, Texas, being part of a tract of land conveyed to The Wise Family Living Trust by deed recorded under County Clerk's File No. 2001000217 of the Official Records of Brazoria County, Texas. Said 17.5335-acre tract being more particularly described by metes and bounds set out in Exhibit attached hereto

Record Title appears to be vested in:

HAMZA INVESTS LEGACY LAND LLC, a Texas limited liability company

By virtue of a Warranty Deed, filed January 31, 2023, recorded under County Clerk's File No. 2023004370.

Deed Restrictions:

Those as set forth by instrument(s) filed for record on the plat of Emigration Land Company Subdivision, Section, recorded under Vol. 2, Pg. 81 of the Plat Records and Deed filed for record under County Clerk's File No. 2023004370, both of Brazoria County, Texas, but omitting any covenant or restrictions based on race, color, religion, sex, handicap, familial status or national origin.

Easements and other encumbrances:

Subject to any portion of the Subject Property lying within or being affected by the Right-of-Way as set out or defined in the following recorded documents:

1. Right-of-Way Easement Deed, filed February 17, 1984, recorded under County Clerk's File No. 5851 (Vol. 1758, Pg. 787).
2. Utility and Drainage Easement, filed January 25, 1985, recorded under County Clerk's File No. 2990 (Vol. 95, Pg. 781).
3. Right-of-Way Deed, filed November 10, 1932, recorded under County Clerk's File No. 9446 (Vol. 238, Pg. 43).
4. Right-of-Way Deed, filed August 21, 1933, recorded under County Clerk's File No. 3741 (Vol. 242, Pg. 577).

Lien Holder(s):

1. Deed of Trust, Assignment of Rents, Security Agreement and Financing Statement, filed January 31, 2023, recorded under County Clerk's File No. 2023004371, executed by HAMZA INVESTS LEGACY LAND LLC, a Texas limited liability company, in the amount of \$1,000,000.00, and made payable therein to ALLEGIANCE BANK, a Texas banking corporation.

No examination has been made as to abstracts of judgments; state or federal tax liens, the status of taxes, tax suits or paving assessments.

This letter is issued for the use of, and shall inure to the benefit of PLATTING. The liability of the Title Company, Texas American Title Company, for mistakes or errors in this letter is hereby limited to the cost of said letter.

This letter is issued with the express understanding, evidenced by the acceptance thereof, that the Title Company does not intend to give or express any opinion as to the validity or effect of the instruments listed, and this letter is neither a guaranty nor a warranty of title.

Liability hereunder is limited to the amount paid for same. This report is furnished solely as an accommodation to the party requesting same and should not be relied upon, as a warranty or representation as to the title to the property described herein, and may not be given to or used by any third party. Texas American Title Company assumes no liability whatsoever for the accuracy of this report or for any omissions or errors with respect hereto. You agree to release, indemnify, and hold harmless Texas American Title Company of any negligence by them (whether sole, joint or otherwise) for any claim, loss, liability or damages arising out of this report.

This report is not title insurance. If a policy of title insurance is purchased, any liability thereunder shall be determined solely by the terms of such policy.

Caution: Texas American Title Company assumes no liability for errors or omissions in this report or for verbal statements. This is a copy of a preliminary report made for use of Texas American Title Company only, to determine whether a title insurance policy can be issued. If a copy is furnished to the parties involved in the transaction, it is to facilitate preparation of the necessary instruments, to point out curative requirements (if any) and to show the results of the company's title search (upon which only the company may rely).

None of the information contained herein, or the absence of other information, constitutes a representation to any party, other than the company, as to the status of title. If a title defect or encumbrance should exist which is not disclosed herein, the company shall not be liable by reason of furnishing the report or for any verbal statements related thereto. The company shall not be liable for any title defect unless a title insurance policy is issued insuring against such defect. The applicable premium paid and the company's liability shall exist only under the terms of its policy (as prescribed by the state board of insurance) and is measured and limited thereby.

Notice: Texas American Title Company disclaims any warranties, expressed or implied, concerning the information. This information is solely for the use of the party requesting it and no one else. Texas American Title Company liability for errors and/or omissions in this information is limited to the amount paid for this report. By accepting this form, the party requesting the information agrees that the disclaimer of warranties and liability limitation contained in this paragraph is a part of its contract with Texas American Title Company and will cover all actions arising by statute, in contract, or in tort.

Texas American Title Company



Kitty Hairrell
Title Examiner

EXHIBIT "A"

Being a tract of land containing 17.5335 acres (763,761 square feet), situated in the H.T. & B. R.R. Co. Survey, Abstract 545, Brazoria County, Texas, being out of Lots 7, 8 and 9 of Emigration Land Company Subdivision, Section 70 as recorded under Volume 2, Page 81 of the Plat Records of Brazoria County, Texas, being part of a tract of land conveyed to The Wise Family Living Trust by deed recorded under County Clerk's File No. 2001000217 of the Official Records of Brazoria County, Texas. Said 17.5335-acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a found 5/8-inch iron rod in the northeast right-of-way line of State Highway 6 (200.00 feet wide) for the southeast corner of Iowa Colony Caliber Collision as recorded in File No. 2019033173 of the Plat Records of Brazoria County and the southwest corner of the said tract herein described;

THENCE North 03° 09' 39" West, a distance of 969.06 feet to a found 5/8-inch iron rod for the northwest corner of the tract herein described;

THENCE North 86° 50' 58" East, a distance of 829.18 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" in the west right-of-way line of Louisiana Road (60.00 feet wide) for the northeast corner of the said tract herein described;

THENCE South 03° 09' 02" East, along the west right-of-way line of said Louisiana Road, a distance of 657.98 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for the most easterly southeast corner of the said tract herein described;

THENCE South 86° 46' 23" West, a distance of 309.53 feet to set 1/2-inch iron rod with cap marked "SURVEY 1" for an interior corner of the said tract herein described;

THENCE South 03° 13' 30" East, a distance of 527.94 feet, to a 4-inch metal post in the northeast right-of-way line of said State Highway 6 for the most southerly southeast corner of the said tract herein described;

THENCE North 70° 28' 52" West, along the northeast right-of-way line of said State Highway 6, a distance of 563.72 feet to the POINT OF BEGINNING and containing 17.5335 acres (763,761 square feet), more or less.