

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**PETITION FOR ANNEXATION  
INTO THE CITY OF IOWA COLONY, TEXAS**

All of the current Owners (herein called "Owners," jointly and severally, whether one or more) of the Annexation Property described herein are:

Shannon Wiesepape Vice President of Land Acquisition Beazer Homes Texas, L.P.

The term "Petitioners" herein means all of the above-named Owners, and their respective heirs, successors, and assigns.

The term "Annexation Property" herein means the following real property, which is also more fully described on Exhibit "A," which is attached hereto and incorporated herein in full:

Approximately 0.735 acres of land

Petitioners hereby request that the City of Iowa Colony, Texas ("the City") annex the Annexation Property into the incorporated city limits of Iowa Colony.

This petition or a copy of it may be recorded in the Official Records of Brazoria County, Texas. This petition shall run with the land and shall be binding on Petitioners and their respective heirs, successors, and assigns. This petition is irrevocable, without the consent of the City of Iowa Colony, which is in no way obligated to give such consent.

[EXECUTION PAGES TO FOLLOW]

Sh Shannon Wiesepe

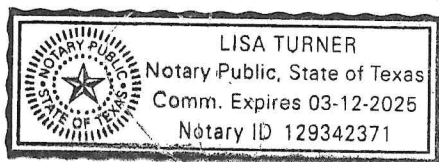
Signature of Petitioner

Printed Name of Petitioner: Shannon Wiesepe

STATE OF TEXAS

COUNTY OF \_\_\_\_\_

This instrument was subscribed, sworn, and acknowledged before me, the undersigned notary public, on this 6th day of March, 2025, by Shannon Wiesepe, as the VP of Land Acquisition on behalf of Beazer Homes Texas.



Signature

Lisa Turner

NOTARY PUBLIC

NOTARY SEAL

## **EXHIBIT “A”**

### **PROPERTY DESCRIPTION**

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**SPECIAL WARRANTY DEED**

STATE OF TEXAS       §  
                                  §       KNOW ALL PERSONS BY THESE PRESENTS:  
COUNTY OF BRAZORIA   §

THAT JEAN MEYERSON ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by BEAZER HOMES TEXAS, L.P., a Delaware limited partnership ("Grantee"), the receipt and sufficiency of which are hereby acknowledged and confessed, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY, unto Grantee that certain approximately 0.5501 acre tract of land, lying and being situated in the County of Brazoria, State of Texas, as more particularly described on Exhibit "A" attached hereto and incorporated herein by reference ("Tract One") and that certain approximately 0.1849 acre tract of land, lying and being situated in the County of Brazoria, State of Texas, as more particularly described on Exhibit "A" attached hereto and incorporated herein by reference ("Tract Two", and collectively with Tract One, the "Land"), together with (a) all right, title and interest of Grantor, reversionary or otherwise, in any alleys, strips or gores of land adjoining the Land, in and to all easements in or upon or benefitting the Land, and all other rights and appurtenances belonging or in anywise appertaining thereto (the "Appurtenances"), (b) all right, title and interest of Grantor in and to any land lying in the bed of any street, road or accessway, opened or proposed, in front of, at the side of or adjoining the Land to the centerline thereof, as well as all claims, counterclaims, defenses or actions, whether at common law or pursuant to any other applicable laws, that Grantor may have against any third parties relating to the existence of any hazardous or materials in, at, on, under or about the Land (the "Property Rights"), and (c) all water, wastewater and storm sewer capacity and reservations serving or available to the Land and all rights, titles and interests of Grantor in and to all agreements and approvals relating to utility service for or development of the Land, including without limitation all reimbursables to which Grantor is entitled, if any, which pertain to and/or are allocable to the Land (the "Utility Rights"). The Land, Appurtenances, Property Rights and Utility Rights are sometimes collectively referred to herein as the "Property".

This deed and conveyance are made and accepted subject to those matters set forth on Exhibit B attached hereto and made a part hereof, to the extent that the same are valid and existing against the Land (the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, together with, all and singular, the rights and appurtenances thereto in anywise belonging, unto Grantee, its successors, legal representatives and assigns, forever; and Grantor does hereby bind herself, her heirs and legal representatives, to WARRANT and FOREVER DEFEND, all and singular, the Property unto Grantee, its successors,

FILED BY  
ALAMO TITLE COMPANY  
(HOUSTON)

Arch 24139412-DD

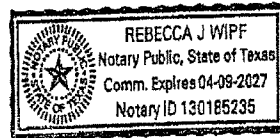
legal representatives and assigns, against every person whomsoever lawfully claiming or to claim the same by, through or under Grantor, subject to the Permitted Exceptions.


EXECUTED effective November 22, 2024.

  
JEAN MEYERSON

THE STATE OF TEXAS   §  
COUNTY OF Harris   §

This instrument was acknowledged before me on the 22 day of November, 2024, by Jean Meyerson.



  
Notary Public in and for the State of Texas  
My Commission Expires: \_\_\_\_\_

Grantee's Mailing Address:

Beazer Homes Texas, L.P.  
13430 Northwest Freeway, Suite 900  
Houston, Texas 77040  
Attn: Shannon Wiesepape

Exhibit A

## Legal Description of the Land

DESCRIPTION OF TWO TRACTS OF LAND SITUATED IN THE W.H. DENNIS SURVEY, ABSTRACT 512, BRAZORIA COUNTY, TEXAS, BEING OUT OF THE SOUTHEASTERLY CORNER OF A CALLED 9.4720 ACRE PORTION OF LOT 461 OF THE EMIGRATION LAND CO. SUBDIVISION, AS PER THE PLAT RECORDED UNDER VOLUME (VOL.) 2, PAGE (PG.) 113 OF THE BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.), AND CONVEYED TO JEAN MEYERSON BY DEED RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER (B.C.C.F. No.) 93-042361; SAID TWO TRACTS OF LAND REFERRED TO AS TRACT 1 AND TRACT 2 BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE 4204, AS DETERMINED BY GPS MEASUREMENTS):

TRACT 1 – 23,963 SQUARE FEET (0.5501 ACRES)

BEGINNING at a "MAG" nail set marking the southeasterly corner of said Lot 461 and the said 9.4720 acre tract, being the southwesterly corner of Lot 468 of said Emigration Land Co. Subdivision and a called 233.54 acre tract described by deed recorded under B.C.C.F. NO. 2023036335, also being the northwesterly corner of Lot 469 of said Emigration Land Co. Subdivision and a called 5.00 acre tract described by deed recorded under B.C.C.F. NO. 2013013921, also being the northeasterly corner of Lot 462 of said Emigration Land Co. Subdivision and the said 233.54 acre tract, and being generally located within County Road 758 (based on a width of 40 feet by the plat of Emigration Land Co. and widened to 50 feet by easement recorded under Vol. 819, Pg. 409-B.C.D.R.), from which a 5/8" iron rod called for and found bears South 02°11' East for a distance of 4.35 feet;

- 1) THENCE, South 87°20'14" West, along the common line of said Lots 461 and 462 being the southerly line of said 9.4720 acre tract and generally with said County Road 758 for a distance of 105.28 feet to a "MAG" nail set for corner, from which a 1/2" iron rod called for and found in the common line of the said 9.4720 acre tract and a called 0.5280 acre tract described by deed recorded under B.C.C.F. NO. 93-042360 bears South 87°20'14" West for a distance of 292.13 feet and North 02°37'35" West for a distance of 28.62 feet;

THENCE, departing the said southerly line and across the said 9.4720 acre tract the following six (6) courses and distances:

- 2) North 02°39'46" West, for a distance of 40.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point for corner in the arc of a non-tangent curve;
- 3) In a northeasterly direction along the arc of a curve to the left having a radius of 25.00 feet, an arc length of 39.38 feet, an angle of 90°14'47", and a chord bearing North 42°12'49" East, for a distance of 35.43 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of tangency;
- 4) North 02°54'34" West, for a distance of 15.68 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of curvature;
- 5) In a northerly direction along the arc of a curve to the right having a radius of 540.00 feet, an arc length of 178.38 feet, an angle of 18°55'37", and a chord bearing North 06°33'15" East, for a

distance of 177.57 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of tangency;

- 6) North  $16^{\circ}01'03''$  East, for a distance of 114.79 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of curvature;
- 7) In a northerly direction along the arc of a curve to the left having a radius of 460.00 feet, an arc length of 54.70 feet, an angle of  $06^{\circ}48'46''$ , and a chord bearing North  $12^{\circ}36'40''$  East, for a distance of 54.66 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner in the common line of the aforementioned Lots 461 and 468, from which a 1/2" iron rod called for and found marking the northerly common corner of said Lots 461 and 468 and the northeasterly corner of the said 9.4720 acre tract bears North  $02^{\circ}45'50''$  West for a distance of 462.45 feet;
- 8) **THENCE**, South  $02^{\circ}45'50''$  East, along the common line of said Lots 461 and 468, passing at a distance of 387.55 feet a 5/8-inch capped iron rod stamped "BL" called for and found in the aforementioned northerly right-of-way line of County Road 758, and continuing for a total distance of 417.55 feet to the **POINT OF BEGINNING** and containing 23,963 square feet (0.5501 acres) of land.

**TRACT 2 – 8,055 SQUARE FEET (0.1849 ACRES)**

**COMMENCING** at a "MAG" nail found marking the southeasterly corner of said Lot 461, the said 9.4720 acre tract and a future 0.5501 acre tract, being the southwesterly corner of Lot 468 of said Emigration Land Co. Subdivision and a called 233.54 acre tract described by deed recorded under B.C.C.F. NO. 2023036335, also being the northwesterly corner of Lot 469 of said Emigration Land Co. Subdivision and a called 5.00 acre tract described by deed recorded under B.C.C.F. NO. 2013013921, also being the northeasterly corner of Lot 462 of said Emigration Land Co. Subdivision and the said 233.54 acre tract, and being generally located within County Road 758 (based on a width of 40 feet by the plat of Emigration Land Co. and widened to 50 feet by easement recorded under Vol. 819, Pg. 409-B.C.D.R.), from which a 5/8" iron rod called for and found bears South  $02^{\circ}11'$  East for a distance of 4.35 feet;

**THENCE**, South  $87^{\circ}20'14''$  West, along the common line of said Lots 461 and 462 being the southerly line of said 9.4720 acre tract and the future 0.5501 acre tract and generally with said County Road 758 for a distance of 105.28 feet to a "MAG" nail set for the southwesterly corner of the future 0.55014 acre tract;

**THENCE**, North  $02^{\circ}39'46''$  West, with the westerly line of said 0.5501 acre tract for a distance of 40.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner in the arc of a non-tangent curve;

**THENCE**, in a northeasterly direction with the westerly line of said 0.5501 acre tract along the arc of a curve to the left having a radius of 25.00 feet, an arc length of 5.14 feet, an angle of  $11^{\circ}47'00''$ , and a chord bearing North  $81^{\circ}26'43''$  East, for a distance of 5.13 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the southwesterly corner and **POINT OF BEGINNING** of the herein described tract;

- 1) **THENCE**, North  $02^{\circ}54'34''$  West, for a distance of 40.18 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of curvature;

- 2) **THENCE**, in a northerly direction along the arc of a curve to the right having a radius of 560.00 feet, an arc length of 184.99 feet, an angle of  $18^{\circ}55'37''$ , and a chord bearing North  $06^{\circ}33'15''$  East, for a distance of 184.15 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of tangency;
- 3) **THENCE**, North  $16^{\circ}01'03''$  East, for a distance of 218.62 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set in the common line of the aforementioned Lots 461 and 468 from which a 1/2" iron rod called for and found marking the northerly common corner of said Lots and the northeasterly corner of the said 9.4720 acre tract bears North  $02^{\circ}45'50''$  West for a distance of 410.41 feet;
- 4) **THENCE**, South  $02^{\circ}45'50''$  East, along the said common line of Lots 461 and 468 for a distance of 52.03 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the northerly corner of the aforementioned future 0.5501 acre tract, from which 5/8-inch capped iron rod stamped "BL" called for and found in the aforementioned northerly right-of-way line of County Road 758 bears South  $02^{\circ}45'50''$  East for a distance of 387.55 feet;

**THENCE**, along the westerly line of the said future 0.5501 acre tract the following five (5) courses and distances:

- 5) In a southerly direction along the arc of a curve to the right having a radius of 460.00 feet, an arc length of 54.70 feet, an angle of  $06^{\circ}48'46''$ , and a chord bearing South  $12^{\circ}36'40''$  West, for a distance of 54.66 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of tangency;
- 6) South  $16^{\circ}01'03''$  West, for a distance of 114.79 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of curvature;
- 7) In a southerly direction along the arc of a curve to the left having a radius of 540.00 feet, an arc length of 178.38 feet, an angle of  $18^{\circ}55'37''$ , and a chord bearing South  $06^{\circ}33'15''$  West, for a distance of 177.57 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of tangency;
- 8) South  $02^{\circ}54'34''$  East, for a distance of 15.68 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of curvature;
- 9) In a southwesterly direction along the arc of a curve to the right having a radius of 25.00 feet, an arc length of 34.24 feet, an angle of  $78^{\circ}27'47''$ , and a chord bearing South  $36^{\circ}19'19''$  West, for a distance of 31.62 feet to the **POINT OF BEGINNING** and containing 8,055 square feet (0.1849 acres) of land.



**Exhibit B**

**Permitted Exceptions**

1. Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument, recorded in Volume 243, Page 196 and Volume 253, Page 60 of the Official Records of Brazoria County, Texas.

## FILED and RECORDED

Instrument Number: 2024051164

Filing and Recording Date: 11/22/2024 03:26:45 PM Pages: 7 Recording Fee: \$45.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Brazoria County, Texas.



A handwritten signature in black ink, appearing to read "Joyce Hudman". The signature is written in a cursive style with a large initial "J".

---

Joyce Hudman, County Clerk  
Brazoria County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

***DO NOT DESTROY - Warning, this document is part of the Official Public Record.***

cclerk-lissete

AFFIDAVIT OF NON-PRODUCTION

STATE OF TEXAS

COUNTY OF BRAZORIA

For good and valuable consideration, the receipt and sufficiency of which are acknowledged, JEAN MEYERSON ("Owner"), the owner of that certain tract of land described on Exhibit "A" attached hereto (the "Property"), on oath swears that, to the current actual knowledge of Owner, the following statements are true and correct:

1. No oil, gas or other mineral drilling or mining operations have been conducted on the surface estate of the Property by any party since the date of Owner's ownership of the Property.
2. Owner has not executed any oil, gas or other mineral leases with respect to the Property.
3. There are no oil, gas or other mineral leases currently in force and affecting the Property, including specifically those certain oil, gas, and mineral leases recorder under File No. 85030690 of the Official Records of Brazoria County, Texas, and Brazoria County Clerk's File No. 2012050249.
4. Owner is not receiving any payments from production or royalties or other payments with respect to any coal, lignite, oil, gas, or other mineral development relating to the Property.
5. Owner understands that Alamo Title Company is relying on this Affidavit to provide an Owner's Policy of Title Insurance to the purchaser of the Property.

[signature page follows]

FILED BY  
ALAMO TITLE COMPANY  
(HOUSTON)

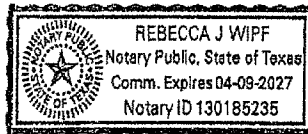
4885-6379-8262v.2


ATCH 24139412-00

EXECUTED effective as of November 22 2024.

  
JEAN MEYERSON

22 SUBSCRIBED AND SWORN TO before me, the undersigned authority, on this the  
day of November, 2024.



  
Notary Public in and for the State of Texas

**Exhibit A**

DESCRIPTION OF TWO TRACTS OF LAND SITUATED IN THE W.H. DENNIS SURVEY, ABSTRACT 512, BRAZORIA COUNTY, TEXAS, BEING OUT OF THE SOUTHEASTERLY CORNER OF A CALLED 9.4720 ACRE PORTION OF LOT 461 OF THE EMIGRATION LAND CO. SUBDIVISION, AS PER THE PLAT RECORDED UNDER VOLUME (VOL.) 2, PAGE (PG.) 113 OF THE BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.), AND CONVEYED TO JEAN MEYERSON BY DEED RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER (B.C.C.F. No.) 93-042361; SAID TWO TRACTS OF LAND REFERRED TO AS TRACT 1 AND TRACT 2 BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE 4204, AS DETERMINED BY GPS MEASUREMENTS):

**TRACT 1 – 23.963 SQUARE FEET (0.5501 ACRES)**

BEGINNING at a "MAG" nail set marking the southeasterly corner of said Lot 461 and the said 9.4720 acre tract, being the southwesterly corner of Lot 468 of said Emigration Land Co. Subdivision and a called 233.54 acre tract described by deed recorded under B.C.C.F. NO. 2023036335, also being the northwesterly corner of Lot 469 of said Emigration Land Co. Subdivision and a called 5.00 acre tract described by deed recorded under B.C.C.F. NO. 2013013921, also being the northeasterly corner of Lot 462 of said Emigration Land Co. Subdivision and the said 233.54 acre tract, and being generally located within County Road 758 (based on a width of 40 feet by the plat of Emigration Land Co. and widened to 50 feet by easement recorded under Vol. 819, Pg. 409-B.C.D.R.), from which a 5/8" iron rod called for and found bears South 02°11' East for a distance of 4.35 feet;

- 1) **THENCE**, South 87°20'14" West, along the common line of said Lots 461 and 462 being the southerly line of said 9.4720 acre tract and generally with said County Road 758 for a distance of 105.28 feet to a "MAG" nail set for corner, from which a 1/2" iron rod called for and found in the common line of the said 9.4720 acre tract and a called 0.5280 acre tract described by deed recorded under B.C.C.F. NO. 93-042360 bears South 87°20'14" West for a distance of 292.13 feet and North 02°37'35" West for a distance of 28.62 feet;

**THENCE**, departing the said southerly line and across the said 9.4720 acre tract the following six (6) courses and distances:

- 2) North 02°39'46" West, for a distance of 40.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point for corner in the arc of a non-tangent curve;
- 3) In a northeasterly direction along the arc of a curve to the left having a radius of 25.00 feet, an arc length of 39.38 feet, an angle of 90°14'47", and a chord bearing North 42°12'49" East, for a distance of 35.43 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of tangency;
- 4) North 02°54'34" West, for a distance of 15.68 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of curvature;
- 5) In a northerly direction along the arc of a curve to the right having a radius of 540.00 feet, an arc length of 178.38 feet, an angle of 18°55'37", and a chord bearing North 06°33'15" East, for a

distance of 177.57 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of tangency;

- 6) North 16°01'03" East, for a distance of 114.79 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of curvature;
- 7) In a northerly direction along the arc of a curve to the left having a radius of 460.00 feet, an arc length of 54.70 feet, an angle of 06°48'46", and a chord bearing North 12°36'40" East, for a distance of 54.66 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner in the common line of the aforementioned Lots 461 and 468, from which a 1/2" iron rod called for and found marking the northerly common corner of said Lots 461 and 468 and the northeasterly corner of the said 9.4720 acre tract bears North 02°45'50" West for a distance of 462.45 feet;
- 8) **THENCE**, South 02°45'50" East, along the common line of said Lots 461 and 468, passing at a distance of 387.55 feet a 5/8-inch capped iron rod stamped "BL" called for and found in the aforementioned northerly right-of-way line of County Road 758, and continuing for a total distance of 417.55 feet to the **POINT OF BEGINNING** and containing 23,963 square feet (0.5501 acres) of land.

**TRACT 2 – 8,055 SQUARE FEET (0.1849 ACRES)**

**COMMENCING** at a "MAG" nail found marking the southeasterly corner of said Lot 461, the said 9.4720 acre tract and a future 0.5501 acre tract, being the southwesterly corner of Lot 468 of said Emigration Land Co. Subdivision and a called 233.54 acre tract described by deed recorded under B.C.C.F. NO. 2023036335, also being the northwesterly corner of Lot 469 of said Emigration Land Co. Subdivision and a called 5.00 acre tract described by deed recorded under B.C.C.F. NO. 2013013921, also being the northeasterly corner of Lot 462 of said Emigration Land Co. Subdivision and the said 233.54 acre tract, and being generally located within County Road 758 (based on a width of 40 feet by the plat of Emigration Land Co. and widened to 50 feet by easement recorded under Vol. 819, Pg. 409-B.C.D.R.), from which a 5/8" iron rod called for and found bears South 02°11' East for a distance of 4.35 feet;

**THENCE**, South 87°20'14" West, along the common line of said Lots 461 and 462 being the southerly line of said 9.4720 acre tract and the future 0.5501 acre tract and generally with said County Road 758 for a distance of 105.28 feet to a "MAG" nail set for the southwesterly corner of the future 0.55014 acre tract;

**THENCE**, North 02°39'46" West, with the westerly line of said 0.5501 acre tract for a distance of 40.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner in the arc of a non-tangent curve;

**THENCE**, in a northeasterly direction with the westerly line of said 0.5501 acre tract along the arc of a curve to the left having a radius of 25.00 feet, an arc length of 5.14 feet, an angle of 11°47'00", and a chord bearing North 81°26'43" East, for a distance of 5.13 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the southwesterly corner and **POINT OF BEGINNING** of the herein described tract;

- 1) **THENCE**, North  $02^{\circ}54'34''$  West, for a distance of 40.18 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of curvature;
- 2) **THENCE**, in a northerly direction along the arc of a curve to the right having a radius of 560.00 feet, an arc length of 184.99 feet, an angle of  $18^{\circ}55'37''$ , and a chord bearing North  $06^{\circ}33'15''$  East, for a distance of 184.15 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of tangency;
- 3) **THENCE**, North  $16^{\circ}01'03''$  East, for a distance of 218.62 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set in the common line of the aforementioned Lots 461 and 468 from which a 1/2" iron rod called for and found marking the northerly common corner of said Lots and the northeasterly corner of the said 9.4720 acre tract bears North  $02^{\circ}45'50''$  West for a distance of 410.41 feet;
- 4) **THENCE**, South  $02^{\circ}45'50''$  East, along the said common line of Lots 461 and 468 for a distance of 52.03 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the northerly corner of the aforementioned future 0.5501 acre tract, from which 5/8-inch capped iron rod stamped "BL" called for and found in the aforementioned northerly right-of-way line of County Road 758 bears South  $02^{\circ}45'50''$  East for a distance of 387.55 feet;

**THENCE**, along the westerly line of the said future 0.5501 acre tract the following five (5) courses and distances:

- 5) In a southerly direction along the arc of a curve to the right having a radius of 460.00 feet, an arc length of 54.70 feet, an angle of  $06^{\circ}48'46''$ , and a chord bearing South  $12^{\circ}36'40''$  West, for a distance of 54.66 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of tangency;
- 6) South  $16^{\circ}01'03''$  West, for a distance of 114.79 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of curvature;
- 7) In a southerly direction along the arc of a curve to the left having a radius of 540.00 feet, an arc length of 178.38 feet, an angle of  $18^{\circ}55'37''$ , and a chord bearing South  $06^{\circ}33'15''$  West, for a distance of 177.57 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of tangency;
- 8) South  $02^{\circ}54'34''$  East, for a distance of 15.68 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of curvature;
- 9) In a southwesterly direction along the arc of a curve to the right having a radius of 25.00 feet, an arc length of 34.24 feet, an angle of  $78^{\circ}27'47''$ , and a chord bearing South  $36^{\circ}19'19''$  West, for a distance of 31.62 feet to the **POINT OF BEGINNING** and containing 8,055 square feet (0.1849 acres) of land.

## FILED and RECORDED

Instrument Number: 2024051163

Filing and Recording Date: 11/22/2024 03:26:45 PM Pages: 6 Recording Fee: \$41.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Brazoria County, Texas.



A handwritten signature in black ink, which appears to read "Joyce Hudman", is written over a horizontal line.

Joyce Hudman, County Clerk  
Brazoria County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

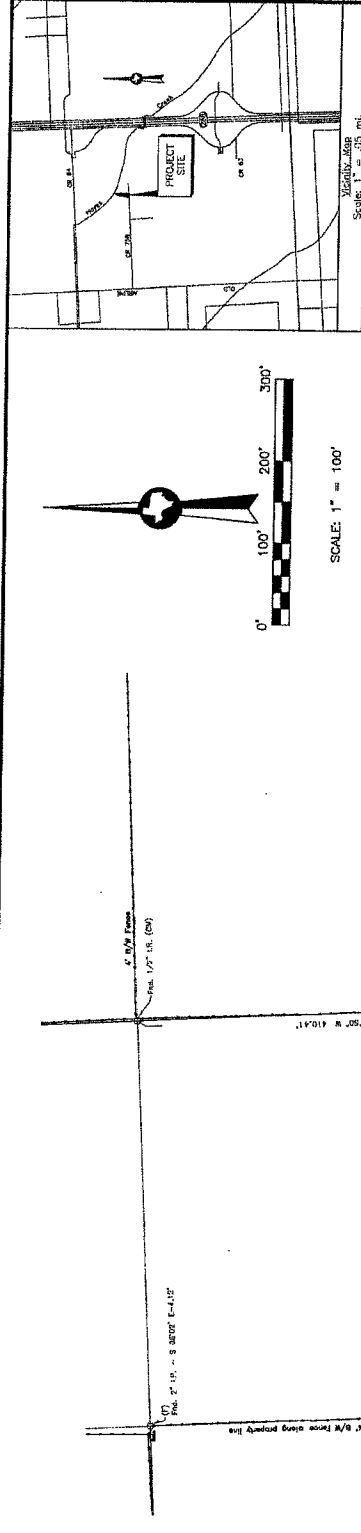
***DO NOT DESTROY - Warning, this document is part of the Official Public Record.***

cclerk-lissete



**LEGEND**

B.C.C.F. No. 1  
 B.C.C.F. No. 2  
 B.C.C.F. No. 3  
 B.C.C.F. No. 4  
 B.C.C.F. No. 5  
 B.C.C.F. No. 6  
 B.C.C.F. No. 7  
 B.C.C.F. No. 8  
 B.C.C.F. No. 9  
 B.C.C.F. No. 10  
 B.C.C.F. No. 11  
 B.C.C.F. No. 12  
 B.C.C.F. No. 13  
 B.C.C.F. No. 14  
 B.C.C.F. No. 15  
 B.C.C.F. No. 16  
 B.C.C.F. No. 17  
 B.C.C.F. No. 18  
 B.C.C.F. No. 19  
 B.C.C.F. No. 20  
 B.C.C.F. No. 21  
 B.C.C.F. No. 22  
 B.C.C.F. No. 23  
 B.C.C.F. No. 24  
 B.C.C.F. No. 25  
 B.C.C.F. No. 26  
 B.C.C.F. No. 27  
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 B.C.C.F. No. 30  
 B.C.C.F. No. 31  
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 B.C.C.F. No. 33  
 B.C.C.F. No. 34  
 B.C.C.F. No. 35  
 B.C.C.F. No. 36  
 B.C.C.F. No. 37  
 B.C.C.F. No. 38  
 B.C.C.F. No. 39  
 B.C.C.F. No. 40  
 B.C.C.F. No. 41  
 B.C.C.F. No. 42  
 B.C.C.F. No. 43  
 B.C.C.F. No. 44  
 B.C.C.F. No. 45  
 B.C.C.F. No. 46  
 B.C.C.F. No. 47  
 B.C.C.F. No. 48  
 B.C.C.F. No. 49  
 B.C.C.F. No. 50  
 B.C.C.F. No. 51  
 B.C.C.F. No. 52  
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 B.C.C.F. No. 56  
 B.C.C.F. No. 57  
 B.C.C.F. No. 58  
 B.C.C.F. No. 59  
 B.C.C.F. No. 60  
 B.C.C.F. No. 61  
 B.C.C.F. No. 62  
 B.C.C.F. No. 63  
 B.C.C.F. No. 64  
 B.C.C.F. No. 65  
 B.C.C.F. No. 66  
 B.C.C.F. No. 67  
 B.C.C.F. No. 68  
 B.C.C.F. No. 69  
 B.C.C.F. No. 70  
 B.C.C.F. No. 71  
 B.C.C.F. No. 72  
 B.C.C.F. No. 73  
 B.C.C.F. No. 74  
 B.C.C.F. No. 75  
 B.C.C.F. No. 76  
 B.C.C.F. No. 77  
 B.C.C.F. No. 78  
 B.C.C.F. No. 79  
 B.C.C.F. No. 80  
 B.C.C.F. No. 81  
 B.C.C.F. No. 82  
 B.C.C.F. No. 83  
 B.C.C.F. No. 84  
 B.C.C.F. No. 85  
 B.C.C.F. No. 86  
 B.C.C.F. No. 87  
 B.C.C.F. No. 88  
 B.C.C.F. No. 89  
 B.C.C.F. No. 90  
 B.C.C.F. No. 91  
 B.C.C.F. No. 92  
 B.C.C.F. No. 93  
 B.C.C.F. No. 94  
 B.C.C.F. No. 95  
 B.C.C.F. No. 96  
 B.C.C.F. No. 97  
 B.C.C.F. No. 98  
 B.C.C.F. No. 99  
 B.C.C.F. No. 100



**NOTES:**

- This survey has been performed in conjunction with the Commission for Title Insurance prepared by A.M.A. The survey was performed on October 23, 2024, and is subject to the terms and conditions of the survey agreement.
- The basis of bearings shown herein is referenced to the Texas Coordinate System of 1983, South Central Zone, as determined by GPS measurements.
- According to Schedule B, Item 10, of the title report referenced above, there are no encumbrances that affect the subject tracts and none are shown on this survey.
- For Additional information about the subject tracts, see Schedule B, Items 10 & 11, through 10 h regarding certain items that might affect the subject tract. This survey does not attempt to show these types of interests.
- This survey does not determine the location of waterfalls, fault lines, toxic waste, cemeteries, landfills, dumps or any other environmental issues, should any exist.
- Edminster, Hinchey, Rums & Associates, Inc. d/b/a EHR, has not been provided with construction plans showing the location of underground utilities, should any exist, which are not shown herein.
- The acreage totals as shown herein are based on the mathematical closure of the survey. The survey was performed on this survey. It does not include the encumbrances that may be present due to the mathematical accuracy of the boundary monumentation.
- Fences shown herein with dimensional lines are shown where they were physically measured. The fence line may not be between measured locations.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 480350120K, dated December 2020, a portion of the subject property shown herein lies within shaded "Zone A" and a portion of the subject property lies within shaded "Zone B" (areas of 0.2% annual chance floodplain, areas of 1% annual chance floodplain for depth less than 1 foot or area less than 1 square mile).
- This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can occur and will be free from flooding or flood damage. The location of the flood zone was determined by elevation, contours, and the actual location, as determined by elevation, contours, may differ. Edminster, Hinchey, Rums & Associates, Inc. d/b/a EHR, assumes no liability as to the accuracy of the location of the flood zone. The flood zone is shown for informational purposes only. For additional information about the Subject Tracts, see the metes and bounds description prepared separately.
- Tract 1 includes a portion of County Road 758 as shown herein.

**EHRA**  
ENGINEERING THE FUTURE  
SINCE 1950

10011 MEADOWGLEN LN  
HOUSTON, TEXAS 77042  
713-784-4500  
WWW.EHRA.TEAM  
TYPE No. F726  
TPELS No. 10092300

LAND TITLE SURVEY OF  
TWO TRACTS OF LAND  
IN THE W.H. DENNIS SURVEY,  
ABSTRACT NO. 512,  
BRAZORIA COUNTY, TEXAS

DATE: November 5, 2024 SCALE: 1" = 100' JOB NO: 221-1022-00  
DWC, NAME: 22102200-FELT-02-3.dwg DRAWING NO: NONE

Revised: November 14, 2024 to add L3

Wm. Edminster, Hinchey, Rums & Associates, Inc. acting by and through Robert L. Boushka, a Texas Registered Professional Land Surveyor, is hereby certifying that this survey was performed in accordance with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition 2 Survey.

*Robert L. Boushka*  
Robert L. Boushka  
Registered Professional Land Surveyor  
Texas Registration No. 4445

LINE	BEARING	DIST.	AREA	AREA
1	N 87°20'12" E	100.00	100.00	100.00
2	N 87°20'12" E	100.00	100.00	100.00
3	N 87°20'12" E	100.00	100.00	100.00
4	N 87°20'12" E	100.00	100.00	100.00
5	N 87°20'12" E	100.00	100.00	100.00
6	N 87°20'12" E	100.00	100.00	100.00
7	N 87°20'12" E	100.00	100.00	100.00
8	N 87°20'12" E	100.00	100.00	100.00
9	N 87°20'12" E	100.00	100.00	100.00
10	N 87°20'12" E	100.00	100.00	100.00
11	N 87°20'12" E	100.00	100.00	100.00
12	N 87°20'12" E	100.00	100.00	100.00
13	N 87°20'12" E	100.00	100.00	100.00
14	N 87°20'12" E	100.00	100.00	100.00
15	N 87°20'12" E	100.00	100.00	100.00
16	N 87°20'12" E	100.00	100.00	100.00
17	N 87°20'12" E	100.00	100.00	100.00
18	N 87°20'12" E	100.00	100.00	100.00
19	N 87°20'12" E	100.00	100.00	100.00
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29	N 87°20'12" E	100.00	100.00	100.00
30	N 87°20'12" E	100.00	100.00	100.00
31	N 87°20'12" E	100.00	100.00	100.00
32	N 87°20'12" E	100.00	100.00	100.00
33	N 87°20'12" E	100.00	100.00	100.00
34	N 87°20'12" E	100.00	100.00	100.00
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36	N 87°20'12" E	100.00	100.00	100.00
37	N 87°20'12" E	100.00	100.00	100.00
38	N 87°20'12" E	100.00	100.00	100.00
39	N 87°20'12" E	100.00	100.00	100.00
40	N 87°20'12" E	100.00	100.00	100.00
41	N 87°20'12" E	100.00	100.00	100.00
42	N 87°20'12" E	100.00	100.00	100.00
43	N 87°20'12" E	100.00	100.00	100.00
44	N 87°20'12" E	100.00	100.00	100.00
45	N 87°20'12" E	100.00	100.00	100.00
46	N 87°20'12" E	100.00	100.00	100.00
47	N 87°20'12" E	100.00	100.00	100.00
48	N 87°20'12" E	100.00	100.00	100.00
49	N 87°20'12" E	100.00	100.00	100.00
50	N 87°20'12" E	100.00	100.00	100.00
51	N 87°20'12" E	100.00	100.00	100.00
52	N 87°20'12" E	100.00	100.00	100.00
53	N 87°20'12" E	100.00	100.00	100.00
54	N 87°20'12" E	100.00	100.00	100.00
55	N 87°20'12" E	100.00	100.00	100.00
56	N 87°20'12" E	100.00	100.00	100.00
57	N 87°20'12" E	100.00	100.00	100.00
58	N 87°20'12" E	100.00	100.00	100.00
59	N 87°20'12" E	100.00	100.00	100.00
60	N 87°20'12" E	100.00	100.00	100.00
61	N 87°20'12" E	100.00	100.00	100.00
62	N 87°20'12" E	100.00	100.00	100.00
63	N 87°20'12" E	100.00	100.00	100.00
64	N 87°20'12" E	100.00	100.00	100.00
65	N 87°20'12" E	100.00	100.00	100.00
66	N 87°20'12" E	100.00	100.00	100.00
67	N 87°20'12" E	100.00	100.00	100.00
68	N 87°20'12" E	100.00	100.00	100.00
69	N 87°20'12" E	100.00	100.00	100.00
70	N 87°20'12" E	100.00	100.00	100.00
71	N 87°20'12" E	100.00	100.00	100.00
72	N 87°20'12" E	100.00	100.00	100.00
73	N 87°20'12" E	100.00	100.00	100.00
74	N 87°20'12" E	100.00	100.00	100.00
75	N 87°20'12" E	100.00	100.00	100.00
76	N 87°20'12" E	100.00	100.00	100.00
77	N 87°20'12" E	100.00	100.00	100.00
78	N 87°20'12" E	100.00	100.00	100.00
79	N 87°20'12" E	100.00	100.00	100.00
80	N 87°20'12" E	100.00	100.00	100.00
81	N 87°20'12" E	100.00	100.00	100.00
82	N 87°20'12" E	100.00	100.00	100.00
83	N 87°20'12" E	100.00	100.00	100.00
84	N 87°20'12" E	100.00	100.00	100.00
85	N 87°20'12" E	100.00	100.00	100.00
86	N 87°20'12" E	100.00	100.00	100.00
87	N 87°20'12" E	100.00	100.00	100.00
88	N 87°20'12" E	100.00	100.00	100.00
89	N 87°20'12" E	100.00	100.00	100.00
90	N 87°20'12" E	100.00	100.00	100.00
91	N 87°20'12" E	100.00	100.00	100.00
92	N 87°20'12" E	100.00	100.00	100.00
93	N 87°20'12" E	100.00	100.00	100.00
94	N 87°20'12" E	100.00	100.00	100.00
95	N 87°20'12" E	100.00	100.00	100.00
96	N 87°20'12" E	100.00	100.00	100.00
97	N 87°20'12" E	100.00	100.00	100.00
98	N 87°20'12" E	100.00	100.00	100.00
99	N 87°20'12" E	100.00	100.00	100.00
100	N 87°20'12" E	100.00	100.00	100.00