

NOTES:

- THE BEARINGS AND GRID COORDINATE SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE. DISTANCES ARE SURFACE. SCALE FACTOR: 0.99986742185. MONUMENTS LABELED "C.M." WERE HELD FOR HORIZONTAL DIRECTIONAL CONTROL.
- THE SURVEYOR HAS NOT ABSTRACTED THIS PROPERTY. THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE ABSTRACTORS CERTIFICATE PREPARED BY TEXAS AMERICAN TITLE COMPANY, FILE NO. 2791026-00254, HAVING AN ISSUE DATE OF JANUARY 15, 2026.
- THE SUBJECT PROPERTY LIES WITHIN ZONE "AE" AS SCALED ON FLOOD INSURANCE RATE MAP NO. 48039C010K, MAP DATED DECEMBER 30, 2020. THIS INFORMATION IS FOR FLOOD INSURANCE PURPOSES ONLY AND WILL NOT IDENTIFY ANY SPECIFIC POSSIBLE FLOODING HAZARDS.
- THE PROPERTY BEING SURVEYED IS SUBJECT TO AN UNLOCATED SOUTH TEXAS WATER COMPANY LEASE RECORDED IN VOLUME 263, PAGE 162 AND VOLUME 300, PAGE 74 IN THE BRAZORIA COUNTY DEED RECORDS.
- THE SUBJECT PROPERTY IS NOT SUBJECT TO THE HOUSTON PIPE LINE COMPANY EASEMENT AS RECORDED IN VOLUME 534, PAGE 10 IN THE BRAZORIA COUNTY DEED RECORDS.
- THE SUBJECT PROPERTY IS NOT SUBJECT TO THE TENNGASCO, INC. RIGHT-OF-WAY AGREEMENT AS RECORDED IN VOLUME 1130, PAGE 932 IN THE BRAZORIA COUNTY DEED RECORDS.
- ANY UNDERGROUND STORM SEWER, SANITARY SEWER AND WATERLINES THAT MAY EXIST WERE NOT LOCATED OR OBSERVED AS PART OF THIS SURVEY.
- THIS PROPERTY IS SUBJECT TO ALL OF THE CODES AND ORDINANCES FOR THE CITY OF IOWA COLONY, TEXAS.
- FENCE LINE DIMENSIONS SHOWN HEREON ARE SHOWN ON THE SIDE OF THE PROPERTY LINE THE FENCES ARE ON.
- AT THE TIME OF THIS SURVEY THE 40' PUBLIC ROAD AS DEDICATED ON THE EMIGRATION LAND COMPANY SUBDIVISION, RECORDED IN VOLUME 2, PAGE 13 OF THE BRAZORIA COUNTY PLAT RECORDS, HAD NOT BEEN CONSTRUCTED. CURRENTLY THE SUBJECT TRACT DOES NOT HAVE PHYSICAL ACCESS.

STATE OF TEXAS §
 COUNTY OF BRAZORIA §

METES AND BOUNDS DESCRIPTION OF A 5.325-acre tract in the H.T. & B.R.R. Co. Survey, Section 56, Abstract No. 515 in the City of Iowa Colony, Brazoria County, Texas. Said 5.325-acre tract is in a 31.65-acre tract of land described in a deed to Iowa Colony Sterling Lakes, Ltd. As recorded in Clerk's File No. 2004060186 in the Brazoria County Clerk's Office and is more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron rod in concrete found in the east right-of-way line of State Highway 288 (right-of-way width varies). Said point is in the west line of a tract of land described in a deed to Saber Real Estates, LLC as recorded in Clerk's File No. 2012024620 in the Brazoria County Clerk's Office and is in a curve to the right;

THENCE, along and with the east line of said State Highway 288, same being the west line of said Saber Real Estate, LLC tract and with said curve to the right, having a radius of 11,249.18 feet, a central angle of 07°01'24", (chord bears North 07°55'21" East, 1,378.04 feet), at an arc distance of 28.91 feet pass the northwest corner of said Saber Real Estate, LLC tract, said point is the southwest corner of a 7.7568-acre tract of land described in a deed to Saber Real Estate, LLC as recorded in Clerk's File No. 2013012878 in the Brazoria County Clerk's Office, for a total arc distance of 1,378.90 feet to the northwest corner of a 15.638-acre tract of land described in a deed to BHA Investments, LLC as recorded in Clerk's File No. 2005069892 in the Brazoria County Clerk's Office same being the southwest corner of the aforementioned 31.65-acre tract. Said point is in the north line of Lot 653 in the Emigration Land Company Subdivision as recorded in Volume 2, Page 113 in the Brazoria County Plat Records;

THENCE, North 87°46'21" East, along and with the south line of said 31.65-acre tract, same being the north line of said 15.638-acre tract and north line of said Lot 653 for a distance of 278.16 feet to a 5/8-inch iron rod set for the POINT OF BEGINNING and southwest corner of the herein described tract. Said point has a Texas State Plane grid coordinate of North 13,727,267.46', East 3,106,089.56'

THENCE, North 02°13'39" West, crossing said 31.65-acre tract for a distance of 164.12 feet to a 5/8-inch iron rod set for the point of curvature of a curve to the left;

THENCE, continuing to cross said 31.65-acre tract and with said curve to the left having a radius of 270.00 feet, a central angle of 26°14'58" (chord bears North 15°21'08" West, 122.62), for an arc distance of 123.70 feet to a 5/8-inch iron rod set for the point of tangency;

THENCE, North 28°28'37" West, continuing to cross said 31.65-acre tract for a distance of 100.00 feet to a 5/8-inch iron rod set for the point of curvature of a curve to the right;

THENCE, continuing to cross said 31.65-acre tract and with said curve to the right having a radius of 330.00 feet, a central angle of 22°55'08" (chord bears North 17°01'03" West, 131.13 feet), for an arc distance of 132.00 feet to a 5/8-inch iron rod set for the northwest corner of the herein described tract;

THENCE, North 87°46'21" East, crossing said 31.65-acre tract and along the north line of the herein described tract for a distance of 691.39 feet to a 5/8-inch iron rod set for the northeast corner of the herein described tract;

THENCE, South 02°42'21" East, continuing to cross said 31.65-acre tract and being 100-feet west of and parallel to the east line of the aforementioned 31.65-acre tract, same being the west line of Reserve "A" of the Final Plat of Meridiana, Section 80-A as recorded in Clerk's File No. 2018056316 in the Brazoria County Clerk's Office for a distance of 350.01 feet to a 5/8-inch iron rod set for the southeast corner of the herein described tract;

THENCE, South 87°46'21" West, continuing to cross said 31.65-acre tract and being 150.00-feet north of and parallel to the south line of said 31.65-acre tract, same being the north line of the aforementioned 15.638-acre tract for a distance of 528.77 feet to a 5/8-inch iron rod set for an interior corner of the herein described tract;

THENCE, South 02°13'39" East, continuing to cross said 31.65-acre tract for a distance of 150.00 feet to a 5/8-inch iron rod set in the south line of said 31.65-acre tract, same being the north line of the aforementioned 15.638-acre tract and the north line of Lot 654 of the aforementioned Emigration Land Company Subdivision;

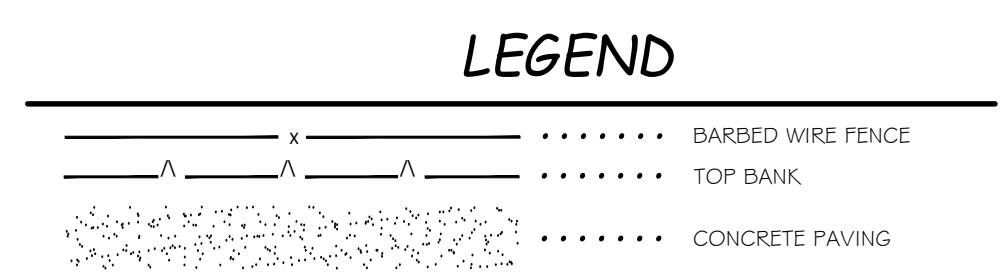
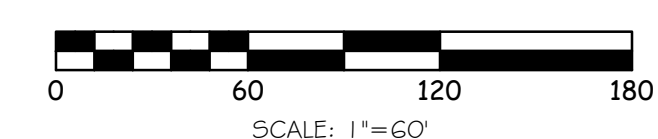
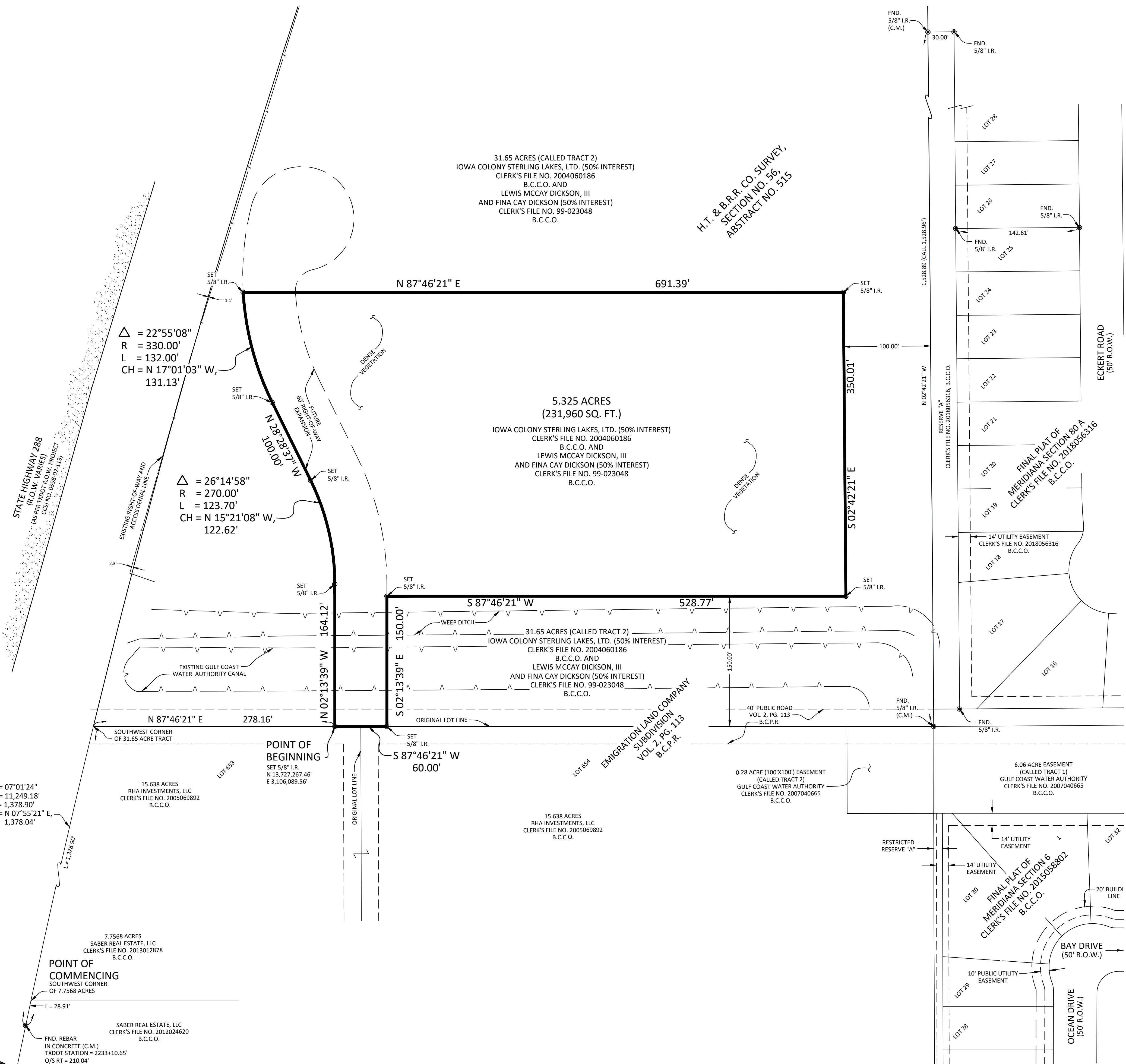
THENCE, South 87°46'21" West, along and with the south line of said 31.65-acre tract, same being the north line of said 15.638-acre tract and north line of said Lot 654 for a distance of 60.00 feet to the POINT OF BEGINNING, containing a computed area of 5.325-acres (231,960 square feet).

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION 2, LAND TITLE SURVEY.



FEBRUARY 24, 2026

Scott R. Sheridan
 REGISTERED PROFESSIONAL LAND SURVEYOR, No. 6171



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BOUNDARY SURVEY OF

A 5.325 ACRE TRACT OF LAND
 IN A 31.65 ACRE TRACT OF LAND
 RECORDED IN CLERK'S FILE NO.
 2004060186 IN THE BRAZORIA COUNTY
 CLERK'S OFFICE IN THE H.T. & B.R.R. CO.
 SURVEY, SECTION NO. 56, ABSTRACT NO.
 515 IN BRAZORIA COUNTY, TEXAS

FEBRUARY 24 2026