

A 7.9876 acres (347,939.64 sq. ft.) tract of land, out of a Restricted Reserve "A" in the Brazos Town Center Section Three, recorded as Plat Number 20060081, Fort Bend County Plat Records, Fort Bend County, Texas and being more particularly described by metes and bounds as follows:

Beginning, at a found 5/8-inch iron rod with cap, being the southeast corner of said Restricted Reserve "A" and the southwest corner of The Reserve at Brazos Town Center Section Five, as recorded as Plat Number 20150107, Fort Bend County Plat Records, in the north right-of-way line of Town Center Boulevard (100-foot right-of-way);

THENCE, North 67°42'35" West, along the north right-of-way line of Town Center Boulevard, a distance of 321.13 feet to a set 5/8-inch iron rod;

THENCE, North 22°20'35" East, across Restricted Reserve "A", a distance of 361.69 feet to a set 5/8-inch iron rod;

THENCE, North 67°39'25" West, a distance of 242.69 feet to a set 5/8-inch iron rod in the east right-of-way line of F.M. 2218,

THENCE, North 22°20'35" East, along the east right-of-way line of F.M. 2218, a distance of 122.80 feet to a set 5/8-inch iron rod at a point of curvature to the right;


THENCE, along said curve to the right, a length of 293.95 feet, having a radius of 1383.00 feet, a central angle of 12°10'41", a chord bearing North 28°28'48" East, a chord distance of 293.40 feet, to a set 5/8-inch iron rod in the south line of a called 3.005 acres tract, as described to NRG Texas Power LLC, as recorded in Fort Bend County Clerk File Number 2007089660;

THENCE, South 68°07'55" East, along said 3.005 acres, a distance of 532.46 feet to a found 5/8-inch iron rod with cap being the northeast corner of said Restricted Reserve "A" and the northwest corner of said The Reserve at Brazos Town Center Section Five;

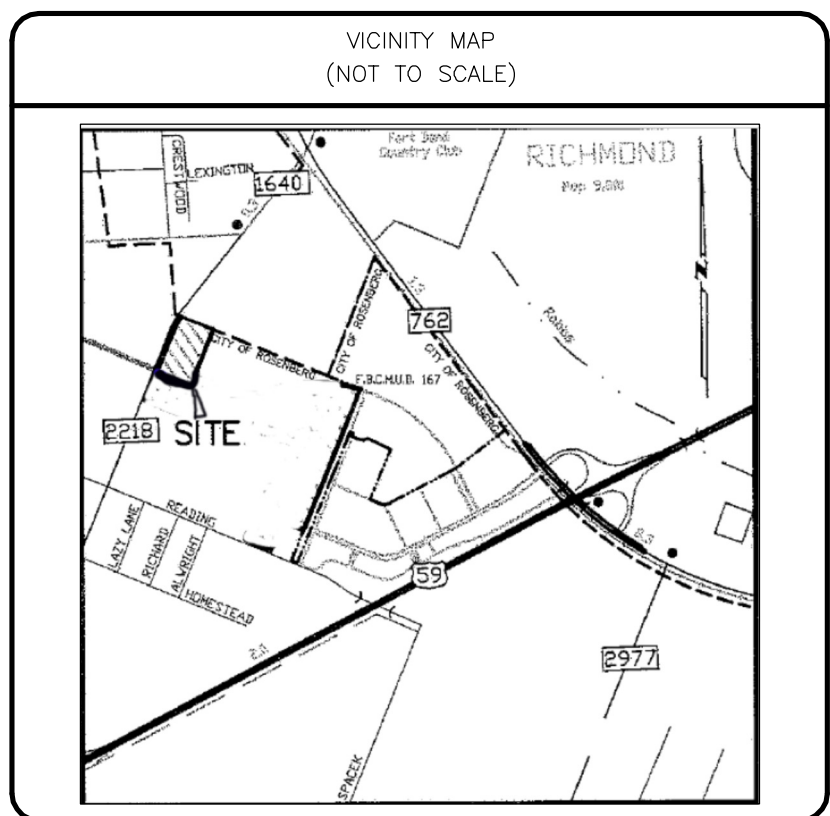
THENCE, South 22°20'35" West, along the common line of said Restricted Reserve "A" and The Reserve at Brazos Town Center Section Five, a distance of 780.33 feet to the **POINT OF BEGINNING** and containing 7.9876 acres of land, more or less.

This metes and bounds description was compiled in conjunction with a survey performed on the same date.

WITNESS my hand and seal this 11th day of March, 2021.

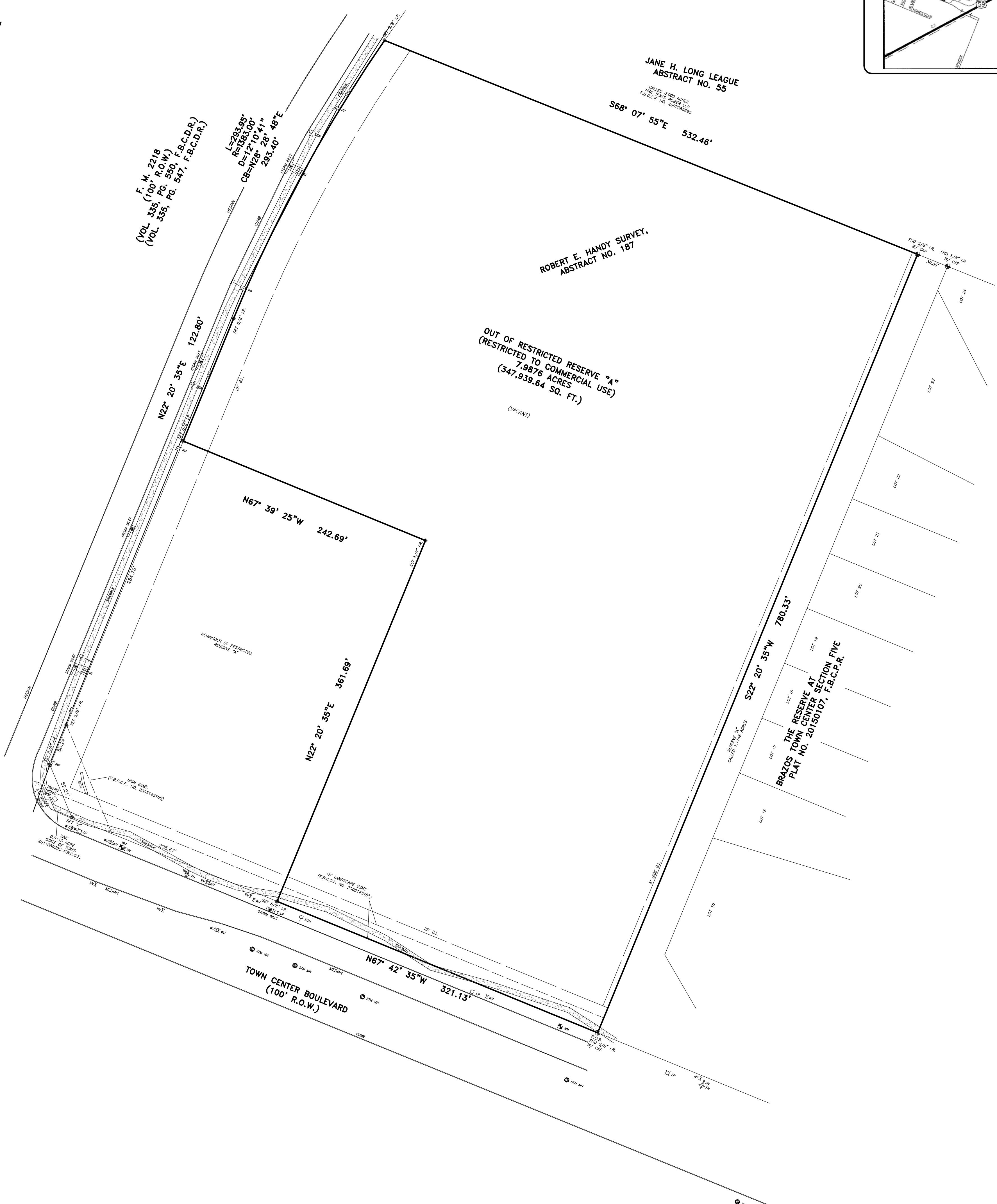

Georg Lardizabal
R.P.L.S. No. 6051
GGC Survey, PLLC
Firm No. 10146000
Tel: 832-729-7256





scale 1"=50'

- LEGEND:**
- U.E. — UTILITY EASEMENT
 - W.E. — WATERLINE EASEMENT
 - R.O.W. — RIGHT OF WAY
 - B.L. — BUILDING LINE
 - P.L. — PROPERTY LINE
 - CM — CONTROLLING MONUMENT
 - FM — FIRE HYDRANT
 - WM — WATER METER
 - EM — ELECTRIC METER
 - GM — GAS METER
 - PP — POWER POLE
 - CP — CABLE PEDESTAL
 - PLM — PIPELINE MARKER
 - TP — TELEPHONE PEDESTAL



- NOTES:**
- BEARINGS BASED ON PLAT.
 - SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN SCHEDULE "B" OF THE TITLE COMMITMENT ISSUED BY OLD REPUBLIC NATIONAL TITLE COMPANY UNDER G.F. NO. 21000499, EFFECTIVE 01/28/21 AS LISTED: PLAT NO. 20060081, F.B.C.P.R., F.B.C.C.F. NOS. 2005059570, 2005145151, 2006062248, 2011053266, 2011053267, 2011053268, 2012000816 & 2012000817.
 - EASEMENT AND BUILDING LINES PER RECORDED PLAT.

THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND THAT NO LICENSE HAS BEEN CREATED, EXPRESS OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.

CERTIFICATION
 I HEREBY CERTIFY TO ROSENBERG TC LAND, LLC, A TEXAS LIMITED LIABILITY COMPANY AND OLD REPUBLIC NATIONAL TITLE COMPANY, THIS PLAT TO BE A TRUE REPRESENTATION OF A FIELD SURVEY PERFORMED UNDER MY SUPERVISION. THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY.

BOUNDARY SURVEY
7.9876 ACRES (347,939.64 SQUARE FEET)
OUT OF RESTRICTED RESERVE "A"
9.9985 ACRES (435,533 SQ. FT.)
BRAZOS TOWN CENTER SECTION THREE,
PLAT NO. 20060081,
FORT BEND COUNTY, TX

F.I.R.M. NO. 48197C - PANEL 0245L
EFFECTIVE DATE 02/02/21 - ZONE 12N
<small>FLOOD INFORMATION PROVIDED HEREON IS BASED ON SHOWING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THIS INFORMATION SHOULD BE USED TO DETERMINE FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.</small>
SURVEYED FOR: PACIFIC EQUITIES INVESTMENTS LLC
ADDRESS: 6 B.F. TERRY BLVD, ROSENBERG, TX 77471
FIELDWORK: 09/09/18 CL
TITLE COMPANY: OLD REPUBLIC NATIONAL TITLE
G.F. NO.: 21000499
G.F. EFFECTIVE DATE: 01/28/21
JOB NO.: 106885

Georg R. Lardizabal
 08/04/21
STATE OF TEXAS
REGISTERED L.S.P.
GEORG R. LARDIZABAL
6051
PROFESSIONAL LAND SURVEYOR

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GEORG R. LARDIZABAL, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6051