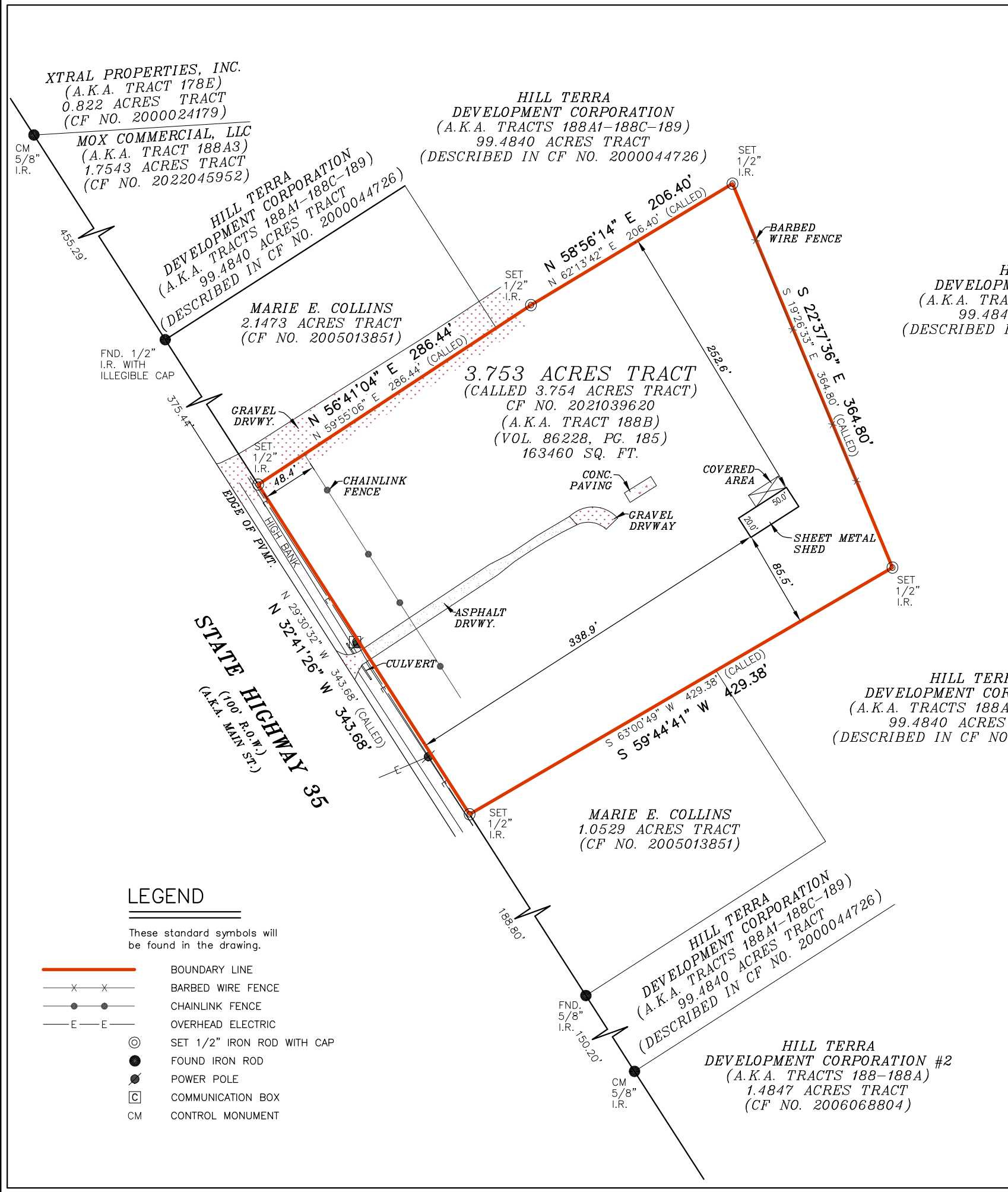




Being a 3.753 acre tract of land located in the H.T. & B. Rail Road Company Survey, A-551, Brazoria County, Texas; said 3.753 acre tract being all of a called 3.754-acre tract, described in Volume 86228, Page 185, of the Official Records of, Brazoria County (O.R.B.C.), Texas; said 3.753 acre tract being more particularly described by metes and bounds as follows (bearings are based on Texas Coordinate System, NAD 83, South Central Zone);

BEGINNING at 1/2-inch iron rod with cap stamped "OSC" set for the south corner of said 3.754-acre tract, and the west corner of a called 1.0529-acre tract (A.K.A. Tract 3), described in a deed to Marie E. Collins, as recorded under File No. 2005013851, being on the northeast right-of-way line of S. Highway 35 (100 feet wide), from which a 5/8-inch iron rod found for the south corner of said 1.0529-acre tract bears S32°41'26"W, 188.80';

THENCE, North 32 degrees 41 minutes 26 seconds West, a distance of 343.68 feet, with the southwest line of said 3.754-acre tract common to the northeast right-of-way line of said S. Highway 35, to a 1/2-inch iron rod with cap stamped "OSC" set for the west corner of said 3.754-acre tract and the south corner of a called 2.147 acre tract (A.K.A. Tract 2), described in a deed to Marie E. Collins, in Clerk's File Number 2005013851 of the O.R.B.C.;

THENCE, North 56 degrees 41 minutes 04 seconds East, a distance of 286.44 feet, with the northwest line of said 3.754-acre tract common with the southeast line of said 2.1473-acre tract and an interior line of a called 99.4840-acre tract, described in a deed to Dixie Sand Pit, L.P., in Clerk's File Number 2000044726 of the O.R.B.C., to a 1/2-inch iron rod with cap stamped "OSC" set;

THENCE, North 58 degrees 56 minutes 14 seconds East, a distance of 206.40 feet, with the common line of said 3.754-acre tract and said 99.4840-acre tract, to a 1/2-inch iron rod with cap stamped "OSC" set for the north corner of said 3.754-acre tract, and an interior corner of said 99.4840-acre tract;

THENCE, South 22 degrees 37 minutes 36 seconds East, a distance of 364.80 feet, continuing with the common line of said 3.754-acre tract and said 99.4840-acre tract, to a 1/2-inch iron rod with cap stamped "OSC" set for the east corner of said 3.754-acre tract, and an interior corner of said 99.4840-acre tract;

THENCE, South 59 degrees 44 minutes 41 seconds West, a distance of 429.38 feet, with the southeast line of said 3.754-acre tract, an interior line of said 99.4840-acre tract and the northwest line of aforesaid 1.0529-acre tract to the **POINT OF BEGINNING** and containing 3.753 acres of land.

FLOOD INFORMATION
 FIRM: 48039C PANEL: 0044 K
 REV. DATE: 12/30/2020
 ZONE: "X"

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS, THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.

SURVEYOR'S NOTE(S):
 THIS SURVEY MEETS THE CURRENT STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATION FOR A CATEGORY 1A, CONDITION II SURVEY.

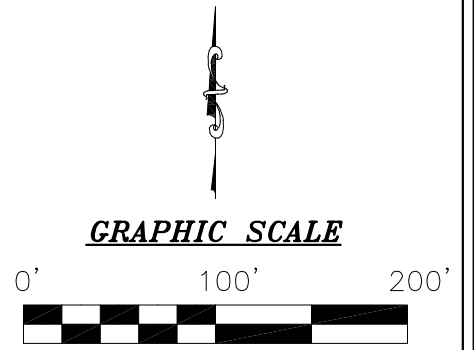
THIS SURVEY IS BASED ON A TITLE COMMITMENT REPORT ISSUED BY STEWART TITLE GUARANTY COMPANY GF NO. 1979837
 ISSUED ON 03/28/23.

THERE EXIST A EASEMENT AS RECORDED IN VOLUME 294, PAGE 637, VOLUME 411, PAGE 544, VOLUME 311, PAGE 185, VOLUME 1416, PAGE 151, DEED RECORDS, BRAZORIA COUNTY, TEXAS.

BASIS OF BEARING, TEXAS COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE.

NO RECORDED BUILDINGS LINES FOUND. FUTURE DEVELOPMENTS SHOULD REFER TO JURISDICTIONAL AGENCIES FOR REQUIREMENTS.

THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ABSTRACTING OR FUTURE DEVELOPMENT STIPULATIONS. FUTURE DEVELOPMENT IS THE RESPONSIBILITY OF ENGINEERS/ARCHITECT. EASEMENTS AND SETBACKS ARE ONLY LIMITED TO WHAT IS DECLARED IN THE TITLE COMMITMENT PRESENTED TO OSC AT THE TIME OF THE SURVEY ORDER.



I, LUTHER J. DALY, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to STEWART TITLE COMPANY and STELLAR BANK that the above map is true and correct according to an actual field survey, made by me or under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no apparent visible encroachments, no apparent visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, as of the date of the field survey.

Description: BEING A 3.753 ACRES OF LAND recorded in Volume 86228, Page 185, of the Map/Deed and Plat Records of BRAZORIA County, Texas. located in the H.T. & B.R.R. COMPANY SURVEY, A-551
 Borrower/Owner: FIT ACQUISITIONS, LLC
 Address: 17827 S. HIGHWAY 35, PEARLAND, TX 77581 GF No. 1979837

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 29, PAGE 9, MAP AND/OR PLAT RECORDS, BRAZORIA COUNTY, TEXAS

PROPERTY PHOTOGRAPH:

Overland Consortium Inc. Surveyors

Tel: 281-940-8869 Fax: 281-207-6476

999 E. BASSE ROAD, SUITE 180 BOX 521, SAN ANTONIO, TEXAS 78212

LAND TITLE SURVEY

JOB NO.:	2304038953	NO.	REVISION	DATE
DATE:	04/10/23			
DRAWN BY:	SU/HM			
APPROVED BY:	LJD			

STATE OF TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR
LUTHER J. DALY
 6150

FIRM REGISTRATION NO. 10190700
LUTHER J. DALY, R.P.L.S.
 Registered Professional Land Surveyor
 Registration No. 6150
 COPYRIGHT ALL RIGHTS RESERVED TO OVERLAND CONSORTIUM INC.