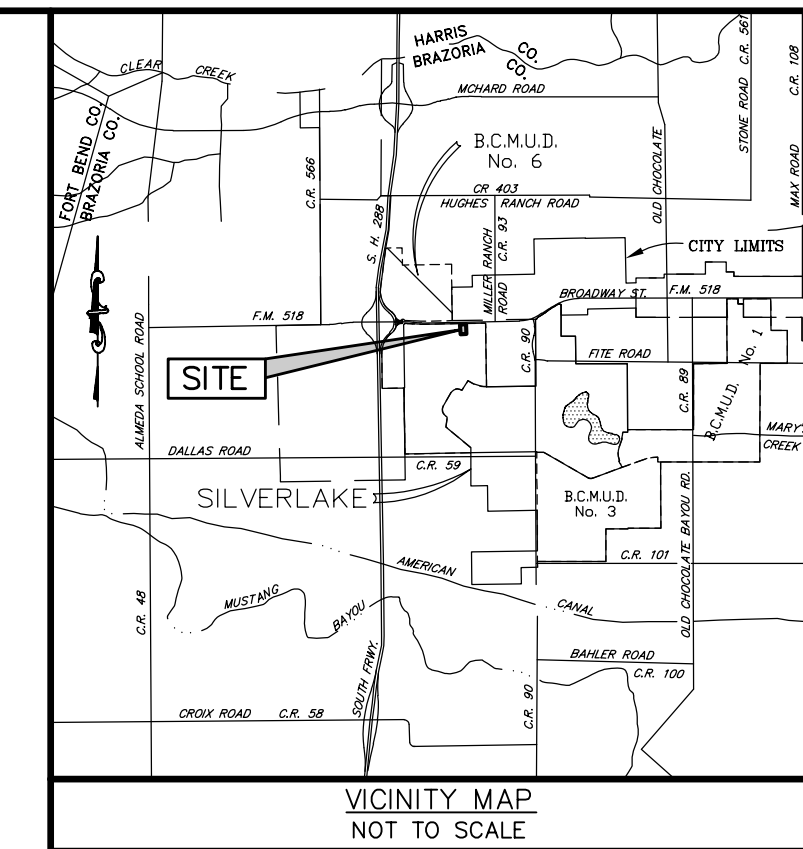


GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

(F.M. 518)
(BROADWAY STREET)
(R.O.W. VARIES)
(VOL. 1420, PG. 6; B.C.D.R.)
(B.C.C.F. NO. 2022041475)
(CASE NO. C165636; B.C.C.R.)



R. B. LYLE SURVEY
ABSTRACT NO. 539

RIVERWAY TITLE			
GF NO. 251110-AW		EFFECTIVE: NOVEMBER 20, 2025 ISSUED: DECEMBER 3, 2025	
SCHEDULE 'B' ITEM NO.	RECORDING INFORMATION	DESCRIPTION	ENCUMBRANCE
1.	VOL. 23, PG. 111; B.C.P.R. B.C.C.F. NO. 1995002608 B.C.C.F. NO. 1995004518 B.C.C.F. NO. 1998023584 B.C.C.F. NO. 2001020800 B.C.C.F. NO. 2003002430 B.C.C.F. NO. 2007066835 B.C.C.F. NO. 2007064778 B.C.C.F. NO. 1995002608	RESTRICTIVE COVENANTS	RESTRICTIONS (AFFECTS TRACT NOT PLOTTABLE)
10 h.	VOL. 23, PG. 111; B.C.P.R.	BUILDING LINES AND EASEMENTS AS SET FORTH ON RECORDED PLAT	AS SHOWN
10 i.	B.C.C.F. NO. 1997009319	UTILITY EASEMENT GRANTED TO BRAZORIA COUNTY M.U.D. NO. 6	AS SHOWN (LOCATED WITHIN R.O.W. OF F.M. 518)
10 j.	B.C.C.F. NO. 1998023588	25' ACCESS EASEMENT AND 35' LANDSCAPE EASEMENT	AS SHOWN (ACCESS EASEMENT LOCATED SOUTH OF SITE AND LANDSCAPE EASEMENT LOCATED EAST OF SITE)
10 k.	B.C.C.F. NO. 1998044504	AGREEMENT FOR UNGROUND ELECTRICAL SERVICE	DOES NOT AFFECT (AFFECTS RESERVE "C" OF SILVERLAKE COMMERCIAL PARK PHASE II)
10 l.	B.C.C.F. NO. 2001020802	RECIPROCAL EASEMENT AND ACCESS AGREEMENT	"TRACT 2" AFFECTS TRACT (NOT PLOTTABLE)

COUNTY ROAD 94
(100' R.O.W.)
(VOL. 19, PG. 707; B.C.P.R.)

PARKING TABLE	
REGULAR:	35
HANDICAP:	2
(SEE NOTE 11)	

TRACT 1 INFORMATION

1.2115 ACRES
(52,772 SQ. FT.)

OUT OF
WELLS FARGO PEARLAND
(VOL. 23, PG. 111-112; B.C.P.R.)

WELLS FARGO BANK TEXAS, NATIONAL ASSOCIATION
REMAINDER OF 1.8108 ACRES
(B.C.C.F. NO. 2001020798)

LINE	BEARING	DISTANCE	RECORDING INFO.
L1	S 41°28'02" W	21.21'	
CALLED	S 41°28'14" W	20.68'	CASE NO. C165636; B.C.C.R.
CALLED	S 41°28'04" W	21.21'	VOL. 23, PG. 111-112; B.C.P.R.
L2	S 03°32'01" E	39.92'	
CALLED	S 03°31'59" E	40.09'	CASE NO. C165636; B.C.C.R.
L3	N 86°28'15" E	20.13'	
CALLED	N 86°28'01" E	20.25'	CASE NO. C165636; B.C.C.R.
L4	N 41°22'38" E	35.09'	
CALLED	N 41°22'24" E	35.09'	CASE NO. C165636; B.C.C.R.
L5	N 86°29'46" E	155.09'	
CALLED	N 86°29'32" E	155.09'	CASE NO. C165636; B.C.C.R.
L6	N 03°32'01" E	30.14'	
CALLED	N 03°31'49" W	29.84'	CASE NO. C165636; B.C.C.R.

- NOTES:
- 1.) BEARINGS SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83) USING NGS CONTINUOUSLY OPERATING REFERENCE STATIONS.
 - 2.) THE SURVEYOR HAS NOT ABSTRACTED THIS PROPERTY. DEED INFORMATION SHOWN HEREON WAS RESEARCHED AND PROVIDED BY RIVERWAY TITLE.
 - 3.) THE CERTIFICATE SHOWN HEREON IS VALID ONLY IF THIS DOCUMENT CONTAINS AN ORIGINAL STAMPED OR IMPRESSION SEAL AND SIGNATURE OF THE SURVEYOR. SAID CERTIFICATION SHALL NOT APPLY TO ANY COPIES OR ALTERED ORIGINALS.
 - 4.) THIS SURVEY WAS PERFORMED IN CONNECTION WITH THE "COMMITMENT FOR TITLE INSURANCE" ISSUED BY RIVERWAY TITLE ON DECEMBER 3, 2025, EFFECTIVELY DATED NOVEMBER 20, 2025, G.F. NO. 25111-AW, AND IS RELIED UPON FOR PURPOSES THEREOF.
 - 5.) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48039-C-0020 K EFFECTIVELY DATED DECEMBER 30, 2020, THIS PROPERTY LIES IN ZONE "X", AN AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.
 - 6.) THIS TRACT OF LAND WAS SURVEYED IN THE FIELD ON NOVEMBER 12, 2025. ANY CHANGES MADE AFTER THIS DATE ARE NOT SHOWN HEREON.
 - 7.) A METES-AND-BOUNDS DESCRIPTION WAS COMPILED IN CONJUNCTION WITH THIS SURVEY.
 - 8.) ALL RODS SET ARE 5/8" IRON RODS WITH CAPS STAMPED: "MCKIM & CREED".
 - 9.) UNDERGROUND UTILITIES ARE NOT SHOWN HEREON. FOR THE LOCATION OF ANY UTILITIES THAT MAY EXIST, PLEASE CALL THE "TEXAS ONE CALL" LOCATING SERVICE.
 - 10.) AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK AND/OR BUILDING CONSTRUCTION ON THE SUBJECT TRACT, EXCEPT AS SHOWN HEREON.
 - 11.) SEVEN PARKING SPACES LOCATED ALONG THE EAST LINE OF SUBJECT TRACT LIE PARTIALLY ON EAST ADJOINING PROPERTY. THESE PARKING SPACES WERE INCLUDED IN THE PARKING COUNT SHOWN HEREON.

To: Emerge! Properties, LLC, a Texas limited liability company;
Wells Fargo Bank Texas, National Association;
Old Republic National Title Insurance Company; and
Riverway Title:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys", jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 7, 8, 9, 13, 14, 16 & 19 of Table A thereof. The field work was completed on November 12, 2025.



Chris Kelly
Robert Chris Kelly
Registered Professional Land Surveyor
State of Texas No. 6833

MCKIM & CREED
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TBEELS Firm Registration No. 10217600

ALTA/NSPS LAND TITLE SURVEY

OF
A 1.2115 ACRE (52,772 SQ. FT.) TRACT OF LAND
OUT OF
WELLS FARGO PEARLAND
(VOL. 23, PG. 111-112; B.C.P.R.)
IN THE R.B. LYLE SURVEY,
ABSTRACT NO. 539,
BRAZORIA COUNTY, TEXAS

CREW: RL	DRAWN BY: RCA	CALC. BY: CK	CK BY: CK
DATE: 12/19/25	SCALE: 1"=30'	KEY MAP: 613 N	JOB NO.: 10736-0001

- LEGEND**
- A/C - AIR CONDITIONING UNIT
 - B.C.C.F. - BRAZORIA COUNTY CLERK'S FILE
 - B.C.D.R. - BRAZORIA COUNTY COURT RECORDS
 - B.C.P.R. - BRAZORIA COUNTY PLAT RECORDS
 - BH - BUILDING HEIGHT
 - CM - CREPE MYRTLE
 - CONC - CONCRETE
 - FND - FOUND
 - IR - IRON ROD
 - IP - IRON PIPE
 - OP - OVERHEAD POWER
 - P.O.B. - POINT-OF-BEGINNING
 - P.O.C. - POINT-OF-COMMENCEMENT
 - RC - REINFORCED CONCRETE PIPE
 - RCP - ROOF DRAIN
 - R.D.W. - RIGHT OF WAY
 - S.E.T. - SAFETY END TREATMENT
 - SQ.FT. - SQUARE FEET
 - UCM - UNDERGROUND CABLE MARKER
 - VERT - VERTICAL
 - W - WITH
 - WCR - WHEELCHAIR RAMP
 - (NFV) - NOT FIELD VERIFIED
 - (NTS) - NOT TO SCALE

- SYMBOL LEGEND**
- - BOLLARD
 - ⊕ - ELECTRIC BOX
 - ⊕ - FIRE HYDRANT
 - ⊕ - FLOODLIGHT
 - ⊕ - GRATE INLET
 - ⊕ - IRRIGATION CONTROL VALVE
 - ⊕ - JUNCTION BOX
 - ⊕ - LIGHT STANDARD
 - ⊕ - MAILBOX
 - ⊕ - MANHOLE
 - ⊕ - PRESSURE RELEASE VALVE
 - ⊕ - SIGN
 - ⊕ - TRAFFIC SIGNAL PULL BOX
 - ⊕ - WATER METER
 - ⊕ - WATER VALVE

December 19, 2025

***1.2115 acres of land in the R.B. Lyle Survey, Abstract No. 539,
Brazoria County, Texas***

A FIELD NOTE DESCRIPTION of a 1.2115 acre (52,772 square feet) tract of land in the R.B. Lyle Survey, Abstract No. 539, Brazoria County, Texas; said 1.2115 acre tract being out of the remainder of Block 1, Wells Fargo Pearland, according to the map or plat recorded in Volume 23, Pages 111-112 of the Brazoria County Plat Records, and also being out of the remainder of a 1.8108 acre tract of land conveyed to Wells Fargo Bank Texas, National Association, as recorded in Brazoria County Clerk's File No. 2001020798; said tract being more particularly described by metes-and-bounds as follows with the bearings being based on Texas State Plane Coordinate System, South Central Zone (NAD83) per GPS Observations using National Geodetic Survey Continuously Operating Reference Stations:

COMMENCING FOR REFERENCE at a 1-inch iron pipe with cap stamped "Cotton" found at the northeast end of a cutback corner at the intersection of the old south right-of-way line of F.M. 518 (Broadway Street) (120 feet wide), as recorded in Volume 1420, Page 6 of the Brazoria County Deed Records with the east right-of-way line of County Road 94 (100 feet wide), according to the map or plat recorded in Volume 19, Page 707 of the Brazoria County Plat Records for a northwest corner of said Wells Fargo Pearland, for a northwest corner of said 1.8108 acre tract and for a northwest corner of a 0.1533 acre tract of land (Parcel 109) conveyed to the State of Texas, as recorded in Case No. CI65636 of the Brazoria County Court Records;

THENCE, South 41° 28' 02" West - 21.21 feet (called South 41° 28' 14" West - 20.68 feet per Case No. CI65636 of the Brazoria County Court Records) (called South 41° 28' 04" West - 21.21 feet per Volume 23, Pages 111-112 of the Brazoria County Plat Records) with said cutback corner to a cut "x" in concrete found at the southwest end of said cutback corner for a northwest corner of said Wells Fargo Pearland, for a northwest corner of said 1.8108 acre tract and for a northwest corner of said 0.1533 acre tract;

THENCE, South 03° 32' 01" East - 39.92 feet (called South 03° 31' 59" East - 40.09 feet per Case No. CI65636 of the Brazoria County Court Records) with the east right-of-way line of said County Road 94, with the west line of said Wells Fargo Pearland, with the west line of said 1.8108 acre tract and with the west line of said 0.1533 acre tract to a point at the intersection of the existing south right-of-way line of said F.M. 518 (Broadway Street) (width varies), as recorded in Case No. CI65636 of the Brazoria County Court Records with the east right-of-way line of said County Road 94 for the southwest corner of said 0.1533 acre tract and for the northwest corner and POINT OF BEGINNING of this tract; from which a TXDOT disk found bears South 70° 08' 49" West - 0.50 feet;

THENCE, North 86° 28' 15" East - 20.13 feet (called North 86° 28' 01" East - 20.25 feet per Case No. CI65636 of the Brazoria County Court Records) with the existing south right-of-way line of said F.M. 518 being a south line of said 0.1533 acre tract to a TXDOT disk found for an angle point of this tract;

THENCE, North 41° 22' 38" East - 35.09 feet (called North 41° 22' 24" East - 35.09 feet per Case No. CI65636 of the Brazoria County Court Records) with the existing south right-of-way line of said F.M. 518 being a south line of said 0.1533 acre tract to a TXDOT disk found for an angle point of this tract;

THENCE, North 86° 29' 46" East - 155.09 feet (called North 86° 29' 32" East - 155.09 feet per Case No. CI65636 of the Brazoria County Court Records) with the existing south right-of-way line of said F.M. 518 being a south line of said 0.1533 acre tract to a cut "x" in concrete found in the east line of said Wells Fargo Pearland, in the east line of said 1.8108 acre tract and in the west line of a 1.0015 acre tract of land conveyed to Emerge Properties, LLC, as recorded in Brazoria County Clerk's File No. 2021081327 for the southeast corner of said 0.1533 acre tract and for the northeast corner of this tract; from which a TXDOT disk found bears North 86° 29' 46" East – 220.00 feet; also from which a 5/8-inch iron rod with cap stamped "Petty Assoc RPLS 4955" found for the northeast corner of said Wells Fargo Pearland, for the northeast corner of said 1.8108 acre tract, for the northeast corner of said 0.1533 acre tract and for the northwest corner of said 1.0015 acre tract bears North 03° 32' 01" West – 30.14 feet (called North 03° 31' 49" West – 29.84 feet per Case No. CI65636 of the Brazoria County Court Records);

THENCE, South 03° 32' 01" East - 267.86 feet with the east line of said Wells Fargo Pearland, with the east line of said 1.8108 acre tract, with the west line of said 1.0015 acre tract and with the west line of a 1.0422 acre tract of land conveyed to East Sunshine LLC, as recorded in Brazoria County Clerk's File No. 2019040090 to a 5/8-inch iron rod with cap stamped "McKim & Creed" set for an interior corner of said 1.0422 acre tract and for the southeast corner of this tract; from which a cut "x" found for the southeast corner of said Wells Fargo Pearland and for the southeast corner of said 1.8108 acre tract bears South 03° 32' 01" East – 96.97 feet;

THENCE, South 86° 27' 59" West - 200.00 feet with a north line of said 1.0422 acre tract and with the north line of a 0.3962 acre tract of land conveyed to Silverlake Center, LTD., as recorded in Brazoria County Clerk's File No. 2004066407 to a 5/8-inch iron rod with cap stamped "McKim & Creed" set in the east right-of-way line of said County Road 94, in the west line of said Wells Fargo Pearland and in the west line of said 1.8108 acre tract for the northwest corner of said 0.3962 acre tract and for the southwest corner of this tract; from which a cut "v" in concrete found for the southwest corner of said Wells Fargo Pearland, for the southwest corner of said 1.8108 acre tract, for the southwest corner of said 0.3962 acre tract and for a northwest corner of Reserve "D", Silverlake Commercial Park Phase II, according to the map or plat recorded in Volume 20, Pages 99-100 of the Brazoria County Plat Records bears South 03° 32' 01" East – 96.97 feet;

THENCE, North 03° 32' 01" West - 243.09 feet with the east right-of-way line of said County Road 94, with the west line of said Wells Fargo Pearland and with the west line of said 1.8108 acre tract to the POINT OF BEGINNING and containing 1.2115 acres (52,772 square feet) of land.

Note: This metes-and-bounds description was compiled in conjunction with a survey performed on even date.

COMPILED BY:
MCKIM & CREED
Engineers, Surveyors, Planners
Stafford, Texas
Firm Registration No. 10177600
Job No. 10736-0001
Y:\legals\10736-0001_1.2115 acre tract.docx



Chris Kelly
Robert Chris Kelly
Registered Professional Land Surveyor
State of Texas No. 6833