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BEGINNING at a 1-3/8" iron rod found on the northwesterly right-of-way line of Taylor Lane, (60.00 foot right-of-way per Document No. 2024052808 of the Official Public Records of Brazoria County, Texas), for the east corner of that certain called 1.999 acre tract of land as conveyed to Michael Paul Higginbotham by instrument recorded in Document No. 2021054390 of the Official Public Records of Brazoria County, Texas, same being the south corner of that certain boundary line agreement as designed in and described by instrument recorded in Document No. 1999044598 of the Official Public Records of Brazoria County, Texas, same being the south corner and the POINT OF BEGINNING of the herein described tract;

Thence, N 51°16'24" E, along the common line of said 1.999 Acre Tract and said boundary line agreement, a distance of 5.44 feet to a point for a corner of said 1.999 Acre Tract and said boundary line agreement, same being a corner of the herein described tract;

Thence, N 38°43'36" W, along the common line of said 1.999 Acre Tract and said boundary line agreement, a distance of 90.60 feet to a point for a corner of said 1.999 Acre Tract and said boundary line agreement, same being a corner of the herein described tract;

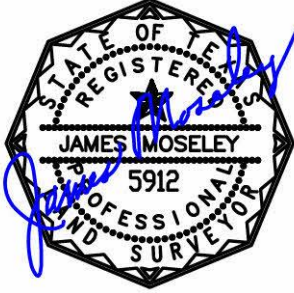
Thence, N 51°16'24" E, along the common line of said 1.999 Acre Tract and said boundary line agreement, a distance of 5.44 feet to a point for a corner of said 1.999 Acre Tract and said boundary line agreement, same being a corner of the herein described tract;

Thence, N 31°52'53" W, along the common line of said 1.999 Acre Tract and said boundary line agreement, a distance of 460.18 feet to a point on the approximate centerline of Clear Creek, for the north corner of said 1.999 Acre Tract and said boundary line agreement, same being the west corner of the herein described tract;

Thence, N 41°22'00" E, along the approximate centerline of Clear Creek, a distance of 85.74 feet to a point for the west corner of Final Plat of Winding Creek Estates, a subdivision in Brazoria County, Texas, according to the map or plat thereof recorded in Volume 21, Pages 195-196, of the Map Records of Brazoria County, Texas, same being the north corner of the herein described tract:

Thence, S 38°30'51" E, along the common line of said Final Plat of Winding Creek Estates, pass at a distance of 699.15 feet a ½" iron rod found for reference on the north line of a 5.00 foot strip of land dedicated for right-of-way purposes as designated on said Final Plat of Winding Creek Estates, and continuing for a total distance of 704.24 feet to a point on the northwesterly right-of-way line of Taylor Lane, on the arc of a curve to the right, for the south corner of said Final Plat of Winding Creek Estates, same being the east corner of the herein described tract, from which a 1-3/8" iron rod found for reference bears, S 29°13'01" E, a distance of 3.19 feet;

Thence, Southwesterly, along the northwesterly right-of-way line of Taylor Lane, with the arc of said curve to the right, having an included angle of 21°00'00", a radius of 451.89 feet, a chord that bears, S 51°02'00" W, a chord distance of 164.70 feet, for an arc distance of 165.63 feet to the POINT OF BEGINNING and containing 2.0055 acres or 87,359 square feet, more or less.



James E. Moseley  
Registered Professional Land Surveyor,  
No. 5912  
Job No. 26-00928  
February 17, 2026

See Drawing Attached