



July 23, 2024

City of Pearland  
Community Development Department  
Patrick Bauer, Planner II  
3523 Liberty Street  
Pearland, Texas 77581

RE: Letter of Intent- Massey Oaks Planned Development District Addendum- Ordeneaux Tract

Dear Patrick:

The intent of this zoning change is to amend the previously approved addendum to the Massey Oaks Planned Development District (PDD) for the 220.67-acre Ordeneaux Tract II to . The previous addendum was approved by City Council on October 10, 2022. The total area of the Massey Oaks PDD will increase to 732 acres.

The proposed development will include a mixture of uses including single-family residential uses, parks, open space, and detention, which will complement surrounding land uses and provide much needed housing alternatives for the community.

The proposed rezoning is consistent with the goals established by the Comprehensive Plan by providing a high-quality development that provides a wider range of residential options to meet the "life-cycle" housing needs of current and future Pearland residents, provides quality design and long-term sustainability of newer residential areas, and provides a continued emphasis on Pearland's housing quality and options as a fundamental economic development advantage and benefit for current and prospective residents.

Sincerely,

A handwritten signature in blue ink, appearing to read "Andrew R. Lang", is written over a light blue circular stamp.

Andrew Lang

Senior Planner

**Massey Oaks  
Planned Development District  
Addendum**

**Prepared by:**



**10777 Westheimer Road #500  
Houston, Texas 77042**

**July 23, 2024**

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**MASSEY OAKS  
PLANNED DEVELOPMENT DISTRICT  
ADDENDUM  
July 23, 2024**

**A. Introduction**

**1. Purpose**

The purpose and intent of the addendum is to ensure that the Ordeneaux Tract II, (also referred to as the Property or Project throughout this document), totaling 220.7 acres, is developed with the same quality standards established in the Massey Oaks PDD. The total area of the Massey Oaks PDD, including the Ordeneaux Tract II, is 731 acres. Development standards specific to the Ordeneaux Tract II shall be established herein, otherwise all elements of the Massey Oaks PDD are incorporated by reference to this addendum. The provisions of this Addendum control over the Massey Oaks PDD as to the Ordeneaux Tract II. All references to the UDC are to the version in effect as of the effective date of the ordinance adopting this addendum. This document shall serve as an addendum to the original Massey Oaks PDD approved on August 7, 2017 and amended on November 23, 2020, April, 26, 2021, November 22, 2021, October 10, 2022 and June 4, 2024.

**2. Description of the Property**

The Property is located in southernmost central Pearland, south of Old Massey Ranch Road, east of Harkey Road and west of Pearland Sites Road. The Property is comprised of one tract of land with the Cowart Creek Diversion Channel dividing the southern portion. In addition to the diversion channel, there are existing CenterPoint Energy easements and multiple pipeline easements that bifurcate the Property in several locations, which results in a total net developable area of approximately 145.45 acres. Exhibit A illustrates the location of the Project.

**3. Description of Proposed Development**

The proposed development will include a mixture of uses including single-family residential uses, a park, open space, and detention. Exhibit B illustrates the proposed zoning designations for the Project.

The single-family portion of the Project will provide a wider range of housing options to meet the “life-cycle” housing needs of current and future Pearland residents which is a goal of the Comprehensive Plan.

#### **4. Description of the Area**

The Property is east of and adjacent to both the existing Massey Oaks Development and the proposed Magnolia Creek Development. The Massey Oaks Development is a part of the Massey Oaks PDD with a mixture of 65' wide lots (R-3) and 55' wide lots (R-4), with an estimated density within Massey Oaks of 950 total lots. The Magnolia Creek Development is a single-family residential development zoned with a mix of High Density Residential - Single Family (R-3) and Max Density Residential (R-4).

The property immediately to the east of the Property is currently undeveloped and is zoned Single-Family Estate (RE), with a future land use of suburban residential. The properties immediately to the south of the Property are a mixture of undeveloped acreage located within the City of Pearland City Limits zoned Single-Family Estate (RE), with a future land use of suburban residential, and rural single-family residential lots located within the City of Pearland Extra-Territorial Jurisdiction (ETJ), within Brazoria County.

The Property is entirely within the Alvin Independent School District.

#### **5. Intent**

The intent of the addendum is to allow flexible and creative planning in order to create a high-quality development that is complementary to nearby land uses. The proposed uses will complement surrounding land uses and provide much needed housing alternatives for the community. Moreover, since the Cowart Creek Diversion Channel and adjacent overhead power and pipeline easements create odd angles and since a maximum of three drill sites that will have limited utilization will be required to accommodate the mineral estate, flexibility in planning is necessary to maximize the site's potential.

#### **6. Comprehensive Plan**

The proposed addendum is consistent with the goals established by the Comprehensive Plan by providing a high-quality development that:

- Provides a wider range of residential options to meet the “life-cycle” housing needs of current and future Pearland residents.
- Provides quality design and long-term sustainability of newer residential areas
- Provides a continued emphasis on Pearland's housing quality and options as a fundamental economic development advantage and benefit for current and prospective residents.

### **B. Zoning and Land Use**

#### **1. Existing Zoning**

The Property is currently zoned as RE- Single-Family Estate.

## 2. Proposed Base Zoning District

The proposed base zoning district is Single-Family Residential-4 District (R-4), as indicated in Table 1 and Exhibit B.

**Table 1  
Base Zone Districts**

<b>Base Zoning District</b>	<b>Acreage</b>
R-4	220.67
<b>Total</b>	<b>220.67</b>

## 3. Development Standards

Land uses within the tract will conform to the following standards:

### Single-Family Residential-4 District (R-4)

Single-Family Residential-4 District lots shall conform to the underlying base zoning district with the following variations:

#### 1. Area Regulations

##### 1) Size of Lots:

- a. Minimum Lot Width - Forty (40) feet measured at the front building line
- b. Minimum Lot Depth - One hundred (100) feet
- c. Minimum Lot Area - Five thousand (5,000) square feet
- d. Maximum Lot Coverage - 70%

**Table 2  
Lot Summary Table**

<b>Product</b>	<b>Lot Count</b>	<b>Lot %</b>
45' x 130'	188 Lots	30%
50' x 120'	136 Lots	20%
50' x 130'	193 Lots	30%
55' x 130'	122 Lots	20%
<b>Total</b>	<b>639 Lots</b>	<b>100%</b>

2) Size of Yards:

Size of yards shall conform to the R-4 zoning district regulations in the Unified Development Code (UDC) with the following variations:

- a. Minimum front yard - Twenty (20) feet
- b. Minimum side yard
  - 1. Interior lot - Five (5) feet
  - 2. Corner lot (street side) - Ten (10) feet
- c. Minimum rear yard - Twenty (20) feet

2. Height Restrictions

No building shall exceed forty (40) feet in height.

**Table 3  
Building Materials**

<b>Elevation</b>	<b>First Floor</b>	<b>Second Floor</b>
Front	100%	30%
Exposed Front	100%	75%
Exposed Side	100%	75%
Exposed Rear	100%	75%
Interior Side	100%	30%
Interior Rear	0%	0%

- 1) Exposed Front: Facing a common area on an opposite side of street
- 2) Exposed Side or Rear Elevation: Facing a public right-of-way or common area
  - The remaining percentages may include stucco, stucco board, wood, ceramic tile or architectural metals
  - Trim, soffits and fascia are exempt from the masonry requirement

3. Public Parkland Dedication Fees:

Fees in lieu of dedication will be paid at the time of final platting.

4. Landscaping Requirements:

Lots within this development shall provide two (2) large shade tree placed thereon with a minimum two (2)-inch caliper, measured at twelve (12) inches above the root ball, and a minimum six (6) feet in height at the time of planting.

Additionally, lots within this development shall provide at least three (3) out of the following four (4) requirements:

- a. One (1) ornamental tree, a minimum of six (6) feet in height at the time of planting;
- b. Five (5) evergreen shrubs, equal in size to at least a five (5)-gallon-container-size shrub;
- c. Ten (10) small shrubs, equal in size to at least a two (2)-gallon-container-size shrub; and
- d. Solid vegetative ground cover or lawn for the entirety of the lot that is not otherwise covered by building(s) and/or driveway area(s).

**4. Land Use Summary**

The land use summary for the project is shown in Table 4.

**Table 4  
Land Use Acreage Distribution**

Land Use	Acres	% of Total
Single Family (R-4)	142.75	64.68
Landscape Buffers	5.47	2.48
Lake/Detention	44.41	20.13
Existing Easements	17.16	7.78
Park	2.70	1.22
R.O.W. Dedication	8.18	3.71
<b>Total</b>	220.67	100%

Note: Acreages are approximate and may vary so long as the number of dwelling units does not increase by more than fifteen percent (15%).

**5. Residential Density**

Table 3 below illustrates the densities based on the total maximum number of units per zoning district, based on the total acreage of the tracts contained within the Addendum. Density calculations are according to the following definitions from the UDC:

**Density, Net Residential:** *The number of dwelling units per net acre. Net density calculations are made using net acreage, exclusive of thoroughfare rights-of-way and retention/detention areas, and public or private streets that are platted or are to be platted as part of the development of the property, but inclusive of open space, recreational areas, or parks.*

**Density, Gross Residential:** *The number of dwelling units per gross acre used for residential use. All density calculations shall be made using gross acreage dedicated for residential use, exclusive of easement and thoroughfare rights-of-way, and inclusive of retention/detention areas, public or private streets that are platted or will be platted as part of the development of the property, open space, recreational areas, and parks provided within the development.*



**Table 5  
Residential Density**

Land Use	Units*	Net Residential (150.92 Acres)	Gross Residential (195.33 acres)	Overall PD (220.67 Acres)
Single-Family (R-4)	750	4.97	3.84	3.40

**\*Note: Number of dwelling units are approximate and may vary so long as the individual unit counts are commensurate with the acreage variation illustrated in Table 4.**

Net Residential Density is based on 220.67 acres minus 17.16 acres for easements and 8.18 acres for thoroughfare rights-of-way, per Table 3 above, and minus approximately 44.41 acres for detention, for a total of 160.70 acres. Gross Residential Density is based on 220.67 acres minus the 17.16 acres for easements and 8.18 acres for thoroughfare rights-of-way, for a total of 195.33 acres. Overall PD density is based on the entire 220.67 acres.

**6. Permitted, Conditional and Accessory Uses**

Only those permitted, conditional, and accessory uses that may be allowed in the Single-Family Residential-4 Zoning District (R-4) of the UDC are allowed in this PD.

**C. Design Standards**

**1. Entry Monument**

See Table 6 below along with Exhibit E, Conceptual Landscaping Amenities Plan. Signage will meet UDC requirements.

**Table 6  
Entry Monument**

Monument Type	Location	Maximum Height
Primary sign	Entry Road at Old Massey Ranch Road (C.R. 100)	12 feet

## 2. Fencing

See Table 7 below and Exhibit D, Fencing Plan.

**Table 7  
Fencing**

<b>Fencing Type</b>	<b>Location</b>	<b>Minimum Height</b>
Masonry*	Old Massey Ranch Road (C.R. 100)	8 feet
Upgraded Wood (baseboard and cap rail)	Along rear lot lines backing adjacent properties	6 feet
Decorative metal	Along rear lot lines adjoining amenity lakes	6 feet

\*Note: Masonry shall include precast concrete fencing. Perimeter masonry and upgraded wood fences will be maintained by the homeowners' association.

## 3. Landscaping Improvements

Landscaping improvements for the Project shall include street trees, shade and ornamental trees, and planting beds.

- a) New street, shade and ornamental trees (minimum two (2) caliper inches) shall be provided in parks, along landscape buffers per Table 6, and around the amenity lakes per the approved tree list in the UDC.
- b) New street trees shall be provided in parks and along landscape buffers at the rate of two (2) caliper inches per thirty (30) feet of street frontage, but trees should not be evenly spaced.
- c) Tree plantings within the West Lake, East Lake, South Lake (north of Cowart Creek Diversion Channel), the West and East Lake (south of Cowart Creek Diversion Channel) shall include at least two (2) caliper inches per five thousand (5,000) square feet of such open space, exclusive of the water surface area of the lake.
- d) Street trees along Old Massey Ranch Roads (C.R. 100) shall be provided at the rate of two (2) caliper inches per thirty (30) feet of street frontage, but trees should not be evenly spaced.
- e) Street trees along the main entry road shall be provided at the rate of two (2) caliper inches per thirty (30) feet of street frontage, but trees should not be evenly spaced.
- f) Planting bed areas within the North Tract Recreation Site shall be a minimum of two thousand five hundred (2,500) square feet. The planting bed areas in the

South Tract Entry Pocket Park and the Souty Tract West Pocket Park shall be a minimum of one thousand (1,000) square feet each.

#### 4. Landscape Buffers

See Exhibit E, Conceptual Landscaping Amenities Plan, and Table 8 below.

**Table 8  
Landscape Buffers**

Location	Minimum Width
Old Massey Ranch Road (C.R. 100) (south side)	30 feet (Corridor Overlay District)

#### 5. Sidewalks / Trails

See Exhibit E, Conceptual Landscaping Amenities Plan and Table 9 below.

Pedestrian connectivity will be provided throughout the Project either within rights-of-way or via trail systems in the development. These trails will also provide connectivity to the Massey Oaks development, and additional pedestrian connectivity will be created once adjacent properties (including Magnolia Creek) have developed. These trail systems will provide additional amenities for the Project.

**Table 9  
Sidewalks and Trails**

Sidewalk/Trails Type	Location	Minimum Width	Minimum Length
Concrete paved trail	Along Old Massey Ranch Road (C.R. 100)	8 feet	1,200 feet
Concrete paved sidewalk	Collector Road	6 feet	4,000 feet
Concrete paved trail	Lake Park	6 feet	300 feet
Concrete paved trail	North Tract West Lake	6 feet	3,000 feet
Concrete paved trail	North Tract East Lake	6 feet	1,000 feet
Concrete paved trail	North Tract South Lake	6 feet	250 feet
Concrete paved trail	South Tract West Lake	6 feet	3,250 feet
Concrete paved trail	South Tract East Lake	6 feet	250 feet

## 6. Landscaping Amenities

Exhibit E illustrates the Conceptual Landscaping Amenities Plan for the project. Landscaping will be installed as the property is developed.

**Table 10  
Amenities**

<b>Location</b>	<b>Landscaping Amenities</b>
North Tract West Lake and Recreation Site	Shade Structure (1), Playground (1), Benches (3), Trash Receptacles (2)
South Tract Entry Pocket Park	Playground (1), Benches (1), Trash Receptacle (1)
South Tract West Pocket Park	Playground (1), Bench (1), Trash Receptacle (1), Trees per C.3.(c) Planting bed areas per C.3.(f)

## 7. Access/Parking

Access points will be provided in accordance with the International Fire Code (IFC) currently adopted by the City of Pearland.

A temporary second point of access shall be provided along Old Massey Ranch Road (C.R. 100) until such a time a permanent second point of access is provided satisfying the requirements of the IFC currently adopted by the City of Pearland.

## 8. Public Paving Sections

Generally, public paving sections will match the standards laid out in the Engineering Design Criteria Manual effective at the time of this Addendum.

## 9. Unified Development Code (UDC) Compliance

Property use and development, including permitting and certificates of occupancy will conform to the requirements of the UDC unless specifically called out in this PD.

## D. Required Dedications of Land

Dedications of land for right-of-way purposes will be provided at time of platting for the following streets in accordance with the Thoroughfare Plan and as shown on the Conceptual Design Plan.

### 1. Old Massey Ranch Road (C.R. 100)

- Designated major thoroughfare with a total one hundred twenty (120) foot right-of-way.
- A sixty (60) foot right-of-way dedication will be required along the entire frontage.

## **E. Phasing**

The property is expected to be developed in phases as shown on Exhibit G, but may change depending on market demand. The entirety of the Massey Oaks Planned Development District is expected to be developed in phases as shown on Exhibit H but may change depending on market demand.

## **F. Revisions**

The Planning Director may allow minor changes to the Addendum to be handled administratively, provided such changes are consistent with the intent and general purpose of the PDD and do not result in an increase in total dwelling units of more than fifteen percent (15%).

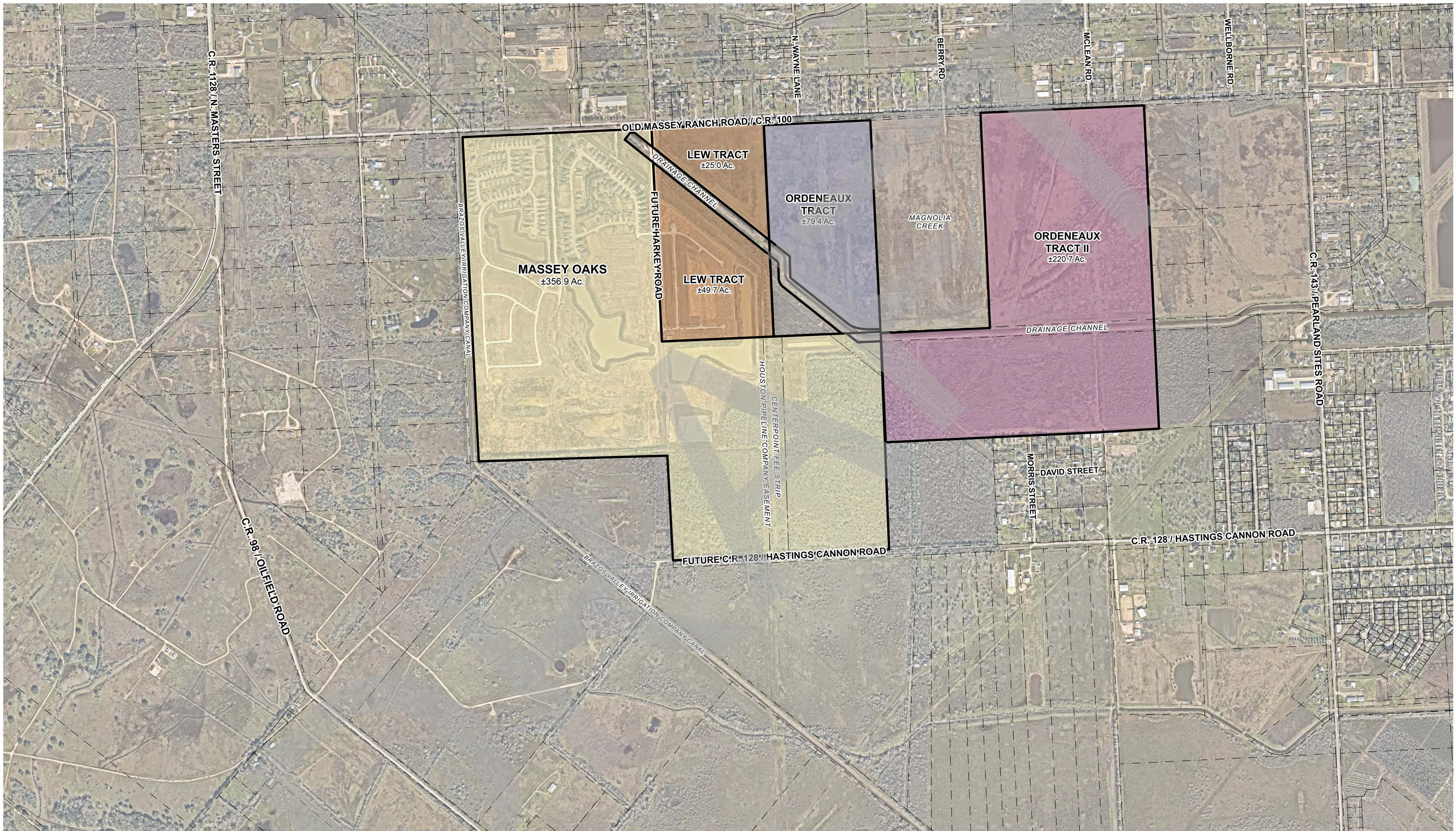
## **G. Exhibits**

The exhibits provided within this Addendum are illustrative in nature and are subject to engineering and site limitations. Final plans for the development will be equivalent or similar in nature to the exhibits and illustrations contained within this Addendum. This planned development includes the following exhibits as referenced herein:

- A. Project Location
- B. Proposed Zoning Designations
- C. Conceptual Design Plan
- D. Fencing Plan
- E. Conceptual Landscaping Amenities Plan
- F. Park Radius
- G. Phasing Plan
- H. Massey Oaks Planned Development District Phasing Plan

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**EXHIBIT A**  
**Project Location**



**EXHIBIT A - PROJECT LOCATION**  
**ORDENEUX TRACT II**

±220.7 ACRES OF LAND  
**PEARLAND, TEXAS**  
 JUNE 25, 2024  
 BGE #13158-00

**BGE** BGE, Inc.  
 10777 Westheimer, Suite 500  
 Houston, TX 77042  
 Tel: 281-558-8700  
 www.bgeinc.com

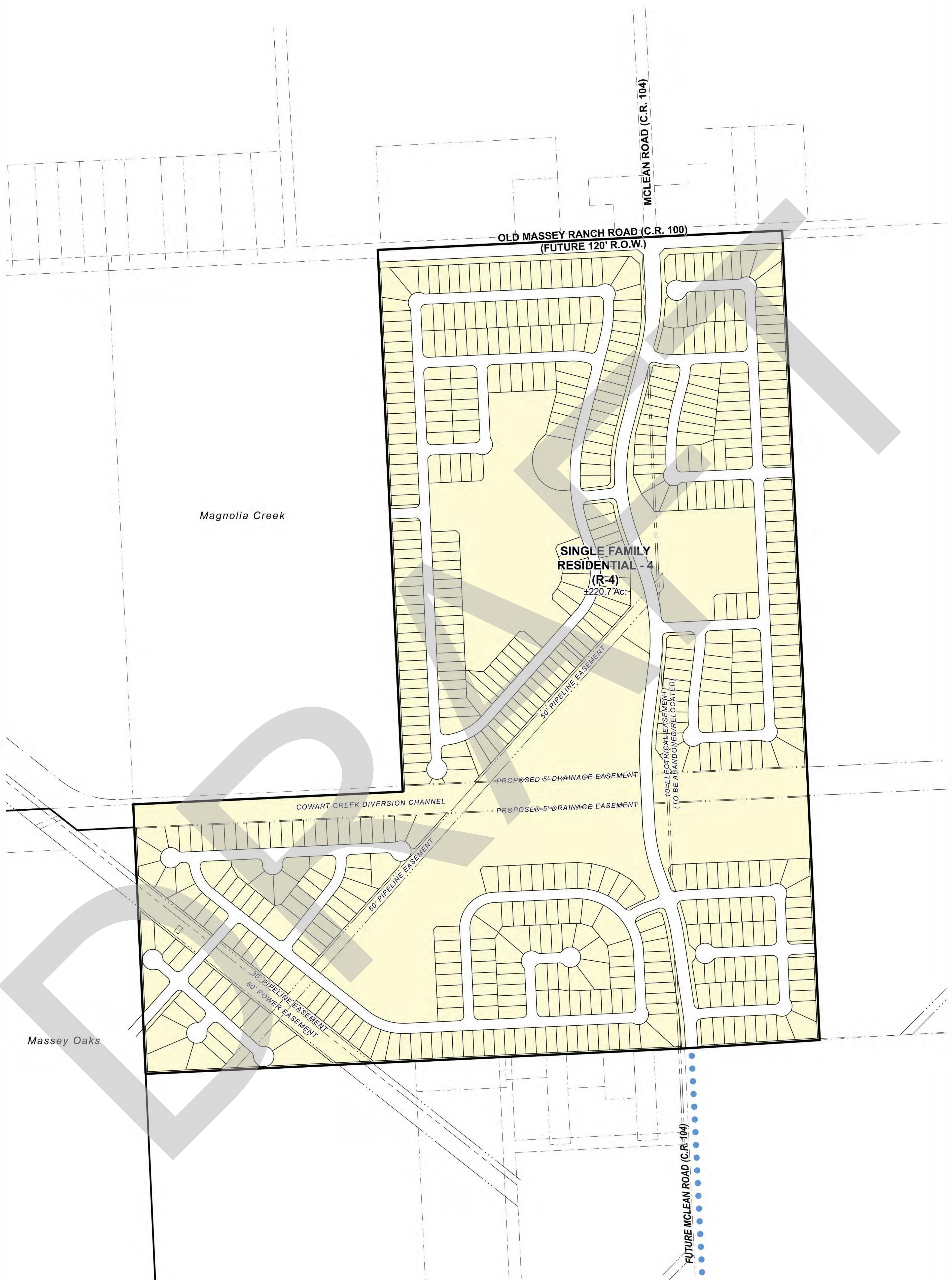
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**EXHIBIT B**  
**Proposed Zoning Designations**





**EXHIBIT B - PROPOSED ZONING DESIGNATIONS**

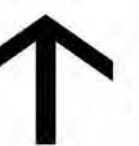
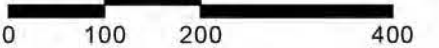
**ORDENEAUX TRACT II**

±220.7 ACRES OF LAND  
**PEARLAND, TEXAS**

JUNE 25, 2024  
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**EXHIBIT C**  
**Conceptual Design Plan**

**LOT SUMMARY**

	45' x 130'	188 LOTS	30%
	50' x 120'	136 LOTS	20%
	50' x 130'	193 LOTS	30%
	55' x 120'	122 LOTS	20%
<b>TOTAL</b>		<b>639 LOTS</b>	<b>100%</b>



**EXHIBIT C - CONCEPTUAL DESIGN PLAN**

**ORDENEAUX TRACT II**

±220.7 ACRES OF LAND  
PEARLAND, TEXAS

JULY 23, 2024  
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**EXHIBIT D**  
**Fencing Plan**

**FENCING LEGEND**

- Masonry, 8 ft tall
- Standard Wood, 6 ft tall
- Upgraded Wood, 6 ft tall
- Decorative Metal, 6 ft tall



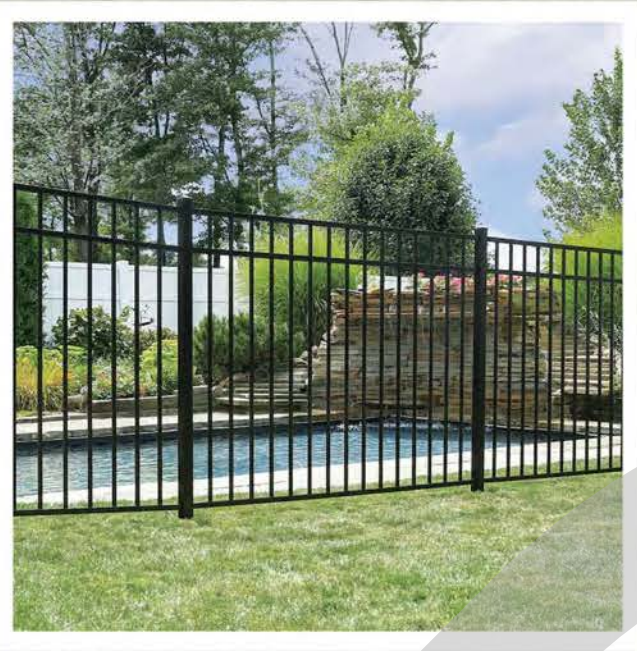
MASONRY FENCE



STANDARD CEDAR FENCE



UPGRADED CEDAR FENCE



STEEL VIEW FENCE



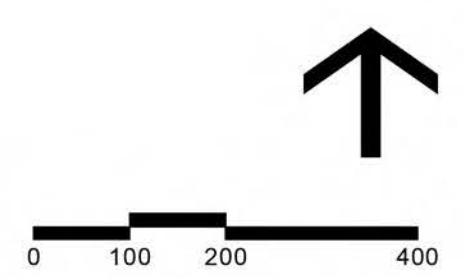
**EXHIBIT D - FENCING PLAN**

**ORDENEAUX TRACT II**

±220.7 ACRES OF LAND  
PEARLAND, TEXAS

JULY 23, 2024  
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**EXHIBIT E**  
**Conceptual Landscaping**  
**Amenities Plan**

**LEGEND**

-  CONCRETE SIDEWALK, 8'
-  CONCRETE SIDEWALK, 6'
-  ENTRY MONUMENT
-  CANOPY / ORNAMENTAL TREES

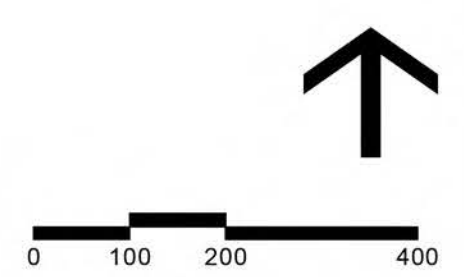


**EXHIBIT E - CONCEPTUAL LANDSCAPING AMENITIES PLAN**

**ORDENEAUX TRACT II**

±220.7 ACRES OF LAND  
 PEARLAND, TEXAS  
 JULY 23, 2024  
 BGE #13158-00

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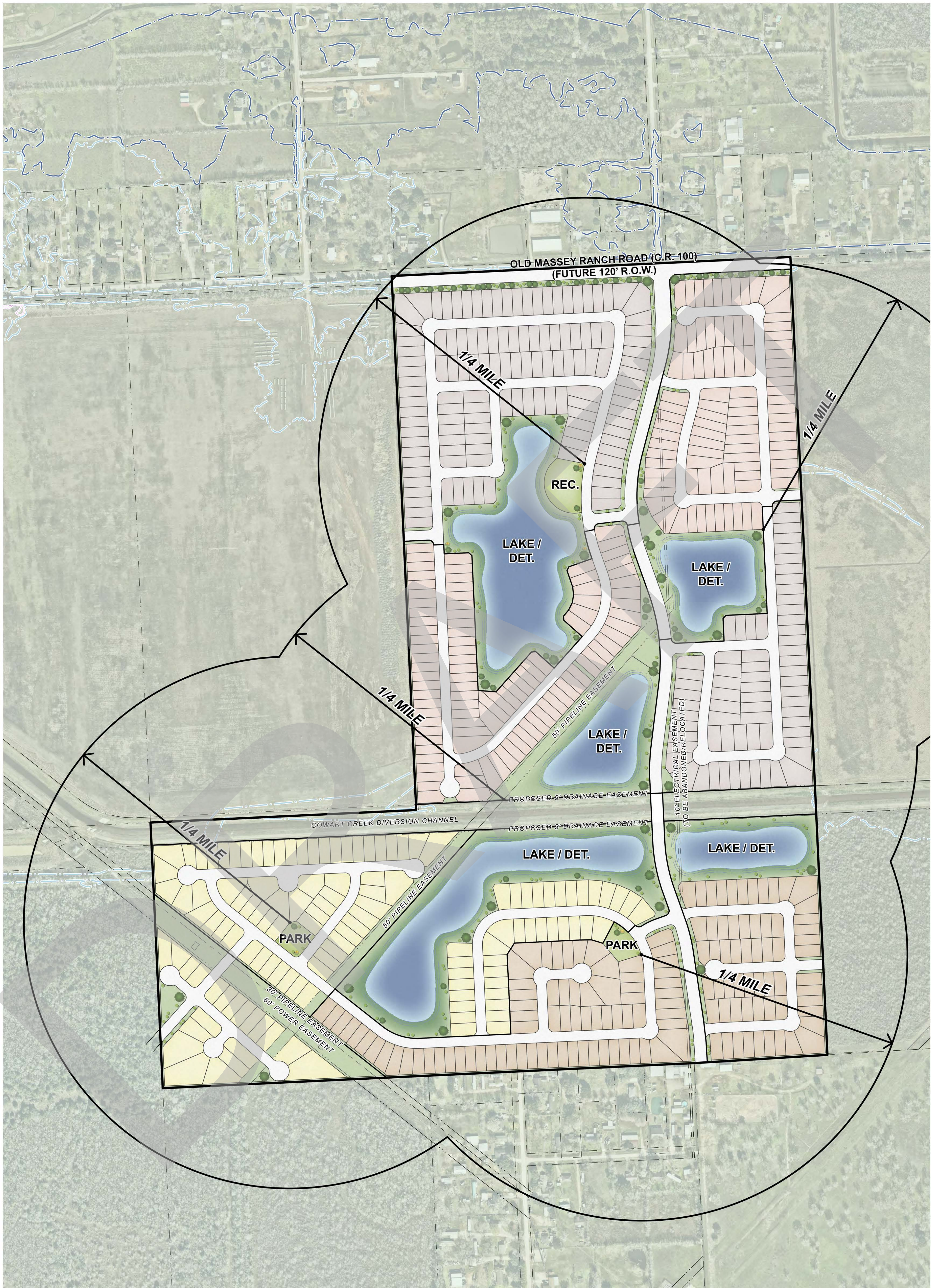


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**EXHIBIT F**  
**Park Radius**



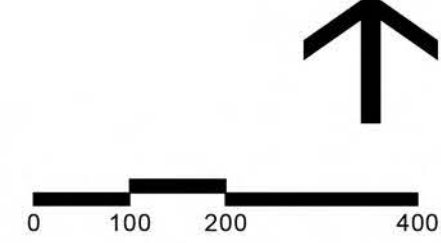


**EXHIBIT F - PARK/OPEN SPACE PROXIMITY EXHIBIT**

**ORDENEAUX TRACT II**

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**PEARLAND, TEXAS**  
 JUNE 25, 2024  
 BGE #13158-00

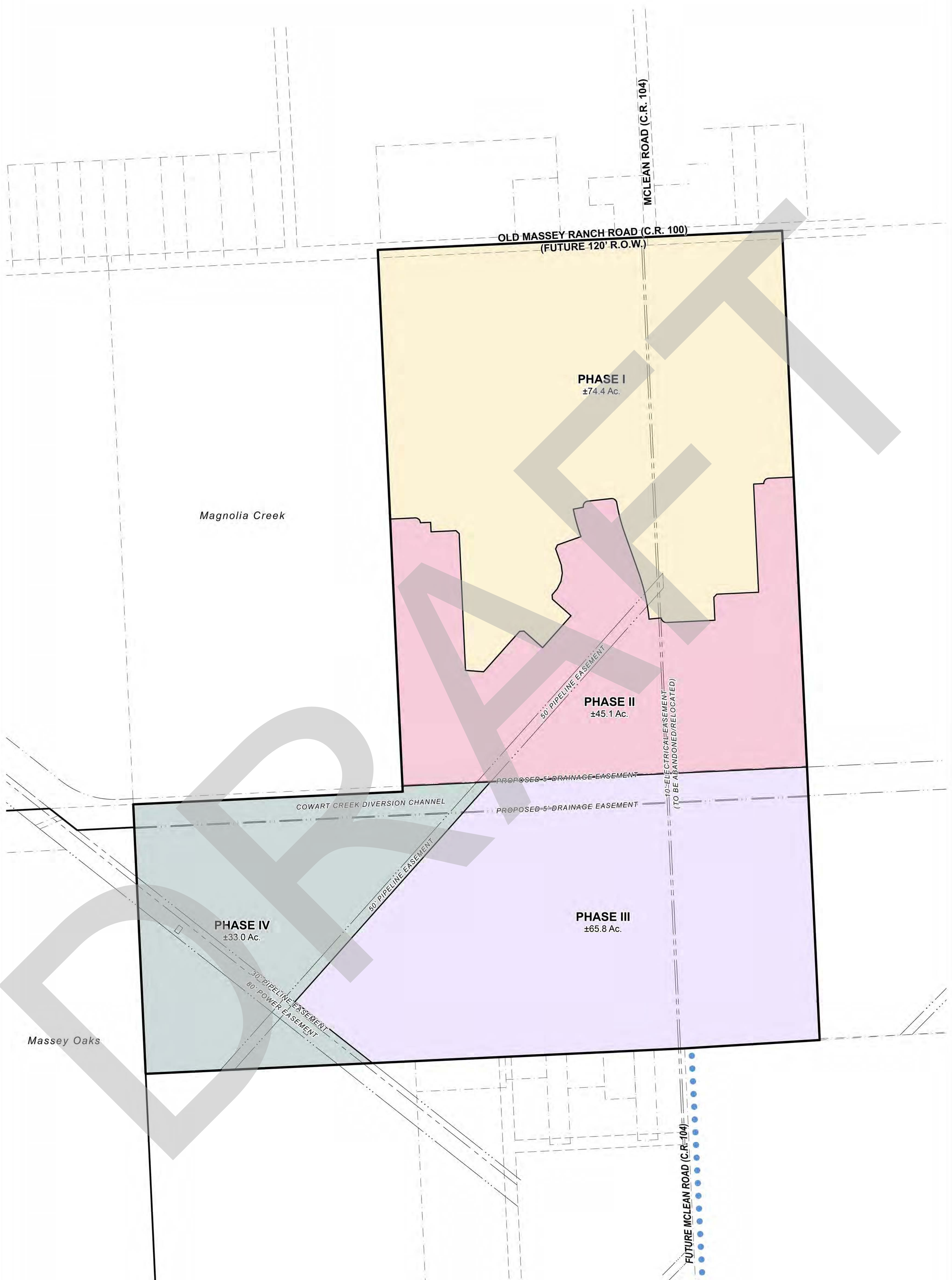
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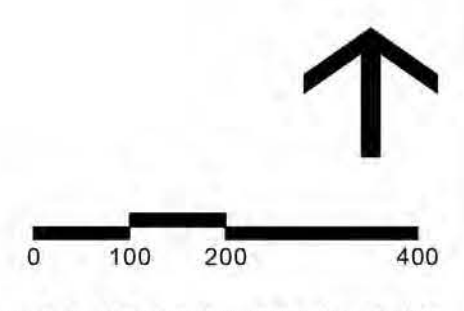
**EXHIBIT G**  
**Phasing Plan**



**EXHIBIT G - PROJECT PHASING PLAN**  
**ORDENEAUX TRACT II**

±220.7 ACRES OF LAND  
**PEARLAND, TEXAS**  
 JUNE 25, 2024  
 BGE #13158-00

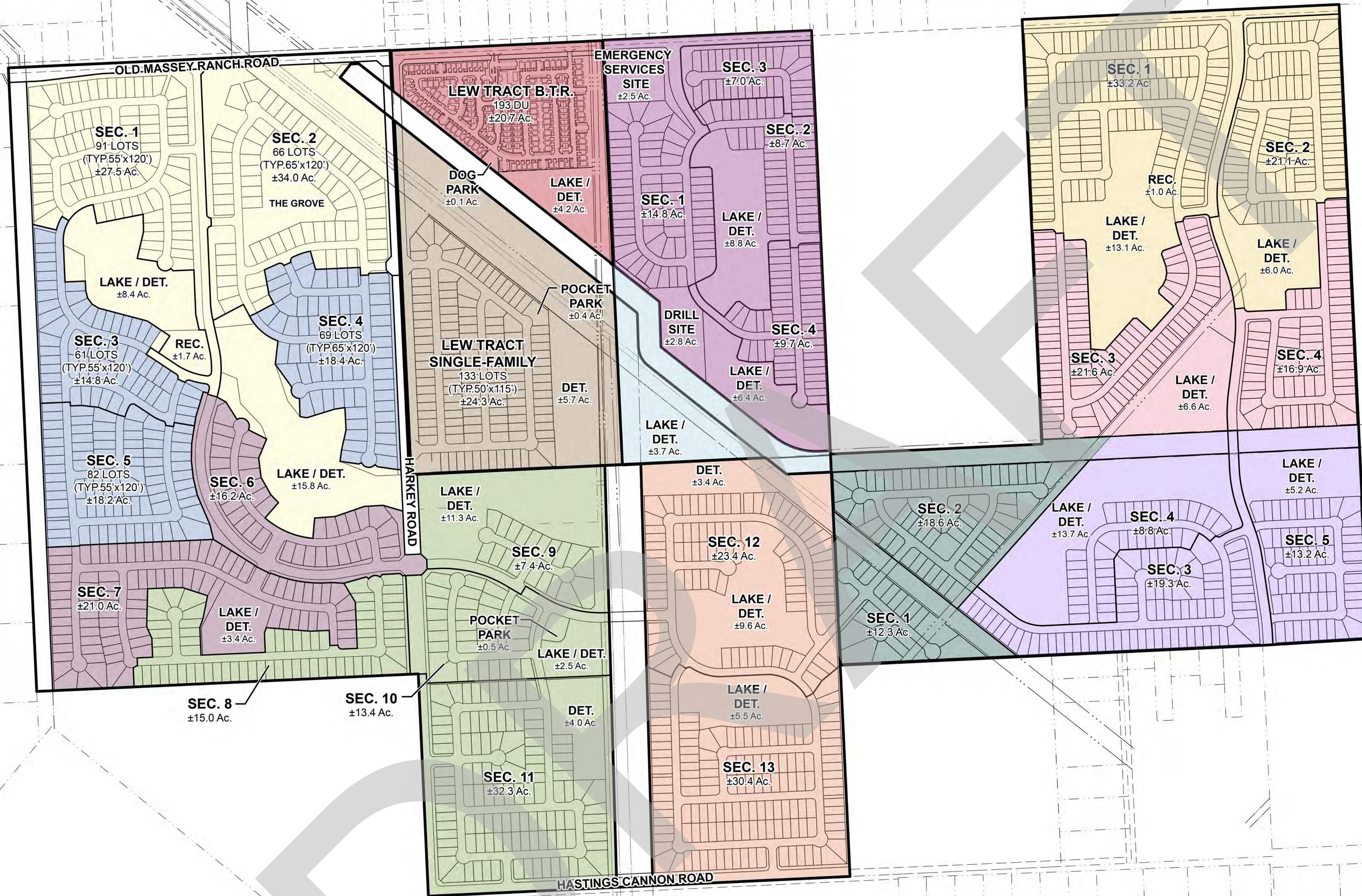
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**EXHIBIT H**  
**Massey Oaks Planned Development District Phasing Plan**



**MASSEY TRACT PHASING LEGEND**

- PHASE 1
- PHASE 2
- PHASE 3
- PHASE 4
- PHASE 5

**LEW TRACT PHASING LEGEND**

- PHASE 1
- PHASE 2

**ORDENAUX TRACT PHASING LEGEND**

- PHASE 1
- PHASE 2

**ORDENAUX TRACT II PHASING LEGEND**

- PHASE 1
- PHASE 2
- PHASE 3
- PHASE 4

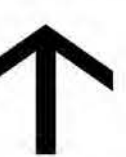
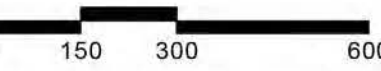
**EXHIBIT H - MASSEY OAKS PLANNED DEVELOPMENT DISTRICT PHASING PLAN**

**MASSEY OAKS**

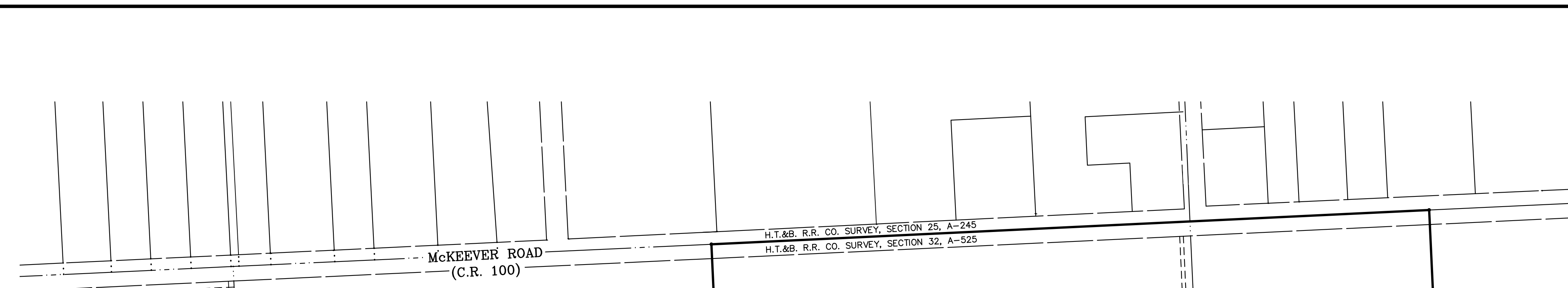
±731.7 ACRES OF LAND  
PEARLAND, TEXAS

JUNE 25, 2024  
BGE #8029

**BGE**  
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DESCRIPTION OF A 220.7 ACRE TRACT OF LAND SITUATED IN THE H.T. & B. R.R. CO. SURVEY, SECTION 32, ABSTRACT NO. 525 AND THE H.T. & B. R.R. CO. SURVEY, SECTION 31, ABSTRACT NO. 293 BRAZORIA COUNTY, TEXAS

BEING a 220.7 acre tract of land situated in the H.T. & B. R.R. CO. SURVEY, SECTION 32, Abstract No. 525 and the H.T. & B. R.R. CO. SURVEY, SECTION 31, Abstract No. 293 of Brazoria County, Texas and being a portion of a called 247.91 acre tract of land described in an instrument to RMJ Miller Real Estate Holdings, L.L.C. recorded under Brazoria County Clerk's File Number (B.C.C.F. No.) 2022020449, said being of the 60 acres described as Lots 18, 1C, 4A, 5A, 6, 7A, and 7B of Section 31, H&B RR Co. Survey, Abstract 293 in an instrument to RMJ Miller Real Estate Holdings, L.L.C. recorded under B.C.C.F. No. 2022020200, said 220.7 acre tract of land described by metes and bounds as follows, with all bearings based on the Texas Coordinate System of 1983 (NAD83), South Central Zone 4204 as cited herein:

BEGINNING at a point on the centerline of McKeever Road (a.k.a. County Road 100) (width varies), lying on the North line of said H.T. & B. R.R. Co. Survey, Section 32, Abstract No. 525, same being the South line of H.T. & B. R.R. Co. Survey, Section 32, Abstract No. 245, said point being the common north Northeast corner of a called 79.42 acre tract described in an instrument to MO Trust 3, L.P. and CRE 1, L.P. recorded under B.C.C.F. No. 2022007585 bears S 87°20'19" W, a distance of 1,319.66 feet;

THENCE, N 87°16'34" E, a distance of 1,980.40 feet along and with the centerline of said McKeever Road, the North line of said 247.91 acre tract and said 60 acres, and the North lines of said H.T. & B. R.R. Co. Survey, Abstract No. 525 and H.T. & B. R.R. Co. Survey, Abstract No. 293, same being the South lines of H.T. & B. R.R. Co. Survey, Abstract No. 245 and H.T. & B. R.R. Co. Survey, Abstract No. 550 to the Northeast corner of a called 159.4303 acre tract described in an instrument to Probsthorke Reo Dakotaram recorded under B.C.C.F. No. 1988010343, same being the common Northeast corner of said 60 acres and the herein described tract;

THENCE, S 02°39'18" E, along and with the West line of said 159.4303 acre tract, same being the East line of said 60 acres and over and across said McKeever Road at a distance of 40.00 feet passing the South right-of-way line of said McKeever Road from which a 1/2-inch iron rod found for reference bears S 18°01'11" W, 0.53 feet, continuing along and with the West line of said 159.4303 acre tract and the East line of said 60 acres for a total distance of 1,864.50 to a 3/4-inch iron rod with cap stamped "902 INC" set for the Southwest corner of said 159.4303 acre tract and the common Southwest corner of said 60 acres and the herein described tract, lying on the North line of a called 38.30 acre tract of land described in an instrument to Terry Royner and Phyllis Royner recorded under B.C.C.F. No. 2010021517;

THENCE, S 86°27'57" W, a distance of 661.88 feet along and with the North line of said 38.30 acre tract and the South line of said 60 acres to a 3/4-inch iron rod with cap stamped "902 INC" set for the Southwest corner of said 60 acres, the Southeast corner of said 247.91 acre tract, the Northeast corner of a called 1,527 acre tract of land described in an instrument to Terry Royner and Phyllis Royner recorded under B.C.C.F. No. 2001005049, and the Northwest corner of said 38.30 acre tract;

THENCE, S 87°17'40" W, along and with the South line of said 247.91 acre tract and the North line of said 1,527 acre tract passing at a distance of 150.63 feet to a 1/2-inch iron rod inside a 2-inch iron pipe found for the Northeast corner of a called one acre tract of land described in an instrument to Margaret C. Roy recorded under B.C.C.F. No. 2000045012, same being the Northwest corner of said 1,527 acre tract, continuing along and with the South line of said 247.91 acre tract and the North line of said one acre tract of a distance of 249.69 feet pass ANC line pipe found for the Northeast corner of a called 0.80 acre tract of land described in an instrument to ANC Interests LLC recorded under B.C.C.F. No. 2022054433, and the Northeast corner of said one acre tract, continuing along and with the South line of said 247.91 acre tract and the North line of said one acre tract, at a distance of 59.77 feet pass the Northeast corner of a called 0.6942 acre tract of land described in an instrument to Julie Ann Dugheim recorded under B.C.C.F. No. 2000042414 and the Northwest corner of said 0.80 acre tract from which a 5/8-inch iron rod bears S 27°05' E, 0.69 feet, continuing along and with the South line of said 247.91 acre tract, same being the North line of said 0.6942 acre tract, a called 1.0 acre tract of land described in an instrument to Delta A Reo recorded under B.C.C.F. No. 2000006563, a called 0.5101 acre tract of land described in an instrument to Jorge L. Hinojosa and wife, Veronica Hinojosa recorded under B.C.C.F. No. 2000003783 a distance of 1,319.77 feet to the Northwest corner of said 1-1/2 acre tract, same being the Northeast corner of a called 40.0000 acre tract of land described in an instrument to Probsthorke Reo Dakotaram recorded under B.C.C.F. No. 2007030107 and from which a 5/8-inch iron rod bears S 78°37' W, 0.28 feet, continuing along and with the North line of said 40.0000 acre tract and the South line of said 247.91 acre tract for a total distance of 2,639.77 feet to a 3/4-inch iron rod with cap stamped "902 INC" set for the Northwest corner of said 40.0000 acre tract and the common Southwest corner of said 247.91 acre tract and the herein described tract, lying on the East line of a called 72.779 acre tract of land described in an instrument to Mossey Data Development, L.P. recorded under B.C.C.F. No. 2007051896;

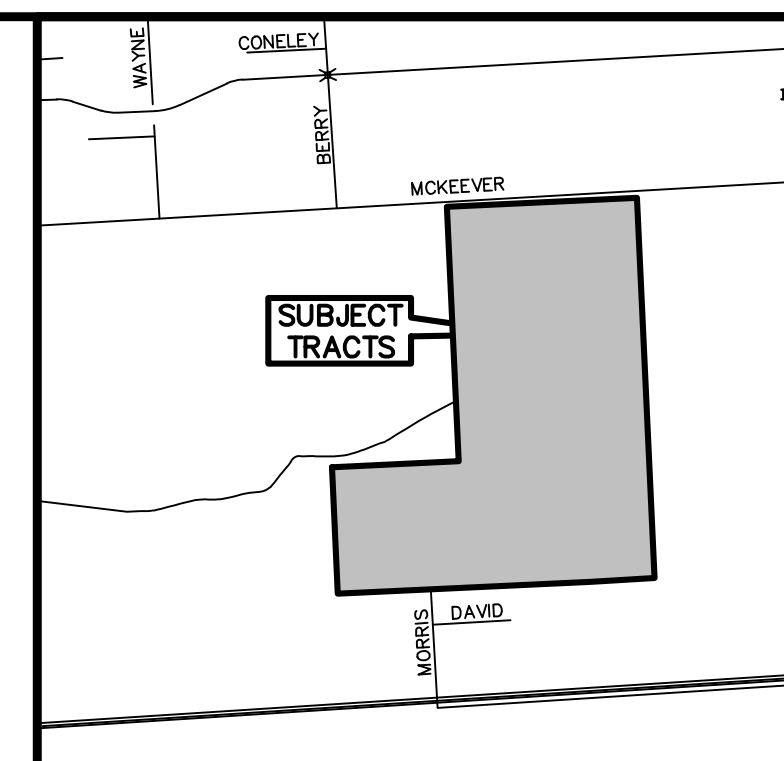
THENCE, N 02°38'18" W, along and with the East line of said 72.779 acre tract and the West line of said 247.91 acre tract at a distance of 1,207.44 feet passing the Southeast corner of a called 0.8902 acre tract of land described in an instrument to City of Pearland recorded under B.C.C.F. No. 2009049979 from which a 5/8-inch iron rod bears S 59°20' W, 0.37 feet, continuing along and with the East line of said 0.8902 acre tract and the West line of said 247.91 acre tract for a total distance of 1,320.00 feet to a 1/2-inch iron rod found for the Southeast corner of said 79.42 acre tract and the Northeast corner of said 0.8902 acre tract, same being the Southeast corner of a called 0.8009 acre tract of land described in an instrument to the City of Pearland recorded under B.C.C.F. No. 2009005797 and the most Westerly Northwest corner of the herein described tract;

THENCE, N 87°18'13" E, a distance of 1,319.78 feet along and with the South line of said 0.8290 acre tract to a disturbed 1/2-inch iron rod found for the Southeast corner of said 0.8290 acre tract and on an interior corner of the herein described tract;

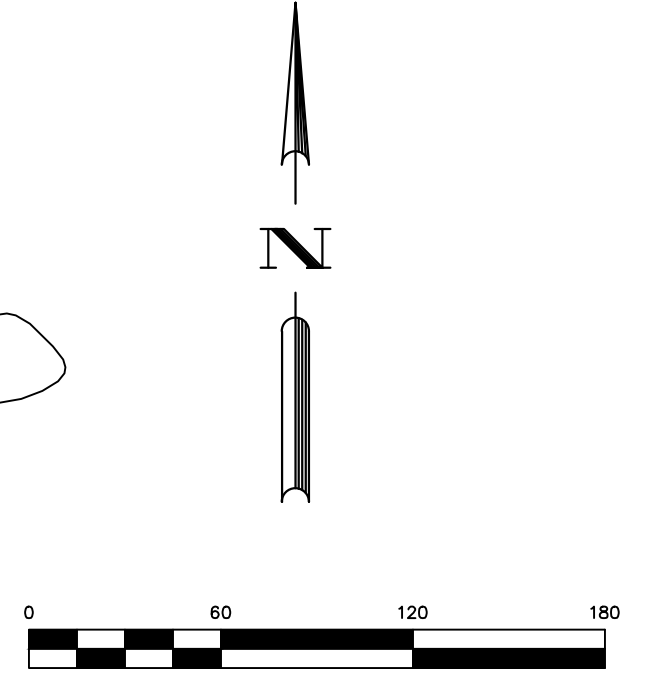
THENCE, N 02°37'59" W, along and with the East line of said 0.8290 acre tract at a distance of 272.28 feet pass a 5/8-inch iron rod with cap stamped "Wildrose" found for the Northeast corner of said 0.8290 acre tract, same being the Southeast corner of a called 78.393 acre tract of land described in an instrument to McKeever, LLC recorded under B.C.C.F. No. 2022012372, continuing along and with the East line of said 78.393 acre tract and partially along one with the West line of said 247.91 acre tract at a distance of 2,814.48 feet pass a 1/2-inch iron rod found for the Northeast corner of said 78.393 acre tract and lying on the South right-of-way line of said McKeever Road, continuing along and with the West line of said 247.91 acre tract and over and across said McKeever Road for a total distance 2,653.98 feet the POINT OF BEGINNING and containing 220.7 acres of land.

- NOTES:
- BEARING ORIENTATION IS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), SOUTH CENTRAL ZONE 4204 AND REFERENCED TO MONUMENTS FOUND ALONG THE SOUTH RIGHT-OF-WAY LINE OF McKEEVER ROAD AS SHOWN HEREON. SCALE FACTOR = 0.9999999999999999.
  - THE PROPERTY LIES IN UNSHADED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), SHADED ZONE "Y" (AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1-FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM THE ANNUAL CHANCE FLOOD) AND IN ZONE "AE" (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT - BASE FLOOD ELEVATIONS DETERMINED AS delineated on the FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBER 4803950043, REVISED DECEMBER 30, 2020). ALL FLOODPLAIN BOUNDARIES SHOWN HEREON ARE APPROXIMATE AND ARE NOT DEFINED AS A RESULT OF AN ON THE GROUND SURVEY.
  - THE SQUARE FOOTAGE VALUE SHOWN HEREON IS A MATHEMATICAL VALUE CALCULATED FROM THE BOUNDARY DATA SHOWN HEREON. THIS VALUE IN NO WAY REPRESENTS THE PRECISION OF CLOSURE OF THE SURVEY OR THE ACCURACY OF CORNER MONUMENTS FOUND OR PLACED.
  - THIS SURVEY WAS MADE IN RELIANCE UPON THAT CERTAIN COMPANY THAT TITLE INSURANCE ISSUED BY ALAMO TITLE INSURANCE AND COUNTERSIGNED BY ALAMO TITLE COMPANY UNDER C/T NUMBER AT04-OT04M-AT041435822-30, DATED EFFECTIVE MAY 1, 2024 AND ISSUED ON MAY 8, 2024.
  - COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM SOUTH CENTRAL ZONE, NAD-83 AND WERE DERIVED BY THE POST-PROCESSING OF STATIC GPS OBSERVATIONS USING THE NATIONAL GEODETIC SURVEY (NGS) OPUS UTILITY (ONLINE POSITIONING USER SERVICE). THE FOLLOWING THREE NGS STATIONS (CONTINUOUSLY OPERATING REFERENCE STATIONS) WERE USED TO COMPUTE THE COORDINATE VALUES SHOWN. (LIST CORP STATIONS FROM OPUS REPORT)
  - THE METES AND BOUNDS DESCRIPTION SHOWN HEREON IS BEING ISSUED UNDER SEPARATE COVER OF EVEN DATE.
  - ANY VISIBLE IMPROVEMENTS TO THE PROPERTY ARE AS SHOWN ON THIS SURVEY.
  - THE SURVEYOR WAS NOT PROVIDED A ZONING REPORT BY THE CLIENT AT THE TIME OF THIS SURVEY.
  - NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
  - SURVEYOR IS NOT AWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES.
  - FENCES SHOWN HEREON ARE GRAPHIC ONLY; THE DIMENSIONED TIES SHOWN HEREON ARE AT LOCATIONS THAT WERE PHYSICALLY MEASURED; THE FENCE LINES MAY MEANDER BETWEEN SAID MEASURED LOCATIONS.
  - EXCEPT AS SHOWN, THERE ARE NO APPARENT PROVISIONS ONTO ADJOINING PREMISES, STREETS, ALLEYS OR EASEMENT AREAS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS, AND NO APPARENT PROVISIONS ONTO THE PREMISES BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES.
  - THERE WAS NO EVIDENCE OF BUILDINGS FOUND ON SUBJECT PROPERTY.
  - THERE WAS NO EVIDENCE OF PARKING SPACES FOUND ON SUBJECT PROPERTY.
  - SUBJECT TO EASEMENT GRANTED TO BRAZOS VALLEY RICE COMPANY FOR CANAL PURPOSES, AS SET FORTH AND DEFINED IN INSTRUMENT RECORDED IN VOLUME 720, PAGE 411 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS.
  - THE TEXAS RAILROAD COMMISSION WEBSITE SHOWS A GAS WELLS LOCATED ON THE SUBJECT TRACT. SURVEYOR WAS UNABLE TO DETECT THE WELL USING A MAGNETIC LOCATOR SHOW FREQUON USING LATITUDE AND LONGITUDE INFORMATION FROM THE RAILROAD COMMISSION GIS DATABASE. COORDINATES ARE SHOWN IN GRID. A POSITIVE IDENTIFICATION BY QUALIFIED PERSONNEL SHOULD BE MADE PRIOR TO DEVELOPMENT.
  - THE 2022000500 CORRECTION DEED TO RMJ MILLER REAL ESTATE HOLDINGS, LTD. STATES THE 60 ACRES INCLUDES LOTS SA AND LOT B, HOWEVER, THE INTENT WAS NOT TO INCLUDE TRACTS 5A AND 6, BUT TO BE ALL OF LOTS 1B, 1C, 4A, 6A, 7A AND 7B OF SECTION 31, H.T. & B. R.R. CO. SURVEY, ABSTRACT 293 OF BRAZORIA COUNTY, TEXAS.

- The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception).
  - Rights of parties in possession.
  - The following exception will appear in any policy issued (other than the 1-10 Residential Owner Policy of Title Insurance and as applicable to the Unimproved Mortgage Policy). This Company is not providing a survey of the land, acceptance of title, or a warranty of title, or any other circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land. Upon receipt of a survey acceptable to the Title Company, this exception will be deleted. The Company reserves the right to except additional items and/or make additional requirements after receiving a survey.
  - Any and all easements, rights-of-way, encroachments, conflicts or matters of a similar nature, the existence of which would be reflected by a current and accurate survey or disclosed by physical inspection of the property.
  - Rights of the public, the State of Texas and the municipality in and to that portion of subject property, if any, lying within the boundaries of any roadway, public or private. (NOT SURVEY RELATED)
  - Pipeline easement and/or right-of-way granted to Phillips Pipeline Company, as set forth and defined in instrument recorded in Volume 647, Page 315 of the Deed Records of Brazoria County, Texas. (SHOW HEREON, SHEET 3 & 4)
  - Pipeline easement and/or right-of-way granted to Phillips Pipeline Company, as set forth and defined in instrument recorded in Volume 647, Page 315 of the Deed Records of Brazoria County, Texas. (SHOW HEREON, SHEET 3 & 4)
  - Easement granted to Brazos Valley Rice Company for canal purposes, as set forth and defined in instrument recorded in Volume 720, Page 411 of the Deed Records of Brazoria County, Texas. (SEE NOTE #15)
  - Easement for transmission or transmission and distribution of electric power and energy, granted to Houston Lighting and Power Company, as set forth and defined in instrument recorded in Volume 842, Page 159 of the Deed Records of Brazoria County, Texas. (SHOW HEREON, SHEET 3)
  - Pipeline easement and/or right-of-way granted to Humble Pipe Line Company, as set forth and defined in instrument recorded in Volume 977, Page 822 of the Deed Records of Brazoria County, Texas, as affected by instrument recorded in Volume 1134, Page 260 of the Deed Records of Brazoria County, Texas. (DOES NOT AFFECT)
  - Easement for electric, distribution and communication lines granted to Houston Lighting and Power Company, as set forth and defined in instrument recorded in Volume 842, Page 159 of the Deed Records of Brazoria County, Texas. (SHOW HEREON, SHEET 2, 4, & 6)
  - Pipeline easement and/or right-of-way granted to Panhandle Pipe Line Company, as set forth and defined in instrument recorded in Volume 1033, Page 151 of the Deed Records of Brazoria County, Texas. (SHOW HEREON, SHEET 5)
  - Pipeline easement and/or right-of-way granted to Phillips Pipe Line Company, as set forth and defined in instrument recorded in Volume 1344, Page 284 of the Deed Records of Brazoria County, Texas. (DOES NOT AFFECT)
  - Pipeline easement and right-of-way granted to South Texas Pipeline Company, as set forth and defined in instrument recorded in Volume 1421, Page 749 of the Deed Records of Brazoria County, Texas. (DOES NOT AFFECT)
  - Pipeline easement and/or right-of-way granted to Phillips Pipe Line Company, as set forth and defined in instrument recorded in Volume 1451, Page 807 of the Deed Records of Brazoria County, Texas. (DOES NOT AFFECT)
  - Pipeline easement and/or right-of-way granted to Phillips Pipe Line Company, as set forth and defined in instrument recorded in Volume 1451, Page 807 of the Deed Records of Brazoria County, Texas. (DOES NOT AFFECT)
  - An easement for drainage purposes granted to the City of Pearland, as set forth in Final Judgment in the County of Brazoria, Texas, recorded in instrument recorded in Volume 861, Page 614 and Volume 861, Page 615 of the Deed Records of Brazoria County, Texas. (SHOW HEREON, SHEETS 3 AND 4)
  - Water Line Easement granted to the City of Pearland, as set forth and defined in instrument recorded under Brazoria County Clerk's File No. 2022021256. (SHOW HEREON, SHEET 2)
  - 1/2 of the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with the same, as set forth in an instrument recorded in Volume 556, Page 610 of the Deed Records of Brazoria County, Texas, title to said interest has not been examined subsequent to the date of its execution. (NOT SURVEY RELATED)
  - 1/2 of the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with the same, as set forth in an instrument recorded in Volume 606, Page 610 of the Deed Records of Brazoria County, Texas, title to said interest has not been examined subsequent to the date of its execution. (NOT SURVEY RELATED)
  - All of the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with the same, as set forth in an instrument recorded in Volume 606, Page 610 of the Deed Records of Brazoria County, Texas, title to said interest has not been examined subsequent to the date of its execution. (NOT SURVEY RELATED)
  - All of the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with the same, as set forth in an instrument recorded in Volume 606, Page 610 of the Deed Records of Brazoria County, Texas, title to said interest has not been examined subsequent to the date of its execution. (NOT SURVEY RELATED)
  - A 1/16th non-participating royalty interest in and to all of the oil, gas and other minerals in, on, under and from any and all other minerals, the royalties, bonuses, rentals and all other rights in connection with the same, as set forth in an instrument recorded in Volume 799, Page 610 of the Deed Records of Brazoria County, Texas, title to said interest has not been examined subsequent to the date of its execution. (NOT SURVEY RELATED)
  - A 1/16th non-participating royalty interest in and to all of the oil, gas and other minerals in, on, under and from any and all other minerals, the royalties, bonuses, rentals and all other rights in connection with the same, as set forth in an instrument recorded in Volume 799, Page 610 of the Deed Records of Brazoria County, Texas, title to said interest has not been examined subsequent to the date of its execution. (NOT SURVEY RELATED)
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  - A 1/16th non-participating royalty interest in and to all of the oil, gas and other minerals in, on, under and from any and all other minerals, the royalties, bonuses, rentals and all other rights in connection with the same, as set forth in an instrument recorded in Volume 799, Page 610 of the Deed Records of Brazoria County, Texas, title to said interest has not been examined subsequent to the date of its execution. (NOT SURVEY RELATED)
  - Terms, conditions and stipulations of those certain Oil, Gas, and Mineral Leases recorded in Volume 304, Volume 624, Page 267 of the Deed Records of Brazoria County, Texas, 1984 to said lease has not been examined subsequent to the date of its execution. (NOT SURVEY RELATED)
  - Terms, conditions and stipulations of those certain Oil, Gas, and Mineral Leases recorded in Volume 674, Volume 674, Page 267 of the Deed Records of Brazoria County, Texas, 1984 to said lease has not been examined subsequent to the date of its execution. (NOT SURVEY RELATED)
  - On terms, conditions and stipulations of those certain Oil, Gas, and Mineral Leases recorded in Volume 674, Volume 674, Page 267 of the Deed Records of Brazoria County, Texas, 1984 to said lease has not been examined subsequent to the date of its execution. (NOT SURVEY RELATED)
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VICINITY MAP  
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MATCHLINE SHEET 3

MATCHLINE SHEET 4

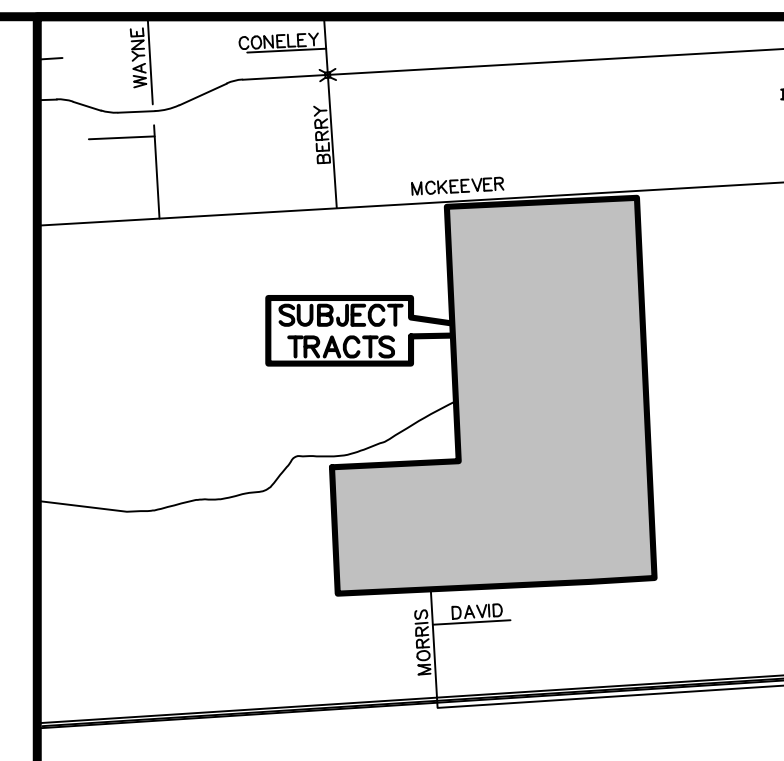
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  - B.C.D.R. BRAZOSIA COUNTY DEED RECORDS
  - B.F. BOARD FENCE
  - B.M.F. BARBED WIRE FENCE
  - C.L.P. CHAIN LINK FENCE
  - C.M.P. CORRUGATED METAL PIPE
  - CONC. CONCRETE
  - CSP. CORRUGATED PLASTIC PIPE
  - ELEC. ELECTRIC
  - E.S.M.T. EASEMENT
  - F.O.M. FOUND
  - F.O.M. FIBER OPTIC MARKER
  - F.P.L. FLORIDA POWER & LIGHT
  - G.P. GATE POST
  - H.W.F. HOG WIRE FENCE
  - I. IRON
  - M.H. MANHOLE
  - N.O. NUMBER
  - PED. PEDESTAL
  - P.F. PILE
  - P.O.B. POINT OF BEGINNING
  - P.P. POWER POLE
  - R.C.P. REINFORCED CONCRETE PIPE
  - R.O.W. RIGHT-OF-WAY
  - S.N.S. STREET NAME SIGN
  - S.P. STOP SIGN
  - T. TELEPHONE
  - TRANS. TRANSFORMER
  - VOL. VOLUME
  - W.L.E. WATER LINE EASEMENT

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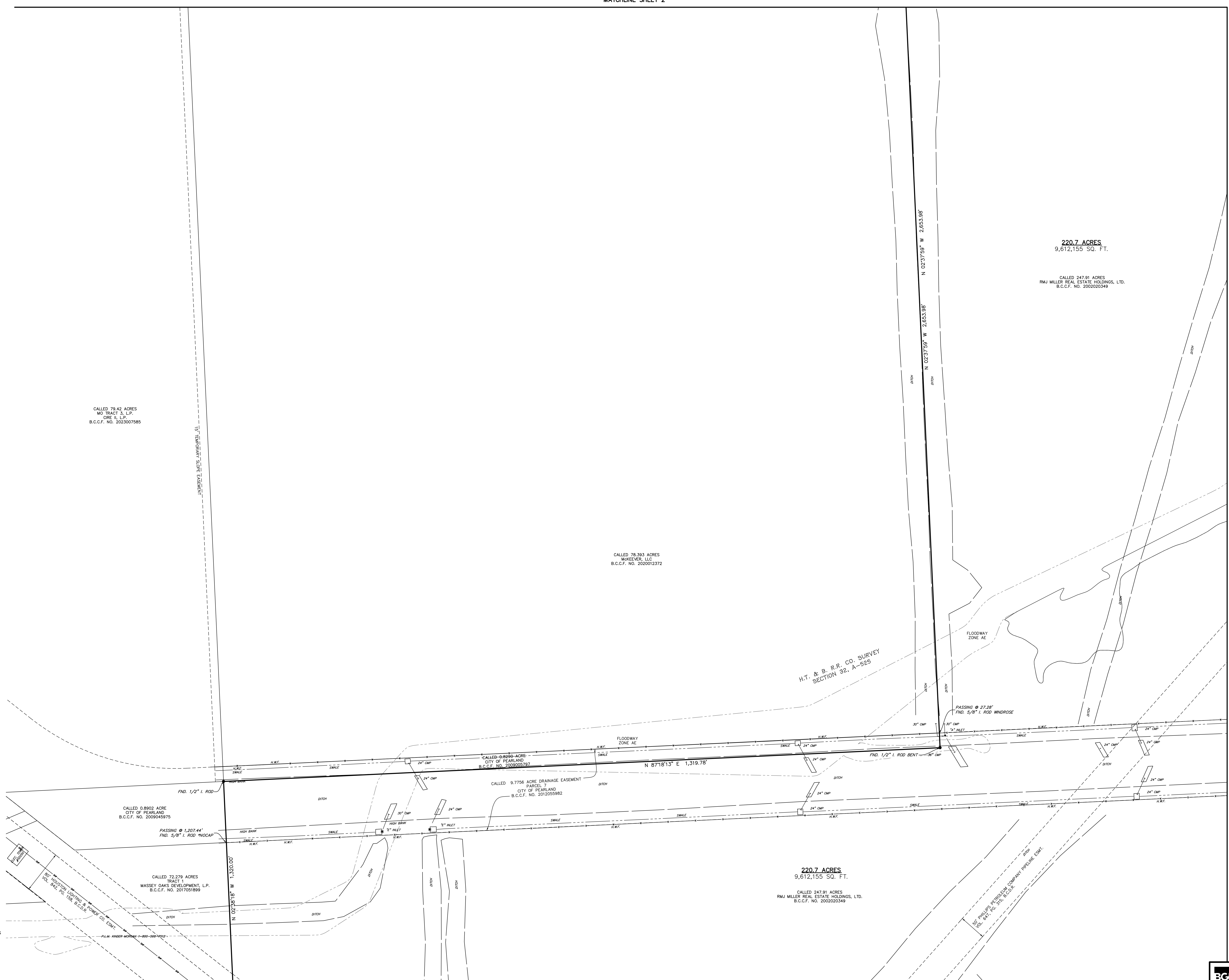
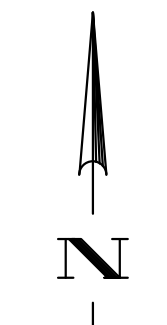
**ALTA/NSPS LAND TITLE SURVEY**  
**220.7 ACRES OUT OF THE**  
**H.T.&B. R.R. CO., SURVEY, SECTION 31,**  
**A-293 & H.T.&B. R.R. CO. SURVEY,**  
**SECTION 32, A-525**  
**BRAZOSIA COUNTY, TEXAS**

PARTY CHIEF: S.R./D.J. ISSUE DATE: 06/05/2024  
TECHNICIAN: R.F. SCALE: 1"=60'  
R.P.L.S.: C.J. JOB NUMBER: 13158-00  
FIELD BOOK NAME: 835/MISC. 847  
BASE FILE: \\G:\Projects\2024\13158-00\Drawings\Title

SHEET 2 OF 6



VICINITY MAP  
N.T.S.



MATCHLINE SHEET 4

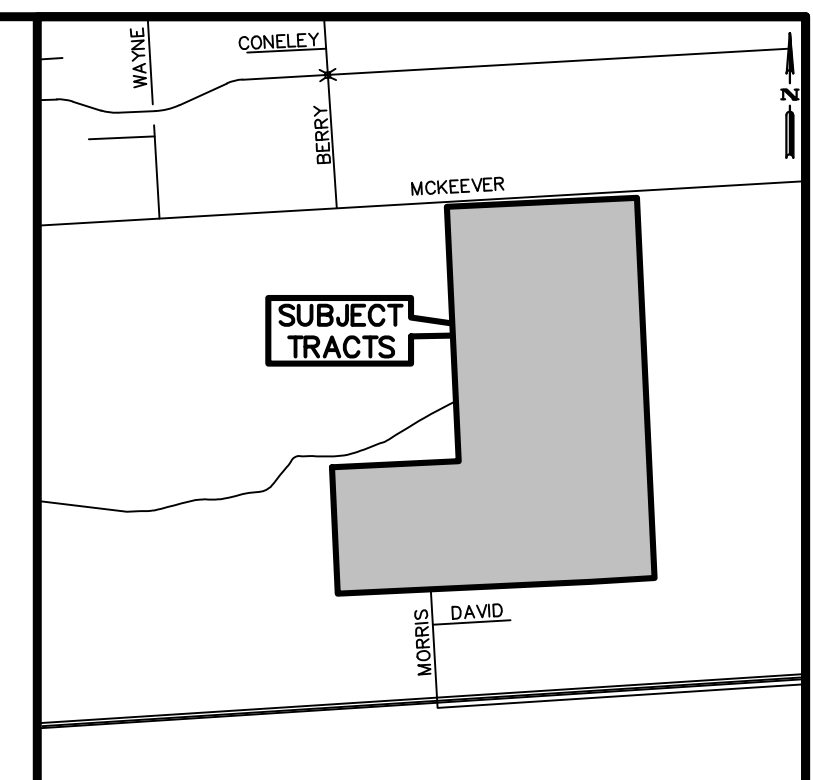
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- B. BILLBOARD
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TECHNICIAN: R.F.	SCALE: 1"=60'	
R.P.L.S.: C.J.	JOB NUMBER: 13158-00	
FIELD BOOK NAME: 835/MISC. 847		OF 6
BASE FILE: \\G:\V\Projects\06052024\13158-00\835\MISC_847\83501.dwg		





VICINITY MAP  
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MATCHLINE SHEET 3

MATCHLINE SHEET 5

MATCHLINE SHEET 6

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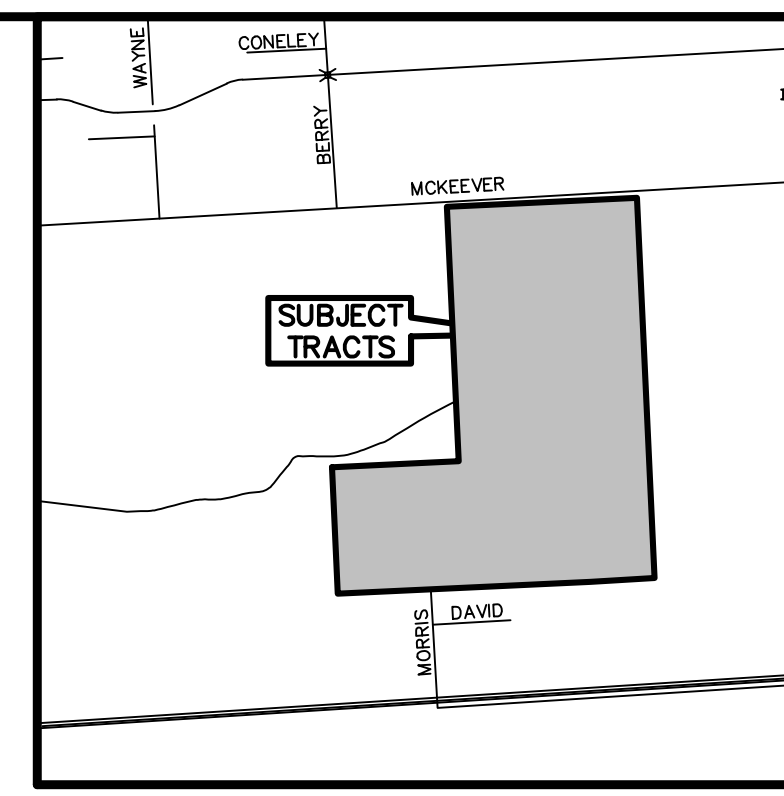
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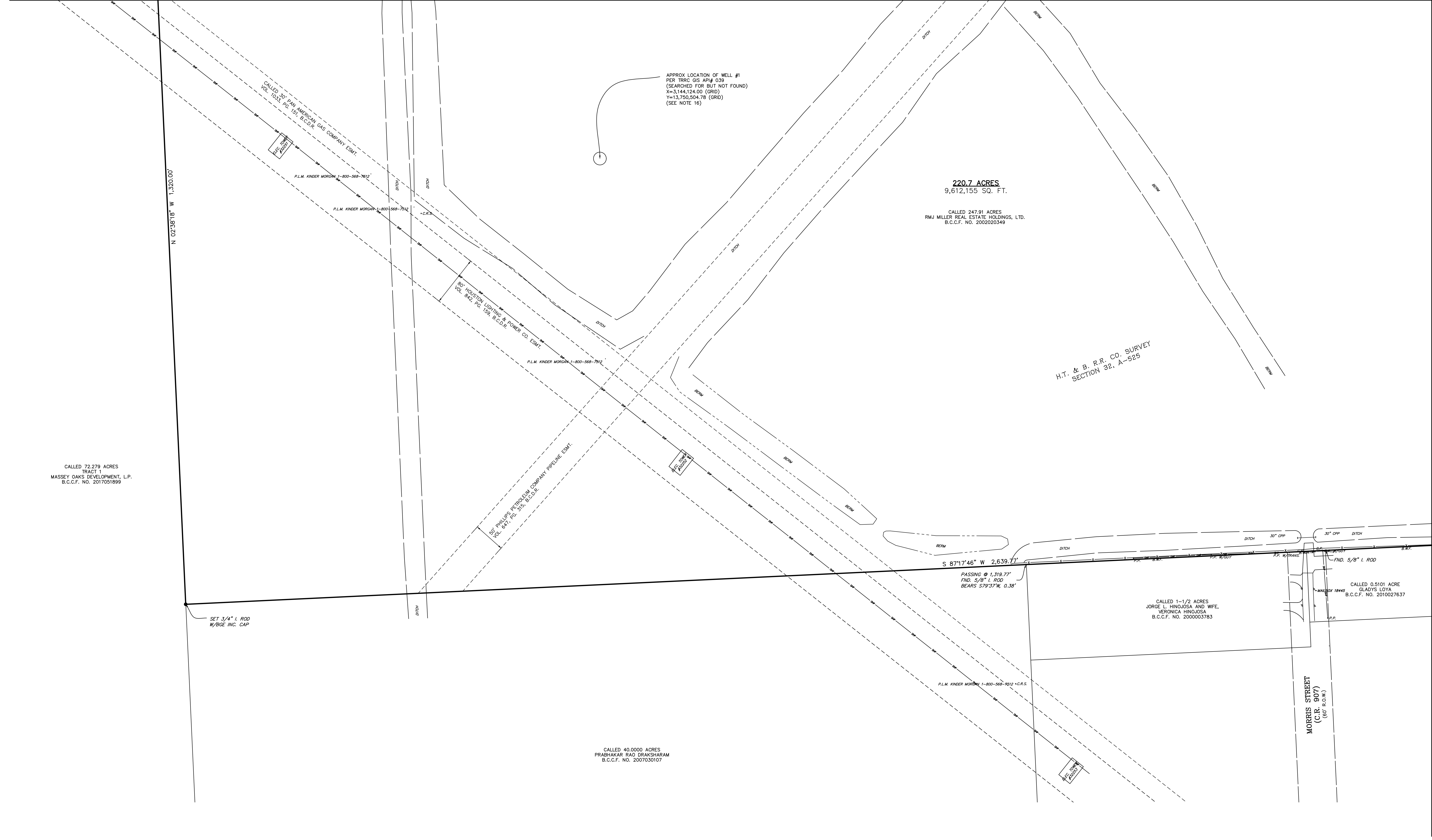
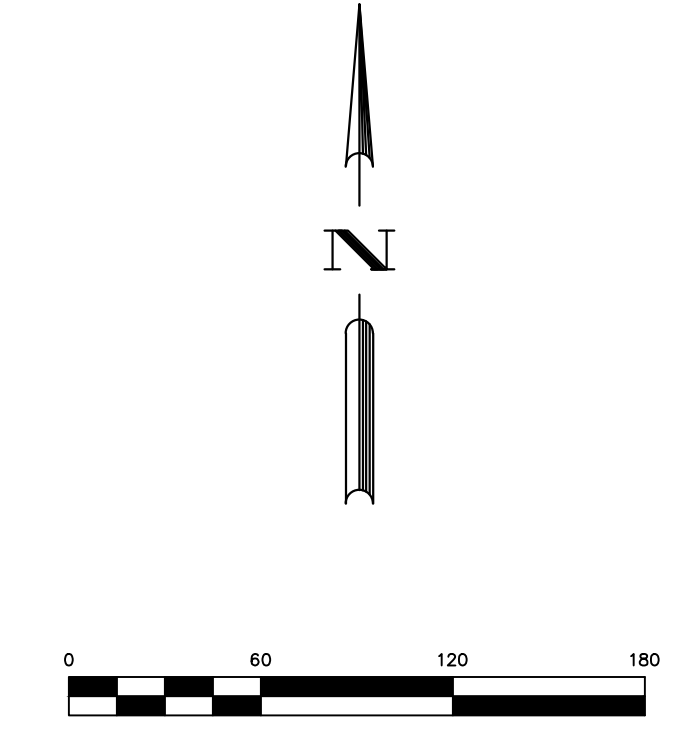
PARTY CHIEF: S.R./D.J.	ISSUE DATE: 06/05/2024	SHEET 4
TECHNICIAN: R.F.	SCALE: 1"=60'	
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FIELD BOOK NAME: 835/MISC. 847		OF 6
BASE FILE: \\G:\V\Projects\06052024\13158-00\Drawings\Title_1		

MATCHLINE SHEET 3

MATCHLINE SHEET 4



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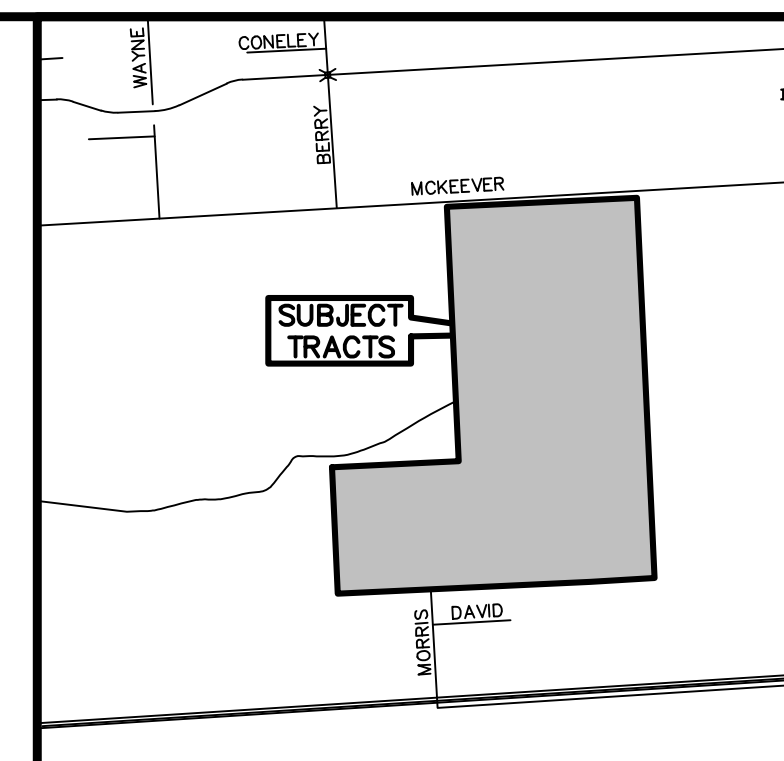


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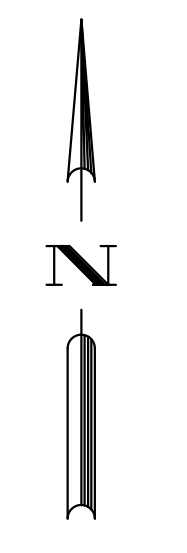
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220.7 ACRES OUT OF THE  
H.T.&B. R.R. CO., SURVEY, SECTION 31,  
A-293 & H.T.&B. R.R. CO. SURVEY,  
SECTION 32, A-525  
BRAZORIA COUNTY, TEXAS

PARTY CHIEF: S.R./D.J.	ISSUE DATE: 06/05/2024	SHEET 5
TECHNICIAN: R.F.	SCALE: 1"=60'	
R.P.L.S.: C.J.	JOB NUMBER: 13158-00	OF 6
FIELD BOOK NAME: 835/MISC. 847		
BASE FILE: \\G:\V\Projects\06210518-00\847\847.dwg		



VICINITY MAP  
N.T.S.



MATCHLINE SHEET 4



MATCHLINE SHEET 5

- LEGEND
- B. BOLLARD
  - B.C.C.F. BRAZORIA COUNTY CLERK'S FILE
  - B.C.D.R. BRAZORIA COUNTY DEED RECORDS
  - B.F. BOARD FENCE
  - B.W.F. BARBED WIRE FENCE
  - C.L.F. CHAIN LINK FENCE
  - C.M.P. CORRUGATED METAL PIPE
  - CONC. CONCRETE
  - CPF. CORRUGATED PLASTIC PIPE
  - ELEC. ELECTRIC
  - EASEM. EASEMENT
  - FND. FOUND
  - F.O.M. FIBER OPTIC MARKER
  - FPL. FLORIDA POWER & LIGHT
  - G.P. GATE POST
  - H.W.F. HOOD WIRE FENCE
  - I. IRON
  - M.H. MANHOLE
  - NO. NUMBER
  - PED. PEDESTAL
  - PD. PILE
  - P.O.B. POINT OF BEGINNING
  - P.P. POWER POLE
  - RCF. REINFORCED CONCRETE PIPE
  - R.O.W. RIGHT-OF-WAY
  - S.N.S. STREET NAME SIGN
  - S.S. STOP SIGN
  - TEL. TELEPHONE
  - TRANS. TRANSFORMER
  - VOL. VOLUME
  - W.L.E. WATER LINE EASEMENT

**BGE, Inc.**  
10777 Westheimer, Suite 500, Houston, TX 77042  
Tel: 281-558-8700 • www.bgeinc.com  
TBPLS Licensed Surveying Firm No. 10106500

**ALTA/NSPS LAND TITLE SURVEY**  
**220.7 ACRES OUT OF THE**  
**H.T.&B. R.R. CO., SURVEY, SECTION 31,**  
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