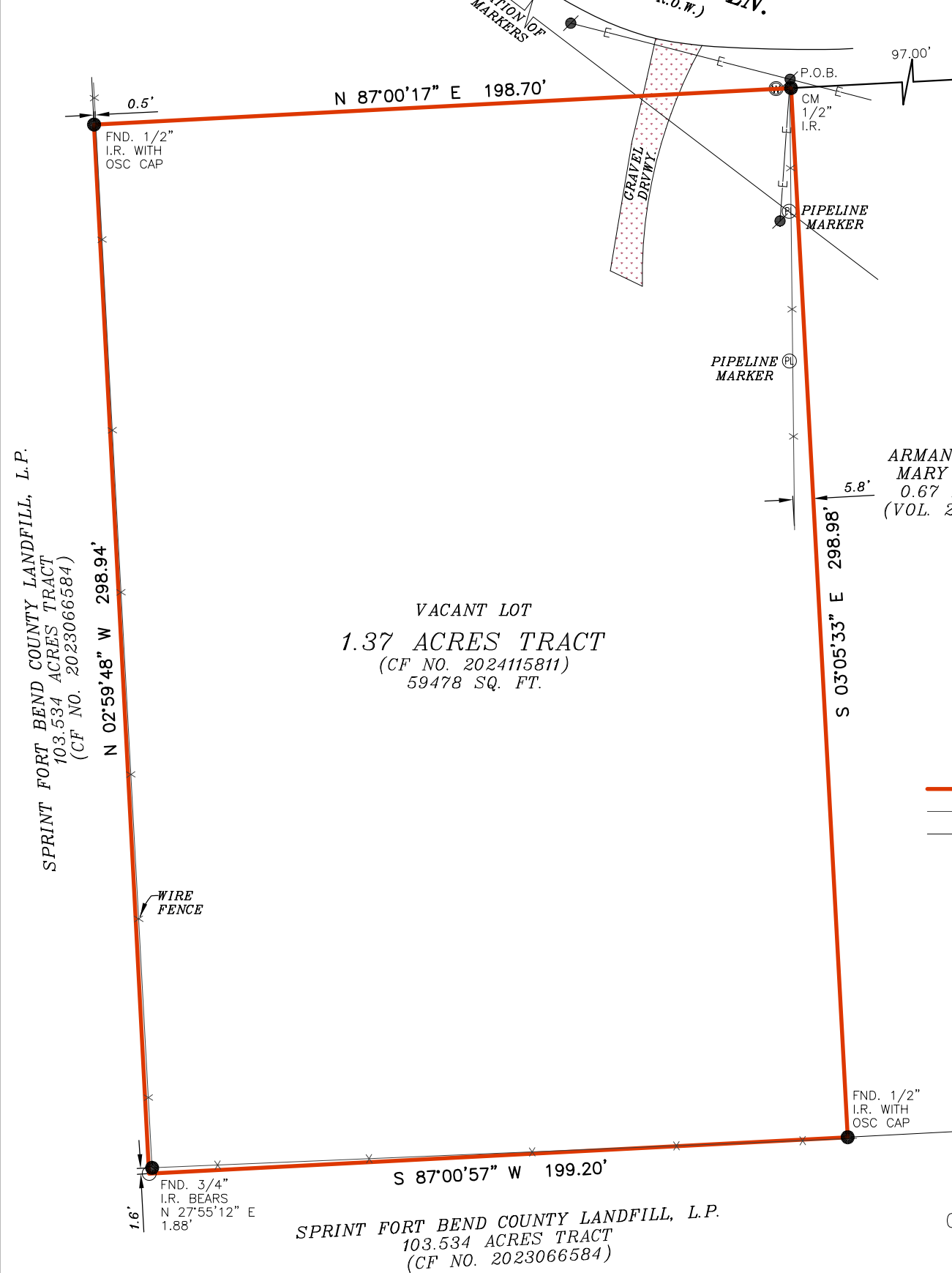


FLOOD INFORMATION
FIRM: 48157C PANEL: 0145 L
REV. DATE: 04/02/2014
ZONE: "X"

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

THIS SURVEY MEETS THE CURRENT STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATION FOR A CATEGORY 1A, CONDITION II SURVEY.

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

THIS SURVEY IS THE PROPERTY OF OVERLAND SURVEYORS CONSORTIUM. IT IS CERTIFIED FOR THIS USE ONLY, AND IS NOT TRANSFERABLE TO OTHER INSTITUTIONS OR OWNERS.

THIS SURVEY IS BASED ON A TITLE COMMITMENT REPORT ISSUED BY ALAMO TITLE INSURANCE GF NO. ATCH-70F-ATCH25146707-NB ISSUED ON 10/13/25.

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.

THERE EXIST A PIPELINE RIGHT OF WAY AGREEMENT AS RECORDED IN VOLUME 204, PAGE 467, VOLUME 493, PAGE 109, DEED RECORDS, FORT BEND COUNTY, TEXAS.

I, **DONALD MATT COOKSTON**, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to **ALAMO TITLE COMPANY** and **KURDI PROPERTIES LLC** 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 1.37 ACRE PARCEL OF LAND** recorded in Clerk's File **2024115811**, of the Map/Deed and Plat Records of **FORT BEND** County, Texas. located in the **MILLS M. BATTLE SURVEY, A-9** Borrower/Owner: **KURDI PROPERTIES LLC** Address: **411 HILLSMAN LN., SUGAR LAND, TX 77498** GF No. **ATCH-70F-ATCH25146707-NB**

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN:

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 78209

1.37 ACRE TRACT
FORT BEND COUNTY, TEXAS

BEING A 1.37 ACRE TRACT OUT OF THE M. M. BATTLE LEAGUE, ABSTRACT 9, FORT BEND COUNTY, TEXAS, BEING OUT OF THE ORIGINAL PEARL HILLSMAN 5 ACRE TRACT RECORDED IN VOLUME 262, PAGE 558, DEED RECORDS, FORT BEND COUNTY, TEXAS (D.R.F.B.C.T.) AND THE ORIGINAL WILL HILLSMAN 11 ACRE TRACT RECORDED IN VOLUME 128, PAGE 576, (D.R.F.B.C.T.), THE SAID 1.37 ACRE TRACT BEING THE SAME TRACT CONVEYED TO DIAMANT COLLISION CENTER LLC IN CLERK'S FILE NUMBER (CF. NO.) 2024115811, OFFICIAL PUBLIC RECORDS, FORT BEND COUNTY, TEXAS, (O.P.R.F.B.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND-BOUNDS AS FOLLOWS:

(BEARING BASIS = TEXAS SOUTH CENTRAL NAD 83)

BEGINNING at a 1/2" iron rod found on the South ROW line of Hillsman Lane (40' ROW), at the Northwest corner of a 0.67 acre tract conveyed to Armando & Mary Lou Molina in Vol. 2421, Pg. 798, (O.P.R.F.B.C.T.), for the Northeast corner of this tract, from which a 5/8" iron rod found at the Northeast corner of said 0.67 acre tract bears N87°00'17"E, a distance of 97.00 feet.

THENCE S03°05'33"E, along the common line of said 0.67 acre tract and this tract, a distance of 298.98 feet to a 1/2" iron rod found with "OSC" cap on a North line a 103.534 acre tract conveyed to Sprint Fort Bend County Landfill, L.P. in CF. NO. 2023066584,(O.P.R.F.B.C.T.), at the Southwest corner of said 0.67 acre tract, for the Southeast corner of this tract.

THENCE along the common line of said 103.534 acre tract and this tract, the following two (2) courses and distances:

1) S87°00'57"W, a distance of 199.20 feet to a point at an "ell" corner of said 103.534 acre tract, same being the Southwest corner of this tract, from which a 3/4" iron rod found for reference bears N27°55'12"E, a distance of 1.88 feet.

2) N02°59'48"W, a distance of 298.94 feet to a 1/2" iron rod found with "OSC" cap on an East line of said 103.534 acre tract, at the Southwest corner of Hillsman Lane, for the Northwest corner of this tract.

THENCE N87°00'17"E, along the South ROW line of Hillsman Lane, a distance of 198.70 feet to the **POINT OF BEGINNING** of this tract and containing 1.37 acres of land, more or less.

"BOUNDARY" SURVEY

JOB NO.:	2510049778	NO.	REVISION	DATE
DATE:	01/13/24	1.	REMOVED IMPROVEMENTS & UPDATED SURVEY	10/24/25
DRAWN BY:	RLD/SR			
APPROVED BY:	DMC		(REFER JOB NO. 2401042499)	



FIRM REGISTRATION NO. 10190700

DONALD MATT COOKSTON, R.P.L.S.

Registered Professional Land Surveyor

Registration No. 4733

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