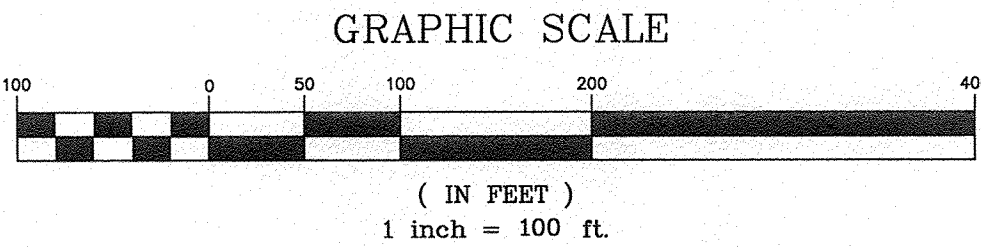
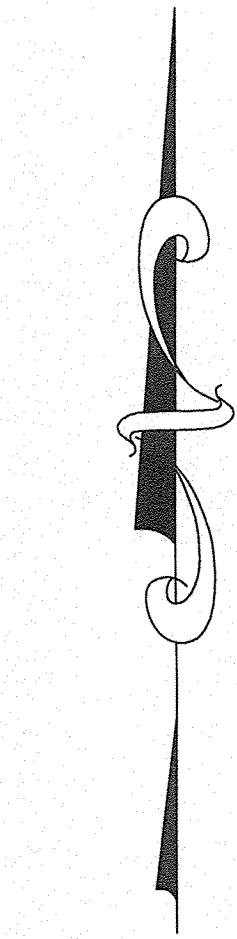
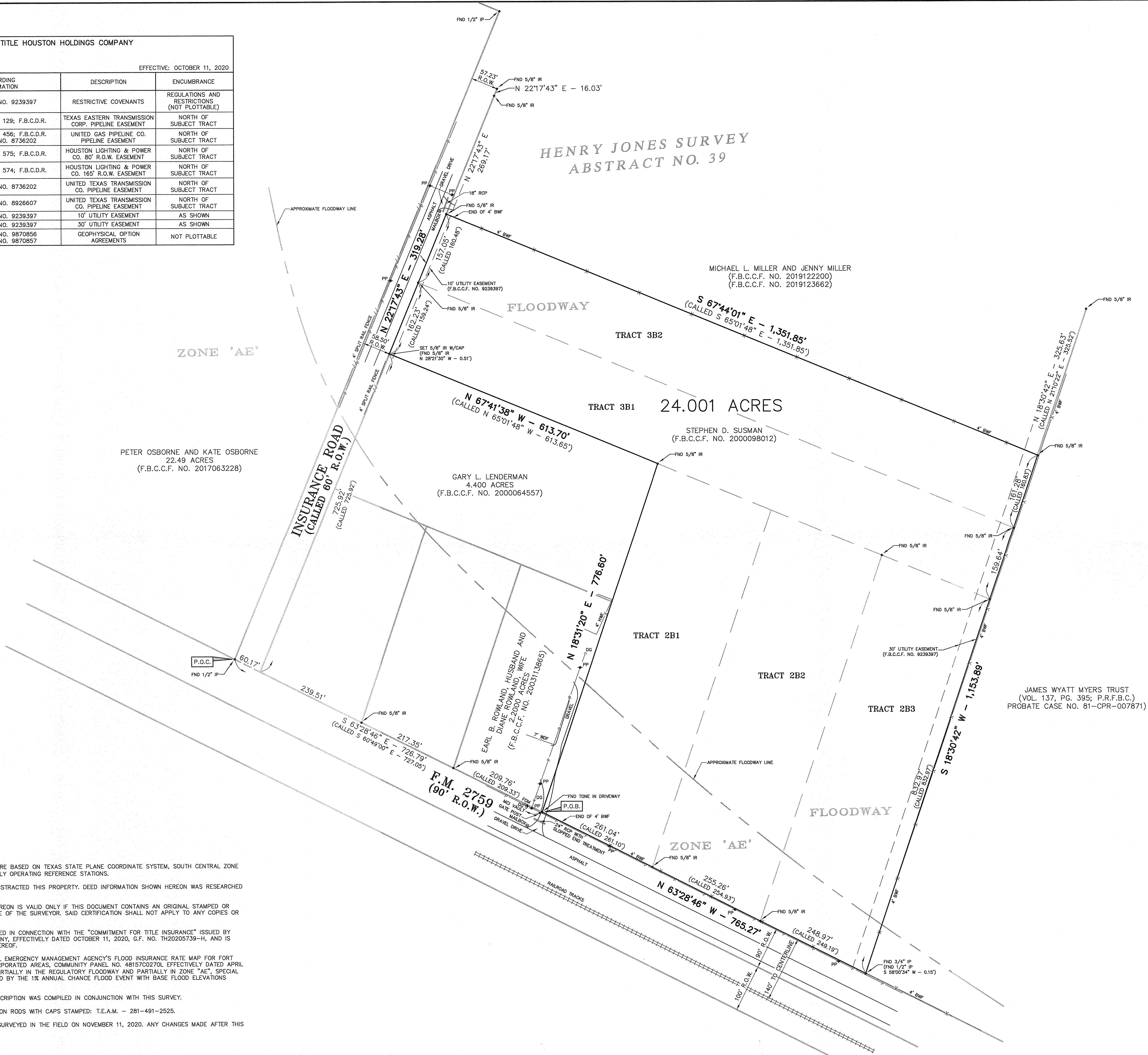


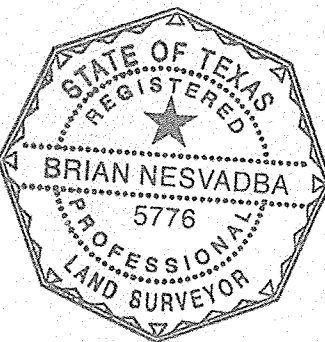
TITLE HOUSTON HOLDINGS COMPANY			
G.F. NO.: T20205739-H		EFFECTIVE: OCTOBER 11, 2020	
SCHEDULE "B" ITEM NO.	RECORDING INFORMATION	DESCRIPTION	ENCUMBRANCE
1.	F.B.C.C.F. NO. 9239397	RESTRICTIVE COVENANTS	REGULATIONS AND RESTRICTIONS (NOT PLOTTABLE)
10c	VOL. 268, PG. 129; F.B.C.D.R.	TEXAS EASTERN TRANSMISSION CORP. PIPELINE EASEMENT	NORTH OF SUBJECT TRACT
10d	VOL. 277, PG. 456; F.B.C.D.R. F.B.C.C.F. NO. 8736202	UNITED GAS PIPELINE CO. PIPELINE EASEMENT	NORTH OF SUBJECT TRACT
10e	VOL. 387, PG. 575; F.B.C.D.R.	HOUSTON LIGHTING & POWER CO. 80' R.O.W. EASEMENT	NORTH OF SUBJECT TRACT
10f	VOL. 426, PG. 574; F.B.C.D.R.	HOUSTON LIGHTING & POWER CO. 165' R.O.W. EASEMENT	NORTH OF SUBJECT TRACT
10g	F.B.C.C.F. NO. 8736202	UNITED TEXAS TRANSMISSION CO. PIPELINE EASEMENT	NORTH OF SUBJECT TRACT
10h	F.B.C.C.F. NO. 8926607	UNITED TEXAS TRANSMISSION CO. PIPELINE EASEMENT	NORTH OF SUBJECT TRACT
10i	F.B.C.C.F. NO. 9239397	10' UTILITY EASEMENT	AS SHOWN
10j	F.B.C.C.F. NO. 9239397	30' UTILITY EASEMENT	AS SHOWN
10n	F.B.C.C.F. NO. 9870856 F.B.C.C.F. NO. 9870857	GEOPHYSICAL OPTION AGREEMENTS	NOT PLOTTABLE



LEGEND

- BWF - BARBED WIRE FENCE
- DG - DOWN GUY
- F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE
- F.B.C.D.R. - FORT BEND COUNTY DEED RECORDS
- F.B.C.P.R. - FORT BEND COUNTY PLAT RECORDS
- FND - FOUND
- FDM - FIBER OPTIC CABLE MARKER
- HWF - HDG WIRE FENCE
- IP - IRON PIPE
- IR - IRON ROD
- P - OVERHEAD POWER LINE
- P.R.F.B.C. - PROBATE RECORDS OF FORT BEND COUNTY
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- PP - POWER POLE
- R.O.W. - RIGHT OF WAY
- SQ. FT. - SQUARE FEET
- W/ - WITH
- WDF - WOOD FENCE

I, Brian Nesvada, a Registered Professional Land Surveyor of the State of Texas, hereby certify that the above plat correctly represents the facts found at the time of the survey made on the ground under my supervision. This survey substantially complies with the current Texas Society of Professional Surveyor's Standards and Specifications for a Category 1A, Condition II, Survey.



Brian Nesvada
Registered Professional Land Surveyor
State of Texas No. 5776

	TEXAS ENGINEERING AND MAPPING CO.			
	12718 CENTURY DRIVE			
	STAFFORD, TEXAS 77477			
	PHONE: 281.491.2525		FAX: 281.491.2535	
	www.team-civil.com			
Surveying Firm No. 10119000 / Engineering Firm No. F-2906				
LAND TITLE SURVEY				
OF				
A 24.001 ACRE TRACT OF LAND				
IN THE HENRY JONES SURVEY,				
ABSTRACT NO. 39,				
FORT BEND COUNTY, TEXAS				
CREW: RL	DRAWN BY: KPR	CALC. BY: BSN	CK.BY: BSN	
DATE: 12/01/20	SCALE: 1"=100'	KEY MAP: 608W	JOB.NO.: 1571-2	

- NOTES:
- BEARINGS SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83) USING NGS CONTINUOUSLY OPERATING REFERENCE STATIONS.
 - THE SURVEYOR HAS NOT ABSTRACTED THIS PROPERTY. DEED INFORMATION SHOWN HEREON WAS RESEARCHED AND PROVIDED BY OTHERS.
 - 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.
 - THIS SURVEY WAS PERFORMED IN CONNECTION WITH THE "COMMITMENT FOR TITLE INSURANCE" ISSUED BY TITLE HOUSTON HOLDINGS COMPANY, EFFECTIVELY DATED OCTOBER 11, 2020, G.F. NO. TH20205739-H, AND IS RELIED UPON FOR PURPOSES THEREOF.
 - ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48157C0270L EFFECTIVELY DATED APRIL 2, 2014, THIS PROPERTY LIES PARTIALLY IN THE REGULATORY FLOODWAY AND PARTIALLY IN ZONE "AE". SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD EVENT WITH BASE FLOOD ELEVATIONS DETERMINED.
 - A METES-AND-BOUNDS DESCRIPTION WAS COMPILED IN CONJUNCTION WITH THIS SURVEY.
 - ALL RODS SET ARE 5/8" IRON RODS WITH CAPS STAMPED: T.E.A.M. - 281-491-2525.
 - THIS TRACT OF LAND WAS SURVEYED IN THE FIELD ON NOVEMBER 11, 2020. ANY CHANGES MADE AFTER THIS DATE ARE NOT SHOWN HEREON.

December 1, 2020

***24.001 acres of land in the Henry Jones Survey, Abstract No. 39,
Fort Bend County, Texas***

A FIELD NOTE DESCRIPTION of a 24.001 acre tract of land in the Henry Jones Survey, Abstract No. 39, Fort Bend County, Texas; said 24.001 acre tract being Tract 2B1, Tract 2B2, Tract 2B3, Tract 3B1 and Tract 3B2, conveyed to Stephen D. Susman, as recorded in Fort Bend County Clerk's File No. 2000098012; 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 1/2-inch iron pipe found at the intersection of the northwest right-of-way line of Insurance Road (called 60 feet wide) with the northeast right-of-way line of F.M. 2759 (90 feet wide) for the south corner of a 22.49 acre tract of land conveyed to Peter Osborne and Kate Osborne, as recorded in Fort Bend County Clerk's File No. 2017063228;

THENCE, South 63° 28' 46" East with the northeast right-of-way line of said F.M. 2759, at a distance of 299.68 feet pass a 5/8-inch iron rod found, at a distance of 517.03 feet pass a 5/8-inch iron rod found and continuing for a total distance of 726.79 feet (called 727.05 feet) to a tone in driveway found for a west corner and POINT OF BEGINNING of this tract;

THENCE, North 18° 31' 20" East - 776.60 feet (called North 21° 10' 22" East - 776.62 feet) with the southeast line of a 2.2000 acre tract of land conveyed to Earl B. Rowland, Husband and Diane Rowland, wife, as recorded in Fort Bend County Clerk's File No. 2003113865 and with the southeast line of a 4.400 acre tract of land conveyed to Gary L. Lenderman, as recorded in Fort Bend County Clerk's File No. 2000064557 to a 5/8-inch iron rod found for an interior corner of this tract;

THENCE, North 67° 41' 38" West - 613.70 feet (called 613.65 feet) with the northeast line of said 4.400 acre tract to a 5/8-inch iron rod with cap stamped "T.E.A.M." set in the southeast right-of-way line of said Insurance Road for a west corner of this tract; from which a 5/8-inch iron rod found bears North 28° 21' 30" West - 0.51 feet;

THENCE, North 22° 17' 43" East - 319.28 feet (called 319.72 feet) with the southeast right-of-way line of said Insurance Road to a 5/8-inch iron rod found for the north corner of this tract;

THENCE, South 67° 44' 01" East - 1,351.85 feet (called South 65° 01' 48" East - 1,351.85 feet) with the southwest line of a tract of land conveyed to Michael L. Miller and Jenny Miller, as recorded in Fort Bend County Clerk's File Nos. 2019122200 and 2019123662 to a 5/8-inch iron rod found for the east corner of this tract;

THENCE, South 18° 30' 42" West - 1,153.89 feet with the northwest line of a tract of land conveyed to James Wyatt Myers Trust, as recorded in Volume 137, Page 395 of the Probate Records of Fort Bend County (Probate Case No. 81-CPR-007871) to a 3/4-inch iron pipe found in the northeast right-of-way line of said F.M. 2759 for the south corner of this tract; from which a 1/2-inch iron pipe found bears South 58° 00' 34" West - 0.15 feet;

THENCE, North 63° 28' 46" West with the northeast right-of-way line of said F.M. 2759, at a distance of 248.97 feet (called 249.19 feet) pass a 5/8-inch iron rod found, at a distance of 504.23 feet pass a 5/8-inch iron rod found and continuing for a total distance of 765.27 feet (called 765.22 feet) to the POINT OF BEGINNING and containing 24.001 acres of land.

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

COMPILED BY:
TEXAS ENGINEERING AND MAPPING CO.
Civil Engineers - Land Surveyors
Stafford, Texas
Firm Registration No. 10119000
Job No. 1571-2
W:\1571-2_Tract.docx


Brian Nesvadba
Registered Professional Land Surveyor
State of Texas No. 5776

