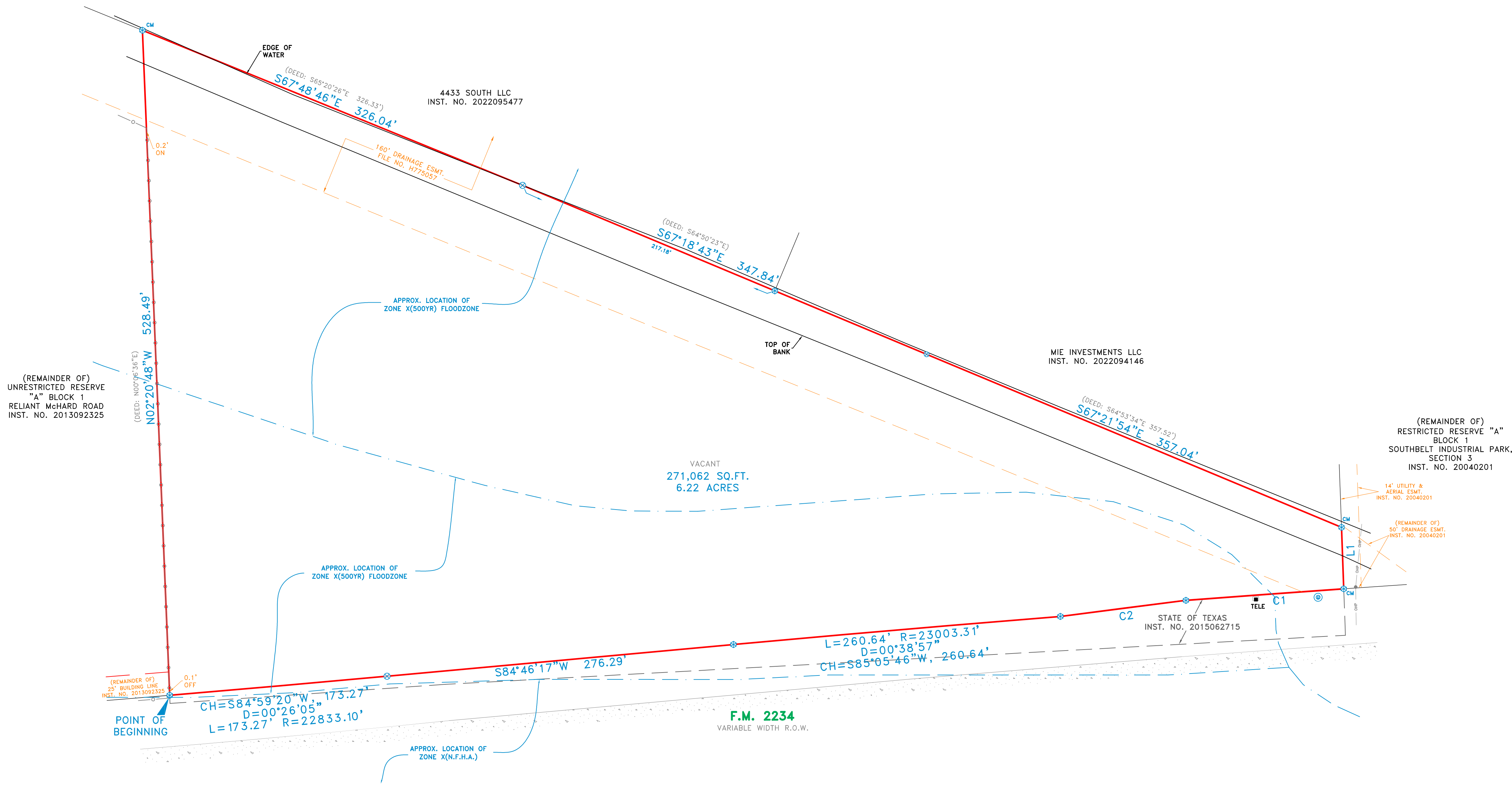
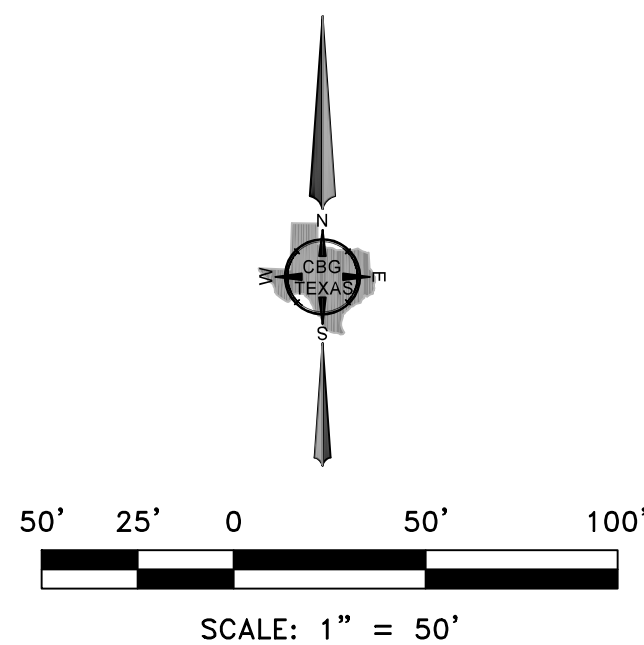




Property Description

Being a tract of land situated in the Henry Levering Survey, Abstract No. 279, Fort Bend County, Texas, and being that same tract of land conveyed to Heartbeat Ministries, a Texas non-profit corporation, by General Warranty Deed with Vendor's Lien recorded in Instrument No. 2007102021, Official Public Records, Fort Bend County, Texas, less that tract of land conveyed to the State of Texas by Deed recorded in Instrument No. 2015062715, Official Public Records, Fort Bend County, Texas, with the remainder being more particularly described in metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with an aluminum cap stamped "TxDoT" found at the common Southeast corner of the remainder of Unrestricted Reserve "A", Block 1, of Reliant McHard Road, an Addition in Fort Bend County, Texas, according to the map recorded in Instrument No. 2013092325, Official Public Records, Fort Bend County, Texas, and the Northwest corner of said State of Texas tract, said point being on the North right-of-way line of F.M. 2234 (variable width right-of-way);

THENCE North 02 degrees 20 minutes 48 seconds West, along the East line of said remainder of Unrestricted Reserve "A", Block 1, a distance of 528.49 feet to a 5/8 inch iron rod found at the Northeast corner of said remainder of Unrestricted Reserve "A", Block 1, said point being on the Southwest line of a tract of land conveyed to 4433 South LLC, a Nevada limited liability company, by Deed recorded in Instrument No. 2022095477, Official Public Records, Fort Bend County, Texas;

THENCE South 67 degrees 48 minutes 46 seconds East, along said Southwest line of 4433 South tract, a distance of 326.04 feet to a 1/2 inch iron rod with a yellow cap stamped "CBG Surveying" set for corner;

THENCE South 67 degrees 18 minutes 43 seconds East, continuing along said Southwest line of 4433 South tract, passing at a distance of 217.18 feet, a 5/8 inch iron rod found at the common South corner of said 4433 South tract and West corner of a tract of land conveyed to MIE Investments LLC by Deed recorded in Instrument No. 2022094146, Official Public Records, Fort Bend County, Texas, and continuing along the Southwest line of said MIE Investments tract, a total distance of 347.84 feet to a 5/8 inch iron rod found for corner;

THENCE South 67 degrees 21 minutes 54 seconds East, continuing along said Southwest line of MIE Investments tract, a distance of 357.04 feet to a 5/8 inch iron rod found at the South corner of said MIE Investments tract, said point being on the West line of the remainder of Restricted Reserve "A", Block 1 of Southbelt Industrial Park, Section 3, an Addition in Fort Bend County, Texas, according to the map recorded in Instrument No. 20040201, Official Public Records, Fort Bend County, Texas;

THENCE South 02 degrees 05 minutes 28 seconds East, along said West line of remainder of Restricted Reserve "A", Block 1, a distance of 48.85 feet to a 5/8 inch iron rod with an aluminum cap stamped "TxDoT" found at the common Southwest corner of said remainder of Restricted Reserve "A", Block 1, and the Northeast corner of said State of Texas tract, said point being on a curve to the left with a radius of 23,008.31 feet, a delta of 00 degrees 18 minutes 47 seconds, and a chord bearing and distance of South 85 degrees 49 minutes 38 seconds West, 125.71, and being on the aforementioned North right-of-way line of F.M. 2234;

THENCE Westerly, traversing along said North right-of-way line of F.M. 2234 as follows:

Along said curve to the left, an arc length of 125.71 feet to a 5/8 inch iron rod with an aluminum cap stamped "TxDoT" found for corner at the beginning of a curve to the left with a radius of 23,034.30 feet, a delta of 00 degrees 15 minutes 00 seconds, and a chord bearing and distance of South 82 degrees 41 minutes 39 seconds West, 100.51 feet;

Along said curve to the left, an arc length of 100.51 feet to a 5/8 inch iron rod with an aluminum cap stamped "TxDoT" found for corner at the beginning of a curve to the left with a radius of 23,003.31 feet, a delta of 00 degrees 38 minutes 57 seconds, and a chord bearing and distance of South 85 degrees 05 minutes 46 seconds West, 260.64;

Along said curve to the left, an arc length of 260.64 feet to a 5/8 inch iron rod with an aluminum cap stamped "TxDoT" found for corner;

South 84 degrees 46 minutes 17 seconds West, a distance of 276.29 feet to a 1/2 inch iron rod with a yellow cap stamped "CBG Surveying" set for corner at the beginning of a curve to the right with a radius of 22,833.10 feet, a delta of 00 degrees 26 minutes 05 seconds, and a chord bearing and distance of South 84 degrees 59 minutes 20 seconds West, 173.27;

Along said curve to the right, an arc length of 173.27 feet to the POINT OF BEGINNING and containing 271,062 square feet or 6.22 acre of land.

SURVEYOR'S CERTIFICATE

This survey is made relying on information provided by Fidelity National Title Insurance Company in connection with the transaction described in GF# FTH-93-FAH24010578R. The undersigned Registered Professional Land Surveyor hereby certifies to Fidelity National Title Insurance Company that, (a) this plat of survey and the property description set forth hereon were prepared from an actual on-the-ground survey of the real property described in Instrument No. 2007102021, and shown hereon; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; (d) except as shown hereon there are no observable protrusions on to the Property or observable protrusions there from, there are no observable improvements on the Property, there are no observable discrepancies, conflicts, shortages in area or boundary line conflicts; (e) the size, location and type of improvements, if any, are shown hereon, and all are located within the boundaries of the Property and setback from the Property lines the distances indicated; (f) the Property has apparent access to and from a public roadway; (g) recorded easements listed hereon have been labeled and platted hereon; (h) the boundary dimensions and other details shown hereon are shown to the appropriate accuracy standards of the State of Texas; (i) the Property is located in Zones X(N.F.H.A.), X(500yr), and AE (100 Year Flood Plain or in an identified "Flood Prone Area") as defined by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map No. 48157C0305M, with a date of 01/29/2021 pursuant to the Flood Disaster Protection Act of 1973.

The surveyor expressly understands and agrees that entities mentioned above are entitled to rely on this survey as having been performed to the appropriate standards of the current (2021 Edition) Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned.

EXECUTED this 16th day of September, 2024.

Registered Professional Land Surveyor

ACCEPTED BY: _____ SIGNATURE _____ DATE _____ SIGNATURE _____ DATE _____

LINE	BEARING	DISTANCE
L1	S02°05'28"E	48.85'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	125.71'	23008.31'	00°18'47"	S85°49'38"W	125.71'
C2	100.51'	23034.30'	00°15'00"	S82°41'39"W	100.51'



NOTES:
BEARINGS BASED ON TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE, NAD 83.

REVISIONS		
DATE	BY	NOTES

CONTROLLING MONUMENT		LEGEND	
1/2" IRON ROD FOUND	PE - POOL EQUIPMENT	ASPHALT PAVING	CHAIN LINK FENCE
1" IRON PIPE FOUND	COLUMN	WOOD FENCE	0.5" WIDE TYPICAL BARBED WIRE
5/8" ROD FOUND	AC - AIR CONDITIONING	IRON FENCE	PIPE FENCE
FENCE POST CORNER	FIRE HYDRANT	COVERED PORCH/DECK OR CARPORT	OVERHEAD ELECTRIC SERVICE
"X" FOUND / SET	OVERHEAD POWER LINE	CONCRETE PAVING	DOUBLE SIDED WOOD FENCE
UNDERGROUND ELECTRIC	POINT FOR CORNER	GRAVEL/ROCK ROAD OR DRIVE	
POWER POLE			

		419 Century Plaza Dr. Suite 210 Houston, TX 77073 P 214.349.9465 F 214.349.2216 Firm No. 10194280 www.cbgtxllc.com	
SCALE	DATE	JOB NO.	G.F. NO.
1"=50'	09/16/2024	2414684	SEE CERT
DRAWN		MC	

TEXAS LAND TITLE SURVEY

HENRY LEVERING SURVEY, ABSTRACT NO. 279

FORT BEND COUNTY, TEXAS

F.M. 2234