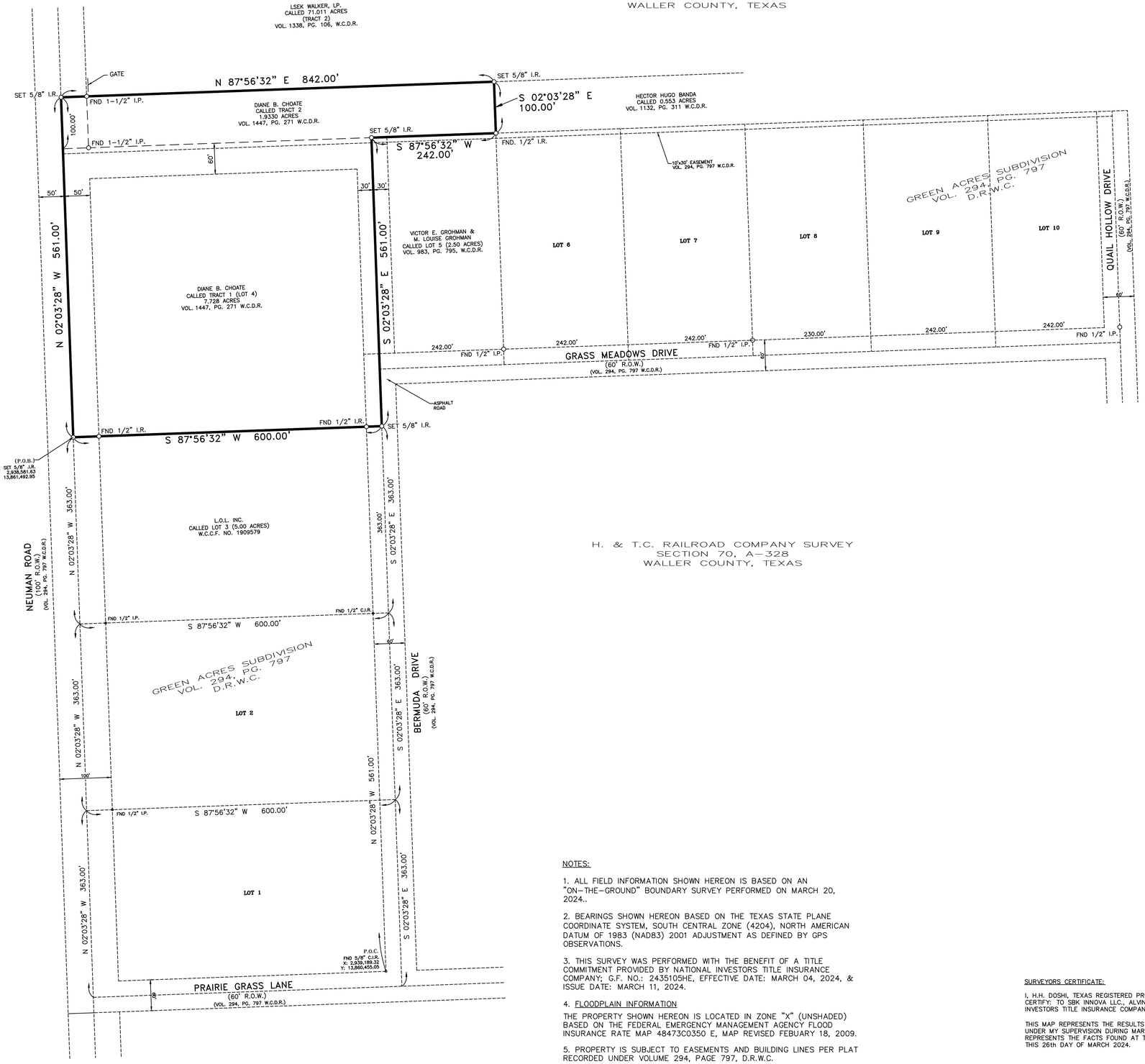
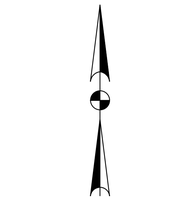
H. & T.C. RAILROAD COMPANY SURVEY
SECTION 69, A-69
WALLER COUNTY, TEXAS

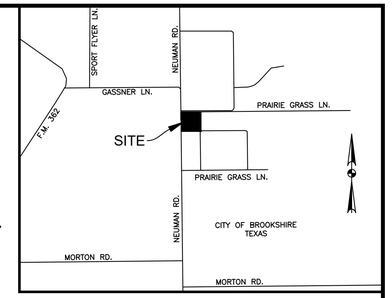


H. & T.C. RAILROAD COMPANY SURVEY
SECTION 70, A-328
WALLER COUNTY, TEXAS

ABBREVIATIONS LEGEND:

A	ABSTRACT
A.E.	AERIAL EASEMENT
BLDG.	BUILDING
B.L.	BUILDING LINE
COV'D	COVERED
ELEC.	ELECTRIC
ESMT.	EASEMENT
F.C.	FILM CODE
FND	FOUND
W.C.C.F. No.	WALLER COUNTY CLERK'S FILE NUMBER
W.C.D.R.	WALLER COUNTY DEED RECORDS
W.C.M.R.	WALLER COUNTY MAP RECORDS
I.R.	IRON ROD
R.O.W.	RIGHT OF WAY
SQ. FT.	SQUARE FEET
VOL.	VOLUME
PG.	PAGE
U.E.	UTILITY EASEMENT
W.L.E.	WATER LINE EASEMENT





VICINITY MAP

METES AND BOUNDS:

BEING A TRACT OR PARCEL OF LAND CONTAINING 9.661 ACRES (420,833 SQUARE FEET), MORE OR LESS, SITUATED IN THE T.S. REESE SURVEY, ABSTRACT 328, WALLER COUNTY, TEXAS, CONTAINING ALL OF LOT 4, OF GREEN ACRES SUBDIVISION, AS RECORDED IN VOLUME 294, PAGE 797 OF THE DEED RECORDS OF WALLER COUNTY TEXAS (W.C.D.R.), AND ALL OF A TRACT OF LAND CONTAINING 1.9330 ACRES (84,201 SQUARE FEET) CONVEYED TO FRESH INVESTMENTS LP BY GENERAL WARRANTY DEED RECORDED IN VOLUME 1267, PAGE 88 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983 (NAD83) 2001 ADJUSTMENT. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 0.99988910257.):

COMMENCING AT A 5/8 INCH IRON ROD FOUND IN LOT 1 SAID SUBDIVISION ON THE NORTH LINE OF PRAIRIE GRASS LANE (60-FEET WIDE) OF RECORD IN VOLUME 294, PAGE 797 W.C.D.R., AND THE WEST LINE OF BERMUDA DRIVE (60-FEET WIDE) OF RECORD IN VOLUME 294, PAGE 797 W.C.D.R., HAVING GRID COORDINATES OF X: 2,939,189.32 AND Y: 13,860,455.05;

THENCE, NORTH 02 DEGREES 03 MINUTES 28 SECONDS WEST, ALONG SAID BERMUDA DRIVE, FOR A DISTANCE OF 561.00 FEET TO A 1/2 INCH IRON ROD FOUND ON THE WEST LINE OF SAID BERMUDA DRIVE IN BETWEEN LOTS 2 & 3 OF SAID SUBDIVISION;

THENCE, SOUTH 87 DEGREES 56 MINUTES 32 SECONDS WEST, PASSING AN 1/2 INCH IRON ROD AT 520.00 FEET, FOR A TOTAL DISTANCE OF 570.00 FEET ALONG THE SOUTH LINE OF LOT 3 OF SAID SUBDIVISION TO THE SOUTHWEST CORNER OF SAID LOT, AND THE CENTERLINE OF NEUMAN ROAD OF RECORD IN VOLUME 294, PAGE 797 W.C.D.R.;

THENCE, NORTH 02 DEGREES 03 MINUTES 28 SECONDS WEST, FOR A DISTANCE 363.00 FEET ALONG THE CENTERLINE OF SAID NEUMAN ROAD TO A 5/8 INCH IRON ROD STAMPED "HH DOSHI 3860" SET FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED SUBJECT TRACT, HAVING GRID COORDINATES OF X: 2,938,581.63 AND Y: 13,861,492.95;

THENCE, NORTH 02 DEGREES 03 MINUTES 28 SECONDS WEST, ALONG SAID CENTERLINE OF NEUMAN ROAD, FOR A DISTANCE OF 561.00 FEET TO A 5/8 INCH IRON ROD STAMPED "HH DOSHI 3860" SET AT THE NORTHWEST CORNER OF SAID FRESH INVESTMENTS LP TRACT FOR THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT;

THENCE, NORTH 87 DEGREES 56 MINUTES 32 SECONDS EAST, PASSING AN 1-1/2 INCH IRON ROD AT 50.00 FEET, FOR A TOTAL DISTANCE OF 842.00 FEET ALONG THE NORTH LINE OF SAID FRESH INVESTMENTS LP TRACT AND THE SOUTH LINE OF A 71.011 ACRE (3,093,239 SQUARE FEET) TRACT OF LAND CONVEYED TO LSEK WALLER, LP BY SPECIAL WARRANTY DEED RECORDED IN VOLUME 1338, PAGE 106 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS, TO A 5/8 INCH IRON ROD STAMPED "HH DOSHI 3860" SET AT THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT;

THENCE, SOUTH 02 DEGREES 03 MINUTES 28 SECONDS EAST, ALONG THE EAST LINE OF SAID FRESH INVESTMENTS LP TRACT AND THE WEST LINE OF A 0.553 ACRE TRACT OF LAND (24,089 SQUARE FEET) CONVEYED TO HECTOR HUGO BANDA BY DEED RECORDED IN VOL. 1132, PG. 311 W.C.D.R., FOR A DISTANCE OF 100.00 FEET TO A 1/2 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF LOT 5 OF SAID SUBDIVISION FOR CORNER OF HEREIN DESCRIBED TRACT;

THENCE, SOUTH 87 DEGREES 56 MINUTES 32 SECONDS WEST, ALONG THE NORTH LINE OF LOT 5 AND THE SOUTH LINE OF SAID FRESH INVESTMENTS LP TRACT, FOR A DISTANCE OF 242.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 5 TO A 5/8 INCH IRON ROD STAMPED "HH DOSHI 3860" SET FOR CORNER OF HEREIN DESCRIBED TRACT;

THENCE, SOUTH 02 DEGREES 03 MINUTES 28 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 4 AND THE WEST LINE OF SAID LOT 5, FOR A DISTANCE OF 561.00 FEET TO A 5/8 INCH IRON ROD STAMPED "HH DOSHI 3860" SET ALONG THE CENTERLINE OF SAID BERMUDA DRIVE AT THE NORTHEAST CORNER SAID LOT 3 FOR THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT.

THENCE, SOUTH 87 DEGREES 56 MINUTES 32 SECONDS WEST, ALONG THE NORTH LINE OF SAID LOT 3 AND THE SOUTH LINE OF SAID LOT 4, PASSING A 1/2 INCH IRON ROD AT 30.00 FEET, AND A 1/2 INCH IRON ROD AT 520.00 FEET FOR A TOTAL DISTANCE OF 600.00 FEET TO THE POINT OF BEGINING CONTAINING 9.661 ACRES (420,833 SQUARE FEET) MORE OR LESS.

NOTES:

1. ALL FIELD INFORMATION SHOWN HEREON IS BASED ON AN "ON-THE-GROUND" BOUNDARY SURVEY PERFORMED ON MARCH 20, 2024..

2. BEARINGS SHOWN HEREON BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983 (NAD83) 2001 ADJUSTMENT AS DEFINED BY GPS OBSERVATIONS.

3. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT PROVIDED BY NATIONAL INVESTORS TITLE INSURANCE COMPANY; G.F. NO.: 2435105HE, EFFECTIVE DATE: MARCH 04, 2024, & ISSUE DATE: MARCH 11, 2024.

4. FLOODPLAIN INFORMATION

THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE "X" (UNSHADED) BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 48473C0350 E, MAP REVISED FEBUARY 18, 2009.

5. PROPERTY IS SUBJECT TO EASEMENTS AND BUILDING LINES PER PLAT RECORDED UNDER VOLUME 294, PAGE 797, D.R.W.C.

6. CORNERS SHOWN AS SET ON SUBJECT PROPERTY ARE SET WITH CAPS STAMPED "HH DOSHI 3860".

SURVEYORS CERTIFICATE:

I, H.H. DOSHI, TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3860, DO HEREBY CERTIFY: TO SBK INNOVA LLC., ALVIN T. HAYNES, DIANE B. CHOATE AND NATIONAL INVESTORS TITLE INSURANCE COMPANY THAT:

THIS MAP REPRESENTS THE RESULTS OF A BOUNDARY SURVEY MADE ON THE GROUND, UNDER MY SUPERVISION DURING MARCH, 2024 AND THAT THIS SURVEY CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY, SIGNED AND SEALED THIS 26th DAY OF MARCH 2024.

H.H. DOSHI
REGISTERED PROFESSIONAL LAND SURVEYOR #3860

G.F. NO.: 2435105HE

LOCATION: 0 BERMUDA DRIVE, BROOKSHIRE, TEXAS 77423

BOUNDARY SURVEY OF A 9.661-ACRE TRACT OF LAND, COMPRISING OF LOT 4 (7.728 ACRES) OUT OF GREEN ACRES SUBDIVISION, SITUATED IN THE NORTHWEST 1/4 OF THE H.B.T.C.R.R. CO. SURVEY, SECTION 70, ABSTRACT NO. 328, WALLER COUNTY TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER VOLUME 294, PAGE 797, DEED RECORDS OF WALLER COUNTY, TEXAS, AND A TRACT OF LAND (1.9330 ACRES), BEING OUT OF AND A PART OF A 6.0606-ACRE TRACT OF LAND BEING 100.00 FEET WIDE BY 2,640.00 FEET LONG STRIP, SITUATEDIN THE NORTHWEST 1/2 END OF SAID T.S. REESE SURVEY (H.B.T.C.R.R. CO. SURVEY SECTION 70), ABSTRACT NO. 328, WALLER COUNTY TEXAS, BEING THE SAME 1.9330 ACRE TRACT OF LAND AS CONVEYED UNTO FRESH INVESTMENTS LP BY DEED RECORDED UNDER VOLUME 1267, PAGE 88, DEED RECORDS OF WALLER COUNTY, TEXAS.

STATE OF TEXAS
REGISTERED
H.H. DOSHI
3860
PROFESSIONAL
LAND SURVEYOR

DOSHI ENGINEERING & SURVEYING COMPANY
2019 SHADOW PARK DRIVE
KATY, TEXAS 77494
(281)395-9906 email: hhdoshi@hotmail.com
Texas Survey Firm Reg. No. 10087000

DRAWN BY: VR-JR	DATE: 3-26-2024	PROJ. NO.:	C24-024
CHECKED BY: HHD	DATE: 3-26-2024		
SCALE: 1"=80'		SHEET 1 OF 1	REV
CAD NO.: --			