

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY AND THE GROUND ON SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE THE FINAL SURVEY DOCUMENT RELIED UPON AS A REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS NO. 6694

BRANDON M. ASSBERG
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS NO. 6694

MARK KARON WARD, ET AL
 VOL. 075 ACRES
 O.P.R.F. B.C.T. 2402
 JULY 24, 1976
 DESCRIBED IN
 V.O. 19, B.C.T. #60
 MARCH 11, 1953

COCHRAN AND HOLLIER
 LAND CO. SUBDIVISION
 LOT 4, BLOCK 29
 D.H.A. B.C.T. #18

MANUEL ESCALERA
 ABSTRACT 170

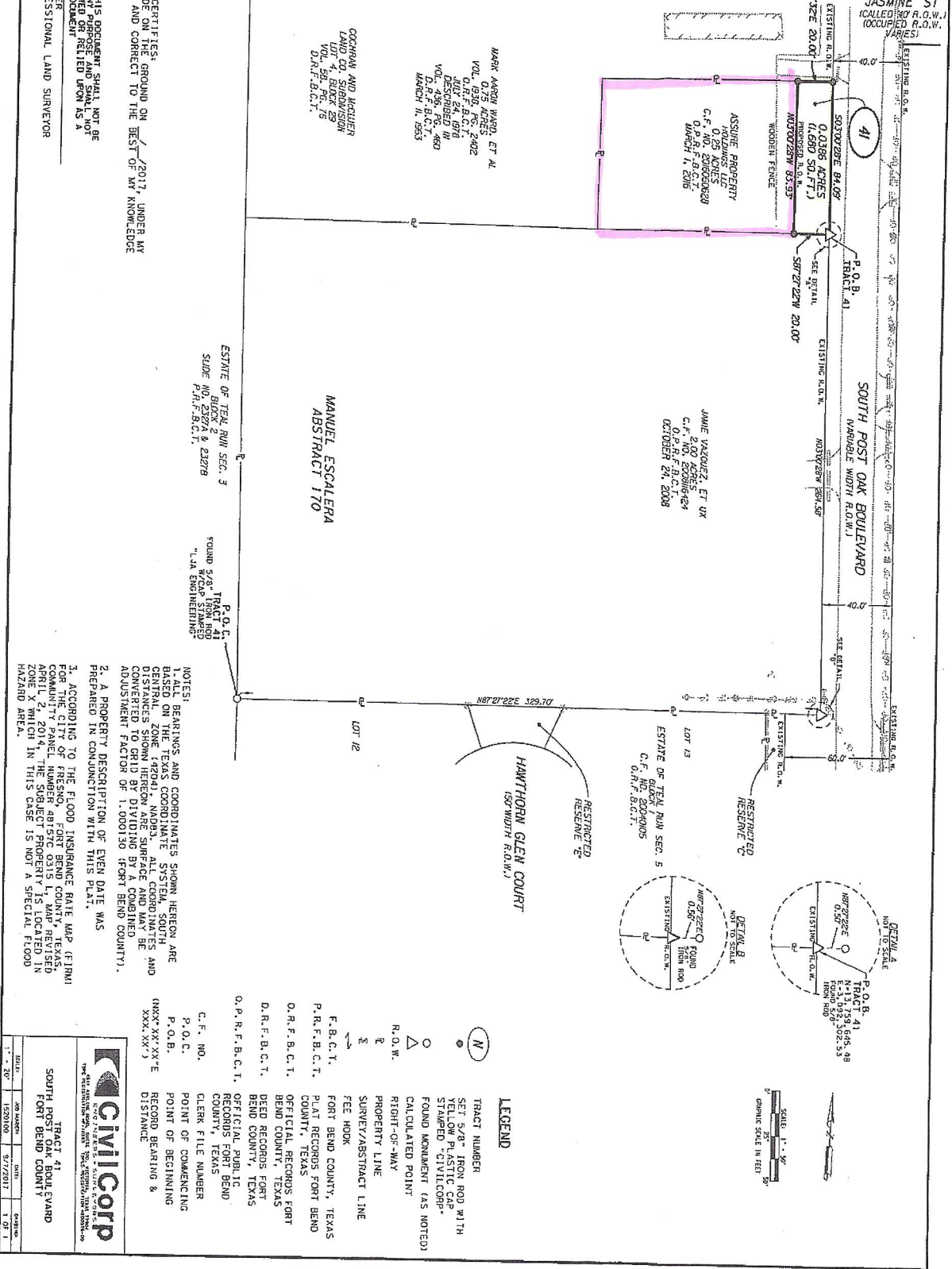
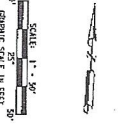
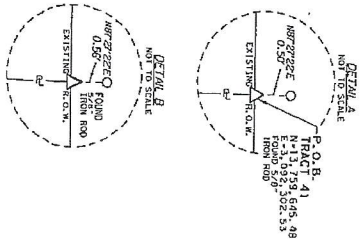
ESTATE OF TEK RAIN SEC. 3
 BLOCK 2
 SLIDE NO. 2327A & 2327B
 P.A.P. B.C.T.

FOUND 5/9/17 TRACT 41
 W/ CAP STAKED
 "LJA ENGINEERING"

NOTES:
 1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD83. ALL COORDINATES AND BEARINGS SHOWN HEREON ARE SURFACE AND MAY BE DIFFERENT FROM THE TRUE SURFACE AND MAY BE ADJUSTED TO DO SO BY A COMBINED ADJUSTMENT FACTOR OF 1.000130 (FORT BEND COUNTY).
 2. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PLAT.
 3. ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR THE CITY OF FRESNO, FORT BEND COUNTY, TEXAS, COMMUNITY PANEL NUMBER 48157C 0315 L, MAP REVISED APRIL 2, 2014, THE SUBJECT PROPERTY IS LOCATED IN A HAZARDOUS AREA.

CivilCorp
 THE CIVIL ENGINEERING AND SURVEYING COMPANY
 1100 WEST 19TH STREET, SUITE 100, FRESNO, TEXAS 76705-4000
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 (817) 278-1114
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 (817) 278-1116
 (817) 278-1117
 (817) 278-1118
 (817) 278-1119
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- LEGEND**
- SET 5/8" IRON ROD WITH SURVEYING TAP
 - △ STAMPED "CIVIL CORP"
 - FOUND MONUMENT (AS NOTED)
 - CALCULATED POINT
 - △ RIGHT-OF-WAY
 - PROPERTY LINE
 - SURVEY/ABSTRACT LINE
 - FEE HOOD
 - FORT BEND COUNTY, TEXAS
 - PLAT RECORDS FORT BEND COUNTY, TEXAS
 - OFFICIAL RECORDS FORT BEND COUNTY, TEXAS
 - DEED RECORDS FORT BEND COUNTY, TEXAS
 - OFFICIAL PUBLIC RECORDS FORT BEND COUNTY, TEXAS
 - CLERK FILE NUMBER
 - POINT OF COMMENCING
 - POINT OF BEGINNING
 - RECORD BEARING & DISTANCE



Site Description: According to Fort Bend CAD, the Whole Property is a 0.25-acre tract of land, which includes the Proposed Acquisition area.

The Whole Property is currently a vacant tract of land with no improvements to consider.

The following is a discussion of the Whole Property, the Acquisition, and the Remainder.

Location: *Whole Property:* The Whole Property is located along the west line of S. Post Oak Boulevard, approximately 30 feet south of Jasmine Street. *Acquisition:* The Proposed Acquisition is located along the west line of S. Post Oak Boulevard, at the eastern portion of the Whole Property. *Remainder:* The Remainder is located along the west line of S. Post Oak Boulevard, approximately 30 feet south of Jasmine Street.

Total Site Areas: *Whole Property:* The Whole Property is 0.25 acres (10,890 square feet), according to FBCAD. *Acquisition:* The Proposed Acquisition is 0.0386 acres (1,681 square feet), according to the survey. *Remainder:* The Remainder is 0.2114 acres (9,209 square feet).

Topography: The *Whole Property, Acquisition, and Remainder* are mostly cleared with some scattered trees.

Shape: The *Whole Property, Proposed Acquisition, and Remainder* are rectangular shaped.

Frontage: *Whole Property:* The Whole Property has 84.09 feet of frontage along S. Post Oak Boulevard. *Acquisition:* The Proposed Acquisition has 84.09 feet of frontage along S. Post Oak Boulevard. *Remainder:* Before the Acquisition, the Remainder will have 83.93 feet of frontage along S. Post Oak Boulevard.

Access: *Whole Property:* The Whole Property has access from S. Post Oak Boulevard. *Acquisition:* The Proposed Acquisition has access from S. Post Oak Boulevard. *Remainder:* Before the Acquisition, the Remainder does not have access along a public road. After the Acquisition, the Remainder will have access from S. Post Oak Boulevard.

Utilities: The site has access to public water, electrical and telephone service. Private septic is required.

Zoning: The subject is situated within Fort Bend County and within the ETJ of the City of Houston. The City of Houston does not regulate development through zoning



ordinances. Fort Bend County does not subscribe to zoning restrictions; however, Fort Bend County does require a building setback of 25 feet.

For any property that was platted since 1988, Fort Bend County requires a minimum site size of 0.50-acre for a property to be developed with access to public water but that requires private septic. However, for properties that were platted prior to 1988, such as the subject, there is no minimum site size for properties to be developed with a private septic and public water as long as it is feasible to install the septic system on the site while meeting all other setback requirements.

There are no known deed restrictions for the subject property.

Flood Hazard: According to Map Panel 48157C0315L, dated April 2, 2014, the subject tract is within Zone X, an area outside the 100-year flood plain.

Current Use: The Whole Property is currently vacant land.

Easements: None noted.

Encroachments: None noted.





Highest and Best Use - As Though Vacant: Highest and Best Use may be defined as "the reasonable and probable use that supports the highest present value, as defined, as of the date of appraisal". The Highest and Best Use of a property must be one that is legally permissible, physically possible, and economically feasible and represents the most likely use of the land. This fourth test is sometimes entitled "maximally productive test".

From a physically possible standpoint, several types of development are possible on the 0.25-acre tract of land. The site appears to have adequate drainage. Public water, electricity and telephone are available to the site in adequate capacity. The site would require private septic service. The site has direct road frontage along S. Post Oak Boulevard and does not lie within the flood plain. Therefore, a variety of uses are physically possible on the site.

The subject is situated within Fort Bend County and within the Houston ETJ. Fort Bend County and the City of Houston do not subscribe to zoning restrictions. However, Fort Bend County does require a minimum site size of 0.50-acre for a property to be developed with public water and private septic if the property was platted after 1988. The subject property has access to public water service. The building setback for properties located in Fort Bend County is 25 feet. A variety of uses are legally permissible on the site.

The financial feasibility of development of the subject property is directly related to the local economy. Development in the neighborhood is predominantly single-family residential with sporadic commercial development. Given the nature of the immediate area, a single-family residential use is considered most financially feasible.

After considering physical possibilities, legal permissibility and financial feasibility, the maximally productive uses must be considered. It has been determined by the three previous tests for Highest and Best Use that the Whole Subject Property's most probable Highest and Best Use is for a single-family residential use. The maximally productive use is considered the same.

After taking into consideration the legally permissible, physical possible, financially feasible and maximally productive uses of the subject site, it is our opinion that the Highest and Best Use of the subject's Whole Property site - as vacant would be for a single-family residential use.

An owner user or investor would be the most likely purchaser of this type of property. The holding period for this type of property would be less than six months.

METES AND BOUNDS – ACQUISITION

EXHIBIT "A"

County: Fort Bend
Street: South Post Oak Boulevard
Civilcorp Job No.: 1520100

Page 1 of 2

Property Description for Tract 41

Being a 0.0386 acre (1,680 square foot) tract of land, situated in the Manuel Escalera Survey, Abstract 170, Fort Bend County, Texas, being out of that certain 0.25 acre tract of land described as being a portion of Lot 4, Block 29 of Cochran and McCluer Land Co. Subdivision as recorded in Volume 58, Page 76, Deed Records Fort Bend County, Texas (D.R.F.B.C.T.) as conveyed from Fort Bend County, Trustee to Assure Property Holdings LLC, dated March 1, 2016, as recorded in Clerk's File No. 2016060628, Official Public Records Fort Bend County, Texas, (O.P.R.F.B.C.T.), said 0.0386 acre tract of land being more fully described by metes and bounds as follows:

COMMENCING at a 5/8 inch diameter iron rod with plastic cap stamped "LJA ENGINEERING" found for the southwest corner of that certain 2.00 acre tract of land conveyed to Jamie Vazquez, et ux as recorded in Clerk's File No. 2008116424, O.P.R.F.B.C.T., same being the northwest corner of Lot 12, Block 1 of the Estates of Teal Run Sec. 5, an addition to the City of Fresno, Fort Bend County, Texas as recorded in Clerk's File No. 20040105, Plat Records Fort Bend County, Texas, (P.R.F.B.C.T.), said iron rod also being in the East line of Block 2, of the Estates of Teal Run Sec. 3, an addition to the City of Fresno, Fort Bend County, Texas as recorded in Slide No. 2327A and 2327B, P.R.F.B.C.T.;

THENCE, North 87 deg. 27 min. 22 sec. East, with the common line of said 2.00 acre Vazquez tract and said Block 1, Estates of Teal Run Sec. 5, a distance of 329.70 feet to a calculated point for the southeast corner of said 2.00 acre Vazquez tract, same being an angle point in the existing West right-of-way line of South Post Oak Boulevard (variable width right-of-way), from which a found 5/8 inch diameter iron rod bears North 87 deg. 27 min. 22 sec. East, a distance of 0.56 feet;

THENCE, North 03 deg. 00 min. 28 sec. West, with the existing West right-of-way line of said South Post Oak Boulevard, a distance of 264.58 feet to a calculated point for the northeast corner of said 2.00 acre Vazquez tract, same being the southeast corner of said 0.25 acre Assure Property Holding LLC tract, from which a found 5/8 inch diameter iron rod bears North 87 deg. 27 min. 22 sec. East, a distance of 0.50 feet, said calculated point having Surface Coordinates of N=13,759,645.48, E=3,092,302.53 and being the **POINT OF BEGINNING**;

- (1) **THENCE**, South 87 deg. 27 min. 22 sec. West, with the common line of said 0.25 acre Assure Property Holdings LLC tract and said 2.00 acre Vazquez tract, a distance of 20.00 feet to a 5/8 inch diameter iron rod with plastic cap stamped "CIVILCORP" set for the southwest corner of the herein described tract and being in the proposed West right-of-way line of South Post Oak Boulevard;

EXHIBIT "A"

Page 2 of 2

County: Fort Bend
Street: South Post Oak Boulevard
Civilcorp Job No.: 1520100

Property Description for Tract 41

- (2) **THENCE**, North 03 deg. 00 min. 28 sec. West, with the proposed West right-of-way line of said South Post Oak Boulevard, severing said 0.25 acre Assure Property Holdings LLC tract, a distance of 83.93 feet to a 5/8 inch diameter iron rod with plastic cap stamped "CIVILCORP" set for the northwest corner of the herein described tract, same being in the North line of said 0.25 acre Assure Property Holdings LLC tract and the South line of a 0.75 acre tract of land conveyed to Mark Aaron Ward, et al as recorded in Volume 1938, Page 2402, Official Records Fort Bend County Texas, (O.R.F.B.C.T.);
- (3) **THENCE**, North 86 deg. 59 min. 32 sec. East, with the common line of said 0.25 acre Assure Property Holding, LLC tract and said 0.75 acre Ward tract, a distance of 20.00 feet to a 5/8 inch diameter iron rod with plastic cap stamped "CIVILCORP" set for the northeast corner of the herein described tract, same being the northeast corner of said 0.25 acre Assure Property Holding, LLC tract and the East corner of said 0.75 acre Ward tract, said iron rod being in the existing West right-of-way line of said South Post Oak Boulevard;
- (4) **THENCE**, South 03 deg. 00 min. 28 sec. East, with the existing West right-of-way line of South Post Oak Boulevard, a distance of 84.09 feet to the **POINT OF BEGINNING**, containing 0.0386 acres (1,680 square feet) of land, more or less.

All bearings and coordinates are based on the Texas Coordinate System, South Central Zone (4204) NAD83. All distances and coordinates shown are surface and may be converted to grid by dividing by a combined adjustment factor of 1.000130.

I hereby certify the foregoing legal description was prepared from a survey performed on the ground and that it correctly represents the facts found at the time of the survey. A survey plat of even date herewith accompanies this legal description.



Brandon Absher

Brandon M. Absher Date: 03/08/2018
Registered Professional Land Surveyor
License No. 6654, State of Texas
CivilCorp, LLC - 4611 E. Airline Suite #300, Victoria, Texas 77904
361-570-7500
TBPLS Firm Registration No. 100576-00

SURVEY MAP - ACQUISITION

