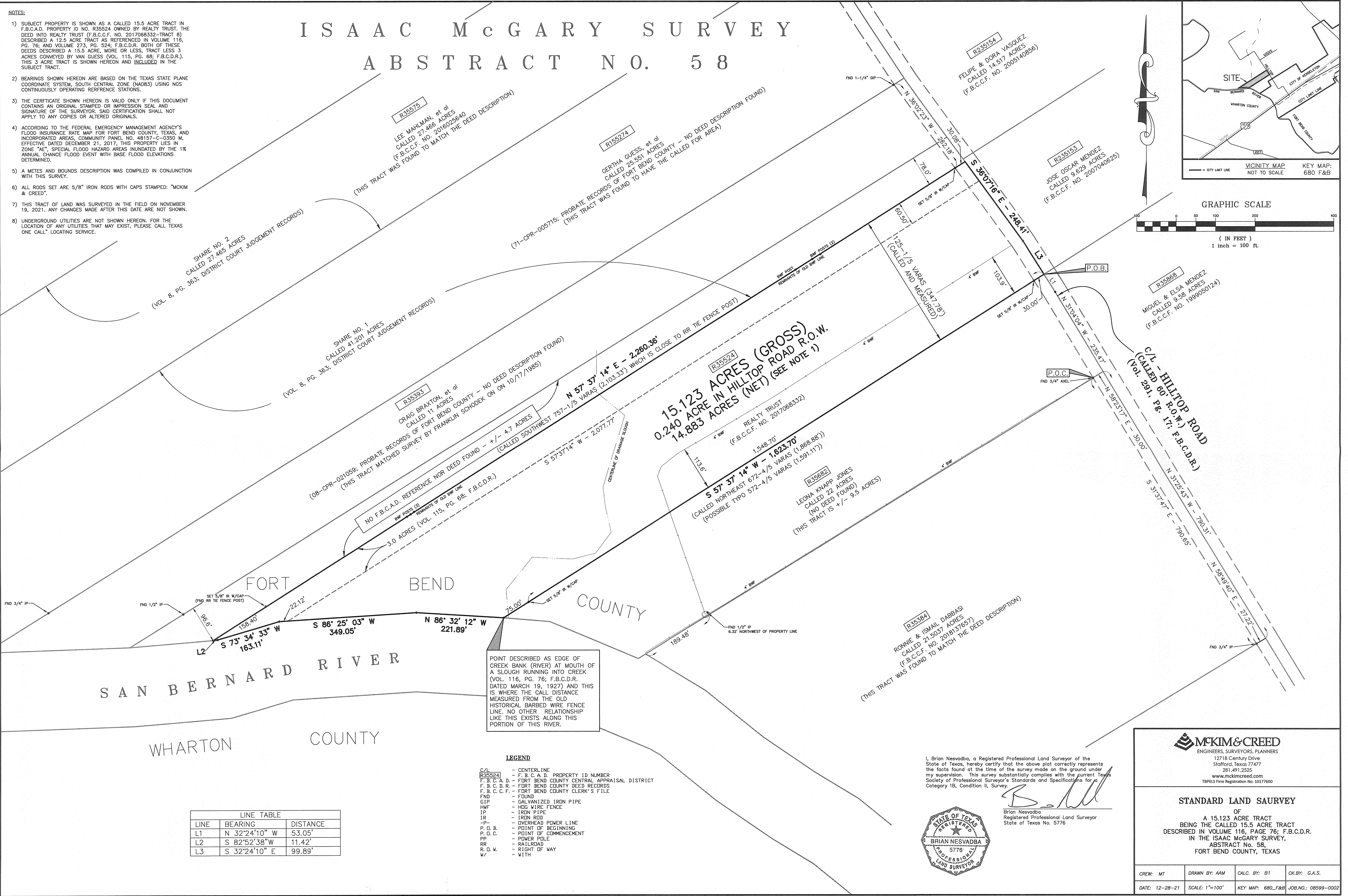
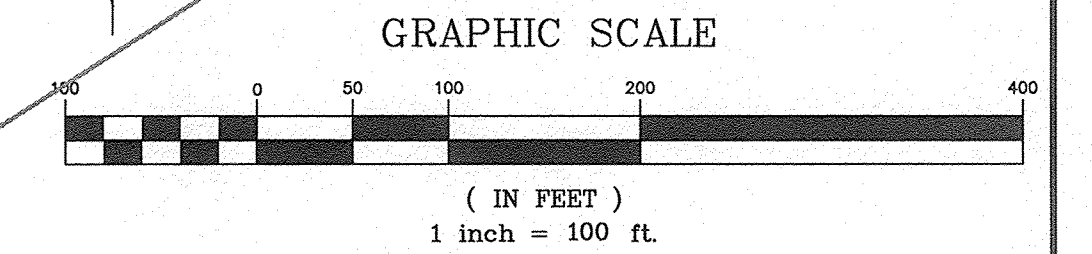
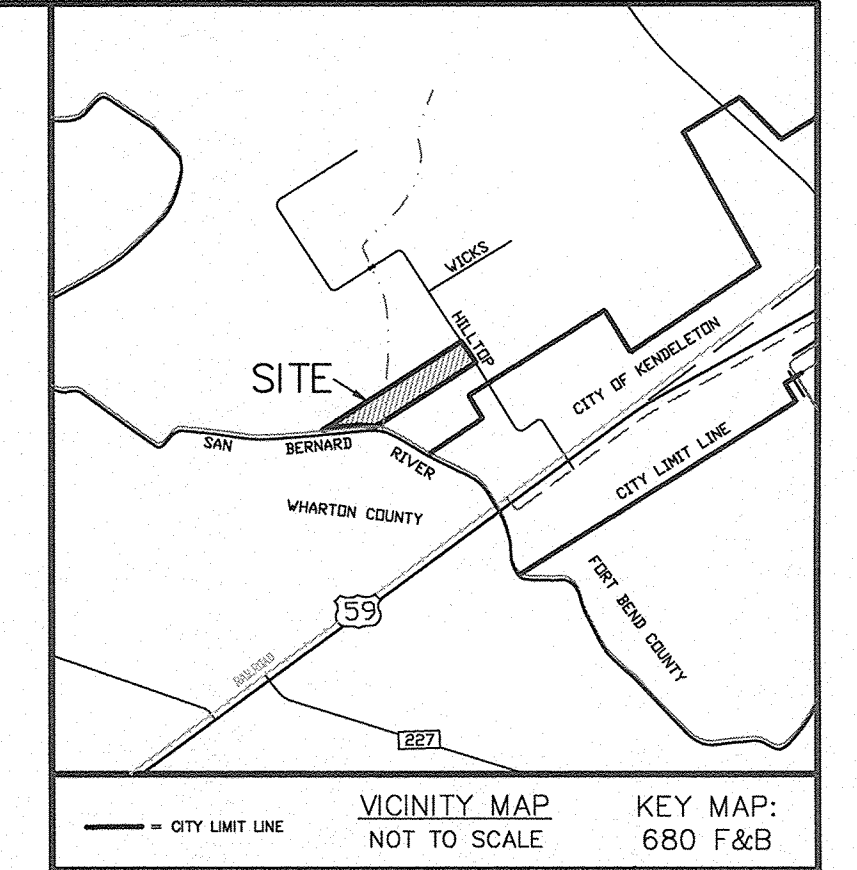


NOTES:

- 1) SUBJECT PROPERTY IS SHOWN AS A CALLED 15.5 ACRE TRACT IN F.B.C.A.D. PROPERTY ID NO. R35524 OWNED BY REALTY TRUST. THE DEED INTO REALTY TRUST (F.B.C.C.F. NO. 2017068332-TRACT 8) DESCRIBED A 12.5 ACRE TRACT AS REFERENCED IN VOLUME 116, PG. 76, AND VOLUME 273, PG. 524; F.B.C.D.R. BOTH OF THESE DEEDS DESCRIBED A 15.5 ACRE, MORE OR LESS, TRACT LESS 3 ACRES CONVEYED BY VAN GUESS (VOL. 115, PG. 68; F.B.C.D.R.). THIS 3 ACRE TRACT IS SHOWN HEREON AND INCLUDED IN THE SUBJECT TRACT.
- 2) BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83) USING NGS CONTINUOUSLY OPERATING REFERENCE STATIONS.
- 3) 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.
- 4) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS, AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48157-C-0350 M, EFFECTIVE DATED DECEMBER 21, 2017, THIS PROPERTY LIES IN ZONE "AE", SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD EVENT WITH BASE FLOOD ELEVATIONS DETERMINED.
- 5) A METES AND BOUNDS DESCRIPTION WAS COMPILED IN CONJUNCTION WITH THIS SURVEY.
- 6) ALL RODS SET ARE 5/8" IRON RODS WITH CAPS STAMPED: "MCKIM & CREED".
- 7) THIS TRACT OF LAND WAS SURVEYED IN THE FIELD ON NOVEMBER 19, 2021. ANY CHANGES MADE AFTER THIS DATE ARE NOT SHOWN.
- 8) UNDERGROUND UTILITIES ARE NOT SHOWN HEREON. FOR THE LOCATION OF ANY UTILITIES THAT MAY EXIST, PLEASE CALL TEXAS ONE CALL LOCATING SERVICE.

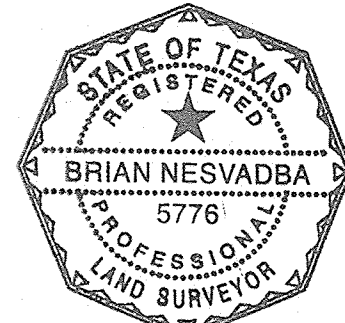
ISAAC MCGARY SURVEY ABSTRACT NO. 58



POINT DESCRIBED AS EDGE OF CREEK BANK (RIVER) AT MOUTH OF A SLOUGH RUNNING INTO CREEK (VOL. 116, PG. 76; F.B.C.D.R. DATED MARCH 19, 1927) AND THIS IS WHERE THE CALL DISTANCE MEASURED FROM THE OLD HISTORICAL BARBED WIRE FENCE LINE. NO OTHER RELATIONSHIP LIKE THIS EXISTS ALONG THIS PORTION OF THIS RIVER.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 32°24'10" W	53.05'
L2	S 82°52'38" W	11.42'
L3	S 32°24'10" E	99.89'

- LEGEND**
- C/L - CENTERLINE
 - R35524 - F. B. C. A. D. PROPERTY ID NUMBER
 - F. B. C. A. D. - FORT BEND COUNTY CENTRAL APPRAISAL DISTRICT
 - F. B. C. D. R. - FORT BEND COUNTY DEED RECORDS
 - F. B. C. C. F. - FORT BEND COUNTY CLERK'S FILE
 - FND - FOUND
 - GIP - GALVANIZED IRON PIPE
 - HWF - HIC WIRE FENCE
 - IP - IRON PIPE
 - IR - IRON ROD
 - P- - OVERHEAD POWER LINE
 - P. O. B. - POINT OF BEGINNING
 - P. O. C. - POINT OF COMMENCEMENT
 - PP - POWER POLE
 - RR - RAILROAD
 - R. O. W. - RIGHT OF WAY
 - W/ - WITH



I, Brian Nesvadba, 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 Surveyors' Standards and Specifications for a Category 1B, Condition II, Survey.

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

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TBPELS Firm Registration No. 10177600

STANDARD LAND SURVEY

OF
A 15.123 ACRE TRACT
BEING THE CALLED 15.5 ACRE TRACT
DESCRIBED IN VOLUME 116, PAGE 76; F.B.C.D.R.
IN THE ISAAC MCGARY SURVEY,
ABSTRACT No. 58,
FORT BEND COUNTY, TEXAS

CREW: MT	DRAWN BY: AAM	CALC. BY: B1	CK BY: G.A.S.
DATE: 12-28-21	SCALE: 1"=100'	KEY MAP: 680_F&B	JOB NO.: 08599-0002

December 28, 2021

***15.123 Acres of Land in the Isaac McGary Survey, Abstract No. 58,
Fort Bend County, Texas***

A FIELD NOTE DESCRIPTION of a 15.123 acre tract of land in the Isaac McGary Survey, Abstract No. 58, Fort Bend County, Texas; said 15.123 acre tract being a called 15.5 acre tract of land (Tract 8) conveyed to Realty Trust, as recorded in Fort Bend County Clerk's File No. 2017068332; 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:

COMMENCEING FOR REFERENCE at a 3/4-inch axel found in the southwest right-of-way line of Hilltop Road (called 60 feet wide), as recorded in Volume 291, Page 17 of the Fort Bend County Deed Records; also being in the northwest line of a called 21.5037 acre tract conveyed to Ronnie and Ismail Dabbasi, as recorded in Fort Bend County Clerk's File No. 2018137657; and in the southeast line of Leona Knapp Jones tract, no deed was found for this tract but it is called a 22 acre tract by the Fort Bend County Central Appraisal District, Property ID No. R35682, and measures approximately 9.5 acres;

THENCE, North 58° 23' 17" East – 30.00 feet with the northwest line of said 21.5037 acre tract and with the southeast line of said Jones tract to a point in the centerline of said Hilltop Road for the north corner of said 21.5037 acre tract and the east corner of said Jones tract;

THENCE, North 31° 04' 04" West – 235.47 feet with the centerline of said Hilltop Road and with the northeast line of said Jones tract to an angle point in the centerline of said Hilltop Road;

THENCE, North 32° 24' 10" West – 53.05 feet with the centerline of said Hilltop Road and with the northeast line of said Jones tract to a point for the east corner of said 15.5 acre tract and for the east corner and POINT OF BEGINNING of this tract;

THENCE, South 57° 37' 14" West along the southeast line of said 15.5 acre tract, at a distance of 30.00 feet pass a 5/8-inch iron rod stamped "McKim & Creed" set in the southwest right-of-way line of said Hilltop Road, at a distance of 1,548.70 feet pass a 5/8-inch iron rod stamped "McKim & Creed" set near the bank of the San Bernard River and continuing for a total distance of 1,623.70 feet to a point on the north edge of the San Bernard River at a drainage slough; this point was described as being on the edge of a creek bank (river) at the mouth of a slough running into creek, (Volume 116, Page 76; of the Fort Bend County Deed Records dated March 19, 1927); for the south corner of this tract; this point is also being 125-1/5 varas (347.78 feet) (the called for and measured distance) from an old barbed wire fence line being the northwesterly line of this tract;

THENCE, continuing for the next four (4) calls along the northerly edge of said San Bernard River being the southwesterly line of said 15.5 acre tract;

- 1.) North $86^{\circ} 32' 12''$ West – 221.89 feet to an angle point of this tract;
- 2.) South $86^{\circ} 25' 03''$ West – 349.05 feet to an angle point of this tract;
- 3.) South $73^{\circ} 34' 33''$ West – 163.11 feet to an angle point of this tract;
- 4.) South $82^{\circ} 52' 38''$ West – 11.42 feet to a point for the west corner of this tract;

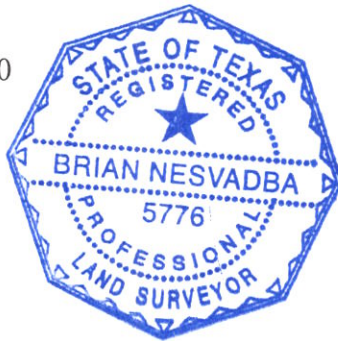
THENCE, North $57^{\circ} 37' 14''$ East, at a distance of 158.40 feet pass a 5/8-inch iron rod stamped “McKim & Creed” set next to a railroad tie fence post, continuing along an old barbed wire fence line, at a distance of 2,230.28 feet pass a 5/8-inch iron rod stamped “McKim & Creed” set in the southwest right-of-way line of said Hilltop Road, and continuing for a total distance of 2,260.36 feet to a point in the centerline of said Hilltop Road for the north corner of said 15.5 acre tract and for the north corner of this tract;

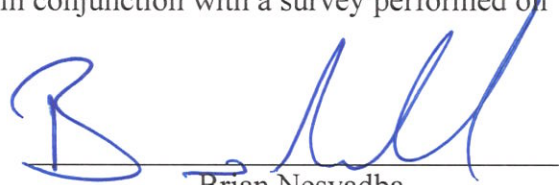
THENCE, South $36^{\circ} 07' 16''$ East – 248.41 feet with the centerline of said Hilltop Road to an angle point of said 15.5 acre tract and an angle point of this tract;

THENCE, South $32^{\circ} 24' 10''$ East – 99.89 feet with the centerline of said Hilltop Road to the POINT OF BEGINNING and containing 15.123 acres of land with 0.240 acre being in the right-of-way of said Hilltop Road for a net area of 14.883 acres of land.

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

COMPILED BY:
MCKIM & CREED
Engineers, Surveyors, Planners
Stafford, Texas
Firm Registration No. 10177600
Job No. 08599-0002
Y:\legals\08599-0002_BNDY.docx




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