

OWNER'S RELEASE

We, Nizarali N. Momin and Rahim N. Maknoja, President and Vice President of 159 PROPERTY INC., owner of the property subdivided in this plat of Merito Plaza, make subdivision of the property on behalf of the corporation, according to the lines, lots, building lines, streets, alleys, parks and easements as shown and dedicated for public use, the streets, all alleys, parks and easements shown, and waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to the grades, and bind ourselves, our heirs successors and assigns to warrant and defend the title to the land so dedicated.

There is hereby dedicated a fifteen (15) foot utility easement along and adjacent to all roads and streets in the subdivision.

The County assumes no responsibility for the accuracy of representations by other parties in this plat. Flood plain data, in particular, may change depending on subsequent development.

In Testimony, hereto, the 159 Property Inc., has caused to be signed by Nizarali N. Momin and Rahim N. Maknoja, President and Vice President, this 24 day of February, 2014.

159 PROPERTY INC.

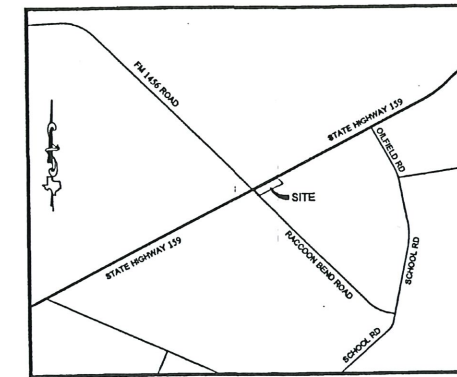
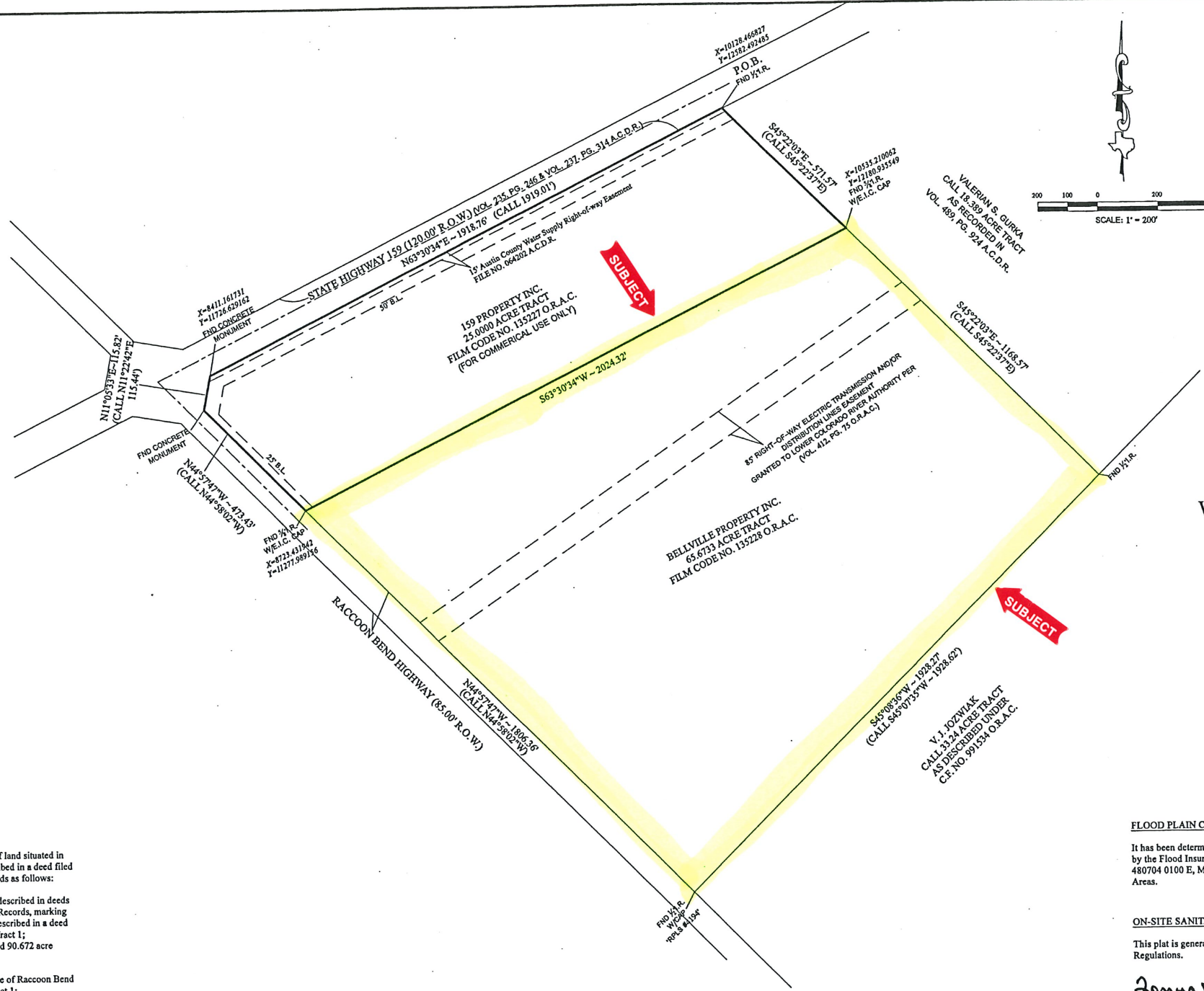
By: Nizarali N. Momin - President; Rahim N. Maknoja - Vice President

STATE OF TEXAS COUNTY OF AUSTIN

BEFORE ME, the under signed authority, on this day personally appeared Nizarali N. Momin and Rahim N. Maknoja, President and Vice President, of 159 Property Inc., known to me, to be the persons whose name are subscribed to the foregoing instruments, and acknowledged to me that the same was the act of the corporation, for the purposes and considerations expressed, and in the capacities stated.

Given under my hand and seal of office, this 24th day of February, 2014.

Janice H. Haddad, Notary Public, Harris County, Texas



MERITO PLAZA 25.0000 ACRE TRACT, CONSISTS OF 1 RESERVE, 1 BLOCK OUT OF THE WILLIAM SMEATHERS SURVEY A - 90 AUSTIN COUNTY, TEXAS.

JANUARY 2014

PROPERTY OWNERS: 159 Property Inc., 21021 Spring Brook Plaza Dr. Suite 215, Spring, Texas 77379, PH: 832.698.4790; PLAT PREPARED BY: E.I.C. Surveying Company, 12345 Jones Road, Suite 270, Houston, Texas 77070, PH: 281.955.2772

All that certain tract or parcel containing 25.0000 acres of land known as Tract 1 out of that certain call 90.672 acre tract of land situated in the William Smeathers Survey, A-90 in Austin County, Texas, said 90.672 acre tract being that same tract of land as described in a deed filed for record under Austin County Clerk's File No. 056233, said Tract 1 being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod (found) in the Southeast right-of-way line of State Highway 159, (120.00 feet in width), as described in deeds filed for record in Volume 235, Page 246, Austin County Deed Records and Volume 237, Page 314, Austin County Deed Records, marking the Northern corner of said 90.672 acre tract of land, the Westerly corner of that certain call 18.389 acre tract of land as described in a deed filed for record in Volume 489, Page 924, Austin County Deed Records and the Northern corner of the herein described Tract 1;

THENCE S 45°22'03" E, (call S 45°22'37" E), a distance of 571.57 feet along the common line of said 18.389 acre and said 90.672 acre tracts of land to a 5/8" iron rod with EIC cap (set) marking the Easterly corner of the herein described Tract 1;

THENCE S 63°30'34" W, a distance of 2,024.32 feet to a 5/8" iron rod with EIC cap (set) in the Northeast right-of-way line of Raccoon Bend Highway and the Southwest line of said 90.672 acre tract of land marking the Southerly corner of the herein described Tract 1;

THENCE N 44°57'47" W, (call N 44°58'02" W), a distance of 473.43 feet along the Northeast right-of-way line of said Raccoon Bend Highway and the Southwest line of said 90.672 acre tract of land to a concrete monument (found) marking the Southerly-West corner of said 90.676 acre tract of land, the South end of a cutback corner marking the intersection of the Northeast right-of-way line of said Raccoon Bend Highway with the Southeast right-of-way line of said State Highway 159 and the Southerly-West corner of the herein described Tract 1;

THENCE N 11°05'33" E, a distance of 115.82 feet, (call N 11°22'42" E, 115.44 feet), along said cutback corner and said 90.672 acre tract of land to a concrete monument (found) in the Southeast right-of-way line of said State Highway 159 marking the North end of said cutback corner, the Northerly-West corner of said 90.672 acre tract of land and the Northerly-West corner of the herein described Tract 1;

THENCE N 63°30'34" E, a distance of 1,918.76 feet, (call 1,919.01 feet), along the Southeast right-of-way line of said State Highway 159 and the Northwest line of said 90.672 acre tract of land to the POINT OF BEGINNING and containing 25.0000 acre of land.

This is to certify that I, Craig A. Laney, a registered professional Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground; and that all block corners, lot corners and permanent referenced monuments have been set, that permanent control points will be set at completion of construction and that this plat correctly represents that survey made by me.

Craig A. Laney, R.P.L.S., TEXAS REGISTRATION NO. 4507



CERTIFICATE OF COMMISSIONERS COURT

APPROVED by Commissioners Court of Austin County, Texas, this 24 day of February, 2014.

Signatures of County Judge Corynn Bibb and Commissioners Precinct 1, 2, 3, and 4.

CERTIFICATE OF COUNTY CLERK

I, Carrie Gregor, County Clerk of Austin County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on April 1, 2014 at 2:23 o'clock, and in Volume 2 Page 96 of the Map Records of Austin County for said county.

Carrie Gregor, County Clerk, Austin County, Texas; Rebecca Thomas, Deputy

ORIGINAL FILED COPIES NOT COMPARED APR 0 1 2014 Carrie Gregor, County Clerk, Austin County, TX

APPROVAL BY PLAT ROOM RECORDER

4-1-2014 Date; Rebecca Thomas, Plat Book Recorder; County Clerk File No. 141329; Plat Cabinet No. 2, Page No. 96

FLOOD PLAIN CERTIFICATION:

It has been determined that the subject property does not lie within the 100-Year Flood Boundary as indicated by the Flood Insurance Rate Map compiled by the Federal Emergency Management Agency, Community No. 480704 0100 E, Map No. 48015C0100E, dated September 3, 2010, Austin County, Texas and Incorporated Areas.

ON-SITE SANITARY WASTE CERTIFICATION:

This plat is generally in compliance with the Austin County Private Sewage Regulations and current T.C.E.Q. Regulations.

Signature of Janice Meuris, Austin County Environmental Office, Date 2-24-14

PIPELINES

No pipeline or pipeline easements existing within the boundaries of this plat.

CERTIFICATE OF COUNTY ENGINEER:

I, CHARLES A. KALKOMEY, County Engineer of Austin County, certify that the plat of this subdivision complies with all existing rules and regulations of Austin County.

Signature of Charles A. Kalkomey, County Engineer, Date 2/24/14

SUBJECT TO

- 1. Right-of-way Deed from Viola Wietstruck, et al, to The State of Texas, dated October 26, 1957, recorded in Volume 237, Page 314 A.C.D.R.
2. Right-of-way Deed from Viola Wietstruck, et al, to The State of Texas, dated October 26, 1957, recorded in Volume 235, Page 246 A.C.D.R.