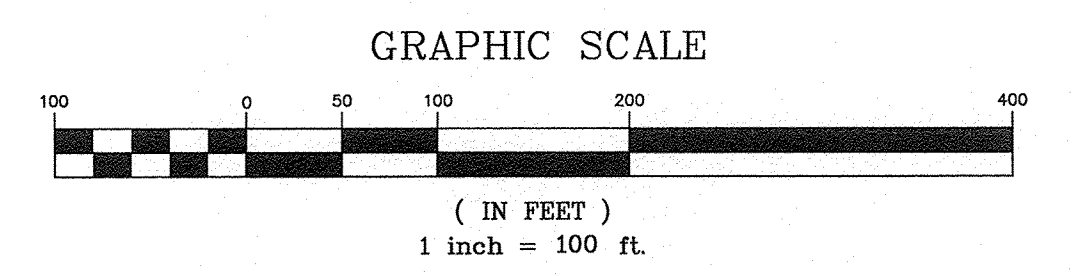
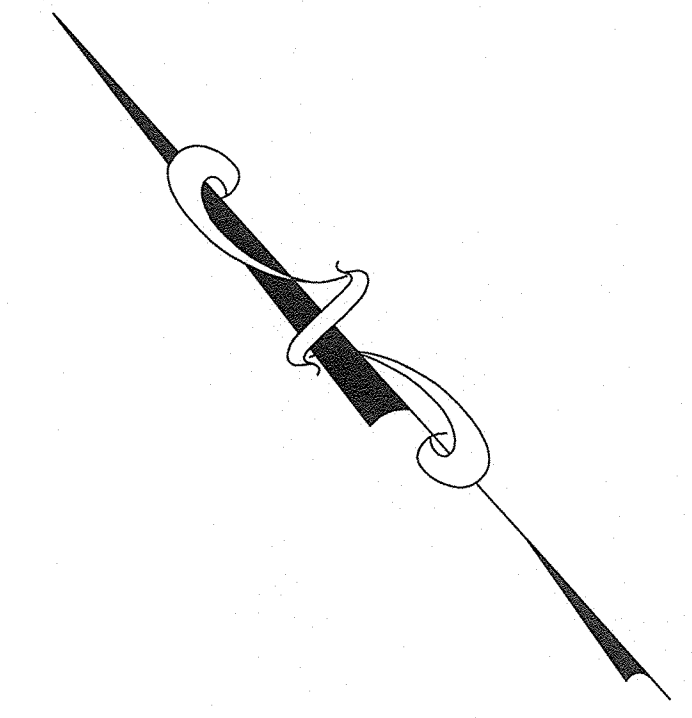


H.&T.C. R.R. CO. SURVEY
SECTION 53
ABSTRACT NO. 231

DANNHAUS ROAD
(CALLED 60' R.O.W.)
(VOL. 157, PG. 495; F.B.C.D.R.)

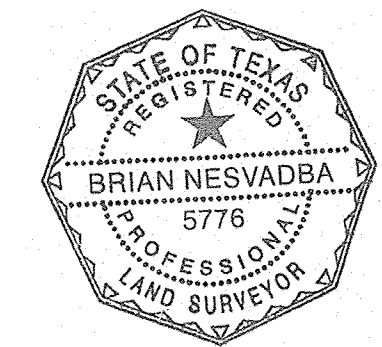
H.&T.C. R.R. CO. SURVEY
SECTION 58
ABSTRACT NO. 471



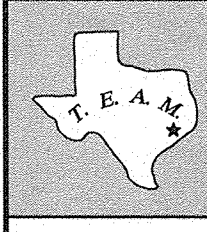
- LEGEND**
- BWF - BARBED WIRE FENCE
 - CLF - CHAIN LINK FENCE
 - CONC - CONCRETE
 - DG - IRON GUY
 - F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE
 - F.B.C.D.R. - FORT BEND COUNTY DEED RECORDS
 - F.B.C.P.R. - FORT BEND COUNTY PLAT RECORDS
 - FND - FOUND
 - FDM - FIBER OPTIC CABLE MARKER
 - IP - IRON PIPE
 - IR - IRON ROD
 - IP- - OVERHEAD POWER LINE
 - P.O.B. - POINT OF BEGINNING
 - P.O.C. - POINT OF COMMENCEMENT
 - PP - POWER POLE
 - RCP - REINFORCED CONCRETE PIPE
 - R.O.W. - RIGHT OF WAY
 - SQ. FT. - SQUARE FEET
 - TP - TELEPHONE PEDESTAL
 - W/ - WITH
 - WDF - WOOD FENCE

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 15, Condition II, Survey.

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

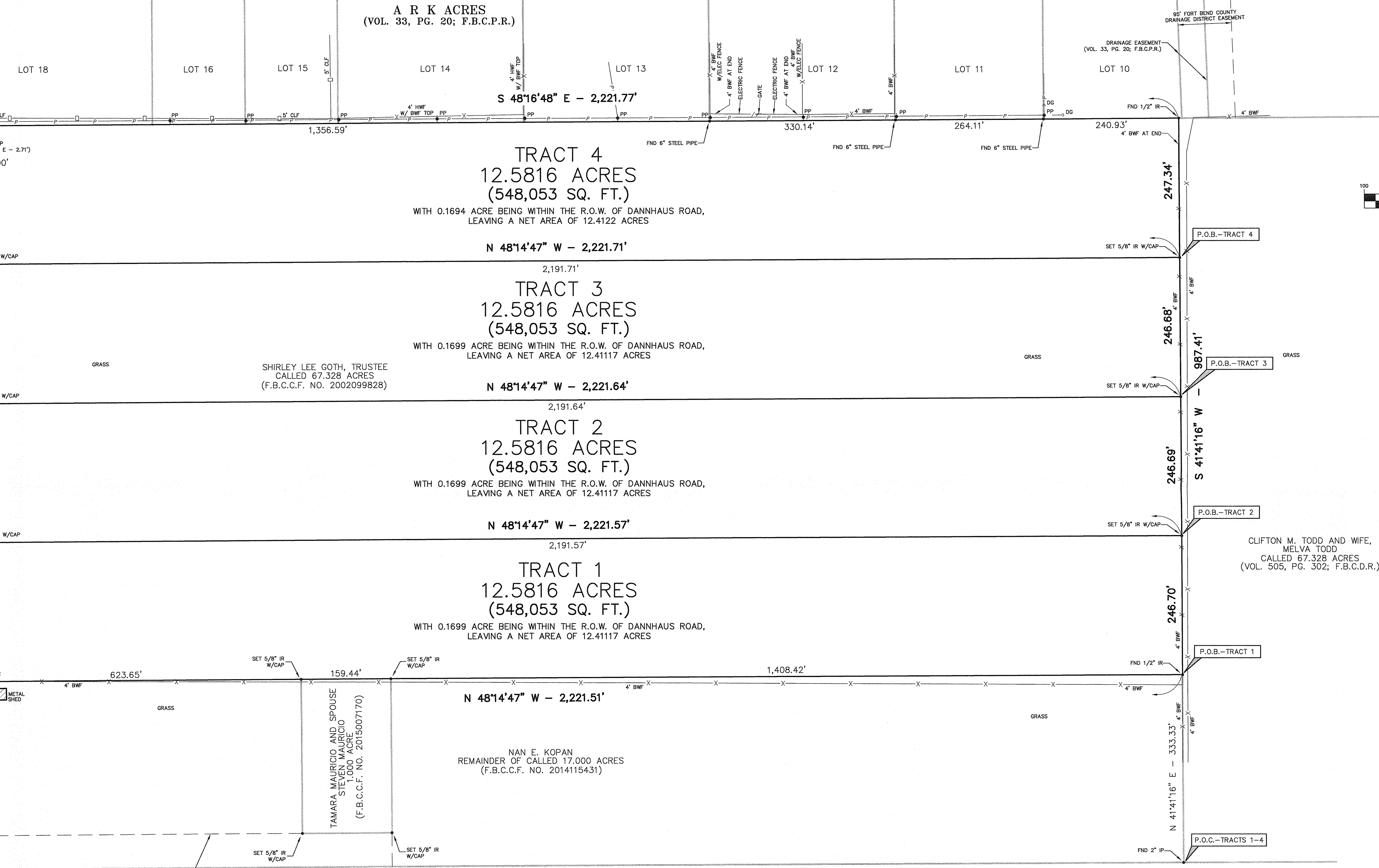


TEXAS ENGINEERING AND MAPPING CO.
12718 CENTURY DRIVE
STAFFORD, TEXAS 77477
PHONE: 281.491.2525 FAX: 281.491.2535
www.team-civil.com
Surveying Firm No. 10119000 / Engineering Firm No. F-2906



STANDARD LAND SURVEY
OF
A 50.3262 ACRE TRACT OF LAND BEING THE
REMAINDER OF A 67.328 ACRE TRACT CONVEYED TO
SHIRLEY LEE GOTH, TRUSTEE (F.B.C.C.F. NO. 2002099828)
IN THE H.&T.C. R.R. CO. SURVEY, SECTION 58,
ABSTRACT NO. 471
FORT BEND COUNTY, TEXAS

CREW: RL	DRAWN BY: KPR	CALC. BY: BSN	CK. BY: BSN
DATE: 01/11/19	SCALE: 1"=100'	KEY MAP: 721 F	JOB NO.: 1421-1



- NOTES:**
- 1.) BEARINGS SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83) USING NGS CONTINUOUSLY OPERATING REFERENCE STATIONS.
 - 2.) THE SURVEYOR HAS NOT ABSTRACTED THIS PROPERTY. DEED INFORMATION SHOWN HEREON WAS RESEARCHED AND PROVIDED BY OTHERS.
 - 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.) THIS SURVEY WAS PERFORMED IN CONNECTION WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. ADDITIONAL ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN.
 - 5.) 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-0400L AND 48157-C-0525M EFFECTIVELY DATED DECEMBER 21, 2017, THIS PROPERTY LIES IN ZONE "X", AN AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.
 - 6.) METES-AND-BOUNDS DESCRIPTIONS WERE COMPILED IN CONJUNCTION WITH THIS SURVEY.
 - 7.) ALL RODS SET ARE 5/8" IRON RODS WITH CAPS STAMPED: T.E.A.M. - 281-491-2525.
 - 8.) THIS TRACT OF LAND WAS SURVEYED IN THE FIELD ON NOVEMBER 26, 2018. ANY CHANGES MADE AFTER THIS DATE ARE NOT SHOWN HEREON.

LANDGRANT RESOURCES OF TEXAS, LTD.
(F.B.C.C.F. NO. 9646584)

PADON ROAD

January 11, 2019

Tract 1

12.5816 acres in the H. & T.C. R.R. Co. Survey, Section 58, Abstract No. 471, Fort Bend County, Texas

A FIELD NOTE DESCRIPTION of 12.5816 acres (548,053 square feet) of land in the H. & T.C. R.R. Co. Survey, Section 58, Abstract No. 471, Fort Bend County, Texas; said 12.5816 acre tract being out of a called 67.328 acre tract of land conveyed to Shirley Lee Goth, Trustee, as recorded in Fort Bend County Clerk's File No. 2002099828; 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:

COMMENCING FOR REFERENCE at a 2-inch iron pipe found in the northeast line of a tract of land conveyed to Landgrant Resources of Texas, Ltd., as recorded in Fort Bend County Clerk's File No. 9646584 for the west corner of a called 67.328 acre tract of land conveyed to Clifton M. Todd and wife, Melva Todd, as recorded in Volume 505, Page 302 of the Fort Bend County Deed Records, for the south corner of the remainder of a called 17.000 acre tract of land conveyed to Nan E. Kopan, as recorded in Fort Bend County Clerk's File No. 2014115431 and for the south corner of said Goth 67.328 acre tract;

THENCE, North $41^{\circ} 41' 16''$ East – 333.33 feet with the northwest line of said Clifton M. Todd tract and with the southeast line of said 17.000 acre tract to a 1/2-inch iron rod found for the south corner and POINT OF BEGINNING of this tract;

THENCE, North $48^{\circ} 14' 47''$ West with the northeast line of said 17.000 acre tract, at a distance of 1,408.42 feet pass a 5/8-inch iron rod with cap stamped "T.E.A.M." set for the east corner of a 1.000 acre tract of land conveyed to Tamara Mauricio and spouse, Steven Mauricio, as recorded in Fort Bend County Clerk's File No. 2015007170, at a distance of 1,567.86 feet pass a 5/8-inch iron rod with cap stamped "T.E.A.M." set for the north corner of said 1.000 acre tract, at a distance of 2,191.51 feet pass a 5/8-inch iron rod with cap stamped "T.E.A.M." set in the southeast right-of-way line of Dannhaus Road (called 60 feet wide), as recorded in Volume 157, Page 495 of the Fort Bend County Deed Records from which a 2-inch iron pipe found bears South $41^{\circ} 40' 21''$ West – 333.15 feet for the west corner of said Goth 67.328 acre tract and continuing for a total distance of 2,221.51 feet to a point in the centerline of said Dannhaus Road for the north corner of said 17.000 acre tract and for the west corner of this tract;

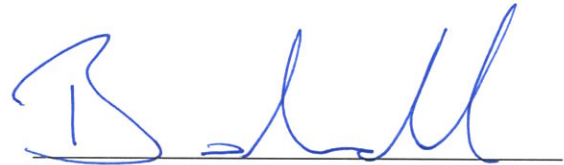
THENCE, North $41^{\circ} 40' 21''$ East - 246.70 feet with the centerline of said Dannhaus Road and with the northwest line of said Goth 67.328 acre tract to a point for the north corner of this tract;

THENCE, South $48^{\circ} 14' 47''$ East, at a distance of 30.00 feet pass a 5/8-inch iron rod with cap stamped "T.E.A.M." set in the southeast right-of-way line of said Dannhaus Road and continuing for a total distance of 2,221.57 feet to a 5/8-inch iron rod with cap stamped "T.E.A.M." set for the east corner of this tract; from which a 1/2-inch iron rod found for the east corner of said Goth 67.328 acre tract bears North $41^{\circ} 41' 16''$ East – 740.71 feet;

THENCE, South 41° 41' 16" West - 246.70 feet with the northwest line of said Clifton M. Todd tract and with the southeast line of said Goth 67.328 acre tract to the POINT OF BEGINNING and containing 12.5816 acres (548,053 square feet) of land with 0.1699 acre of land being within the right-of-way of said Dannhaus Road leaving a net area of 12.4117 acres.

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

COMPILED BY:
TEXAS ENGINEERING AND MAPPING
Civil Engineers - Land Surveyors
Stafford, Texas
Firm Registration No. 10119000
Job No. 1421-1
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Brian Nesvadba
Registered Professional Land Surveyor
State of Texas No. 5776



January 11, 2019

Tract 2

**12.5816 acres in the H. & T.C. R.R. Co. Survey, Section 58, Abstract No. 471,
Fort Bend County, Texas**

A FIELD NOTE DESCRIPTION of 12.5816 acres (548,053 square feet) of land in the H. & T.C. R.R. Co. Survey, Section 58, Abstract No. 471, Fort Bend County, Texas; said 12.5816 acre tract being out of a called 67.328 acre tract of land conveyed to Shirley Lee Goth, Trustee, as recorded in Fort Bend County Clerk's File No. 2002099828; 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:

COMMENCING FOR REFERENCE at a 2-inch iron pipe found in the northeast line of a tract of land conveyed to Landgrant Resources of Texas, Ltd., as recorded in Fort Bend County Clerk's File No. 9646584 for the west corner of a called 67.328 acre tract of land conveyed to Clifton M. Todd and wife, Melva Todd, as recorded in Volume 505, Page 302 of the Fort Bend County Deed Records, for the south corner of the remainder of a called 17.000 acre tract of land conveyed to Nan E. Kopan, as recorded in Fort Bend County Clerk's File No. 2014115431 and for the south corner of said Goth 67.328 acre tract;

THENCE, North 41° 41' 16" East with the northwest line of said Clifton M. Todd tract and with the southeast line of said 17.000 acre tract, at a distance of 333.33 feet pass a 1/2-inch iron rod found and continuing with the northwest line of said Clifton M. Todd tract and with the southeast line of said Goth 67.328 acre tract for a total distance of 580.03 feet to a 5/8-inch iron rod with cap stamped "T.E.A.M." set for the south corner and POINT OF BEGINNING of this tract;

THENCE, North 48° 14' 47" West, at a distance of 2,191.57 feet pass a 5/8-inch iron rod with cap stamped "T.E.A.M." set in the southeast right-of-way line of Dannhaus Road (called 60 feet wide), as recorded in Volume 157, Page 495 of the Fort Bend County Deed Records and continuing for a total distance of 2,221.57 feet to a point in the centerline of said Dannhaus Road for the west corner of this tract;

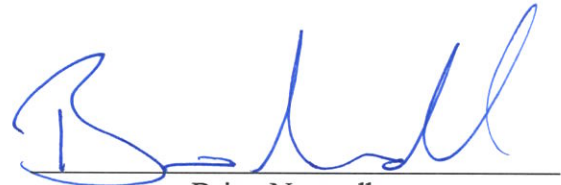
THENCE, North 41° 40' 21" East - 246.69 feet with the centerline of said Dannhaus Road and with the northwest line of said Goth 67.328 acre tract to a point for the north corner of this tract;

THENCE, South 48° 14' 47" East, at a distance of 30.00 feet pass a 5/8-inch iron rod with cap stamped "T.E.A.M." set in the southeast right-of-way line of said Dannhaus Road and continuing for a total distance of 2,221.64 feet to a 5/8-inch iron rod with cap stamped "T.E.A.M." set for the east corner of this tract; from which a 1/2-inch iron rod found for the east corner of said Goth 67.328 acre tract bears North 41° 41' 16" East - 494.02 feet;

THENCE, South 41° 41' 16" West - 246.69 feet with the northwest line of said Clifton M. Todd tract and with the southeast line of said Goth 67.328 acre tract to the POINT OF BEGINNING and containing 12.5816 acres (548,053 square feet) of land with 0.1699 acre of land being within the right-of-way of said Dannhaus Road leaving a net area of 12.4117 acres.

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

COMPILED BY:
TEXAS ENGINEERING AND MAPPING
Civil Engineers - Land Surveyors
Stafford, Texas
Firm Registration No. 10119000
Job No. 1421-1
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Brian Nesvadba
Registered Professional Land Surveyor
State of Texas No. 5776



January 11, 2019

Tract 3

**12.5816 acres in the H. & T.C. R.R. Co. Survey, Section 58, Abstract No. 471,
Fort Bend County, Texas**

A FIELD NOTE DESCRIPTION of 12.5816 acres (548,053 square feet) of land in the H. & T.C. R.R. Co. Survey, Section 58, Abstract No. 471, Fort Bend County, Texas; said 12.5816 acre tract being out of a called 67.328 acre tract of land conveyed to Shirley Lee Goth, Trustee, as recorded in Fort Bend County Clerk's File No. 2002099828; 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:

COMMENCING FOR REFERENCE at a 2-inch iron pipe found in the northeast line of a tract of land conveyed to Landgrant Resources of Texas, Ltd., as recorded in Fort Bend County Clerk's File No. 9646584 for the west corner of a called 67.328 acre tract of land conveyed to Clifton M. Todd and wife, Melva Todd, as recorded in Volume 505, Page 302 of the Fort Bend County Deed Records, for the south corner of the remainder of a called 17.000 acre tract of land conveyed to Nan E. Kopan, as recorded in Fort Bend County Clerk's File No. 2014115431 and for the south corner of said Goth 67.328 acre tract;

THENCE, North 41° 41' 16" East with the northwest line of said Clifton M. Todd tract and with the southeast line of said 17.000 acre tract, at a distance of 333.33 feet pass a 1/2-inch iron rod found and continuing with the northwest line of said Clifton M. Todd tract and with the southeast line of said Goth 67.328 acre tract for a total distance of 826.72 feet to a 5/8-inch iron rod with cap stamped "T.E.A.M." set for the south corner and POINT OF BEGINNING of this tract;

THENCE, North 48° 14' 47" West, at a distance of 2,191.64 feet pass a 5/8-inch iron rod with cap stamped "T.E.A.M." set in the southeast right-of-way line of Dannhaus Road (called 60 feet wide), as recorded in Volume 157, Page 495 of the Fort Bend County Deed Records and continuing for a total distance of 2,221.64 feet to a point in the centerline of said Dannhaus Road for the west corner of this tract;

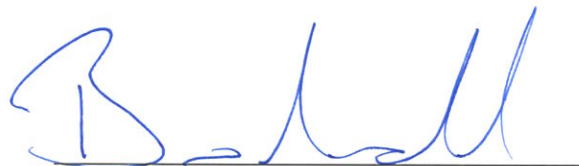
THENCE, North 41° 40' 21" East - 246.68 feet with the centerline of said Dannhaus Road and with the northwest line of said Goth 67.328 acre tract to a point for the north corner of this tract;

THENCE, South 48° 14' 47" East, at a distance of 30.00 feet pass a 5/8-inch iron rod with cap stamped "T.E.A.M." set in the southeast right-of-way line of said Dannhaus Road and continuing for a total distance of 2,221.71 feet to a 5/8-inch iron rod with cap stamped "T.E.A.M." set for the east corner of this tract; from which a 1/2-inch iron rod found for the east corner of said Goth 67.328 acre tract bears North 41° 41' 16" East - 247.34 feet;

THENCE, South 41° 41' 16" West - 246.68 feet with the northwest line of said Clifton M. Todd tract and with the southeast line of said Goth 67.328 acre tract to the POINT OF BEGINNING and containing 12.5816 acres (548,053 square feet) of land with 0.1699 acre of land being within the right-of-way of said Dannhaus Road leaving a net area of 12.4117 acres.

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

COMPILED BY:
TEXAS ENGINEERING AND MAPPING
Civil Engineers - Land Surveyors
Stafford, Texas
Firm Registration No. 10119000
Job No. 1421-1
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Brian Nesvadba
Registered Professional Land Surveyor
State of Texas No. 5776



January 11, 2019

Tract 4

**12.5816 acres in the H. & T.C. R.R. Co. Survey, Section 58, Abstract No. 471,
Fort Bend County, Texas**

A FIELD NOTE DESCRIPTION of 12.5816 acres (548,053 square feet) of land in the H. & T.C. R.R. Co. Survey, Section 58, Abstract No. 471, Fort Bend County, Texas; said 12.5816 acre tract being out of a called 67.328 acre tract of land conveyed to Shirley Lee Goth, Trustee, as recorded in Fort Bend County Clerk's File No. 2002099828; 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:

COMMENCING FOR REFERENCE at a 2-inch iron pipe found in the northeast line of a tract of land conveyed to Landgrant Resources of Texas, Ltd., as recorded in Fort Bend County Clerk's File No. 9646584 for the west corner of a called 67.328 acre tract of land conveyed to Clifton M. Todd and wife, Melva Todd, as recorded in Volume 505, Page 302 of the Fort Bend County Deed Records, for the south corner of the remainder of a called 17.000 acre tract of land conveyed to Nan E. Kopan, as recorded in Fort Bend County Clerk's File No. 2014115431 and for the south corner of said Goth 67.328 acre tract;

THENCE, North 41° 41' 16" East with the northwest line of said Clifton M. Todd tract and with the southeast line of said 17.000 acre tract, at a distance of 333.33 feet pass a 1/2-inch iron rod found and continuing with the northwest line of said Clifton M. Todd tract and with the southeast line of said Goth 67.328 acre tract for a total distance of 1,073.40 feet to a 5/8-inch iron rod with cap stamped "T.E.A.M." set for the south corner and POINT OF BEGINNING of this tract;

THENCE, North 48° 14' 47" West, at a distance of 2,191.71 feet pass a 5/8-inch iron rod with cap stamped "T.E.A.M." set in the southeast right-of-way line of Dannhaus Road (called 60 feet wide), as recorded in Volume 157, Page 495 of the Fort Bend County Deed Records and continuing for a total distance of 2,221.71 feet to a point in the centerline of said Dannhaus Road for the west corner of this tract;

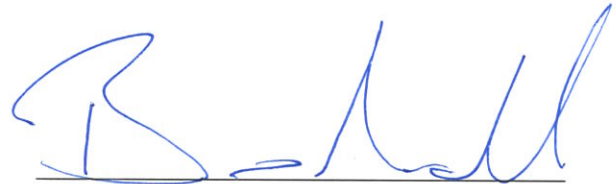
THENCE, North 41° 40' 21" East - 246.02 feet with the centerline of said Dannhaus Road and with the northwest line of said Goth 67.328 acre tract to a point for the north corner of this tract;

THENCE, South 48° 16' 48" East with the northeast line of said Goth 67.328 acre tract and with the southwest line of A R K Acres, according to the map or plat recorded in Volume 33, Page 20 of the Fort Bend County Plat Records, at a distance of 30.00 feet pass a 1-inch iron pipe found in the southeast right-of-way line of said Dannhaus Road and continuing for a total distance of 2,221.77 feet to a 1/2-inch iron rod found for the east corner of said Goth 67.328 acre tract and for the east corner of this tract;

THENCE, South 41° 41' 16" West – 247.34 feet with the northwest line of said Clifton M. Todd tract and with the southeast line of said Goth 67.328 acre tract to the POINT OF BEGINNING and containing 12.5816 acres (548,053 square feet) of land with 0.1694 acre of land being within the right-of-way of said Dannhaus Road leaving a net area of 12.4122 acres.

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

COMPILED BY:
TEXAS ENGINEERING AND MAPPING
Civil Engineers - Land Surveyors
Stafford, Texas
Firm Registration No. 10119000
Job No. 1421-1
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Brian Nesvadba
Registered Professional Land Surveyor
State of Texas No. 5776

