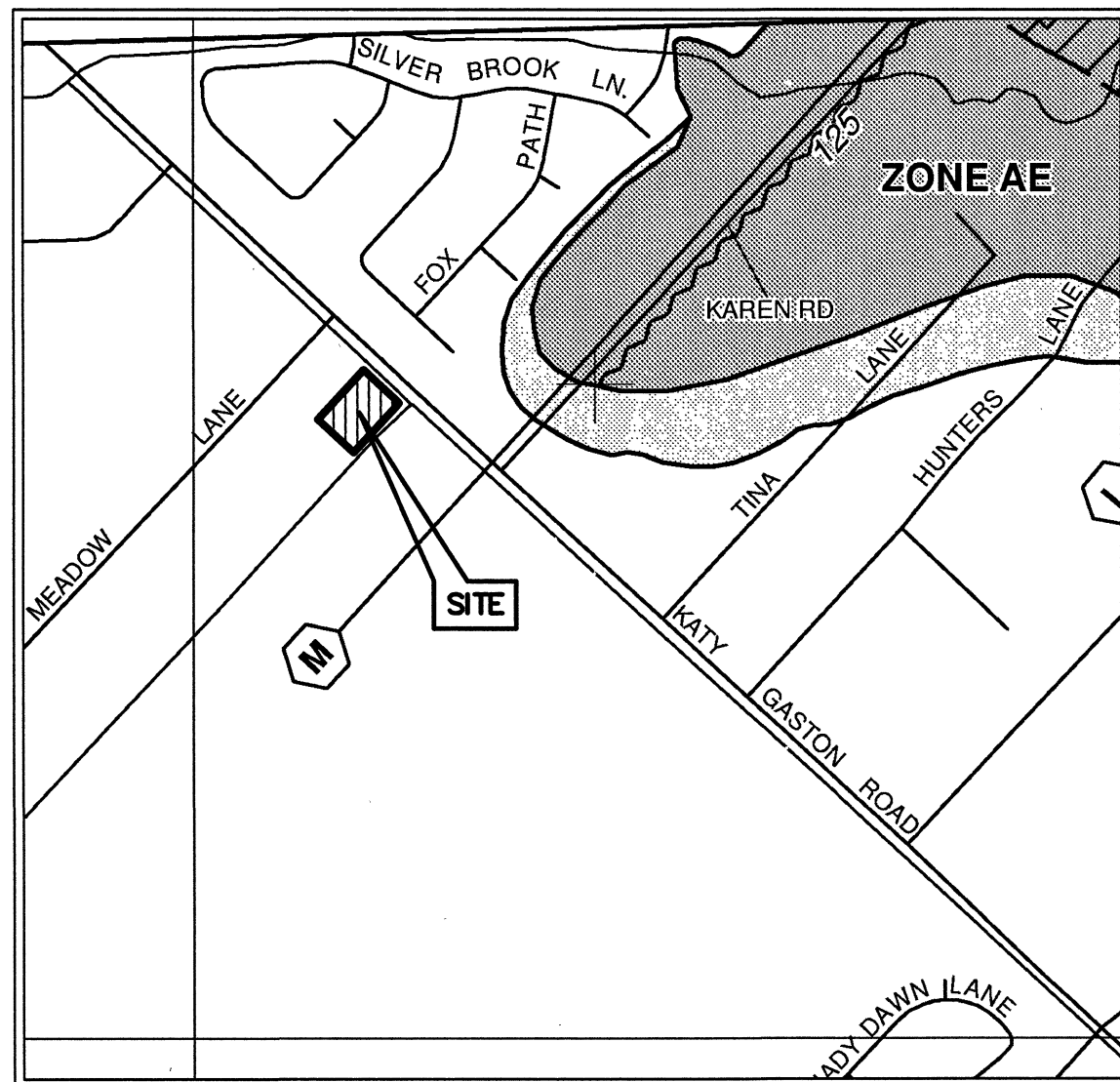


LEGEND

* SOME OF THESE ELEMENTS MAY NOT BE USED ON THIS SURVEY

• BO - BOLLARD	• PLM - PIPELINE MARKER
• H - HANDICAP	• UCL - UNDERGROUND CABLE SIGN
• GM - GAS METER	• CTL - CATHODIC TEST LEAD
• GV - GAS VALVE	• MW - MONITORING WELL
• FH - FIRE HYDRANT	• P - PIN FLAG/PAINT MARK
• WM - WATER METER	• TC - TOP OF CURB
• WV - WATER VALVE	• G - GUTTER
• CV - IRRIGATION CONTROL VALVE	• TG - TOP OF GRATE
• GI - GRATE INLET	• FL - FLOW LINE
• GI - GRATE INLET	• HB - HIGHBANK
• M - MANHOLE	• SAN - SANITARY SEWER
• CO - CLEANOUT	• STM - STORM SEWER
• TP - TELEPHONE PEDESTAL	• CMP - CORRUGATED METAL PIPE
• EB - ELECTRIC BOX	• CPP - CORRUGATED PLASTIC PIPE
• TSB - TRAFFIC SIGNAL BOX	• RCP - REINFORCED CONCRETE PIPE
• LP - LIGHT POLE	• TEL - TELEPHONE
• TLP - TRAFFIC LIGHT POLE	• SWBT - SOUTHWESTERN BELL TELEPHONE CO.
• GL - GROUND/SPOT LIGHT	• W - WATER
• PP - POWER POLE	• UG - UNDERGROUND
• PP/T - POWER POLE W/TRANSFORMER	• FND - FOUND
• PP/LT - POWER POLE W/LIGHT	• F.B.C.C.F. - FORT BEND COUNTY CLERK FILE
• PP/CT - POWER POLE W/CONDUIT	• F.B.C.D.R. - FORT BEND COUNTY DEED RECORDS
• MP - METER POLE	• F.B.C.M.R. - FORT BEND COUNTY MAP RECORDS
• SP - SERVICE POLE	• IP - IRON PIPE
• GA - GUY ANCHOR	• IR - IRON ROD
• P - OVERHEAD POWER LINE	• NG - NUMBER
• B - BARBED WIRE FENCE	• PG - PAGE
• W - WROUGHT IRON FENCE	• R.O.W. - RIGHT-OF-WAY
• W - WOOD FENCE	• SQ. FT. - SQUARE FEET
• C - CHAINLINK FENCE	• VOL. - VOLUME
• GP - GATE POST	• F.C. - FILM CODE
• (P) - PER PLANS	• B.L. - BUILDING LINE
• APPROX. - APPROXIMATE	• U.E. - UTILITY EASEMENT
• H - HIGHBANK	• T - TREE/SHRUB
• S - SIGN	

FLOOD INFORMATION



NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0105L

FIRM FLOOD INSURANCE RATE MAP

FORT BEND COUNTY, TEXAS

AND INCORPORATED AREAS

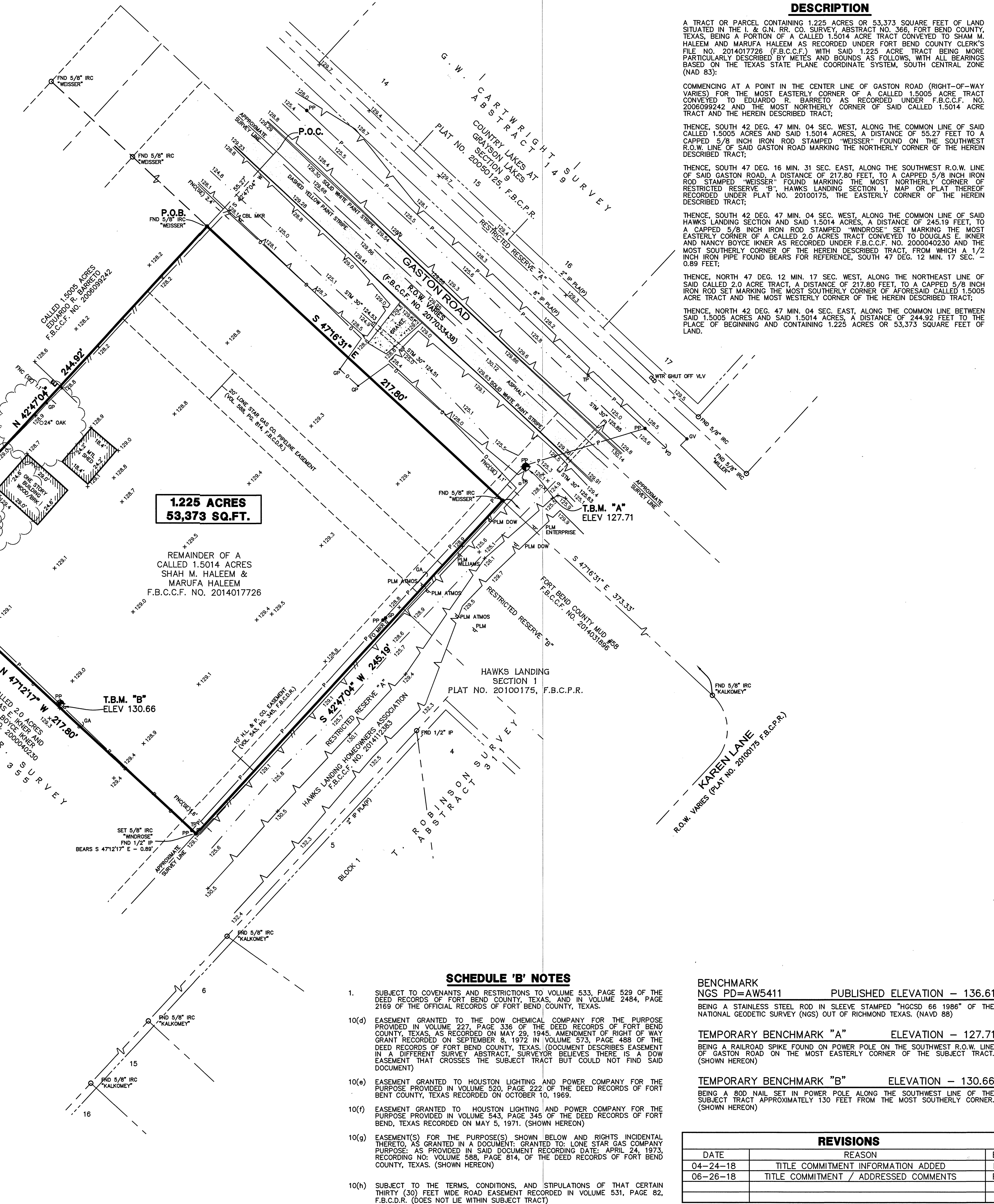
PANEL 105 OF 575 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL SHEET
FORT BEND COUNTY	48028	0105 L
FLY-BEAR, CITY OF	48148	0105 L
HOUSTON, CITY OF	48086	0105 L
WILLOW FORK DRAINAGE DISTRICT	48105	0105 L

Map Number: 48157C0105L
Map Revised: APRIL 2, 2014

Federal Emergency Management Agency



DESCRIPTION

A TRACT OR PARCEL CONTAINING 1.225 ACRES OR 53,373 SQUARE FEET OF LAND SITUATED IN THE I. & G.N. RR. CO. SURVEY, ABSTRACT NO. 366, FORT BEND COUNTY, TEXAS, BEING A PORTION OF A CALLED 1.5014 ACRE TRACT CONVEYED TO SHAM M. HALEEM AND MARUFA HALEEM AS RECORDED UNDER FORT BEND COUNTY CLERK'S FILE NO. 2014017726 (F.B.C.C.F.) WITH SAID 1.225 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83):

COMMENCING AT A POINT IN THE CENTER LINE OF GASTON ROAD (RIGHT-OF-WAY VARIED) FOR THE MOST EASTERLY CORNER OF A CALLED 1.5005 ACRE TRACT CONVEYED TO EDUARDO R. BARRETO AS RECORDED UNDER F.B.C.C.F. NO. 2006099242 AND THE MOST NORTHERLY CORNER OF SAID CALLED 1.5014 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 42 DEG. 47 MIN. 04 SEC. WEST, ALONG THE COMMON LINE OF SAID CALLED 1.5005 ACRES AND SAID 1.5014 ACRES, A DISTANCE OF 55.27 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WEISSER" FOUND ON THE SOUTHWEST R.O.W. LINE OF SAID GASTON ROAD MARKING THE NORTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 47 DEG. 16 MIN. 31 SEC. EAST, ALONG THE SOUTHWEST R.O.W. LINE OF SAID GASTON ROAD, A DISTANCE OF 217.80 FEET, TO A CAPPED 5/8 INCH IRON ROD STAMPED "WEISSER" FOUND MARKING THE MOST NORTHERLY CORNER OF RESTRICTED RESERVE "B"; HAWKS LANDING SECTION 1, MAP OR PLAT THEREOF RECORDED UNDER PLAT NO. 20100175, THE EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 42 DEG. 47 MIN. 04 SEC. WEST, ALONG THE COMMON LINE OF SAID HAWKS LANDING SECTION AND SAID 1.5014 ACRES, A DISTANCE OF 245.19 FEET, TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET MARKING THE MOST EASTERLY CORNER OF A CALLED 2.0 ACRES TRACT CONVEYED TO DOUGLAS S. IKNER AND NANCY BOYCE IKNER AS RECORDED UNDER F.B.C.C.F. NO. 2000040230 AND THE MOST SOUTHERLY CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2 INCH IRON PIPE FINDER BEARS FOR REFERENCE, SOUTH 47 DEG. 12 MIN. 17 SEC. - 0.89 FEET;

THENCE, NORTH 47 DEG. 12 MIN. 17 SEC. WEST, ALONG THE NORTHEAST LINE OF SAID CALLED 2.0 ACRE TRACT, A DISTANCE OF 217.80 FEET, TO A CAPPED 5/8 INCH IRON ROD SET MARKING THE MOST SOUTHERLY CORNER OF AFORESAID CALLED 1.5005 ACRE TRACT AND THE MOST WESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 42 DEG. 47 MIN. 04 SEC. EAST, ALONG THE COMMON LINE BETWEEN SAID 1.5005 ACRES AND SAID 1.5014 ACRES, A DISTANCE OF 244.92 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.225 ACRES OR 53,373 SQUARE FEET OF LAND.

GENERAL NOTES

1. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITH INFORMATION CONTAINED IN TITLE COMMITMENT OF NO. 071-KT-FT1868888888 OF CHICAGO TITLE INSURANCE COMPANY, EFFECTIVE DATE OF MAY 31, 2018, ISSUED DATE OF JUNE 07, 2018, AND IS SUBJECT TO THE LIMITATIONS OF THAT COMMITMENT.
2. BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING SCALE FACTOR: 0.999888891.
3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR HARRIS COUNTY, TEXAS, MAP NO. 48157C0105L, REVISED/DATED APRIL 2, 2014, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE LAND SERVICES.
4. DEVELOPMENT OF THIS TRACT IS SUBJECT TO REQUIREMENTS PER CITY OF HOUSTON ORDINANCE NO. 2013-343 WHICH STIPULATES PLATTING AND SETBACK CONSTRAINTS. PROPOSED USAGE OF THIS TRACT WILL DETERMINE ACTUAL BUILDING SETBACK LINE(S) ALONG ANY ADJOINING STREETS. REFER TO CITY OF HOUSTON BUILDING CODES TO ESTABLISH MINIMUM PUBLISHED SETBACK REQUIREMENTS. ULTIMATELY THE CITY OF HOUSTON PLANNING COMMISSION WILL DETERMINE REQUIRED SETBACKS UPON REVIEW OF PLANS OR PLATS SUBMITTED TO SAID COMMISSION. THIS TRACT MAY REQUIRE PLATTING AS A CONDITION FOR RECEIVING BUILDING PERMITS.
5. READILY VISIBLE IMPROVEMENTS AND UTILITIES WERE LOCATED WITH THIS SURVEY. NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED BY WINDROSE LAND SERVICES.
6. ENVIRONMENTAL AND DRAINAGE ISSUES ARE BEYOND THE SCOPE OF THIS SURVEY.
7. THE SQUARE FOOTAGE TOTALS SHOWN HEREON ARE BASED ON THE MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES REFLECTED ON THE SURVEY. IT DOES NOT INCLUDE THE TOLERANCES THAT MAY BE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.
8. FENCES SHOWN HEREON WITH DIMENSIONAL TIES ARE SHOWN WHERE THEY ARE PHYSICALLY MEASURED. THE FENCE MAY MEANDER BETWEEN MEASURED LOCATIONS.
9. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE EXPRESSED OR IMPLIED.
10. ELEVATIONS SHOWN TO THE NEAREST TENTH ARE NATURAL GROUND SURFACE ELEVATIONS AND ELEVATIONS SHOWN TO THE NEAREST HUNDREDTH ARE SOLID SURFACE ELEVATIONS.
11. SURVEYOR HAS CONTACTED DIGTESS FOR LOCATION OF BURIED UTILITY AND FIBER OPTIC LINES PRIOR TO THIS SURVEY. SURVEYOR CANNOT CERTIFY OR GUARANTEE THE ACCURACY OR COMPLETENESS OF THIS REQUEST. OTHER UNDERGROUND UTILITY LINES MAY EXIST NOT KNOWN TO THIS COMPANY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT DIGTESS OR OTHER UTILITY NOTIFICATION SERVICES FOR LOCATION OF UNDERGROUND UTILITIES, PRIOR TO CONSTRUCTION.
12. ELECTRIC AND GAS LINES SHOWN HEREON ARE BASED ON UTILITY PLANS ACQUIRED FROM CENTERPOINT ENERGY AND WERE FIELD VERIFIED WHERE POSSIBLE. OTHER UTILITY PLANS OR INFORMATION MAY EXIST NOT KNOWN TO THIS COMPANY.
13. PROPERTY APPEARS TO LIE OUTSIDE OF ANY MUD, AND THERE WERE NO UTILITY PLANS AVAILABLE AT THE TIME OF SURVEY.
14. FIELD WORK COMPLETED ON MARCH 15, 2017.

SURVEYOR'S CERTIFICATION

TO: REAL REALTORS
G&G ENGINEERING AND CONSULTING, LLC
CHICAGO TITLE INSURANCE COMPANY

I DO HEREBY CERTIFY TO THE ABOVE LISTED THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND AND WAS PERFORMED UNDER MY SUPERVISION. THAT THIS PLAT CORRECTLY REPRESENTS THE PROPERTY LEGALLY DESCRIBED HEREON, THAT THE FACTS FOUND AT THE TIME OF THIS SURVEY SHOW THE IMPROVEMENTS AND THAT THERE ARE NO VISIBLE ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN. THIS SURVEY SUBSTANTIALLY CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS' STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A AND CATEGORY 6, CONDITION II SURVEY, TO THE BEST OF MY KNOWLEDGE.

Kevin M. Reid
KEVIN M. REID
Registered Professional Land Surveyor
Texas Registration No. 6450

03-15-17
DATE



SCHEDULE 'B' NOTES

1. SUBJECT TO COVENANTS AND RESTRICTIONS TO VOLUME 533, PAGE 529 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS, AND IN VOLUME 2484, PAGE 2169 OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS.
- 10(d) EASEMENT GRANTED TO THE DOW CHEMICAL COMPANY FOR THE PURPOSE PROVIDED IN VOLUME 227, PAGE 336 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS, AS RECORDED ON MAY 29, 1945, AMENDMENT OF RIGHT OF WAY GRANT RECORDED ON SEPTEMBER 8, 1972 IN VOLUME 573, PAGE 488 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS. (DOCUMENT DESCRIBES EASEMENT IN A DIFFERENT SURVEY ABSTRACT, SURVEYOR BELIEVES THERE IS A DOW EASEMENT THAT CROSSES THE SUBJECT TRACT BUT COULD NOT FIND SAID DOCUMENT)
- 10(e) EASEMENT GRANTED TO HOUSTON LIGHTING AND POWER COMPANY FOR THE PURPOSE PROVIDED IN VOLUME 520, PAGE 222 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS RECORDED ON OCTOBER 10, 1969.
- 10(f) EASEMENT GRANTED TO HOUSTON LIGHTING AND POWER COMPANY FOR THE PURPOSE PROVIDED IN VOLUME 543, PAGE 345 OF THE DEED RECORDS OF FORT BEND, TEXAS RECORDED ON MAY 5, 1971. (SHOWN HEREON)
- 10(g) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT, GRANTED TO: LONE STAR GAS COMPANY PURPOSE: AS PROVIDED IN SAID DOCUMENT RECORDING DATE: APRIL 24, 1973, RECORDING NO: VOLUME 588, PAGE 814, OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS. (SHOWN HEREON)
- 10(h) SUBJECT TO THE TERMS, CONDITIONS, AND STIPULATIONS OF THAT CERTAIN THIRTY (30) FEET WIDE ROAD EASEMENT RECORDED IN VOLUME 531, PAGE 82, F.B.C.D.R. (DOES NOT LIE WITHIN SUBJECT TRACT)

BENCHMARK
NGS PD=AW5411 PUBLISHED ELEVATION - 136.61
BEING A STAINLESS STEEL ROD IN SLEEVE STAMPED "HGCS 66 1986" OF THE NATIONAL GEODETIC SURVEY (NGS) OUT OF RICHMOND TEXAS. (NAVD 88)

TEMPORARY BENCHMARK "A" ELEVATION - 127.71
BEING A RAILROAD SPIKE FOUND ON POWER POLE ON THE SOUTHWEST R.O.W. LINE OF GASTON ROAD ON THE MOST EASTERLY CORNER OF THE SUBJECT TRACT. (SHOWN HEREON)

TEMPORARY BENCHMARK "B" ELEVATION - 130.66
BEING A NAIL SET IN POWER POLE ALONG THE SOUTHWEST LINE OF THE SUBJECT TRACT APPROXIMATELY 130 FEET FROM THE MOST SOUTHERLY CORNER. (SHOWN HEREON)

REVISIONS

DATE	REASON	BY
04-24-18	TITLE COMMITMENT INFORMATION ADDED	LH
06-26-18	TITLE COMMITMENT / ADDRESSED COMMENTS	RV

WINDROSE LAND SURVEYING & PLATTING

3200 WILCREST, SUITE 325 | HOUSTON, TX 77042 | 713.458.2281
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

LAND TITLE AND TOPOGRAPHIC SURVEY OF
1.225 ACRES OR 53,373 SQ. FT.
SITUATED IN THE
I.&G.M.R.R. SURVEY
SECTION "H"
ABSTRACT NO. 355
FORT BEND COUNTY, TEXAS

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FILED BY: RA	CHECKED BY: KR	JOB NO. 53526
DRAWN BY: TW/LH	DATE: 03-06-17	SHEET NO. 1 OF 1