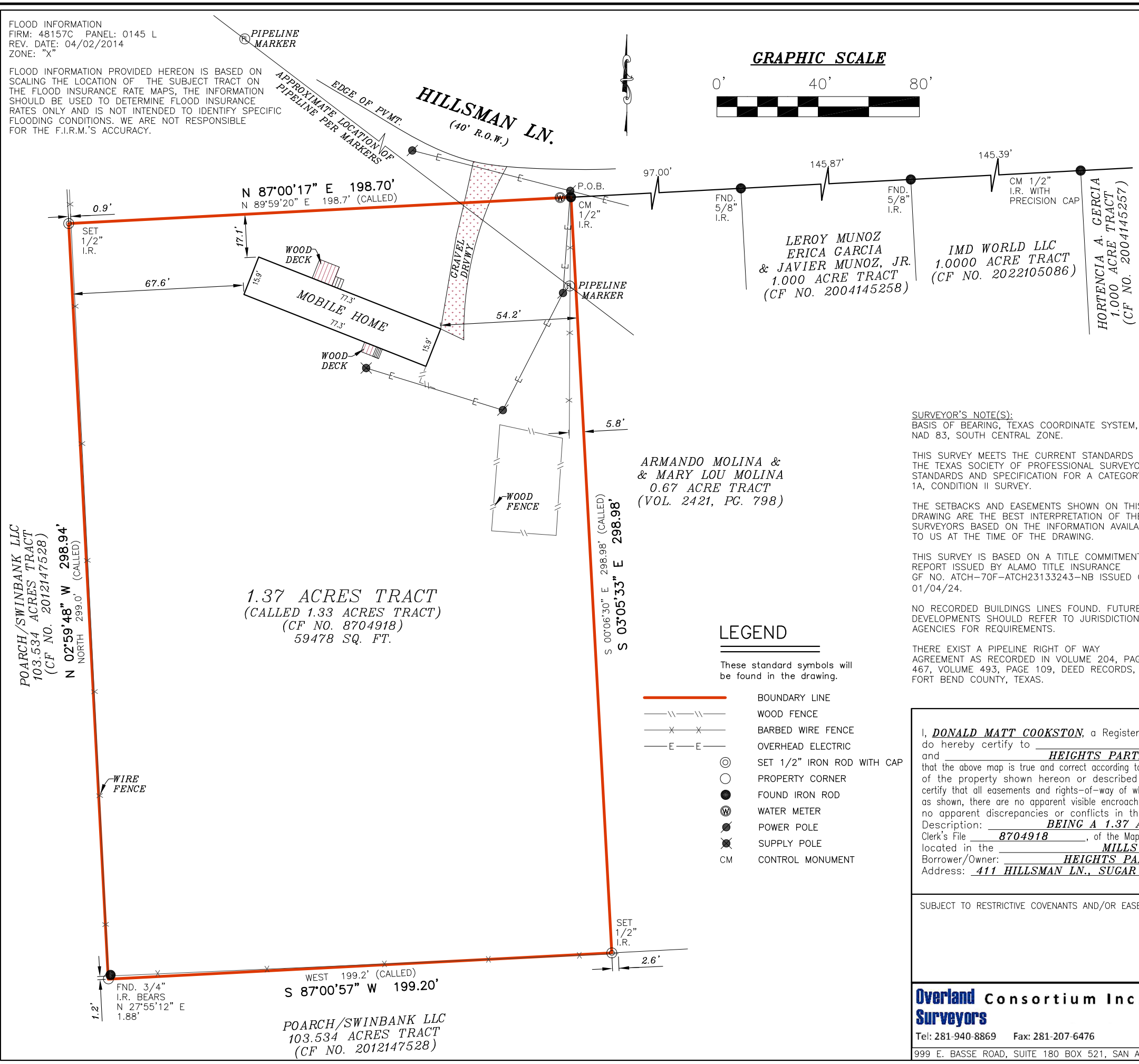
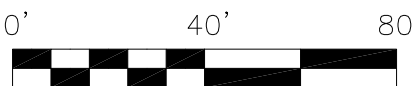


FLOOD INFORMATION
 FIRM: 48157C PANEL: 0145 L
 REV. DATE: 04/02/2014
 ZONE: "X"

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS, THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.



GRAPHIC SCALE



1.37 ACRE TRACT
FORT BEND COUNTY, TEXAS

BEING A 1.37 ACRE TRACT OUT OF THE M. M. BATTLE LEAGUE, ABSTRACT 9, FORT BEND COUNTY, TEXAS, BEING OUT OF THE ORIGINAL PEARL HILLSMAN 5 ACRE TRACT RECORDED IN VOLUME 262, PAGE 558, DEED RECORDS, FORT BEND COUNTY, TEXAS (D.R.F.B.C.T.) AND THE ORIGINAL WILL HILLSMAN 11 ACRE TRACT RECORDED IN VOLUME 128, PAGE 576, (D.R.F.B.C.T.), THE SAID 1.37 ACRE TRACT BEING THE SAME TRACT CALLED 1.33 ACRES, DESCRIBED IN CF. NO. 8704918, OFFICIAL PUBLIC RECORDS, FORT BEND COUNTY, TEXAS, (O.P.R.F.B.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND-BOUNDS AS FOLLOWS:

(BEARING BASIS = TEXAS SOUTH CENTRAL NAD 83)

BEGINNING at a 1/2" iron rod found on the South ROW line of Hillsman Lane (40' ROW), at the Northwest corner of a 0.67 acre tract described in Vol. 2421, Pg. 798, (O.P.R.F.B.C.T.), for the Northeast corner of this tract, from which a 5/8" iron rod found at the Northeast corner of said 0.67 acre tract bears N87°00'17"E, a distance of 97.00 feet.

THENCE S03°05'33"E, along the common line of said 0.67 acre tract and this tract, a distance of 298.98 feet to a 1/2" iron rod set on a North line a 103.534 acre tract described in CF. NO. 2012147528 (O.P.R.F.B.C.T.), at the Southwest corner of said 0.67 acre tract, for the Southeast corner of this tract.

THENCE along the common line of said 103.534 acre tract and this tract, the following two (2) courses and distances:

- 1) S87°00'57"W, a distance of 199.20 feet to a point at an "ell" corner of said 103.534 acre tract, same being the Southwest corner of this tract, from which a 3/4" iron rod found for reference bears N27°55'12"E, a distance of 1.88 feet.
- 2) N02°59'48"W, a distance of 298.94 feet to a 1/2" iron rod set on an East line of said 103.534 acre tract, at the Southwest corner of Hillsman Lane, for the Northwest corner of this tract.

THENCE N87°00'17"E, along the South ROW line of Hillsman Lane, a distance of 198.70 feet to the **POINT OF BEGINNING** of this tract and containing 1.37 acres of land, more or less.

SURVEYOR'S NOTE(S):
 BASIS OF BEARING, TEXAS COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE.

THIS SURVEY MEETS THE CURRENT STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATION FOR A CATEGORY 1A, CONDITION II SURVEY.

THE SETBACKS AND EASEMENTS SHOWN ON THIS DRAWING ARE THE BEST INTERPRETATION OF THE SURVEYORS BASED ON THE INFORMATION AVAILABLE TO US AT THE TIME OF THE DRAWING.

THIS SURVEY IS BASED ON A TITLE COMMITMENT REPORT ISSUED BY ALAMO TITLE INSURANCE GF NO. ATCH-70F-ATCH23133243-NB ISSUED ON 01/04/24.

NO RECORDED BUILDINGS LINES FOUND. FUTURE DEVELOPMENTS SHOULD REFER TO JURISDICTIONAL AGENCIES FOR REQUIREMENTS.

THERE EXIST A PIPELINE RIGHT OF WAY AGREEMENT AS RECORDED IN VOLUME 204, PAGE 467, VOLUME 493, PAGE 109, DEED RECORDS, FORT BEND COUNTY, TEXAS.

LEGEND

- These standard symbols will be found in the drawing.
- BOUNDARY LINE
 - || — WOOD FENCE
 - x — BARBED WIRE FENCE
 - E — E — OVERHEAD ELECTRIC
 - ⊙ SET 1/2" IRON ROD WITH CAP
 - PROPERTY CORNER
 - FOUND IRON ROD
 - ⊕ WATER METER
 - ⊙ POWER POLE
 - ⊙ SUPPLY POLE
 - CM CONTROL MONUMENT

I, **DONALD MATT COOKSTON**, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to **ALAMO TITLE COMPANY** and **HEIGHTS PARTNERS REALTY GROUP LLC** that the above map is true and correct according to an actual field survey, made by me or under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no apparent visible encroachments, no apparent visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, as of the date of the field survey.
 Description: **BEING A 1.37 ACRE PARCEL OF LAND** recorded in Clerk's File **8704918**, of the Map/Deed and Plat Records of **FORT BEND** County, Texas, located in the **MILLS M. BATTLE SURVEY, A-9**
 Borrower/Owner: **HEIGHTS PARTNERS REALTY GROUP LLC**
 Address: **411 HILLSMAN LN., SUGAR LAND, TX 77498** CF No. **ATCH-70F-ATCH23133243-NB**

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: PROPERTY PHOTOGRAPH:



Overland Consortium Inc.
Surveyors
 Tel: 281-940-8869 Fax: 281-207-6476
 999 E. BASSE ROAD, SUITE 180 BOX 521, SAN ANTONIO, TEXAS 78209

"LAND TITLE" SURVEY			
JOB NO.:	2401042499	NO. REVISION	DATE
DATE:	01/13/24		
DRAWN BY:	SR/AMV		
APPROVED BY:	DMC		



FIRM REGISTRATION NO. 10190700
DONALD MATT COOKSTON, R.P.L.S.
 Registered Professional Land Surveyor
 Registration No. 4733
 COPYRIGHT ALL RIGHTS RESERVED TO OVERLAND CONSORTIUM INC.