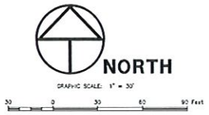
FORT BEND COUNTY, TEXAS

VICINITY MAP

SCALE: 1" = 2,000'



SCHEDULE 'B' NOTES

10A. RESTRICTIVE COVENANTS AS DESCRIBED IN F.I.N.F. NOS. 2011037073, 2013211188 AND 2022010213, SLIDE NOS. 1887A, 1888A, PLAT RECORDS, AND UNDER COUNTY CLERK'S FILE NOS. 9762248, 9763166, 9763167, 9763201, 9852301, 2002043377, 2002111552, 2002085839, 2003033748, 2012145058, 2019083937, 2019055397, 2020061474, 2020119159 AND 2020135504 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND, TEXAS.

10G. EASEMENT AS SHOWN ON THE RECORDED PLAT NO. 20200073, AND DEDICATION. PURPOSE: E UTILITY EASEMENT
LOCATION: WESTERLY PROPERTY LINE (SHOWN HEREON)

10H. EASEMENT AS SHOWN ON THE RECORDED PLAT NO. 20200073, AND DEDICATION. PURPOSE: VARIABLE WIDTH UTILITY EASEMENT
LOCATION: WESTERLY PROPERTY LINE (NO EASEMENT FOUND ON WEST LINE OF PLAT EXHIBITED "VARIABLE WIDTH")

10I. EASEMENT AS SHOWN ON THE RECORDED PLAT NO. 20200073, AND DEDICATION. PURPOSE: 20' STORM SEWER EASEMENT
LOCATION: WESTERLY PROPERTY LINE (SHOWN HEREON)

10J. EASEMENT AS SHOWN ON THE RECORDED PLAT NO. 20200073, AND DEDICATION. PURPOSE: 30' ACCESS EASEMENT
LOCATION: WESTERLY PROPERTY LINE (SHOWN HEREON)

10K. EASEMENT AS SHOWN ON THE RECORDED PLAT NO. 20200073, AND DEDICATION. PURPOSE: DRAINAGE EASEMENT
LOCATION: TWENTY (20') FEET ON EACH SIDE OF THE CENTER LINE OF ALL GULLEY, RAVINES AND DRAWS, NATURAL DRAINAGE COURSES ON THE HEREIN DESCRIBED PROPERTY, (NO SUCH NATURAL DRAINAGE COURSES FOUND AT THE TIME OF SURVEY.)

10L. TERMS, CONDITIONS, PROVISIONS, EASEMENTS, RESTRICTIONS, RESERVATIONS AND OTHER MATTERS,
DOCUMENT: SUPPLEMENTAL DECLARATION OF RESTRICTIONS, EASEMENTS AND OPERATING AGREEMENT
RECORDED: DECEMBER 31, 1997 IN COUNTY CLERK'S FILE NO. 9783063, AND AMENDED JANUARY 23, 1998 UNDER COUNTY CLERK'S FILE NO. 9854301, SEPTEMBER 30, 1999 UNDER COUNTY CLERK'S FILE NO. 9972201 AND MAY 23, 2000 UNDER COUNTY CLERK'S FILE NO. 2000034377, OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.

10M. RECIPROCAL EASEMENT AGREEMENT FOR VEHICULAR AND PEDESTRIAN ACCESS AND EGRESS CONTAINED IN THE RESTRICTIVE COVENANTS RECORDED DECEMBER 31, 1997 UNDER COUNTY CLERK'S FILE NO. 9783063 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS AND FILED ON JANUARY 23, 1998 UNDER HARRIS COUNTY CLERK'S FILE NO. 5784008 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS. (ACCESS EASEMENTS DESCRIBED THEREIN NOT WITHIN SUBJECT TRACT.)

10N. RECIPROCAL EASEMENT AGREEMENT FOR VEHICULAR AND PEDESTRIAN ACCESS AND EGRESS DESCRIBED BY THE RESTRICTIVE COVENANTS RECORDED NOVEMBER 12, 2002 UNDER COUNTY CLERK'S FILE NO. 2002133748 OF OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS. (BLANKET EASEMENT AGREEMENT)

10O. TERMS, CONDITIONS, PROVISIONS, EASEMENTS, RESTRICTIONS, RESERVATIONS AND OTHER MATTERS,
DOCUMENT: DECLARATION OF EASEMENTS
RECORDED: OCTOBER 25, 2019 IN COUNTY CLERK'S FILE NO. 2019135356, OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS. (NOT SHOWN HEREON.)

10P. EASEMENT
TO: HARRIS-FORT BEND MUNICIPAL UTILITY DISTRICT NO. 3
RECORDED: JULY 10, 2013 IN COUNTY CLERK'S FILE NO. 2013083922, OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.
PURPOSE: SANITARY SEWER EASEMENT
AS SHOWN ON RESPECTIVE PLAT FILED FOR RECORD UNDER PLAT NO. 20200073, PLAT RECORDS OF FORT BEND COUNTY, TEXAS. (SHOWN HEREON.)

10Q. EASEMENT
TO: HARRIS-FORT BEND MUNICIPAL UTILITY DISTRICT NO. 3
RECORDED: JULY 10, 2013 IN COUNTY CLERK'S FILE NO. 2013083923, OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.
PURPOSE: WATER LINE EASEMENT (SHOWN HEREON.)

10R. TERMS, CONDITIONS, AND STIPULATIONS IN "THE AGREEMENT BY AND BETWEEN HARRIS-FORT BEND MUNICIPAL UTILITY DISTRICT NO. 3, A CONFIRMED TEXAS CORPORATION AND HARRIS-FORT BEND MUNICIPAL UTILITY DISTRICT NO. 5
RECORDED: OCTOBER 01, 2019 IN COUNTY CLERK'S FILE NO. 2019125069, OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.
TYPE: CROSS TO ENCROACHMENT AND INDEMNITY AGREEMENT (AREA SUBJECT TO CONSENT TO ENCROACH IS NOT WITHIN THE SUBJECT TRACT)

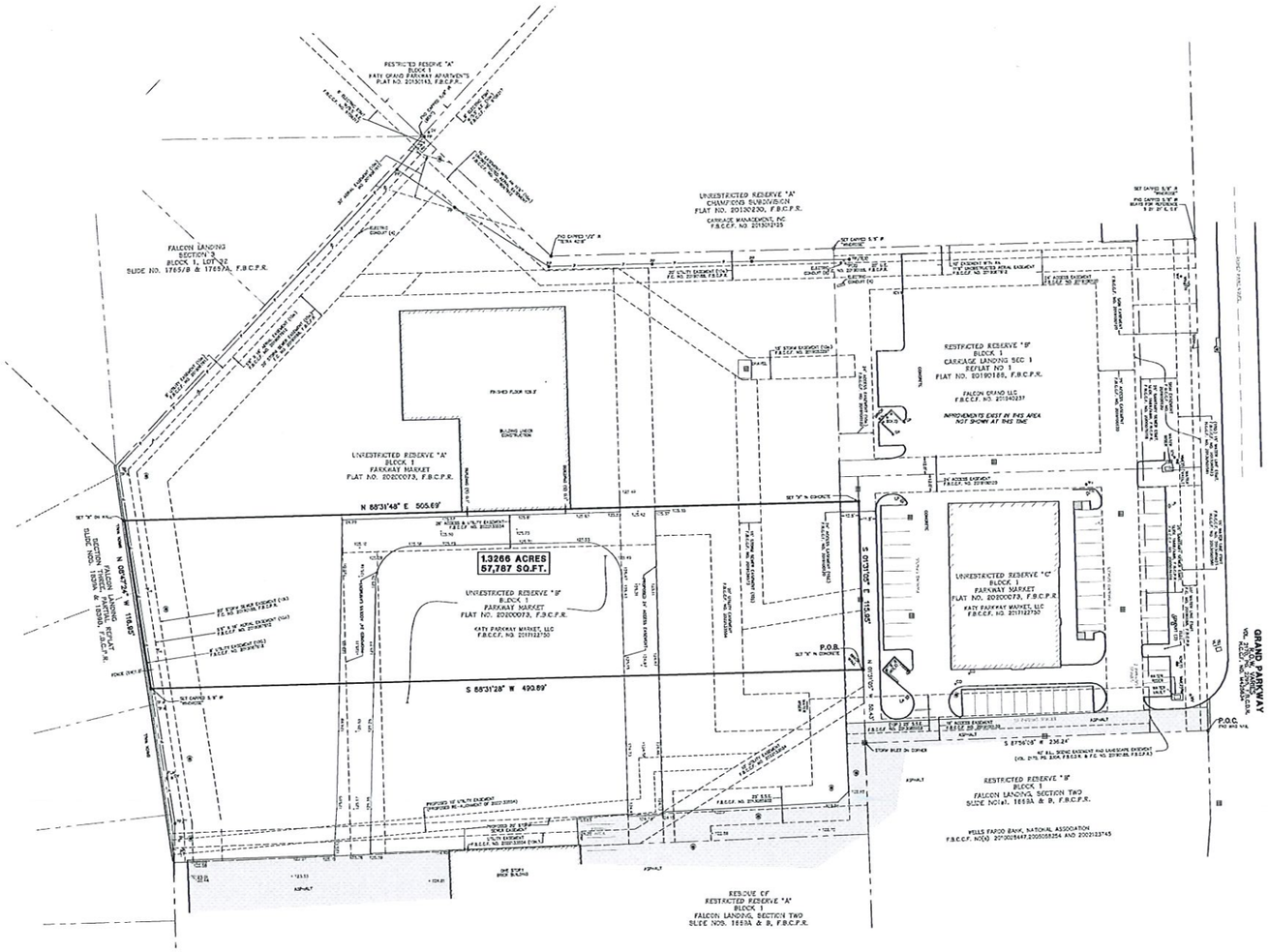
10S. TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN AGREEMENT;
RECORDED: JULY 17, 1957 UNDER COUNTY CLERK'S FILE NO. 8744068, OFFICIAL PUBLIC RECORDS, FORT BEND COUNTY, TEXAS.
TYPE: MISCELLANEOUS (RELOCATION OF EASEMENT (AREA DESCRIBED THEREIN IS NOT WITHIN THE SUBJECT TRACT)

10T. TERMS, CONDITIONS, PROVISIONS, EASEMENTS, RESTRICTIONS, RESERVATIONS AND OTHER MATTERS,
DOCUMENT: DECLARATION OF STORM SEWER EASEMENT
RECORDED: JULY 21, 2015 IN COUNTY CLERK'S FILE NO. 2015132237, AS AMENDED RECORDED JUNE 23, 2020 UNDER COUNTY CLERK'S FILE NO. 2020124274, OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.
AS SHOWN ON RESPECTIVE PLAT FILED FOR RECORD UNDER PLAT NO. 20200073, PLAT RECORDS OF FORT BEND COUNTY, TEXAS. (NOT WITHIN SUBJECT TRACT)

10Z. TERMS, CONDITIONS, PROVISIONS, EASEMENTS, RESTRICTIONS, RESERVATIONS AND OTHER MATTERS,
DOCUMENT: DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS
RECORDED: SEPTEMBER 04, 2018 IN COUNTY CLERK'S FILE NO. 2018124123, OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.
AS SHOWN ON RESPECTIVE PLAT FILED FOR RECORD UNDER PLAT NO. 20200073, PLAT RECORDS OF FORT BEND COUNTY, TEXAS. (SHOWN HEREON.)

10AA. INCLUSION WITHIN FORT BEND DRAINAGE.

10BB. INCLUSION WITHIN HARRIS-FORT BEND MUNICIPAL UTILITY DISTRICT NO. 5.



DESCRIPTION

A TRACT OR PARCEL CONTAINING 1.3266 ACRES OR 57,787 SQUARE FEET OF LAND, BEING OUT OF RESTRICTED RESERVE "B" OF PARKWAY MARKET, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, BEING ALL OF UNRESTRICTED RESERVE "B" BLOCK 1, PARKWAY MARKET MAP OR PLAT THEREOF RECORDED UNDER PLAT NO. 20200073, FORT BEND COUNTY PLAT RECORDS (F.B.C.P.R.) DESCRIBED IN DEED TO FATY PARKWAY MARKET, LLC, RECORDED UNDER FORT BEND COUNTY CLERK'S FILE (F.B.C.C.F.) NO. 2019127751, SAID TRACT OR PARCEL 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 MAG NAIL FOUND ON THE WEST RIGHT-OF-WAY (R.O.W.) LINE OF GRAND PARKWAY (SR 99) AS DEEDED RECORDED VOL. 2135, PG. 1, F.B.D.R., FORT BEND COUNTY, TEXAS, FOR THE EASTERNMOST NORTHEAST CORNER OF RESTRICTED RESERVE "A" BLOCK 1 OF FALCON LANDING, SECTION TWO, MAP OR PLAT RECORDED UNDER SLIDE NOS. 1859A AND B, F.B.C.P.R.;

THENCE, SOUTH 87 DEG. 56 MIN. 08 SEC. WEST, ALONG THE NORTH LINE OF SAID RESTRICTED RESERVE "A", A DISTANCE OF 236.24 FEET TO A POINT ON THE EAST LINE OF SAID UNRESTRICTED RESERVE "B", SAME BEING THE SOUTH-WEST CORNER OF SAID UNRESTRICTED RESERVE "C", AND THE NORTH-WEST CORNER OF SAID RESTRICTED RESERVE "A";

THENCE, NORTH 01 DEG. 31 MIN. 05 SEC. WEST, ALONG THE WEST LINE OF SAID UNRESTRICTED RESERVE "B", A DISTANCE OF 29.43 FEET TO AN "X" SET, A CONCRETE MONUMENT FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 88 DEG. 31 MIN. 28 SEC. WEST, OVER AND ACROSS SAID UNRESTRICTED RESERVE "B", A DISTANCE OF 490.89 FEET TO CAPPED 5/8" IRON IRON ROD STAMPED "CHAMPION" FOUND FOR THE NORTH-WEST CORNER OF SAID UNRESTRICTED RESERVE "B", SAME BEING THE NORTH-EAST CORNER OF LOT 1, BLOCK 1 OF FALCON LANDING, SECTION TWO, MAP OR PLAT RECORDED UNDER SLIDE NO. 1859A AND 1859B, F.B.C.P.R., AND HAVING THE SOUTH-WEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 08 DEG. 47 MIN. 34 SEC. WEST, ALONG THE WEST LINE OF SAID FALCON LANDING SEC 2 PARTIAL REPLAT A DISTANCE OF 115.97 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "CHAMPION" FOUND FOR THE SOUTH-EAST CORNER OF UNRESTRICTED RESERVE "B" OF SAID PARKWAY MARKET, THE NORTH-WEST CORNER OF SAID UNRESTRICTED RESERVE "B", AND OF THE HEREIN DESCRIBED TRACT;

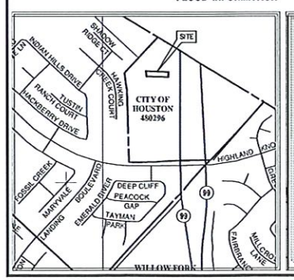
THENCE, NORTH 88 DEG. 31 MIN. 48 SEC. EAST, ALONG THE SOUTH LINE OF SAID UNRESTRICTED RESERVE "A", A DISTANCE OF 505.69 FEET TO A CUT X SET IN CONCRETE ON THE WEST LINE OF SAID UNRESTRICTED RESERVE "C", AND MARKING THE SOUTH-EAST CORNER OF SAID UNRESTRICTED RESERVE "A", THE NORTHEAST CORNER OF SAID UNRESTRICTED RESERVE "B" AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

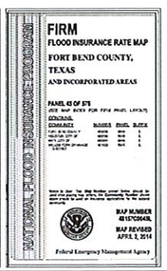
THENCE, SOUTH 01 DEG. 31 SEC. 05 MIN EAST ALONG THE WEST LINE OF SAID UNRESTRICTED RESERVE "C", A DISTANCE OF 115.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.3266 ACRES OR 57,787 SQUARE FEET OF LAND.

GENERAL NOTES

1. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED FROM INFORMATION CONTAINED IN GF. NO. 2220453-CTOM OF 2/24/2022 OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DIRECTLY SOURCED FROM ATTORNEY AT LAW, AND IS SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIVE COVENANTS THAT AN ABSTRACT MAY BE BROUGHT TO SPECIFICALLY REFLECT.
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: 0.99987825.
3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR FORT BEND COUNTY, TEXAS, MAP NO. 48157C0440L, REVISED APRIL 2, 2014, THE SUBJECT TRACT APPEARS TO LIE WITHIN "SHADED X" ZONE. THIS DETERMINATION IS ZONE BE DEFINED AS FLOODING SOURCES THAT HAVE REDUCED FLOOD RISK DUE TO LEVEE SYSTEMS. THIS 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 SURVEYOR. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF SURVEYOR'S LAND SERVICES.
4. READILY VISIBLE IMPROVEMENTS AND UTILITIES NOTE LOCATED WITH THIS SURVEY, AS DEFINED IN ADDITIONAL OPTIONS OF TABLE A, INFORMATION WAS PERFORMED BY WINDROSE LAND SERVICES.
5. ENVIRONMENTAL AND DRAINAGE ISSUES ARE BEYOND THE SCOPE OF THIS SURVEY.
6. THE SQUARE FOOTAGE TOTALS SHOWN HEREON ARE BASED ON THE MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES SHOWN HEREON AND INCLUDE ALL AREAS WITHIN THE BOUNDARIES BUT MAY BE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.
7. FENCES SHOWN HEREON WITH DIMENSIONAL TIES ARE SHOWN WHERE THEY ARE PHYSICALLY MEASURED. THE FENCE MAY MEANDER BETWEEN MEASURED LOCATIONS.
8. THE WORD "CERTIFY OR "CERTIFICATE" AS SHOWN AND USED HEREIN MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE EXPRESSED OR IMPLIED.
9. WITH REGARD TO ITEM 2 OF THE ALTA TABLE "A"OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, ACCESS TO THE FORT BEND COUNTY APPRAISAL DISTRICT THE ADDRESS OF THE SUBJECT TRACT ("AS ID NO. 2955220000019416) S # GRAND PARKWAY S, KATY, TX, 77494.
10. WITH REGARD TO ITEM 6 OF THE ALTA TABLE "A"OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, SURVEYOR DID NOT OBSERVE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
11. WITH REGARD TO ITEM 7 OF THE ALTA TABLE "A"OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, SURVEYOR DID NOT OBSERVE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
12. WITH REGARD TO ITEM 8 OF THE ALTA TABLE "A"OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, SURVEYOR OBSERVED EVIDENCE OF CEMETERIES, BURIAL GROUNDS, PARKING LOTS OR STRUCTURES ON THE SUBJECT TRACT AT THE TIME OF SURVEY.
13. WITH REGARD TO ITEM 16 OF THE ALTA TABLE "A"OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, SURVEYOR WAS NOT PROVIDED WITH RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS ON THE SUBJECT TRACT AT THE TIME OF SURVEY.
14. WITH REGARD TO ITEM 17 OF THE ALTA TABLE "A"OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, SURVEYOR WAS NOT PROVIDED WITH RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS ON THE SUBJECT TRACT AT THE TIME OF SURVEY.

FLOOD INFORMATION





LEGEND

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

○	– BOLLARD	⌀	– POWER POLE	⊙LTG	– LANDSCAPING CABLE SIGN
⊙	– HANDICAP	⌀ W/ ↑	– POWER POLE W/ STRAIN/GUY	⊙TL	– CATHODIC TEST LEAD
⊙GM	– GAS METER	⌀ W/ ↓	– POWER POLE W/ DOWN GUY	⊙MW	– MONITORING WELL
⊙GV	– GAS VALVE	⌀ W/ GY	– POWER POLE W/ GUY OUT	P	– PIN FLAG/POINT MARK
⊙FH	– FIRE HYDRANT	⊙	– METER POLE	TC	– TOP OF CURB
⊙WM	– WATER METER	⊙	– SERVICE POLE	B	– BUTTER
⊙WV	– WATER VALVE	⊙GY	– GUY ANCHOR	TS	– TOP OF GRATE
⊙IC	– IRRIGATION CONTROL VALVE	———	– DOG EAR FENCE LINE	FL	– FLOW LINE
⊞	– STATE INLET	———	– BARBED WIRE FENCE	HB	– HOSE BIB
⊞	– STATE INLET	———	– WROUGHT IRON FENCE	SAN	– SANITARY SEWER
⊗	– MANHOLE	———	– WOOD FENCE	STM	– STORM SEWER
⊙CO	– CLEANOUT	———	– CHAIN LINK FENCE	CMP	– CORRUGATED METAL PIPE
⊙TP	– TELEPHONE PEDESTAL	⊙	– GATE POST	CPP	– CORRUGATED PLASTIC PIPE
⊙EB	– ELECTRIC BOX	(P)	– PER PLANS	RCP	– REINFORCED CONCRETE PIPE
⊙TB	– TRAFFIC SIGNAL BOX	APPROX.	– APPROXIMATE	TEL	– TELEPHONE
⊙LP	– LIGHT POLE	⟶	– VID BEARING	SWBT	– SOUTHWESTERN BELL TELEPHONE CO.
⊙TP	– TRAFFIC LIGHT POLE	⊙	– SIGN	WTR	– WATER
⊙SL	– SIGN/SPOT LIGHT	⊙FM	– FIRELINE MARKER	UG	– UNDERGROUND

SURVEYOR'S CERTIFICATION

TO: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
PROPERTY BANK
KATY PARKWAY MARKET LLC, A TEXAS LIMITED LIABILITY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OF PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7a, 7b, 7c, 8, 9, 10, 11, 13, 14, 16, 17, 18, AND 19 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 14, 2020.

Lucas E. Davis
LUCAS E. DAVIS
6391
LICENSED
SURVEYOR
STATE OF TEXAS

12/6/2022
DATE

LUCAS E. DAVIS
Registered Professional Land Surveyor
Texas Registration No. 6391

REVISIONS		
DATE	REASON	BY
2/16/2023	ADDRESS COMMENTS	CL

WINDROSE
LAND SURVEYING | PLATTING
11111 RICHMOND AVE, STE 550 | HOUSTON, TX 77082 | 713.458.2291
FIRM REGISTRATION NO. 10108400 | WINDROSELAND.COM

ALTA/NSPS LAND TITLE SURVEY OF
1.3266 AC. / 57,787 SQ. FT.
BEING OUT OF RESTRICTED RESERVE "B" OF
PARKWAY MARKET
PLAT NO. 20200073, F.B.C.P.R.
SITUATED IN THE I. & G. N. RR. SURVEY, A-265
FORT BEND COUNTY, TEXAS

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FIELD BY:	PD	CHECKED BY:	CL
DRAWN BY:	BN	DATE:	DECEMBER 2022
JOB NO.	55221-RESB1		
SHEET NO.	1 OF 1		