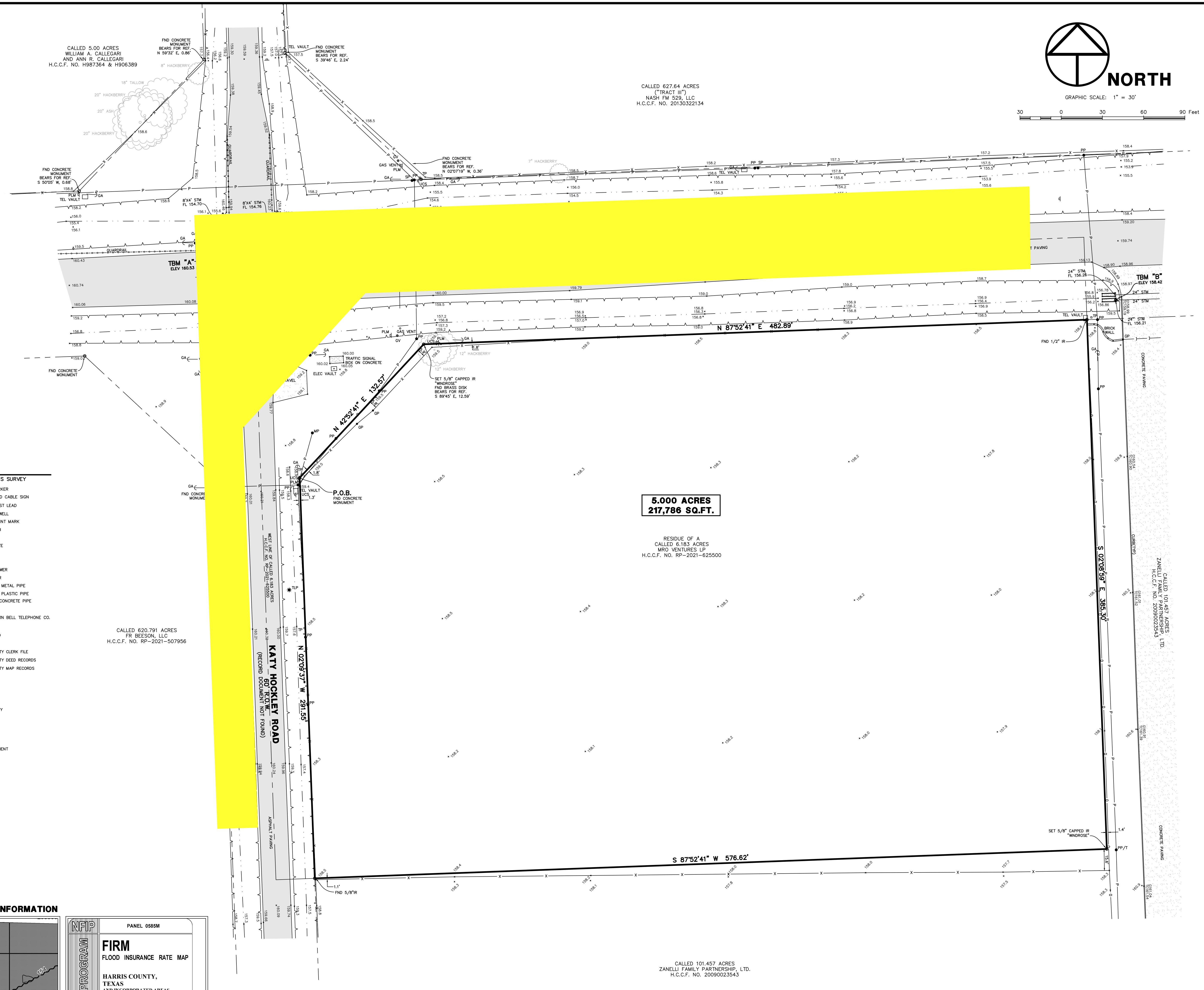


HARRIS COUNTY, TEXAS
VICINITY MAP
SCALE: 1" = 2,000'



DESCRIPTION

A TRACT OR PARCEL CONTAINING 5.000 ACRES OR 217,786 SQUARE FEET OF LAND BEING SITUATED IN THE H. & T. C. R.R. COMPANY SURVEY, SECTION 68, ALSO KNOWN AS THE J.R. GARRETT SURVEY, ABSTRACT NO. 1395, HARRIS COUNTY, TEXAS, BEING THE RESIDUE OF A CALLED 6.183 ACRE TRACT GRANTED TO MRO VENTURES LP, RECORDED UNDER HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NO. RP-2021-62500 WITH SAID 5.000 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.

BEGINNING AT A CONCRETE MONUMENT FOUND FOR THE SOUTHERLY END OF A CUTBACK LINE AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY (R.O.W.) LINE OF KATY HOCKLEY ROAD (60 FOOT R.O.W.) AND THE SOUTH R.O.W. LINE OF FM 529 (FREEMAN ROAD - 120 FOOT R.O.W.) RECORDED UNDER VOLUME (VOL.) 6269, PAGE (PG.) 206 AND VOL. 6319, PG. 541, HARRIS COUNTY DEED RECORDS (H.C.D.R.), FOR THE MOST WESTERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT,

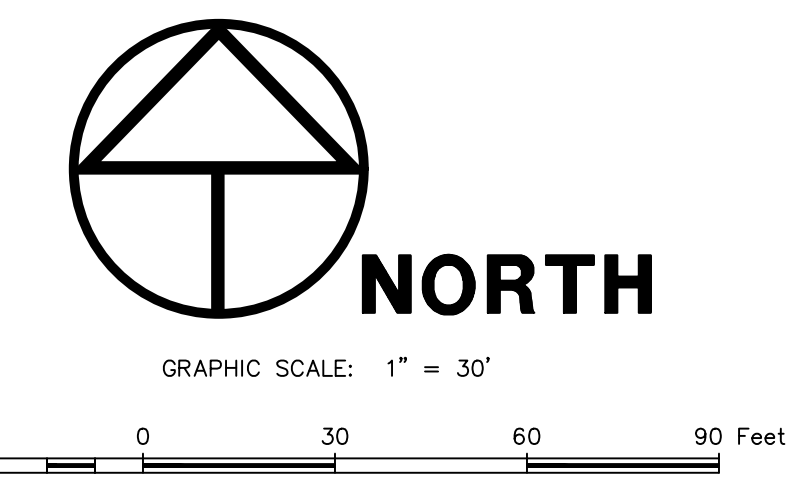
THENCE, NORTH 42 DEG. 52 MIN. 41 SEC. EAST, WITH SAID CUTBACK LINE, A DISTANCE OF 132.5 FEET TO A CAPPED 5/8" IRON ROD FOUND ON THE SOUTH R.O.W. LINE OF SAID FM 529, FOR THE MOST NORTHERLY NORTHWEST CORNER OF SAID 6.183 ACRE TRACT, FOR THE MOST NORTHERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT FROM WHICH A FOUND BRASS DISK BEARS FOR REFERENCE SOUTH 89 DEG. 45 MIN. EAST, A DISTANCE OF 12.59 FEET;

THENCE, NORTH 87 DEG. 52 MIN. 41 SEC. EAST, WITH THE SOUTH R.O.W. LINE OF SAID FM 529, A DISTANCE OF 482.89 FEET TO A 1/2" IRON ROD FOUND ON THE EAST LINE OF SAID 6.183 ACRE TRACT, FOR THE MOST NORTHERLY NORTHWEST CORNER OF A CALLED 101.457 ACRE TRACT GRANTED TO ZANELLI FAMILY PARTNERSHIP, LTD., RECORDED UNDER H.C.C.F. NO. 20090023543, AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 02 DEG. 09 MIN. 37 SEC. EAST, WITH THE COMMON LINE OF SAID 6.183 ACRE TRACT AND SAID 101.457 ACRE TRACT, A DISTANCE OF 365.30 FEET TO A CAPPED 5/8" IRON ROD STAMPED WINDROSE SET FOR AN RE-ENTRANT CORNER OF SAID 101.457 ACRE TRACT AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 87 DEG. 52 MIN. 41 SEC. WEST, WITH THE COMMON LINE OF SAID 6.183 ACRE TRACT AND SAID 101.457 ACRE TRACT, A DISTANCE OF 576.62 FEET TO A 5/8" IRON ROD FOUND ON THE EAST R.O.W. LINE OF SAID KATY HOCKLEY ROAD, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 02 DEG. 09 MIN. 37 SEC. WEST, WITH THE EAST R.O.W. LINE OF SAID KATY HOCKLEY ROAD, A DISTANCE OF 291.55 FEET TO THE PLACE OF BEGINNING AND CONTAINING 5.000 ACRES OR 217,786 SQUARE FEET OF LAND.



GENERAL NOTES

- SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACTORS CERTIFICATE AND WOULD BE SUBJECT TO ANY AND ALL CONDITIONS OR RESTRICTIONS THAT CURRENT TITLE REPORT OR ABSTRACTORS CERTIFICATE MAY DISCLOSE.
- BEARINGS WERE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE. HORIZONTAL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING SCALE FACTOR: 0.999904057.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR HARRIS COUNTY, TEXAS, MAP NO. 4820C055M REVISED/DATED NOVEMBER 15, 2019, THE SUBJECT TRACT APPEARS TO LIE WITHIN FLOOD ZONE "AE". 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 SURVEYING AND LAND SERVICES.
- 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.
- READILY VISIBLE IMPROVEMENTS AND UTILITIES WERE LOCATED WITH THIS SURVEY. NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED BY WINDROSE SURVEYING AND LAND SERVICES.
- ENVIRONMENTAL AND DRAINAGE ISSUES ARE BEYOND THE SCOPE OF THIS SURVEY.
- THE SQUARE FOOTAGE TOTALS SHOWN HEREON ARE BASED ON THE MATHEMATICAL CLOSURE OF THE COURSES AND ARE NOT REFLECTED ON THE SURVEY. IT DOES NOT INCLUDE THE TOLERANCES THAT MAY BE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.
- FENCES SHOWN HEREON WITH DIMENSIONAL TIES ARE SHOWN WHERE THEY ARE PHYSICALLY MEASURED. THE FENCE MAY MEANDER BETWEEN MEASURED LOCATIONS.
- 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.
- ELEVATIONS SHOWN TO THE NEAREST TENTH ARE NATURAL GROUND SURFACE ELEVATIONS AND ELEVATIONS SHOWN TO THE NEAREST HUNDRETH ARE SOLID SURFACE ELEVATIONS.
- STORM LINES SHOWN HEREON ARE BASED ON UTILITY PLANS ACQUIRED FROM TEXAS DEPARTMENT OF TRANSPORTATION AND WERE FIELD VERIFIED WHERE POSSIBLE. OTHER UTILITY PLANS OR INFORMATION MAY EXIST NOT KNOWN TO THIS COMPANY.
- SURVEYOR DID NOT PHYSICALLY ENTER MANHOLES. UNDERGROUND PIPE SIZES WERE DETERMINED BY A "MEASURE DOWN" METHOD FROM TOP OF MANHOLE RIM OR TOP OF GRATE OR TOP OF CURB AND WERE COMPARED WITH UTILITY PLANS WHERE POSSIBLE.
- SURVEYOR HAS CONTACTED DIGRESS 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 CONTRACTORS RESPONSIBILITY TO CONTACT DIGRESS OR OTHER UTILITY NOTIFICATION SERVICES FOR LOCATION OF UNDERGROUND UTILITIES, PRIOR TO CONSTRUCTION.

LEGEND

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

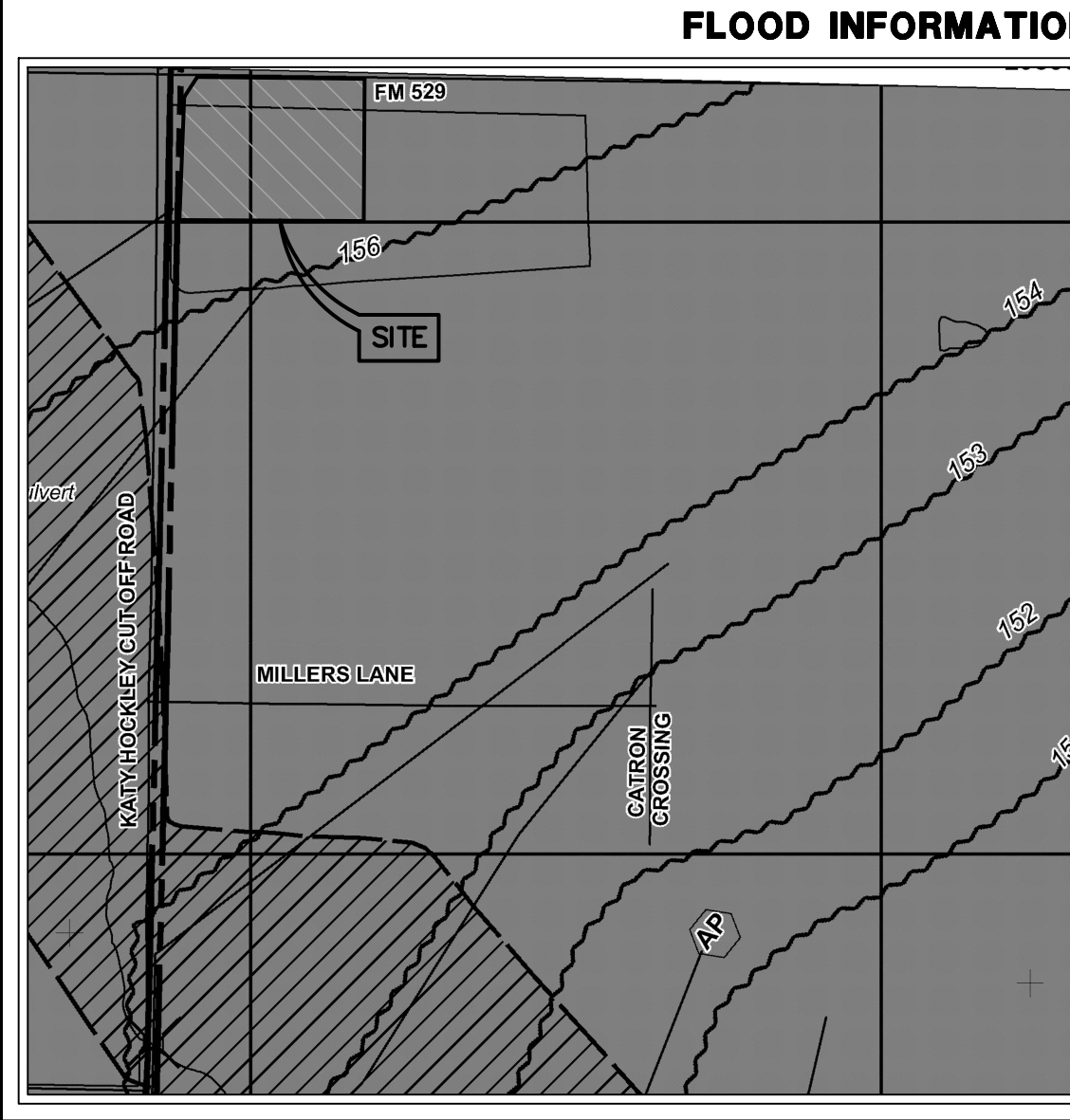
• BO	— BOLLARD	— FM	— PIPELINE MARKER
• GC	— GAS METER	— H.C.C.F.	— HARRIS COUNTY CLERK FILE
• GM	— GAS VALVE	— H.C.D.R.	— HARRIS COUNTY DEED RECORDS
• GV	— GAS VALVE	— H.C.M.R.	— HARRIS COUNTY MAP RECORDS
• GH	— FIRE HYDRANT	— IP	— IRON PIPE
• GW	— WATER METER	— IR	— IRON ROD
• WV	— WATER VALVE	— NO.	— NUMBER
• CV	— IRRIGATION CONTROL VALVE	— PG.	— PAGE
• GI	— GRATE INLET	— R.O.W.	— RIGHT-OF-WAY
• GB	— GRATE INLET	— SQ. FT.	— SQUARE FEET
• MH	— MANHOLE	— VOL.	— VOLUME
• CO	— CLEANOUT	— F.C.	— FIRM CODE
• TP	— TELEPHONE PEDESTAL	— B.L.	— BUILDING LINE
• EB	— ELECTRIC BOX	— U.E.	— UTILITY EASEMENT
• RCP	— REINFORCED CONCRETE PIPE	— H	— HOUSBANK
• TEL	— TELEPHONE	• S	— SIGN
• SWT	— SOUTHWESTERN BELL TELEPHONE CO.	• P.O.B.	— PLACE OF BEGINNING
• WTR	— WATER		
• UG	— UNDERGROUND		
• FND	— FOUND		
• P/P/T	— POWER POLE W/LIGHT		
• P/P/LT	— POWER POLE W/OUT LIGHT		
• P/P/WT	— POWER POLE W/CONDUIT		
• M/P	— METER POLE		
• S/P	— SERVICE POLE		
• GA/C	— GUY ANCHOR		
—	— OVERHEAD POWER LINE		
—	— BARBED WIRE FENCE		
—	— WROUGHT IRON FENCE		
—	— WOOD FENCE		
—	— CHAINLINK FENCE		
• GP	— GATE POST		
• P	— PER PLANS		
• APPROX.	— APPROXIMATE		
•	— HOUSBANK		
•	— SIGN		
•	— PLACE OF BEGINNING		

5.000 ACRES
217,786 SQ. FT.

RESIDUE OF A
CALLED 6.183 ACRES
MRO VENTURES LP
H.C.C.F. NO. RP-2021-62500

RESIDUE OF A
CALLED 101.457 ACRES
ZANELLI FAMILY PARTNERSHIP, LTD.
H.C.C.F. NO. 20090023543

RESIDUE OF A
CALLED 620.791 ACRES
FR BEESSON, LLC
H.C.C.F. NO. RP-2021-507956



FIRM FLOOD INSURANCE RATE MAP

HARRIS COUNTY, TEXAS AND INCORPORATED AREAS

PANEL 585 OF 1150
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS: HARRIS COUNTY, HARRIS COUNTY, HOUSTON, CITY OF

MAP NUMBER 4820C055M
MAP REVISED NOVEMBER 15, 2019
Federal Emergency Management Agency

BENCHMARK PUBLISHED ELEVATION — 157.41
HARRIS COUNTY FLOODPLAIN REFERENCE MARK (FRM) NO. 200115, BEING A BRASS DISK STAMPED "101 B308" LOCATED FROM THE INTERSECTION OF FM 529 AND KATY HOCKLEY CUTOFF, WEST ALONG FM 529 0.5 MILES TO THE BENCHMARK ON THE LEFT.
(NAVD 88, 2001 ADJUSTED)

TEMPORARY BENCHMARK "A" ELEVATION — 160.53
BEING A CUT "BOX" ON THE EDGE OF THE MOST WESTERLY END OF A CONCRETE STORM HEADWALL LOCATED AT THE NORTHWEST CORNER OF FREEMAN ROAD (FM 529) AND KATY HOCKLEY ROAD.

TEMPORARY BENCHMARK "B" ELEVATION — 158.42
BEING A CUT "BOX" ON THE CENTERLINE OF THE SOUTHERLY CONCRETE STORM HEADWALL LOCATED AT THE SOUTHWEST CORNER OF FREEMAN ROAD (FM 529) AND THE CONCRETE ENTRANCE/ACCESS ROAD OF CHOICE TRAILER & EQUIPMENT, BEING APPROX. 620 FEET EAST OF THE INTERSECTION OF FREEMAN ROAD (FM 529) AND KATY HOCKLEY ROAD.

REVISIONS

DATE	REASON	BY
08/31/2023	SHOW ORIGINAL DEED LINES IN RIGHTS-OF-WAY	JMD

SURVEYOR'S CERTIFICATION

TO: MRO VENTURES LP, A TEXAS LIMITED PARTNERSHIP

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 PLAN CORRECTLY REPRESENTS THE PROPERTY LEGALLY DESCRIBED HEREON, THAT THE FACTS FOUND AT THE TIME OF THIS SURVEY, INCLUDING 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 1B, CONDITION 3 SURVEY AND A CATEGORY 6, CONDITION 1 SURVEY TO THE BEST OF MY KNOWLEDGE.

James Michael Denney
JAMES MICHAEL DENNEY
Registered Professional Land Surveyor
Texas Registration No. 5414

DATE: 08-29-2023

WINDROSE
LAND SURVEYING & PLATTING
5353 W SAM HOUSTON PKWY N, STE 150 | HOUSTON, TX 77041 | 713.458.2281
FIRM REGISTRATION NO. 101088001 | WINDROSESERVICES.COM

STANDARD LAND & TOPOGRAPHIC SURVEY OF
5.000 AC. / 217,786 SQ. FT.
SITUATED IN THE
H. & T. C. R.R. COMPANY SURVEY, SECTION 68,
A.K.A. THE J.R. GARRETT SURVEY, A-1395
HARRIS COUNTY, TEXAS

FIELD BY: JF CHECKED BY: JMD JOB NO. 58996
DRAWN BY: DG DATE: AUG. 2023 SHEET NO. 1 OF 1