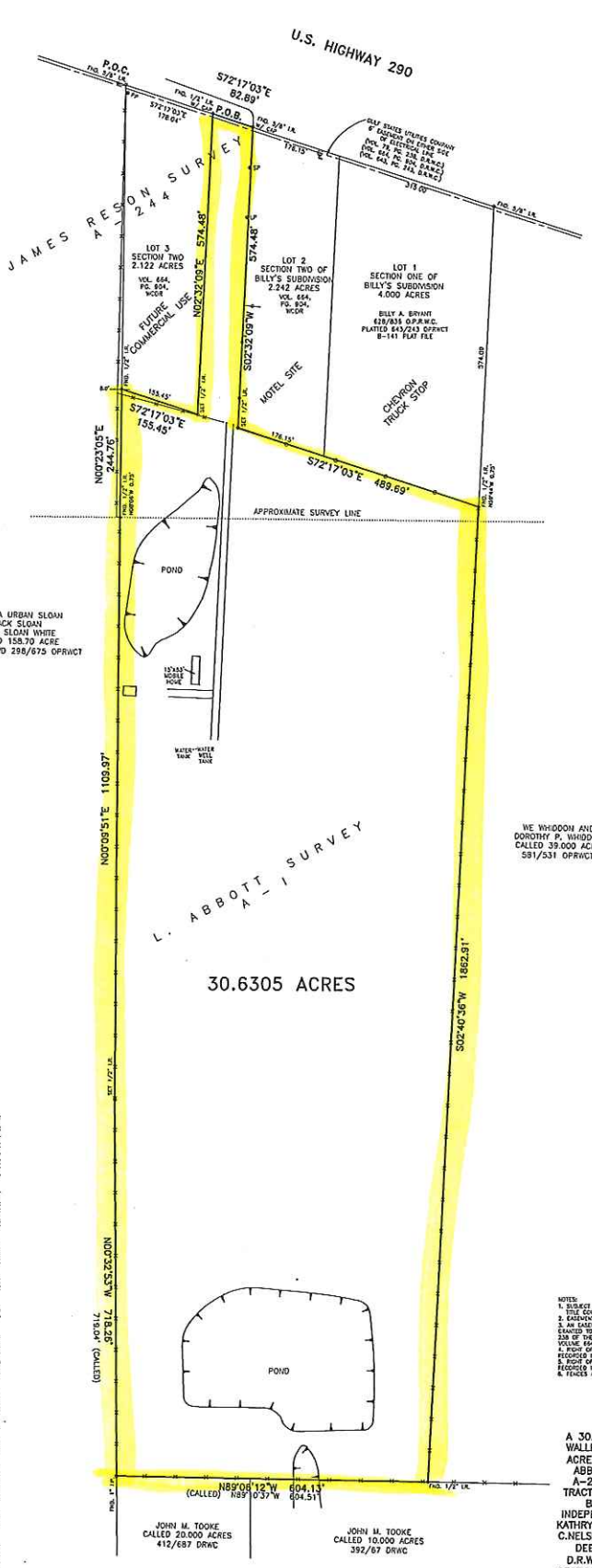

SCALE: 1" = 100'-0"

0 50 100 200

LEGEND:
AC. – ACRES
A/C – AIR CONDITION
A.E. – AERIAL EASEMENT
B.L. – BUILDING LINE
BLDG. – BUILDING
BO. – BOLLARD
CB – CATCH BASIN
CONC. – CONCRETE
COV'D. – COVERED
CP – CRIMPED PIPE
DA – DUMPSTER AREA
ELEC. – ELECTRIC
EMT. – EASEMENT
FC – FIRM CODE
FH – FIRE HYDRANT
FND. – FOUND
GM – GAS METER
WCCF – WALLER COUNTY CLERKS FILE
WCDR – WALLER COUNTY DEED RECORDS
WCMR – WALLER COUNTY MAP RECORDS
HCPS – HANDICAP PARKING SPACE
HL&P – HOUSTON LIGHTING & POWER
I.P. – IRON PIPE
I.R. – IRON ROD
LP – LIGHT POST
MH – MANHOLE
MW – MONITORING WELL
P.O.B. – POINT OF BEGINNING
P.O.C. – POINT OF COMMENCING
PP – POWER POLE
PS – PARKING SPACES
PVP – PINCHED TOP PIPE
R.O.W. – RIGHT OF WAY
RR – RAILROAD
SAN. – SANITARY
SP – SERVICE POLE
SQ. FT. – SQUARE FEET
S.S.E. – SANITARY SEWER EASEMENT
STM. – STORM
STM.S.E. – STORM SEWER EASEMENT
SWBT – SOUTHWESTERN BELL TELEPHONE
TEL. – TELEPHONE
TLP – TRAFFIC LIGHT POLE
TSB – TRAFFIC SIGNAL BOX
U.E. – UTILITY EASEMENT
WM – WATER METER
WV – WATER VALVE
BARBED WIRE FENCE
CHAIN LINK FENCE
CONCRETE
COVERED CONCRETE
ASPHALT
OHPL – OVERHEAD POWER LINES
WOOD FENCE
WROUGHT IRON FENCE

LEGAL DESCRIPTION

A 30.6305 ACRE TRACT OR PARCEL OF LAND SITUATED IN WALLER COUNTY, TEXAS OUT OF AND A PART OF A 39.00 ACRE TRACT (VOLUME 581, PAGE 531, D.R.W.C.) IN THE L. ABBOTT SURVEY A– 1 AND THE JAMES RESON SURVEY A–244 CONTAINING A PORTION OF THE 172.6093 ACRE TRACT DESCRIBED IN DEED DATED AUGUST 15, 1978 FROM BANK OF THE SOUTHWEST ASSOCIATION, HOUSTON, INDEPENDENT EXECUTOR AND TRUSTEE OF THE ESTATES OF KATHRYN RIACHE AND KATIE S. URBAN, DECREASED, TO JOHN C.NELSON, RECORDED IN VOLUME 291 AT PAGE 928 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS (291/928 D.R.W.C.), SAVE AND EXCEPT ALL OF BILLY'S SUBDIVISION SECTION ONE (VOLUME 663, PAGE 243) AND ALL OF BILLY'S SUBDIVISION, SECTION 2 (VOLUME 664, PAGE 904) OF THE DEED RECORDS OF WALLER COUNTY, TEXAS.

COMMENCING AT A 5/8 INCH IRON ROD FOUND ON THE SOUTH RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 290 AT AN INTERSECTION WITH THE WEST BOUNDARY OF THE ORIGINAL JOHN C. NELSON TRACT CALLED 172.6093 ACRES FOR THE NORTHEAST CORNER OF THE C.M. URBAN LANDS NOW IN NAME OF JUANITA URBAN SLOAN AND DAISY SLOAN WHITE (298/674 AND 675 D.R.W.C.) AND ALSO THE NORTHWEST CORNER OF LOT 3 OF BILLY'S SUBDIVISION, SECTION 2 RECORDED IN VOLUME 664, PAGE 904 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS;

THENCE, SOUTH 72 DEGREES 17 MINUTES 03 SECONDS EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 290, A DISTANCE OF 178.04 FEET TO A 1/2 INCH IRON ROD WITH CAP FOUND AT THE NORTHEAST CORNER OF SAID LOT 3 AND THE POINT OF BEGINNING OF HEREIN DESCRIBED TRACT;

THENCE, CONTINUING SOUTH 72 DEGREES 17 MINUTES 03 SECONDS EAST, A DISTANCE OF 82.69 FEET TO A 5/8 INCH IRON ROD WITH CAP FOUND AT THE NORTHWEST CORNER OF LOT 2 OF SAID BILLY'S SUBDIVISION SECTION 2;

THENCE, DEPARTING FROM THE SAID HIGHWAY LINE AND THE WEST LINE OF SAID LOT 2, SOUTH 02 DEGREES 32 MINUTES 09 SECONDS WEST, A DISTANCE OF 574.48 FEET TO A 1/2 INCH IRON ROD SET MARKING THE SOUTHWEST CORNER OF SAID LOT 2;

THENCE, SOUTH 72 DEGREES 17 MINUTES 03 SECONDS EAST, ALONG THE SOUTH LINE OF SAID LOT 2 AT 178.15 FEET PASS THE COMMON SOUTH CORNER OF SAID LOT 2 AND LOT 1 OF BILLY SUBDIVISION, SECTION 1 RECORDED IN VOLUME 643 PAGE 243 OF THE DEED RECORDS OF WALLER COUNTY TEXAS, CONTINUING FOR A TOTAL DISTANCE OF 489.69 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1 , THE EAST LINE OF SAID 39.00 ACRE TRACT AND THE SOUTHERLY NORTHEAST CORNER OF HEREIN DESCRIBED TRACT, FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS NORTH 59 DEGREES 44 MINUTES WEST – 0.75 FEET;

THENCE, SOUTH 02 DEGREES 40 MINUTES 36 SECONDS WEST, WITH THE WEST LINE OF SAID 39.00 ACRE TRACT CROSSING THE SOUTH LINE OF THE RESON SURVEY TRACT AND THE NORTH LINE OF THE ABBOT SURVEY, A DISTANCE OF 1862.91 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER AT THE NORTH LINE OF A 10.00 ACRE PARCEL SOLD OUT OF THE ORIGINAL 172.6093 ACRE TRACT NOW IN NAME JOHN M. TOOKE, ET UX (392/67 D.R.W.C.);

THENCE WITH THE NORTH LINE OF SAID 10.000 ACRE TOOKE TRACT AND MOST NORTHERN NORTH LINE OF A 20.00 ACRE TOOKE TRACT (412/656 D.R.W.C.) RUNNING ON NEAR A FENCE, NORTH 89 DEGREES 08 MINUTES 12 SECONDS WEST (CALLED NORTH 89 DEGREES 10 MINUTES 37 SECONDS WEST) AT 319.89 FEET PASS THE NORTHWEST CORNER OF SAID 10.000 ACRE TRACT, A TOTAL DISTANCE OF 604.13 FEET (CALLED 604.51 FEET) TO A 1 INCH IRON PIPE FOUND AT A FENCE CORNER ON THE EAST BOUNDARY OF THE OLD C.M. URBAN LANDS, AFOREMENTIONED, COMMON WITH THE WEST BOUNDARY OF THE ORIGINAL 172.6093 ACRE NELSON TRACT FOR THE NORTHWEST CORNER OF THE, 20.00 ACRE TOOKE TRACT AND SOUTHWEST CORNER HEREOF;

THENCE, FOLLOWING THE FENCED BOUNDARY OF THE ORIGINAL URBAN LANDS COMMON WITH THE WEST BOUNDARY OF THE NELSON TRACT NORTH 00 DEGREES 32 MINUTES 53 SECONDS WEST, 718.25 FEET (CALLED 719.04 FEET) TO A 1/2 INCH IRON ROD SET FOR AN ANGLE POINT;

THENCE, NORTH 00 DEGREES 09 MINUTES 51 SECONDS EAST 1109.97 FEET TO A POINT ON AN OCCUPIED NORTH BOUNDARY OF THE ABBOTT SURVEY FOR THE SOUTHEAST CORNER OF THE BALL SURVEY COUPON WITH THE SOUTHWEST CORNER OF THE RESON SURVEY FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS NORTH 08 DEGREES 08 MINUTES WEST – 0.75 FEET;

THENCE, CONTINUE ALONG THE COMMON BOUNDARY OF SAUSHALL AND RESON SURVEYS, NORTH 00 DFEG 23 MINUTES 05 SECONDS EAST, A DISTANCE OF 244.76 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF SAID LOT 3;

THENCE, SOUTH 72 DEGREES 17 MINUTES 03 SECONDS EAST, ALONG THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 135.45 FEET TO A 1/2 INCH IRON ROD SET TO THE SOUTHEAST CORNER OF SAID LOT 3;

THENCE, NORTH 02 DEGREES 32 MINUTES 09 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 3, A DISTANCE OF 574.48 FEET TO THE POINT OF BEGINNING AND CONTAINING 30.6305 ACRES OF LAND, MORE OR LESS.

NOTES:
1. SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN ITEM NO. 1, SCHEDULE "B" OF THE TITLE COMMITMENT ISSUED BY STEWART TITLE COMPANY UNDER G.F. NO. 14634-15-00514.
2. EASEMENT AND BUILDING LINES FOR RECORDED PLAT.
3. AN EASEMENT 8' WIDE ON EITHER SIDE OF THE ELECTRICAL LINE ALONG THE NORTH PROPERTY LINE GRANTED TO GULF STATE UTILITIES COMPANY AS REFLECTED BY INSTRUMENT RECORDED IN VOLUME 79 PAGE 338 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS, AND AS REFLECTED BY THE PLAT RECORDED IN VOLUME 664, PAGE 904, D.P.R.W.C.T.
4. RIGHT OF WAY EASEMENT GRANTED TO SAN BERNARD ELECTRIC COOPERATIVE, INC. IN INSTRUMENT RECORDED IN VOLUME 292 PAGE 849 OF THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS.
5. RIGHT OF WAY EASEMENT GRANTED TO SAN BERNARD ELECTRIC COOPERATIVE, INC. IN INSTRUMENT RECORDED IN VOLUME 492 PAGE 64 OF THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS.
6. FENCES AS SHOWN.

BOUNDARY SURVEY OF

A 30.6305 ACRE TRACT OR PARCEL OF LAND SITUATED IN WALLER COUNTY, TEXAS OUT OF AND A PART OF A 39.00 ACRE TRACT (VOLUME 581, PAGE 531, P.R.W.C.)IN THE L. ABBOTT SURVEY A– 1 AND THE JAMES RESON SURVEY A–244 CONTAINING A PORTION OF THE 172.6093 ACRE TRACT DESCRIBED IN DEED DATED AUGUST 15, 1978 FROM BANK OF THE SOUTHWEST ASSOCIATION, HOUSTON, INDEPENDENT EXECUTOR AND TRUSTEE OF THE ESTATES OF KATHRYN RIACHE AND KATIE S. URBAN, DECREASED, TO JOHN C.NELSON, RECORDED IN VOLUME 291 AT PAGE 928 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS (291/928 D.R.W.C.), SAVE AND EXCEPT ALL OF BILLY'S SUBDIVISION SECTION ONE (VOLUME 663, PAGE 243) AND ALL OF BILLY'S SUBDIVISION, SECTION 2 (VOLUME 664, PAGE 904) OF THE DEED RECORDS OF WALLER COUNTY, TEXAS.

TO: VISION HOSPITALITY INVESTMENT, LLC, STEWART TITLE COMPANY

I, hereby certify that this survey was made on the ground and completed on this 10th day of April, 2015 and that this plat correctly represents the facts found at the time of survey showing any improvements. There are no encroachments apparent on the ground, except as shown. This survey complies with the current Texas Society of Professional Surveyors Standards and Specifications for Category 1A, Condition II Survey. Surveyor did not abstract property. Easements, building lines, etc., shown are as identified by: GF 14634-15-00514 of STEWART TITLE COMPANY

STATE OF TEXAS
HENRY M. BANTOS
5410
REGISTERED
PROFESSIONAL
LAND SURVEYOR

HENRY M. BANTOS, Registered Professional Land Surveyor No. 5410

FLOOD NOTE:
SUBJECT PROPERTY IS NOT LOCATED IN A FEDERAL INSURANCE ADMINISTRATION DESIGNATED FLOOD HAZARD AREA PER FIRM MAP # 48473C0290F, PANEL 0150G, DATED 06-18-2012. This information is based on graphic plotting only. We do not assume responsibility for exact determination.

COPYRIGHT 2015, Advance Surveying, Inc.

PURCHASER: VISION HOSPITALITY INVESTMENT, LLC	SCALE: 1" = 100'
ADDRESS: (VACANT) HIGHWAY 290, HEMPSTEAD, TEXAS 77445	FIELD WORK: 04-03-15/VR
	DRAFTING: 04-07-15/EG
LENDER: –	FINAL CHECK: 04-07-15/AT
TITLE CO.: STEWART TITLE COMPANY	REVISIONS:
JOB NO.: 033242-15-01	
G.F. NO.: 14634-15-00514	
PHONE: 281 630-2399 FAX: 281 630-5484	
KEY MAP: –	

ADVANCE SURVEYING, INC.
10518 KIPP WAY SUITE B-1 • HOUSTON, TX 77099