

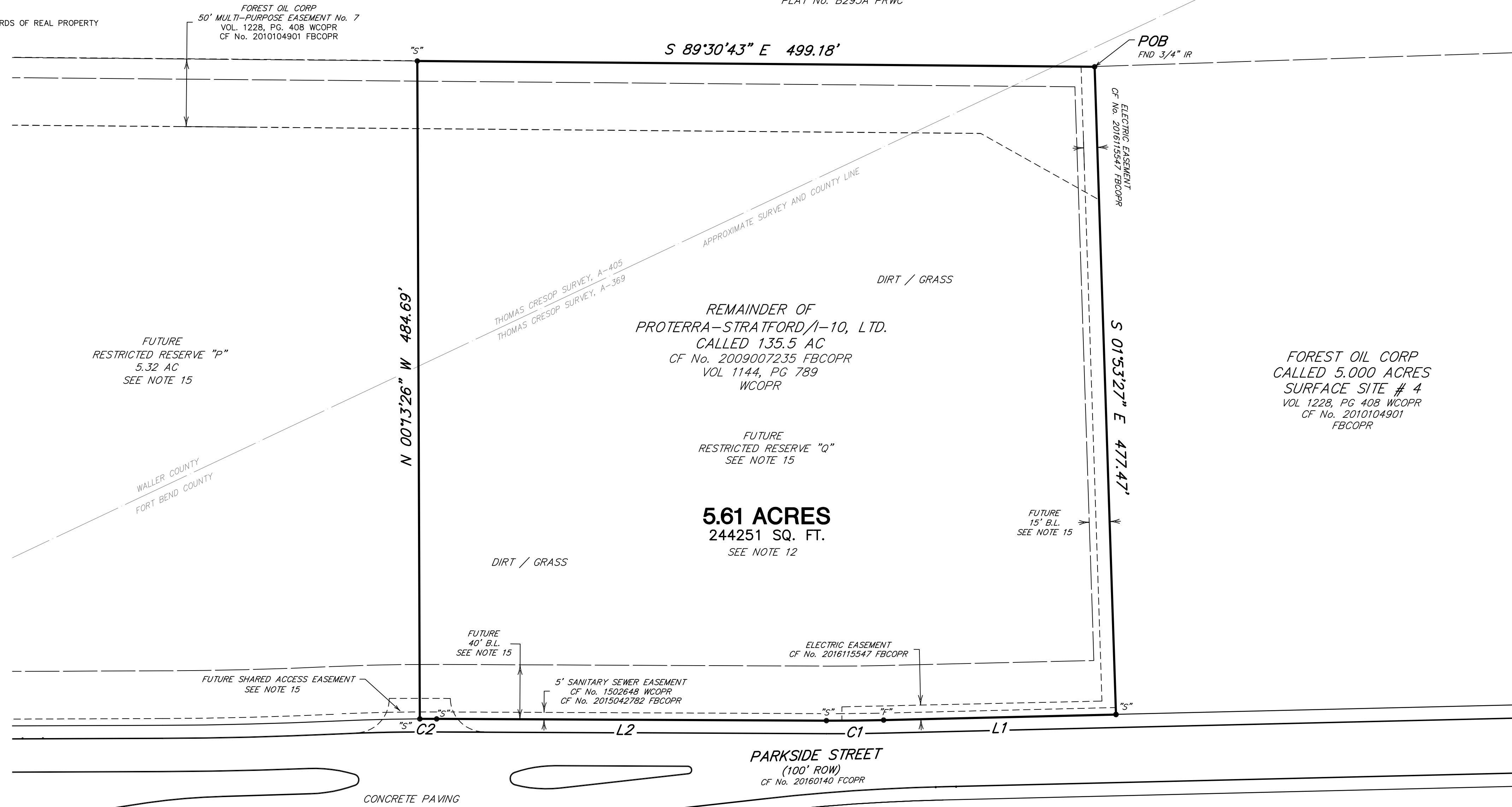
LEGEND

AC	ACRE
BC	BACK OF CURB
BWF	BARBED WIRE FENCE
CD	CENTERLINE DITCH
CDS	CONCRETE DITCH STRUCTURE
CF	CLERK'S FILE
CLF	CHAIN LINK FENCE
CMP	CORRUGATED METAL PIPE
EA	EDGE OF ASPHALT
EC	EDGE OF CONCRETE
EG	EDGE OF GRAVEL
"F"	FOUND 3/4-INCH IRON ROD WITH CAP STAMPED "COTTON SURVEYING"
FBCDR	FORT BEND COUNTY DEED RECORDS
FBCOPR	FORT BEND COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
FND	FOUND
FV	FLUSH VALVE
GV	GATE VALVE
IP	IRON PIPE
IR	IRON ROD
MH	MANHOLE
No.	NUMBER
PG	PAGE
PP	POWER POLE
PM	PIPELINE MARKER
POC	POINT OF COMMENCING
POB	POINT OF BEGINNING
"S"	SET 3/4-INCH IRON ROD (WITH CAP STAMPED "COTTON SURVEYING")
SAN	SANITARY
TB	TOP BANK DITCH
UE	UTILITY EASEMENT
VOL.	VOLUME
WCDR	WALLER COUNTY DEED RECORDS
WCOPR	WALLER COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
WI	WROUGHT IRON FENCE
WV	WATER VALVE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1500.00'	1°36'40"	42.18'	S 89°26'39" W	42.18'
C2	1500.00'	0°28'25"	12.40'	N 89°59'13" W	12.40'

LINE	BEARING	DISTANCE
L1	S 88°38'19" W	171.27'
L2	N 89°45'01" W	287.23'

WEST TEN BUSINESS PARK DETENTION
DRAINAGE PLAT RESTRICTED RESERVE "A"
CF No. 20130199 FBCPR
PLAT No. B293A PRWC



STATE OF TEXAS §
COUNTY OF WALLER §
COUNTY OF FORT BEND §

A METES & BOUNDS description of a certain 5.61 acre tract of land situated in the Thomas Cresop Survey, Abstract No. 369 in Fort Bend County, and the Thomas Cresop Survey, Abstract No. 405 in Waller County, Texas, being out of a called remainder of called 135.5 acre tract of land conveyed to Proterra-Stratford/1-10, LTD. by Deed recorded in Clerk's File No. 2009007235 of the Fort Bend County Official Public Records; said 5.61 acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System, South Central Zone, NAD 83;

BEGINNING at a found 3/4-inch iron rod at the northwest corner of a called 5.00 acre Surface Site No.4 to Forest Oil Corporation recorded in Volume 1228, Page 408 in the Waller County Official Public Records, and Clerk's File No. 2010104901 of the Fort Bend County Official Public Records; in the easterly line of the remainder of said 135.5 acre tract, and the south line of a called West Ten Business Park Detention Reserve "A" Detention Drainage Tract recorded in Clerk's File No. 20130199 in the Fort Bend County Official Public Records and Plat No. B293A of the Waller County Official Public Records;

THENCE, South 01°53'27" East, along the west line of said 5.00 acre Forest Oil Surface Site, 477.47 feet to a set 3/4-inch iron rod (with cap stamped "Jones/Carter Property Corner") in the north line of Parkside Street (60' Wide) as shown on plat recorded in Clerk's File No. 20160140 in the Fort Bend County Official Public Records;

THENCE, South 88°38'19" West, along the north line of said Parkside Street, 171.27 feet to a found 3/4-inch iron rod (with cap stamped "Jones/Carter Property Corner") at the beginning of a curve to the right;

THENCE, continuing along said Parkside Street and along the arc of said curve to the right having a radius of 1500.00 feet, a central angle of 01°36'40", an arc length of 42.18 feet, and a long chord bearing South 89°26'39" West, 42.18 feet, to a set 3/4-inch iron rod (with cap stamped "Jones/Carter Property Corner");

THENCE, North 89°45'01" West, continuing along the north line of said Parkside Street, 287.23 feet to a set 3/4-inch iron rod (with cap stamped "Jones/Carter Property Corner") at the beginning of a curve to the left;

THENCE, continuing along said north line and along the arc of said curve to the left having a radius of 1500.00 feet, a central angle of 00°28'25", an arc length of 12.40 feet, and a long chord bearing North 89°59'13" West, 12.40 feet, to a set 3/4-inch iron rod (with cap stamped "Jones/Carter Property Corner");

THENCE, North 00°13'26" West, 484.69 feet to a set 3/4-inch iron rod (with cap stamped "Jones/Carter Property Corner") in the south line of said Reserve "A" Detention Tract;

THENCE, South 89°30'43" East, 499.18 feet to the POINT OF BEGINNING, CONTAINING 5.6072 acres of land in Fort Bend County and Waller County, Texas.

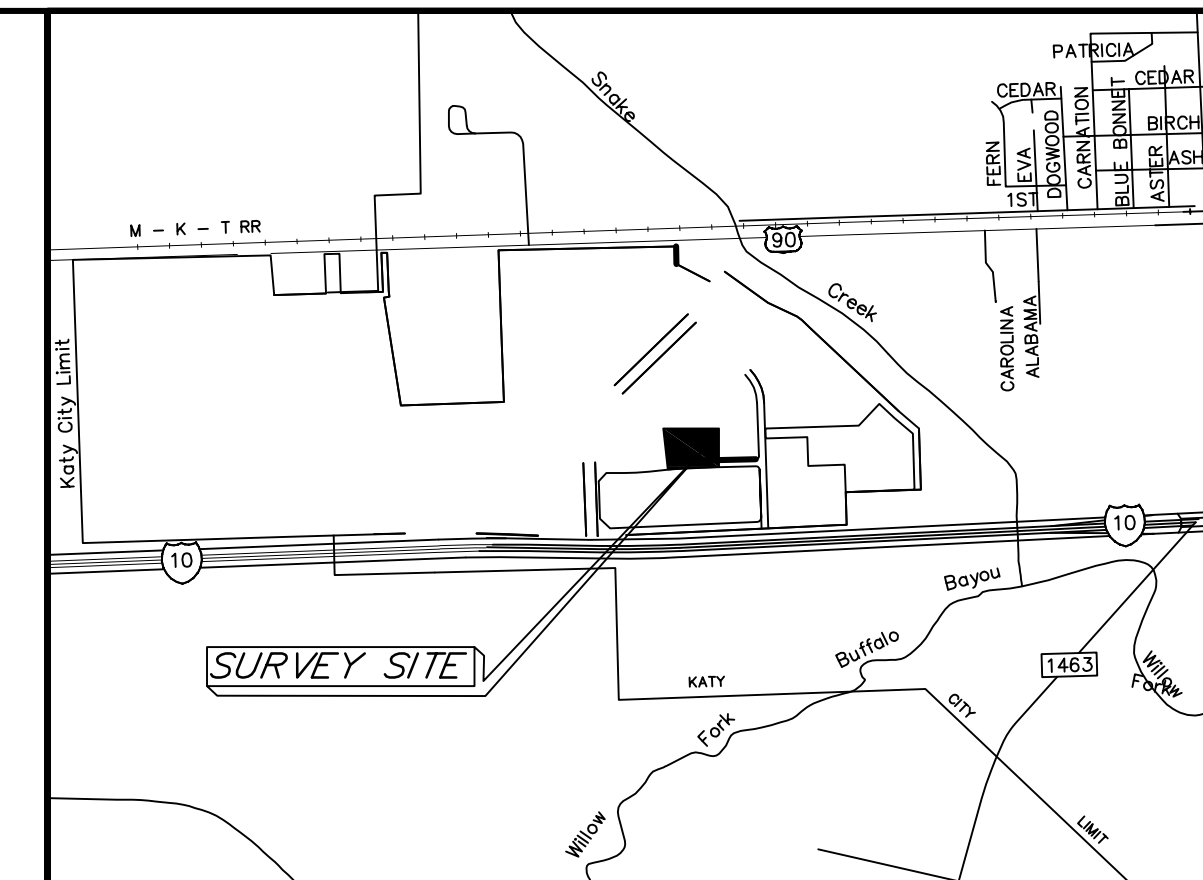
Subject to the General Notes shown:

To: Ace Manor Property Management I, LTD, Parkside-Stratford/1-10, Ltd & Stewart Title Guaranty Company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1,2,3,4,5,6,8,11,13,14,16 and 20 of Table A thereof. The fieldwork was completed on May 31, 2017.

Date of Plat or Map: August 15, 2017

Jeromy Chandler
Registered Professional Land Surveyor
No. 5755
jchandler@jonescarter.com



VICINITY MAP KEY MAP 484A

NORTH
SCALE: 1" = 50'

GENERAL NOTES:

- Reference Commitment for Title Insurance issued by Stewart Title Guaranty Company, G.F. No. 17000332249, having an effective date of June 1, 2017 and an issue date of June 9, 2017. No further research for easements or encumbrances was performed by Jones and Carter, Inc.
- Tract subject to Restrictive Covenants recorded. Those recorded under Clerk's File 7Nos. 2012121004, 2013103890, 2014100230,31 and 2016062566 of the Official Public Records of Fort Bend County, Texas; Assignment of Administrator Rights recorded under County Clerk's File No. 2014038131, Official Public Records, Fort Bend County, Texas; and those recorded in Volume 1435, Page 788, Volume 1373, Page 435, Volume 1412, Page 552, Volume 1435, Page 846 and under County Clerk's File No. 1604055 of the Official Public Records of Waller County, Texas; but omitting any covenants, condition, or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code or (b) relates to handicap, but does not discriminate against handicapped persons.
- Item No. 10f of Schedule B of said Commitment for Title Insurance mentions a Multipurpose Easement No. 7 granted in Surface Use Agreement recorded in Volume 1228, Page 408 of the Official Public Records of Waller County, Texas and under Clerk's File No. 2010104901 of the Official Public Records of Fort Bend County, Texas.
- Item No. 10g of Schedule B of said Commitment for Title Insurance mentions a 5 foot wide Sanitary Sewer Easement along Parkside Street recorded under Clerk's File No. 1502648 of the Official Public Records of Waller County, Texas, and under Clerk's File No. 2015042782 of the Official Public Records of Fort Bend County, Texas.
- Tract subject to setback line(s) set forth in documents recorded under Clerk's File Nos. 2012120531, 2013103890, 2014100230, and 2014100231 of the Official Public Records of Fort Bend County, Texas.
- This survey does not address oil, gas and mineral leases.
- Subject to City of Katy Ordinance No. 2717 amending certain development requirements for development within the West Ten Business Park Planned Development District recorded under Clerk's File No. 2015106119 and 2016016633 of the Official Public Records of Fort Bend County, Texas and under County Clerk's File No.1601167, Official Public Records, Waller County, Texas.
- All charges, liens, and assessments payable to the association, including that lien to secure the payment thereof, recorded under Clerk's File No. 2014100230 of the Official Public Records of Fort Bend County, Texas. This lien is subordinate to any first mortgage of record.
- City of Katy Ordinance No. 2717 amending certain development requirements for development within the West Ten Business Park Planned Development District recorded under Clerk's File No. 2015106119 and 2016016633 of the Official Public Records of Fort Bend County, Texas and under County Clerk's File No. 1601167, Official Public Records, Waller County, Texas.
- Bearings shown hereon are based on the Texas Coordinate System, South Central Zone, NAD 83.
- This survey does not provide any determination concerning wetlands, fault lines, toxic waste or any other environmental issues. Such matters should be directed by the client or prospective purchaser to an expert consultant.
- According to Map No. 48157C0040L of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Fort Bend County dated April 2, 2014, the subject tract is situated within: Unshaded Zone "X"; defined as areas determined to be outside the 500-year flood plain. 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 the surveyor.
- The square footage totals as shown hereon are based on the mathematical closure of the courses and distances reflected on this survey. It does not include the tolerances that may be present due to position accuracy of the boundary monuments shown hereon.
- The subject property abuts Buc-ee's Blvd and such street is paved and dedicated public right-of-way and maintained by City of Katy. This statement is subject to the exercise of power of the governmental authority to limit, control or deny access, ingress or egress.
- This survey utilizes data based on previous surveys in this area performed by Jones and Carter, Inc.
- Subject tract is currently being plotted by Jones/Carter engineers.

ALTA / NSPS
LAND TITLE SURVEY

OF
5.61 ACRES
OUT OF THE
THOMAS CRESOP SURVEY, A-369
THOMAS CRESOP SURVEY, A-405
FORT BEND COUNTY, TEXAS
WALLER COUNTY, TEXAS
AUGUST 2017



COTTON SURVEYING DIVISION
Texas Board of Professional Land Surveying Registration No. 10046100
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