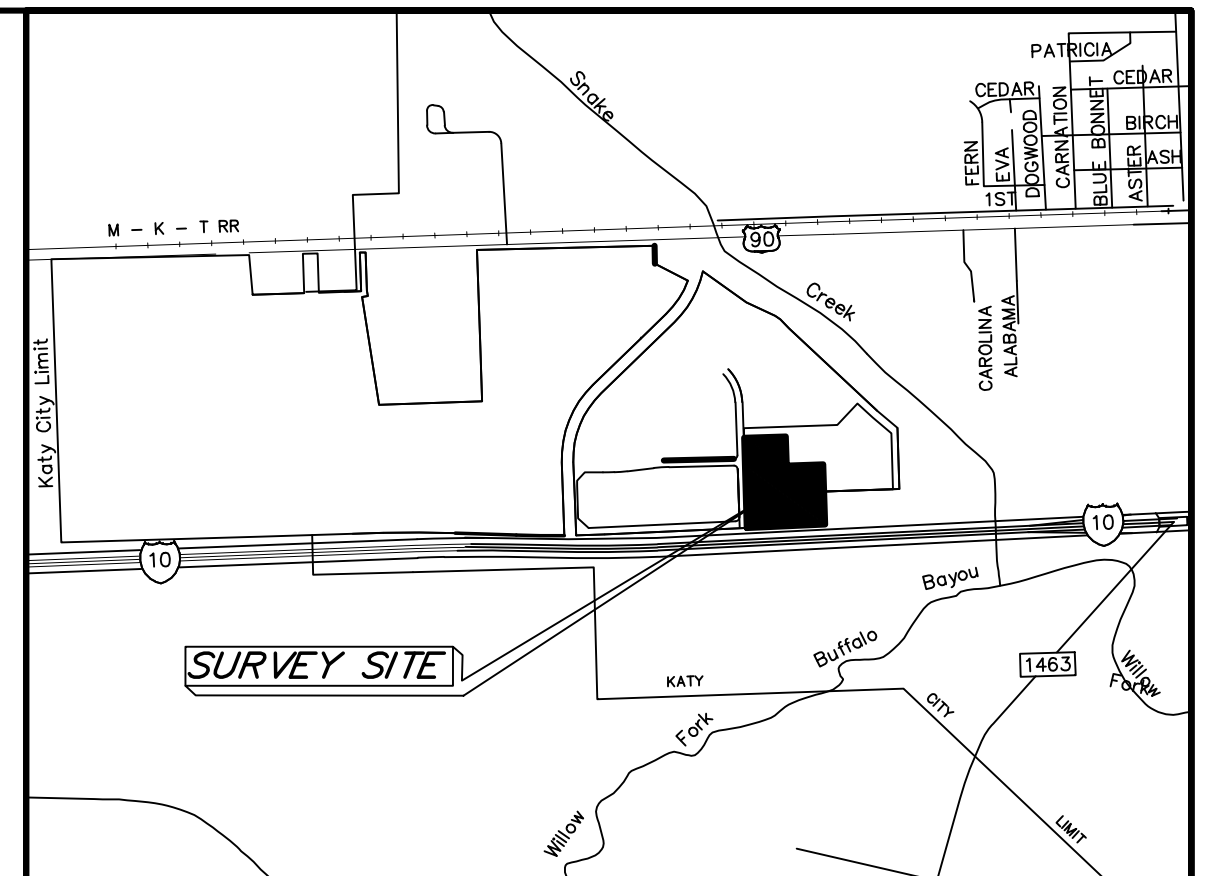
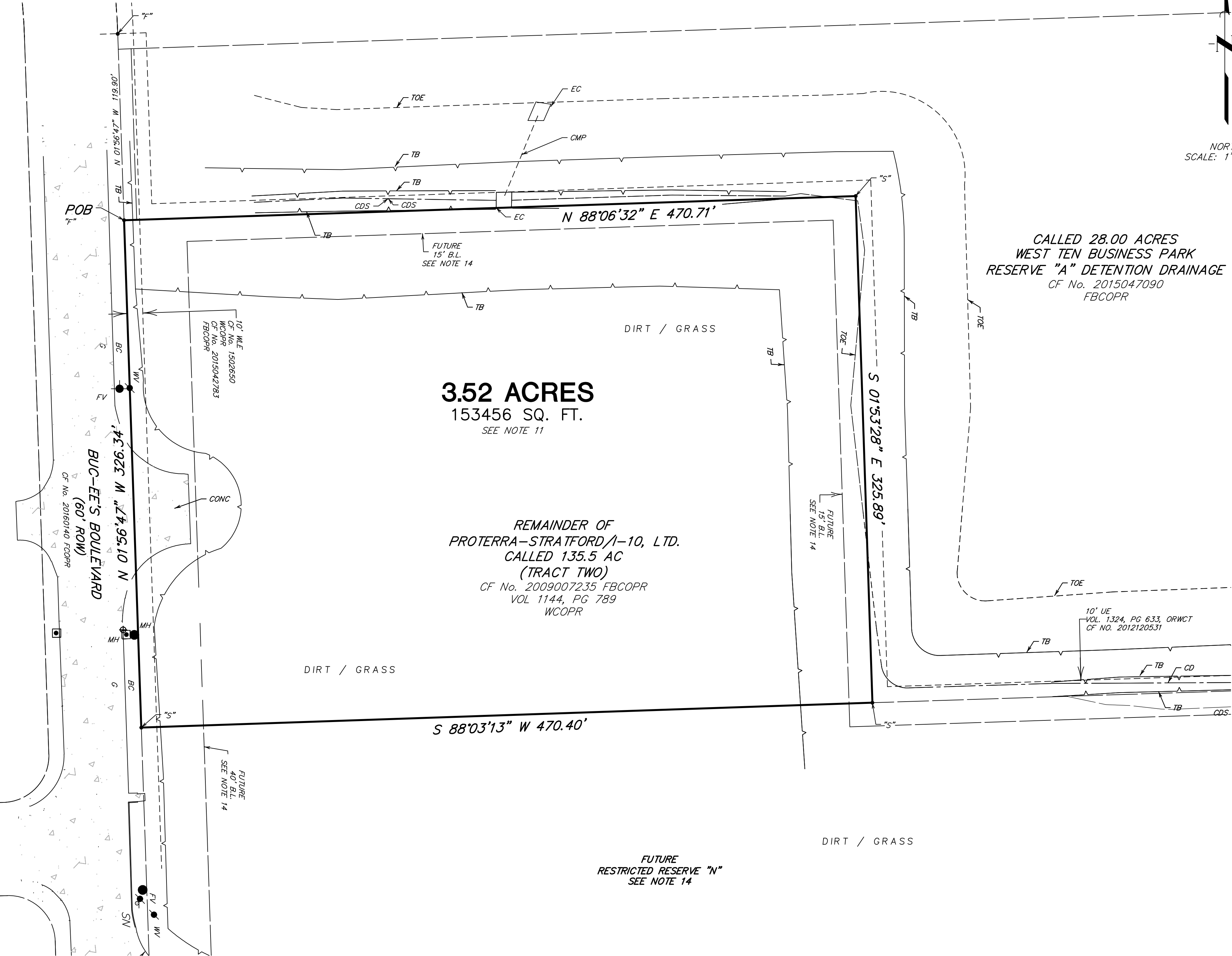


LEGEND

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
PC	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
TDB	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



VICINITY MAP KEY MAP 484A



NORTH
SCALE: 1" = 40'

CALLED 28.00 ACRES
WEST TEN BUSINESS PARK
RESERVE "A" DETENTION DRAINAGE
CF No. 2015047090
FBCOPR

3.52 ACRES
153456 SQ. FT.
SEE NOTE 11

REMAINDER OF
PRO TERRA-STRATFORD/1-10, LTD.
CALLED 135.5 AC
(TRACT TWO)
CF No. 2009007235 FBCOPR
VOL 1144, PG 789
WCOPR

PARKSIDE STREET
(60' ROW)
CF No. 20160140 FCOPR

FUTURE
RESTRICTED RESERVE "N"
SEE NOTE 14

- Reference Commitment for Title Insurance issued by Stewart Title Guaranty Company, G.F. No. 1700032249, 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. 10d of Schedule B of said Commitment for Title Insurance mentions a 10 foot wide Water Line Easement along Morris Oliver Way and Buc-ee's Boulevard recorded under Clerk's File No. 2015042783 of the Official Public Records of Fort Bend County, Texas. Partially abandoned by instrument recorded under Clerk's File No. 2016037356, Official Public Records Fort Bend County, Texas.
- Item No. 10d of Schedule B of said Commitment has been intentionally deleted.
- 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.
- 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 rights-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 platted by Jones/Carter engineers.

STATE OF TEXAS §
COUNTY OF FORT BEND §

A METES & BOUNDS description of a certain 3.52 acre tract of land situated in the Thomas Cresop Survey, Abstract No. 369 in Fort Bend County, Texas, being out of a 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 3.52 acre tract being more particularly described as follows with all bearings being based the Texas Coordinate System, South Central Zone, NAD 83;

BEGINNING at a found 3/4-inch iron rod in the east line of Buc-ee's Blvd (60' wide) as shown on plot recorded in Clerk's File No.20160140 of the Fort Bend County Official Public Records and being a southwestern corner of a called 28.00 acre West Ten Business Park Reserve "A" Detention Drainage tract recorded in Clerk's File No. 2015047090 of the Fort Bend County Official Public Records;

THENCE, North 88°06'32" East, along a southern line of said 28.00 acre tract, 470.71 feet to a set 3/4-inch iron rod (with cap stamped "Jones/Carter Property Corner");

THENCE, South 01°53'28" East, along a western line of said 28.00 acre tract, 325.89 feet to a found 3/4-inch iron rod (with cap stamped "Jones/Carter Property Corner");

THENCE, South 88°03'13" West, over and across the remainder of said 135.5 acre tract, 470.40 feet to a set 3/4-inch iron rod (with cap stamped "Jones/Carter Property Corner"), in the east line of said Buc-ee's Blvd;

THENCE, North 01°56'47" West, along the east line of said Buc-ee's Blvd, 326.34 feet to the POINT OF BEGINNING, CONTAINING 3.52 acres of land in Fort Bend 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



ALTA / NSPS
LAND TITLE SURVEY
OF
3.52 ACRES
OUT OF THE
THOMAS CRESOP SURVEY, A-369
FORT BEND COUNTY, TEXAS
AUGUST 2017



COTTON SURVEYING DIVISION
Texas Board of Professional Land Surveying Registration No. 10046106
8701 New Trails Drive, Suite 200 • The Woodlands, Texas 77381
281.363.4039