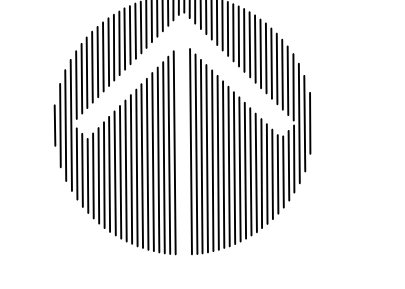
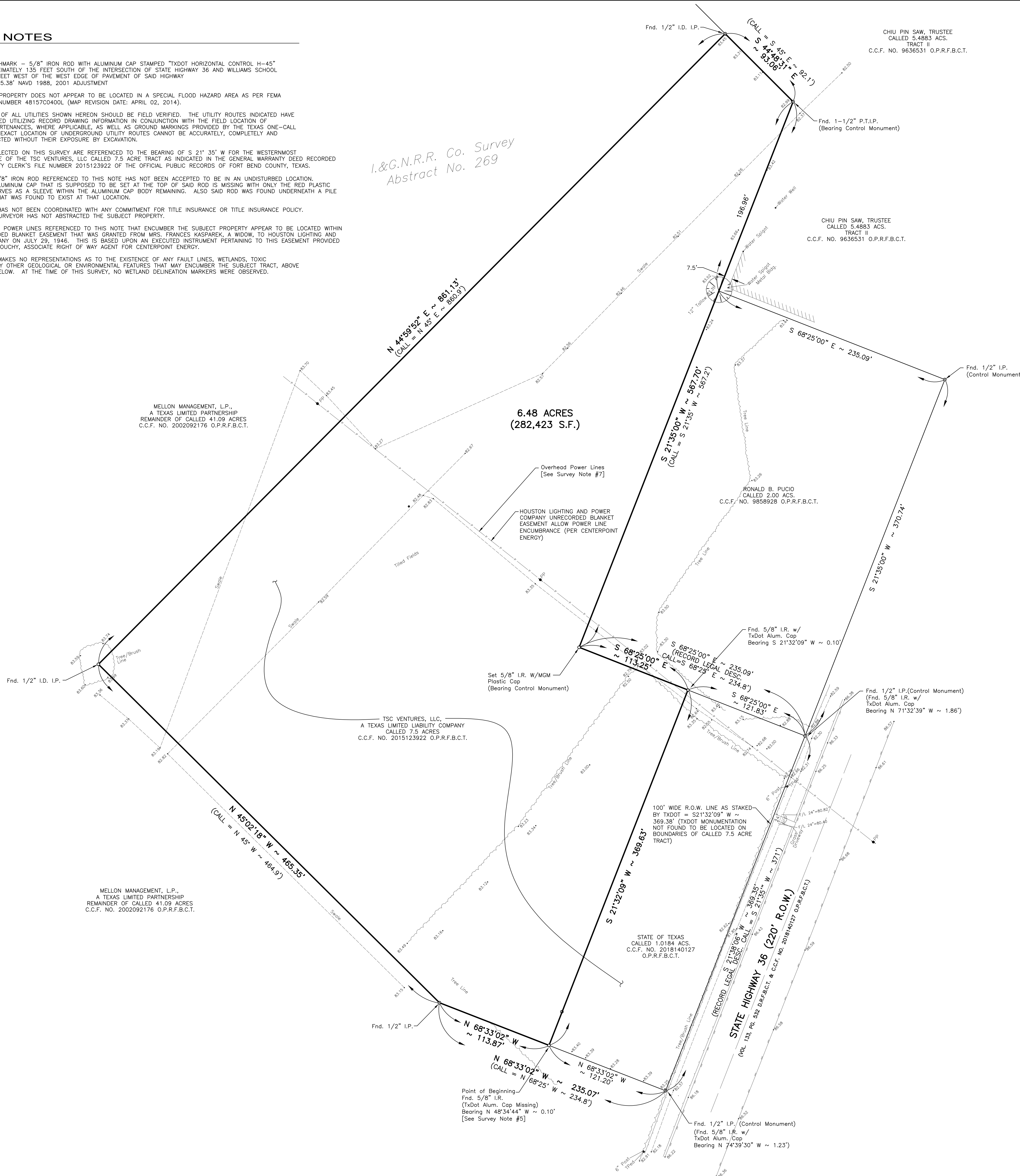


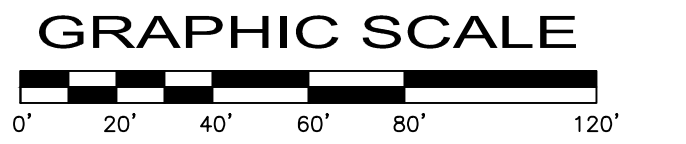
**SURVEY NOTES**

- PROJECT BENCHMARK - 5/8" IRON ROD WITH ALUMINUM CAP STAMPED "TXDOT HORIZONTAL CONTROL H-45" FOUND APPROXIMATELY 135 FEET SOUTH OF THE INTERSECTION OF STATE HIGHWAY 36 AND WILLIAMS SCHOOL ROAD AT 0.5 FEET WEST OF THE WEST EDGE OF PAVEMENT OF SAID HIGHWAY. ELEVATION = 85.38' NAVD 1988, 2001 ADJUSTMENT.
- THE SUBJECT PROPERTY DOES NOT APPEAR TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA AS PER FEMA F.I.R.M. MAP NUMBER 48157C0400L (MAP REVISION DATE: APRIL 02, 2014).
- THE LOCATION OF ALL UTILITIES SHOWN HEREON SHOULD BE FIELD VERIFIED. THE UTILITY ROUTES INDICATED HAVE BEEN DEVELOPED UTILIZING RECORD DRAWING INFORMATION IN CONJUNCTION WITH THE FIELD LOCATION OF SURFACE APPURTENANCES, WHERE APPLICABLE, AS WELL AS GROUND MARKINGS PROVIDED BY THE TEXAS ONE-CALL SYSTEM. THE EXACT LOCATION OF UNDERGROUND UTILITY ROUTES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED WITHOUT THEIR EXPOSURE BY EXCAVATION.
- BEARINGS REFLECTED ON THIS SURVEY ARE REFERENCED TO THE BEARING OF S 21° 35' W FOR THE WESTERMOST EASTERLY LINE OF THE TSC VENTURES, LLC CALLED 7.5 ACRE TRACT AS INDICATED IN THE GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S FILE NUMBER 2015123922 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.
- THE FOUND 5/8" IRON ROD REFERENCED TO THIS NOTE HAS NOT BEEN ACCEPTED TO BE IN AN UNDISTURBED LOCATION. THE TXDOT ALUMINUM CAP THAT IS SUPPOSED TO BE SET AT THE TOP OF SAID ROD IS MISSING WITH ONLY THE RED PLASTIC CAP THAT SERVES AS A SLEEVE WITHIN THE ALUMINUM CAP BODY REMAINING. ALSO SAID ROD WAS FOUND UNDERNEATH A PILE OF DEBRIS THAT WAS FOUND AT THAT LOCATION.
- THIS SURVEY HAS NOT BEEN COORDINATED WITH ANY COMMITMENT FOR TITLE INSURANCE OR TITLE INSURANCE POLICY. ALSO, THIS SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.
- THE OVERHEAD POWER LINES REFERENCED TO THIS NOTE THAT ENCUMBER THE SUBJECT PROPERTY APPEAR TO BE LOCATED WITHIN AN UNRECORDED BLANKET EASEMENT THAT WAS GRANTED FROM MRS. FRANCES KASPAAREK, A WIDOW, TO HOUSTON LIGHTING AND POWER COMPANY ON JULY 29, 1946. THIS IS BASED UPON AN EXECUTED INSTRUMENT PERTAINING TO THIS EASEMENT PROVIDED BY FRANKIE TOUCHY, ASSOCIATE RIGHT OF WAY AGENT FOR CENTERPOINT ENERGY.
- THIS SURVEY MAKES NO REPRESENTATIONS AS TO THE EXISTENCE OF ANY FAULT LINES, WETLANDS, TOXIC WASTES OR ANY OTHER GEOLOGICAL OR ENVIRONMENTAL FEATURES THAT MAY ENCUMBER THE SUBJECT TRACT, ABOVE GROUND OR BELOW. AT THE TIME OF THIS SURVEY, NO WETLAND DELINEATION MARKERS WERE OBSERVED.

*I.&G.N.R.R. Co. Survey  
Abstract No. 269*



SCALE: 1"=40'



**LEGEND**

C.C.F.	COUNTY CLERK'S FILE
D.R.F.B.C.T.	DEED RECORDS OF FORT BEND COUNTY, TEXAS
F/L	FLOW LINE
FND	FOUND
LP	IRON PIPE
LR	IRON ROD
O.P.R.F.B.C.T.	OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY TEXAS
PP	POWER POLE
P.T.I.P.	PINCHED TOP IRON PIPE
R.O.W.	RIGHT OF WAY
T.P.E.D.	TELEPHONE PEDESTAL
P	OVERHEAD LINES
83.34	EXISTING SPOT ELEVATION

**METES AND BOUNDS  
6.48 ACRE TRACT**

BEING A TRACT OF LAND CONTAINING 6.48 ACRES (282,423 SQUARE FEET) LOCATED IN THE I. & G.N.R.R. CO. SURVEY, ABSTRACT NUMBER 269, FORT BEND COUNTY, TEXAS, AND BEING PART OF AND OUT OF THAT CERTAIN CALLED 7.5 ACRE TRACT CONVEYED FROM JEANETTE GLOSE, ZEMANEK, JOAN C. DARISH, INDIVIDUALLY AND AS TRUSTEE OF THE JOHN F. ADAIR REVOCABLE TRUST U/A/D JUNE 13, 1994; AND JOHN F. ADAIR, INDIVIDUALLY AND AS TRUSTEE OF THE JOHN F. ADAIR REVOCABLE TRUST U/A/D OCTOBER 4, 1999 TO TSC VENTURES, LLC, A TEXAS LIMITED LIABILITY COMPANY, BY GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S FILE NUMBER 2015123922 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS, SAID 6.48 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARINGS IN THIS DESCRIPTION ARE REFERENCED TO THE RECORD BEARING OF S 21° 35' W FOR THE WESTERMOST EASTERLY LINE OF SAID 7.5 ACRE TRACT AS INDICATED IN THE NOTED GENERAL WARRANTY DEED). ALSO, THE 5/8" IRON RODS WITH PLASTIC CAPS NOTED AS BEING SET IN THIS DESCRIPTION HAVE THE FOLLOWING STAMPED ON SAID CAPS: MGM, INC. RPLS #4743)

BEGINNING AT A POINT FOR THE INTERSECTION OF THE westerly right-of-way line of State Highway 36, 220' wide, and the southerly line of the aforementioned TSC Ventures, LLC called 7.5 acre tract, said point marking the westernmost corner of that certain called 1.0184 acre tract of land conveyed from the State of Texas to TSC Ventures, LLC, a Texas limited liability company, by Agreed Judgment recorded under County Clerk's File Number 2018140127 of the Official Public Records of Fort Bend County, Texas, said point bearing S 48° 34' 44" E a distance of 0.10' from a 5/8" iron rod found disturbed (TXDOT aluminum cap missing), said point also bearing N 68° 33' 02" W a distance of 121.20' from a 1/2" iron pipe found for the occupied southernmost corner of said called 7.5 acre tract, said point marking the southernmost corner of the 6.48 acre tract herein described;

THENCE, N 68° 33' 02" W, (call bearing = N 68° 25' W) along the southerly line of said called 7.5 acre tract, a distance of 113.87' to a 1/2" iron pipe found for an angle point in said southerly line;

THENCE, N 45° 02' 18" W, continuing along the southerly line of said called 7.5 acre tract, a distance of 465.35' (call = N 45° W - 464.9') to a 1/2" iron pipe found for the westernmost corner of said called 7.5 acre tract and the 6.48 acre tract herein described;

THENCE, N 44° 59' 52" E, along the westerly line of said called 7.5 acre tract, a distance of 861.13' (call = N 45° E - 860.9') to a 1/2" iron pipe found for the northernmost corner of said called 7.5 acre tract and the 6.48 acre tract herein described;

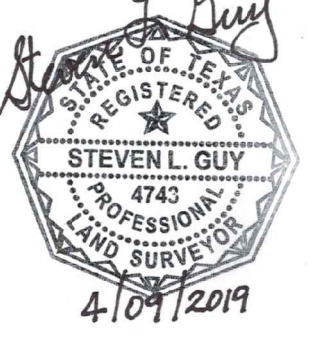
THENCE, S 44° 48' 31" E, along the northernmost northerly line of said called 7.5 acre tract, a distance of 93.06' (call = S 45° E - 92.1') to a 1-1/2" pinched top iron pipe found for the northernmost east corner of said called 7.5 acre tract and the 6.48 acre tract herein described;

THENCE, S 21° 35' 00" W, along the westernmost easterly line of said called 7.5 acre tract, at a distance of 196.96' pass a point for the northernmost corner of that certain called 2.00 acre tract of land conveyed from Phillip D. Kasparek and Gilbert R. Kasparek, Jr. to Ronald B. Pucio by Warranty Deed with Vendor's Lien recorded under County Clerk's File Number 9858928 of the Official Public Records of Fort Bend County, Texas, said corner point bearing N 68° 25' 00" W a distance of 235.09' from a 1/2" iron pipe found for the occupied easternmost corner of said called 2.00 acre tract, and continuing in all a total distance of 567.70' (call distance = 567.2') to a 5/8" iron rod with plastic cap set for an interior corner of said called 7.5 acre tract and the 6.48 acre tract herein described, said iron rod also marking the westernmost corner of said called 2.00 acre tract, said iron rod also bearing N 68° 25' 00" W a distance of 235.09' from a 1/2" iron pipe found for the occupied southernmost corner of said called 2.00 acre tract and southernmost east corner of said called 7.5 acre tract;

THENCE, S 68° 25' 00" E, along the southernmost northerly line of said called 7.5 acre tract, a distance of 113.25' to a point along the westerly line of State Highway 36, 220' wide, for the northerly corner of the aforementioned State of Texas called 1.0184 acre tract and the southernmost east corner of the 6.48 acre tract herein described;

THENCE, S 21° 32' 09" W, along the common westerly line of State Highway 36, 220' wide, and said State of Texas called 1.0184 acre tract, at a distance of 0.10' pass a found 5/8" iron rod with aluminum cap stamped "TXDOT", and continuing in all a total distance of 369.63' to the POINT OF BEGINNING and containing 6.48 acres (282,423 square feet) of land.

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**STANDARD LAND SURVEY**  
6.48 ACRES TRACT OUT OF THE  
I. & G.N.R.R. CO. SURVEY, ABSTRACT NO. 269, FORT BEND COUNTY, TEXAS

PREPARED FOR:  
  
DATE: APRIL, 2019  
SCALE: 1"=40'  
DRAWN BY: M.G.M.  
SURVEYED BY: M.G.M.

REVISIONS
