

SURVEYORS CERTIFICATE June 29, 2017

PROPERTY ADDRESS: 24542 Kingsland Boulevard Katy, Texas 77494

This survey was prepared for the benefit of Thompson Brothers Consulting & Investments, LLC, Integrity Bank, and to American Title Company.

I, Matthew J. Probstfeld, Registered Professional Land Surveyor in the State of Texas, Registration No. 4895 do hereby certify that the enclosed parties, as of the date set forth above, have made a survey of a tract of land as described as follows:

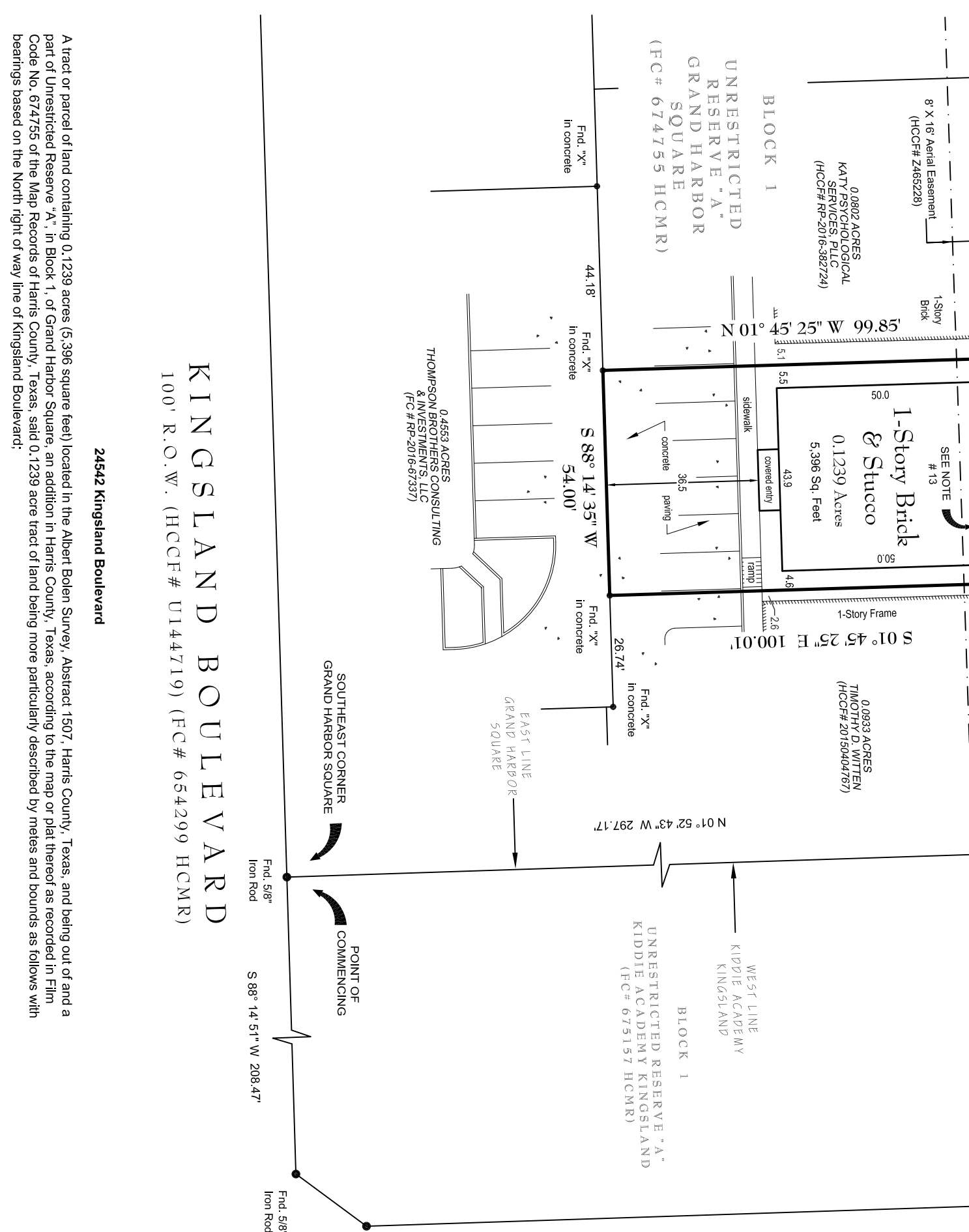
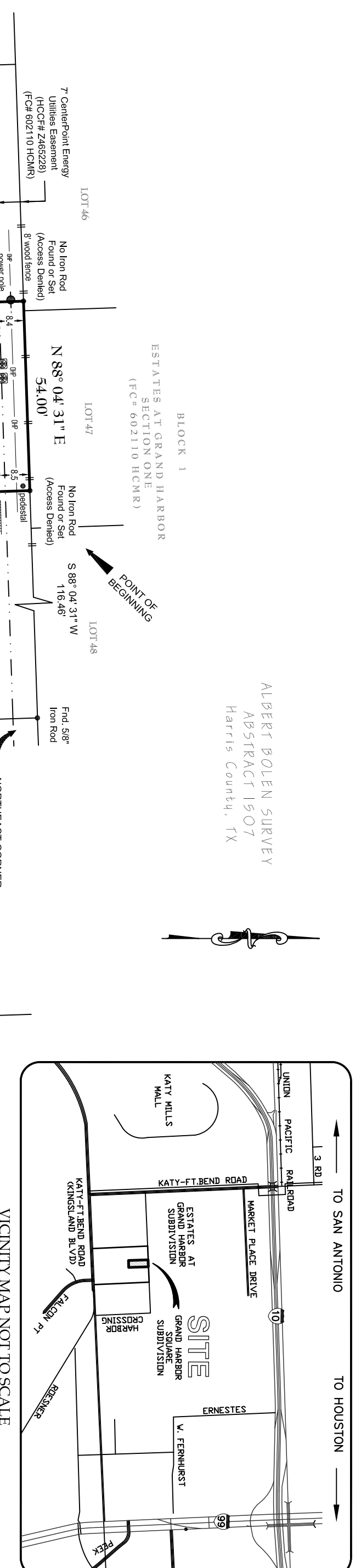
A TRACT OR PARCEL OF LAND CONTAINING 0.1239 ACRES (5,396 SQ. FT.) BEING OUT OF AND A PART OF UNRESTRICTED RESERVE "A", BLOCK 1, OF GRAND HARBOR SQUARE, AN ADDITION IN HARRIS COUNTY, TEXAS, SAID TRACT BEING AS RECORDED IN FILM CODE NO. 674755 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

(METES & BOUNDS DESCRIPTION ATTACHED)

1. Further certify, that the accompanying survey was made on the ground under my supervision and correctly shows the location encroachments on the subject property or upon adjacent property except as shown or noted hereon.
2. This map or plat and the survey on which it is based were made in accordance with laws regulating surveying in the State of Texas, undersigned further certifies that proper field procedures, instrumentation, and survey personnel were employed in the execution of the survey and that the survey was made in accordance with the requirements for the recording of surveys in the State of Texas, as set forth in the Manual of Practice for Land Surveying in the State of Texas.
3. The property described hereon is the same as the property described in American Title Insurance Company Commitment GP No. 1929-17-1053, with an effective date of May 29, 2017 and issued June 27, 2017, and that all easements, covenants, and restrictions referred to in said the commitment or apparent from a physical inspection of the site or otherwise known to me have been platted hereon or otherwise noted as to their effect on the subject property.
4. The property has direct drive access to Kingsland Boulevard, (Katy-Fort Bend Road), being a dedicated public street and right of way as recorded under Film Code Number 654299 of the Map Records of Harris County, Texas, Harris County Clerk's File No. U144719, and by conditions set forth under that certain Reciprocal Easement Agreement as recorded under Harris County Clerk's File No(S). 20130369324 and 20150335585.
5. The location of utilities shown hereon are from observed evidence of above ground appearances. Except as shown, all visible utilities serving the subject property enter through adjoining public streets or easements of record. All existing underground utilities are not guaranteed to be complete or definite, but were obtained from the best information available.
6. By graphic plating only, the above shown tract **does not lie** within the designated 100 year flood plain, (Zone X - Unshaded) as set forth by the Federal Flood Insurance Administration Flood Insurance Rate Firm, Panel No. 48201C 0985 L, dated 6/16/2007 for Harris County Incorporated areas. However the inherent inaccuracies of the FEMA or Flood Insurance Rate Firm maps do not constitute a warranty of any kind, and the surveyor does not assume responsibility for exact determination. This flood statement does not imply that the property of structures hereon will be free from flooding or flood damage. This flood statement shall not create liability on the part of the surveyor.
7. Tract subject to an easement for electric distribution, natural gas and communications facilities granted to CenterPoint Energy Houston Electric, LLC as recorded under Harris County Clerk's File No. Z465228. Said easement being 7 feet in width and extending along the North of Unrestricted Reserve "A", Block 1 of Grand Harbor Square, north-south with an adjoining said easement being 6 feet wide Beginning at a Point 16 feet above ground and extending upward.
8. The above shown tract is subject to terms, conditions, easements, provisions, restrictions and reservations and other matters as set forth under Dedication of Governments, Conditions and Restrictions for Falcon West Professional Office Park as recorded under Harris County Clerk's File No. 2013024136, and being amended under Harris County Clerk's File No. 20150335585, and also subject to terms, conditions, easements, provisions, restrictions and reservations as set forth under HCCF# RP-2017-55038 (5th Amendment). As set forth under Article II, HCCF# RP-2016-42290 (4th Amendment) and HCCF# RP-2017-55038 (5th Amendment). As set forth under Article II, Easements are granted within the Common Area to serve grantor's parcel and defined under Section 2.1 (General Provisions), Section 2.2 (Common Area Usage), Section 2.3 (Easements for Utility Facilities-Owner's Penetrable Building Area), Section 2.4 (Construction Easements), Section 2.5 (Self-Help Easements), Section 2.6 (Storage Easements), Section 2.7 (Easement-Dumpster Area), Section 2.8 (No Barrier Agreement). As set forth under Article III, Restrictions for Land Use and Building Type defined, Article V, Property Owners Association established, Article VI, Architectural Control Committee established.
9. Water Meter Easement (10' X 15') as set forth under Harris County Clerk's File No. RP-2016538194 located along the Southernly portion of Grand Harbor Square and does not affect the above shown tract.
10. Subject property lies within the boundaries of Harris-Fort Bend County Municipal District No. 3
11. Consent to encroachment of parking over and across easements for sanitary sewer lines and storm sewer lines located along the Southernly portion of Grand Harbor Square granted by Harris-Fort Bend County Municipal District No. 3 and set forth under Harris County Clerk's File No. RP-2016574034, and being amended by HCCF# RP-2016-678088 do not affect the above shown tract.
12. The above shown tract is subject to conditions of that certain Waiver Agreement as recorded under Harris County Clerk's File No. 2007028274.
13. Terms, Conditions and Specifications of that certain Quitclaim Conveyance of Utility Facilities filed under Harris County Clerk's File No. 20140578500 and 20140578501.
14. 1-Story Brick & Stucco structure does not extend upward and into the adjoining 8 foot by 16 foot aerial easement.
15. Shared driveway, parking and parking area with adjoining tracts as shown on survey. No fencing along side lot lines.
16. Tract subject to the zoning ordinances now in force in the City of Katy, Texas.
17. There is no observable evidence of any oil and/or gas pipelines affecting the above shown tract. A subsurface investigation of the above shown tract does not lie within the scope of work.

**EMAIL COPY
NOT TO BE RECORDED FOR ANY PURPOSE**

JOB # _____ DRAWN BY: P/MTM



A tract or parcel of land containing 0.1239 acres (5,396 square feet) located in the Albert Bolen Survey, Abstract 1507, Harris County, Texas, and being out of and a part of Unrestricted Reserve "A", in Block 1, of Grand Harbor Square, an addition in Harris County, Texas, said 0.1239 acre tract of land being more particularly described by metes and bounds as follows with bearings based on the North (right of way) line of Kingsland Boulevard:

24542 Kingsland Boulevard

COMMENCING at a found 5/8 inch iron rod lying in the North right of way line of Kingsland Boulevard, (100 feet in width as recorded under Harris County Clerk's File No. U144719 and also recorded under Film Code No. 654299 of the Map Records of Harris County, Texas), said found 5/8 inch iron rod marking the Southeast corner of Unrestricted Reserve "A", in Block 1, of said Grand Harbor Square, said found 5/8 inch iron rod also marking the Southwest corner of Unrestricted Reserve "A", in Block 1 of Kiddle Academy Kingsland, an addition in Harris County, Texas, according to the map or plat thereof as recorded under Film Code No. 675157 of the Map Records of Harris County, Texas;

THENCE North 01 degrees 52 minutes 43 seconds West, along the common line of said Unrestricted Reserve "A", Block 1, of Grand Harbor Square and Unrestricted Reserve "A", Block 1 of Kiddle Academy Kingsland, a distance of 297.17 feet to a found 5/8 inch iron rod lying in the South line of Block 1, of Estates At Grand Harbor, Section One, an addition in Harris County, Texas, according to the map or plat thereof as recorded in Film Code No. 602110 of the Map Records of Harris County, Texas, said found 5/8 inch iron rod marking the Northwest corner of said Unrestricted Reserve "A", in Block 1 of Kiddle Academy Kingsland, same being the Northeast corner of said Unrestricted Reserve "A", in Block 1 of said Grand Harbor Square;

THENCE South 88 degrees 04 minutes 31 seconds West, along the common line of Estates At Grand Harbor, Section One and Grand Harbor Square, a distance of 116.46 feet to a point for corner being Northwest corner of that certain 0.0933 acre tract of land conveyed to Timothy D. Wilton as recorded under Harris County Clerk's File No. 20150404767, said point for corner also being the **POINT OF BEGINNING** and the Northeast corner of the herein described tract;

THENCE South 01 degrees 45 minutes 25 seconds East, along a Westerly line of said Wilton 0.0933 acre tract, a distance of 100.01 feet to a found "X" in concrete lying in the North line of that certain 0.4553 acre tract of land conveyed to Thompson Brothers Consulting & Investments, LLC, as recorded under Harris County Clerk's File No. RP-2016-67337, said found "X" in concrete marking a point for angle a West line of said Wilton 0.0933 acre tract, said found "X" in concrete also marking the Southeast corner of the herein described tract;

THENCE South 88 degrees 14 minutes 35 seconds West, along a portion of the North line of said Thompson Brothers Consulting & Investments, LLC tract, a distance of 54.00 feet to a found "X" in concrete marking the Southeast corner of that certain 0.0902 acre tract of land conveyed to Katy Psychological Services, PLLC, as recorded under Harris County Clerk's File No. RP-2016-382724, said found "X" in concrete also marking the Southwest corner of the herein described tract;

THENCE North 01 degrees 45 minutes 25 seconds West, along the East line of said Katy Psychological Services, PLLC tract, a distance of 99.85 feet to a point for corner lying in the North line of said Grand Harbor Square, same being the South line of said Estates At Grand Harbor, Section One, said point for corner being the Northeast corner of said Katy Psychological Services, PLLC tract, said point for corner also being the Northwest corner of the herein described tract;

THENCE North 88 degrees 04 minutes 31 seconds East, along the said common line of Estates At Grand Harbor, Section One and Grand Harbor Square, a distance of 54.00 feet to the **POINT OF BEGINNING** and containing 0.1239 acres, (5,396 square feet), of land.

GENERAL NOTES & LEGEND

1. H.C.M.R. denotes HARRIS COUNTY MAP RECORDS.
2. H.C.D.R. denotes HARRIS COUNTY DEED RECORDS.
3. H.C.C.F. No. denotes HARRIS COUNTY CLERK'S FILE NUMBER.
4. UTIL. ESMT. OR U.L.E. denotes UTILITY EASEMENT.
5. B.L.D.O. LINE OR B.L. denotes BUILDING LINE.
6. W.L.E. denotes WATER LINE EASEMENT.
7. S.S.E. denotes SANITARY SEWER EASEMENT.
8. O.P.R.O.R.P. denotes OFFICIAL PUBLIC RECORDS OF REAL PROPERTY.
9. A.E. denotes AERIAL EASEMENT.

PLAT OF PROPERTY

FOR: **THOMPSON BROTHERS CONSULTING & INVESTMENTS, LLC**

AT: **24542 KINGSLAND BOULEVARD • KATY, TX**

LGL: **A TRACT OR PARCEL OF LAND CONTAINING 0.1239 ACRES (5,396 SQ. FT.) BEING OUT OF AND A PART OF UNRESTRICTED RESERVE "A", BLOCK 1, OF GRAND HARBOR SQUARE, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN FILM CODE NO. 674755 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.**

(metes & bounds attached)

DATE: 9/15/2016 REVISED: 6/29/2017

PROBSTFELD & ASSOCIATES
PROFESSIONAL LAND SURVEYORS

515 PARK GROVE DRIVE, SUITE 102 KATY, TEXAS 77450 (281) 859-4034 FAX (281) 859-4233