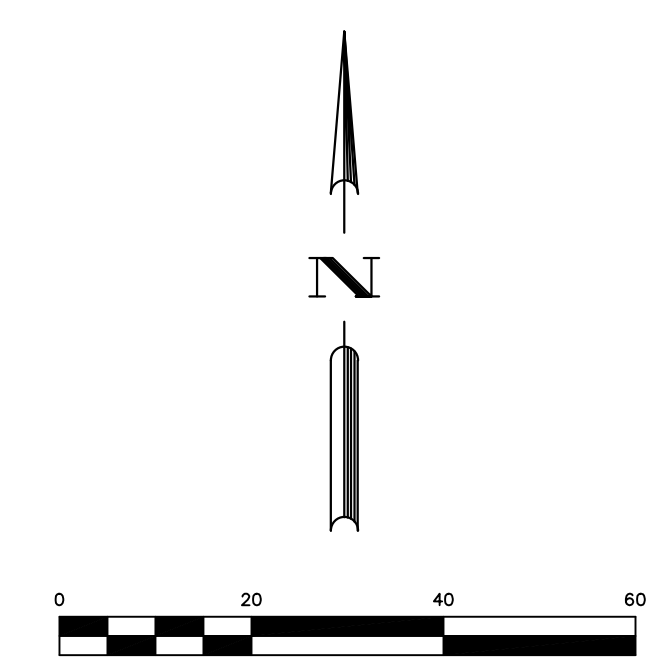


VICINITY MAP
NOT TO SCALE
KEY MAP PAGE NO. 375V



LEGEND

- B.L. BUILDING LINE
- B.D.G. BUILDING
- C.O. CLEAN OUT
- ESMT. EASEMENT
- F.C. FILM CODE
- F.H. FIRE HYDRANT
- F.N. FILE NUMBER
- FND. FOUND
- F.O.M. FIBER OPTIC MARKER
- H.C.C.F. HARRIS COUNTY CLERK'S FILE
- H.C.D.R. HARRIS COUNTY DEED RECORDS
- H.C.M.R. HARRIS COUNTY MAP RECORDS
- I. IRON
- M.H. MANHOLE
- NO. NUMBER
- OHP. OVERHEAD POWER
- O.P.R.H.C. OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY
- PG. PAGE
- P.O.B. POINT OF BEGINNING
- P.P. POWER POLE
- SAN. SANITARY
- S.E. SEWER EASEMENT
- SQ. FT. SQUARE FEET
- S.V. SPRINKLER VALVE
- TEL. TELEPHONE
- TRANS. TRANSFORMER
- VOL. VOLUME
- W.I.F. WROUGHT IRON FENCE
- W.L.E. WATER LINE EASEMENT
- W.M. WATER METER
- W.V. WATER VALVE

NOTES:

1. BEARING ORIENTATION IS BASED ON THE TEXAS COORDINATE SYSTEM OF 1927 (NAD27), SOUTH CENTRAL ZONE 4204 AND REFERENCED TO MONUMENTS FOUND ALONG THE EAST LINE OF UNRESTRICTED RESERVE "A" AS CITED HEREIN. SCALE FACTOR = 1.00013
2. THE PROPERTY LIES IN UNSHADED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) - BASE FLOOD ELEVATIONS DETERMINED AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR HARRIS COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBER 48201C0485M AND 48201C0495L, REVISED JANUARY 6, 2017.
3. THE SQUARE FOOTAGE VALUE SHOWN HEREON IS A MATHEMATICAL VALUE CALCULATED FROM THE BOUNDARY DATA SHOWN HEREON. THIS VALUE IN NO WAY REPRESENTS THE PRECISION OF CLOSURE OF THIS SURVEY OR THE ACCURACY OF CORNER MONUMENTS FOUND OR PLACED.
4. THE PROPERTY ADJOINS MAJOR THOROUGHFARE ROAD NORTH SAM HOUSTON PARKWAY AS PER THE "2021 MAJOR THOROUGHFARE AND FREEWAY PLAN" APPROVED BY THE HOUSTON PLANNING COMMISSION ON SEPTEMBER 2, 2021 AND ADOPTED BY THE HOUSTON CITY COUNCIL ON SEPTEMBER 22, 2021.
5. THIS SURVEY WAS MADE IN RELIANCE UPON THAT CERTAIN COMMITMENT FOR TITLE INSURANCE ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY AND COUNTERSIGNED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY UNDER C.F. NUMBER 2202907, DATED EFFECTIVE APRIL 25, 2022 AND ISSUED ON MAY 01, 2022.
6. PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS SET OUT IN HARRIS COUNTY CLERK'S FILE NUMBER U290044, V894233, X178543, 2297321, 20080559461, 20090106295, 20120359739, 20150387581, RP-2016-220224, and RP-2017-55897.
7. THE METES AND BOUNDS DESCRIPTION SHOWN HEREON IS BEING ISSUED UNDER SEPARATE COVER OF EVEN DATE.
8. ANY VISIBLE IMPROVEMENTS TO THE PROPERTY ARE AS SHOWN ON THIS SURVEY.
9. THE FOLLOWING ITEMS OF THE ABOVE REFERENCED TITLE COMMITMENT ARE NOT LOCATED WITHIN THE SUBJECT TRACT: SCHEDULE B: 10: G, H, I, J, K, L, AND M.

DESCRIPTION OF A 3.110 ACRE TRACT OF LAND SITUATED IN THE FERDINAND BELL SURVEY, ABSTRACT NO. 115 HARRIS COUNTY, TEXAS

BEING a 3.110 acre (135,472 square foot) tract of land situated in the Ferdinand Bell Survey, Abstract No. 115 of Harris County, Texas and being a portion of a called 28.49 acre tract of land as described in an instrument to Fall Creek Investors No. 1, L.P., recorded under Harris County Clerk's File Number (H.C.C.F. No.) V544477, said 3.110 acre tract of land described by metes and bounds as follows, with all bearings based on the Texas Coordinate System of 1983 (NAD83), South Central Zone 4204 and referenced to monuments found along the West line of Unrestricted Reserve "A" as cited herein and as shown on a survey plot of even date prepared by the undersigned in conjunction with this metes and bounds description:

BEGINNING at a 1/2-inch iron cap found for the Southeast corner of the herein described tract and the Southwest corner of Unrestricted Reserve "A", Block 1 of VAAHLI AT FALL CREEK, a subdivision per plat recorded under Film Code Number (F.C. No.) 688496 of the Harris County Map Records (H.C.M.R.), lying on the North right-of-way line of North Sam Houston Parkway (width varies) recorded under H.C.C.F. No. N798944 and the South line of said 28.49 acre tract, same being the beginning of a curve to the right, from which its center bears N 18°05'55" E, 5,729.58 feet;

THENCE, in a Northerly direction, along and with the North right-of-way line of said North Sam Houston Parkway, the South line of said 28.49 acre tract, and said curve to the right, on arc distance of 31.76 feet, having a radius of 5,729.58 feet, a central angle of 0°19'04" and chord which bears N 71°44'33" W, 31.76 feet to the point of tangency, from which a found brass disk with cap stamped "TXDOT" bears N 01°08' W, a distance of 0.39 feet;

THENCE, N 71°35'01" W, continuing along and with the North right-of-way line of said North Sam Houston Parkway and the South line of said 28.49 acre tract, a distance of 300.61 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the Southwest corner of the herein described tract;

THENCE, N 17°34'29" E, over and across 28.49 acre tract, a distance of 409.77 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the Northwest corner of the herein described tract, lying on the South line of a called 4,708 acre tract of land as described in an instrument to Harris County Water Control and Improvement District No. 96 recorded under File Number (F.N.) 20110534304 of the Official Public Records of Harris County (O.P.R.H.C.);

THENCE, S 72°25'31" E, along and with the South line of said 4,708 acre tract, a distance of 325.00 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" found for Northeast corner of the herein described tract and the Northwest corner of said Unrestricted Reserve "A";

THENCE, S 16°33'37" W, along and with the West line of said Unrestricted Reserve "A", a distance of 414.63 feet to the POINT OF BEGINNING and containing 3.110 acres (135,472 square feet) of land.

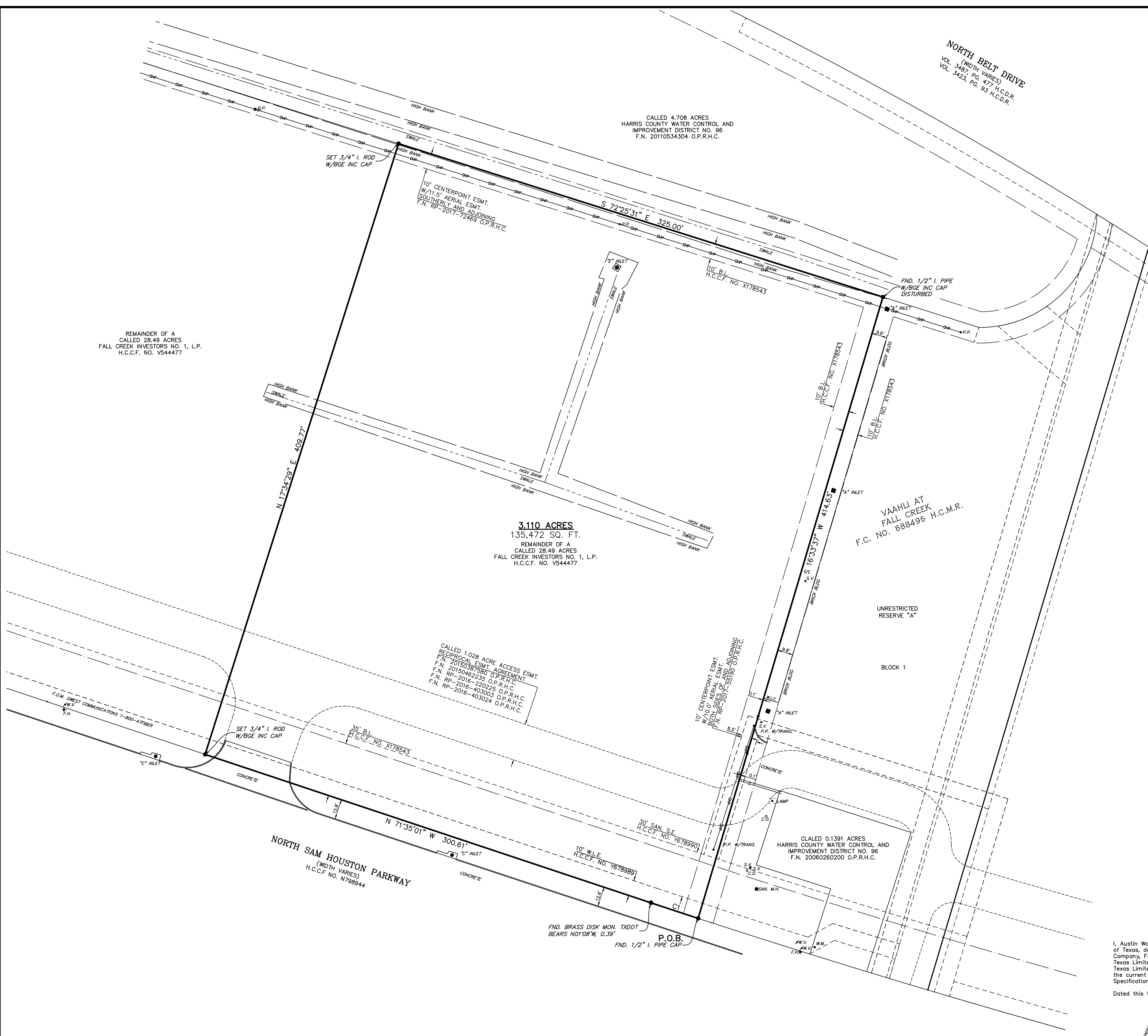
I, Austin Woo, a Registered Professional Land Surveyor of the State of Texas, do hereby certify to Old Republic National Title Insurance Company, Fall Creek Investors No. 1, L.P., a Texas Limited Partnership, and Infinity Office Park at Fall Creek, a Texas Limited Partnership that this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

Dated this 2nd day of June, 2022.



Austin Woo
AUSTIN WOO RPLS NO. 6852
BGE, INC.
10777 WESTHEIMER, SUITE 400
HOUSTON, TEXAS 77042
TELEPHONE: (281) 558-8700

BGE		BGE, Inc. 10777 Westheimer, Suite 400, Houston, TX 77042 Tel: 281-558-8700 • www.bgeinc.com TBPLS Licensed Surveying Firm No. 10106500	
LAND TITLE SURVEY OF A 3.110 ACRE TRACT OF LAND SITUATED IN THE FERDINAND BELL SURVEY ABSTRACT NO. 115 HARRIS COUNTY, TEXAS			
PARTY CHIEF:	D.J.	ISSUE DATE:	06/02/2022
TECHNICIAN:	C.D.G.	SCALE:	1"=20'
R.P.L.S.:	N.V. / A.W.	JOB NUMBER:	559-00
FIELD BOOK NAME:	MISC. 673		
BASE FILE:	G:\10k\Projects\Distric96\2022\06\DrawlsSurvey\101_Calca\SURF_27_BASE		



CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	31.76'	5,729.58'	0°19'04"	N 71°44'33" W	31.76'