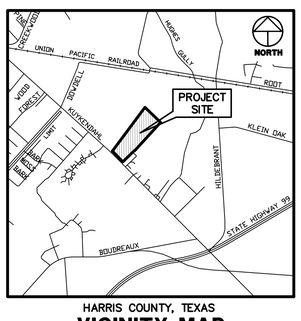


HARRIS COUNTY, TEXAS

VICINITY MAP

SCALE: 1" = 2,000'

BENCHMARK PUBLISHED ELEVATION – 146.73

BENCHMARK – HARRIS COUNTY FLOODPLAIN RM NO.: 120135, STAMPED "HGCSD 4 1986", LOCATED FROM THE INTERSECTION OF KUYKENDAHL AND HILDEBRANDT, NORTH ALONG HILDEBRANDT 0.75 MILES TO KLIEN OAK LANE, EAST ALONG KLIEN OAK LANE TO THE FIRST DRIVEWAY PAST THE FOOTBALL FIELD AND THE BENCHMARK ON THE LEFT. (NAVD88, 2001 ADJUSTMENT)

TEMPORARY BENCHMARK "C" ELEVATION – 143.19

BOX CUT ON THE NORTHWEST SIDE OF A STORM CULVERT ON A HEADWALL, LOCATED ON THE SOUTHWEST LINE OF KUYKENDAHL ROAD, APPROXIMATELY 2,479.0 FEET NORTHWEST FROM THE INTERSECTION OF KUYKENDAHL ROAD AND BOUDREAUX ROAD AND APPROXIMATELY 11 FEET SOUTHWEST FROM THE EDGE OF PAVEMENT OF KUYKENDAHL ROAD. (NOT SHOWN HEREON)

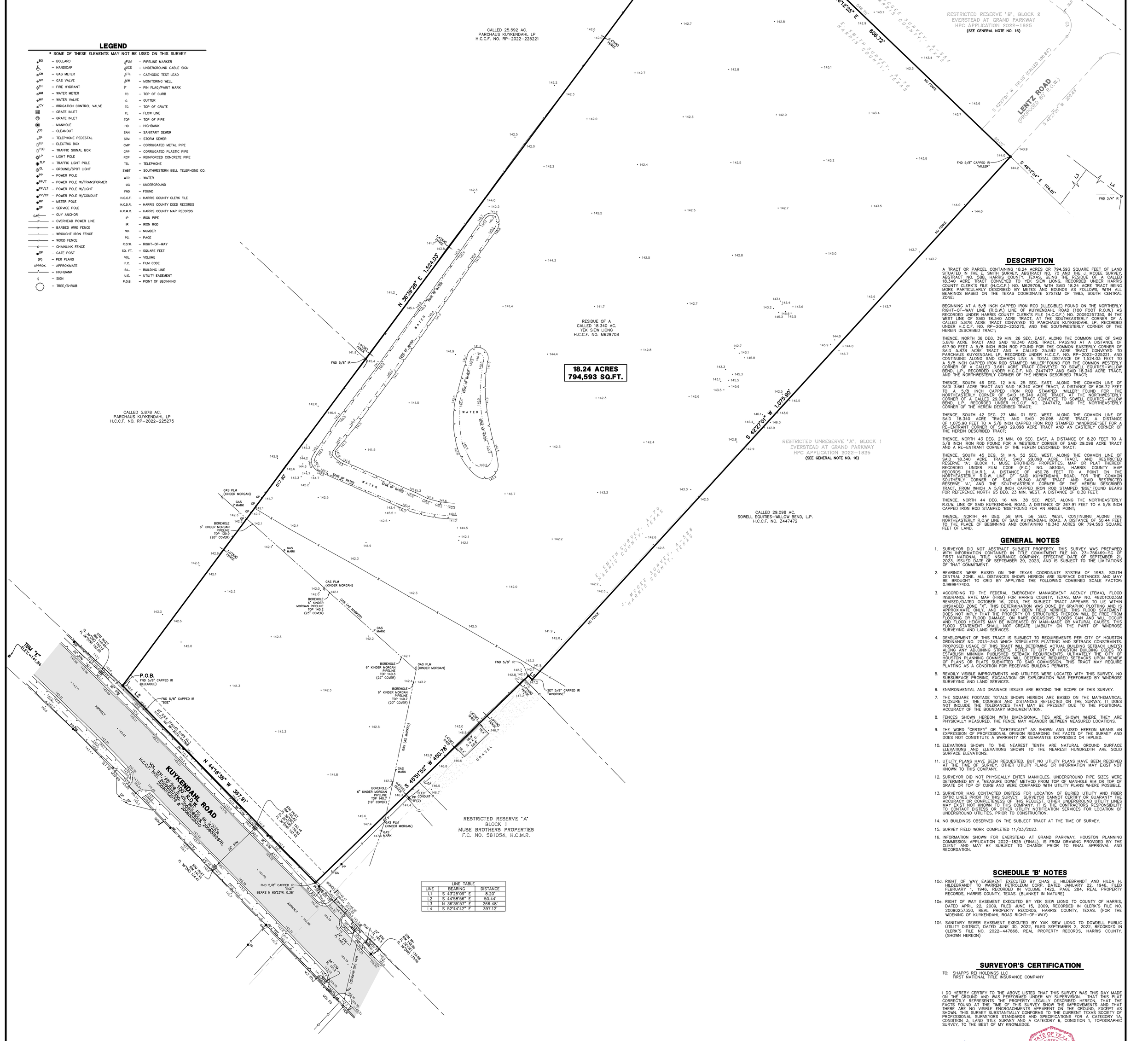
TEMPORARY BENCHMARK "E" ELEVATION – 141.84

BOX CUT ON THE CONCRETE OF STORM GRATE INLET, LOCATED ALONG THE SOUTHWEST LINE OF KUYKENDAHL ROAD, APPROXIMATELY 115 FEET SOUTHEAST FROM THE INTERSECTION OF KUYKENDAHL ROAD AND SPRING VILLAGE DRIVE AND APPROXIMATELY 5 FEET SOUTHWEST FROM THE EDGE OF PAVEMENT OF KUYKENDAHL ROAD. (SHOWN HEREON)

LEGEND

* SOME OF THESE ELEMENTS MAY NOT BE USED ON THIS SURVEY

BO	– BOLLARD	PLM	– PIPELINE MARKER
	– HANDICAP	UCS	– UNDERGROUND CABLE SIGN
GM	– GAS METER	CTL	– CATHODIC TEST LEAD
GV	– GAS VALVE	MW	– MONITORING WELL
FH	– FIRE HYDRANT		– PIN FLAG/PAINT MARK
WM	– WATER METER	TC	– TOP OF CURB
WV	– WATER VALVE	G	– GUTTER
CV	– IRRIGATION CONTROL VALVE	TG	– TOP OF GRATE
	– GRATE INLET	FL	– FLOW LINE
	– GRATE INLET	TOP	– TOP OF PIPE
	– MANHOLE	HB	– HIGHBANK
CO	– CLEANOUT	SAN	– SANITARY SEWER
TP	– TELEPHONE PEDESTAL	STM	– STORM SEWER
EB	– ELECTRIC BOX	CMP	– CORRUGATED METAL PIPE
TSB	– TRAFFIC SIGNAL BOX	CPP	– CORRUGATED PLASTIC PIPE
LP	– LIGHT POLE	RCP	– REINFORCED CONCRETE PIPE
TLP	– TRAFFIC LIGHT POLE	TEL	– TELEPHONE
GL	– GROUND/SPOT LIGHT	SWBT	– SOUTHWESTERN BELL TELEPHONE CO.
PP	– POWER POLE	WTR	– WATER
PP/T	– POWER POLE W/TRANSFORMER	UG	– UNDERGROUND
PP/LT	– POWER POLE W/LIGHT	FND	– FOUND
PP/CT	– POWER POLE W/CONDUIT	H.C.C.F.	– HARRIS COUNTY CLERK FILE
MP	– METER POLE	H.C.D.R.	– HARRIS COUNTY DEED RECORDS
SP	– SERVICE POLE	H.C.M.R.	– HARRIS COUNTY MAP RECORDS
GA	– GUY ANCHOR	IP	– IRON PIPE
	– OVERHEAD POWER LINE	IR	– IRON ROD
	– BARBED WIRE FENCE	NO.	– NUMBER
	– WROUGHT IRON FENCE	PG.	– PAGE
	– WOOD FENCE	R.O.W.	– RIGHT-OF-WAY
	– CHAINLINK FENCE	SQ. FT.	– SQUARE FEET
GP	– GATE POST	VOL.	– VOLUME
(P)	– PER PLANS	F.C.	– FILM CODE
APPROX.	– APPROXIMATE	B.L.	– BUILDING LINE
	– HIGHBANK	U.E.	– UTILITY EASEMENT
	– SIGN	P.O.B.	– POINT OF BEGINNING
	– TREE/SHRUB		



CURVE CHART					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	1,670.00'	3°43'32"	108.59'	S 70°51'40" E	108.57'
C2	1,070.00'	16°49'12"	314.11'	S 60°35'19" E	312.99'
C3	25.00'	94°37'43"	41.29'	S 04°51'51" E	36.75'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 43°25'09" E	8.20'
L2	S 44°58'56" E	50.44'
L3	N 36°35'57" E	266.48'
L4	S 52°44'42" E	397.12'

DESCRIPTION

A TRACT OR PARCEL CONTAINING 18.24 ACRES OR 794,593 SQUARE FEET OF LAND SITUATED IN THE E. SMITH SURVEY, ABSTRACT NO. 70 AND THE J. MCGEE SURVEY, ABSTRACT NO. 588, HARRIS COUNTY, TEXAS, BEING THE RESIDUE OF A CALLED 18.340 ACRE TRACT CONVEYED TO YEK SIEW LIONG, RECORDED UNDER HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NO. M629708, WITH SAID 18.24 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE:

BEGINNING AT A 5/8 INCH CAPPED IRON ROD (ILLEGIBLE) FOUND ON THE NORTHERLY RIGHT-OF-WAY LINE (R.O.W.) LINE OF KUYKENDAHL ROAD (100 FOOT R.O.W.) AS RECORDED UNDER HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NO. 20090257350, IN THE WEST LINE OF SAID 18.340 ACRE TRACT, AT THE SOUTHEASTERLY CORNER OF A CALLED 5.878 ACRE TRACT CONVEYED TO PARCHAUS KUYKENDAHL LP, RECORDED UNDER H.C.C.F. NO. RP-2022-225275, AND THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 36 DEG. 39 MIN. 26 SEC. EAST, ALONG THE COMMON LINE OF SAID 5.878 ACRE TRACT AND SAID 18.340 ACRE TRACT, PASSING AT A DISTANCE OF 617.90 FEET A 5/8 INCH IRON ROD FOUND FOR THE COMMON EASTERLY CORNER OF SAID 5.878 ACRE TRACT AND A CALLED 25.592 ACRE TRACT CONVEYED TO PARCHAUS KUYKENDAHL LP, RECORDED UNDER H.C.C.F. NO. RP-2022-225221, AND CONTINUING ALONG SAID COMMON LINE A TOTAL DISTANCE OF 1,524.03 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "MILLER"FOUND FOR THE COMMON WESTERLY CORNER OF A CALLED 3.661 ACRE TRACT CONVEYED TO SOWELL EQUITIES-WILLOW BEND, L.P., RECORDED UNDER H.C.C.F. NO. Z447477 AND SAID 18.340 ACRE TRACT, AND THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 46 DEG. 12 MIN. 25 SEC. EAST, ALONG THE COMMON LINE OF SADI 3.661 ACRE TRACT AND SAID 18.340 ACRE TRACT, A DISTANCE OF 606.72 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "MILLER" FOUND FOR THE NORTHEASTERLY CORNER OF SAID 18.340 ACRE TRACT, AT THE NORTHWESTERLY CORNER OF A CALLED 29.098 ACRE TRACT CONVEYED TO SOWELL EQUITIES-WILLOW BEND, L.P., RECORDED UNDER H.C.C.F. NO. Z447472, AND THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 42 DEG. 27 MIN. 01 SEC. WEST, ALONG THE COMMON LINE OF SAID 18.340 ACRE TRACT, AND SAID 29.098 ACRE TRACT, A DISTANCE OF 1,075.90 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "WINDROSE"SET FOR A RE-ENTRANT CORNER OF SAID 29.098 ACRE TRACT AND AN EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 43 DEG. 25 MIN. 09 SEC. EAST, A DISTANCE OF 8.20 FEET TO A 5/8 INCH IRON ROD FOUND FOR A WESTERLY CORNER OF SAID 29.098 ACRE TRACT AND A RE-ENTRANT CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 45 DEG. 51 MIN. 52 SEC. WEST, ALONG THE COMMON LINE OF SAID 18.340 ACRE TRACT, SAID 29.098 ACRE TRACT, AND RESTRICTED RESERVE "A", BLOCK 1, MUSE BROTHERS PROPERTIES, MAP OR PLAT THEREOF RECORDED UNDER FILM CODE (F.C.) NO. 581054, HARRIS COUNTY MAP RECORDS (H.C.M.R.), A DISTANCE OF 450.78 FEET TO A POINT ON THE NORTHEASTERLY R.O.W. LINE OF SAID KUYKENDAHL ROAD, FOR THE COMMON SOUTHERLY CORNER OF SAID 18.340 ACRE TRACT AND SAID RESTRICTED RESERVE "A", AND THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 5/8 INCH CAPPED IRON ROD STAMPED "BGE"FOUND BEARS FOR REFERENCE NORTH 65 DEG. 23 MIN. WEST, A DISTANCE OF 0.38 FEET;

THENCE, NORTH 44 DEG. 16 MIN. 38 SEC. WEST, ALONG THE NORTHEASTERLY R.O.W. LINE OF SAID KUYKENDAHL ROAD, A DISTANCE OF 367.91 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "BGE"FOUND FOR AN ANGLE POINT;

THENCE, NORTH 44 DEG. 58 MIN. 56 SEC. WEST, CONTINUING ALONG THE NORTHEASTERLY R.O.W LINE OF SAID KUYKENDAHL ROAD, A DISTANCE OF 50.44 FEET TO THE PLACE OF BEGINNING AND CONTAINING 18.340 ACRES OR 794,593 SQUARE FEET OF LAND.

GENERAL NOTES

1. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITH INFORMATION CONTAINED IN TITLE COMMITMENT FILE NO. 23-756469-SG OF FIRST NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE DATE OF SEPTEMBER 21, 2023, ISSUED DATE OF SEPTEMBER 29, 2023, AND IS SUBJECT TO THE LIMITATIONS OF THAT COMMITMENT.
2. BEARINGS WERE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR: 0.999947400.
3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR HARRIS COUNTY, TEXAS, MAP NO. 48201C0235M REVISED/DATED OCTOBER 16, 2013, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. 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 WINDROSE SURVEYING AND LAND SERVICES.
4. DEVELOPMENT OF THIS TRACT IS SUBJECT TO REQUIREMENTS PER CITY OF HOUSTON ORDINANCE NO. 2013-343 WHICH STIPULATES PLATTING AND SETBACK CONSTRAINTS. PROPOSED USAGE OF THIS TRACT WILL DETERMINE ACTUAL BUILDING SETBACK LINE(S) ALONG ANY ADJOINING STREETS. REFER TO CITY OF HOUSTON BUILDING CODES TO ESTABLISH MINIMUM PUBLISHED SETBACK REQUIREMENTS. ULTIMATELY THE CITY OF HOUSTON PLANNING COMMISSION WILL DETERMINE REQUIRED SETBACKS UPON REVIEW OF PLANS OR PLATS SUBMITTED TO SAID COMMISSION. THIS TRACT MAY REQUIRE PLATTING AS A CONDITION FOR RECEIVING BUILDING PERMITS.
5. READILY VISIBLE IMPROVEMENTS AND UTILITIES WERE LOCATED WITH THIS SURVEY. NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED BY WINDROSE SURVEYING AND LAND SERVICES.
6. ENVIRONMENTAL AND DRAINAGE ISSUES ARE BEYOND THE SCOPE OF THIS SURVEY.
7. THE SQUARE FOOTAGE TOTALS SHOWN HEREON ARE BASED ON THE MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES REFLECTED ON THE SURVEY. IT DOES NOT INCLUDE THE TOLERANCES THAT MAY BE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.
8. FENCES SHOWN HEREON WITH DIMENSIONAL TIES ARE SHOWN WHERE THEY ARE PHYSICALLY MEASURED. THE FENCE MAY MEANDER BETWEEN MEASURED LOCATIONS.
9. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE EXPRESSED OR IMPLIED.
10. ELEVATIONS SHOWN TO THE NEAREST TENTH ARE NATURAL GROUND SURFACE ELEVATIONS AND ELEVATIONS SHOWN TO THE NEAREST HUNDREDTH ARE SOLID SURFACE ELEVATIONS.
11. UTILITY PLANS HAVE BEEN REQUESTED, BUT NO UTILITY PLANS HAVE BEEN RECEIVED AT THE TIME OF SURVEY. OTHER UTILITY PLANS OR INFORMATION MAY EXIST NOT KNOWN TO THIS COMPANY.
12. SURVEYOR DID NOT PHYSICALLY ENTER MANHOLES. UNDERGROUND PIPE SIZES WERE DETERMINED BY A "MEASURE DOWN" METHOD FROM TOP OF MANHOLE RIM OR TOP OF GRATE OR TOP OF CURB AND WERE COMPARED WITH UTILITY PLANS WHERE POSSIBLE.
13. SURVEYOR HAS CONTACTED DIGTESS FOR LOCATION OF BURIED UTILITY AND FIBER OPTIC LINES PRIOR TO THIS SURVEY. SURVEYOR CANNOT CERTIFY OR GUARANTY THE ACCURACY OR COMPLETENESS OF THIS REQUEST. OTHER UNDERGROUND UTILITY LINES MAY EXIST NOT KNOWN TO THIS COMPANY. IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT DIGTESS OR OTHER UTILITY NOTIFICATION SERVICES FOR LOCATION OF UNDERGROUND UTILITIES, PRIOR TO CONSTRUCTION.
14. NO BUILDINGS OBSERVED ON THE SUBJECT TRACT AT THE TIME OF SURVEY.
15. SURVEY FIELD WORK COMPLETED 11/03/2023.
16. INFORMATION SHOWN FOR EVERSTEAD AT GRAND PARKWAY, HOUSTON PLANNING COMMISSION APPLICATION 2022-1825 (FINAL), IS FROM DRAWING PROVIDED BY THE CLIENT AND MAY BE SUBJECT TO CHANGE PRIOR TO FINAL APPROVAL AND RECORDATION.

SCHEDULE 'B' NOTES

10d. RIGHT OF WAY EASEMENT EXECUTED BY CHAS J. HILDEBRANDT AND HILDA H. HILDEBRANDT TO WARREN PETROLEUM CORP. DATED JANUARY 22, 1946, FILED FEBRUARY 1, 1946, RECORDED IN VOLUME 1422, PAGE 284, REAL PROPERTY RECORDS, HARRIS COUNTY, TEXAS. (BLANKET IN NATURE)

10e. RIGHT OF WAY EASEMENT EXECUTED BY YEK SIEW LIONG TO COUNTY OF HARRIS, DATED APRIL 22, 2009, FILED JUNE 15, 2009, RECORDED IN CLERK'S FILE NO. 20090257350, REAL PROPERTY RECORDS, HARRIS COUNTY, TEXAS. (FOR THE WIDENING OF KUYKENDAHL ROAD RIGHT-OF-WAY)

10f. SANITARY SEWER EASEMENT EXECUTED BY YAK SIEW LIONG TO DOWDELL PUBLIC UTILITY DISTRICT, DATED JUNE 30, 2022, FILED SEPTEMBER 2, 2022, RECORDED IN CLERK'S FILE NO. 2022-447868, REAL PROPERTY RECORDS, HARRIS COUNTY. (SHOWN HEREON)

SURVEYOR'S CERTIFICATION

TO: SHAPPS REI HOLDINGS LLC
FIRST NATIONAL TITLE INSURANCE COMPANY

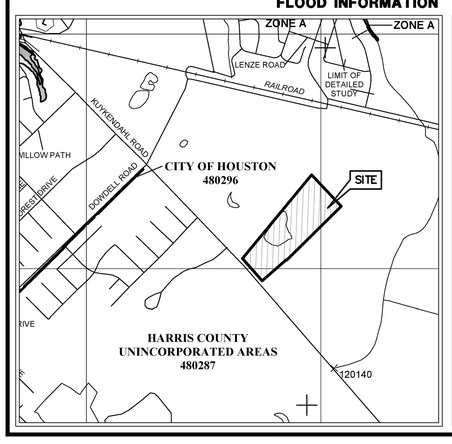
I DO HEREBY CERTIFY TO THE ABOVE LISTED THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND AND WAS PERFORMED UNDER MY SUPERVISION. THAT THIS PLAT CORRECTLY REPRESENTS THE PROPERTY LEGALLY DESCRIBED HEREON, THAT THE FACTS FOUND AT THE TIME OF THIS SURVEY SHOW THE IMPROVEMENTS AND THAT THERE ARE NO VISIBLE ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN. THIS SURVEY SUBSTANTIALLY CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION 3, LAND TITLE SURVEY AND A CATEGORY 6, CONDITION 1, TOPOGRAPHIC SURVEY, TO THE BEST OF MY KNOWLEDGE.

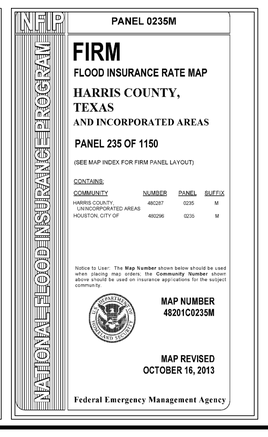
STATE OF TEXAS REGISTERED JAMES MICHAEL DENNEY 5414 PROFESSIONAL LAND SURVEYOR

11-14-2023
DATE

JAMES MICHAEL DENNEY
Registered Professional Land Surveyor
Texas Registration No. 5414

FLOOD INFORMATION




PANEL 0235M

FIRM
FLOOD INSURANCE RATE MAP
HARRIS COUNTY, TEXAS
AND INCORPORATED AREAS

PANEL 235 OF 1150

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
HARRIS COUNTY, UNINCORPORATED AREAS	480287	0235	M
HOUSTON, CITY OF	480296	0235	M

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
48201C0235M

MAP REVISED
OCTOBER 16, 2013

Federal Emergency Management Agency

NATIONAL FLOOD INSURANCE PROGRAM

REVISIONS		
DATE	REASON	BY
11/17/2023	ADD ADJOINING PROPOSED RIGHTS-OF-WAY	JMD
12/20/2023	ADD PIPELINE DEPTHS	JMD

WINDROSE
LAND SURVEYING | PLATTING
5353 W SAM HOUSTON PKWY N, STE 150 | HOUSTON, TX 77041 | 713.458.2281
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

LAND TITLE & TOPOGRAPHIC SURVEY OF
18.24 AC. (794,593 SQ. FT.)
SITUATED IN THE
E. SMITH SURVEY, A-70 AND THE
J. MCGEE SURVEY, A-588
HARRIS COUNTY, TEXAS

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FIELDED BY: JF	CHECKED BY: JMD	JOB NO. 59175
DRAWN BY: DG	DATE: NOVEMBER 2023	SHEET NO. 1 OF 1