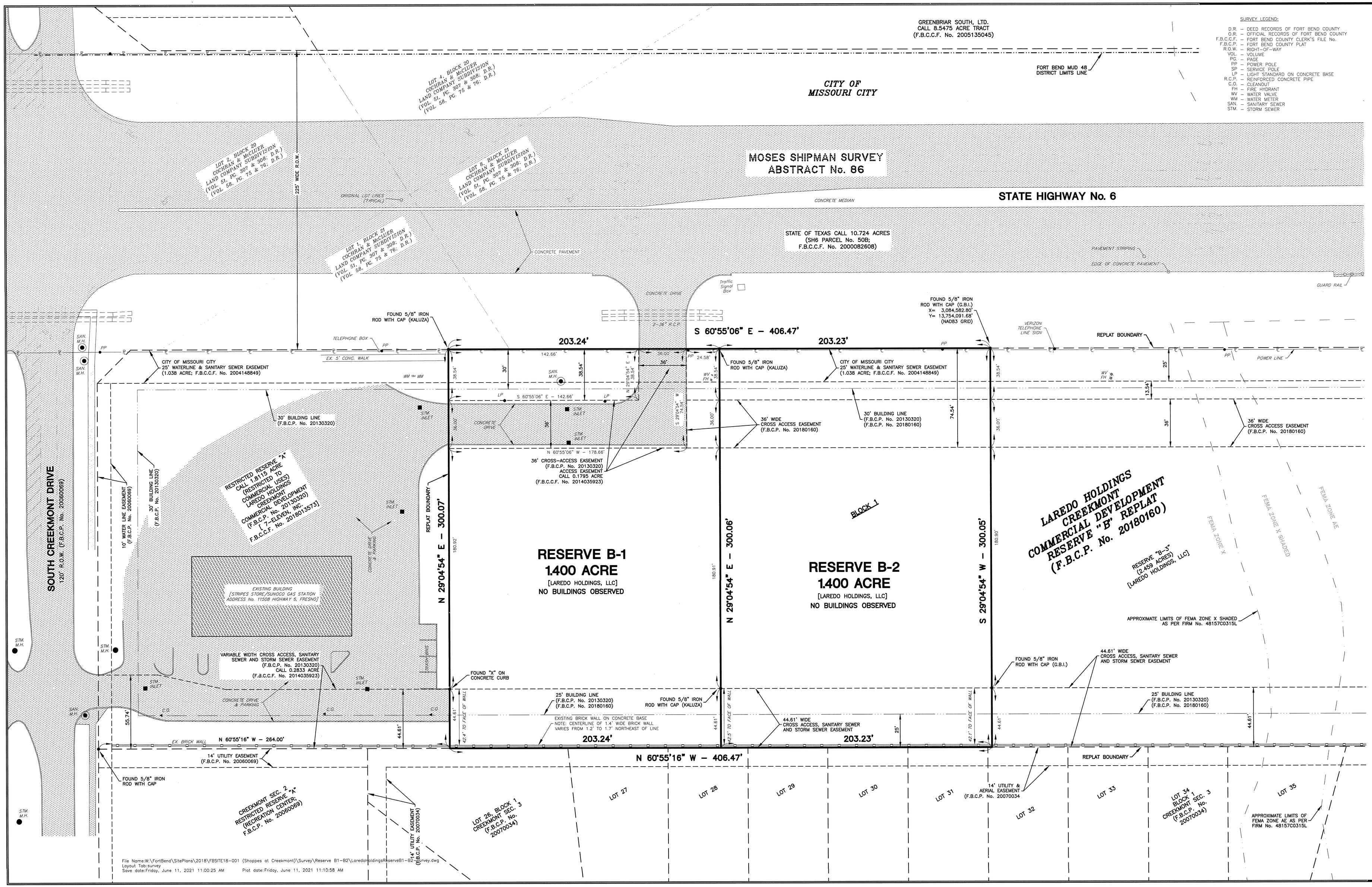

SURVEY LEGEND:

D.R. – DEED RECORDS OF FORT BEND COUNTY
O.R. – OFFICIAL RECORDS OF FORT BEND COUNTY
F.B.C.C.F. – FORT BEND COUNTY CLERK"S FILE No.
F.B.C.P. – FORT BEND COUNTY PLAT
R.O.W. – RIGHT-OF-WAY
VOL. – VOLUME
PG. – PAGE
PP – POWER POLE
SP – SERVICE POLE
LP – LIGHT STANDARD ON CONCRETE BASE
R.C.P. – REINFORCED CONCRETE PIPE
C.O. – CLEANOUT
FH – FIRE HYDRANT
WV – WATER VALVE
WM – WATER METER
SAN. – SANITARY SEWER
STM. – STORM SEWER

0 30 60 90

SCALE: 1"= 30'

Plat showing survey of and location of improvements on 2.800 acres of Land overall being Reserve B-1 (1.400 acre) and Reserve B-2 (1.400 acre) of Block Number One of Laredo Holdings Creekmont Commercial Development Reserve "B" Replat (Fort Bend County Plat No. 20180160) being in the Moses Shipman Survey, Abstract No. 86, City of Missouri City, Fort Bend County, Texas.

I, Brad L. Schodek, a Registered Professional Land Surveyor of the State of Texas, do hereby state that this survey was made on the ground, that this plat represents the facts found at the time of the survey and that this professional service conforms to the current Texas Society of Professional Surveyors Standards for a Category 1A, Condition II Survey.

As per the Federal Emergency Management Agency National Flood Insurance Program Flood Insurance Rate Map for Fort Bend County, Texas, and Incorporated Areas (Map No. 48157C0315L, Map Revised April 2, 2014), it appears that this tract lies within Zone X – Areas determined to be outside the 0.2% annual chance floodplain.

Brad L. Schodek, R.P.L.S. No. 6430

STATE OF TEXAS REGISTERED BRAD L. SCHODEK 6430 PROFESSIONAL LAND SURVEYOR

June 11, 2021

Prepared by:
KALUZA, INC.
Consulting Engineers and Surveyors
Texas Licensed Surveying Firm No. 10010000
3014 Avenue I
Rosenberg, Texas 77471
(281) 341-0808
bschodek@kaluzainc.com

Property address: _____ Highway 6
Fresno, Texas 77545

Fort Bend Central Appraisal District
Reserve B-1: Property ID No. R423756
Account No. 0086-86-015-0500-907
Reserve B-2: Property ID No. R479573
Account No. 0086-86-015-0501-907

Owner name: Gold Star Development, Inc.

First American Title Insurance Company
Committment No. NCS-1069636-HOU1
Issued: June 10, 2021

Survey Notes:

1) All bearings and coordinates depicted hereon are call and measure as per instrument recorded in Fort Bend County Plat No. 20180160 and are referenced to the Texas Coordinates System of 1983 (South Central Zone). All coordinates listed are grid and can be brought to surface by applying a combined scale factor= 0.999859732.

2) Restrictions: (Fort Bend County Plat No. 20130320);
(Fort Bend County Plat No. 20180160); &
(Fort Bend County Clerk's File No. 2006044408).

3) The 25-foot wide water line and sanitary sewer easement (1.405 acre) granted to the City of Missouri City by instrument recorded in Fort Bend County Clerk's File No. 2003179968 is Westerly of and not located within the boundaries of this 2.459 acre tract. For further reference, this easement is graphically depicted on the subdivision plat of Creekmont Sec. 2 (Fort Bend County Plat No. 20060069).

4) This property is a portion of an original call 5.2589 acre tract of Land (Exhibit B – "LHL Property") and is subject to the terms of a Reciprocal Easement Agreement as recorded in Fort Bend County Clerk's File No. 2014035923).

5) This property is a portion of an original call 92.406 acre tract of Land (Fort Bend County Clerk's File No. 2004148850) and is subject to the terms of a Cost Sharing Agreement (Perry Homes Tract "C"; Fort Bend County Clerk's File No. 2004148854).

6) This tract is located within Public Improvement District No. 4 (PID No. 4), as per maps published by the City of Missouri City, Texas (http://www.missouricitytx.gov).

7) This tract appears to be currently zoned LC-3 retail district, as per maps published by the City of Missouri City, Texas (http://www.missouricitytx.gov).

8) The location of improvements on Restricted Reserve "A" (westerly adjoiner) is depicted as per partial topographic survey of overall 5.259 acre tract (Restricted Reserve "B" of Laredo Holdings Creekmont Commercial Deveopment – Fort Bend County Plat No. 20130320) prepared by this office dated March 1, 2018 and not verified subsequent to that date.

9) Final plat of Laredo Holdings Creekmont Commercial Development Reserve "B" Replat as recorded in Fort Bend County Plat No. 20180160 prepared by this office dated May 23, 2018.

10) No visible evidence found of maintained vehicular driveway access from Reserve B-2 directly onto a dedicated public road right-of-way.