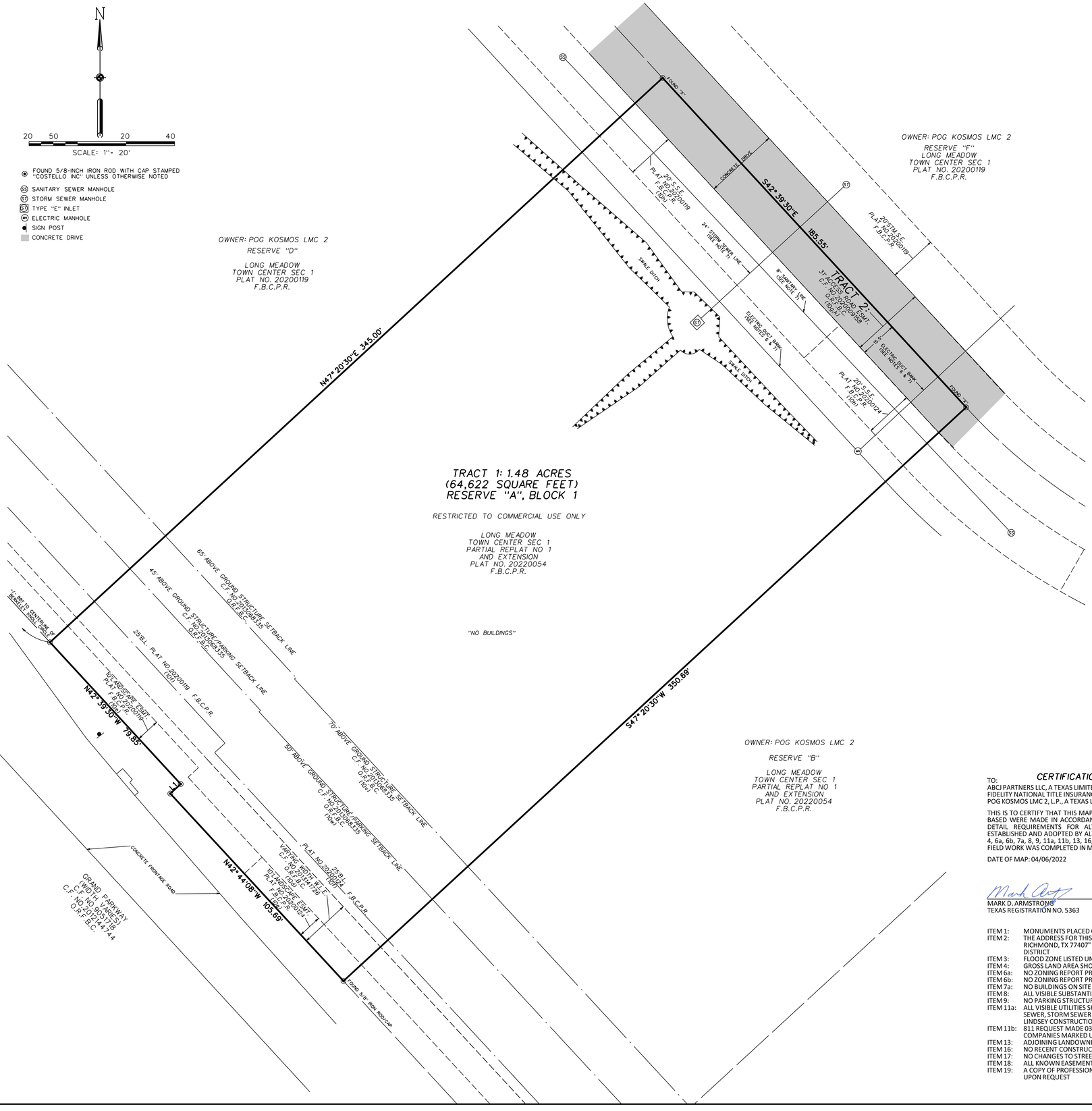
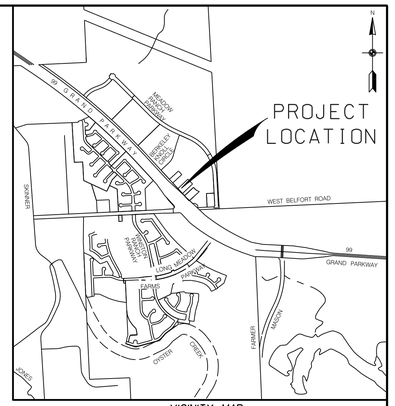


LINE DATA TABLE

NUMBER	DIRECTION	DISTANCE (FEET)
L1	N47°15'52"E	5.83



VICINITY MAP

SCHEDULE "B" EXCEPTION TABLE

1. RESTRICTIONS LISTED IN NOTE 5 OF GENERAL NOTES
2. NO ISSUES FOUND BY SURVEYOR
3. NOT A SURVEY ITEM
4. NOT A SURVEY ITEM
5. NOT A SURVEY ITEM
6. NOT A SURVEY ITEM
7. NOT A SURVEY ITEM
8. NOT A SURVEY ITEM
9. NOT A SURVEY ITEM
10.
   - (a) NOT A SURVEY ITEM
   - (b) NO ISSUES FOUND BY SURVEYOR
   - (c) C.F. NO. 2020112447-SEE GENERAL NOTE 6
   - (d) C.F. NO. 2013141726-EASEMENT SHOWN
   - (e) LANDSCAPE EASEMENTS SHOWN
   - (f) BUILDING LINES SHOWN
   - (g) C.F. NO. 2020009158-EASEMENT SHOWN
   - (h) SANITARY SEWER EASEMENT SHOWN
   - (i) NO NATURAL DRAINAGE COURSES LOCATED ON SUBJECT TRACT
   - (j) NOT A SURVEY ITEM
   - (k) C.F. NO. 2020009158-EASEMENT SHOWN
   - (l) NOT A SURVEY ITEM
   - (m) NOT A SURVEY ITEM
   - (n) NOT A SURVEY ITEM
   - (o) NOT A SURVEY ITEM
   - (p) NOT A SURVEY ITEM
   - (q) NOT A SURVEY ITEM
   - (r) INTENTIONALLY DELETED
   - (s) NOT A SURVEY ITEM
   - (t) ACCESS TO THE GRAND PARKWAY ALONG THE SOUTHWEST PROPERTY LINE OF THE SUBJECT TRACT IS DENIED PER C.F. NO. 9051718
   - (u) NOT A SURVEY ITEM
   - (v) 70' SETBACK LINE SHOWN-C.F. NO. 2013068335
   - (w) 50' SETBACK LINE SHOWN-C.F. NO. 2013068335
   - (x) NOT A SURVEY ITEM

GENERAL NOTES

1. THIS SURVEY IS BASED ON A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, G.F. NO. FTH-243F-FAH22003009, ISSUED MARCH 6, 2022, EFFECTIVE DATE OF FEBRUARY 27, 2022 AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES AND ENCUMBRANCES STIPULATED THEREIN.
2. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS, MAP NUMBER 48157C0140L DATED APRIL 2, 2014, THIS PROPERTY IS LOCATED WITHIN UNSHADED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN).
3. ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE AND REFERENCED TO THE SOUTHEASTERLY LINE OF RESERVE "A".
4. ABBREVIATIONS: F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS; O.R.F.B.C. INDICATES OFFICIAL RECORDS OF FORT BEND COUNTY; B.L. INDICATES BUILDING SETBACK LINE; STM.S.E. INDICATES STORM SEWER EASEMENT; S.S.E. INDICATES SANITARY SEWER EASEMENT; W.L.E. INDICATES WATER LINE EASEMENT; U.E. INDICATES UTILITY EASEMENT; C.F. NO. INDICATES CLERK'S FILE NUMBER.
5. THIS TRACT IS SUBJECT TO RESTRICTIVE COVENANTS RECORDED IN CLERK'S FILE NUMBERS 2006120848, 2006148680, 2006152988, 2006152989, 2008023778, 2012137398, 2013068335, 2013156413, 2018126660, 2019086439, 2020008752, 2020009158 AND 2021071447 OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS AND IN PLAT NUMBERS 20200119, 20200124 AND 20220054 OF THE FORT BEND COUNTY PLAT RECORDS.
6. THIS TRACT IS SUBJECT TO A SHORT FORM BLANKET EASEMENT RECORDED IN CLERK'S FILE NUMBER 2020112447 OF THE O.R.F.B.C.; THE ELECTRIC DUCT BANK SHOWN TRAVERSING THE SUBJECT TRACT IS NOT LOCATED WITHIN A DEFINED EASEMENT.
7. THE LOCATION OF THIS BURIED UTILITY LINE IS BASED ON THE CONSTRUCTION PLANS FOR "PROPOSED WATER, SANITARY SEWER, STORM SEWER EXTENSIONS, AND PAVING IMPROVEMENTS SERVING 42.67 ACRE TRACT", PREPARED BY AJ LINDSEY CIVIL ENGINEERS, DATED APRIL 9, 2020.
8. THIS TRACT IS SUBJECT TO THE DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN CLERK'S FILE NUMBER 2020009158 OF THE O.R.F.B.C.

CERTIFICATION

TO:
ABCJ PARTNERS LLC, A TEXAS LIMITED LIABILITY COMPANY
FIDELITY NATIONAL TITLE INSURANCE COMPANY
POG KOSMOS LMC 2, L.P., A TEXAS LIMITED PARTNERSHIP

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6a, 6b, 7a, 8, 9, 11a, 11b, 13, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED IN MARCH, 2022.

DATE OF MAP: 04/06/2022

MARK D. ARMSTRONG
TEXAS REGISTRATION NO. 5363

STATE OF TEXAS
REGISTERED
MARK D. ARMSTRONG
5363
PROFESSIONAL LAND SURVEYOR

ITEM 1:	MONUMENTS PLACED OR FOUND AS SHOWN ON SURVEY
ITEM 2:	THE ADDRESS FOR THIS RESERVE IS LISTED AS "W GRAND PKWY S, RICHMOND, TX 77407" PER FORT BEND COUNTY APPRAISAL DISTRICT
ITEM 3:	FLOOD ZONE LISTED UNDER GENERAL NOTE 2
ITEM 4:	GROSS LAND AREA SHOWN
ITEM 6a:	NO ZONING REPORT PROVIDED
ITEM 6b:	NO ZONING REPORT PROVIDED
ITEM 7a:	NO BUILDINGS ON SITE
ITEM 8:	ALL VISIBLE SUBSTANTIAL FEATURES SHOWN.
ITEM 9:	NO PARKING STRUCTURES ON SITE
ITEM 11a:	ALL VISIBLE UTILITIES SHOWN. THE UNDERGROUND SANITARY SEWER, STORM SEWER AND ELECTRIC LINES SHOWN PER AJ LINDSEY CONSTRUCTION PLANS
ITEM 11b:	811 REQUEST MADE 03/15/2022 TO 811, NO PRIVATE UTILITY COMPANIES MARKED UTILITY LINES
ITEM 13:	ADJOINING LANDOWNERS SHOWN
ITEM 16:	NO RECENT CONSTRUCTION OBSERVED
ITEM 17:	NO CHANGES TO STREET RIGHT-OF-WAYS KNOWN
ITEM 18:	ALL KNOWN EASEMENTS AFFECTING THE SUBJECT TRACT SHOWN
ITEM 19:	A COPY OF PROFESSIONAL LIABILITY INSURANCE IS AVAILABLE UPON REQUEST

ALTA/NSPS LAND TITLE SURVEY 1.48 ACRES

Costello
Engineering and Surveying
2107 CityWest Blvd., 3rd Floor
Houston, Texas 77042
(713) 783-7788 (713) 783-3580. Fax
TBPE FIRM REG. No. 282
TBPLS FIRM REG. No. 100486

LOCATED IN THE R.H. HUNTER SURVEY, A-206
FORT BEND COUNTY, TEXAS

JOB NO. : 2022-091-020	DATE: 04/06/2022	EXHIBIT NO. :09120MAP

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