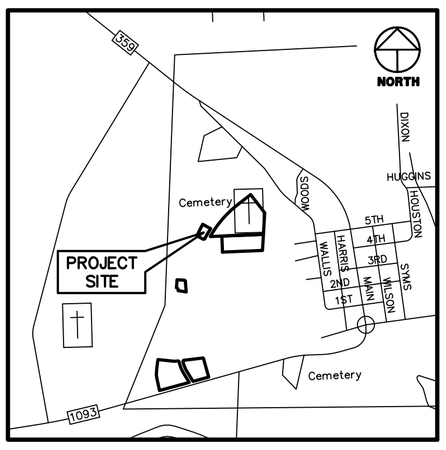


FORT BEND COUNTY, TEXAS

VICINITY MAP

SCALE: 1" = 2000'

NORTH

GRAPHIC SCALE: 1" = 100'

100 0 100 200 300 Feet

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 26°29'50" E	240.00'
L2	S 61°05'59" E	169.89'
L3	S 29°15'03" W	83.26'
L4	N 60°44'57" W	91.62'

CURVE CHART					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	2,035.00'	3°42'28"	131.69'	S 31°06'17" W	131.67'
C2	25.00'	90°00'00"	39.27'	S 74°15'03" W	35.36'
C3	780.00'	2°45'13"	37.49'	N 62°07'34" W	37.48'

DESCRIPTION

A TRACT OR PARCEL CONTAINING 0.8800 OF AN ACRE OR 38,331 SQUARE FEET OF LAND SITUATED IN THE CHURCHILL FULSHEAR LEAGUE, ABSTRACT NO. 29, FORT BEND COUNTY, TEXAS, BEING A PORTION OF A CALLED 86.191 ACRES DESCRIBED IN DEED TO POSITIVE DEVELOPMENTS LLC AS RECORDED UNDER FORT BEND COUNTY CLERK'S FILE (F.B.C.C.F) NO. 2020060 8019 AND A PORTION OF A RESIDUE OF A CALLED 44.512 ACRES DESCRIBED IN DEEDS TO GRANDES RICOS, LLC., F.B.C.C.F. NO. 2015091411, WITH SAID 0.8800 OF AN 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 (4204):

COMMENCING AT A CAPPED 5/8 INCH IRON ROD FOUND ON THE WEST LINE OF SAID 86.191 ACRES AND FOR THE SOUTHEAST CORNER OF POLO RANCH SECTION 8, A MAP OR PLAT THEREOF AS RECORDED UNDER PLAT NO. 20210130, FORT BEND COUNT PLAT RECORDS (F.B.C.P.R.) AND THE NORTHEAST CORNER OF LOU WATER PARKWAY (60 FEET RIGHT-OF-WAY(R.O.W.)), AS RECORDED UNDER F.B.C.C.F. NO. 2018074664;

THENCE, NORTH 04 DEG. 01 MIN. 13 SEC. EAST, WITH THE EAST LINE OF SAID POLO RANCH SECTION 8, A DISTANCE OF 786.74 FEET TO A POINT;

THENCE, SOUTH 85 DEG. 58 MIN. 47 SEC. EAST, OVER AND ACROSS SAID 86.191 ACRES, A DISTANCE OF 823.52 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE POINT OF BEGINNING AND SAME BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 26 DEG. 29 MIN. 50 SEC. EAST, CONTINUING OVER AND ACROSS SAID 86.191 ACRES AND OVER AND ACROSS SAID 44.512 ACRES, A DISTANCE OF 240.00 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 61 DEG. 05 MIN. 59 SEC. EAST, CONTINUING OVER AND ACROSS SAID 44.512 ACRES, A DISTANCE OF 169.89 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

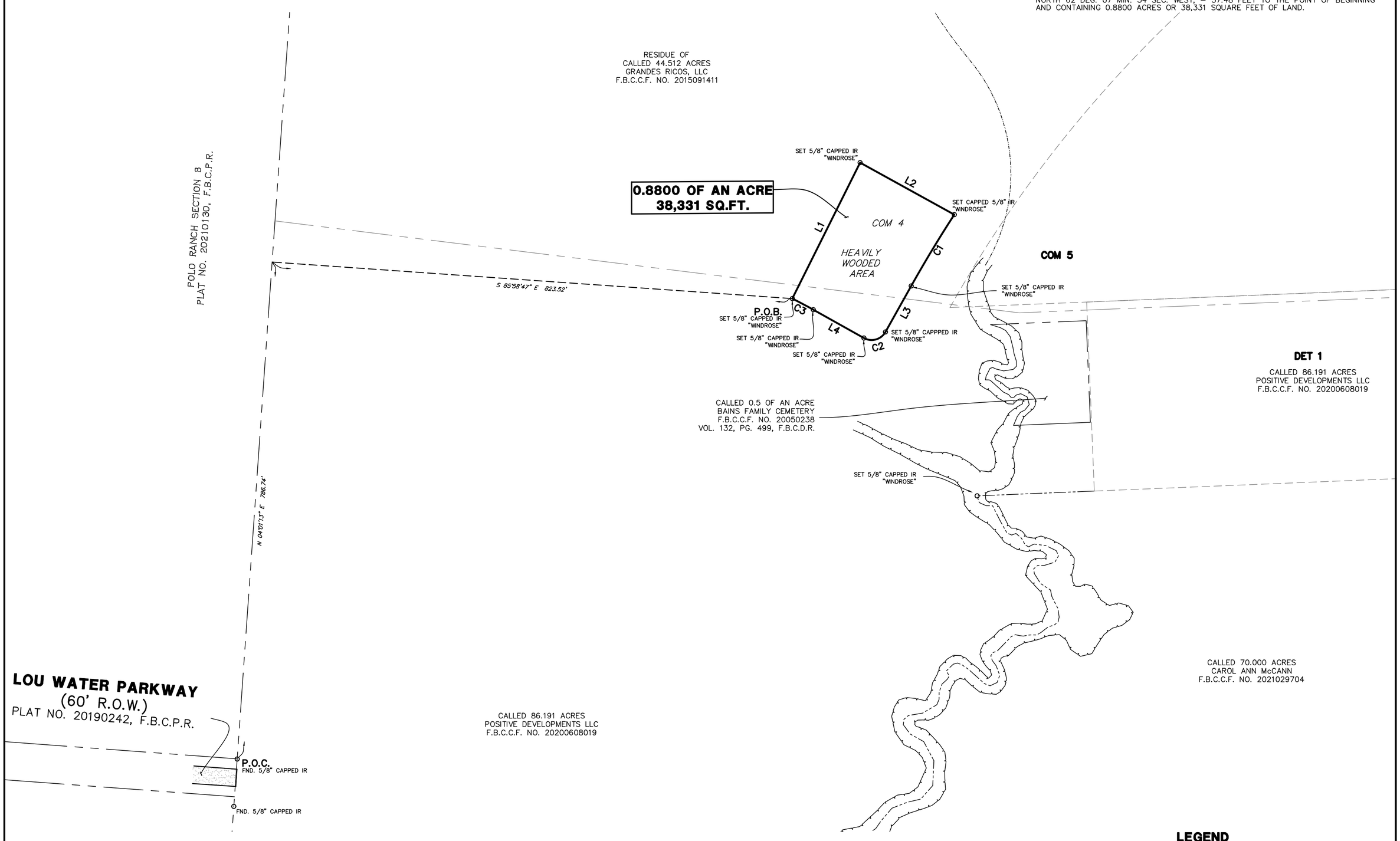
THENCE, CONTINUING OVER AND ACROSS SAID 44.512 ACRES, WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 2,035.00 FEET, A CENTRAL ANGLE OF 03 DEG. 42 MIN. 28 SEC., AN ARC LENGTH OF 131.69 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 31 DEG. 06 MIN. 17 SEC. WEST, - 131.67 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR A POINT OF TANGENCY;

THENCE, SOUTH 29 DEG. 15 MIN. 03 SEC. WEST, CONTINUING OVER AND ACROSS SAID 44.512 ACRES AND OVER AND ACROSS SAID 86.191 ACRES, A DISTANCE OF 83.26 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE MOST EASTERLY SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

THENCE, CONTINUING OVER AND ACROSS SAID 86.191 ACRES, WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90 DEG. 00 MIN. 00 SEC., AN ARC LENGTH OF 39.27 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 74 DEG. 15 MIN. 03 SEC. WEST, - 35.36 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR A POINT OF TANGENCY;

THENCE, NORTH 60 DEG. 44 MIN. 57 SEC. WEST, CONTIUNING OVER AND ACROSS SAID 86.191 ACRES, A DISTANCE OF 91.62 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

THENCE, CONTINUING OVER AND ACROSS SAID 86.191 ACRES, WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 780.00 FEET, A CENTRAL ANGLE OF 02 DEG. 45 MIN. 13 SEC., AN ARC LENGTH OF 37.49 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 62 DEG. 07 MIN. 34 SEC. WEST, - 37.48 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.8800 ACRES OR 38,331 SQUARE FEET OF LAND.



GENERAL NOTES

1. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITH INFORMATION CONTAINED IN TITLE COMMITMENT GF NO. 23-767006-MO OF FIRST NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE DATE OF APRIL 24, 2024, ISSUED DATE OF MAY 1, 2024, AND GF NO. 23-767004-MO OF FIRST NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE DATE OF APRIL 24, 2024, ISSUED DATE OF MAY 1, 2024, AND IS SUBJECT TO THE LIMITATIONS OF THOSE COMMITMENTS.
2. BEARINGS WERE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (4204). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING SCALE FACTOR: 0.999883961.
3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR FORT BEND COUNTY, TEXAS, MAP NO. 48157C0085M REVISED/DATED JANUARY 29, 2021, AND MAP NO. 48157C0095M REVISED/DATED JANUARY 29, 2021, 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. READILY VISIBLE IMPROVEMENTS AND UTILITIES WERE LOCATED WITH THIS SURVEY, NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED BY WINDROSE SURVEYING AND LAND SERVICES.
5. ENVIRONMENTAL AND DRAINAGE ISSUES ARE BEYOND THE SCOPE OF THIS SURVEY.
6. 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.
7. 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.

SCHEDULE 'B' NOTES (GF 23-767004-MO)

10i. DRAINAGE AND ACCESS EASEMENT GRANTED TO THRIVE CHURCH, RECORDED IN DOCUMENT NO. 2023096470. (AFFECTS SUBJECT TRACT)

SCHEDULE 'B' NOTES (GF 23-767006-MO)

10g. EASEMENT RIGHTS OF ALL PERSONS OF INGRESS AND EGRESS FOR THE PURPOSE OF VISITING THE DR. WHITAKER BAINES FAMILY CEMETERY, MAINTENANCE OR INTERMENT PURPOSES. SAID CEMETERY IS DESCRIBED IN DEED RECORDED IN VOLUME 132, PAGE 499 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS. (EAST OF UNION CHAPEL BRANCH)

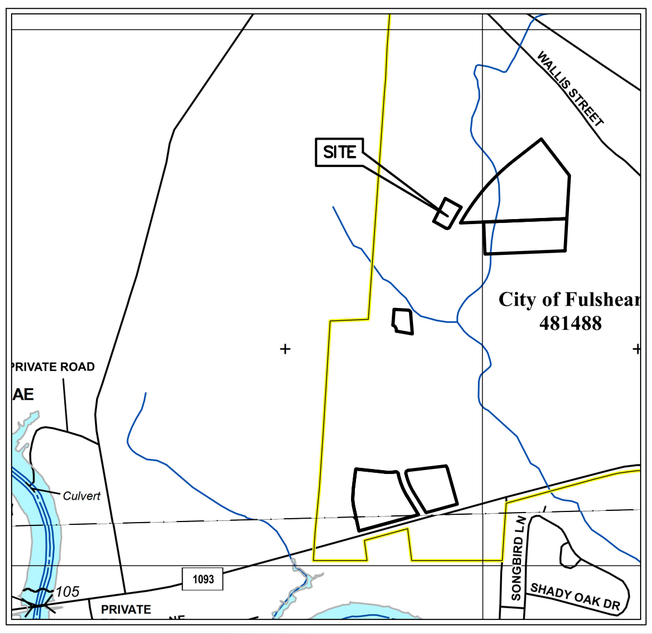
10h. A 15 FOOT WATER AND SANITARY SEWER EASEMENT GRANTED TO THE CITY OF FULSHEAR, RECORDED IN DOCUMENT NO. 2018040871, OFFICIAL PUBLIC RECORDS, FORT BEND COUNTY, TEXAS. (AFFECTS SUBJECT TRACT)

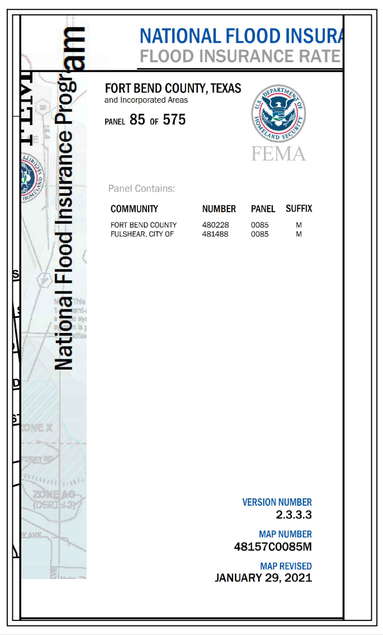
LEGEND

* 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
ICV	– IRRIGATION CONTROL VALVE	TG	– TOP OF GRATE
	– GRATE INLET	FL	– FLOW LINE
	– GRATE INLET	HB	– HIGHBANK
	– MANHOLE	SAN	– SANITARY SEWER
CO	– CLEANOUT	STM	– STORM SEWER
TP	– TELEPHONE PEDESTAL	CMP	– CORRUGATED METAL PIPE
EB	– ELECTRIC BOX	CPP	– CORRUGATED PLASTIC PIPE
TSB	– TRAFFIC SIGNAL BOX	RCP	– REINFORCED CONCRETE PIPE
LP	– LIGHT POLE	TEL	– TELEPHONE
TLP	– TRAFFIC LIGHT POLE	SWBT	– SOUTHWESTERN BELL TELEPHONE CO.
GL	– GROUND/SPOT LIGHT	WTR	– WATER
PP	– POWER POLE	UG	– UNDERGROUND
PP/T	– POWER POLE W/TRANSFORMER	FND	– FOUND
PP/LT	– POWER POLE W/LIGHT	F.B.C.C.F.	– FORT BEND COUNTY CLERK FILE
PP/CT	– POWER POLE W/CONDUIT	F.B.C.D.R.	– FORT BEND COUNTY DEED RECORDS
MP	– METER POLE	F.B.C.P.R.	– FORT BEND COUNTY PLAT RECORDS
SP	– SERVICE POLE	IP	– IRON PIPE
GA	– GUY ANCHOR	IR	– IRON ROD
P	– OVERHEAD POWER LINE	NO.	– NUMBER
	– BARBED WIRE FENCE	PG.	– PAGE
	– WROUGHT IRON FENCE	R.O.W.	– RIGHT-OF-WAY
	– WOOD FENCE	SQ. FT.	– SQUARE FEET
	– CHAINLINK FENCE	VOL.	– VOLUME
GP	– GATE POST	F.C.	– FILM CODE
(P)	– PER PLANS	B.L.	– BUILDING LINE
APPROX.	– APPROXIMATE	U.E.	– UTILITY EASEMENT
	– HIGHBANK		– TREE/SHRUB
	– SIGN		

FLOOD INFORMATION





SURVEYOR'S CERTIFICATION

TO: CENTURY LAND HOLDINGS OF TEXAS, LLC
POSITIVE DEVELOPMENTS LLC
GRANDES RICOS, 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 SURVEY, TO THE BEST OF MY KNOWLEDGE.

STATE OF TEXAS REGISTERED LUCAS G. DAVIS 6599 PROFESSIONAL LAND SURVEYOR

LUCAS G. DAVIS
Registered Professional Land Surveyor
Texas Registration No. 6599

06-13-2024
DATE

REVISIONS

DATE	REASON	BY

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 SURVEY OF
0.8800 OF AN ACRE/ 38,331 SQ. FT.
SITUATED IN THE
CHURCHILL FULSHEAR LEAGUE
ABSTRACT NO. 29
FORT BEND COUNTY, TEXAS

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FIELDED BY: ZW	CHECKED BY: CL	JOB NO. 56960-COM1
DRAWN BY: AO	DATE: MAY 2024	SHEET NO. 1 OF 2