

THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY. EFFECTIVE DATE: OCTOBER 14, 2021; G.F. NO. 1003-350519-RTT; ISSUED: OCTOBER 28, 2021. THE SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY BEYOND THE TITLE COMMITMENT LISTED HEREON.

EXCEPTIONS FROM SCHEDULE B:

10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS (WE MUST INSERT MATTERS OR DELETE THIS EXCEPTION):
 - o BUILDING SETBACK LINE 40 FEET IN WIDTH ALONG THE SOUTHERLY PROPERTY LINE(S) AS SET OUT IN INSTRUMENT RECORDED NOVEMBER 28, 1989 IN VOLUME 2170, PAGE 2327, OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS. **DOES NOT AFFECT SUBJECT PROPERTY.**
 - b) EASEMENT: PURPOSE: SCENIC EASEMENT
 - RECORDED: NOVEMBER 28, 1989 IN VOLUME 2170, PAGE 2327, OF THE OFFICIAL PUBLIC RECORDS, OF FORT BEND COUNTY, TEXAS. **DOES NOT AFFECT SUBJECT PROPERTY.**
 - c) TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN AGREEMENT:
 - RECORDED: OCTOBER 01, 2001, COUNTY CLERK'S FILE NO. 2001092681, OFFICIAL PUBLIC RECORDS, FORT BEND COUNTY, TEXAS. TYPE: RIGHT-OF-WAY AGREEMENT. **DOES NOT AFFECT SUBJECT PROPERTY.**
 - d) MINERAL AND/OR ROYALTY INTEREST: RECORDED IN VOLUME 178, PAGE 208, OF THE DEED RECORDS, OF FORT BEND COUNTY, TEXAS. TITLE TO SAID INTEREST HAS NOT BEEN INVESTIGATED SUBSEQUENT TO THE DATE OF THE AFORESAID INSTRUMENT. **NOT A SURVEY ISSUE.**
 - e) MINERAL AND/OR ROYALTY INTEREST: RECORDED IN VOLUME 202, PAGE 533, OF THE DEED RECORDS, OF FORT BEND COUNTY, TEXAS. TITLE TO SAID INTEREST HAS NOT BEEN INVESTIGATED SUBSEQUENT TO THE DATE OF THE AFORESAID INSTRUMENT. **NOT A SURVEY ISSUE.**
 - f) MINERAL AND/OR ROYALTY INTEREST: RECORDED IN VOLUME 213, PAGE 206, OF THE DEED RECORDS, OF FORT BEND COUNTY, TEXAS. TITLE TO SAID INTEREST HAS NOT BEEN INVESTIGATED SUBSEQUENT TO THE DATE OF THE AFORESAID INSTRUMENT. **NOT A SURVEY ISSUE.**
 - g) MINERAL AND/OR ROYALTY INTEREST: RECORDED IN VOLUME 213, PAGE 220, OF THE DEED RECORDS, OF FORT BEND COUNTY, TEXAS. TITLE TO SAID INTEREST HAS NOT BEEN INVESTIGATED SUBSEQUENT TO THE DATE OF THE AFORESAID INSTRUMENT. **NOT A SURVEY ISSUE.**
 - h) MINERAL AND/OR ROYALTY INTEREST: RECORDED IN VOLUME 834, PAGE 796, OF THE DEED RECORDS, AS AMENDED BY INSTRUMENT RECORDED IN VOLUME 1127, PAGE 845, OF THE OFFICIAL PUBLIC RECORDS, OF FORT BEND COUNTY, TEXAS. TITLE TO SAID INTEREST HAS NOT BEEN INVESTIGATED SUBSEQUENT TO THE DATE OF THE AFORESAID INSTRUMENT. **NOT A SURVEY ISSUE.**
 - i) WAIVER OF SURFACE RIGHTS EXECUTED IN INSTRUMENT RECORDED IN APRIL 03, 1998 UNDER COUNTY CLERK'S FILE NO. 9823780, OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS. **NOT A SURVEY ISSUE.**
 - j) OIL, GAS AND MINERAL LEASE, AND ALL TERMS, CONDITIONS AND STIPULATIONS THEREIN:
 - RECORDED: MARCH 17, 1998 IN COUNTY CLERK'S FILE NO. 9818507, OF THE OFFICIAL PUBLIC RECORDS, FORT BEND COUNTY, TEXAS. TITLE TO SAID INTEREST HAS NOT BEEN INVESTIGATED SUBSEQUENT TO THE DATE OF THE AFORESAID INSTRUMENT.
 - THE SAID OIL, GAS AND MINERAL LEASE BEING PARTIALLY ASSIGNED IN INSTRUMENT(S) RECORDED IN MAY 12, 1998 UNDER COUNTY CLERK'S FILE NO. 9835006, OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS. **NOT A SURVEY ISSUE.**
 - k) UTILITY EASEMENT WITH AN UNBLOCKED AERIAL EASEMENT 7 FEET IN WIDTH FROM A PLANE 16 FEET ABOVE THE GROUND UPWARD, ALONG THE NORTHERLY PROPERTY LINES, AS RECORDED UNDER FEBRUARY 08, 1984 IN VOLUME 1376, PAGE 438 AND CORRECTION RECORDED SEPTEMBER 25, 1984 IN VOLUME 1528, PAGE 124, BOTH OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS. **DOES NOT AFFECT SUBJECT PROPERTY.**
 - l) EASEMENT AS SHOWN ON THE RECORDED IN PLAT NO. 20130200, AND DEDICATION: PURPOSE: DRAINAGE EASEMENT. LOCATION: 20' ON EACH SIDE OF THE CENTER LINE OF ALL GULLIES, RAVINES AND OTHER NATURAL DRAINAGE COURSES ON THE HEREIN DESCRIBED PROPERTY. **DOES NOT AFFECT SUBJECT PROPERTY.**
 - m) A 25-FOOT BUILDING SETBACK LINE ALONG THE EAST PROPERTY LINE AS SET FORTH ON THE RECORDED IN PLAT NO. 20130200, AND DEDICATION. **AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON.**
 - n) A 50-FOOT BUILDING SETBACK LINE ALONG THE SOUTH PROPERTY LINE AS SET FORTH ON THE RECORDED IN PLAT NO. 20130200, AND DEDICATION. **AFFECTS SUBJECT PROPERTY. PLOTTED AS 25-FOOT SETBACK SEE ITEM 10t.**
 - o) EASEMENT AS SHOWN ON THE RECORDED IN PLAT NO. 20130200, AND DEDICATION: PURPOSE: 25' SANITARY SEWER EASEMENT. LOCATION: ALONG THE SOUTH PROPERTY LINE. **AFFECTS SUBJECT PROPERTY AND IS SHOWN HEREON.**
 - p) ONE FOOT (1') RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE PUBLIC STREET AND THE ADJACENT RESERVE, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT RESERVE IS REPLATTED AND APPROVED BY THE COMMISSION THE ONE FOOT (1') RESERVE SHALL AUTOMATICALLY BE VACATED AND THE FEES, TITLE, THERETO, SHALL REVERT TO AND REST IN THE DEDICATOR AS IN NOTE SECTION 17 OF THE PLAT NO. 20130200, OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS. **DOES NOT AFFECT SUBJECT PROPERTY AS NOT CURRENTLY RELEVANT. NO SIDEWALKS EXIST.**
 - q) TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN AGREEMENT RECORDED NOVEMBER 30, 2007, UNDER COUNTY CLERK'S FILE NO. 2007145838, OFFICIAL PUBLIC RECORDS, FORT BEND COUNTY, TEXAS. TYPE: WAIVER AGREEMENT. **NOT A SURVEY ISSUE.**
 - s) EASEMENT: TO FORT BEND MUNICIPAL UTILITY DISTRICT NO. 34, OF FORT BEND COUNTY, TEXAS. RECORDED APRIL 30, 2014 IN COUNTY CLERK'S FILE NO. 2014042452, OF THE OFFICIAL PUBLIC RECORDS, OF FORT BEND COUNTY, TEXAS. PURPOSE: WATER LINE EASEMENT. **AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON.**
 - t) ORDER AUTHORIZING GRANT OF VARIANCE FILED OF RECORD ON SEPTEMBER 09, 2015 IN COUNTY CLERK'S FILE NO. 2015102871, OF THE OFFICIAL PUBLIC RECORDS, OF FORT BEND COUNTY, TEXAS. AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON. **(SEE ITEM 10n)**
 - u) INCLUSION WITHIN FORT BEND DRAINAGE. **NOT A SURVEY ISSUE.**
 - v) INCLUSION WITHIN FORT BEND MUNICIPAL UTILITY DISTRICT NO. 34. **NOT A SURVEY ISSUE.**
 - w) SUBJECT PROPERTY ABUTS A NON-ACCESS OR A LIMITED-ACCESS ROAD, HIGHWAY OR FREEWAY. THIS COMPANY DOES NOT INSURE THE RIGHT OF INGRESS AND EGRESS TO AND FROM SAID ROAD, HIGHWAY OR FREEWAY, AND ASSUMES NO LIABILITY IN CONNECTION THEREWITH. **NOT A SURVEY ISSUE.**
 - x) ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED SCHEDULE B OR NOT, THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED. **NOT A SURVEY ISSUE.**
 - y) ALL ENCUMBRANCES, VIOLATIONS, VARIATIONS, OR ADVERSE CIRCUMSTANCES AFFECTING TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND, INCLUDING, WITHOUT LIMITATION, ALL VISIBLE AND APPARENT EASEMENTS OR USES AND ALL UNDERGROUND EASEMENTS OR USES, THE EXISTENCE OF WHICH MAY ARISE BY UNRECORDED GRANT OR BY USE. (MAY BE AMENDED OR DELETED UPON APPROVAL OF SURVEY.) **AFFECTS SUBJECT PROPERTY BUT IS BLANKET IN NATURE AND IS PLOTTED AND SHOWN HEREON WHERE APPLICABLE.**
 - z) RIGHTS, IF ANY, OF THIRD PARTIES WITH RESPECT TO ANY PORTION OF THE SUBJECT PROPERTY LYING WITHIN THE BOUNDARIES OF A PUBLIC OR PRIVATE ROAD. (MAY BE AMENDED OR DELETED UPON APPROVAL OF SURVEY.) **NOT A SURVEY ISSUE.**
 - aa) RIGHTS OF PARTIES IN POSSESSION AND RIGHTS OF TENANTS UNDER ANY UNRECORDED LEASES OR RENTAL AGREEMENTS. (MAY BE AMENDED OR DELETED UPON EXECUTION OF SATISFACTORY AFFIDAVIT WITH RESPECT TO PARTIES IN POSSESSION AND TENANTS AT CLOSING.) **NOT A SURVEY ISSUE.**

SURVEYORS NOTES REGARDING ALTA/NSPS TABLE A

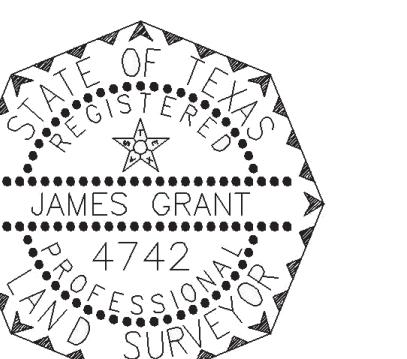
- ITEM 1. ALL MONUMENTS ARE SHOWN 10.
- ITEM 2. THE ADDRESS OF THE SUBJECT PROPERTY 23804 FARM TO MARKET ROAD 1093, KATY, TEXAS, 77494.
- ITEM 3. HE PROPERTY SHOWN HEREON LIES WITHIN UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER THE FLOOD INSURANCE RATE MAP FOR KATY, FORT BEND COUNTY, TEXAS, MAP NUMBER 48157C0110L, DATED APRIL 02, 2014. THIS FLOOD ZONE IDENTIFICATION IS THIS SURVEYOR'S INTERPRETATION, WHICH MAY OR MAY NOT AGREE WITH THE INTERPRETATIONS OF FEMA OR STATE OR LOCAL OFFICIALS, AND WHICH MAY NOT AGREE WITH THE TRACT'S ACTUAL CONDITIONS. MORE INFORMATION CONCERNING FEMA'S SPECIAL FLOOD HAZARD AREAS AND ZONES MAY BE FOUND AT [HTTP://WWW.FEMA.GOV/INDEX.SHTM](http://www.fema.gov/index.shtm)
- ITEM 4. THE PROPERTY HAS BEEN DETERMINED TO CONTAIN 1.500 ACRES (65,331 SQUARE FEET) OF LAND
- ITEM 5. THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1988 REFERENCED TO NATIONAL GEODETIC SURVEY BENCHMARK AW5411 HAVING AN ELEVATION OF 136.37 FEET.
- ITEM 6 (A)(B). NO ZONING REPORT WAS PROVIDED TO THE SURVEYOR. THESE ITEMS COULD NOT BE ADDRESSED.
- ITEM 7 (A)(B)(C). NO BUILDINGS WERE FOUND TO EXIST ON THE SUBJECT PROPERTY.
- ITEM 8. THESE ITEMS HAVE BEEN ADDRESSED AND SHOWN HEREON
- ITEM 9. NO PARKING SPACES WERE OBSERVED ON THE SUBJECT PROPERTY
- ITEM 10. THIS ITEM DOES NOT APPLY TO THE SUBJECT PROPERTY
- ITEM 11. THIS ITEM HAS BEEN ADDRESS AND SHOWN HEREON.
- ITEM 12. THIS ITEM DOES NOT APPLY TO THE SUBJECT PROPERTY
- ITEM 13. GRAND FOUNTAIN APARTS TCI, LLC ARE THE OWNERS OF THE ADJACENT PROPERTY HERE.
- ITEM 14. THE PROPERTY ADJOINS GASTON ROAD (120'-FOOT RIGHT-OF-WAY IS OF RECORD).
- ITEM 15. THE IMAGERY SHOWN HEREON WAS DERIVED FROM GOOGLE EARTH.
- ITEM 16. NO EVIDENCE OF RECENT EARTH MOVING WORK WAS OBSERVED ON THE SUBJECT PROPERTY.
- ITEM 17. NO EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES WAS PROVIDED. NO EVIDENCE OF RECENT STREET OF SIDEWALK CONSTRUCTION OR REPAIRS WAS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- ITEM 18. APPURTENANT EASEMENTS HAVE BEEN PLOTTED HEREON.

SURVEYOR NOTES:

1. ALL COORDINATES, BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011 ADJUSTMENT), SOUTH CENTRAL ZONE (4204), U.S. SURVEY FEET BASED ON GPS OBSERVATIONS MADE BY TABLEROCK SURVEY, LLC.
2. © 2021 TABLEROCK SURVEY, LLC. ALL RIGHTS RESERVED.
3. SURVEY IS VALID ONLY IF IT HAS AN ORIGINAL SIGNATURE OF THE REGISTERED PROFESSIONAL LAND SURVEYOR ON IT. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THIS SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS UNLESS APPROVED IN WRITING BY TABLEROCK SURVEY, LLC.

To: PINE FOREST CAPITAL, LLC, A TEXAS LIMITED LIABILITY COMPANY

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by in 2021 by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6a, 6b, 7a, 7b, 7b1, 7b2, 7c, 8, 9, 10, 11a, 11b, 12, 13, 14, 15, 16, 17, 18, 19 and 20 of Table A thereof. The field work for this survey was completed on October 11, 2021.



JAMES GRANT, TEXAS R.P.L.S. NUMBER 4742

NSPS/ALTA LAND TITLE SURVEY OF:	
23804 FM 1093, KATY, TX 77494	
FORT BEND COUNTY, TEXAS	
DATE: 11/17/2021	CHK: EPG
DRW: CDR	APR: JG