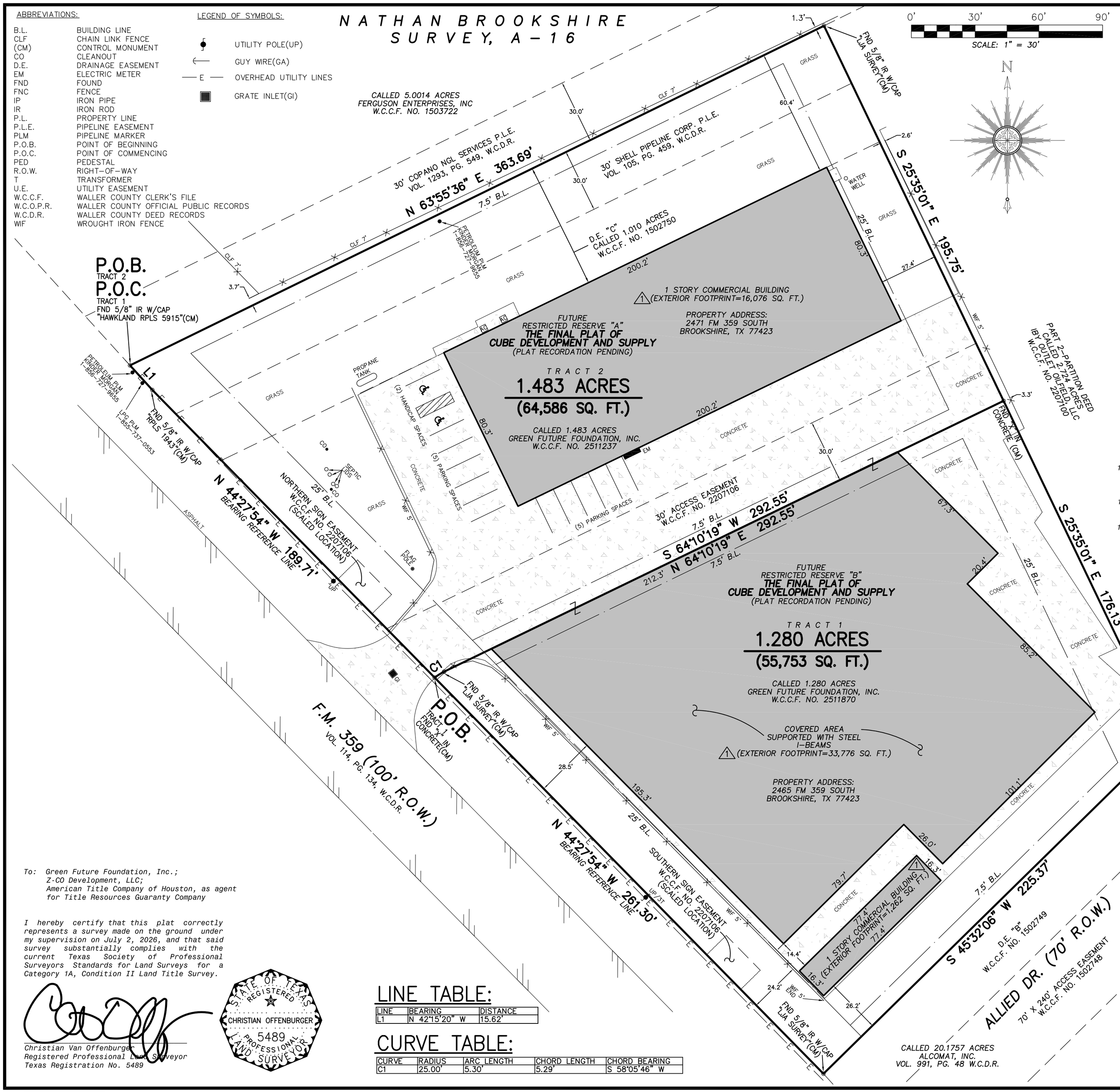
ABBREVIATIONS:

B.L.	BUILDING LINE
CLF	CHAIN LINK FENCE
(CM)	CONTROL MONUMENT
CO	CLEANOUT
D.E.	DRAINAGE EASEMENT
EM	ELECTRIC METER
FND	FOUND
FNC	FENCE
IP	IRON PIPE
IR	IRON ROD
P.L.	PROPERTY LINE
P.L.E.	PIPELINE EASEMENT
PLM	PIPELINE MARKER
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
PED	PEDESTAL
R.O.W.	RIGHT-OF-WAY
T	TRANSFORMER
U.E.	UTILITY EASEMENT
W.C.C.F.	WALLER COUNTY CLERK'S FILE
W.C.O.P.R.	WALLER COUNTY OFFICIAL PUBLIC RECORDS
W.C.D.R.	WALLER COUNTY DEED RECORDS
WIF	WROUGHT IRON FENCE

LEGEND OF SYMBOLS:

- UTILITY POLE(UP)
- GUY WIRE(GA)
- OVERHEAD UTILITY LINES
- GRATE INLET(GI)



NOTES:

1.) This survey reflects boundary and easement information as per a commitment for title insurance issued by Title Resources Guaranty Company, G.F. Number 3055926-01359, dated June 21, 2026; no additional research regarding the existence of easements or restrictions of record has been performed by Boundary One, L.L.C.

2.) This survey is being provided solely for the use of the current parties and no license has been created, express or implied, to copy the survey except as is necessary in conjunction with the original transaction, which shall take place within 6 months from the date on said survey.

3.) This tract lies in Zone "X" (unshaded), designated as "Areas determined to be outside the 0.2% (500-year) annual chance flood", as per National Flood Insurance Program FIRM Community Panel Number 480640-0350-E, latest available published revision dated February 18, 2009. This flood statement does not imply that the subject tracts and/or the improvements built thereon will be free from and/or affected by flooding damage. The flood hazard area is subject to change as detailed studies occur and/or as watershed or channel conditions change.

4.) The Electric Easement granted to Centerpoint Energy Houston as described by deed recorded in Vol. 1058, Pg. 764, W.C.D.R. is not plottable upon the subject tract.

5.) As per title commitment, this tract is subject to that certain Detention Pond Maintenance Agreement as described by deed recorded in Vol. 1436, Pg. 287, W.C.D.R.

6.) As per title commitment, this tract is subject to that certain Cross Reciprocal D.E. and Access Agreement as described by deeds recorded in Vol. 1436, Pg. 268, W.C.D.R. and under W.C.C.F. No. 1502749.

7.) As per title commitment, this tract is subject to that certain Access Easement Agreement as described by deed recorded under W.C.C.F. No. 1502748.

8.) Underground utilities were not located during the course of this survey. The utility appurtenances shown hereon include those visible at the time of the survey and are for general locative purposes only. In providing this boundary survey, no attempt has been made to obtain or show data concerning the existence, size, depth, condition, capacity or location of any utility existing on or adjacent to the site, whether private, municipal or public owned.

9.) The bearings and coordinates as shown hereon are grid and based upon the Texas State Plane Coordinate System, South Central Zone Number 4204, US Survey Feet, NAD83, WGS84.

10.) Surface or subsurface faulting, hazardous waste, research of plugged wells, wetland designations or other environmental issues have not been addressed within the scope of this survey.

11.) Future development of this tract is subject to the platting and building ordinances of Waller County Engineering Department.

12.) There exists a second part to this survey, being a Metes and Bounds description of Tract 1 and Tract 2.

REV.NO.	DESCRIPTION	DATE	APP.
1	REMOVE 25' D.E. AND ADD BUILDING SQ. FT.	7/10/26	

To: Green Future Foundation, Inc.;
Z-CO Development, LLC;
American Title Company of Houston, as agent for Title Resources Guaranty Company

I hereby certify that this plat correctly represents a survey made on the ground under my supervision on July 2, 2026, and that said survey substantially complies with the current Texas Society of Professional Surveyors Standards for Land Surveys for a Category 1A, Condition II Land Title Survey.

Christian Van Offenburger
Registered Professional Land Surveyor
Texas Registration No. 5489

STATE OF TEXAS REGISTERED CHRISTIAN OFFENBURGER 5489 PROFESSIONAL LAND SURVEYOR

LINE TABLE:

LINE	BEARING	DISTANCE
L1	N 42°15'20" W	15.62'

CURVE TABLE:

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	25.00'	5.30'	5.29'	S 58°05'46" W

A LAND TITLE SURVEY OF 2.763 ACRES OF LAND BEING ALL OF FUTURE RESTRICTED RESERVES "A" AND "B" FINAL PLAT-CUBE DEVELOPMENT AND SUPPLY WALLER COUNTY, TEXAS

boundary one
professional surveyors
T.B.P.E.L.S. Firm No. 10084800
150 W. Shadowbend Ave., Suite 300
Friendswood, TX 77546
Office (281) 648-3131 / www.boundaryone.com

SURVEYED FOR:
AMERICAN TITLE COMPANY OF HOUSTON
800 BONAVENTURE WAY
SUITE 113
SUGAR LAND, TX 77479
(832) 500-4141

TITLE CO:	AMERICAN TITLE
GF NO:	FAH25005013
PURCHASER:	Z-CO DEVELOPMENT
JOB NO:	1851-2522
DATE:	7/02/26
DRAWN BY:	CW/ATS
CHECKED BY:	CVO
SCALE:	1" = 30'