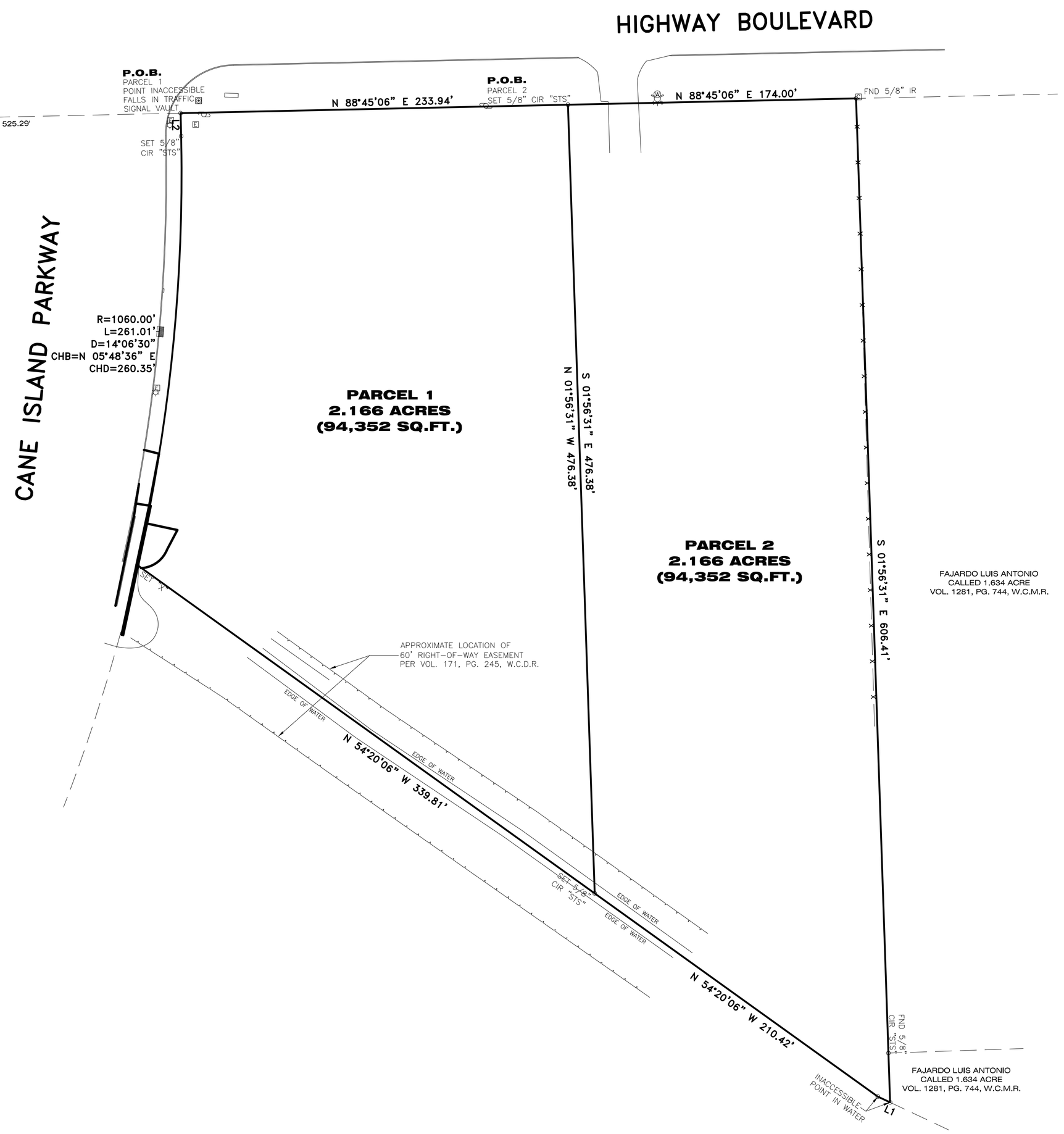
GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

LINE TABLE		
L#	BEARING	DISTANCE
L1	N 64°50'22" W	8.19'
L2	N 01°14'38" W	13.87'



LEGEND:

AE – AERIAL EASEMENT
BL – BUILDING LINE
BLDG – BUILDING
ESMT – EASEMENT
FND – FOUND
HL&P – HOUSTON LIGHTING & POWER
IP – IRON PIPE
IR – IRON ROD
CIR – CAPPED IRON ROD
"STS" – STAMPED SOUTH TEXAS SURVEYING
WCCF – WALLER COUNTY CLERKS FILE
WCDR – WALLER COUNTY DEED RECORDS
WCMR – WALLER COUNTY MAP RECORDS
POB – POINT OF BEGINNING
POC – POINT OF COMMENCING
PS – PARKING SPACES
ROW – RIGHT OF WAY
SQ. FT. – SQUARE FEET
UE – UTILITY EASEMENT
—x— BARBED WIRE FENCE
—o— CHAIN LINK FENCE
CONCRETE
COVERED CONCRETE
—E— OVERHEAD ELECTRIC LINES
WOOD FENCE
WROUGHT IRON FENCE
GUY WIRE
– CATCH BASIN
– CABLE BOX
– ELECTRIC BOX
– ELECTRIC MH
– FIRE HYDRANT
– FIBER OPTIC MARKER
– FLAG POLE
– GAS METER
– GAS VALVE
– CURB INLET
– LIGHT POLE
– MANHOLE
– MONITORING WELL
– PIPELINE MARKER
– POWER POLE
– SERVICE POLE
– SANITARY MANHOLE
– STORM MANHOLE
– TELEPHONE PEDESTAL
– TRANSFORMER
– TRAFFIC SIGNAL BOX
– TRAFFIC SIGNAL POLE
– UNDERGROUND CABLE MARKER
– WATER WELL
– WATER METER
– WATER VALVE
– BENCHMARK

NOTES:

1. ALL BEARINGS ARE BASED ON THE RECORDED DEED WITH A BEARING OF N 88°45'06" E, ALONG THE SOUTH R.O.W. LINE OF HIGHWAY BLVD.
2. SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY. SURVEY AS SHOWN AND LEGAL DESCRIPTION AS PER AN ON THE GROUND SURVEY. EASEMENTS, BUILDING LINES, ETC., SHOWN ARE AS IDENTIFIED BY GF NO. 204896-H OF FIRST NATIONAL TILTE INSURANCE COMPANY. EFFECTIVE DATE: JULY 15, 2021.
3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
4. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
5. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
6. THE FINDINGS AND OPINIONS OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. REFLECTED HEREON ARE PRIVILEGED, CONFIDENTIAL AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY FOR WHOM THIS WORK WAS PREPARED, IT IS UNDERSTOOD THAT THE USE OF, RELIANCE ON, OR REPRODUCTION OF SAME, IN WHOLE OR IN PART, BY OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. IS PROHIBITED AND WITHOUT WARRANTY, EXPRESS OR IMPLIED. SOUTH TEXAS SURVEYING ASSOCIATES, INC. SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, RELIANCE OR REPRODUCTION. COPYRIGHT 2021. ALL RIGHTS RESERVED.

FLOOD NOTE:

PROPERTY LIES WITHIN FLOOD ZONE AE, ACCORDING TO F.I.R.M. MAP NO. 48473C 0375B, DATE 02-18-2009, BY GRAPHING PLOTTING ONLY, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.
BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED. SAID ENTITIES MAY IMPOSE LARGER FLOOD PLAIN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.

SURVEYOR'S CERTIFICATION

TO: FIRST NATIONAL TITLE INSURANCE COMPANY
ALLEGIANCE BANK, AND EACH SUCCESSOR IN OWNERSHIP OF THE INDEBTEDNESS SECURED BY THE INSURED MORTGAGE
K.G.N. FRANZ, INC., A TEXAS CORPORATION

I, hereby certify that this survey was made on the ground and completed on this 30th day of JULY 2021 and that this plat correctly represents the facts found at the time of survey showing any improvements. There are no encroachments apparent on the ground, except as shown. This survey substantially complies with the current Texas Society of Professional Surveyors' Standards and Specifications for Category 1A, Condition II Survey. This survey is certified for boundary only and for this transaction only. Surveyor did not abstract property. Easements, building lines, etc., shown are as identified by:

GF 204896-H of FIRST NATIONAL TITLE INSURANCE COMPANY

Fred W. Lawton, Registered Professional Land Surveyor No. 2321

STATE OF TEXAS REGISTERED FRED W. LAWTON 2321 PROFESSIONAL LAND SURVEYOR

LEGAL DESCRIPTION
PARCEL 1

FIELD NOTES FOR A 2.1660 ACRES OUT OF 4.3320 ACRE TRACT OF LAND IN THE P.M. CUNY SURVEY, ABSTRACT 355, AND THE THOMAS CRESOP SURVEY, ABSTRACT 405, CITY OF KATY, WALLER COUNTY, TEXAS, BEING OUT OF AND A PART OF THAT CERTAIN CALLED 5.6687 ACRE TRACT RECORDED IN VOLUME 478, PAGE 631, DEED RECORDS, WALLER COUNTY, TEXAS SAID 4.332 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (ALL BEARINGS ARE BASED ON THE RECORDED DEED WITH A BEARING OF NORTH 88 DEGREES 45 MINUTES 06 SECONDS EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF HIGHWAY BOULEVARD)

COMMENCING AT A POINT IN THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 90 (100- FEET WIDE) FOR THE UPPER NORTHEAST CORNER OF THAT CERTAIN CALLED 136.8 ACRE TRACT (TRACT ONE) RECORDED IN VOLUME 1144, PAGE 789, OFFICIAL RECORDS, WALLER COUNTY, TEXAS, SAME BEING THE NORTHWEST CORNER OF AN ADJOINING CALLED 1.924 ACRE TRACT IN DEED TO THE CITY OF KATY RECORDED IN VOLUME 0727, PAGE 844, OFFICIAL RECORDS, WALLER COUNTY, TEXAS;

THENCE NORTH 88 DEGREES 45 MINUTES 06 SECONDS EAST, ALONG THE NORTH LINE OF SAID ADJOINING CALLED 1.924 ACRE TRACT, SAME BEING THE SOUTH RIGHT-OF-WAY LINE OF U. S. HIGHWAY 90, AT 195.06 FEET PASS A POINT IN THE CENTERLINE OF SNAKE CREEK FOR THE NORTHWEST CORNER OF SAID CALLED 5.6687 ACRE TRACT, SAME BEING THE UPPER NORTHEAST CORNER OF SAID ADJOINING CALLED 1.924 ACRE TRACT, AND CONTINUING FOR A TOTAL DISTANCE OF 525.29 FEET TO A POINT ON SAID LINE FOR THE NORTHWEST CORNER AND PLACE OF BEGINNING OF THE HEREIN DESCRIBED TRACT, SAME BEING THE NORTHEAST CORNER OF AN ADJOINING CALLED 0.650 ACRE TRACT IN DEED TO THE CITY OF KATY RECORDED IN VOLUME 0800, PAGE 344, OFFICIAL RECORDS, WALLER COUNTY, TEXAS AND THE NORTHWEST CORNER OF THE 4.3320 ACRE TRACT;

THENCE NORTH 88 DEGREES 45 MINUTES 06 SECONDS EAST, ALONG THE NORTH LINE OF THE HEREIN DESCRIBED TRACT, SAME BEING THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 90, A DISTANCE OF 233.94 FEET TO A 5/8 INCH IRON ROD SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 01 DEGREE 56 MINUTES 31 SECONDS EAST, ACROSS THE 4.3320 ACRE TRACT ALONG THE EAST LINE OF THE HEREIN DESCRIBED TRACT, FOR A DISTANCE OF 476.38 FEET TO A POINT IN THE CENTERLINE OF SNAKE CREEK FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND BEING IN A NORTHEASTERLY LINE OF AN ADJOINING CALLED 135.5 ACRE TRACT (TRACT TWO) RECORDED UNDER COUNTY CLERK'S FILE NUMBER 2008102246, OFFICIAL PUBLIC RECORDS, FORT BEND COUNTY, TEXAS;

THENCE ALONG THE CENTERLINE OF SNAKE CREEK, NORTH 54 DEGREES 20 MINUTES 06 SECONDS WEST, A DISTANCE OF 339.81 FEET TO A SET "X" CUT IN CONCRETE FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING A NORTH CORNER OF SAID ADJOINING CALLED 135.5 ACRE TRACT, THE EAST CORNER OF AN ADJOINING CALLED 8.429 ACRE TRACT RECORDED IN VOLUME 0727, PAGE 840, OFFICIAL RECORDS, WALLER COUNTY, TEXAS, AND THE SOUTHEAST CORNER OF THE AFOREMENTIONED ADJOINING CALLED 0.650 ACRE TRACT, SAID POINT ALSO BEING IN A CURVE TO THE LEFT;

THENCE ALONG SAID CURVE TO THE LEFT, BEING THE COMMON LINE OF THE HEREIN DESCRIBED TRACT AND SAID ADJOINING CALLED 0.650 ACRE TRACT, HAVING A CENTRAL ANGLE OF 14 DEGREES 06 MINUTES 30 SECONDS, A RADIUS OF 1 ,060.00 FEET, AN ARC LENGTH OF 261.01 FEET, AND A CHORD BEARING NORTH 05 DEGREES 48 MINUTES 36 SECONDS EAST, 260.35 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING SET AT THE END OF SAID CURVE;

THENCE NORTH 01 DEGREE 14 MINUTES 38 SECONDS WEST, CONTINUING ALONG SAID COMMON LINE, A DISTANCE OF 13.87 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2.1660 ACRES OF LAND.

PARCEL 2

FIELD NOTES FOR A 2.1660 ACRES OUT OF 4.3320 ACRE TRACT OF LAND IN THE P.M. CUNY SURVEY, ABSTRACT 355, AND THE THOMAS CRESOP SURVEY, ABSTRACT 405, CITY OF KATY, WALLER COUNTY, TEXAS, BEING OUT OF AND A PART OF THAT CERTAIN CALLED 5.6687 ACRE TRACT RECORDED IN VOLUME 478, PAGE 631, DEED RECORDS, WALLER COUNTY, TEXAS SAID 4.332 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (ALL BEARINGS ARE BASED ON THE RECORDED DEED WITH A BEARING OF NORTH 88 DEGREES 45 MINUTES 06 SECONDS EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF HIGHWAY BOULEVARD)

COMMENCING AT A POINT IN THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 90 (100- FEET WIDE) FOR THE UPPER NORTHEAST CORNER OF THAT CERTAIN CALLED 136.8 ACRE TRACT (TRACT ONE) RECORDED IN VOLUME 1144, PAGE 789, OFFICIAL RECORDS, WALLER COUNTY, TEXAS, SAME BEING THE NORTHWEST CORNER OF AN ADJOINING CALLED 1.924 ACRE TRACT IN DEED TO THE CITY OF KATY RECORDED IN VOLUME 0727, PAGE 844, OFFICIAL RECORDS, WALLER COUNTY, TEXAS;

THENCE NORTH 88 DEGREES 45 MINUTES 06 SECONDS EAST, ALONG THE NORTH LINE OF SAID ADJOINING CALLED 1.924 ACRE TRACT, SAME BEING THE SOUTH RIGHT-OF-WAY LINE OF U. S. HIGHWAY 90, AT 195.06 FEET PASS A POINT IN THE CENTERLINE OF SNAKE CREEK FOR THE NORTHWEST CORNER OF SAID CALLED 5.6687 ACRE TRACT, SAME BEING THE UPPER NORTHEAST CORNER OF SAID ADJOINING CALLED 1.924 ACRE TRACT, AND CONTINUING FOR A TOTAL DISTANCE OF 525.29 FEET TO A POINT ON SAID LINE, SAME BEING THE NORTHEAST CORNER OF AN ADJOINING CALLED 0.650 ACRE TRACT IN DEED TO THE CITY OF KATY RECORDED IN VOLUME 0800, PAGE 344, OFFICIAL RECORDS, WALLER COUNTY, TEXAS AND THE NORTHWEST CORNER OF THE 4.3320 ACRE TRACT;

THENCE, CONTINUING NORTH 88 DEGREES 45 MINUTES 08 SECONS EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 90, A DISTANCE OF 233.94 FEET TO A 5/8 INCH IRON ROD SET FOR THE NORTHWEST CORNER AND POINT OF BEGINNING;

THENCE CONTINUING NORTH 88 DEGREES 45 MINUTES 06 SECONDS EAST, ALONG THE NORTH LINE OF THE HEREIN DESCRIBED TRACT, SAME BEING THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 90, A DISTANCE OF 174.00 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT IN VOLUME 1281. BEING THE NORTHEAST CORNER OF THE 4.3320 ACRE TRACT;

THENCE SOUTH 01 DEGREE 56 MINUTES 31 SECONDS EAST, ALONG THE EAST LINE OF THE 4.3320 ACRE TRACT AND ALONG THE EAST LINE OF THE HEREIN DESCRIBED TRACT, FOR A DISTANCE OF 606.41 FEET TO A POINT IN THE CENTERLINE OF SNAKE CREEK FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT THE SOUTHEAST CORNER OF SAID CALLED 5.6687 ACRE AND THE SOUTHEAST CORNER OF THE 4.3320 ACRE TRACT;

THENCE ALONG THE CENTERLINE OF SNAKE CREEK, NORTH 54 DEGREES 20 MINUTES 06 SECONDS WEST, A DISTANCE OF 339.81 FEET TO A POINT FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 01 DEGREE 56 MINUTES 31 SECONDS WEST, CONTINUING ACROSS THE 4.3320 ACRE TRACT, A DISTANCE OF 476.38 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2.1660 ACRES OF LAND.

SCHEDULE 'B' ITEMS

1. RESTRICTIVE COVENANTS OF RECORD ARE ITEMIZED IN/UNDER

10D. EASEMENT AND RIGHT OF WAY FOR PIPELINES, AS SET FORTH IN INSTRUMENT DATED MAY 5, 1942, RECORDED IN VOLUME 87, PAGE 80, DEED RECORDS, WALLER COUNTY, TEXAS, EASEMENT DESCRIPTION IN DEED IS NOT SPECIFIC, PER REVIEW OF TEXAS RAILROAD COMMISSIONS PIPELINE DRAWINGS AND OTHER DOCUMENTS, SAID EASEMENT DOES NOT APPEAR TO EFFECT SUBJECT TRACT;

10E. BLANKET EASEMENT FOR PIPELINES, AS SET FORTH IN INSTRUMENT DATED APRIL 26, 1944, AS SET FORTH IN INSTRUMENT RECORDED IN VOLUME 96, PAGE 94, DEED RECORDS, WALLER COUNTY, TEXAS, BLANKET NOT PLOTTABLE;

10F. EASEMENT AND RIGHT OF WAY AS SET FORTH IN INSTRUMENT DATED NOVEMBER 6, 1950, RECORDED IN VOLUME 120, PAGE 14 OF THE DEED RECORDS, WALLER COUNTY, TEXAS, EASEMENT DESCRIPTION IN DEED IS NOT SPECIFIC, PER REVIEW OF TEXAS RAILROAD COMMISSIONS PIPELINE DRAWINGS AND OTHER DOCUMENTS, SAID EASEMENT DOES NOT APPEAR TO EFFECT SUBJECT TRACT;

10G. EASEMENT AND RIGHT OF WAY FOR PIPELINES, AS SET FORTH IN INSTRUMENT DATED JULY 10, 1946, RECORDED IN VOLUME 103, PAGE 340, DEED RECORDS, WALLER COUNTY, TEXAS, EASEMENT DESCRIPTION IN DEED IS NOT SPECIFIC, PER REVIEW OF TEXAS RAILROAD COMMISSIONS PIPELINE DRAWINGS AND OTHER DOCUMENTS, SAID EASEMENT DOES NOT APPEAR TO EFFECT SUBJECT TRACT;

10H. EASEMENT AND RIGHT OF WAY GRANTED TO BROOKSHIRE-KATY DRAINAGE DISTRICT, AS SET FORTH IN INSTRUMENT DATED FEBRUARY 17, 1962, RECORDED IN VOLUME 171, PAGE 245, DEED RECORDS, WALLER COUNTY, TEXAS, AS SHOWN HEREON;

10I. TERMS, CONDITIONS, AND PROVISIONS OF THAT CERTAIN RIGHT OF WAY AGREEMENT DATED JULY 2, 1973, RECORDED IN VOLUME 248, PAGE 161, DEED RECORDS, WALLER COUNTY, TEXAS, EASEMENT DESCRIPTION IN DEED IS NOT SPECIFIC, PER REVIEW OF TEXAS RAILROAD COMMISSIONS PIPELINE DRAWINGS AND OTHER DOCUMENTS, SAID EASEMENT DOES NOT APPEAR TO EFFECT SUBJECT TRACT;

10J. EASEMENT AND RIGHT OF WAY AS SET FORTH IN INSTRUMENT DATED AUGUST 28, 1986, RECORDED IN VOLUME 399, PAGE 802, DEED RECORDS, WALLER COUNTY, TEXAS, EASEMENT DESCRIPTION IN DEED IS NOT SPECIFIC, PER REVIEW OF TEXAS RAILROAD COMMISSIONS PIPELINE DRAWINGS AND OTHER DOCUMENTS, SAID EASEMENT DOES NOT APPEAR TO EFFECT SUBJECT TRACT;

SURVEY OF

PARCEL 1

FIELD NOTES FOR A 2.1660 ACRES OUT OF 4.3320 ACRE TRACT OF LAND IN THE P.M. CUNY SURVEY, ABSTRACT 355, AND THE THOMAS CRESOP SURVEY, ABSTRACT 405, CITY OF KATY, WALLER COUNTY, TEXAS, BEING OUT OF AND A PART OF THAT CERTAIN CALLED 5.6687 ACRE TRACT RECORDED IN VOLUME 478, PAGE 631, DEED RECORDS, WALLER COUNTY, TEXAS

PARCEL 2

FIELD NOTES FOR A 2.1660 ACRES OUT OF 4.3320 ACRE TRACT OF LAND IN THE P.M. CUNY SURVEY, ABSTRACT 355, AND THE THOMAS CRESOP SURVEY, ABSTRACT 405, CITY OF KATY, WALLER COUNTY, TEXAS, BEING OUT OF AND A PART OF THAT CERTAIN CALLED 5.6687 ACRE TRACT RECORDED IN VOLUME 478, PAGE 631, DEED RECORDS, WALLER COUNTY, TEXAS

ADDRESS: HIGHWAY BOULEVARD @ CANE ISLAND PARKWAY
KATY, TEXAS 77494

REVISIONS:

NO.	DATE	DESCRIPTION

JOB NO: 1461-21
DATE: 07-31-21

SCALE: 1" = 40'
SHEET 1 OF 1

SOUTH TEXAS SURVEYING ASSOCIATES, INC.
11281 Richmond Ave. Bldg J, Suite 101, Houston, Texas 77082
281-556-6918 FAX 281-556-9331
Firm Number: 10045400

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JOB NO: 1461-21