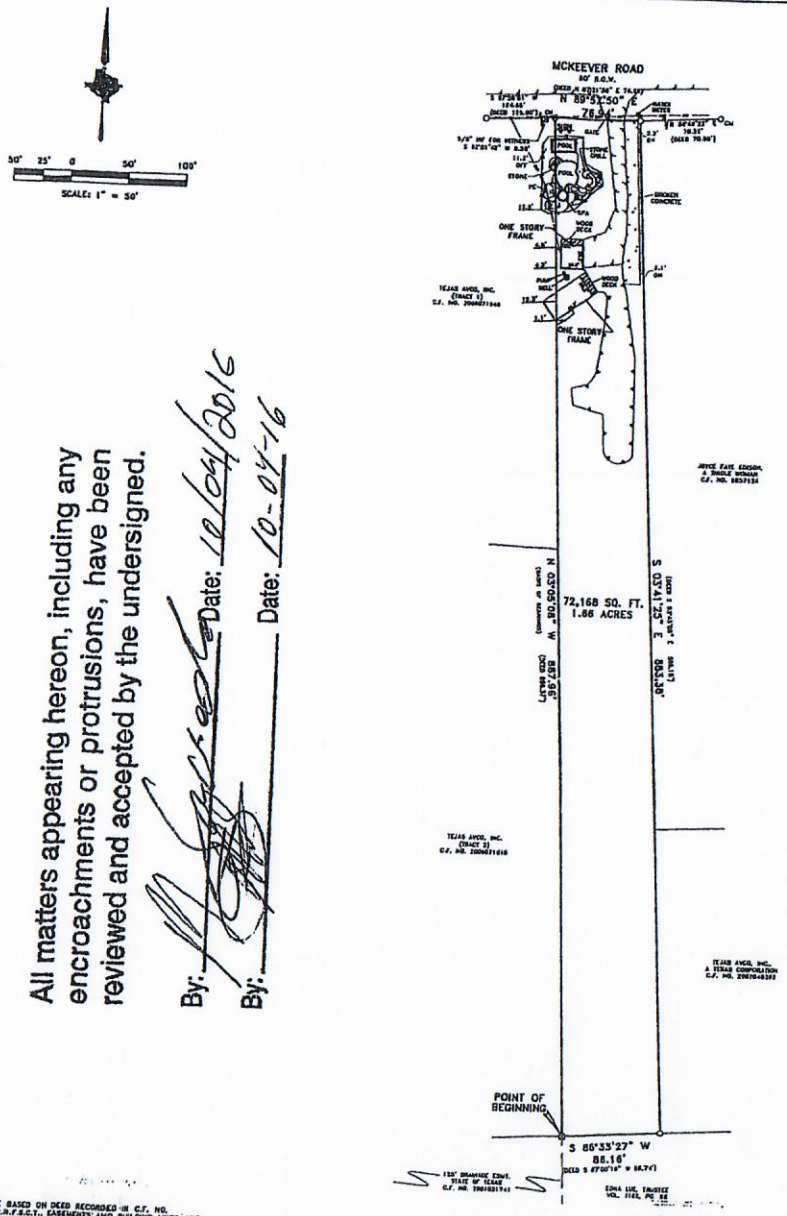

All matters appearing hereon, including any encroachments or protrusions, have been reviewed and accepted by the undersigned.

By: _____ Date: 10/04/2016

By: _____ Date: 10-04-16

241 McKeever Road

Being a 1.66 acre tract of land situated in the Manuel Escalera Survey, Abstract No. 170, Fort Bend County, Texas, same being that tract of land conveyed to Backyard Showcase, LLC, a Texas limited liability company, by deed recorded in Clerk's File No. 2010088311, Real Property Records, Fort Bend County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found for corner, said corner being on the North line of that tract of land conveyed to Edna Lue, Trustee, by deed recorded in Volume 1182, Page 88, Deed Records, Fort Bend County, Texas, the Northeast corner of a 125 foot drainage easement to the State of Texas, by deed recorded in Clerk's File No. 2001031741, Real Property Records, Fort Bend County, Texas, and the Southeast corner of that tract of land conveyed to Tejas Avco, Inc. (Tract 2), by deed recorded in Clerk's File No. 2006071948, Real Property Records, Fort Bend County, Texas;

THENCE North 03 degrees 05 minutes 08 seconds West, along the East line of said Tejas Avco, Inc. (Tract 2) tract, continuing along the East line of that tract of land conveyed to Tejas Avco, Inc. (Tract 1), by deed recorded in Clerk's File No. 2006071948, Real Property Records, Fort Bend County, Texas, a distance of 887.88 feet to a TXDOT monument found for corner, said corner being on the South line of McKeever Road (80 feet right-of-way) and the Northeast corner of said Tejas Avco, Inc. (Tract 1) tract, from which a 5/8 inch iron rod found bears South 82 degrees 01 minutes 42 seconds West, a distance of 8.50 feet for witness;

THENCE North 89 degrees 57 minutes 50 seconds East, along the South line of said McKeever Road, a distance of 76.94 feet to a 1/2 inch iron rod found for corner, said corner being the Northwest corner of that tract of land conveyed to Joyce Faye Edison, a single woman, by deed recorded in Clerk's File No. 8857134, Real Property Records, Fort Bend County, Texas;

THENCE South 03 degrees 41 minutes 25 seconds East, along the West line of said Edison tract, continuing along the West line of that tract of land conveyed to Tejas Avco, Inc., a Texas corporation, by deed recorded in Clerk's File No. 2007048192, Real Property Records, Fort Bend County, Texas, a distance of 883.38 feet to a 1 inch iron pipe found for corner, said corner being on the North line of said Lue tract and the Southwest corner of said Tejas Avco, Inc. (2007048192) tract;

THENCE South 86 degrees 33 minutes 27 seconds West, along the North line of said Lue tract, a distance of 88.16 feet to the POINT OF BEGINNING and containing 72,168 square feet or 1.66 acres of land.

SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor (Bryan Connally) hereby certifies that, (a) this plat of survey and the property description set forth hereon were prepared from an actual on-the-ground survey of the real property 241 McKeever Road described in C.F. No. 2010088311, and shown hereon; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; (d) except as shown hereon there are no observable protrusions on to the Property or observable protrusions there from, there are no observable discrepancies, conflicts, shortages in area or boundary line conflicts; (e) the size, location and type of improvements, are shown hereon, and all are located within the boundaries of the Property and setback from the Property lines the distances indicated; (f) the distance from the nearest intersection street or road is as shown; (g) the Property has apparent access to and from a public roadway; (h) recorded easements listed hereon have been labeled and plotted hereon; (i) the boundaries, dimensions and other details shown hereon are shown to the appropriate accuracy standards of the State of Texas; (j) the Property is not located in a 100 Year Flood Plain or in an identified "Flood Prone Area" as defined by the U. S. Department of Housing and Urban Development (Flood Insurance Rate Map No. 48157C0315 L) pursuant to the Flood Disaster Protection Act of 1973.

The surveyor expressly understands and agrees that this survey as having been performed to the appropriate standards of the current Texas Society of Professional Surveyors Standards and Specifications for a Texas Land Title Survey as set forth by the Texas Board of Professional Land Surveying.

Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned.

Executed this 10th day of August, 2016

Bryan Connally

Bryan Connally
Registered Professional Land Surveyor No. 5513

STATE OF TEXAS REGISTERED BRYAN CONNALLY 5513 PROFESSIONAL LAND SURVEYOR

Texas 811 Know what's below. Call 811 Before You Dig

NOTES:

1) BEARINGS ARE BASED ON DEED RECORDED IN C.F. NO. 2010088311, R.P.R.F.B.C.T., EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

2). THIS SURVEY IS MADE IN CONJUNCTION WITH THE INFORMATION PROVIDED BY THE CLIENT. C.B.C. SURVEYING, INC. HAS NOT RESEARCHED THE LAND TITLE RECORDS FOR THE EXISTENCE OF EASEMENTS, RESTRICTIVE COVENANTS OR OTHER ENCUMBRANCES.

REVISIONS		
DATE	BY	NOTES

LEGEND

C.B.C. Surveying, Inc.
12025 Shiloh Rd. Suite 230
Dallas, Texas 75228
P 214-349-9485 F 214-349-2216
Firm No. 10168600
www.cbcsurv.com

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 50'	08/10/16	1014066	SEE CERT.	JDJ

TEXAS LAND TITLE SURVEY

MANUEL ESCALERA SURVEY, ABSTRACT NO. 170

FORT BEND COUNTY, TEXAS

241 MCKEEVER ROAD