

**DESCRIPTION**

A TRACT OR PARCEL OF LAND CONTAINING 11.250 ACRES OR 490,034 SQUARE FEET, BEING THE SAME CALLED 11.250 ACRE TRACT DESCRIBED IN DEED TO INTERNATIONAL BANK OF COMMERCE, AS RECORDED UNDER HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NO. 20120249527, SITUATED IN THE D. WHITE SURVEY, ABSTRACT NO. 881, HARRIS COUNTY, TEXAS, WITH SAID 11.250 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83):

BEGINNING AT A CUT "X" IN CONCRETE FOUND ON THE SOUTHERLY RIGHT-OF-WAY (R.O.W.) LINE OF BELTWAY 8 (R.O.W. WIDTH VARIES), MARKING THE NORTHWEST CORNER OF LOT 1, BLOCK 1, MINOR SUBDIVISION PLAT OF REC-TIME SUBDIVISION, MAP OR PLAT THEREOF RECORDED UNDER FILM CODE (F.C.) NUMBER 600053, HARRIS COUNTY MAP RECORDS (H.C.M.R.) AND THE NORTHEAST CORNER OF SAID LOT 1 BEARS NORTH 86 DEG. 18 MIN. 26 SEC. EAST A DISTANCE OF 660.04 FEET;

THENCE, SOUTH 02 DEG. 54 MIN. 49 SEC. EAST, ALONG THE COMMON LINE OF SAID LOT 1 AND SAID 11.250 ACRE TRACT, A DISTANCE OF 1,290.25 FEET TO THE A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" FOUND MARKING THE SOUTHWEST CORNER OF SAID LOT 1 AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 5/8 INCH IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF SAID LOT 1 BEARS NORTH 86 DEG. 18 MIN. 26 SEC. EAST A DISTANCE OF 660.04 FEET;

THENCE, SOUTH 86 DEG. 18 MIN. 26 SEC. WEST, A DISTANCE OF 385.99 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" FOUND MARKING THE SOUTHWEST CORNER OF A CALLED 7.405 ACRE TRACT DESCRIBED IN DEED TO RCI HOLDINGS, INC., RECORDED UNDER H.C.C.F. NO. RP-2018-578200 AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 02 DEG. 54 MIN. 50 WEST, ALONG THE COMMON LINE OF SAID 11.250 ACRE TRACT AND SAID 7.405 ACRE TRACT, A DISTANCE OF 1,245.89 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" FOUND ON THE CURVED SOUTH R.O.W. LINE OF SAID BELTWAY 8, MARKING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF SAID 7.405 ACRE TRACT AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE CURVED SOUTH R.O.W. LINE OF SAID BELTWAY 8 AND IN A NORTHEASTERLY DIRECTION ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 954.93 FEET, A CENTRAL ANGLE OF 05 DEG. TO MIN. 05 SEC., AN ARC LENGTH OF 85.13 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 77 DEG. 51 MIN. 01 SEC. EAST - 86.11 FEET TO A TEXAS DEPARTMENT OF TRANSPORTATION (T.X.D.O.T.) MONUMENT FOUND MARKING THE END OF SAID CURVE;

THENCE, NORTH 80 DEG. 18 MIN. 17 SEC. EAST, CONTINUING ALONG THE SOUTH R.O.W. LINE OF SAID BELTWAY 8, A DISTANCE OF 303.09 FEET TO THE PLACE OF BEGINNING AND CONTAINING 11.250 ACRES OR 490,034 SQUARE FEET OF LAND, AS SHOWN ON JOB NO. 54839-11.250-01, PREPARED BY WINDROSE LAND SERVICES.

- GENERAL NOTES**
- SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITH INFORMATION CONTAINED IN TITLE COMMITMENT OF NO. C1H-FRW-CIT21739400D OF CHICAGO TITLE INSURANCE COMPANY, EFFECTIVE DATE OF MARCH 9, 2021, ISSUED DATE OF MARCH 18, 2021, AND IS SUBJECT TO THE LIMITATIONS OF THAT COMMITMENT.
  - BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING SCALE FACTOR: 0.999873312.
  - ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR HARRIS COUNTY, TEXAS, MAP NO. 480201010L, REVISED/DATED JUNE 18, 2007, THE SUBJECT TRACT APPEARS TO LIE WITHIN SHADED ZONE "X" AND "M" FLOOD ZONE. 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 OBTAIN LIABILITY ON THE PART OF WINDROSE LAND SERVICES.
  - READILY VISIBLE IMPROVEMENTS AND UTILITIES WERE LOCATED WITH THIS SURVEY. NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED BY WINDROSE LAND SERVICES.
  - ENVIRONMENTAL AND DRAINAGE ISSUES ARE BEYOND THE SCOPE OF THIS SURVEY.
  - 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.
  - FENCES SHOWN HEREON WITH DIMENSIONAL TIES ARE SHOWN WHERE THEY ARE PHYSICALLY MEASURED. THE FENCE MAY MEANDER BETWEEN MEASURED LOCATIONS.
  - 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.
  - WITH REGARD TO ITEM 2 OF THE ALTA TABLE "A" OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, ACCORDING TO THE HARRIS COUNTY APPRAISAL DISTRICT, THE ADDRESS OF THE SUBJECT TRACT (TAX ID NO. 045185000102) IS 0 SAM HOUSTON PARKWAY, HOUSTON, TX 77047.
  - THE SUBJECT TRACT LIES WITHIN UNINCORPORATED HARRIS COUNTY. THERE IS NO ZONING DESIGNATION FOR THIS AREA.
  - WITH REGARD TO ITEM 9 OF THE ALTA TABLE "A" OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, THERE WERE 0 REGULAR STRIPED PARKING SPACES AND 0 HANDICAPPED STRIPED PARKING SPACES ON THE SUBJECT TRACT AT THE TIME OF SURVEY.
  - WITH REGARD TO ITEM 16 OF THE ALTA TABLE "A" OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, THERE WAS NO OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE SUBJECT TRACT AT THE TIME OF SURVEY.
  - WITH REGARD TO ITEM 17 OF THE ALTA TABLE "A" OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET, SIDEWALK CONSTRUCTION OR REPAIRS ON THE SUBJECT TRACT AT THE TIME OF SURVEY.

**SCHEDULE 'B' NOTES**

10c. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: CITY OF PEARLAND  
PURPOSE: WATER AND SEWER UTILITIES  
RECORDING DATE: NOVEMBER 20, 2008  
RECORDING NO.: HARRIS COUNTY CLERK'S FILE NO. 2008070309  
AFFECTS: THE NORTH PROPERTY LINE AS SET FORTH AND DESCRIBED IN INSTRUMENT GRANTING SAME (SHOWN HEREON)

**SURVEYOR'S CERTIFICATION**

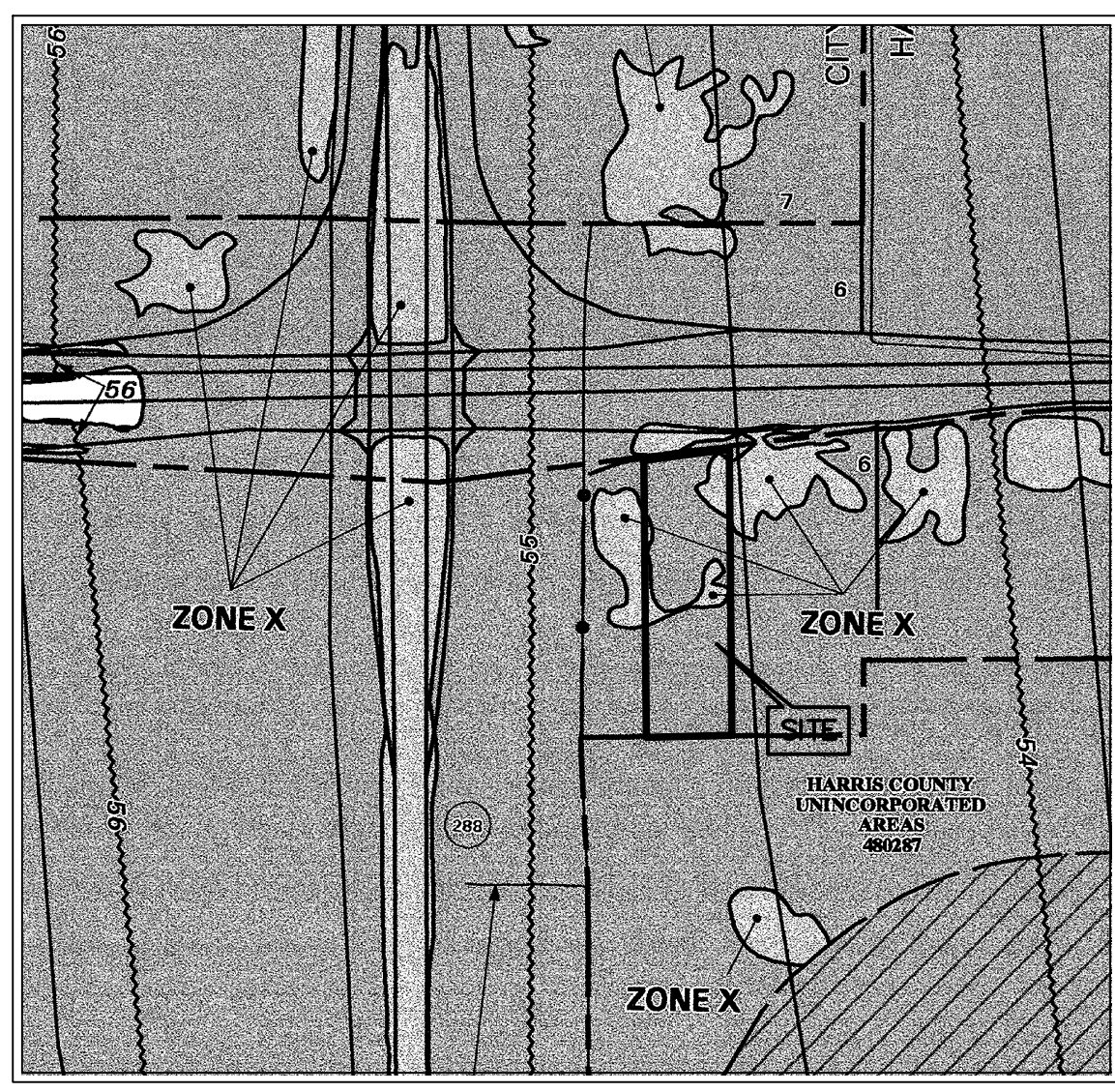
TO: RCI HOLDINGS, INC.  
INTERNATIONAL BANK OF COMMERCE  
CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7, 9, 10, 11, 13, 14, 16, 17 & 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 22, 2021.

**WINDROSE**  
LAND SURVEYING | PLATTING  
11111 RICHMOND AVE. STE 150 | HOUSTON, TX 77082 | 713.458.2281  
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

ALTA/NSPS LAND TITLE SURVEY OF  
11.250 ACRES / 490,034 SQ. FT.  
SITUATED IN THE  
DAVID WHITE SURVEY  
ABSTRACT NO. 881  
CITY OF PEARLAND  
HARRIS COUNTY, TEXAS

**FLOOD INFORMATION**



**PANEL 1010L**

**FIRM FLOOD INSURANCE RATE MAP**  
HARRIS COUNTY, TEXAS  
AND INCORPORATED AREAS

**PANEL 1010 OF 1150**  
SEE MAP INDEX FOR FIRM PANEL LAYOUT

LEGEND:  
 1. FEDERAL CITY OF HOUSTON  
 2. INCORPORATED AREAS  
 3. FIRM PANEL LAYOUT

MAP NUMBER 48201C1010L  
MAP REVISED: JUNE 18, 2007  
Federal Emergency Management Agency

**LEGEND**

\* SOME OF THESE ELEMENTS MAY NOT BE USED ON THIS SURVEY

|   |                          |   |                          |   |                        |
|---|--------------------------|---|--------------------------|---|------------------------|
| ⊙ | BOLLARD                  | ⊙ | POWER POLE               | ⊙ | UNDERGROUND CABLE SIGN |
| ⊙ | HANDICAP                 | ⊙ | POWER POLE W/TRANSFORMER | ⊙ | CATHODIC TEST LEAD     |
| ⊙ | GAS METER                | ⊙ | POWER POLE W/LIGHT       | ⊙ | MONITORING WELL        |
| ⊙ | GAS VALVE                | ⊙ | POWER POLE W/CONDUIT     | ⊙ | PIN FLAG/PAIN MARK     |
| ⊙ | FIRE HYDRANT             | ⊙ | METER POLE               | ⊙ | TOP OF CURB            |
| ⊙ | FIRE HYDRANT             | ⊙ | SERVICE POLE             | ⊙ | GUTTER                 |
| ⊙ | WATER METER              | ⊙ | GUY ANCHOR               | ⊙ | TOP OF GRATE           |
| ⊙ | WATER METER              | ⊙ | OVERHEAD POWER LINE      | ⊙ | FLOW LINE              |
| ⊙ | IRRIGATION CONTROL VALVE | ⊙ | BARBED WIRE FENCE        | ⊙ | SQUARE FEET            |
| ⊙ | GRATE INLET              | ⊙ | WROUGHT IRON FENCE       | ⊙ | VOLUME                 |
| ⊙ | MANHOLE                  | ⊙ | WOOD FENCE               | ⊙ | FILM CODE              |
| ⊙ | CLEANOUT                 | ⊙ | CHAINLINK FENCE          | ⊙ | BUILDING LINE          |
| ⊙ | TELEPHONE PEDESTAL       | ⊙ | GATE POST                | ⊙ | UTILITY EASEMENT       |
| ⊙ | ELECTRIC BOX             | ⊙ | PER PLANS                | ⊙ | TREE/SHRUB             |
| ⊙ | TRAFFIC SIGNAL BOX       | ⊙ | APPROX.                  |   |                        |
| ⊙ | LIGHT POLE               | ⊙ | HIGHBANK                 |   |                        |
| ⊙ | TRAFFIC LIGHT POLE       | ⊙ | SIGN                     |   |                        |
| ⊙ | GROUND/SPOT LIGHT        | ⊙ | PIPELINE MARKER          |   |                        |

**REVISIONS**

| DATE | REASON | BY |
|------|--------|----|
|      |        |    |
|      |        |    |
|      |        |    |

FIELD BY: AM  
CHECKED BY: DG  
JOB NO: 54839-11.250-01  
DRAWN BY: CG  
DATE: MARCH 2021  
SHEET NO. 1 OF 1