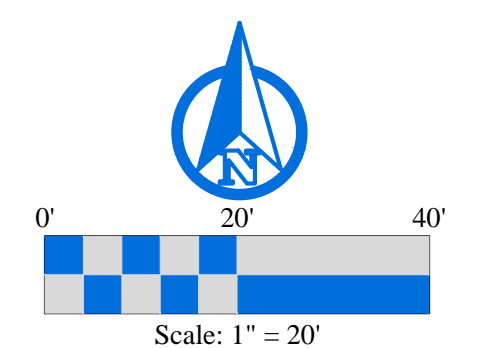
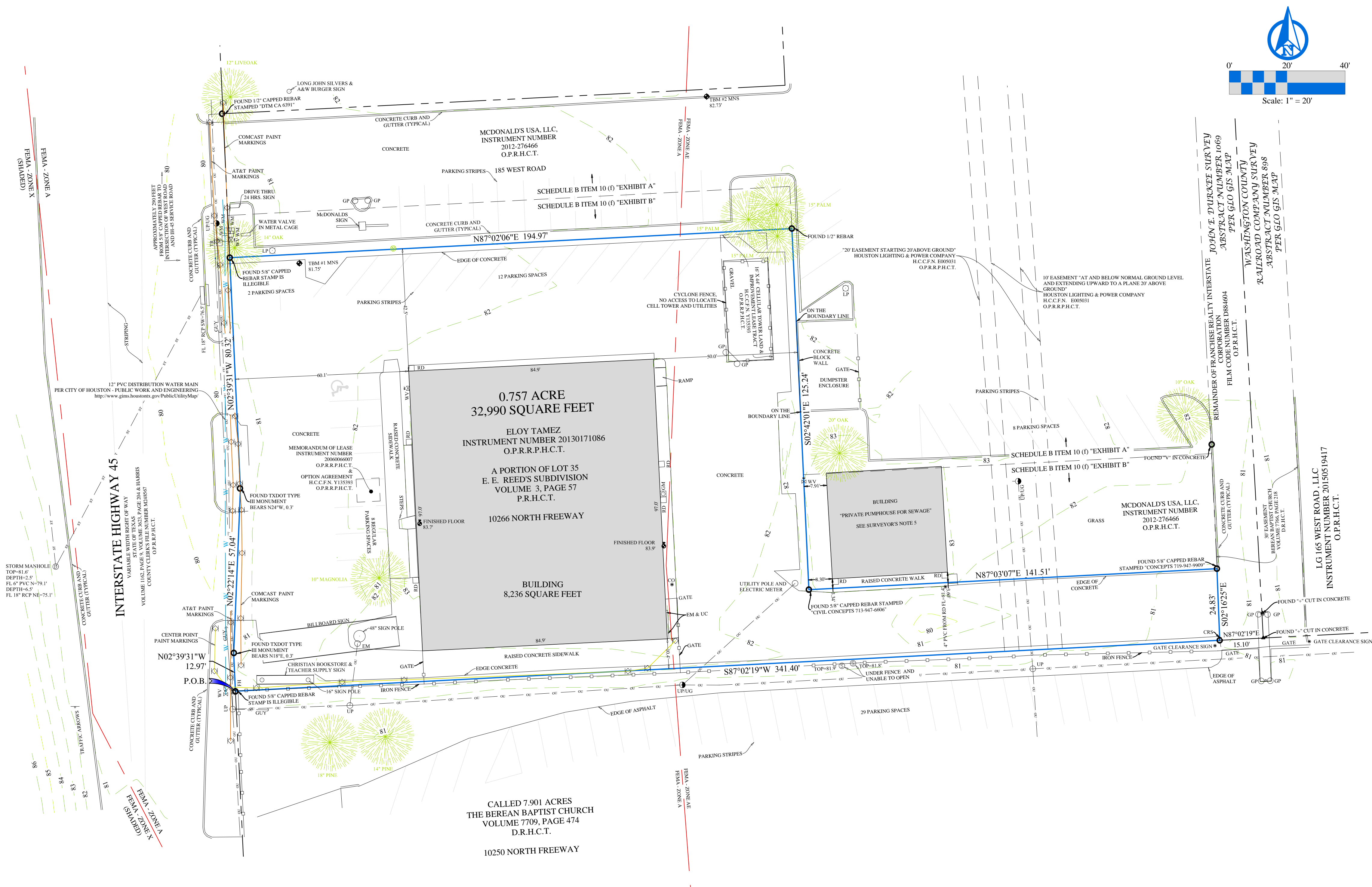


- LEGEND OF SYMBOLS**
- air conditioner
 - borehole
 - cable tv
 - EM electric meter
 - fence or handrail
 - FD fire dept. connection
 - FD fire hydrant
 - guard rail
 - grease trap
 - GP bollard
 - GI grate inlet
 - GM gas meter
 - gas line
 - GU utility pole anchor
 - IV irrigation valve
 - landscape or tree line
 - LP light pole
 - MB mailbox
 - MW monitoring well
 - overhead utility lines
 - PE pool equipment
 - road sign
 - roof drain
 - silt fence
 - spot elevation
 - sanitary sewer manhole
 - sanitary sewer pipe
 - storm water manhole
 - storm water pipe
 - telephone manhole
 - tank fill lid
 - TR telephone riser
 - traffic signal pole
 - utility clean out
 - utility cabinet
 - utility vault
 - utility markings (line color)
 - color of markings
 - utility pole
 - utility pole with riser
 - utility sign
 - water shutoff
 - water valve
 - water manhole
 - water meter
 - well
 - water line
 - one-foot contour lines (NAVD 1988)
 - tree
 - diameter in inches at breast height
 - ornamental tree

NOTE - Some items may not pertain to this survey. The identification is subject to interpretation, verification may be required.



- Surveyor's Notes:
- Benchmarks:** Elevations are based on NAVD88 2001 Adjustment utilizing the Harris County Floodplain Reference Marks 150650, 150640, 150345 and 150350.
 - #1 The site benchmark is a mag nail with washer stamped "JPH LAND SURVEYING" set in concrete approximately 44 feet east from the center of Interstate Highway (I.H.) 45 frontage road and approximately 272 feet south from the intersection of I.H. 45 and West Road. Elevation = 81.75'
 - #2 The site benchmark is a mag nail with washer stamped "JPH LAND SURVEYING" set in a concrete curb approximately 187 feet east from the center of Interstate Highway (I.H.) 45 frontage road and approximately 220 feet south from the intersection of I.H. 45 frontage road and West Road. Elevation = 82.73'
 - Utility Note:** Utility locations are per observed evidence and sources listed below:
 - Maps - City of Houston Map Viewer <http://mycity.houstonx.com/houstonmapviewer/>
 - GIS - City of Houston Public Utility Map <http://www.gims.houstonx.com/PublicUtilityMap/>
 - DIG-TESS - Ticket #562621482
 - With regard to Table A, item 11, source information from plans and markings have been combined, with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary.
 - No zoning report letter provided
 - Survey field crew spoke with the maintenance worker at neighboring church facility, he stated the use of this building.
 - According to the TxDOT Construction Project Tracker, no right of way changes appear to be planned.

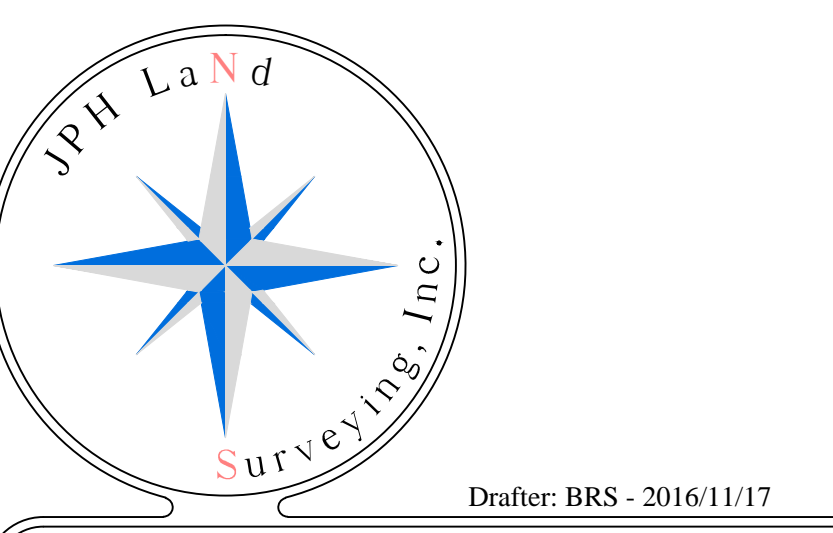
- Title Commitment Notes:**
- This survey was performed with the benefit of a title commitment by Fidelity National Title Insurance Company, Commitment Number FAH16008115. Effective Date: October 11, 2016 and issued October 18, 2016. Complete copies of the record description of the property, any record easements benefiting the property, the record easements or servitudes and covenants affecting the property ("record documents"), documents of record referred to in the record documents, and any other documents containing desired information affecting the property being surveyed and to which the survey shall make reference were not provided to this surveyor for notation on this survey except for those items listed within Schedule B of said commitment and noted as follows:
- 10(c) 10' ground and 20' aerial easement to Houston Lighting and Power Company recorded under H.C.C.F.N. E005031, O.P.R.R.P.H.C.T. lies partially within the property surveyed and is shown hereon.
 - 10(e) Mineral Deed to Mildred O. Stoerner (7/16th interest) recorded in H.C.C.F.N. C961128, O.P.R.R.P.H.C.T., (Volume 7709, Page 481 D.R.H.C.T.) includes a legal description which contains the property surveyed hereon.
 - 10(f) Mineral Deed to Mildred O. Stoerner recorded under H.C.C.F.N. D884607, O.P.R.R.P.H.C.T., includes legal descriptions under Exhibit "A" and Exhibit "B". Exhibit "A" lies adjacent to the east boundary line of the property surveyed. Exhibit "B" contains the property surveyed and both are shown hereon.
 - 10(g) Memorandum of Lease recorded under H.C.C.F.N. W886636, O.P.R.R.P.H.C.T. includes a legal description that contains the property surveyed hereon.
 - Amendment to the Memorandum of Lease from VoiceStream Houston Inc. to T-Mobile West Tower LLC, recorded under Instrument Number 20140500467, O.P.R.R.P.H.C.T. includes a reference to H.C.C.F.N. W886636, O.P.R.R.P.H.C.T.
 - 10(h) Memorandum of Lease to CBS Outdoor Inc. recorded under Instrument Number 2006006007, O.P.R.R.P.H.C.T. includes a legal description which lies within the property surveyed and is shown hereon.
 - 10(i) Memorandum of Master Prepaid Lease and Management Agreement recorded under Instrument Number 20140559744 O.P.R.R.P.H.C.T. includes a legal description under Exhibit "A" which refers to "An approximately 704 square foot portion of the following described real property, together with easements for ingress, egress and utilities thereto". Said legal description under Exhibit "A" contains the property surveyed hereon. There is no legal description of the "704 square foot portion".
 - 10(j) Option Agreement recorded under H.C.C.F.N. Y135393, O.P.R.R.P.H.C.T. includes a legal description that contains the property surveyed hereon. Said Option Agreement also includes a legal description of "8 x 8 Signage Land & Improvements" which lies within the property surveyed and is shown hereon. Said Option Agreement includes a legal description of "16' x 44' Cellular Tower Land & Improvements" which lies within the property surveyed and is shown hereon. First Amended Option Agreement recorded under Instrument Number 20070305038, O.P.R.R.P.H.C.T. includes a legal description that contains the property surveyed hereon.

To: Vaquero Ventures Management, LLC; Fidelity National Title Insurance Company; and Eloy Tamez
 This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Item 1, 2, 3, 4, 5, 6(b), 7(a,b), 8, 9, 11, 13, 14, 16, 17 of Table A thereof. The fieldwork was completed on November 11, 2016.

Robert A. Hansen
 Registered Professional
 Land Surveyor, No. 6439
 Email: robert@rjphls.com
 Date of Plat or Map: November 30, 2016

Title Company
 Fidelity National Title
 1900 W. Loop S., Suite 200
 Houston, TX 77027

Client
 Vaquero Ventures Management, LLC
 3211 West 4th Street
 Fort Worth, TX 76107



Drafter: BRS - 2016/11/17

JPH Job No. 2016.022.027
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 13563 West SH 29, Suite #4, Liberty Hill, Texas 78642
 Telephone (512) 778-5688 www.jphlandsurveying.com
 TBPLS Firm #10019500 #10194073 #10193867
 Dallas - Fort Worth | Austin | Abilene

FLOOD ZONE CLASSIFICATION
 This property lies within ZONE AE and ZONE A of the Flood Insurance Rate Map for Harris County, Texas and Incorporated Areas, map no. 48201C04701, dated June 18, 2007 via scaled map location and graphic plotting and/or via the National Flood Hazard Layer (NFHL) Web Map Service (WMS) <http://hazards.fema.gov>

MONUMENTS / DATUMS / BEARING BASIS

CRS ○ 1/2" rebar stamped "JPH Land Surveying" set
 MNS ○ Mag nail & washer stamped "JPH Land Surveying" set
 TBM ○ Monuments are found if not marked MNS or CRS.
 Site benchmark Coordinate values, are U.S.Sy.Ft. TXCS, '83, SCZ. Elevations are NAVD88 2001 Adjustment utilizing the Harris County Floodplain Reference Marks 150650, 150640, 150345 and 150350.
 Bearings are based on grid north (TXCS, '83, SCZ)

BEARING BASIS

TYPE I ○ TxDOT Right of Way tapered concrete monument.
 TYPE II ○ TxDOT Right of Way bronze cap in concrete.
 TYPE III ○ TxDOT Right of Way iron rod with aluminum cap.

LEGEND OF ABBREVIATIONS

U.S.Sy.Ft. United States Survey Feet
 TXCS, '83, CS Texas Coordinate System of 1983, South Central Zone
 NGS 2011 National Geodetic Survey, 2001 vertical adjustment
 NAVD'88 Elevations North American Vertical Datum of 1988
 P.R.H.C.T. Plat Records of Harris County, Texas
 O.P.R.R.P.H.C.T. Official Public Records of Real Property Harris County, Texas
 D.R.H.C.T. Deed Records of Harris County, Texas
 VOL/Pg/INST# Volume/Page/Instrument Number
 POB/POC Point of Beginning/Point of Commencing
 ESMT/BL Easement/Building Line
 H.C.C.F.N. Harris County Clerk's File Number

Surveyor's Legal Description
 Being 0.757 acre of land situated within the John E. Durkee Survey, Abstract 1069, Harris County, Texas and being all of that parcel of land as described in the deed to Eloy Tamez recorded under Instrument Number 20130171086 of the Official Public Records of Real Property of Harris County, Texas (hereafter referred to as the Eloy Tamez Parcel) and being a portion of Lot 35 of the E.E. Reed's Subdivision recorded under Volume 3, Page 57 of the Plat Records Harris County, Texas. Said 0.757 acre of land surveyed on the ground in the month of November 2016, under the direction and supervision of Robert A. Hansen, Registered Professional Land Surveyor No. 6439 and being more particularly described as follows:

BEGINNING at a 5/8 inch capped rebar, stamp is illegible, found at the northwest corner of a called 7.901 acre parcel of land as described in the deed to The Berean Baptist Church recorded in Volume 7709, Page 474 of the Deed Records of Harris County, Texas;

THENCE the following three (3) calls coincident with the east right of way line of Interstate Highway 45, a variable width right of way, as described in the deeds recorded in Volume 3623, Page 204 of the Deed Records of Harris County, Texas and Harris County Clerk's File Number M248567 of the Official Public Records of Real Property Harris County, Texas;

1. NORTH 02 degrees 39 minutes 31 seconds WEST, 12.97 feet to a point from which found Type III Texas Department of Transportation (TxDOT) right of way monument (5/8-inch rebar with an aluminum cap) bears NORTH 18 degrees EAST, 0.3 feet;

2. NORTH 02 degrees 22 minutes 14 seconds EAST, 57.04 feet to a point from which a TxDOT Right of Way Type III monument bears NORTH 24 degrees WEST, 0.3 feet;

3. NORTH 02 degrees 39 minutes 31 seconds WEST, 80.32 feet to a 5/8 inch capped rebar, stamp is illegible, found at the northeast corner of said Harris County Clerk's File Number M248567;

THENCE the following four (4) calls coincident with the perimeter and to the corners of said Eloy Tamez Parcel;

1. NORTH 87 degrees 02 minutes 06 seconds EAST, 194.97 feet to a 1/2 inch rebar;

2. SOUTH 02 degrees 42 minutes 01 seconds EAST, 125.24 feet to a 5/8 inch capped rebar stamped "CIVIL CONCEPTS 713-947-6606";

3. NORTH 87 degrees 03 minutes 07 seconds EAST, 141.51 feet to a 5/8 inch capped rebar stamped "CIVIL CONCEPTS 713-947-6606";

4. SOUTH 02 degrees 16 minutes 25 seconds EAST, 24.83 feet to a 1/2 inch capped rebar stamped "JPH LAND SURVEYING", from which a found cross cut in concrete bears NORTH 87 degrees 02 minutes 19 seconds EAST, 15.10 feet;

THENCE SOUTH 87 degrees 02 minutes 19 seconds WEST, 341.40 feet with the north line of said called 7.901 acre parcel of land to the POINT OF BEGINNING, containing 0.757 acre (32,990 square feet) of land. The Basis of Bearings for this description is Grid North as established by GPS observation utilizing the Texas Coordinate System of 1983, South Central Zone.

Record Description (Instrument Number 20130171086, O.P.R.R.P.H.C.T.)
 Being 33,531 square foot tract of land, more or less, and being a portion of Lot 35 of the CLARKSON 113 LEAGUE, according to the map or plat thereof recorded in Volume 3, Page 57 of the Map Records of Harris County, Texas. Said 33,531 square foot or 33,531 square foot tract of land being more particularly described as follows:

COMMENCING at the intersection of the North line of said Lot 35 and the East line of Interstate Highway No. 45 (U.S. Hwy. No. 75, 210 feet wide);

THENCE South, along the East line of said Interstate Highway No. 45, at 50.00 feet pass the South line of West Road, at 235.00 feet pass the Southwest corner of the Shell Oil Company 1.079 acre tract described in a Deed recorded under Film Code No. 128-33-1072 in the Harris County Clerk's office and at a total distance of 289.00 feet a 1/2 inch iron rod set for the PLACE OF BEGINNING;

THENCE North 89° 45' 09" East, 199.97 feet to a 1/2 inch iron rod set for corner;

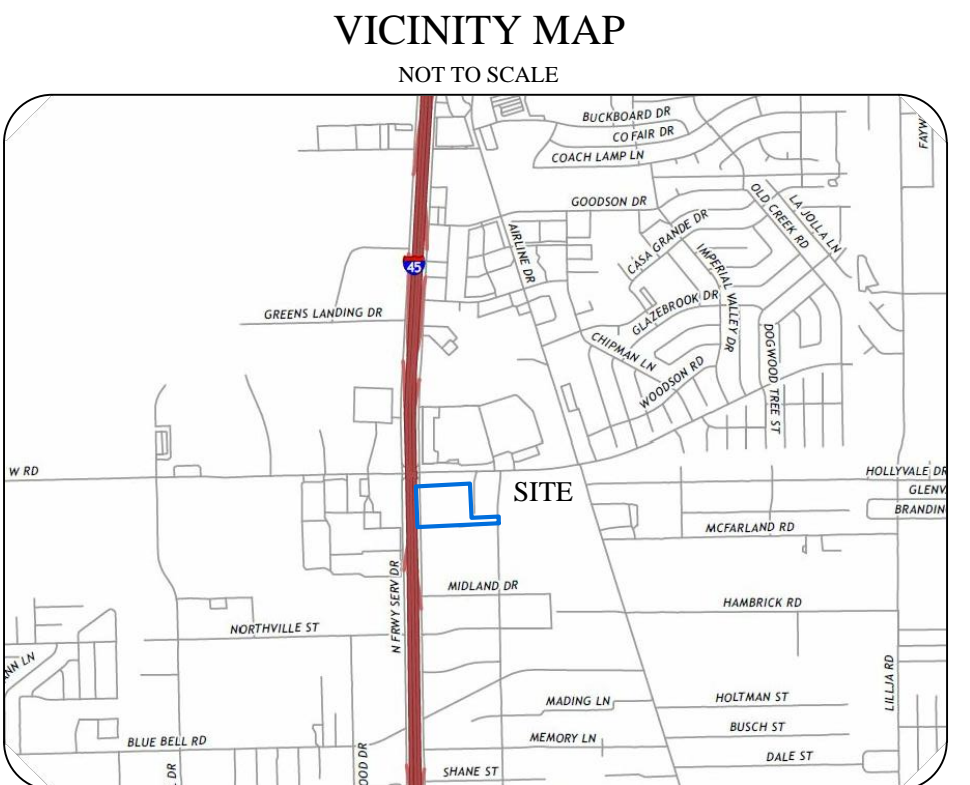
THENCE South, 125.00 feet to a 1/2 inch iron rod set for corner;

THENCE North 89° 45' 09" East, 141.43 feet to a 1/2 inch iron rod set for corner;

THENCE South 25.00 feet parallel to and 15.00 feet West of the East line of said 2.4675-acre tract to a 1/2 inch iron rod set for corner;

THENCE South 89° 45' 09" West, 341.40 feet along the North line of the Berean Baptist Church 7.901-acre tract described in a Deed recorded in Volume 7709, Page 474 of the Harris County Deed Records to a concrete monument found at its Northwest corner;

THENCE North, 150.00 feet along the East line of said Interstate Highway No. 45 to the PLACE OF BEGINNING and containing 33,531 square feet or 32,990 square foot of land.



VICINITY MAP
 NOT TO SCALE

ALTA / NSPS LAND TITLE SURVEY
0.757 ACRE
 SITUATED IN
JOHN E. DURKEE SURVEY
ABSTRACT NO. 1069
 HOUSTON
 HARRIS COUNTY, TEXAS
 10266 NORTH FREEWAY SERVICE ROAD