

DESCRIPTION OF  
1.500 ACRES  
(65,340 SQUARE FEET)

BEING 1.500 ACRES (65,340 SQUARE FEET) OF LAND LOCATED IN THE ALEXANDER HODGE LEAGUE, ABSTRACT 32, FORT BEND COUNTY, TEXAS, MORE PARTICULARLY BEING ALL OF THAT CERTAIN CALLED 1.500 ACRE TRACT CONVEYED TO AQUATINA SUGAR LAND LP, BY AN INSTRUMENT OF RECORD IN FILE NO. 2007156797, OFFICIAL PUBLIC RECORDS, OF SAID FORT BEND COUNTY (F.B.C.P.R.), SAID 1.500 ACRES (65,340 SQUARE FEET) BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, ALL BEARINGS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83, (1993 ADJUSTMENT):

BEGINNING AT A 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA ENG" FOUND ON A SOUTH LINE OF SAID 1.500 ACRE TRACT, SAME BEING THE MOST EASTERLY NORTHEAST CORNER OF TELFAIR AVENUE STREET DEDICATION (WIDTH VARIES, CALLED 90 FEET WIDE AT THIS POINT), A SUBDIVISION OF RECORD IN PLAT NO. 20060064, PLAT RECORDS, OF SAID FORT BEND COUNTY (F.B.C.P.R.), SAME BEING ON THE WEST RIGHT-OF-WAY LINE OF UNIVERSITY BOULEVARD (WIDTH VARIES AT THIS POINT) AS SHOWN ON UNIVERSITY BOULEVARD PHASE ONE, A SUBDIVISION OF RECORD IN PLAT NO. 20060062, F.B.C.P.R., THE BEGINNING OF A CURVE;

THENCE, WITH A SOUTH LINE OF SAID 1.500 ACRE TRACT AND THE NORTHERLY RIGHT-OF-WAY LINE OF SAID TELFAIR AVENUE, 169.10 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1152.68 FEET, A CENTRAL ANGLE OF 03° 24' 20" AND A CHORD WHICH BEARS SOUTH 78° 03' 07" WEST, 168.95 FEET TO A 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA ENG" FOUND FOR CORNER, THE SOUTHEAST CORNER OF RESTRICTED RESERVE "A" AS SHOWN ON SAID TELFAIR AVENUE STREET DEDICATION;

THENCE, WITH THE COMMON LINE OF SAID 1.500 ACRE TRACT AND SAID RESTRICTED RESERVE "A", THE FOLLOWING THREE (3) CURVES:

- 1) NORTH 03° 47' 54" WEST, 43.88 FEET TO A 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA ENG" FOUND MARKING THE NORTHEAST CORNER OF SAID RESTRICTED RESERVE "A";
- 2) SOUTH 86° 12' 06" WEST, 49.00 FEET TO A 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA ENG" FOUND MARKING THE NORTHWEST CORNER OF SAID RESTRICTED RESERVE "A";
- 3) SOUTH 03° 47' 54" EAST, 55.42 FEET TO A 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA ENG" FOUND MARKING THE SOUTHWEST CORNER OF SAID RESTRICTED RESERVE "A", SAID BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID TELFAIR AVENUE, THE BEGINNING OF A CURVE;

THENCE, WITH A SOUTH LINE OF SAID 1.500 ACRE TRACT AND THE NORTHERLY RIGHT-OF-WAY LINE OF SAID TELFAIR AVENUE, 66.87 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1213.01 FEET, A CENTRAL ANGLE OF 03° 09' 32" AND A CHORD WHICH BEARS SOUTH 70° 20' 49" WEST, 66.87 FEET TO A 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA ENG" FOUND MARKING THE SOUTHWEST CORNER OF SAID 1.500 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF TELFAIR SECTION 8, A SUBDIVISION OF RECORD IN PLAT NO. 20070278, F.B.C.P.R.;

THENCE, WITH THE COMMON LINE OF SAID 1.500 ACRE TRACT AND SAID TELFAIR SECTION 8, NORTH 03° 59' 07" WEST, 234.81 FEET TO A 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA ENG" FOUND MARKING THE NORTHWEST CORNER OF SAID 1.500 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF THAT CERTAIN CALLED 8.619 ACRE TRACT CONVEYED TO THE AFOREMENTIONED AQUATINA SUGAR LAND LP, BY THE AFOREMENTIONED INSTRUMENT OF RECORD IN FILE NO. 2007156797;

THENCE, WITH THE COMMON LINE OF SAID 1.500 AND 8.619 ACRE TRACTS, NORTH 86° 00' 53" EAST, 343.89 FEET TO A 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA ENG" FOUND FOR CORNER OF SAID 1.500 AND 8.619 ACRE TRACTS AND ON THE WEST RIGHT-OF-WAY LINE OF THE AFOREMENTIONED UNIVERSITY BOULEVARD;

THENCE, WITH THE COMMON LINE OF SAID 1.500 ACRE TRACT AND SAID WEST RIGHT-OF-WAY LINE, THE FOLLOWING THREE (3) CURVES:

- 1) SOUTH 03° 47' 54" EAST, 131.18 FEET TO A 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA ENG" FOUND FOR CORNER, THE BEGINNING OF A CURVE;
- 2) 75.41 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 86° 24' 45" AND A CHORD WHICH BEARS SOUTH 39° 24' 29" WEST, 68.46 FEET TO A 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA ENG" FOUND FOR CORNER, THE BEGINNING OF A REVERSE CURVE;
- 3) 15.72 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1253.00 FEET, A CENTRAL ANGLE OF 00° 43' 08" AND A CHORD WHICH BEARS SOUTH 82° 15' 17" WEST, 15.72 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.500 ACRES (65,340 SQUARE FEET) OF LAND.

To: International Bank of Commerce, Aquatina Sugar Land LP and LandAmerica Commonwealth Title of Houston, Inc. as agent for Commonwealth Land Title Insurance Company

This is to certify that this map or plat and the survey on which it is based was made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes items 1, 2, 3, 4, 10, 11(a) and 13 Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Texas, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Dated: May 28, 2008

Keith W. Monroe  
Registered Professional Land Surveyor  
Texas Registration No. 4797



NOTES:

1) All bearings based on the Texas State Plane Coordinate System, South Central Zone, NAD 83, 1993 adj'd.

2) This survey was prepared from information provided by LandAmerica Commonwealth Title of Houston, Inc. as agent for Commonwealth Land Title Insurance Company of Number 561(00665), effective date of commitment April 29, 2008. Surveyor did not abstract subject property.

The following items listed in Schedule "B" of the above referenced title commitment does affect subject tract:

- Item 1) Restrictive Covenants of record in File No. 2003149525, 2006063505, 2006063506, 2006030546, 2006031363, 2007156793 and 2007156797, F.B.C.D.P.R.
- Item 10 (b) Allogation and noise intrusion easements of record in File No. 200509892 and 2005146908, F.B.C.D.P.R.
- Item 10 (c) Easement for encroachments, maintenance and utilities of record in File No. 2006063505, F.B.C.D.P.R.
- Item 10 (d) Sanitary sewer easement of record in File No. 2005156793, F.B.C.D.P.R.
- Item 10 (e) Water line easement of record in File No. 2005156792, F.B.C.D.P.R.
- Item 10 (f) Utility easement with aerial easement of record in File No. 200607593, F.B.C.D.P.R.
- Item 10 (i) Sanitary sewer easement of record in File No. 2007090335, F.B.C.D.P.R.
- Item 10 (j) Landscape easement of record in File No. 2007156796, F.B.C.D.P.R.
- Item 10 (k) Right-of-way and easement of record in File No. 2007156798, F.B.C.D.P.R.
- Item 10 (l) Right-of-way and underground easement of record in File No. 2007156799, F.B.C.D.P.R.
- Item 10 (m) All water and water rights excepted by instrument of record in File No. 2003149525, F.B.C.D.P.R.
- Item 10 (n) Memorandum of Development Agreement of record in File No. 2003149525, F.B.C.D.P.R.
- Item 10 (o) Ordinance No. 1431 annexing subject tract into the City of Sugar Land of record in File No. 2004083480, F.B.C.D.P.R.
- Item 10 (p) Maintenance and Special Assessments for Capital Improvements of record in File No. 2006063505, F.B.C.D.P.R.
- Item 10 (q) One-Foot Reserve dedicated to the Public in Fee as a buffer separation between the side or end of streets in subdivision plats where such streets abut adjacent acreage tracts. The conditions of such dedication being that when the adjacent property is subdivided in a recorded plat, the One-Foot Reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert and vest in the dedicator, his heirs, assigns, or successors as recorded in File No. 2006063505, F.B.C.D.P.R.
- Item 10 (r) Right of First Refusal of record in File No. 2007156797, F.B.C.D.P.R.
- Item 10 (s) Repurchase Option of record in File No. 2007156797, F.B.C.D.P.R.
- Item 10 (x) Terms, Conditions and stipulations of record in File No. 2007156797, F.B.C.D.P.R.

The following items listed in Schedule "B" of the above referenced title commitment does not affect subject tract:

- Item 10 (g) Drainage easement of record in File No. 2007030028, F.B.C.D.P.R.
- Item 10 (h) Utility easement of record in File No. 2005131020, F.B.C.D.P.R.

3) In accordance with the Federal Emergency Management Agency Flood Insurance Rate Map No. 48157C0235-L, revise to reflect LOMR dated January 25, 2007, Case No. 06-06-B073F, subject tract lies within Zone "X" (shaded).

4) Metes and bounds description prepared for sub tract on separate instrument by the undersigned dated May 28, 2008.

5) Subject tract lies within Fort Bend County M.U.D. No. 17.

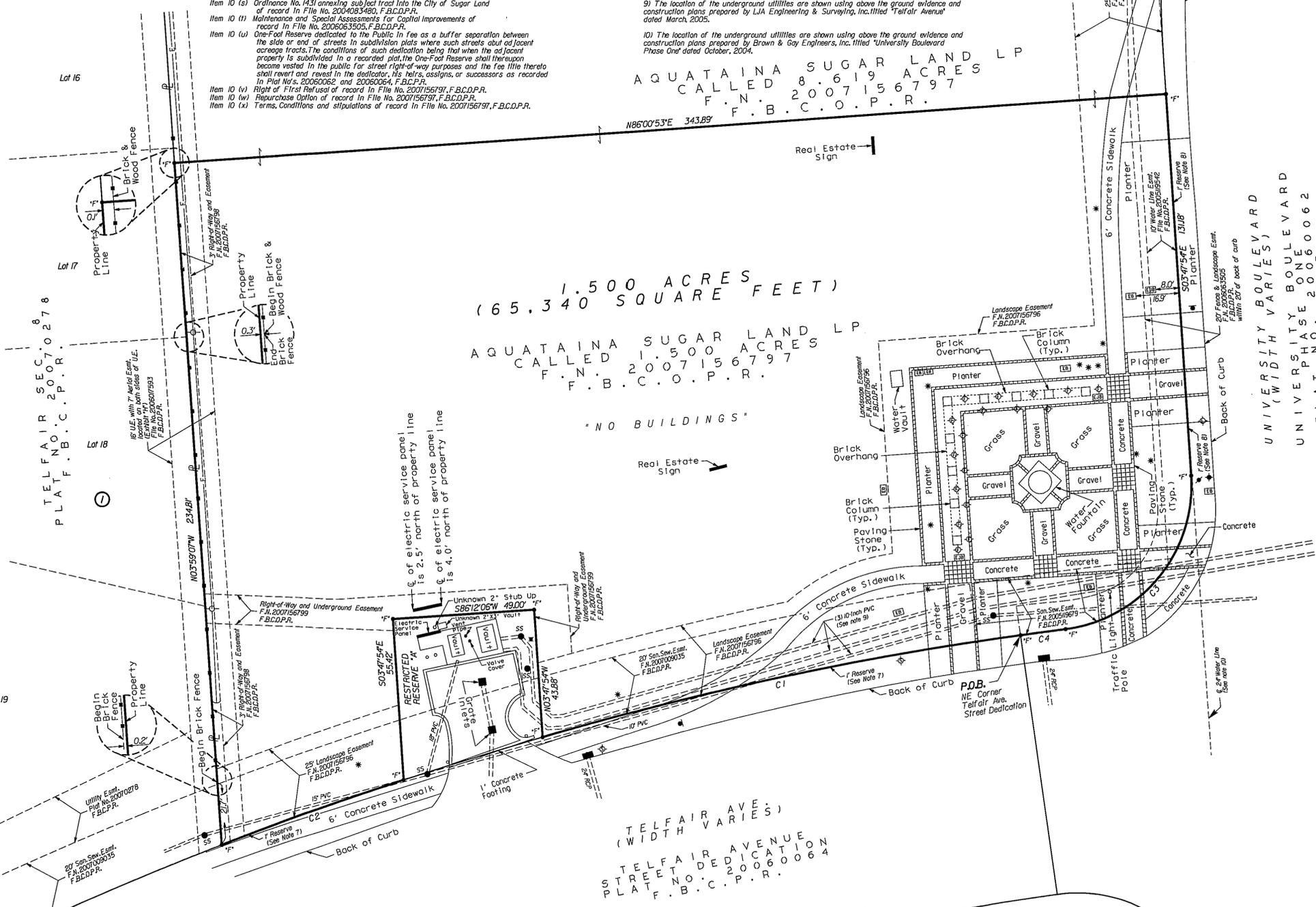
6) Subject tract lies within Fort Bend County M.U.D. No. 13B.

7) One-Foot Reserve dedicated to the Public in Fee as a buffer separation between the side or end of streets in subdivision plats where such streets abut adjacent acreage tracts. The conditions of such dedication being that when the adjacent property is subdivided in a recorded plat, the One-Foot Reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert and vest in the dedicator, his heirs, assigns, or successors as recorded in Plat No. 20060064, F.B.C.P.R.

8) One-Foot Reserve dedicated to the Public in Fee as a buffer separation between the side or end of streets in subdivision plats where such streets abut adjacent acreage tracts. The conditions of such dedication being that when the adjacent property is subdivided in a recorded plat, the One-Foot Reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert and vest in the dedicator, his heirs, assigns, or successors as recorded in Plat No. 20060062, F.B.C.P.R.

9) The location of the underground utilities are shown using above the ground evidence and construction plans prepared by LJA Engineering & Surveying, Inc. titled "Telfair Avenue" dated March, 2005.

10) The location of the underground utilities are shown using above the ground evidence and construction plans prepared by Brown & Gay Engineers, Inc. titled "University Boulevard Phase One" dated October, 2004.

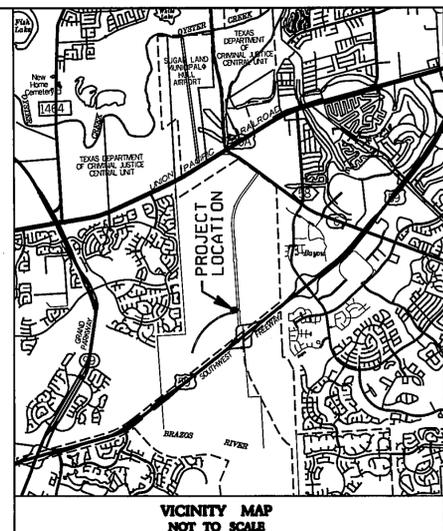


AQUATINA SUGAR LAND LP  
CALLED 8.619 ACRES  
F.N. 2007156797  
F.B.C.O.P.R.

1.500 ACRES  
(65,340 SQUARE FEET)  
AQUATINA SUGAR LAND LP  
CALLED 1.500 ACRES  
F.N. 2007156797  
F.B.C.O.P.R.

"NO BUILDINGS"

TELFAIR AVE.  
(WIDTH VARIES)  
STREET DEDICATION  
PLAT NO. 20060064  
F.B.C.P.R.



CONVENTIONAL SIGNS

- WATER METER
- FLUSHING VALVE
- WATER BLOW OFF VALVE
- WATER VAULT
- WATER VALVE
- SPRINKLER CONTROL BOX
- STREET LIGHT
- POWER POLE
- GUY WIRE
- ELECTRIC BOX
- ELECTRIC JUNCTION BOX
- FLOOD LIGHT
- METAL POST
- SANITARY SEWER MANHOLE
- CLEAN OUT
- STORM SEWER INLET
- FOUND 5/8-INCH IRON ROD WITH A PLASTIC CAP STAMPED "LJA ENG" (CONTROL MONUMENT)

Curve	Radius	Tangent	Chord	Arc	Delta	Chord Bearing
1	1152.68'	84.70'	168.95'	169.10'	08° 24' 20"	S78° 03' 07" W
2	1213.01'	33.45'	66.87'	66.87'	03° 09' 32"	S70° 20' 49" W
3	50.00'	46.96'	68.46'	75.41'	86° 24' 45"	S39° 24' 29" W
4	1253.00'	7.86'	15.72'	15.72'	00° 43' 08"	S82° 15' 17" W

ALTA/ACSM LAND TITLE SURVEY OF  
1.500 ACRES  
(65,340 SQUARE FEET)  
LOCATED IN THE  
ALEXANDER HODGE LEAGUE, A-32  
CITY OF SUGAR LAND  
FORT BEND COUNTY, TEXAS  
MAY 2008 JOB NO. 1369-0001-206

LJA Engineering & Surveying, Inc.  
2929 Briarpark Drive  
Suite 600  
Houston, Texas 77042-3703  
Phone 713.953.5200  
Fax 713.953.5026