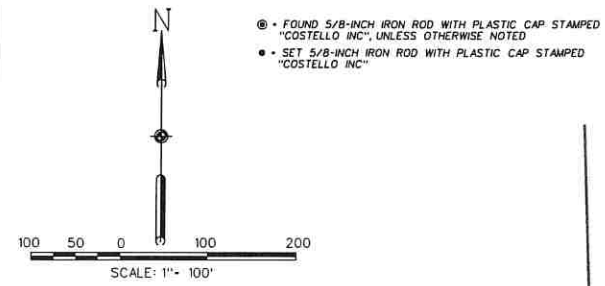
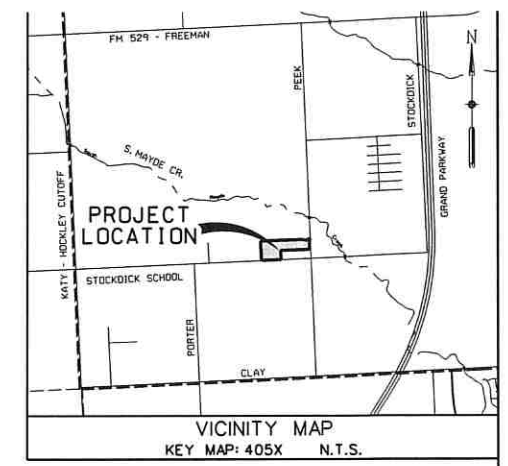
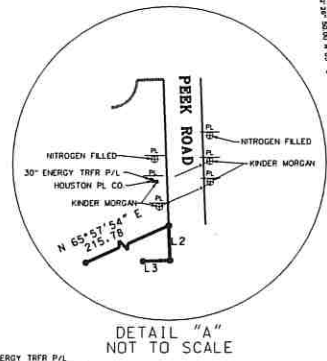
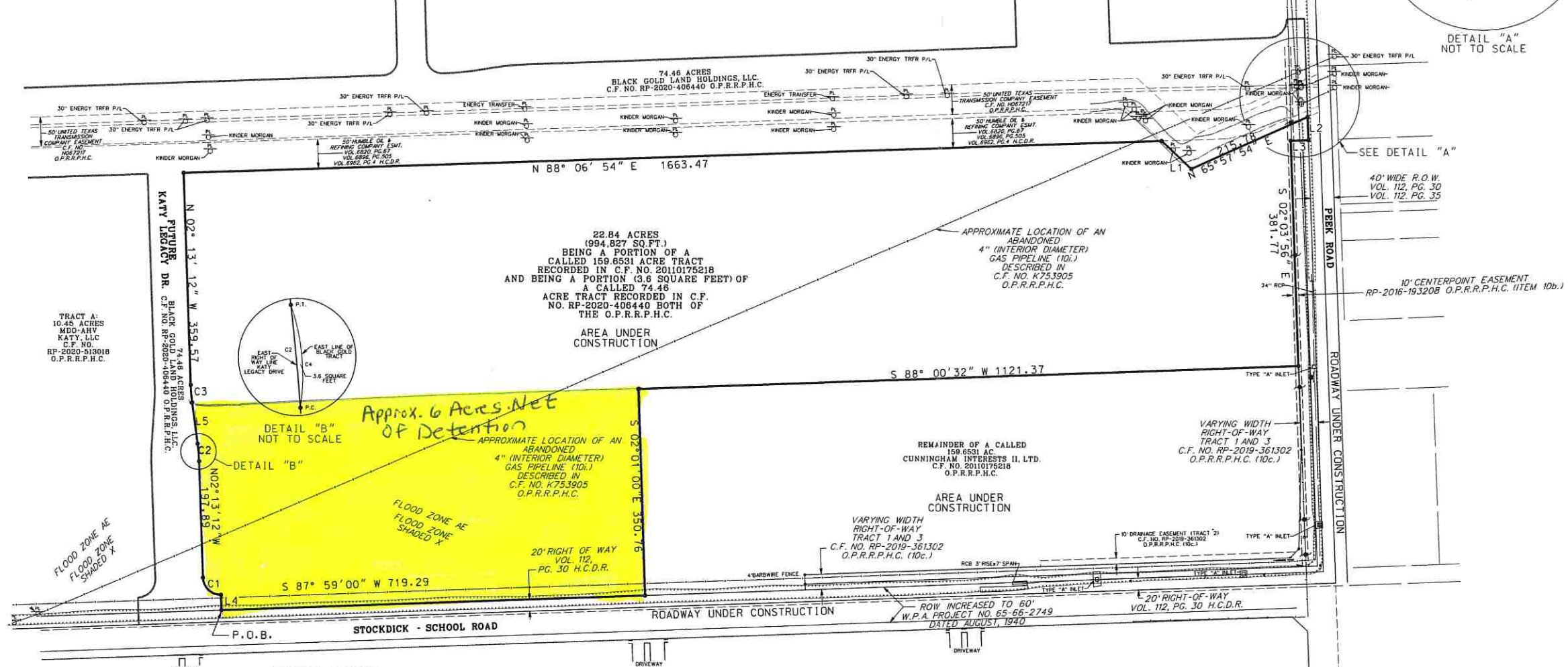


LEGEND Exhibit "A" Approx 6 Acres Stockdick Rd. Net of Detention



- TELEPHONE MANHOLE
- STORM SEWER MANHOLE
- GRATE TOP INLET
- TYPE "C" INLET
- FIRE HYDRANT
- WATER GATE VALVE
- WATER METER
- POWER POLE
- PIPELINE MARKER
- SIGN POST
- GUY WIRE & ANCHOR
- TELEPHONE PEDESTAL
- BARBED WIRE FENCE
- 6" WOOD PICKET FENCE
- FIBER OPTICS
- OVERHEAD POWER LINE
- HIGH BANK
- CABLE TV BOX



METES AND BOUNDS

Being a 22.84 acre tract of land located in the H. & T. C. R. Co. Survey, Section 47, Block 2, Abstract No. 440 in Harris County, Texas; said 22.84 acre tract being a portion of a called 159.6531 acre tract of land recorded in the name of Cunningham Interests II, Ltd. in Clerk's File Number 20110175218 of the Official Public Records of Real Property of Harris County (O.P.R.R.P.H.C.) and a portion (3.6 square feet) of a called 74.46 acre tract of land recorded in the name of Black Gold Land Holdings, LLC in Clerk's File No. RP-2020-406440 of the O.P.R.R.P.H.C.; said 22.84 acre tract being more particularly described by metes and bounds as follows (all bearings are based on the Texas Coordinate System, NAD83, South Central Zone):

- Beginning at a 5/8-inch iron rod with cap stamped "COSTELLO INC." found at the intersection of an easterly line of said called 74.46 acre tract (course #41, called N02°01'00"W 46.15') with the north right-of-way line of Stockdick School Road recorded in Volume 112, Page 30 of the Harris County Deed Records (H.C.D.R.);
- Thence, with the easterly line of said called 74.46 acre tract, the following three (3) courses:
 - North 02 degrees 00 minutes 57 seconds West, a distance of 26.09 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC." found;
 - 47.00 feet along the arc of a curve to the right, said curve having a central angle of 89 degrees 46 minutes 16 seconds, a radius of 30.00 feet and a chord that bears North 47 degrees 06 minutes 20 seconds West, a distance of 42.34 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC." found;
 - North 02 degrees 13 minutes 12 seconds West, a distance of 197.89 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC." set;
- Thence, leaving said easterly line and crossing through aforesaid called 74.46 acre tract, 29.88 feet along the arc of a curve to the left, said curve having a central angle of 05 degrees 42 minutes 26 seconds, a radius of 300.00 feet and a chord that bears North 05 degrees 04 minutes 25 seconds West, a distance of 29.87 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC." set on an easterly line of said called 74.46 acre tract;
- Thence, continuing with said easterly line of said called 74.46 acre tract, North 07 degrees 55 minutes 38 seconds West, a distance of 70.65 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC." set;
- Thence, leaving said easterly line and continuing within aforesaid called 159.6531 acre tract, 29.88 feet along the arc of a curve to the right, said curve having a central angle of 05 degrees 42 minutes 26 seconds, a radius of 300.00 feet and a chord that bears North 05 degrees 04 minutes 25 seconds West, a distance of 29.87 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC." set;
- Thence, North 02 degrees 13 minutes 12 seconds West, a distance of 359.37 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC." set on an interior south line of aforesaid called 74.46 acre tract and south line of a fifty (50) feet wide Humble Oil and Refining Company easement recorded in Volume 696, Page 505 and Volume 690, Page 4, both of the H.C.D.R.;
- Thence, with the south line of said called 74.46 acre tract and pipeline easement, North 88 degrees 06 minutes 54 seconds East, a distance of 1,663.47 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC." found on the south line of a fifty (50) feet wide United Texas Transmission Company easement recorded in Clerk's File Number H067217 of the O.P.R.R.P.H.C.;
- Thence, continuing with the south line of said called 74.46 acre tract and United Texas Transmission Company easement, the following two (2) courses:
 - South 47 degrees 03 minutes 06 seconds East, a distance of 69.56 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC." found;
 - North 65 degrees 57 minutes 54 seconds East, a distance of 215.78 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC." found on the west Right-of-Way line of Peck Road (40 feet wide) recorded in Volume 112, Page 30 of the D.R.H.C.;
- Thence, with the said West Right-of-Way line, South 02 degrees 03 minutes 56 seconds East, a distance of 39.26 feet to a 3/8-inch iron rod with cap stamped "Landtech" found for the northeast corner of a 10 feet wide Right-of-Way Tract (Tract 3) recorded in Clerk's File No. RP-2019-361302 of the O.P.R.R.P.H.C.;
- Thence, with the north line of said Tract 3, South 88 degrees 00 minutes 00 seconds West, a distance of 10.00 feet past the northwest corner of said Tract 3 and northeast corner of a 20 feet wide Right-of-Way Tract (Tract 1) and continuing for a total distance of 30.00 feet to a 3/8-inch iron rod with cap stamped "Landtech" found at the northwest corner of said Tract 1;
- Thence, with the West Right-of-Way line of aforesaid Peck Road, South 02 degrees 03 minutes 56 seconds East, a distance of 381.77 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC." set;
- Thence, across aforesaid called 159.6531 acre tract, the following two (2) courses:
 - South 88 degrees 00 minutes 32 seconds West, a distance of 1,121.37 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC." set;
 - South 02 degrees 01 minutes 00 seconds East, a distance of 350.16 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC." set on the north Right-of-Way line of aforesaid Stockdick School Road;
- Thence, with the north Right-of-Way line of said Stockdick School Road, South 87 degrees 59 minutes 00 seconds West, a distance of 719.29 feet to the Point of Beginning and containing 22.84 acres of land.

GENERAL NOTES

- THIS SURVEY IS BASED ON A COMMITMENT FOR TITLE INSURANCE PREPARED BY STEWART TITLE GUARANTY COMPANY, FILE NO. 1257107, EFFECTIVE DATE OF APRIL JUNE 2, 2021, ISSUED JUNE 8, 2021 AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES AND ENCUMBRANCES STIPULATED THEREIN.
- ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS, MAP NUMBER 48201C085 M, DATED NOVEMBER 15, 2019 THE PROPERTY HAS BEEN DETERMINED TO BE IN SHADED ZONE "X" AND ZONE AE. THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM; IT DOES NOT NECESSARILY IDENTIFY ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL DRAINAGE SOURCES OF SMALL SIZE, OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES LOCATED THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THE FLOOD HAZARD AREA IS SUBJECT TO CHANGE AS DETAILED STUDIES OCCUR AND/OR WATERSHED OR CHANNEL CONDITIONS CHANGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83.
- THIS PROPERTY LIES WITHIN THE KATY INDEPENDENT SCHOOL DISTRICT.
- THIS PROPERTY HAS ACCESS TO AND FROM A DEDICATED PUBLIC STREET.
- ABBREVIATIONS: O.P.R.R.P.H.C. - OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY; H.C.D.R. - HARRIS COUNTY DEED RECORDS FND. - FOUND; I.R. - IRON ROD; W.L.E. - WATERLINE EASEMENT; S.S.E. - SANITARY SEWER EASEMENT; S.M.T. S.E. - STORM SEWER EASEMENT; U.E. - UTILITY EASEMENT; A.E. - AERIAL EASEMENT; H.L.P. - HOUSTON LIGHTING AND POWER; C.F. NO. - CLERK'S FILE NUMBER.
- ALL UTILITIES SHOWN ARE BASED ON ABOVE GROUND VISIBLE FEATURES AND NO EFFORT WAS MADE TO LOCATE BELOW GROUND UTILITY LINES.
- THIS PROPERTY IS FURTHER SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED IN CLERK'S FILE NO. RP-2020-512492 OF THE O.P.R.R.P.H.C. (ITEM 1).
- THIS TRACT IS SUBJECT TO AN AFFIDAVIT CONCERNING WASTEWATER TREATMENT RECORDED IN CLERK'S FILE NO. RP-2017-220036 OF THE O.P.R.R.P.H.C. (ITEM 104).
- THIS TRACT IS SUBJECT TO AN AFFIDAVIT CONCERNING STORM WATER QUALITY RECORDED IN CLERK'S FILE NO. RP-2020-446268 OF THE O.P.R.R.P.H.C. (10c).
- THE RIGHT-OF-WAY THAT IS DESCRIBED IN C.F. NO. RP-2019-361302 OF THE O.P.R.R.P.H.C. IN TRACTS 1&3 LIES ADJACENT TO THE SUBJECT TRACT, TRACT 2 OF THE DOCUMENT DOES NOT AFFECT THE SUBJECT TRACT. (ITEM 10c).

EXCEPTION TABLE SCHEDULE B ITEMS:

- SEE GENERAL NOTE 8
- NOT A SURVEY ITEM
- NOT A SURVEY ITEM
- NOT A SURVEY ITEM
- NOT A SURVEY ITEM
- NOT A SURVEY ITEM
- NOT A SURVEY ITEM
- NOT A SURVEY ITEM
- NOT A SURVEY ITEM
- NOT A SURVEY MATTER
- CENTERPOINT EASEMENT SHOWN ON SURVEY
- R.O.W. & DRAINAGE EASEMENTS SHOWN ON SURVEY
- AFFIDAVIT CONCERNING W.W.T.P. - GENERAL NOTE 9
- AFFIDAVIT CONCERNING S.W.Q.M.P. - NOTE 10
- NOT A SURVEY MATTER
- NOT A SURVEY MATTER
- NOT A SURVEY MATTER
- ABANDONED PIPELINE SHOWN ON SURVEY

KATY INDEPENDENT SCHOOL DISTRICT HIGH SCHOOL NO 8 AND JUNIOR HIGH NO 18 P.C. NO. 68181 H.C.M.R.

LINE	DIRECTION	DISTANCE
L1	S 47° 03' 06" E	69.56
L2	S 02° 03' 56" E	39.26
L3	S 88° 00' 00" W	30.00
L4	N 02° 00' 57" W	26.09
L5	N 07° 55' 38" W	70.65

LINE	DIST.	DELTA	RAD.	CHORD BEARING	DISTANCE
C1	47.00	89° 46' 16"	30.00	N 47° 6' 20" W	42.34
C2	29.88	5° 42' 26"	300.00	N 5° 4' 25" W	29.87
C3	29.88	5° 42' 26"	300.00	N 5° 4' 25" W	29.87
C4	4.98	5° 42' 26"	50.00	N 5° 4' 25" W	4.98

SURVEYOR'S CERTIFICATION

TO: CUNNINGHAM INTERESTS II, LTD. PROVIDENT REALTY ADVISORS, INC.

I, ANDREW P. MCCONNELL, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION ON JUNE 15, 2021 AND CONFORMS TO THE CURRENT TEXAS SURVEYOR'S ASSOCIATION STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION III LAND TITLE SURVEY.

ANDREW P. MCCONNELL TEXAS REGISTRATION NO. 5651



LAND TITLE SURVEY OF 22.84 ACRES

LOCATED IN THE H. & T. C. R. CO. SURVEY SECTION 47, BLOCK 2, A-440 HARRIS COUNTY, TEXAS

ENGINEER/SURVEYOR:

Costello
 COSTELLO, INC.
 2107 CITYWEST BOULEVARD
 3RD FLOOR
 HOUSTON, TEXAS 77042
 (713) 783-7788 FAX: 783-3580
 TBPB FIRM REGISTRATION NO. 280
 TBPLS FIRM REGISTRATION NO. 100488