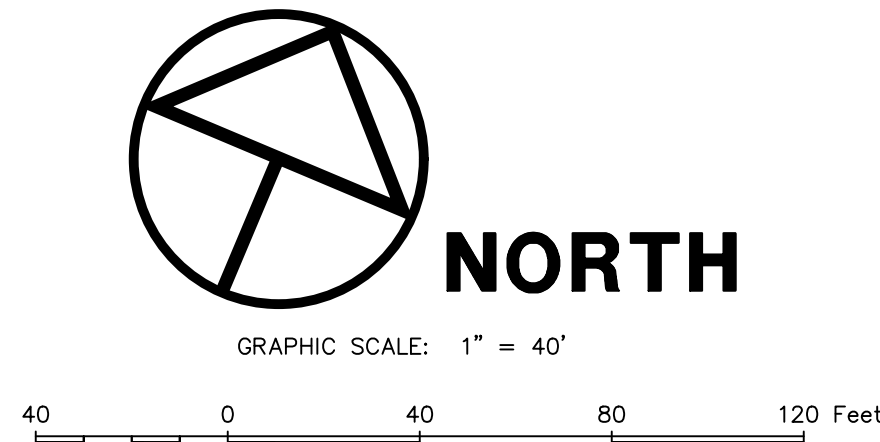


HARRIS COUNTY, TEXAS
VICINITY MAP
SCALE: 1" = 2000'

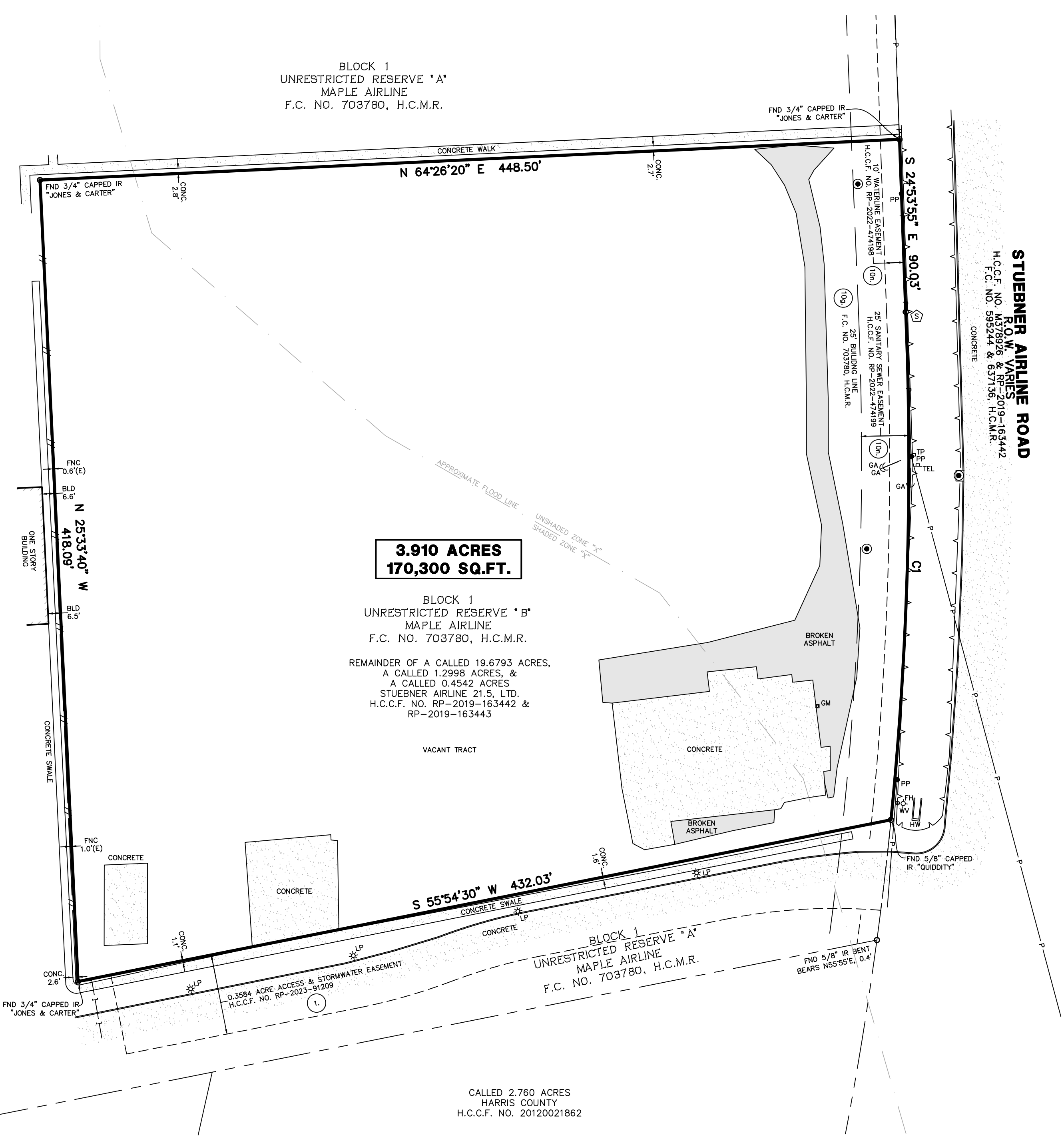


SCHEDULE 'B' NOTES

1. SUBJECT TO THE FOLLOWING RESTRICTIVE COVENANTS OF RECORDED UNDER FILM CODE NO. 703779, MAP RECORDS, HARRIS COUNTY, TEXAS, H.C.C.F. NO. 2023-91209 AND 2023-91210, REAL PROPERTY RECORDS, HARRIS COUNTY, TEXAS. (SHOWN HEREON)
- 10d. SUBJECT TO ALL VISIBLE AND APPARENT EASEMENTS OR USES AND ALL UNDERGROUND EASEMENTS OR USES, THE EXISTENCE OF WHICH MAY ARISE BY UNRECORDED GRANT OR BY USE.
- 10g. EASEMENTS AND BUILDING LINES AS SET OUT ON PLAT RECORDED IN FILM CODE NO. 703779, MAP RECORDS, HARRIS COUNTY, TEXAS. (AFFECTS SUBJECT TRACT, SHOWN HEREON)
- 10h. SUBJECT TO TERMS, CONDITIONS, AND STIPULATIONS IN THE BOUNDARY LINE AGREEMENT BY AND BETWEEN ESTHER KLEB ET AL DATED NOVEMBER 8, 1932, RECORDED UNDER VOLUME 855, PAGE 389, DEED RECORDS, HARRIS COUNTY, TEXAS. (AFFIRMS LOCATION OF ABSTRACT LINE)
- 10i. EASEMENT(S) FROM THORNWELL KLEB AND/OR JENNIE LEE KLEB GRANTED TO TENNESSEE GAS AND TRANSMISSION COMPANY RECORDED: VOLUME 1312, PAGE 264; VOLUME 1794, PAGE 345; AND VOLUME 2199, PAGE 407, DEED RECORDS, HARRIS COUNTY, TEXAS AS AFFECTED BY PARTIAL RELEASE AND AMENDMENT, AND ALL TERMS, CONDITIONS AND STIPULATIONS THEREIN RECORDED UNDER H.C.C.F. NO. P165370, REAL PROPERTY RECORDS, HARRIS COUNTY, TEXAS. (DOES NOT LIE WITHIN SUBJECT TRACT)
- 10j. EASEMENT FROM MILTON E. KLEB AND ESTHER KLEB GRANTED TO THORNWELL KLEB AND JENNIE LEE KLEB, DATED JULY 5, 1945 AND RECORDED UNDER VOLUME 1391, PAGE 302, DEED RECORDS, HARRIS COUNTY, TEXAS. (DOES NOT LIE WITHIN SUBJECT TRACT)
- 10k. EASEMENT FROM THORNWELL KLEB GRANTED TO HOUSTON LIGHTING & POWER COMPANY DATED SEPTEMBER 4, 1969, RECORDED UNDER H.C.C.F. NO. C966825, REAL PROPERTY RECORDS, HARRIS COUNTY, TEXAS. (DOES NOT LIE WITHIN SUBJECT TRACT)
- 10l. EASEMENT FROM THORNWELL KLEB AND LILLIE KLEB GRANTED TO HOUSTON LIGHTING & POWER COMPANY, DATED NOVEMBER 22, 1994, RECORDED UNDER H.C.C.F. NO. R231296, REAL PROPERTY RECORDS, HARRIS COUNTY, TEXAS, AS AFFECTED BY PARTIAL RELEASE; RECORDED UNDER H.C.C.F. NO. 2023-421665, REAL PROPERTY RECORDS, HARRIS COUNTY, TEXAS. (DOES NOT LIE WITHIN SUBJECT TRACT)
- 10m. EASEMENT FROM WAYNE KLEB AND BARBARA KLEB GRANTED TO LEIA ARLENE PRAUSE, DAMAN PRAUSE, AND KYLE W. KLEB DATED SEPTEMBER 8, 2004, RECORDED UNDER H.C.C.F. NO. X919897, REAL PROPERTY RECORDS, HARRIS COUNTY, TEXAS. (DOES NOT LIE WITHIN SUBJECT TRACT)
- 10n. EASEMENT(S): FROM STUEBNER-AIRLINE 21.5 LTD GRANTED TO HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 24, DATED JUNE 14, 2022, RECORDED UNDER H.C.C.F. NO. 2022-474198 AND 2022-474199, REAL PROPERTY RECORDS, HARRIS COUNTY, TEXAS. (AFFECTS SUBJECT TRACT, SHOWN HEREON)
- 10o. RIGHTS OF OTHERS IN AND TO THE USE OF THE EASEMENT(S) RESERVED IN DEED: BY STUEBNER-AIRLINE 21.5, LTD, GRANTED TO CRP/MAPLE KLEIN OWNER, L.P. DATED MARCH 15, 2023, RECORDED UNDER H.C.C.F. NO. 2023-91209, REAL PROPERTY RECORDS, HARRIS COUNTY, TEXAS. (DOES NOT LIE WITHIN SUBJECT TRACT)

BLOCK 1
UNRESTRICTED RESERVE "A"
MAPLE AIRLINE
F.C. NO. 703780, H.C.M.R.

CALLED 17.53 ACRES
CRP/MAPLE KLEIN OWNER, L.P.
H.C.C.F. NO. RP-2023-91209



3.910 ACRES
170,300 SQ.FT.

BLOCK 1
UNRESTRICTED RESERVE "B"
MAPLE AIRLINE
F.C. NO. 703780, H.C.M.R.

REMAINDER OF A CALLED 19.6793 ACRES,
A CALLED 1.2998 ACRES, &
A CALLED 0.4542 ACRES
STUEBNER AIRLINE 21.5, LTD.
H.C.C.F. NO. RP-2019-163442 &
RP-2019-163443

CALLED 2.760 ACRES
HARRIS COUNTY
H.C.C.F. NO. 20120021862

DESCRIPTION

ALL OF UNRESTRICTED RESERVE "B", BLOCK 1, MAPLE AIRLINE, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP RECORDED UNDER FILM CODE NO. 703779 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

GENERAL NOTES

1. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITH INFORMATION CONTAINED IN TITLE COMMITMENT OF NO. S2450246TW OF NATIONAL INVESTORS TITLE INSURANCE COMPANY, EFFECTIVE DATE OF JULY 22, 2024, ISSUED DATE OF JULY 31, 2024, AND IS SUBJECT TO THE LIMITATIONS OF THAT COMMITMENT.
2. BEARINGS WERE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (4204). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING SCALE FACTOR: 0.999938344.
3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR HARRIS COUNTY, TEXAS, MAP NO. 48201C0245M REVISED/DATED OCTOBER 16, 2023, MAP AMENDED TO REFLECT LETTER OF MAP AMENDMENT NO. 24-08-1030A-480287, EFFECTIVE DATE MARCH 28, 2024, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X" AND SHADED ZONE "X". 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 CREATE LIABILITY ON THE PART OF WINDROSE SURVEYING AND LAND SERVICES.
4. DEVELOPMENT OF THIS TRACT IS SUBJECT TO REQUIREMENTS PER CITY OF HOUSTON ORDINANCE NO. 2013-343 WHICH STIPULATES PLATTING AND SETBACK CONSTRAINTS. PROPOSED USAGE OF THIS TRACT WILL DETERMINE ACTUAL BUILDING SETBACK LINE(S) ALONG ANY ADJOINING STREETS. REFER TO CITY OF HOUSTON BUILDING CODES TO ESTABLISH MINIMUM PUBLISHED SETBACK REQUIREMENTS. ULTIMATELY THE CITY OF HOUSTON PLANNING COMMISSION WILL DETERMINE REQUIRED SETBACKS UPON REVIEW OF PLANS OR PLATS SUBMITTED TO SAID COMMISSION. THIS TRACT MAY REQUIRE PLATTING AS A CONDITION FOR RECEIVING BUILDING PERMITS.
5. READILY VISIBLE IMPROVEMENTS AND UTILITIES WERE LOCATED WITH THIS SURVEY. NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED BY WINDROSE SURVEYING AND LAND SERVICES.
6. ENVIRONMENTAL AND DRAINAGE ISSUES ARE BEYOND THE SCOPE OF THIS SURVEY.
7. 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.
8. FENCES SHOWN HEREON WITH DIMENSIONAL TIES ARE SHOWN WHERE THEY ARE PHYSICALLY MEASURED. THE FENCE MAY MEANDER BETWEEN MEASURED LOCATIONS.
9. 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.

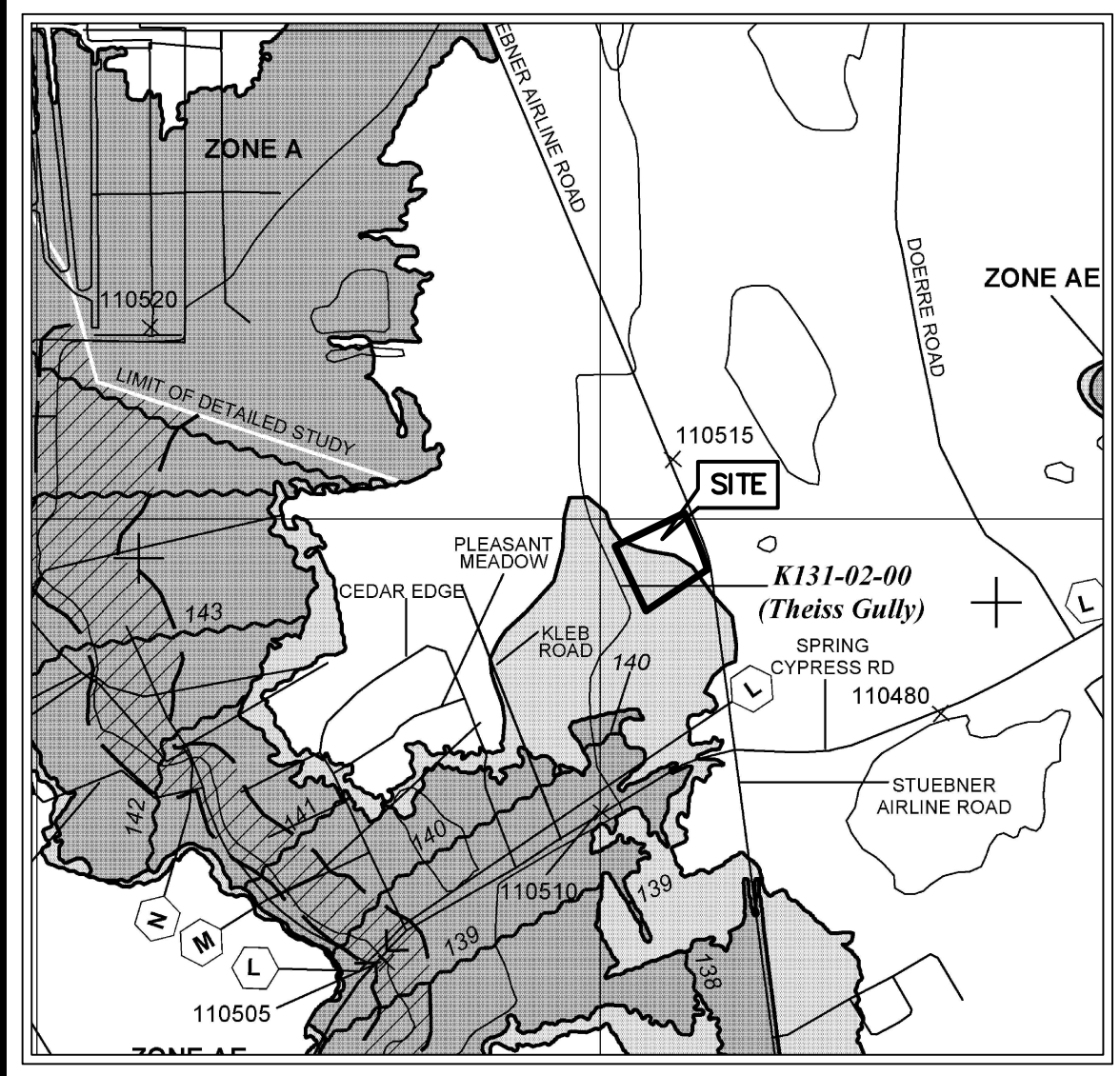
SURVEYOR'S CERTIFICATION

TO: STUEBNER-AIRLINE 21.5, LTD., A TEXAS LIMITED PARTNERSHIP
EDGE LAND, LLC
NATIONAL INVESTORS 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, 3, 4, & 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 19, 2024.

Lucas G. Davis
LUCAS G. DAVIS
REGISTERED PROFESSIONAL LAND SURVEYOR
Texas Registration No. 6599
08/26/2024
DATE

FLOOD INFORMATION



PANEL 0245M
FIRM
FLOOD INSURANCE RATE MAP
HARRIS COUNTY,
TEXAS
AND INCORPORATED AREAS
PANEL 245 OF 1150
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)
CONTAINS:
COMMUNITY NUMBER PANEL SHEETS
HARRIS COUNTY 480287 0245 M
UNINCORPORATED AREAS 480287 0245 M
HOUSTON CITY OF 480286 0245 M
MAP NUMBER
48201C0245M
MAP REVISED
OCTOBER 16, 2013
Federal Emergency Management Agency

LEGEND

- * SOME OF THESE ELEMENTS MAY NOT BE USED ON THIS SURVEY
- BO - BOLLARD
 - - HANDICAP
 - GM - GAS METER
 - GV - GAS VALVE
 - TH - FIRE HYDRANT
 - WM - WATER METER
 - WV - WATER VALVE
 - ICV - IRRIGATION CONTROL VALVE
 - GI - GRATE INLET
 - MI - MANHOLE
 - CO - CLEANOUT
 - TP - TELEPHONE PEDESTAL
 - EB - ELECTRIC BOX
 - TSB - TRAFFIC SIGNAL BOX
 - LP - LIGHT POLE
 - GL - GROUND/SPOT LIGHT
 - PP - POWER POLE
 - PP/T - POWER POLE W/TRANSFORMER
 - PP/LT - POWER POLE W/LIGHT
 - PP/CT - POWER POLE W/CONDUIT
 - MP - METER POLE
 - SP - SERVICE POLE
 - GAC - GUY ANCHOR
 - - OVERHEAD POWER LINE
 - - BARBED WIRE FENCE
 - - WROUGHT IRON FENCE
 - - WOOD FENCE
 - - CHAINLINK FENCE
 - GP - GATE POST
 - (P) - PER PLANKS
 - APPROX. - APPROXIMATE
 - - HIGHBANK
 - - SIGN
 - PLM - PIPELINE MARKER
 - UCS - UNDERGROUND CABLE SIGN
 - CTL - CATHODIC TEST LEAD
 - MW - MONITORING WELL
 - P - PIN FLAG/PAINT MARK
 - TC - TOP OF CURB
 - G - GUTTER
 - T - TOP OF GRATE
 - FL - FLOW LINE
 - HB - HIGHBANK
 - SAN - SANITARY SEWER
 - STM - STORM SEWER
 - CMP - CORRUGATED METAL PIPE
 - CPP - CORRUGATED PLASTIC PIPE
 - RCP - REINFORCED CONCRETE PIPE
 - TEL - TELEPHONE
 - SMT - SOUTHWESTERN BELL TELEPHONE CO.
 - WTR - WATER
 - UG - UNDERGROUND
 - FND - FOUND
 - H.C.C.F. - HARRIS COUNTY CLERK FILE
 - H.C.D.R. - HARRIS COUNTY DEED RECORDS
 - H.C.M.R. - HARRIS COUNTY MAP RECORDS
 - IP - IRON PIPE
 - IR - IRON ROD
 - NO. - NUMBER
 - PG. - PAGE
 - R.O.W. - RIGHT-OF-WAY
 - SQ. FT. - SQUARE FEET
 - VOL. - VOLUME
 - F.C. - FILM CODE
 - B.L. - BUILDING LINE
 - U.E. - UTILITY EASEMENT
 - ○ - TREE/SHRUB

| CURVE CHART | | | | | |
|-------------|-----------|----------|---------|---------------|---------|
| CURVE | RADIUS | DELTA | LENGTH | BEARING | CHORD |
| C1 | 1,869.88' | 8°07'09" | 264.97' | S 21°11'07" E | 264.75' |

REVISIONS

| DATE | REASON | BY |
|-----------|------------------|----|
| 8/29/2024 | ADDRESS COMMENTS | GA |

WINDROSE
LAND SURVEYING & PLATTING
5353 W SAM HOUSTON PKWY N, STE 150 | HOUSTON, TX 77041 | 713.458.2281
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

ALTA/NSPS LAND TITLE SURVEY OF
3.910 AC. / 170,300 SQ. FT.
ALL OF UNRESTRICTED RESERVE "B", BLOCK 1,
MAPLE AIRLINE, F.C. NO. 703780, H.C.M.R.
SITUATED IN THE
R.T. BLACKBURN SURVEY ABSTRACT NO. 168
HARRIS COUNTY, TEXAS

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FILED BY: SP CHECKED BY: GA JOB NO. 57838-RES B
DRAWN BY: CR DATE: AUGUST 2024 SHEET NO. 1 OF 1