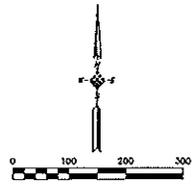
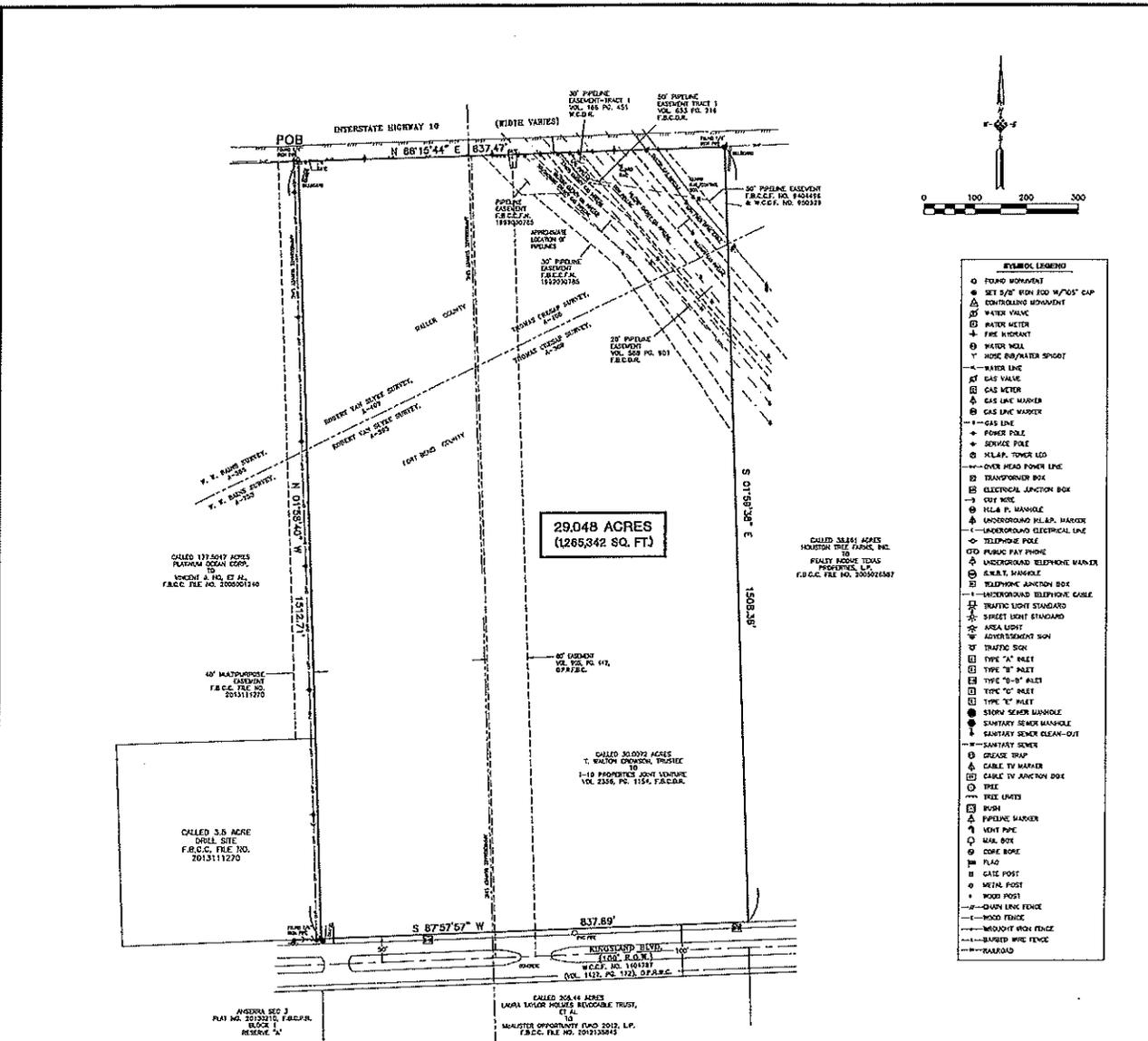


ZIP CODE 77494

KEY MAP: 483-G



SYMBOL LEGEND

- FOUND MONUMENT
- △ SET 5/8" IRON ROD W/ "X" CAP
- CONTROLLING MONUMENT
- WATER VALVE
- WATER METER
- ⊕ FIRE HYDRANT
- WATER WELL
- ⊕ HOSE BAR/WATER SPOUT
- WATER LINE
- ⊕ GAS VALVE
- ⊕ GAS METER
- ⊕ GAS LINE WARDER
- ⊕ GAS LINE WARDER
- GAS LINE
- POWER POLE
- SERVICE POLE
- ⊕ SCLAP. TOWER LED
- OVER HEAD POWER LINE
- TRANSFORMER BOX
- UNDERGROUND ELECTRICAL BOX
- CRY WIRE
- ⊕ HLA P. MANHOLE
- ⊕ UNDERGROUND HLA.P. MANHOLE
- UNDERGROUND ELECTRICAL LINE
- TELEPHONE POLE
- ⊕ TELEPHONE PLY PHONE
- ⊕ UNDERGROUND TELEPHONE WARDER
- ⊕ A.M.T. MANHOLE
- TELEPHONE JUNCTION BOX
- UNDERGROUND TELEPHONE CABLE
- ⊕ METRIC LIGHT STANDARD
- ⊕ STREET LIGHT STANDARD
- ⊕ AREA LIGHT
- ⊕ ADJUSTMENT SIGN
- PLUMB SIGN
- TYPE "A" NILET
- TYPE "B" NILET
- TYPE "C" NILET
- TYPE "D" NILET
- TYPE "E" NILET
- ⊕ STONY SEWER MANHOLE
- ⊕ SANITARY SEWER MANHOLE
- ⊕ SANITARY SEWER CLEAN-OUT
- SANITARY SEWER
- ⊕ GREASE TRAP
- ⊕ CABLE TV WARDER
- CABLE TV JUNCTION BOX
- TREE
- TREE LIMITS
- ⊕ HOSE
- ⊕ PIPELINE WARDER
- ⊕ VENT PIPE
- ⊕ MAIL BOX
- ⊕ CORE BOX
- ⊕ FLAG
- ⊕ GATE POST
- ⊕ METAL POST
- ⊕ WOOD POST
- CHAIN LINK FENCE
- WOOD FENCE
- WOODPOST WIRE FENCE
- BARBED WIRE FENCE
- ROADWAY

ABBREVIATION TABLE

- POB POINT OF BEGINNING
- F.A.C.P. FORT BEND COUNTY PLAT RECORDS
- F.B.C.C. FORT BEND COUNTY CLERK'S FILE
- F.W.C.C. FORT WALKER COUNTY DEED RECORDS
- W.C.D.R. WALLER COUNTY DEED RECORDS
- W.C.C.F. WALLER COUNTY CLERK'S FILE
- O.P.R.F.C. OFFICIAL PUBLIC RECORDS WALLER COUNTY
- O.P.A.F.C. OFFICIAL PUBLIC RECORDS FORT BEND COUNTY

NOTES:

- The surveyor has relied on American Title Company of Houston to provide copies of recorded deeds, plats or other instruments describing the subject property and adjoining tracts, used to support the determination of the location of the intended boundaries of the land surveyed.
- This map is the result of an on the ground survey made under my supervision and depicts the conditions found on the ground at the time of the survey. The field work was completed on June 6, 2018.
- Adjacent information is shown per the Texas Board of Professional Land Surveying Rules and is shown for informational purposes only.
- The bearings shown hereon are referenced to the Texas Coordinate System of 1983, South Central Zone.
- There is a separate legal description of the surveyed property prepared by IDS Engineering Group, dated July 13, 2018, Job No. 1683-003-00-520.
- The recorded easements, setbacks and encumbrances shown hereon are from Schedule B of the commitment for title insurance issued by Stewart Title Guaranty Company, GF No. 3055918-01562, effective date December 25, 2018, Issue date January 7, 2019. The surveyor has relied upon the accuracy and completeness of the information described above and has made no independent investigation or search for this information.
- The above referenced title commitment lists the following restrictive covenants, in whole or in part, and other rights, or other encumbrances in connection with the property surveyed that have not been plotted or otherwise shown hereon:
 - Right-of-way easement to Trunkline Gas Company per Volume 320, Page 24, D.W.C.R. (BLANFET EASEMENT). There were no pipeline markers labeled "Energy Transfer" or "Trunkline" observed on the subject tract or on the roadways abutting the subject tract at the time of the survey.
 - Drainage easement to Brookshire Katy Drainage District per Volume 171, Page 245, D.W.C.R. (NOT LOCATED ON SUBJECT PROPERTY)
 - Right-of-way easement to Shell Pipe Line Corporation per Volume 124, Page 465, F.B.C.D.R. (BLANFET EASEMENT). There were no pipeline markers labeled "Shell Pipe Line Corporation" observed on the subject tract or on the roadways abutting the subject tract at the time of the survey.
 - Right-of-way easement to Houston Pipeline Company per Volume 204, Page 547, F.B.C.D.R. (NOT LOCATED ON SUBJECT PROPERTY)
 - 2 easements to Western Gas Resources Storage Inc. per F.B.C.C.F. No. 3404496 and W.C.C.F. No. 5902929 (NOT EASEMENT SHOWN); 50' TEMPORARY CONSTRUCTION EASEMENT - EXPIRED
 - 40' wide easement described in Volume 905, Page 442 of the O.P.A.F.C. has been abandoned per F.B.C.C.F. No. 2014074845.
- By stating the surveyed tract onto the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) No. 484730373L, effective date February 16, 2009, and FIRM No. 481570004L, effective date April 02, 2014, the subject property is in ZONE X (unshaded). The surveyor makes no representation as to the accuracy of said FIRM or that it is the most current published Flood map.
- ZONE X (unshaded), defined as areas determined to be outside the 0.2% annual chance floodplain.

METES AND BOUNDS DESCRIPTION OF 29.048 ACRES (1,265,342 SQUARE FEET) IN THE ROBERT VAN SILVE SURVEY, ABSTRACT NUMBER 407, THE ROBERT VAN SILVE SURVEY, ABSTRACT NUMBER 305, THE THOMAS CREEP SURVEY, ABSTRACT NUMBER 405 W, THE THOMAS CREEP SURVEY, ABSTRACT NUMBER 360, FORT BEND COUNTY AND WALLER COUNTY, TEXAS

Being 29.048 acres (1,265,342 square feet) of land and being a portion of that certain called 30.0072 acre tract described in the deed from T. WALTON EMMERSON, TRUSTEE to 1-10 PROPERTIES, L.P. and VENTURE, TRUSTEE in Volumes 2316, Page 1154 of the Fort Bend County Deed Record, in the Robert Van Silve Survey, A-407, the Robert Van Silve Survey, A-385, the Thomas Creep Survey, A-405 and the Thomas Creep Survey, A-399, Fort Bend County and Waller County, Texas, and more particularly described by metes and bounds as follows with bearings based on the Texas Coordinate System of 1983, South Central Zone:

BEGINNING at a 3/4-inch iron pipe found on the south right-of-way line of Interstate Highway 10 (width varies), being the northeast corner of the called 177.5047 acre tract described in deed from PLATONIA OCEAN CORP. to VINCENT J. HO, JR. et al, recorded in Fort Bend County Clerk's File Number 2008013140, being the northeast corner of said called 30.0072 acre tract and being the northeast corner of the herein described tract;

THENCE North 88° 15' 44" East - 837.47 feet, with the south right-of-way line of said Interstate Highway 10 and the north line of the herein described tract, to a 3/4-inch iron pipe found for the northeast corner of said called 30.0072 acre tract and being the northeast corner of the herein described tract;

THENCE North 88° 15' 44" East - 1508.38 feet, with the line common to said 30.0072 acre tract, said called 30.0072 acre tract and the herein described tract, to the southeast corner of the herein described tract and being on the north right-of-way line of Kingland Boulevard (100-foot wide), as described in deed to Willow Point Municipal Utility District of Fort Bend and Waller Counties recorded in Waller County Clerk's File Number 1404787;

THENCE South 87° 57' 57" West - 837.89 feet, with the north right-of-way line of said Kingland Boulevard and the south line of the herein described tract to a 2 1/2-inch iron pipe found for the southwest corner of the herein described tract, and being on an easement line of said called 177.5047 acre tract;

THENCE North 01° 58' 40" West - 1512.71 feet, with the line common to said called 177.5047 acre tract, said called 30.0072 acre tract and the herein described tract, to the POINT OF BEGINNING of the herein described tract and containing 29.048 acres (1,265,342 square feet) of land.

SURVEYOR'S CERTIFICATE

TO: 1-10 PROPERTIES JV, HO ENTERPRISES L.L.C. and Stewart Title Guaranty Company

I hereby certify that this survey was made on the ground and that this survey substantially complies with the laws of Texas and the laws of Professional Surveyors, Standards and Specifications for a Category IA, Condition II Survey.

Michael L. Swan 2-19-19

Michael L. Swan
Registered Professional Land Surveyor
Texas Registration Number 9551

DATE	REVISION
7-16-2018	REVIS PER ATTORNEY CONSULTS
11-21-2018	REVIS PER ATTORNEY CONSULTS
1-15-2019	REVIS PER ATTORNEY CONSULTS
2-18-2019	REVIS PER DRAFTSMAN

IDS Engineering Group

12040 Katy Freeway, Suite 1700
Houston, Texas 77054
713-462-0100
713-462-0102

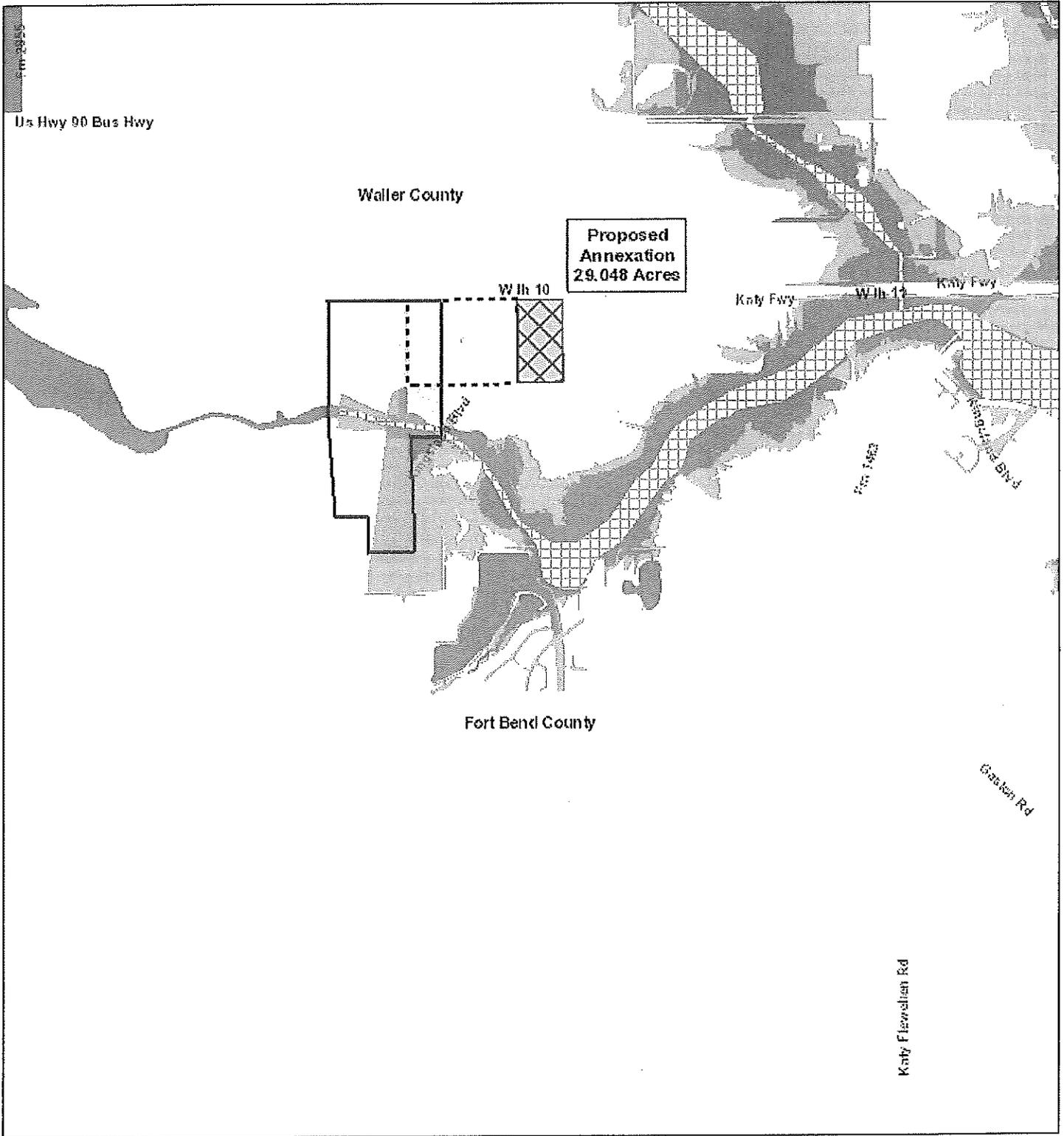
LAND TITLE SURVEY

29.048 ACRES
IN FORT BEND & WALLER
COUNTIES, TEXAS

DATE PLOTTED	07-13-2018	DATE PLOTTED	11-16-2018
APPROVED FOR ISSUANCE		APPROVED FOR ISSUANCE	

JOB NO.: 1683-003-00-520

Willow Point MUD (29.048 acres)



1/29/2020

- | | | |
|------------------------------------------------------------------------------------|------------------------------|---------------------------------------------------------------------------------------------------------|
|  | Existing Acreage of District | Flood Hazard Zones |
|  | Proposed Annexation |  100 Year Floodplain |
| Council Districts | |  500 Year Floodplain |
|  | Council Districts |  Floodway |
| City Limits | | |
|  | City Limits | |

Scale: 1:36,112

