





FBCMUD 24

City of Houston ETJ

VICINITY MAP

OCTOBER 2018

Legend

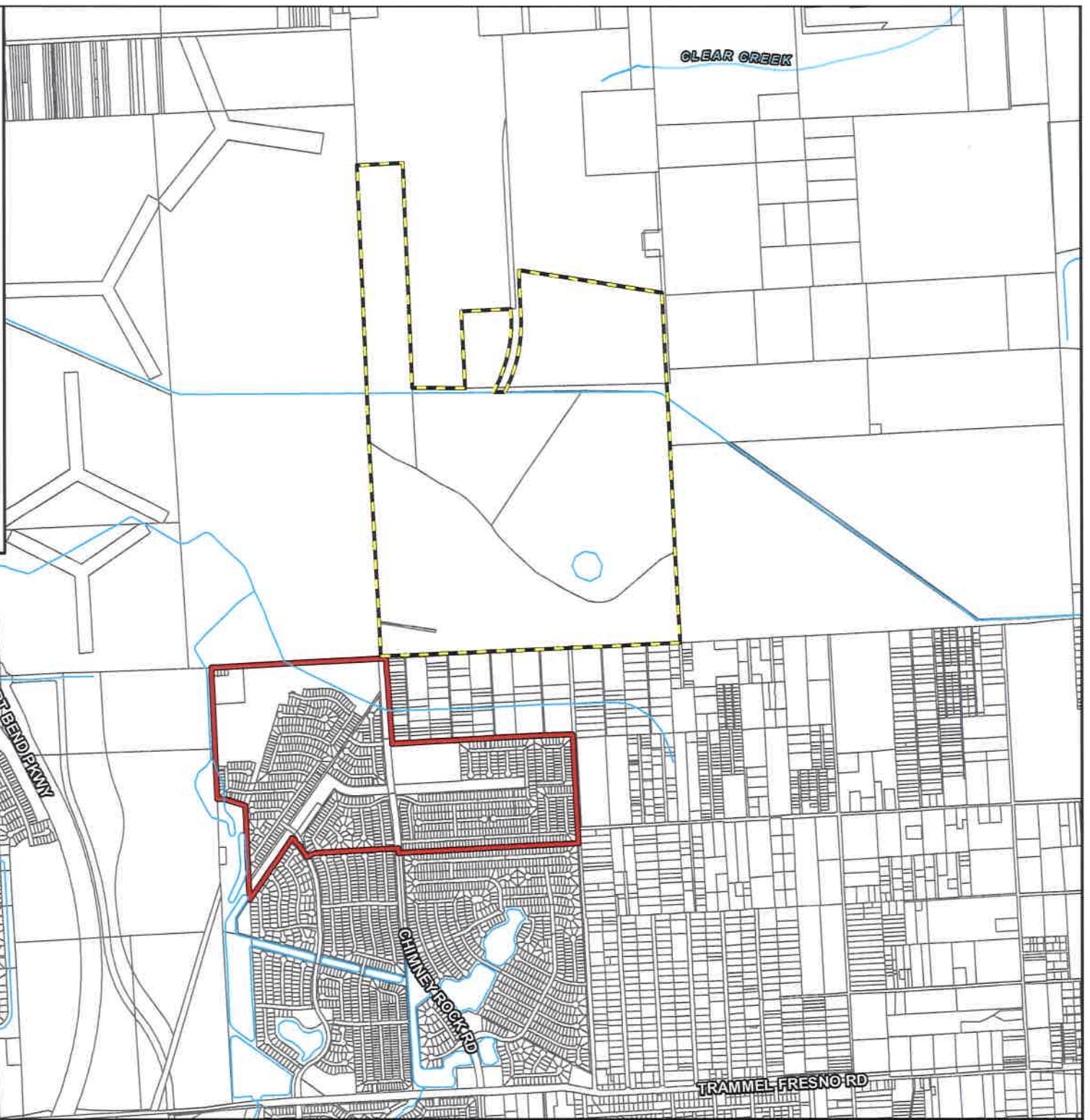
-  FBCMUD 24
-  ANNEXATION TRACT
-  PARCELS
-  CHANNELS

Data Source: Channels - Harris County Flood Control District (HCFCD)
Parcels-Fort Bend Central Appraisal District (FBCAD)

0 1,000 2,000
Feet



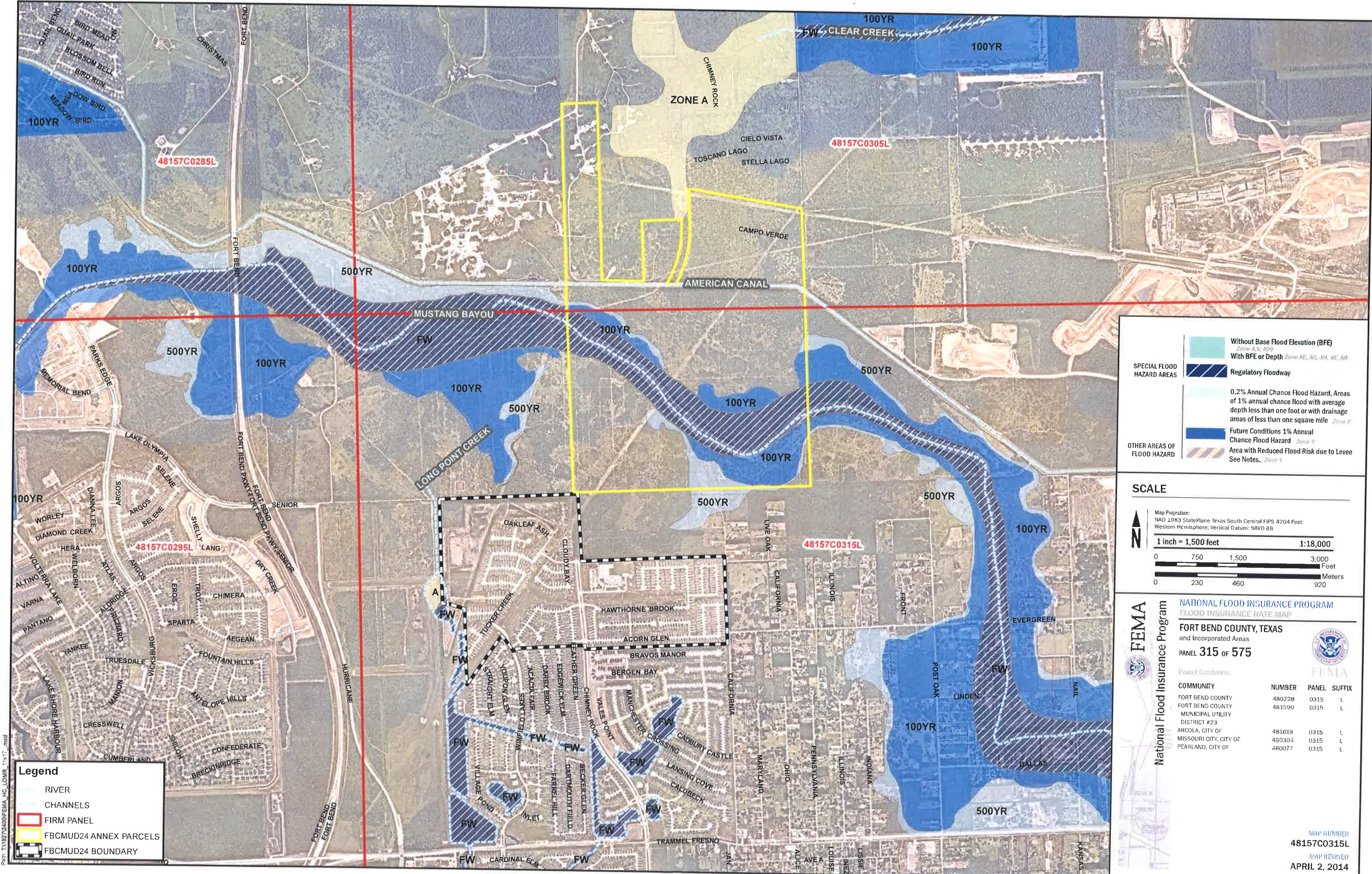
THIS PRODUCT IS FOR INFORMATIONAL PURPOSES AND MAY NOT HAVE BEEN PREPARED FOR OR BE SUITABLE FOR LEGAL, ENGINEERING, OR SURVEYING PURPOSES. IT DOES NOT REPRESENT AN ON-THE-GROUND SURVEY AND REPRESENTS ONLY THE APPROXIMATE RELATIVE LOCATION OF PROPERTY BOUNDARIES.



Path: I:\19272400\FBCMUD24_Vicinity Annex Tract Bk11 No Aerial.mxd



TRAMMEL-FRESNO RD



Legend

- RIVER
- CHANNELS
- FIRM PANEL
- FBCMUD24 ANNEX PARCELS
- FBCMUD24 BOUNDARY

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)
Zone A, X, AB, B
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone K
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee See Notes. Zone X

OTHER AREAS OF FLOOD HAZARD

-
-

SCALE

Map Projection:
NAD 1983 StatePlane Texas South Central FIPS 4204 Feet;
Western Hemisphere; Vertical Datum: NAVD 88

1 inch = 1,500 feet 1:18,000

0 750 1,500 3,000 Feet
0 230 460 920 Meters

FEMA

National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP

FORT BEND COUNTY, TEXAS
and Incorporated Areas

PANEL 315 OF 575

Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
FORT BEND COUNTY	480228	0315	L
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT #23	481590	0315	L
ARCOLA, CITY OF	481619	0315	L
MISSOURI CITY, CITY OF	480304	0315	L
PEARLAND, CITY OF	480077	0315	L

MAP NUMBER
48157C0315L
MAP REVISED
APRIL 2, 2014

Path: T:\1927040\FEMA_HC_LDMR_1x1T.mxd

NOTES TO USERS

This 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. The community map repository should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where Base Flood Elevations (BFEs) and/or Floodway Data have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.5' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study Report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction, and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the floodways were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by flood control structures. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures in this jurisdiction.

The projection used in the preparation of this map was Texas State Plane, central zone (FIPSZONE 4203). The horizontal datum was NAD 83, GRS1980 spheroid. Differences in datum, spheroid, projection or State Plane zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same vertical datum. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at www.ngs.noaa.gov or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, NINGS12
National Geodetic Survey
SSMC-3, #6202
1315 East-West Highway
Silver Spring, MD 20910-3282

To obtain current elevation, description, and/or location information for benchmarks shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301-713-3242), or visit its website at <http://www.ngs.noaa.gov>.

Base map information was obtained from the Texas Natural Resources Information System, Fort Bend County Department of Engineering, the National Geodetic Survey, U.S. Geological Survey, Houston-Galveston Area Council, FEMA, and from local communities and districts.

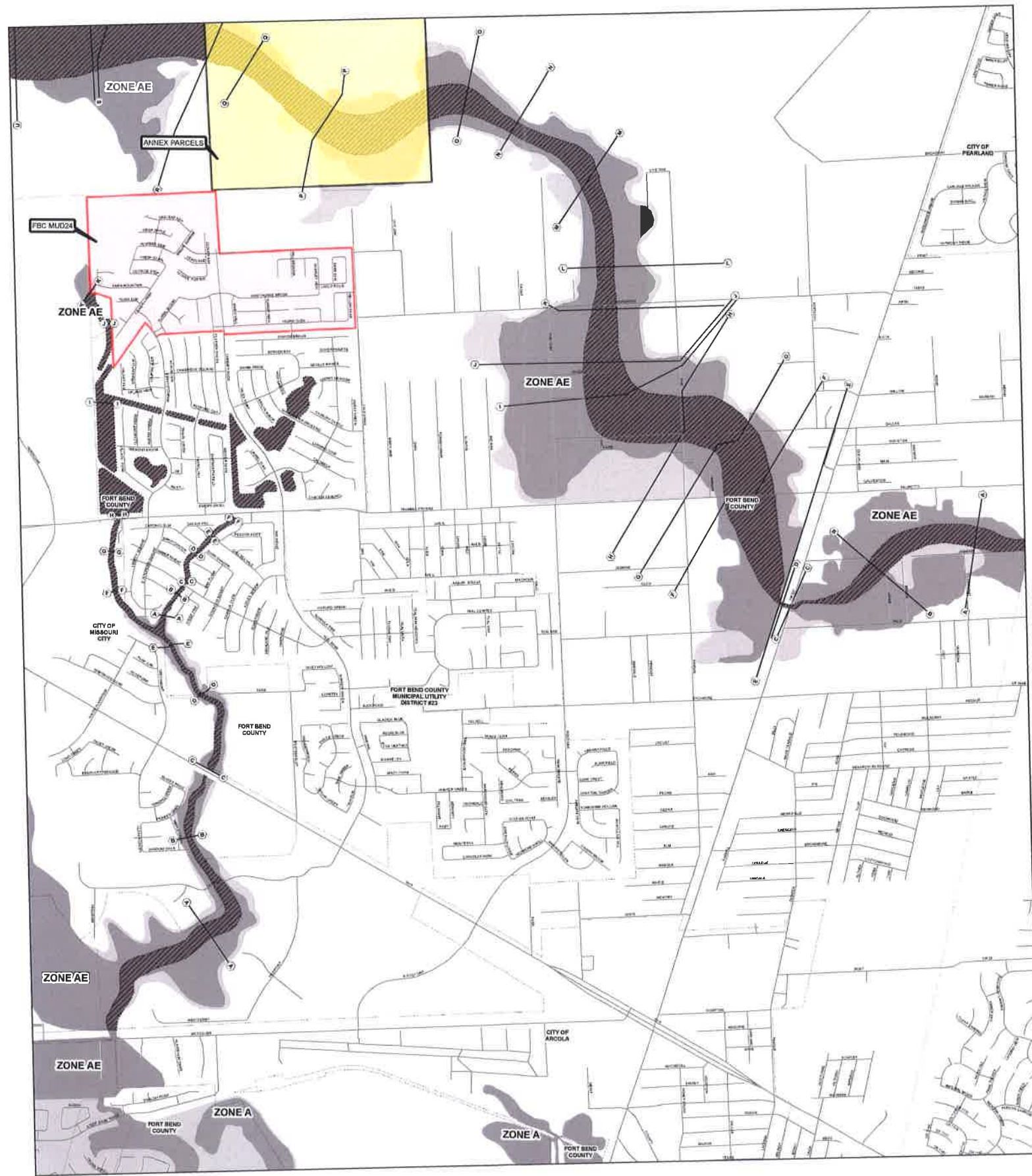
This map may reflect more detailed or up to date stream channel configurations than those shown on the previous FIRM. It may have been adjusted to conform to these new stream channel configurations and improved topographic data. The profile baselines depicted on this map represent the hydraulic modeling baselines that match the flood profiles and Floodway Data Tables if applicable, in the FIS report. As a result, the profile baselines may deviate significantly from the new base map channel representation and may appear outside of the floodplain.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed Map Index for an overview map of the county showing the layout of map panels; community map repository addresses; and a listing of communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

For information and questions about this map, available products associated with this FIRM including historic versions of this FIRM, how to order products or the National Flood Insurance Program in general, please call the FEMA Map Information eXchange at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA Map Service Center.

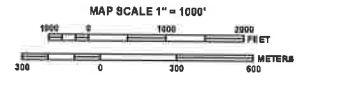
Accredited Lavee Notes to Users: Check with your local community to obtain more information, such as the estimated level of protection provided, which may exceed the 1-percent-annual-chance level and Emergency Action Plan, on the levee system(s) shown as providing protection for areas on the panel. To mitigate flood risk in residual risk areas, property owners and residents are encouraged to consider flood insurance and floodproofing or other protective measures. For more information on flood insurance, interested parties should visit the FEMA Website at <http://www.fema.gov/business/nfp/index.shtml>



Note 1: THIS AREA IS SHOWN AS BEING PROTECTED FROM THE 1-PERCENT-ANNUAL-CHANCE OR GREATER FLOOD HAZARD BY A LEVEE SYSTEM. OVERTOPPING OR FAILURE OF ANY LEVEE SYSTEM IS POSSIBLE. FOR MORE INFORMATION, SEE THE ACCREDITED LEVEE NOTE IN NOTES TO USERS.

LEGEND

- SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD**
- The 1% annual chance flood (100-year flood, also known as the base flood) is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AD, AR, AV, X, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.
- ZONE A** No Base Flood Elevations determined.
- ZONE AE** Base Flood Elevations determined.
- ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
- ZONE AD** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of shallow fan flooding, velocities also determined.
- ZONE AR** Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently abandoned. Zone AR indicates that the former flood control system is being retained to provide protection from the 1% annual chance or greater flood.
- ZONE AB** Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
- ZONE AV** Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
- ZONE VE** Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.
- FLOODWAY AREAS IN ZONE AE**
- The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encumbrance so that the 1% annual chance flood can be carried without substantial increases in flood heights.
- OTHER FLOOD AREAS**
- ZONE X** Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
- OTHER AREAS**
- ZONE X ZONED** Areas determined to be outside the 0.2% annual chance floodplain. Areas in which flood hazards are undetermined, but possible.
- COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS**
- OTHERWISE PROTECTED AREAS (OPAs)**
- CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.
- Floodplain boundary
 - Floodway boundary
 - Zone D boundary
 - CBRS and OPA boundary
 - Boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
 - Base Flood Elevation line and value; elevation in feet*
 - Base Flood Elevation value where uniform within zone; elevation in feet*
- (CL. 847)
- 513 (CL. 847)
- Referenced to the North American Vertical Datum of 1988
- Cross section line
 - Transect line
 - Culvert, Flume, Penstock or Aqueduct
 - Road or Railroad Bridge
 - Footbridge
- 97° 07' 30", 32° 22' 30"
- 49° 56' 00" E
- 600000 FT
- DKX510 X
- M1.5
- River Mile
- MAP REPOSITORIES**
- Refer to Map Repositories list on Map Index.
- EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP PANEL**
- March 2, 2010
- EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL**
- April 17, 2012 - to change map notes to reflect the accreditation of formerly previously accredited levees.
- For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.
- To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6610.



NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0315L

FIRM

FLOOD INSURANCE RATE MAP

FORT BEND COUNTY, TEXAS

AND INCORPORATED AREAS

PANEL 315 OF 575

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

COMMUNITY	COMMUNITY NUMBER	PANEL	SUFFIX
FORT BEND COUNTY	48026	0315	L
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT #2	48190	0315	L
ARCOLA CITY OF MISSOURI CITY OF PEARLAND, CITY OF	48159	0315	L
	48004	0315	L
	48077	0315	L

Notes to Users: The Map Number shown below should be used when placing map orders. The Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER
48157C0315L

MAP REVISED
APRIL 2, 2014

Federal Emergency Management Agency

NOTES TO USERS

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NGS Information Services
 NOAA, NNGS12
 National Geodetic Survey
 SSMC-3, 60222
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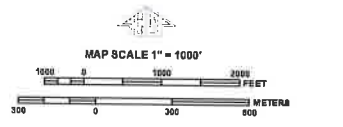
Accredited Levee Notes to Users: Check with your local community to obtain more information, such as the estimated level of protection provided (which may exceed the 1-percent-annual-chance level) and Emergency Action Plan, on the levee system(s) shown as providing protection for areas on the panel. To mitigate flood risk in residual risk areas, property owners and residents are encouraged to consider flood insurance and floodproofing or other protective measures. For more information on flood insurance, interested parties should visit the FEMA Website at <http://www.fema.gov/business/nfp/index.shtml>



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LEGEND

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 - ZONE ARB** Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
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 - Base Flood Elevation line and value; elevation in feet* (EL. IN FT.)
 - Base Flood Elevation value where uniform within zone; elevation in feet*
- *Referenced to the North American Vertical Datum of 1988
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 - 23 — 23 — Transect line
 - — — — — Culvert, Flume, Penstock or Aqueduct
 - — — — — Road or Railroad Bridge
 - — — — — Footbridge
- 97° 07' 30", 32° 22' 30"
 600000 FT
 600000 FT
 DKS510
 1:12.5
 River Mile
- MAP REPOSITORIES**
- Refer to Map Repositories list on Map Index.
- EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP PANEL**
 March 2, 2010
- EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL**
 April 17, 2012 - to change map notes to reflect the incorporation of formerly privately owned levee systems.
- For community map revision history prior to community mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.
- To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.



NFP

PANEL 0305L

FIRM

FLOOD INSURANCE RATE MAP

FORT BEND COUNTY, TEXAS AND INCORPORATED AREAS

PANEL 305 OF 575
 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS

COMMUNITY	NUMBER	PANEL	SUFFIX
FORT BEND COUNTY	48228	0305	L
HOUSTON, CITY OF	48296	0305	L
PEARLAND, CITY OF	48277	0309	L

Notes to Users: The Map Number shown below should be used when placing map orders. The Community Number shown above should be used as a reference applicable to the subject community.

MAP NUMBER
 48157C0305L

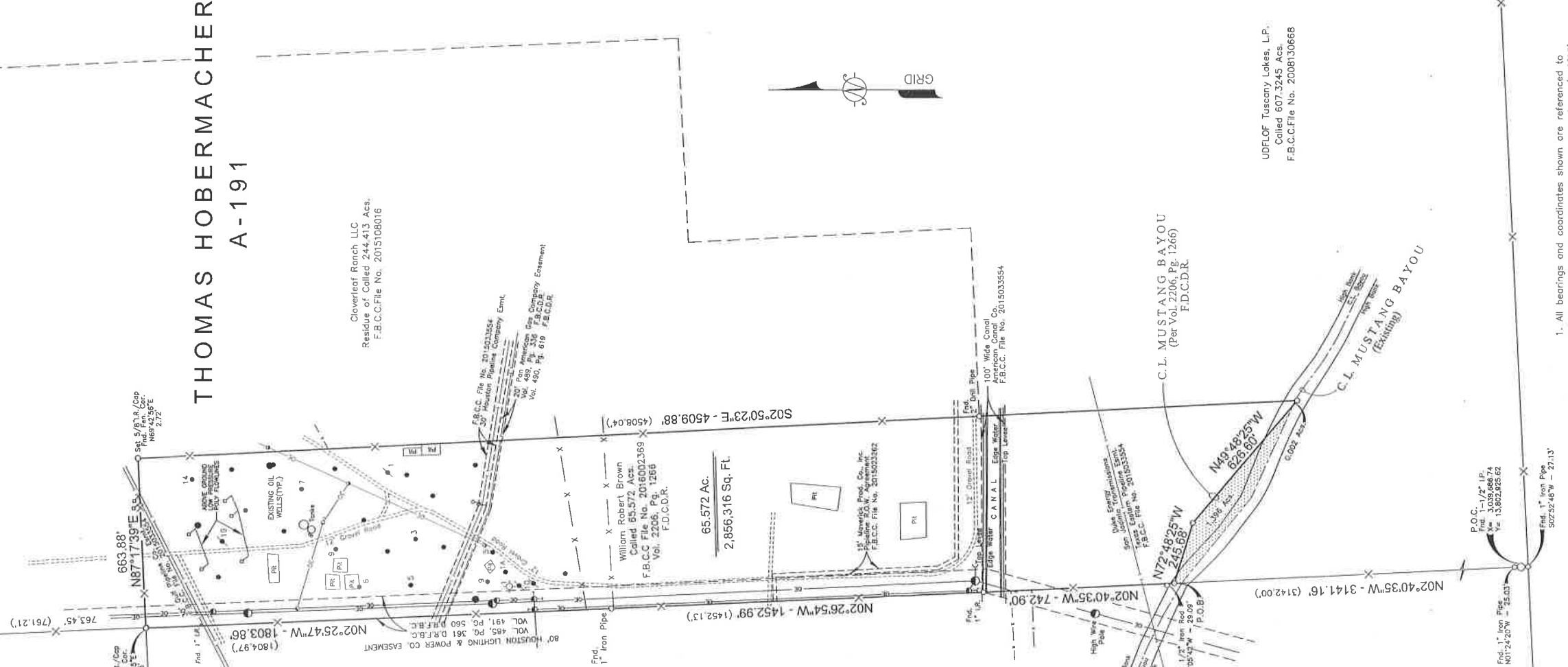
MAP REVISED
 APRIL 2, 2014

Federal Emergency Management Agency

WEST & SCHENCK'S/S/D
Vol. 1, Pg. 13 F.B.C.M.R.

Jakubik & Associates
12718 Century Drive • Stafford, Texas 77477
Phone: 281/240-0498 • Fax: 281/491-2535
www.jakubiksurveying.com

THOMAS HOBERMACHER A-191



Being a 65.572 acre tract of land in the Thomas Hobermacher Survey, A-191, Fort Bend County, Texas, being the same as that certain called 65.572 acre tract described in Special Warranty Deed dated December 21, 2015, from Mary S. Fischer, Trustee to William Robert Brown, recorded under Fort Bend County Clerk's File Number 2016002369, also described in Deed dated April 12, 1990, from Charles Sapp to Walter P. Zivley, recorded in Volume 2206, Page 1266 of the Deed Records of Fort Bend County, Texas, said 65.572 acre tract being more particularly described as follows:

COMMENCING at a 1-1/2 inch iron pipe found for the southeast corner of a certain called 259.7066 (Tract "A") acre tract, described in Warranty Deed dated May 6, 1992, from Capital Cities Communications, Inc to Teletower Inc., recorded in Volume 1048, Page 288 of said Deed Records, and being the southwest corner of a certain called 607.3245 acre tract described in Special Warranty Deed dated December 15, 2008, from United Development Funding X, L.P. to UDFLOF Tuscany Lakes, L.P., recorded under said County Clerk's File Number 2008130668, said 1-1/2 inch iron pipe having a Texas Coordinate of X=3,039,686.74 and Y=13,802,925.62, South Central Zone (NAD 83); from which a found 1 inch iron pipe bears S 07°52'48" W, a distance of 27.13 feet, from which another 1 inch pipe bears N 01°24'20" W, a distance of 25.03 feet;

THENCE, N 02°40'35" W, along an existing barbed wire fence, and the east line of said called 259.7066 acre tract and the west line of said called 607.3245 acre tract, a distance of 3141.16 feet to a point on the east line of said called 259.7066 acre tract, an exterior corner of said called 607.3245 acre tract, being in the right-of-way of existing Mustang Bayou, and for the southwest corner of said called 65.572 acre tract and POINT OF BEGINNING of the herein described tract, from which a found 1/2-inch iron rod bears N 16°05'42" W, a distance of 29.09 feet;

THENCE, N 02°40'35" W, continuing along said existing fence, said east line and the west line of said called 65.572 acre tract, a distance of 742.90 feet to a 1 inch iron rod found on said fence line and said east and west lines, for an angle point of the herein described tract;

THENCE, N 02°26'54" W, continuing along said existing fence line and said east line, a distance of 1452.99 feet to a 1 inch iron pipe found on said existing fence line and said east line, for an angle point of the herein described tract;

THENCE, N 02°25'47" W, continuing along said existing fence line and said east and west lines, a distance of 1803.86 feet to a 5/8 inch iron rod with cap set for the northeast corner of said called 244.413 acre tract, on the west line of a certain called 244.413 acre tract, described in a document dated September 10, 2015, to Cloverleaf Ranch LLC, described under Fort Bend County Clerk's File Number 2015108016, and for the northwest corner of said called 65.572 acre tract, and the herein described tract, from which a found fence corner bears, S 40°40'45" E, a distance of 2.85 feet;

THENCE, N 87°17'39" E, along an existing barbed wire fence, the north line of said called 65.572 acre tract, and across said called 244.413 acre tract, a distance of 663.88 feet to a 5/8-inch iron rod with cap set for an interior corner of said called 244.413 acre tract, for the northeast corner of said called 65.572 acre tract and the herein described tract, from which a found fence corner bears, N 69°42'56" E, a distance of 2.72 feet;

THENCE, S 02°50'23" E, along an existing barbed wire fence, a west line of said called 244.413 acre tract and said called 607.3245 acre tract, a distance of 4509.88 feet to a point for an interior corner of said called 607.3245 acre tract, the southeast corner of said called 65.572 acre tract, in the right-of-way of said existing Mustang Bayou, for the southeast corner of the herein described tract;

THENCE, N 49°48'25" W, along the south line of said called 65.572 acre tract, a southwesterly line of said called 607.3245 acre tract, a distance of 626.60 feet to a point for an angle point of the herein described tract;

THENCE N 72°48'25" W, continuing along the south line of said called 65.572 acre tract, said southwesterly line, a distance of 245.68 feet to the POINT OF BEGINNING and containing 65.572 acres of land.

- LEGEND**
- P.O.B. - POINT OF BEGINNING
 - P.O.C. - POINT OF COMMENCING
 - X- - BARBED WIRE FENCE
 - |-|- - EXISTING PIPELINE
 - - POWER POLE
 - OE - OVERHEAD ELECTRIC
 - IP - IRON PIPE
 - I.R. - IRON ROD
 - ACs. - ACRES
 - Vol. - VOLUME
 - Pg. - PAGE
 - - EXISTING OIL WELL
 - - PIPELINE MARKER
 - O.P.R.F.B.C. - OFFICIAL PUBLIC RECORDS FORT BEND COUNTY
 - F.B.C.P.R. - FORT BEND COUNTY PLAT RECORDS
 - F.B.C.D.R. - FORT BEND COUNTY DEED RECORDS
 - F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE



SKYMARK DEVELOPMENT CO., INC.
BOUNDARY SURVEY
65.572 ACRES
THOMAS HOBERMACHER SURVEY, A-191
FORT BEND COUNTY, TEXAS

DATE: 10-24-17 SCALE: 1" = 300'
JOB No.: 5054-5102
DWN. E.S. REV. 10-04-18 (S. End Brdy) CADD DWG: SKY5054-R

- All bearings and coordinates shown are referenced to the Texas Coordinate System, South Central Zone (NAD83).
 - All easements shown are referenced to a Title Commitment prepared by First American Title Insurance Company, of No. NCS-860278-H0U1.
 - Some of the existing wells were located from documents and available maps and are not the results of an actual survey performed by this company.
 - Items 10g & 10k of the current Title Commitment do not apply to the subject tract.
- By graphic plotting only this property lies in Zone(s) "X" & "AE" of the Flood Insurance Rate Map, Community Panel No. 48157C-0305L & 48157C-0305L which bears an effective date of April 2, 2014. The Zone may or may not be correct, because no field surveying was performed to determine this Zone. An elevation certificate may be needed to verify this determination.



To: Skymark Development Company, Inc, First American Title Insurance Company, GF No. NCS-860278-H0U1

I hereby certify that this survey was made on the ground, that this plat correctly represents the facts found at the time of the survey and that this professional service conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

This Date: October 11, 2017

John T. Jakubik
John T. Jakubik R.P.L.S. No. 1717

UDFLOF Tuscany Lakes, L.P.,
Called 607.3245 Acs.
F.B.C.C.File No. 2008130668

C.L. MUSTANG BAYOU
(Per Vol. 2206, Pg. 1266)
F.D.C.D.R.

100' Wide Canal
American Canal Co.
F.B.C.C. File No. 2016033554

Teletower, Inc.
Called 259.7066 Acs. (Tr "A")
Vol. 1048, Pg. 288 F.B.C.D.R.

65.572 Ac.
2,856,316 Sq. Ft.

William Robert Brown
Called 65.572 Acs.
F.B.C.C File No. 2016002369
Vol. 2206, Pg. 1266
F.D.C.D.R.

Cloverleaf Ranch, LLC
Residue of Called 244.413 Acs.
F.B.C.C.File No. 2015108016

Sat 2" R.I.A./Cap
Fnd. 1" Iron Pipe
440'±
2.85'

P.O.C.
Fnd. 1-1/2" IP
3,039,686.74
13,802,925.62

Fnd. 1" Iron Pipe
N01°24'20" W - 27.13'

CURVE TABLE					
Curve	Length	Chord	APC	Bearing	Chord Bearing
1	410.00'	410.00'	410.00'	0° 00' 00"	0° 00' 00"

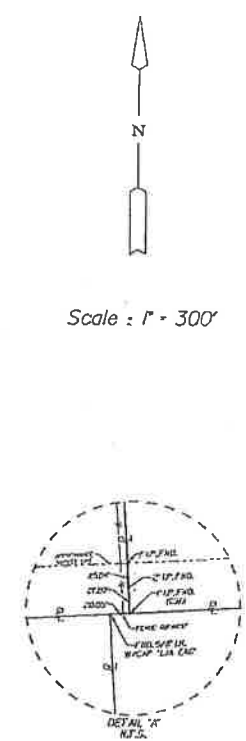
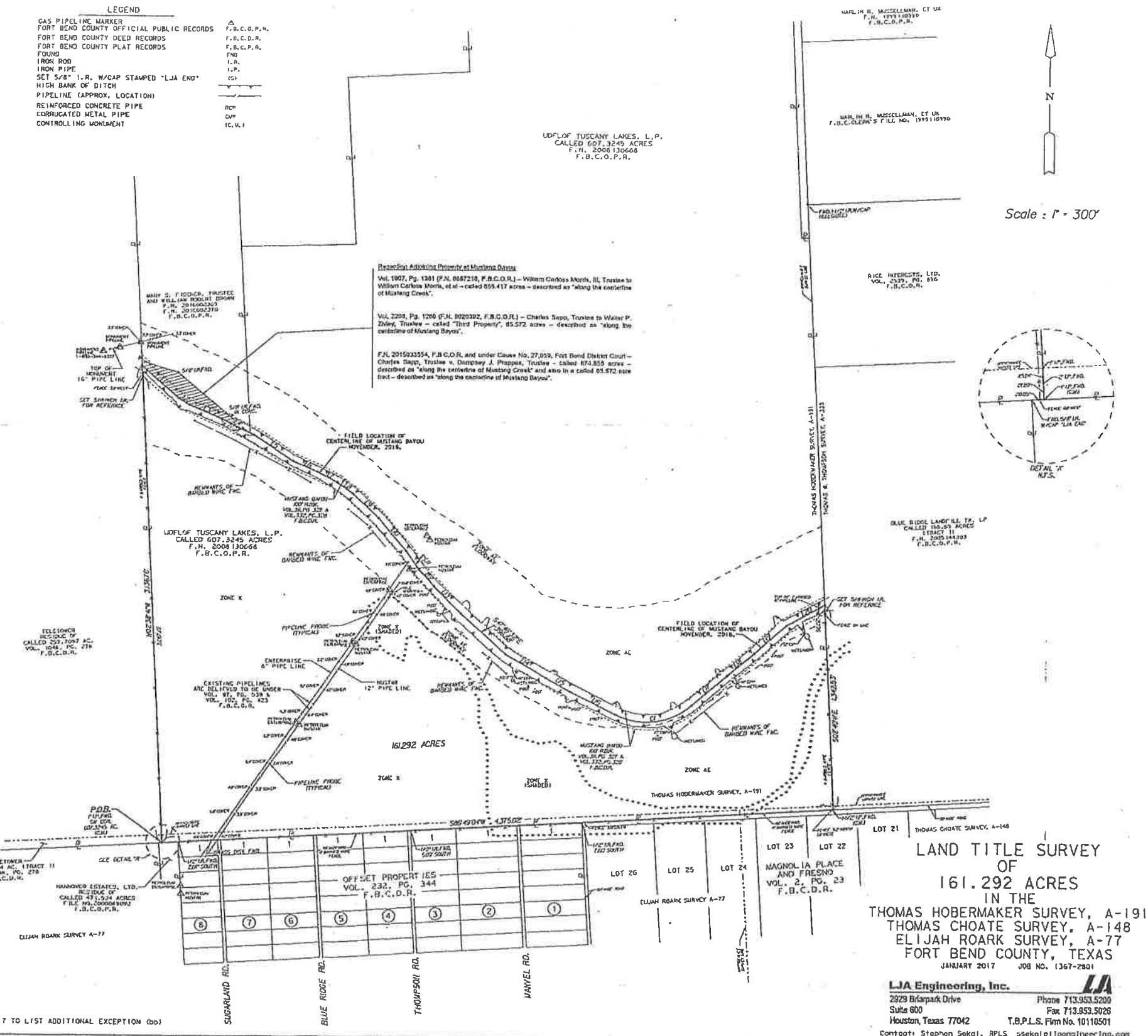
LINE TABLE		
Line	Bearing	Distance
1	S45° 31' 14" E	374.79'
2	S54° 29' 27" E	76.57'
3	S41° 21' 47" E	212.01'
4	S53° 25' 27" E	218.45'
5	S74° 02' 04" E	304.43'
6	S60° 29' 53" E	169.31'
7	S56° 02' 16" E	146.80'
8	S54° 29' 27" E	172.30'
9	S45° 04' 32" E	233.21'
10	S41° 02' 04" E	293.10'
11	S38° 19' 27" E	152.33'
12	S41° 21' 44" E	143.21'
13	S45° 24' 04" E	238.50'
14	S50° 41' 11" E	304.43'
15	S52° 35' 13" E	180.14'
16	S63° 24' 45" E	170.10'
17	S64° 10' 04" E	200.09'
18	S45° 02' 20" E	230.03'
19	S44° 52' 20" E	281.05'
20	S45° 31' 14" E	274.94'

LEGEND

GAS PIPELINE MARKER
 FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
 FORT BEND COUNTY DEED RECORDS
 FORT BEND COUNTY PLAT RECORDS
 FOUND IRON ROD
 IRON PIPE
 SET 5/8" I.R. W/CAP STAMPED "LJA END"
 HIGH BANK OF DITCH
 PIPELINE (APPROX. LOCATION)
 REINFORCED CONCRETE PIPE
 CORRUGATED METAL PIPE
 CONTROLLING MONUMENT

NOTES:

- All bearings referenced to the Texas Coordinate System, South Central Zone, Grid North, NAD 83.
 - This survey was prepared from information provided by First American Title Insurance Company, OF No. NCS-821383-HOU1 issued on January 17, 2017, a reflective date January 6, 2017. Surveyor did not abstract subject property.
 - Public access not currently available to subject tract.
- The following items listed in schedule "B" of the above referenced title commitment are as follows:
- Any covenants, conditions or restrictions indicating a preference, limitation or restriction based on race, color, religion, sex, handicap, marital status, or national origin are hereby declared to be void and unenforceable, in whole or in part, to the extent prohibited by 42 USC 3604 (c). Encumbered by Document No. 2014042520, F.B.C.O.P.R., affects the subject tract.
 - Rights of parties in possession, affects the subject tract.
 - Any portion of the subject property lying within the boundaries of a public or private roadway whether dedicated or not, affects the subject tract.
 - All encroachments, violations, encroachments, or adverse circumstances affecting Title that would be disclosed by an accurate and complete land survey of the land, including, without limitation, all visible and apparent encroachments or uses and all underground encroachments or uses, the existence of which may arise by unrecorded grant or by use, affects the subject tract.
 - Rights of tenants, as tenants only, under unrecorded leases of record agreements, affects the subject tract.
 - Right-of-way Easement recorded November 22, 1920 in Volume 87, Page 538, F.B.C.D.R., affects the subject tract.
 - Right-of-way Easement recorded September 28, 1924 in Volume 102, Page 423, F.B.C.D.R., affects the subject tract.
 - Right-of-way Easement recorded February 17, 1937 in Volume 165, Page 420, F.B.C.D.R., may affect the subject tract. No above ground evidence seen at the time of Survey.
 - Pipeline right-of-way easement 30 feet in width recorded in Volume 206, Page 529, F.B.C.D.R., amended and/or located by instrument recorded in Volume 463, Page 28, F.B.C.D.R., does not affect the subject tract.
 - Right-of-way Easement recorded October 21, 1948 in Volume 287, Page 160, F.B.C.D.R., does not affect the subject tract.
 - Right-of-way Easement recorded October 21, 1948 in Volume 287, Page 167, F.B.C.D.R., does not affect the subject tract.
 - Right-of-way Easement recorded May 12, 1953 in Volume 311, Page 327, F.B.C.D.R., affects the subject tract.
 - A conditional grant to Brazos Valley Irrigation Company, as set forth in instrument recorded in Volume 303, Page 494, F.B.C.D.R., affects the subject tract.
 - Right-of-way Easement recorded March 17, 1955 in Volume 302, Page 326, F.B.C.D.R. affects the subject tract.
 - Right-of-way Easement recorded September 18, 1962 in Volume 431, Page 321, F.B.C.D.R., does not affect the subject tract.
 - Non-exclusive rights of ingress and egress reserved by Grantor for the benefit of Grantor, its successors and assigns, across that certain 3.8165 acre portion of subject property as set out in Deed recorded under File No. 2007030369, F.B.C.O.P.R., does not affect the subject tract.
 - Terms, Conditions, and stipulations in the Agreement by and between Sunwell Bay GP, Inc. and United Development Funding X, LP as set out in Deed recorded under File No. 2009052743, F.B.C.O.P.R., does not affect the subject tract.
- 3) According to the Federal Emergency Management Agency Flood Insurance Rate Map No. 48157C0315L, revised date April 2, 2014, a portion of the subject tract lies within Floodway Areas in Zone AE defined as the channel of a stream plus any adjacent flood plain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights. Zone AE defined as Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance of flood. Zone X (Shaded) defined as areas of 0.2% annual chance flood, areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 1% annual chance flood. Zone X defined as areas determined to be outside the 0.2% annual chance floodplain. "LJA does not warrant nor subscribe to the accuracy or scale of said maps."
- 4) Metes and bounds description prepared for subject tract on separate instrument by the undersigned dated January 20, 2017.



Scale: 1" = 300'

LAND TITLE SURVEY
 OF
161.292 ACRES
 IN THE
 THOMAS HOBERMAKER SURVEY, A-191
 THOMAS CHOATE SURVEY, A-148
 ELIJAH ROARK SURVEY, A-77
 FORT BEND COUNTY, TEXAS
 JANUARY 2017 JOB NO. 1367-2801

LJA Engineering, Inc.
 2929 Briarpark Drive Phone 713.953.5200
 Suite 600 Fax 713.953.5026
 Houston, Texas 77042 T.B.P.L.S. Firm No. 10110501
 Contact: Stephen Sokol, RPLS ssekola@ljaengineering.com

I hereby certify to UDLOF Tuscany Lakes, L.P. and First American Title Insurance Company, that this plat represents a survey completed on the ground under my supervision on January 11, 2017, that said plat represents the facts found at the time of said survey and that the professional services substantially conform to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II survey.

The field work was completed on January 11, 2017.

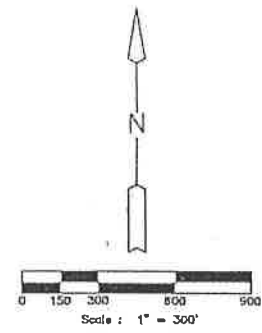
Stephen L. Sokol
 Stephen L. Sokol, R.P.L.S.
 LJA Engineering, Inc.
 Registered Professional Land Surveyor
 Texas Registration No. 5673

REVISED JANUARY 25, 2017 TO LIST ADDITIONAL EXCEPTION (db)
 FROM TITLE COMMITMENT.

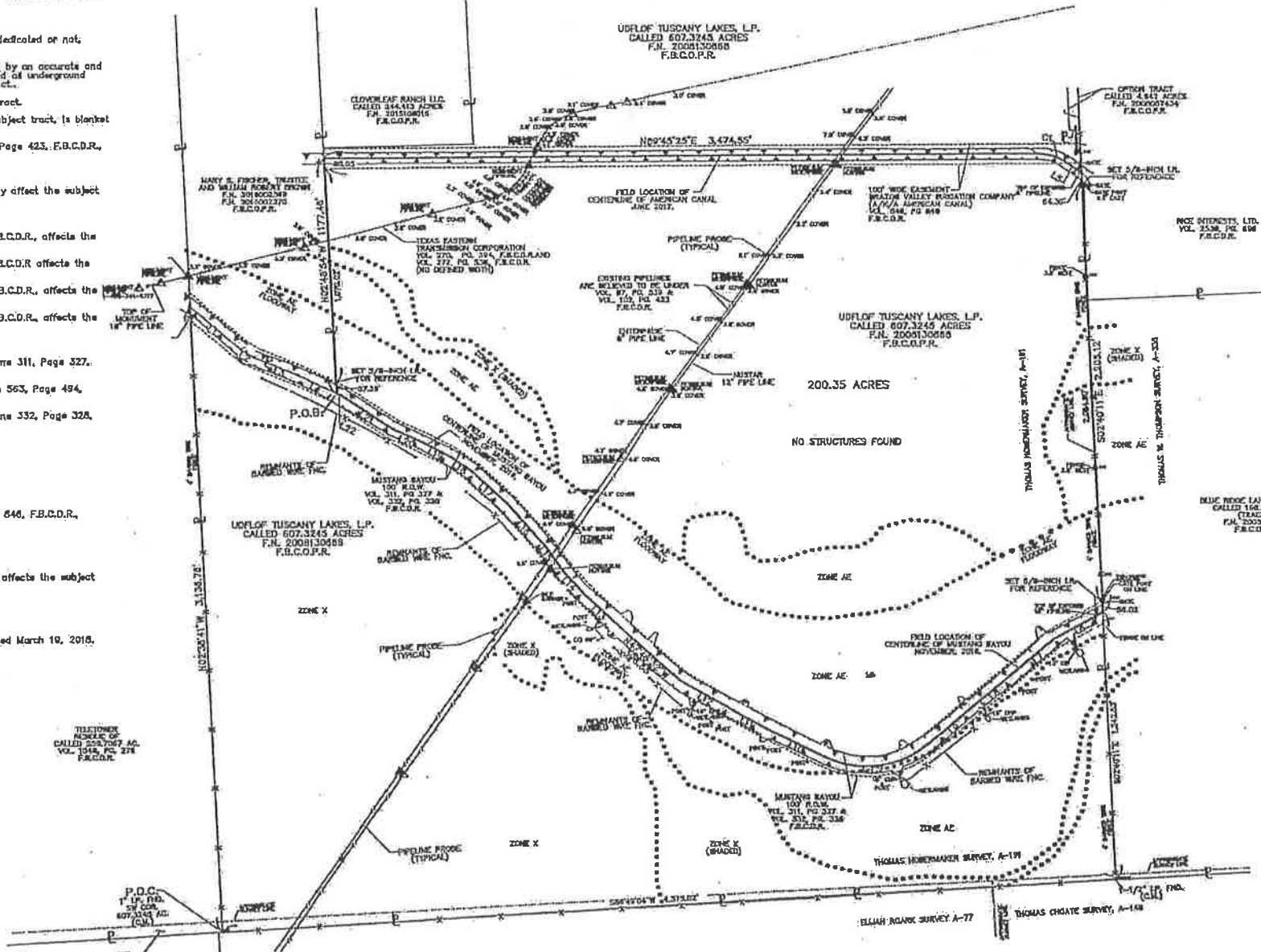
NOTES:

- 1) All bearings referenced to the Texas Coordinate System, South Central Zone, Grid North, NAD 83.
 - 2) This survey was prepared from information provided by First American Title Insurance Company, OF No. NCS-895300-HOU1 issued on March 14, 2018, effective date February 22, 2018. Surveyor did not abstract subject property.
 - 3) Public access not currently available to subject tract.
- The following items listed in schedule "B" of the above referenced title commitment are as follows:
- Item 10
- a. Any covenants, conditions or restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin are hereby deleted to the extent such covenants, conditions violate 42 USC 3604. [P. Recorded in Document No. 2014040539, F.B.C.O.P.R., does not affect the subject tract.]
 - b. Rights of parties in possession, affects the subject tract.
 - c. Any portion of the subject property lying within the boundaries of a public or private roadway whether dedicated or not affects the subject tract.
 - d. All encumbrances, violations, variations, or adverse circumstances affecting title that would be disclosed by an accurate and complete land survey of the land, including, without limitation, 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, affects the subject tract.
 - e. Rights of tenants, as tenants only, under unrecorded leases or rental agreements, affects the subject tract.
 - f. S.M. Britco Pipeline right-of-way easement recorded in Volume 87, Page 530, F.B.C.D.R., affects the subject tract, is blanket in nature and has no defined width or location.
 - g. Gulf Pipe Line Company and Gulf Production Company right-of-way easement recorded in Volume 102, Page 423, F.B.C.D.R., affects the subject tract, is blanket in nature and has no defined width or location.
 - h. Intentionally deleted.
 - i. Gulf Refining Company, et al. right-of-way easement recorded in Volumes 185, Page 420, F.B.C.D.R., may affect the subject tract and is blanket in nature. No above ground evidence seen at the time of survey.
 - j. Intentionally deleted.
 - k. Texas Eastern Transmission Corporation right-of-way easement recorded in Volume 287, Page 106, F.B.C.D.R., affects the subject tract is blanket in nature and has no defined width or location.
 - l. Texas Eastern Transmission Corporation right-of-way easement recorded in Volume 287, Page 197, F.B.C.D.R. affects the subject tract is blanket in nature and has no defined width or location.
 - m. Texas Eastern Transmission Corporation right-of-way easement recorded in Volume 270, Page 394, F.B.C.D.R., affects the subject tract and has no defined width and is shown hereon.
 - n. Texas Eastern Transmission Corporation right-of-way easement recorded in Volume 272, Page 536, F.B.C.D.R., affects the subject tract and has no defined width and is shown hereon.
 - o. Intentionally deleted.
 - p. Fort Bend County Drainage District easement (100 feet wide) right-of-way easement recorded in Volume 311, Page 327, F.B.C.D.R., affects the subject tract and is shown hereon.
 - q. A conditional grant to Brazos Valley Irrigation Company, as set forth in instrument recorded in Volume 563, Page 494, F.B.C.D.R., is only a reference and does not create an easement.
 - r. Fort Bend County Drainage District easement (100 feet wide) right-of-way easement recorded in Volume 332, Page 328, F.B.C.D.R., does affect the subject tract and is shown hereon.
 - s. Intentionally deleted.
 - t. Intentionally deleted.
 - u. Intentionally deleted.
 - v. Intentionally deleted.
 - w. Intentionally deleted.
 - x. Intentionally deleted.
 - y. Intentionally deleted.
 - z. Brazos Valley Irrigation Company (100 feet wide) right-of-way easement recorded in Volume 545, Page 646, F.B.C.D.R., affects the subject tract and is shown hereon.
 - aa. Intentionally deleted.
 - bb. Intentionally deleted.
 - cc. Terms, Conditions, and Stipulations in the Agreement recorded under FIs No. 2011026436, F.B.C.O.P.R., affects the subject tract.
- 4) The Oil, Gas and Mineral rights were not researched by the surveyor.
 - 5) There were no cemetery or burial locations found at the time of this survey.
 - 6) Metes and bounds description prepared for subject tract on separate instrument by the undersigned dated March 10, 2018.

Curve	Radius	Length	Chord	Angle	Delta	Chord Bearing
1	243.00'	89.40'	184.25'	187.07'	34.3153'	S71°53'37" W
2	400.00'	209.01'	404.87'	128.83'	87.1138'	S87°58'38" W



Line	Bearing	Distance
1	S49°25'14" E	324.13'
2	S77°24'27" E	78.47'
3	S57°21'47" E	122.01'
4	S83°23'27" E	211.38'
5	S33°22'28" E	78.47'
6	S80°20'01" W	278.98'
7	S48°32'20" W	281.89'
8	S42°50'20" W	233.00'
9	S48°19'04" W	203.02'
10	N83°24'49" W	333.30'
11	N40°28'13" W	180.18'
12	N32°01'11" W	324.90'
13	N49°24'04" W	238.50'
14	N41°26'44" W	143.21'
15	N34°30'52" W	143.21'
16	N41°26'44" W	238.50'
17	N44°18'32" W	238.21'
18	N34°18'00" W	127.20'
19	N41°26'44" W	148.87'
20	N80°28'43" W	188.31'
21	N55°18'07" W	304.40'
22	N57°23'27" W	27.07'



TOTAL AREA	=	200.35 ACRES
AREA WITHIN SOUTH 50' OF THE 100' AMERICAN CANAL EASEMENT	=	4.28 ACRES
AREA WITHIN THE FLOODWAY NORTH OF @ MUSTANG BAYOU	=	47.72 ACRES
NET AREA	=	148.85 ACRES

PIPELINE MARKER	▲
FORT BEND COUNTY OFFICIAL, PUBLIC RECORDS	▲
FORT BEND COUNTY DEED RECORDS	▲
FORT BEND COUNTY PLAT RECORDS	▲
FOUND	▲
IRON ROD	▲
IRON PIPE	▲
SET 8/4" IR. W/CAP STAMPED "LJA ENG"	▲
HIGH BANK OF DITCH	▲
PIPELINE (APPROXIMATE LOCATION)	▲
REINFORCED CONCRETE PIPE	▲
CORRUGATED METAL PIPE	▲
CONTROLLED MONUMENT	▲
FENCE	▲
TRAFFIC LIGHT POLE	▲
PEDESTAL	▲
POWER POLE	▲
SOUTHWESTERN BELL CABLE	▲

LAND TITLE SURVEY
OF
200.35 ACRES
IN THE
THOMAS HOBERMAKER SURVEY, A-191
FORT BEND COUNTY, TEXAS

JULY 2017 JOB NO. 1367-2602-202
LJA Engineering, Inc.
2929 Briarpark Drive Phone 713.953.5200
Suite 600 Fax 713.953.5026
Houston, Texas 77042 T.B.P.L.S. Firm No. 10194382
Contact: Heather Skies, RPLS, PLS, CFedS hskies@ljasurvey.com

To: UDLDF Tuscany Lakes, LP, and First American Title Insurance Company

The undersigned registered surveyor hereby certifies (a) this survey of that certain tract of land consisting of 200.35 acres in the Thomas Hobermaker Survey, Abstract No. 191, in Fort Bend County, Texas, and the property description set forth hereon are true and correct and prepared from an actual on-the-ground survey of the real property (the Property) shown thereon; (b) such survey was conducted by the undersigned or under his supervision; (c) all monuments shown thereon actually exist, and the location and type of material thereon are correctly shown; (d) the location of all visible or dedicated streets, alleys, roads, highways and easements are as shown thereon; (e) except as shown thereon, there are no visible encroachments or encroachments of record in the public records of Fort Bend County, Texas, onto the Property or protrusions therefrom, there are no visible improvements on the Property, there are no visible easements or rights-of-way on the Property, and there are no visible discrepancies, shortages in area or boundary line conflicts; (f) all recorded easements shown on Schedule "B" of Commitment for Title Insurance prepared by First American Title Insurance Company, OF No. NCS-895300-HOU1, with an effective date of February 22, 2018, issued March 14, 2018, have been correctly shown thereon (or an explanatory note included if any cannot be shown thereon); (g) the boundaries, dimensions and other details shown thereon are true and correct; (h) based on the Flood Insurance Rate Map, Map Number 46157CD0302, Revised April 2, 2014, and Federal Emergency Management Agency, Flood Insurance Rate Map, Map Number 46157CD0315L, Revised April 2, 2014, the Property is partially located within ZONE X defined as the 1% annual chance of flood (100-year flood), also known as the base flood, in the flood that has a 1% chance of being equaled or exceeded in any given year, the Special Flood Hazard Area is the area subject to flooding by the 1% annual chance of flood, partially located within ZONE X (shaded) defined as Areas of 0.2% annual chance of flood, areas of 1% annual chance of flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 1% annual chance of flood, and partially located within ZONE X, defined as Areas determined to be outside the 0.2% chance floodplain, or depicted on said FIRM Map (LJA does not warrant nor subscribe to the accuracy or scale of said maps); and (i) such survey was made in accordance with the standards and specifications for a Land Title Survey, Category 1A, location as defined in the 2005 revised Eleventh Edition of the Manual of Practice for Land Surveying in the State of Texas published by the Texas Society of Professional Surveyors. There is no direct access to the subject tract.

Dated: July 0, 2017.
Revised: March 19, 2018

Heather Skies
Heather L. Skies, RPLS, PLS, CFedS
Registered Professional Land Surveyor
Texas Registration No. 6597
LJA Engineering, Inc.
2929 Briarpark, Suite 600
Houston, TX 77042

October 9, 2018

Re: Annexation tracts in Thomas Hobermaker Survey

To Whom it may concern:

I, Heather Lare' Sides, RPLS, CFedS, PLS, prepared a survey dated July 6, 2017, last revised on March 19, 2018 for a 200.35 acre tract in the Thomas Hobermaker Survey, Fort Bend County, Texas. This survey is submitted in the Annexation Package. Along with the survey of the tract, we prepared a metes and bounds legal description of the 200.35 acres.

On March 3, 2017, we also prepared two descriptions breaking the 200.35 acre tract into two pieces. The two descriptions were for 69.97 acres and 130.38 acres. These descriptions were then used in a title transfer of land and were recorded under Document Numbers 2018029236 and 2018029237, in the Official Public Records of Fort Bend County, Texas, respectively. Although these descriptions were not written for the purpose of transferring land, the deeds are still legal and binding.

This letter is intended to acknowledge that the two tracts (69.97 acres and 130.38 acres) combined are the same as the 200.35 acre tract that the survey depicts.

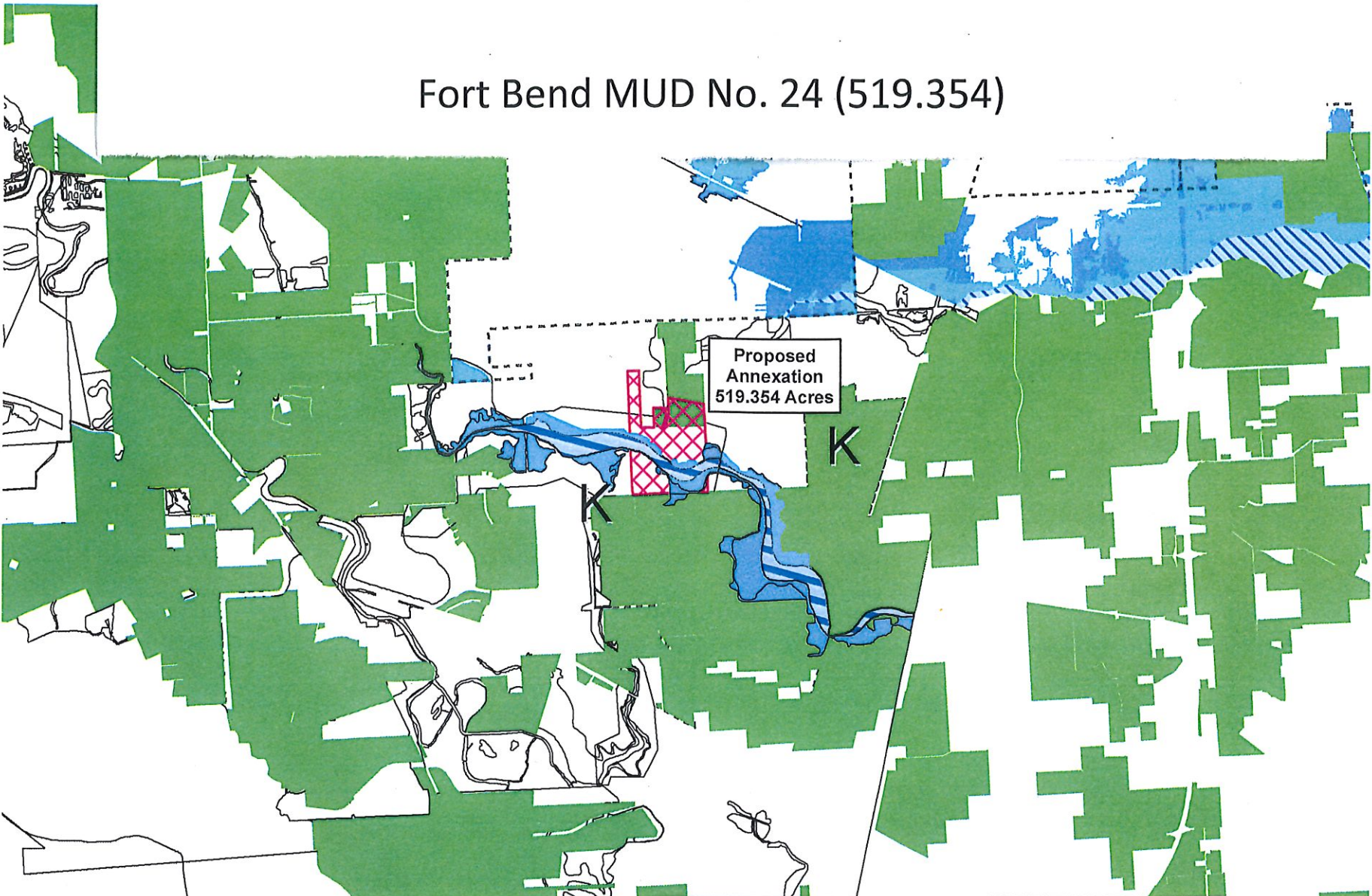
If you have further questions about the boundaries described, please contact me.

Thank you,



Heather Lare' Sides, RPLS, CFedS, PLS
Survey Manager
LIA Surveying, Inc.

Fort Bend MUD No. 24 (519.354)



Proposed
Annexation
519.354 Acres

K

3/20/2019 10:38:22 AM

1:18,056

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

