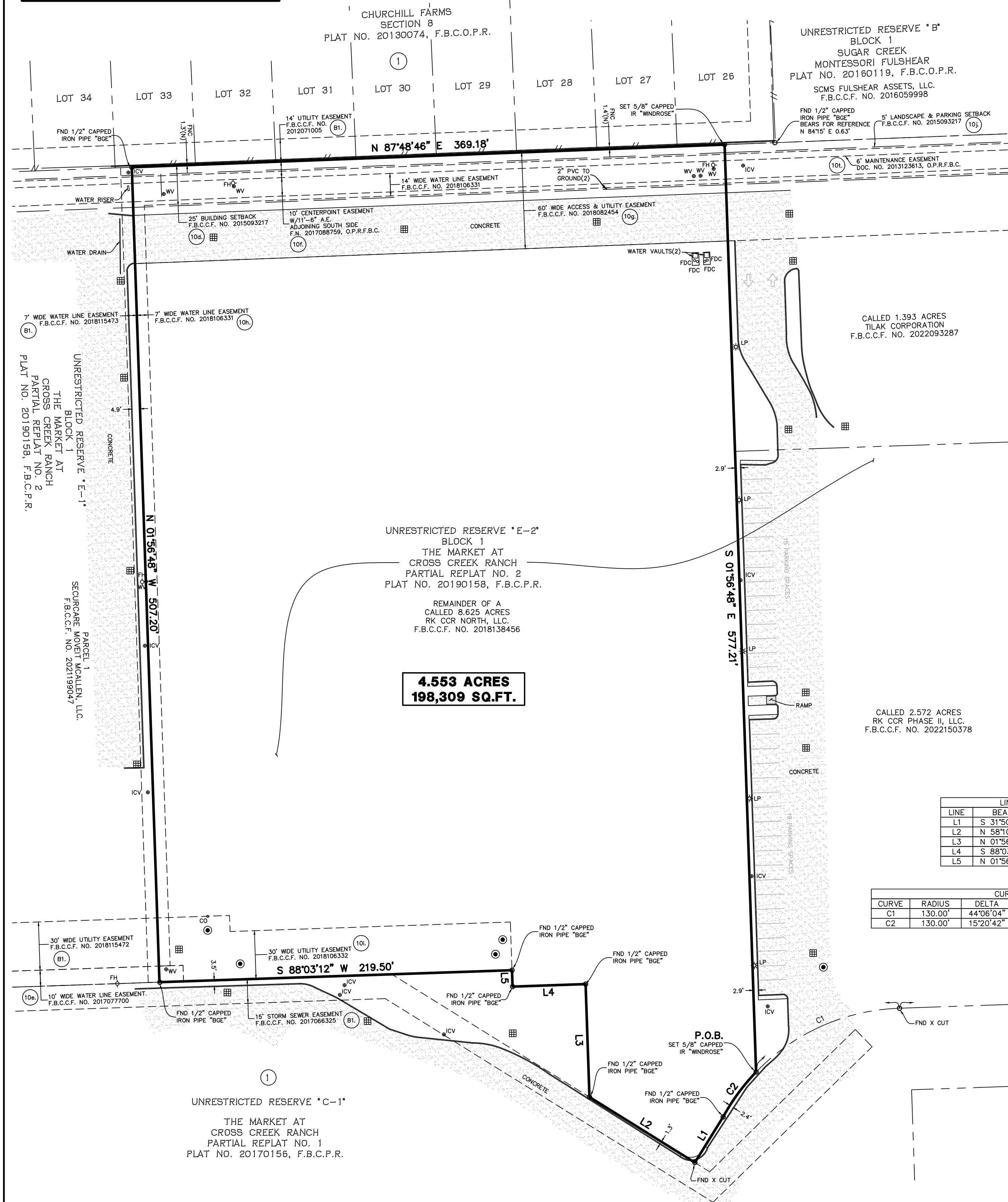
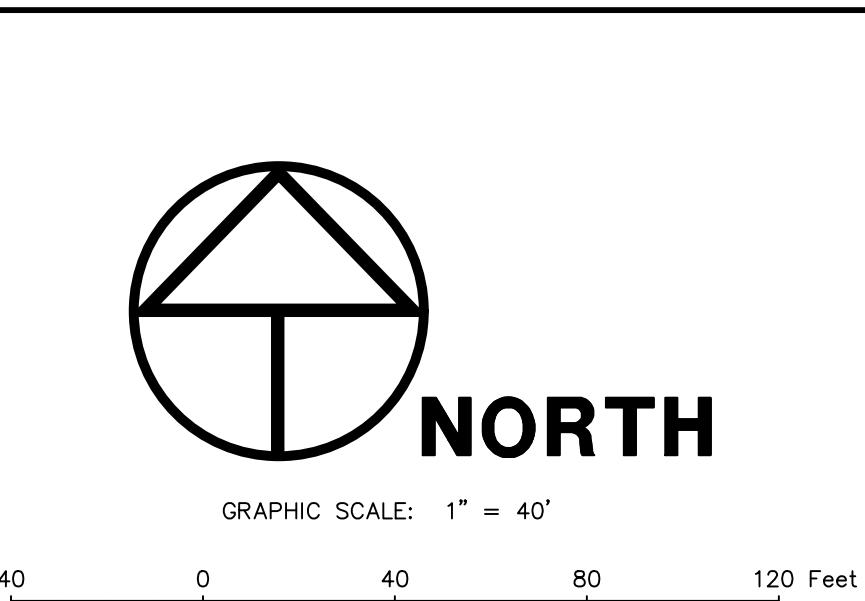
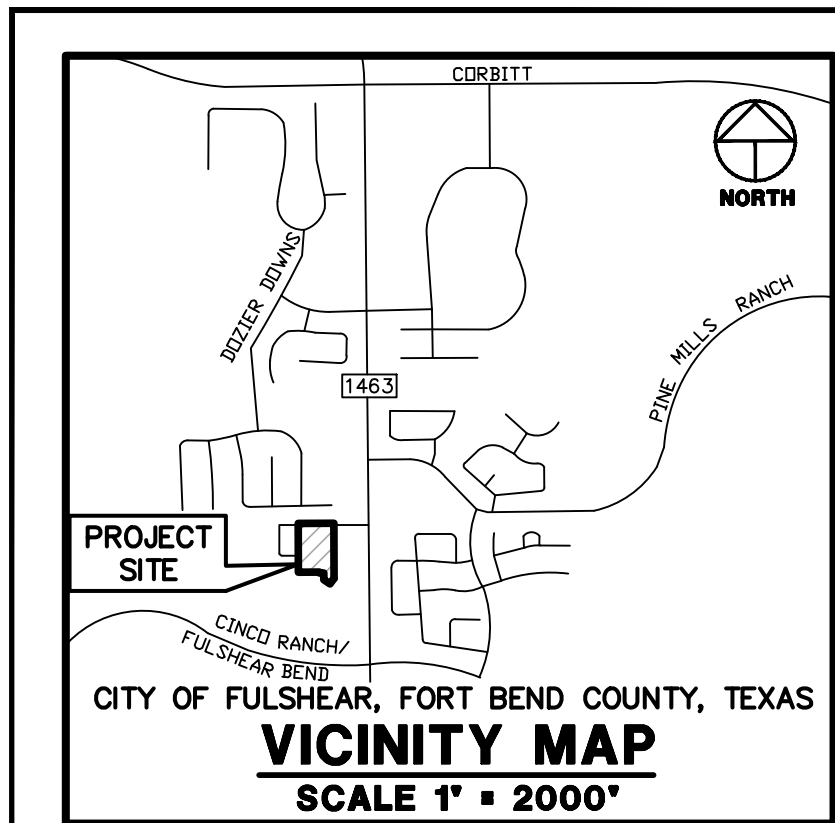




DESCRIPTION

THENCE, WITH THE COMMON LINE OF SAID UNRESTRICTED RESERVE "C-1" AND SAID UNRESTRICTED RESERVE "E-2" THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

1. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 130.00 FEET, A CENTRAL ANGLE OF 15 DEG. 20 MIN. 42 SEC., AN ARC LENGTH OF 34.82 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 36 DEG. 16 MIN. 56 SEC. WEST - 34.71 FEET TO A CAPPED 1/2 INCH IRON PIPE STAMPED "BGE" FOUND FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
2. SOUTH 31 DEG. 50 MIN. 00 SEC. WEST, A DISTANCE OF 33.32 FEET TO A X CUT FOUND FOR THE MOST SOUTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;
3. NORTH 58 DEG. 10 MIN. 00 SEC. WEST, A DISTANCE OF 77.21 FEET TO A CAPPED 1/2 INCH IRON PIPE STAMPED "BGE" FOUND FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
4. NORTH 01 DEG. 56 MIN. 48 SEC. WEST, A DISTANCE OF 70.29 FEET TO A CAPPED 1/2 INCH IRON PIPE STAMPED "BGE" FOUND FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;
5. SOUTH 88 DEG. 03 MIN. 12 SEC. WEST, A DISTANCE OF 45.50 FEET TO A CAPPED 1/2 INCH IRON PIPE STAMPED "BGE" FOUND FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
6. NORTH 01 DEG. 56 MIN. 48 SEC. WEST, A DISTANCE OF 10.21 FEET TO A CAPPED 1/2 INCH IRON PIPE STAMPED "BGE" FOUND FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;
7. SOUTH 88 DEG. 03 MIN. 12 SEC. WEST, A DISTANCE OF 219.50 FEET TO A CAPPED 1/2 INCH IRON PIPE STAMPED "BGE" FOUND FOR THE COMMON SOUTH CORNER OF UNRESTRICTED RESERVE "E-1", BLOCK 1, SAID THE MARKET AT CROSS CREEK RANCH PARTIAL REPLAT NO. 2, CONVEYED TO SECURACARE MOVEIT MCALLEN, LLC, RECORDED UNDER F.B.C.C.F. NO. 2021199047, AND SAID UNRESTRICTED RESERVE "E-2", AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 01 DEG. 56 MIN. 48 SEC. WEST, ALONG THE COMMON LINE OF SAID UNRESTRICTED RESERVE "E-1" AND SAID UNRESTRICTED RESERVE "E-2", A DISTANCE OF 507.20 FEET TO A CAPPED 1/2 INCH IRON PIPE STAMPED "BGE" FOUND ON THE SOUTH LINE OF LOT 33, BLOCK 1, CHURCHILL FARMS SECTION 8, MAP OR PLAT THEREOF RECORDED UNDER PLAT NO. 20130074, F.B.C.O.P.R., FOR THE COMMON NORTH CORNER OF SAID UNRESTRICTED RESERVE "E-1" AND SAID UNRESTRICTED RESERVE "E-2", AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 87 DEG. 48 MIN. 46 SEC. EAST, ALONG THE COMMON LINE OF SAID CHURCHILL FARMS SECTION 8 AND SAID UNRESTRICTED RESERVE "E-2", A DISTANCE OF 368.18 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE NORTHEAST CORNER OF A CALLED 1.393 ACRE TRACT CONVEYED TO TILAK CORPORATION, RECORDED UNDER F.B.C.C.F. NO. 2022093287, AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 01 DEG. 56 MIN. 48 SEC. EAST, OVER AND ACROSS SAID UNRESTRICTED RESERVE "E-1" AND ALONG THE WEST LINE OF SAID 1.393 ACRE TRACT AND SAID TRACT, A DISTANCE OF 577.21 FEET TO AN ANGLE POINT OF BEGINNING AND CONTAINING 4.553 ACRES OR 198,309 SQUARE FEET OF LAND.

GENERAL NOTES

1. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITH INFORMATION CONTAINED IN TITLE COMMITMENT OF NO. FTH-18-FAH23001300K OF FIDELITY NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE DATE OF FEBRUARY 23, 2023, ISSUED DATE OF MARCH 1, 2023, AND IS SUBJECT TO THE LIMITATIONS OF THAT COMMITMENT.
2. BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING SCALE FACTOR: 0.999885393.
3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR FORT BEND COUNTY, TEXAS, MAP NO. 481570105L, REVISED/DATED APRIL 2, 2014, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED 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 LAND SERVICES.
4. READILY VISIBLE IMPROVEMENTS AND UTILITIES WERE LOCATED WITH THIS SURVEY, NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED BY WINDROSE LAND SERVICES.
5. ENVIRONMENTAL AND DRAINAGE ISSUES ARE BEYOND THE SCOPE OF THIS SURVEY.
6. 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.
7. FENCES SHOWN HEREON WITH DIMENSIONAL TIES ARE SHOWN WHERE THEY ARE PHYSICALLY MEASURED. THE FENCE MAY MEANDER BETWEEN MEASURED LOCATIONS.
8. 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.
9. WITH REGARD TO ITEM 2 OF THE ALTA TABLE "A" OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, ACCORDING TO THE FORT BEND COUNTY APPRAISAL DISTRICT, THE ADDRESS OF THE SUBJECT TRACT (TAX ID NO. 4444834) IS 4906 FM 1463 RD, STE #100, FULSHEAR, TX 77441.
10. WITH REGARD TO ITEM 9 OF THE ALTA TABLE "A" OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, THERE WERE NO OBSERVED CLEARLY IDENTIFIABLE PARKING SPACES, PARKING LOTS OR STRUCTURES ON THE SUBJECT TRACT AT THE TIME OF SURVEY.
11. WITH REGARD TO ITEM 16 OF THE ALTA TABLE "A" OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, THERE WAS NO OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE SUBJECT TRACT AT THE TIME OF SURVEY.
12. WITH REGARD TO ITEM 17 OF THE ALTA TABLE "A" OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET, SIDEWALK CONSTRUCTION OR REPAIRS ON THE SUBJECT TRACT AT THE TIME OF SURVEY.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 31°50'00" W	33.32
L2	N 58°10'00" W	77.21
L3	N 01°56'48" W	70.29
L4	S 88°03'12" W	45.50
L5	N 01°56'48" W	10.21

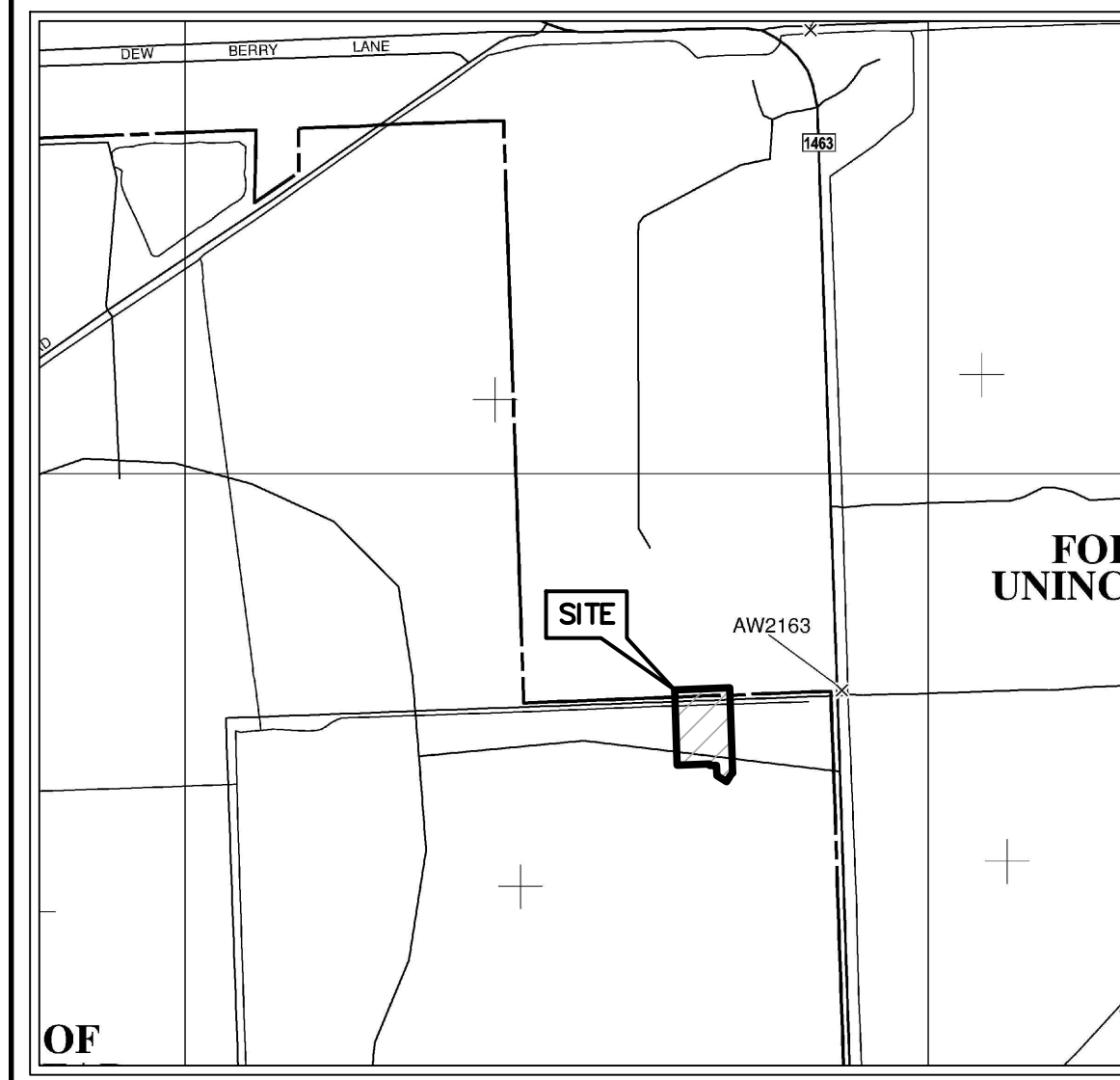
CURVE CHART					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	130.00'	44°06'04"	100.06'	S 66°00'19" W	97.61'
C2	130.00'	15°20'42"	34.82'	S 36°16'56" W	34.71'

F.M. 1463
R.O.W.
F.B.C.C.F. NO. 20200806, 20210428, 2022147989,
NO. 20200806, 20210428, 202142783

SCHEDULE 'B' NOTES

- B1. THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW:
- PLAT NUMBER(S) 20190158 OF THE PLAT RECORDS AND CLERK'S FILE NOS. 2013123613, 2013145102, 2013146922, 2013150766, 2015087019, 2015093103, 2015093104, 2015093217, 2017060202 AND 2020033027, ALL OF FORT BEND COUNTY, TEXAS. (SHOWN HEREON)
- 10d. BUILDING SETBACK, LANDSCAPE & PARKING SETBACK AS SET FORTH UNDER THE CROSS CREEK RANCH COMMERCIAL GUIDELINES FILED FOR RECORD UNDER FORT BEND COUNTY CLERK'S FILE NO. 2015093217. (SHOWN HEREON)
- 10e. WATER LINE EASEMENT GRANTED TO FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 173, RECORDING DATE: JULY 13, 2017, RECORDING NO. 2015087019, 2015093103, 2015093104, 2015093217, 2017060202 AND 2020033027, ALL OF FORT BEND COUNTY, TEXAS. (SHOWN HEREON)
- 10f. EASEMENT FOR ELECTRIC DISTRIBUTION FACILITIES, NATURAL GAS FACILITIES AND RELATED COMMUNICATIONS FACILITIES, GRANTED TO: CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC AND CENTERPOINT ENERGY RESOURCES CORP., D/B/A CENTERPOINT ENERGY TEXAS GAS OPERATIONS, RECORDING DATE: AUGUST 8, 2017, RECORDING NO. HARRIS COUNTY CLERK'S FILE NO. 2017088759 (SHOWN HEREON)
- 10g. ACCESS AND UTILITY EASEMENT, AFFECTS A STRIP OF LAND SIXTY (60) FEET WIDE ALONG THE NORTH PROPERTY LINE, GRANTED ON JULY 24, 2018, AS DOCUMENT NO. 2018082454 OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS. (SHOWN HEREON)
- 10h. WATER LINE EASEMENT AFFECTING SEVEN (7) FEET WIDE ALONG THE WEST PROPERTY LINE, GRANTED TO FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 173, RECORDED ON SEPTEMBER 18, 2018, DOCUMENT NUMBER 2018106331 OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS. (SHOWN HEREON)
- 10i. UTILITY EASEMENT THIRTY (30) FEET WIDE ALONG THE SOUTH PROPERTY LINE EASEMENT(S) GRANTED TO FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 173, RECORDED ON SEPTEMBER 18, 2018, DOCUMENT NUMBER 2018106332 OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS. (SHOWN HEREON)
- 10j. LANDSCAPE AND PARKING SETBACK LINE FIVE (5) FEET WIDE ALONG THE NORTH PROPERTY LINE, AS SET FORTH UNDER DOCUMENT NUMBER 2015093217 OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS. (SHOWN HEREON)
- 10k. EASEMENT(S) FOR THE PURPOSE(S), DRAINAGE, AND RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE MAP OF SAID TRACT/PLAT, AFFECTS 20 FEET WIDE ALONG EITHER SIDE OF THE CENTERLINE OF ALL NATURAL DRAINAGE COURSES IN THE ADDITION, RECORDED AS DOCUMENT NO. PLAT NUMBER 20190158 PLAT RECORDS FORT BEND COUNTY, TEXAS. (NONE OBSERVED AT TIME OF SURVEY)
- 10l. ASSESSMENTS, CHARGES AND LIENS AS SET FORTH IN THE DOCUMENT ENTITLED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CROSS CREEK RANCH COMMERCIAL PROPERTY, RECORDING DATE: SEPTEMBER 26, 2013, RECORDING NO. DOCUMENT NUMBER 2013123613 OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS. (BLANKET IN NATURE)
- 10m. TERMS, PROVISIONS AND CONDITIONS OF UTILITY CONVEYANCE AND SECURITY AGREEMENT FILED JULY 13, 2017, RECORDED UNDER CO# 2017077938, REAL PROPERTY RECORDS, FORT BEND COUNTY, TEXAS, TOGETHER WITH THAT UTILITY AGREEMENT BETWEEN FORT BEND COUNTY MUNICIPAL DISTRICT NO. 173 AND THE CITY OF FULSHEAR, AS REFERENCED THEREIN. (BLANKET IN NATURE)

FLOOD INFORMATION



PANEL 0105L

FIRM FLOOD INSURANCE RATE MAP

FORT BEND COUNTY, TEXAS AND INCORPORATED AREAS

PANEL 105 OF 575 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
FORT BEND COUNTY	481008	0105	L
FULSHEAR, CITY OF	481008	0105	L
HOUSTON, CITY OF	481008	0105	L
WILLOW FORK DRAINAGE DISTRICT	481003	0105	L

NOTES TO USER: The Map Number shown below should be used when plotting map orders; the Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER 481570105L

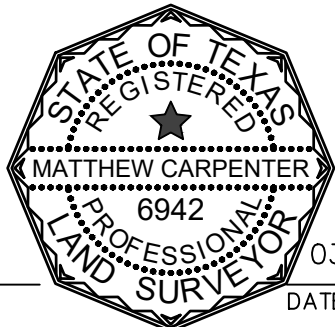
MAP REVISED APRIL 2, 2014

Federal Emergency Management Agency

SURVEYOR'S CERTIFICATION

TO: RK CCR NORTH, LLC,
FIDELITY NATIONAL TITLE INSURANCE COMPANY
INDEPENDENT BANK, IT'S SUCCESSOR AND/OR ASSIGN

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, 2, 3, 4, 6a, 7a, 7b1, 7c, 8, 9, 11b, 13, 14, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 21, 2023.



MATTHEW CARPENTER
Registered Professional Land Surveyor
Texas Registration No. 6942

REVISIONS

DATE	REASON	BY

LEGEND		
* SOME OF THESE ELEMENTS MAY NOT BE USED ON THIS SURVEY		
⊙ - BOLLARD	⊙ - UNDERGROUND CABLE SIGN	FND - FOUND
⊙ - HANDICAP	⊙ - POWER POLE W/TRANSFORMER	F.B.C.C.F. - FORT BEND COUNTY CLERK FILE
⊙ - GAS METER	⊙ - POWER POLE W/LIGHT	F.B.C.D.R. - FORT BEND COUNTY DEED RECORDS
⊙ - GAS VALVE	⊙ - POWER POLE W/CONDUIT	F.B.C.P.R. - FORT BEND COUNTY PLAT RECORDS
⊙ - FIRE HYDRANT	⊙ - METER POLE	IP - IRON PIPE
⊙ - WATER METER	⊙ - SERVICE POLE	IR - IRON ROD
⊙ - WATER VALVE	⊙ - GUY ANCHOR	NO - NUMBER
⊙ - IRRIGATION CONTROL VALVE	⊙ - OVERHEAD POWER LINE	PG - PAGE
⊙ - GRATE INLET	⊙ - WROUGHT IRON FENCE	R.O.W. - RIGHT-OF-WAY
⊙ - GRATE INLET	⊙ - BARBED WIRE FENCE	SQ. FT. - SQUARE FEET
⊙ - MANHOLE	⊙ - WOOD FENCE	STM - STORM SEWER
⊙ - CLEANOUT	⊙ - CHAINLINK FENCE	VOL. - VOLUME
⊙ - TELEPHONE PEDESTAL	⊙ - GATE POST	F.C. - FILM CODE
⊙ - ELECTRIC BOX	⊙ - PER PLANS	CPP - CORRUGATED PLASTIC PIPE
⊙ - TRAFFIC SIGNAL BOX	⊙ - APPROXIMATE	RCF - REINFORCED CONCRETE PIPE
⊙ - LIGHT POLE	⊙ - HIGHBANK	TEL - TELEPHONE
⊙ - TRAFFIC LIGHT POLE	⊙ - SIGN	SWBT - SOUTHWESTERN BELL TELEPHONE CO.
⊙ - GROUND/SPOT LIGHT	⊙ - PIPELINE MARKER	WTR - WATER
		UG - UNDERGROUND

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
4.553 AC./198,309 SQ. FT. OUT OF
UNRESTRICTED RESERVE "E-2", BLOCK 1
THE MARKET AT CROSS CREEK RANCH PARTIAL REPLAT NO. 2
PLAT NO. 20190158, F.B.C.O.P.R.
SITUATED IN THE J.W. SCOTT SURVEY
ABSTRACT NO. 321
CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS

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FILED BY: RD CHECKED BY: JL JOB NO. 58530-ALTA
DRAWN BY: PH DATE: MARCH 2023 SHEET NO. 1 OF 1