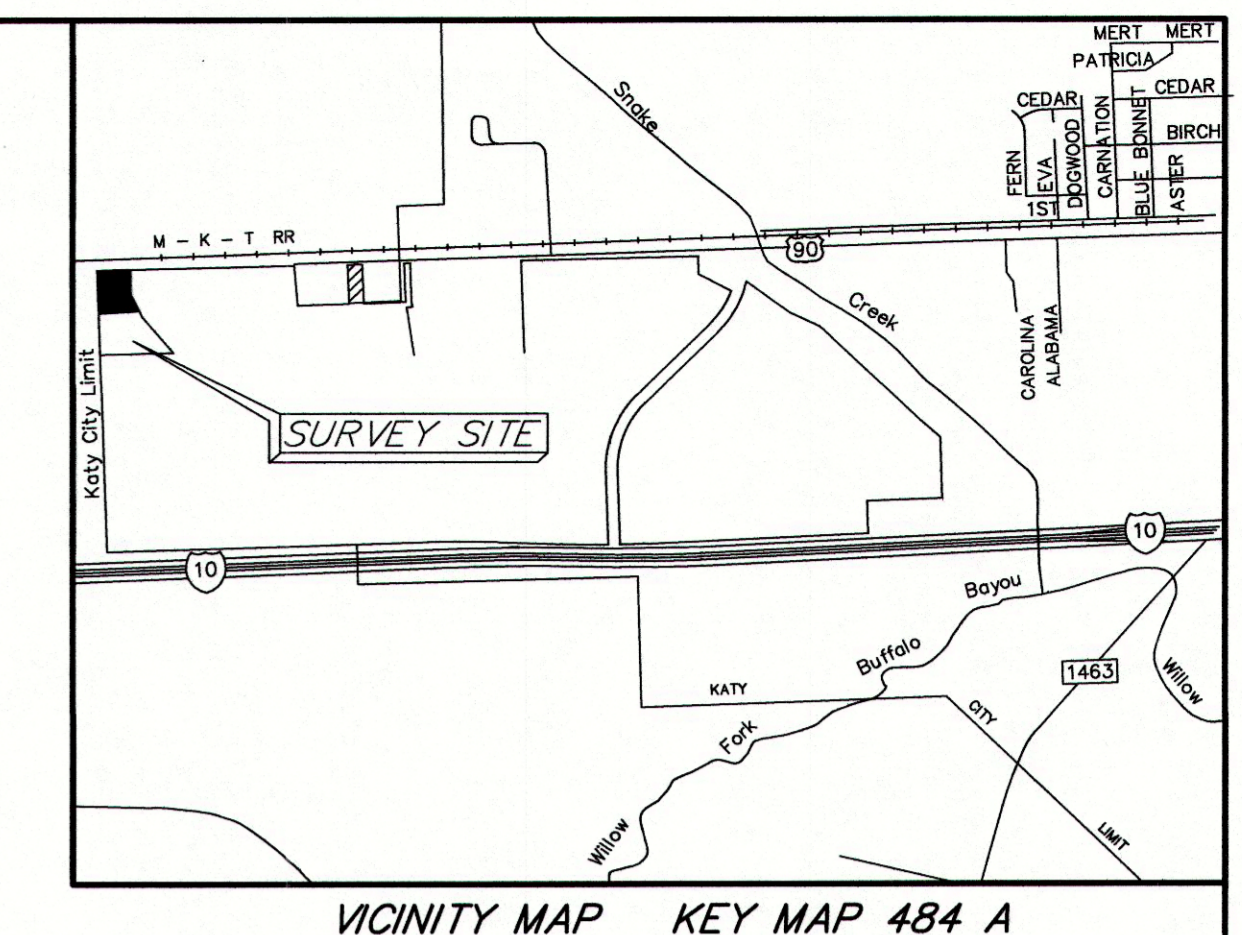
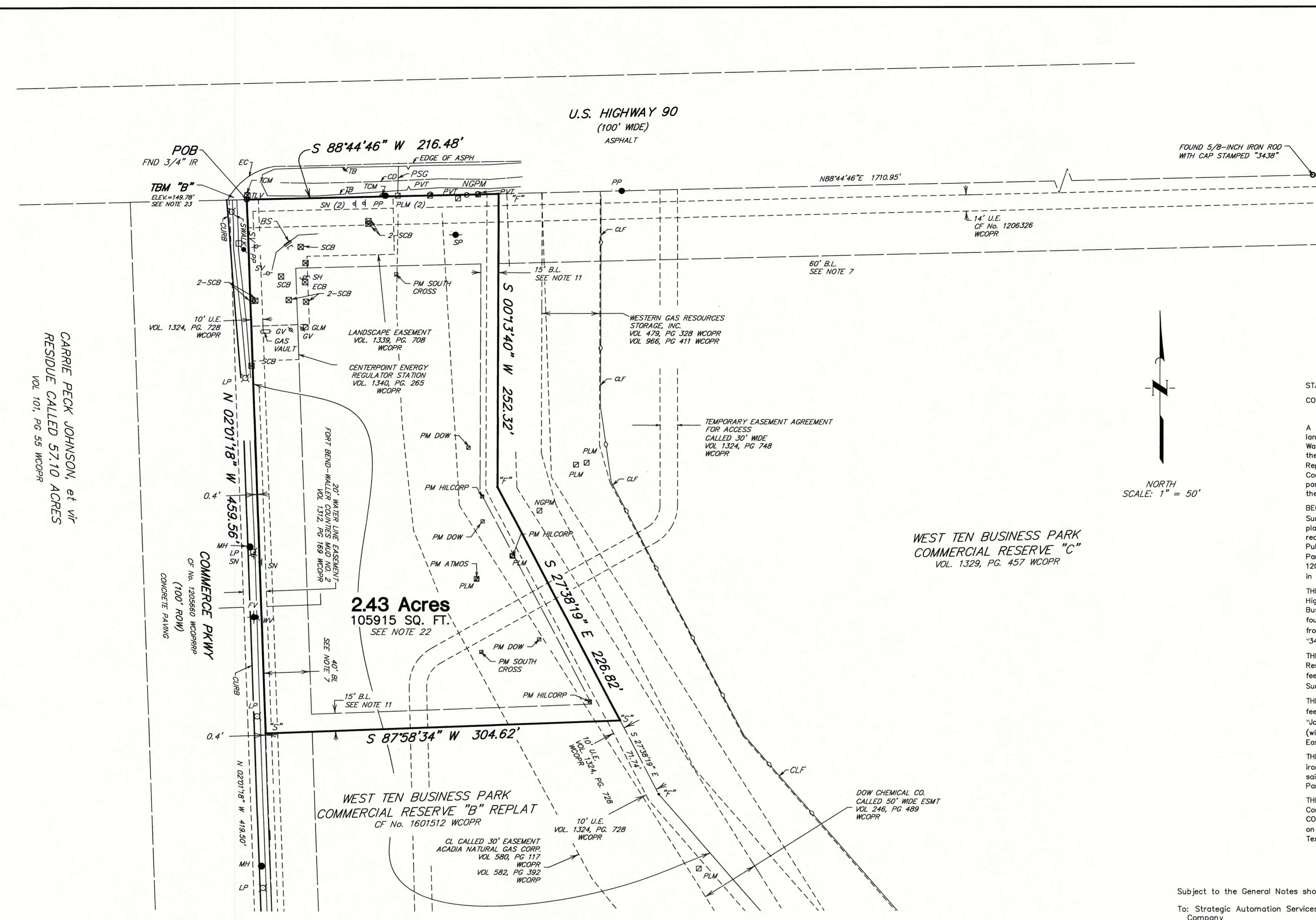


- LEGEND:
- BC BACK OF CURB
  - BF BRICK FENCE
  - BS BUSINESS SIGN
  - CD CL DITCH
  - CH CONC. HEADWALL
  - CLF CHAIN LINK FENCE
  - EA EDGE OF ASPHALT
  - EC EDGE OF CONC.
  - ECB ELECTRICAL CONTROL BOX
  - EM ELECTRIC METER
  - ES EDGE OF SIDEWALK
  - EV ELECTRICAL VAULT
  - EV FOUND 3/4-INCH IRON ROD (WITH CAP STAMPED "COTTON SURVEYING")
  - FL FLOW LINE
  - FNC FENCE
  - FBOCPR FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
  - FV FLUSH VALVE
  - G GUTTER
  - GLM GAS LINE MARKER
  - GV GAS VALVE
  - LP LIGHT POLE/POST
  - MH MANHOLE
  - NGPM NATURAL GAS PIPELINE MARKER
  - OHP OVERHEAD POWER
  - PG PAGE
  - PFFX PIN FLAG FIBER OPTIC
  - PIFG PIN FLAG GAS
  - PM PIPELINE MARKER
  - PP POWER POLE
  - PSGX PAINT STRIPE GAS
  - PVT PIPELINE VENT
  - RCPX FL RCP PIPE
  - ST SET 3/4-INCH IRON ROD (WITH CAP STAMPED "JONES/CARTER")
  - SCB SPRINKLER CONTROL BOX
  - SH SPRINKLER HEAD
  - SNX SIGN/STREET SIGN
  - SP SERVICE POLE
  - SV SPRINKLER VALVE
  - TB TOP BANK DITCH
  - TCM TELEPHONE CABLE MARKER
  - TLV TELEPHONE LINE VAULT
  - TP TELEPHONE POLE
  - TP TYPICAL
  - VOL VOLUME
  - WPCR WALLER COUNTY PLAT RECORDS
  - WCOPR WALLER COUNTY OFFICIAL PUBLIC RECORDS
  - WM WATER METER
  - WV WATER VALVE

CARRIE PECK JOHNSON, et al  
RESIDUE CALLED 57.10 ACRES  
VOL. 101, PG. 55 WCOPR



STATE OF TEXAS §  
COUNTY OF WALLER §

A METES & BOUNDS description of a certain 2.43 acre tract of land situated in the W.W. Bains Survey, Abstract No. 385 in Waller County, Texas, being a portion of Reserve "B" as shown on the plat of West Ten Business Park Commercial Reserve "B" Replat by recorded in Clerk's File No. 1601512 of the Waller County Official Public Records, said 2.43 acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System, South Central Zone, NAD 83;

BEGINNING at a found 3/4-inch iron rod (with cap stamped "Cotton Surveying") at the northwest corner of Reserve "B" as shown on plat of West Ten Business Park Commercial Reserve "B" and "C" recorded in Volume 1329, Page 457 of the Waller County Official Public Records, common with the northeast corner of Commerce Parkway (100' Wide Right of Way) recorded in Clerk's File No. 1205660 of the Waller County Official Public Records, and being in the south line of U.S. Highway 90 (100' wide Right of Way);

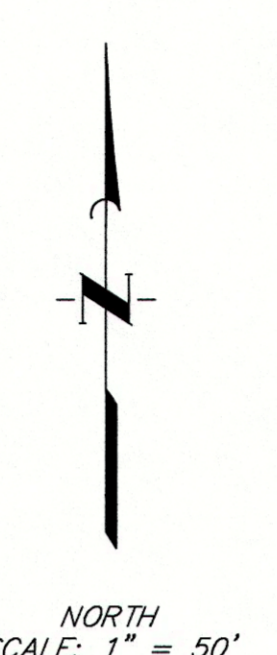
THENCE, North 88°44'46" East, along the said south line of U.S. Highway 90, being common with the north line of said West Ten Business Park Commercial Reserve "B" and "C"; 216.48 feet to found 3/4-inch iron rod (with cap stamped "Cotton Surveying"), from said iron rod a found 5/8-inch iron rod (with cap stamped "3438") bears North 88°44'46" East 1710.95 feet;

THENCE, South 00°13'40" West, along the east line of said Reserve "B" common with the west line of Reserve "C"; 252.32 feet to a found 3/4-inch iron rod (with cap stamped "Cotton Surveying");

THENCE, South 27°38'19" East, along said common line, 226.82 feet to a set 3/4-inch iron rod (with cap stamped "Jones/Carter"), from said iron rod a found 3/4-inch iron rod (with cap stamped "Cotton Surveying") bears South 27°38'19" East, 71.74 feet;

THENCE, South 87°58'34" West, 304.62 feet to a set 3/4-inch iron rod (with cap stamped "Jones/Carter") on the west line of said Reserve "B" common with the east line of said Commerce Parkway;

THENCE, North 02°01'18" West, along said east line of Future Commerce Parkway, 459.56 feet to the POINT OF BEGINNING, CONTAINING 2.43 acres of land in Waller County, Texas, as shown on Drawing No. 9554 in the office of Jones/Carter in Belaire, Texas.



WEST TEN BUSINESS PARK  
COMMERCIAL RESERVE "C"  
VOL. 1329, PG. 457 WCOPR

- GENERAL NOTES:
- Reference Commitment for Title Insurance issued by Fidelity national Title Insurance Company, G.F. No. 1044001565, having an effective date of March 13, 2016 and an issue date of March 18, 2016. No further research for easements or encumbrances was performed by Jones and Carter, Inc.
  - Tract subject to Restrictive Covenants recorded Plat No. 1601512 of the Plat Records of Waller County, Texas.
  - Item No. 10a of Schedule B of said Commitment for Title Insurance mentions a right of way granted to The Dow Chemical Company recorded in Volume 100, Page 65 and amended in Volume 246, Page 489 of the Deed Records of Waller County, Texas and as reflected on plat recorded under Plat No. 1601512 of the Plat Records of Waller County, Texas. Said easement affects the subject tract and is shown hereon.
  - Item No. 10b of Schedule B of said Commitment for Title Insurance mentions easements as set forth in Easement and Right of Way Agreement by and between George Peddie, M.D. Nominee, and Successor Nominee to Lyndon W. Bing, Nominee, deceased, and Acadia Natural Gas Corporation being 30 feet in width recorded in Volume 580, Page 117 and in Volume 582, Page 392 of the Official Public Records of Waller County, Texas and as reflected on plat recorded under Plat No. 1601512 of the Plat Records of Waller County, Texas. Said easement affects the subject tract and is shown hereon.
  - Item No. 10c of Schedule B of said Commitment for Title Insurance mentions a Cathodic Protection Easement granted to The Dow Chemical Company recorded in Volume 939, Page 314 (2006000756) of the Official Public Records of Waller County, Texas. Said easement is blanket in nature and cannot be plotted but does affect the subject tract.
  - Item No. 10d of Schedule B of said Commitment for Title Insurance mentions a Water Line Easement granted to Fort Bend-Waller Counties Municipal Utility District No. 2 recorded in Volume 1312, Page 169 (2012003922) of the Official Public Records of Waller County, Texas and as reflected on plat recorded under Plat No. 1601512 of the Plat Records of Waller County, Texas. Said easement affects the subject tract and is shown hereon.
  - Item No. 10e of Schedule B of said Commitment for Title Insurance mentions easements and building lines as set out on plat of West Ten Business Park Commercial Reserves "B" Replat, recorded under Plat No. 1601512 of the Plat Records of Waller County, Texas. Said easement affects the subject tract and is shown hereon.
  - Item No. 10f of Schedule B of said Commitment for Title Insurance mentions a Landscape Easement along the West property line and in the Northwest corner of subject tract, recorded in Volume 1339, Page 708 (2013000721) of the Official Public Records of Waller County, Texas and as reflected on plat recorded under Plat No. 1601512 of the Plat Records of Waller County, Texas. Said easement affects the subject tract and is shown hereon.

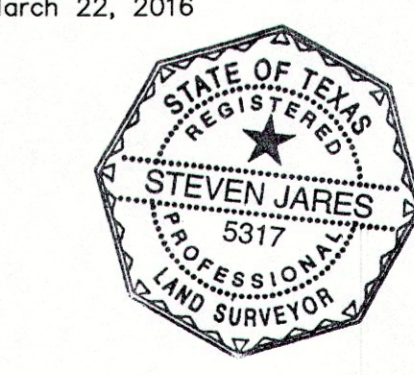
- Item No. 10g of Schedule B of said Commitment for Title Insurance mentions an easement granted to CenterPoint Energy Resources, Corp., d/b/a CenterPoint Energy Texas Gas Operations being thirty (30) feet wide and forty (40) feet long for regulator station site purposes, recorded in Volume 1340, Page 265 (2013000782) of the Official Public Records of Waller County, Texas and as reflected on plat recorded under Plat No. 1601512 of the Plat Records of Waller County, Texas. Said easement affects the subject tract and is shown hereon.
- Item No. 10h of Schedule B of said Commitment for Title Insurance mentions a Waiver of Special Appraisal for the benefit of Fort Bend-Waller Counties Municipal Utility District No. 2 recorded under Clerk's File No. 1502496 (2015002496) of the Official Public Records of Waller County, Texas.
- Item No. 10i of Schedule B of said Commitment for Title Insurance mentions a building setback line 15 feet in width recorded in Volume 1324, Page 633 (2012005663) and Volume 1435, Page 788 (2014006091) of the Official Public Records of Waller County, Texas. Said building lines affect the subject tract and are shown hereon.
- Item No. 10j of Schedule B of said Commitment for Title Insurance mentions a Maintenance Charge recorded in Volume 1324, Page 633 (2012005663) and Volume 1435, Page 788 (2014006091) of the Official Public Records of Waller County, Texas.
- According to Item No. 10o of Schedule B of said Commitment for Title Insurance, the tract is subject to terms, conditions and stipulations of that certain Surface Use Agreement with Forest Oil Corporation recorded in Volume 1228, Page 408 (2010005598) of the Official Public Records of Waller County, Texas. The 5 acre surface site is located at the southeast corner Reserve "C".
- According to Item No. 10p of Schedule B of said Commitment for Title Insurance, the tract lies in the Katy Gas Field and is subject to all producing, unitization and recycling agreements, and is subject to the Ordinances of the City of Katy, including but not limited to instrument recorded in Volume 501, Page 732 of the Official Public Records of Waller County, Texas.
- According to Item No. 10s of Schedule B of said Commitment for Title Insurance, the tract is subject to terms, conditions and stipulations of that certain Subdivision Improvement Agreement recorded under Clerk's File No. 1601513 (2016001513) of the Official Public Records of Waller County, Texas.
- According to Item No. 10t of Schedule B of said Commitment for Title Insurance, the tract is subject to terms, conditions and stipulations of that certain agreement set forth and defined in that City of Katy Ordinance No. 2717 recorded under Clerk's File No. 1505942 (2015005942) of the Official Public Records of Waller County, Texas.
- This survey does not address mineral leases.
- Bearings shown hereon are based on the Texas Coordinate System, South Central Zone, NAD 83.

- This survey does not provide any determination concerning wetlands, fault lines, toxic waste or any other environmental issues. Such matters should be directed by the client or prospective purchaser to an expert consultant.
- According to Map No. 4847300375E of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Waller County, dated February 18, 2009, the subject tract is situated within: Unshaded Zone "X"; defined as areas determined to be outside the 500-year flood plain.
- 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 the surveyor.
- The location of the flood zone lines shown hereon were determined by scaling from said FIRM map. The actual location as determined by elevation contours may differ. Jones and Carter, Inc. assumes no liability as to the accuracy of the location of the flood zone limits.
- Fences shown hereon are graphic only, with dimensional ties shown at specific locations where they were physically measured. The fence line may meander between said measured locations. The dimensions showing the distance between the fence and the property line also indicates which side of the property line the fence is on.
- The square footage totals as shown hereon are based on the mathematical closure of the courses and distances reflected on this survey. It does not include the tolerances that may be present due to position accuracy of the boundary monuments shown hereon.
- This survey has been prepared for the sole purpose of the transaction described in the above referenced Title Commitment and the parties listed thereon. This survey is not to be used for any subsequent transactions.
- The subject property abuts Commerce Parkway and U.S. Highway 90 and such street is paved and dedicated public rights-of-way and maintained by Waller County. This statement is subject to the exercise of power of the governmental authority to limit, control or deny access, ingress or egress.
- Visible improvements/utilities were located with this survey; no subsurface probing, excavation or exploration was performed for this survey.
- This survey utilizes data based on previous surveys in this area performed by Jones and Carter, Inc.

Subject to the General Notes shown:  
To: Strategic Automation Services, LLC, North Horizon Ventures, LLC, and Fidelity National 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 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 3, 4, 8A, 8, 11, 13, 14, and 16 of Table A thereof. The fieldwork was completed on March 17, 2016.

Date of Plat or Map: March 22, 2016



*Steven Jones*  
Steven Jones  
Registered Professional Land Surveyor  
No. 5317  
Sljress@jonescarter.com

ALTA / NSPS LAND TITLE SURVEY  
OF  
LOT B3  
IN  
RESERVE B  
WEST TEN BUSINESS PARK  
BEING  
2.43 ACRES  
OUT OF THE  
W.W. BAINS SURVEY, A-385  
WALLER COUNTY, TEXAS  
MARCH 2016

