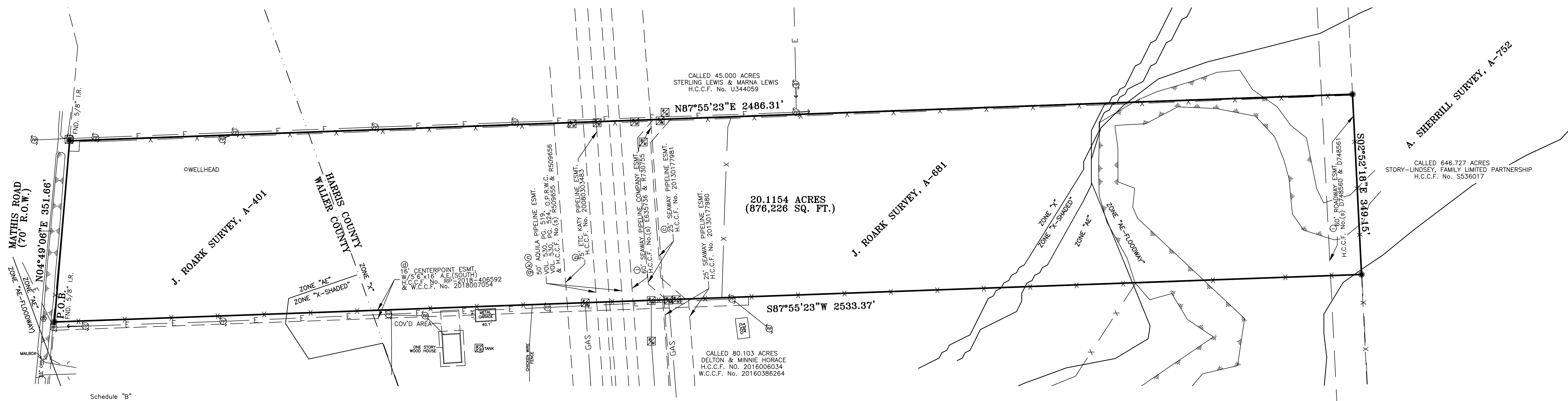




GRAPHIC SCALE: 1" = 100'

NOTES:

- The surveyor has not abstracted the subject property.
- Survey was created with the benefit of a title commitment prepared by Stewart Title Guaranty Company under G.F. No. 1975430, dated March 23, 2023.
- Basis of Bearings for the survey is the Texas State Plane Coordinate System, South Central Zone, NAD83.
- By graphic plotting only, the subject tract is located in Zone "X" areas determined to be outside of the 0.2% annual chance flood Zone "X-shaded", areas determined to be within the 0.2% annual chance flood zone and Zone "AE" and "AE-Floodway", areas determined to be within the 1% annual chance flood, as shown on Federal Emergency Management Agency Flood Insurance Rate Map No. 48201C and 48201C0405M, dated 10-16-2013.



Schedule "B"

- b) Permanent Easement Agreement right-of-way easements in favor of ETC Katy Pipeline, LTD. as set forth and being more fully described in instrument recorded in/under County Clerk's File No. 20080303483 of the Real Property Records of Harris County, Texas. (shown hereon)
- c) Permanent Easement Agreement right-of-way easements in favor of Seaway Crude Pipeline Company LLC as set forth and being more fully described in instrument recorded in/under County Clerk's File No. 20130177981 of the Real Property Records of Harris County, Texas. (shown hereon)
- d) Easement, Right of Way and/or Agreement granted to CenterPoint Energy Houston Electric by instrument recorded in/under County Clerk's File No. 1807054 of the Official Public Records of Waller County, Texas and in/under County Clerk's File No. RP-2018-406592 of the Records of Harris County, Texas. (not located on the subject site)
- e) Easement, Right of Way and/or Agreement granted to Southwestern Bell Telephone Company, dated October 17, 1941 by instrument recorded in/under Volume 85, Page 405 of the Deed Records of Harris County, Texas and in/under Volume 1218, Page 707 of the Deed Records, Harris County, Texas. (blanket, not plottable)
- f) Easement, Right of Way and/or Agreement granted to Aquila Southwest Pipeline Corporation, dated May 18, 1995, as set forth in instrument recorded in/under Volume 521, page 810 of the Official Public Records of Harris County, Texas. (not located on the subject tract)
- g) Easement, Right of Way and/or Agreement granted to Aquila Southwest Pipeline Corporation, dated March 2, 1995, as set forth in instrument recorded in/under Volume 530, Page 519 and Volume 530, Page 524 of the Official Public Records of Harris County, Texas. (shown hereon)
- h) Easement, Right of Way and/or Agreement granted to Houston Lighting & Power Company, dated April 8, 1929, by instrument recorded in/under Volume 163, Page 649 of the Deed Records of Harris County, Texas. (not located on the subject tract)
- i) Easement, Right of Way and/or Agreement granted to Annie L. Hueter, by instrument recorded in/under County Clerk's File Nos. D748560 and D748561 of the Official Public Records, Harris County, Texas. (shown hereon)
- j) Easement, Right of Way and/or Agreement granted to Seaway Pipeline, Inc., as set forth in instrument recorded in/under County Clerk's File No. E635736 of the Official Public Records of Harris County, Texas, and conveyed and assigned to Seaway Pipeline Company by instrument recorded in/under County Clerk's File No. R730755 of the Official Public Records of Harris County, Texas. (shown hereon)
- k) Easement, Right of Way and/or Agreement granted to Aquila Southwest Pipeline Corporation, as set forth in instruments recorded in/under County Clerk's File Nos R509655 and R509656 of the Official Public Records of Harris County, Texas. (shown hereon)
- l) Easement, Right of Way and/or Agreement granted to Seaway Pipeline Company by instrument dated June 21, 1995, recorded in/under County Clerk's File No. R457935 of the Official Public Records, Harris County, Texas. (not located on the subject tract)
- m) Easement, Right of Way and/or Agreement granted to Seaway Pipeline Company, by instrument dated June 8, 1995, recorded in/under County Clerk's File No. R457935 of the Official Public Records, Harris County, Texas. (not located on the subject tract)
- n) Easement, Right of Way and/or Agreement granted to Aquila Southwest Pipeline Corporation, a Delaware corporation, by instrument recorded in/under County Clerk's File Nos. R509655 and R509656 of the Official Public Records of Harris County, Texas. (shown hereon)
- o) All terms, conditions, and provisions of that certain Permanent Easement Agreement, recorded in/under County Clerk's File No. 20080533673 of the Official Public Records of Harris County, Texas. (not located on the subject tract)
- p) All terms, conditions, and provisions of that certain Permanent Easement Agreement, recorded in/under County Clerk's File No. 20130177980 of the Official Public Records of Harris County, Texas. (not located on the subject tract)

METES AND BOUNDS DESCRIPTION
20.1154 ACRES
LOCATED IN THE
J. ROARK SURVEY, A-401,
WALLER COUNTY, TEXAS &
J. ROARK SURVEY, A-681,
HARRIS COUNTY, TEXAS

Being a tract or parcel of land containing 20.1154 acres of land or 876,226 square feet, located in the J. Roark Survey, Abstract 401, Waller County, Texas and in the J. Roark Survey, Abstract 681, Harris County, Texas; Said 20.1154 acre tract of record in the name of Garry Pierre Oubre in Waller County Clerk's File (W.C.C.F.) Number 2023000718 and Harris County Clerk's File (H.C.C.F.) Number RP-2023-18593; Said 20.1154 acre tract being more particularly described as follows (bearings based on the Texas State Plane Coordinate System South Central Zone (NAD 83)):

BEGINNING at a 5/8 inch iron rod found for the southwest corner of the herein described tract, being the northwest corner of a called 80.103 acre tract of record in the name of Delton and Minnie Horace in H.C.C.F. Number 2016006034 and W.C.C.F. Number 20160386264 and being on the east Right-of-Way (R.O.W.) line of Mathis Road (70 feet wide);

THENCE, coincident the east R.O.W. line of aforesaid Mathis Road and the west line of the herein described tract, North 04 degrees 49 minutes 06 seconds East, a distance of 351.66 feet to a 5/8 inch iron rod found for the northeast corner of the herein described tract, being the southeast corner of said 45,000 acre tract and being on the west line of a called 646.727 acre tract of record in the name of Story-Lindsey, Family Limited Partnership of record in H.C.C.F. Number 5536017;

THENCE, coincident the south line of aforesaid 45,000 acre tract and the north line of the herein described tract, North 02 degrees 55 minutes 23 seconds East, a distance of 2,486.31 feet to a 5/8 inch iron rod with "Gruller" cap set for the northeast corner of the herein described tract, being the southeast corner of said 45,000 acre tract and being on the west line of a called 646.727 acre tract of record in the name of Story-Lindsey, Family Limited Partnership of record in H.C.C.F. Number 5536017;

THENCE, coincident the east line of the herein described tract and the west line of aforesaid 646.727 acre tract, South 02 degrees 52 minutes 18 seconds East, a distance of 349.15 feet to a 5/8 inch iron rod with "Gruller" cap set for the southeast corner of the herein described tract, being the northeast corner of aforesaid 53.176 acre tract;

To: Bert Von Roemer and/or assigns, Garry Pierre Oubre and Stewart Guaranty Title Company:

This survey complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey. I do hereby certify that this survey was this day made on the ground. This plot correctly represents the facts found at the time of the survey.



Kenneth A. Gruller
Texas Registered Professional Land Surveyor No. 5476

PLAT OF SURVEY
BOUNDARY AND IMPROVEMENT
OF A 20.1154 ACRE (876,226 SQ. FT.)
BEING ALL OF A CALLED
20.000 ACRE TRACT,
H.C.C.F. No. RP-2023-18593
& W.C.C.F. No. 2023000718
LOCATED IN THE
J. ROARK SURVEY, A-401,
WALLER COUNTY, TEXAS
& THE J. ROARK SURVEY, A-681,
HARRIS COUNTY, TEXAS

Gruller Surveying, LLC

PROFESSIONAL LAND SURVEYING
5599 SAN FELIPE, SUITE 1420
HOUSTON, TEXAS 77056