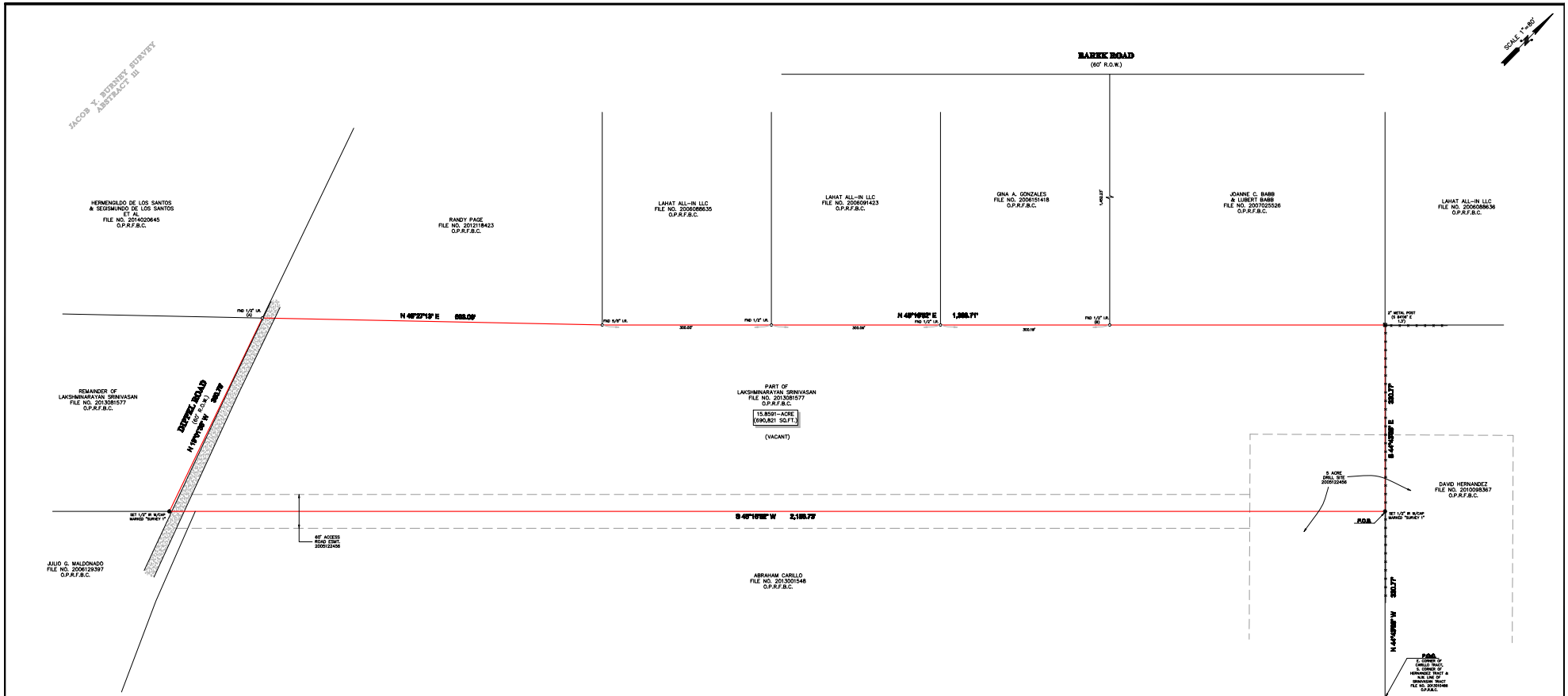


DESCRIPTION OF A TRACT OF LAND CONTAINING 15.8591 ACRES (690,821 SQUARE FEET) SITUATED IN THE JACOB Y. BURNEY SURVEY, ABSTRACT 111 FORT BEND COUNTY, TEXAS

BEING A TRACT OF LAND CONTAINING 15.8591 ACRES (690,821 SQUARE FEET), SITUATED IN THE JACOB Y. BURNEY SURVEY, ABSTRACT 111, FORT BEND COUNTY, TEXAS, BEING OUT OF THAT CERTAIN 20.30 ACRE TRACT OF LAND CONVEYED TO LAKSHMINARAYAN SRINIVASAN BY DEED RECORDED UNDER COUNTY CLERK'S FILE NO. 2013081577 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS. SAID 15.8591-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A FOUND 5/8 INCH IRON ROD FOR THE EAST CORNER OF A TRACT OF LAND CALLED TO ABRAHAM CARILLO BY DEED RECORDED UNDER COUNTY CLERK'S FILE NO. 2013001548 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS, FOR THE SOUTH CORNER OF A TRACT OF LAND CALLED TO DAVID HERNANDEZ BY DEED RECORDED UNDER COUNTY CLERK'S FILE NO. 2010098367 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS AND IN THE NORTHWEST LINE OF A TRACT OF LAND CALLED TO LAKSHMINARAYAN SRINIVASAN BY DEED RECORDED UNDER COUNTY CLERK'S FILE NO. 2013010486 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS;

THENCE NORTH 44°43'08" WEST, ALONG THE NORTHEAST LINE OF SAID CARILLO TRACT AND THE SOUTHWEST LINE OF SAID HERNANDEZ TRACT, A DISTANCE OF 330.77 FEET TO A SET 1/2 INCH IRON ROD WITH CAP MARKED "SURVEY 1" FOR THE NORTH CORNER OF SAID CARILLO TRACT, IN THE SOUTHWEST LINE OF SAID HERNANDEZ TRACT AND FOR THE EAST CORNER AND POINT OF BEGINNING OF SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 45°16'52" WEST, ALONG THE NORTHWEST LINE OF SAID CARILLO TRACT, A DISTANCE OF 2,156.73 FEET TO A SET 1/2 INCH IRON ROD WITH CAP MARKED "SURVEY 1" IN THE NORTHWEST LINE OF A TRACT OF LAND CALLED TO JULIO G. MALDONADO BY DEED RECORDED UNDER COUNTY CLERK'S FILE NO. 2006129397 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS AND FOR THE SOUTH CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 19°01'38" WEST, A DISTANCE OF 380.75 FEET TO A FOUND 1/2 INCH IRON ROD FOR THE EAST CORNER OF A TRACT OF LAND CALLED TO HERMENGILDO DE LOS SANTOS & SEGISMUNDO DE LOS SANTOS ET AL BY DEED RECORDED UNDER COUNTY CLERK'S FILE NO. 2014020645 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS, FOR THE SOUTH CORNER OF A TRACT OF LAND CALLED TO RANDY PAGE BY DEED RECORDED UNDER COUNTY CLERK'S FILE NO. 2012118423 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS AND FOR THE WEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 46°27'13" EAST, ALONG THE SOUTHEAST LINE OF SAID PAGE TRACT, A DISTANCE OF 603.08 FEET TO A FOUND 5/8 INCH IRON ROD FOR THE EAST CORNER OF SAID PAGE TRACT, FOR THE SOUTH CORNER OF A TRACT OF LAND CALLED TO LAHAT ALL-IN LLC BY DEED RECORDED UNDER COUNTY CLERK'S FILE NO. 2006088635 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS AND FOR AN INTERIOR CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 45°16'52" EAST, ALONG THE SOUTHEAST LINE OF SAID LAHAT ALL-IN LLC TRACT, A DISTANCE OF 1,388.71 FEET TO A POINT FOR THE EAST CORNER OF A TRACT OF LAND CALLED TO JOANNE C. BABB & LUBERT BABB BY DEED RECORDED UNDER COUNTY CLERK'S FILE NO. 2007025526 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS, FOR THE SOUTH CORNER OF A TRACT OF LAND CALLED TO LAHAT ALL-IN LLC BY DEED RECORDED UNDER COUNTY CLERK'S FILE NO. 2006088636 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS, FOR THE WEST CORNER OF SAID HERNANDEZ TRACT AND FOR THE NORTH CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 44°43'08" EAST, ALONG THE SOUTHWEST LINE OF SAID HERNANDEZ TRACT, A DISTANCE OF 330.77 FEET TO THE POINT OF BEGINNING AND CONTAINING 15.8591 ACRES (690,821 SQUARE FEET), MORE OR LESS.

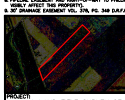
NOTES

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A TRACT OF LAND CONVEYED TO LAKSHMINARAYAN SRINIVASAN BY DEED RECORDED UNDER F.B.C.C.F. NO. 2013081577 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS. POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
2. THIS PROPERTY LIES IN BANDS ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR THE COUNTY LISTED BELOW.
3. ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED BELOW.
4. THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT TRACT OF LAND AND MAKES NO CLAIM FOR THE TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
5. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
6. ALL BEARINGS AND DISTANCES ARE RECORD UNLESS OTHERWISE NOTED.
7. SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE A OF THE TITLE COMMITMENT ISSUED ON SEP. 24, 2014, UNDER G.F. NO. 0214745441.
8. 40' ACCESS ROAD EASEMENT - 1-WAY TO PHILLIPS PIPE LINE COMPANY VOL. 309, PG. 544 D.R.F.B.C. (DOES NOT VISIBLY AFFECT THIS PROPERTY).
9. 30' DRAINAGE EASEMENT VOL. 378, PG. 349 D.R.F.B.C. (DOES NOT VISIBLY AFFECT THIS PROPERTY).

LEGEND

ASPHALT

FENCE — WIRE



TITLE COMPANY:

StarTex TITLE COMPANY

281-792-3333

G.F. # 0214745441

ISSUE DATE: SEP. 24, 2014

PROJECT:

A LAND TITLE SURVEY OF A TRACT OF LAND CONTAINING 15.8591 ACRE (690,821 SQUARE FEET) SITUATED IN THE JACOB Y. BURNEY SURVEY, ABSTRACT 111, FORT BEND COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

CLIENT: TREVOR LOWE

ADDRESS: DIPPEL ROAD

FLOOD ZONE: "X" | FLOOD MAPS: 48157C 0525 L

FLOOD MAP DATE: APR. 2, 2014 | FLOOD MAP COUNTY: FORT BEND

SURVEYOR: SURVEYS, INC.
www.survey2.com
TBPLS FIRM NO. 10064300
TBPLS LICENSED FIRM NO. 10194300
P.O. Box 3541 • Rosh, TX 77512
(281)342-1851 • Fax(281)342-1861

SURVEYING CERTIFICATE:
IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY PERFORMED ON THE GROUND UNDER MY SUPERVISION. I ACCEPT NO RESPONSIBILITY OR LIABILITY FOR THE USE OF THIS PLAT FOR ANY PURPOSE OR PURPOSES OTHER THAN THE PURPOSE FOR WHICH IT WAS PREPARED. THIS PLAT CONSTITUTES A CAD PROPERTY DESCRIPTION. LAND SURVEYING AND PLAT WORK ARE THE RESPONSIBILITY OF SURVEYORS, NOT ATTORNEYS OR TITLE COMPANIES.

SURVEYED: 08 | FIELD CREW: 08 | JOB #: 9-30842-14

DRAFTER: 08 | DATE: SEP. 29, 2014