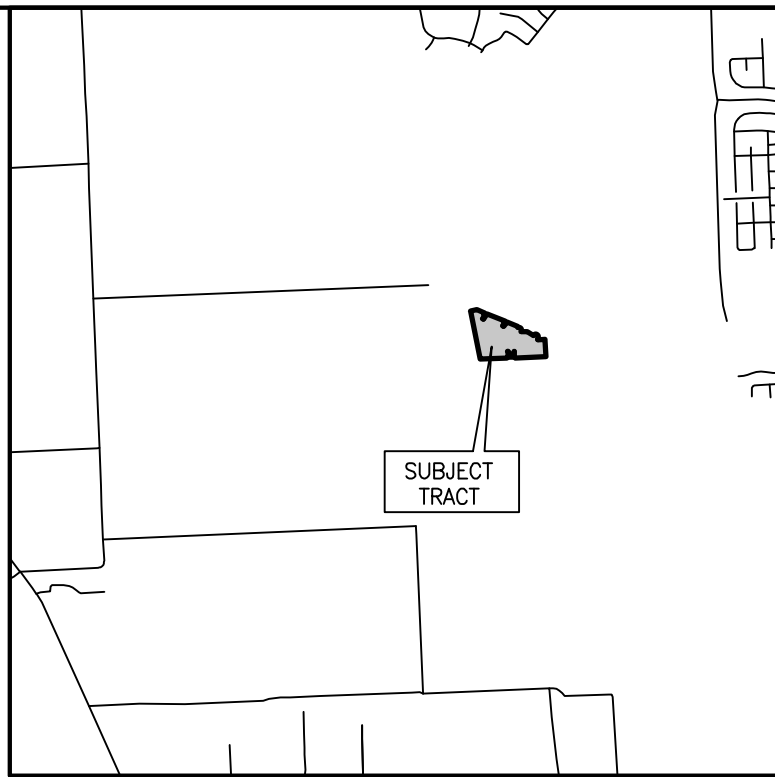
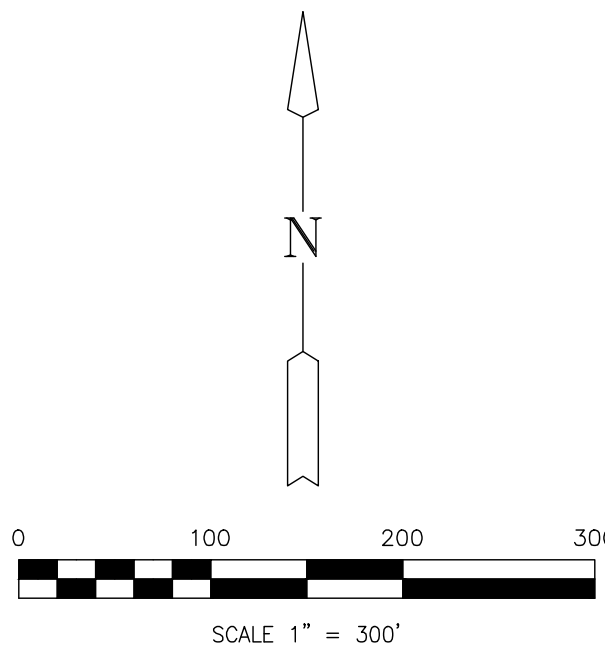


Curve Table					
Curve #	Arc Length	Radius	Delta	Chord Bearing	Chord Distance
C1	23.18'	25.00'	53°07'48"	S24°33'23"W	22.36'
C2	34.24'	25.00'	78°27'47"	N41°14'25"W	31.62'
C3	15.78'	50.00'	18°05'02"	S67°39'20"E	15.72'
C4	12.36'	50.00'	14°09'02"	S55°43'32"E	12.32'
C5	127.99'	50.00'	146°40'16"	S36°56'07"E	95.80'
C6	164.32'	50.00'	188°17'56"	S53°19'29"E	99.74'
C7	17.45'	25.00'	39°59'18"	S20°49'50"W	17.10'

Line Table		
Line #	Direction	Length
L1	N47°00'32"W	27.07'
L2	S87°59'28"W	80.00'
L3	S42°59'28"W	27.27'
L4	S20°16'15"E	20.00'
L5	S18°46'56"E	20.64'
L6	S87°59'28"W	90.62'
L7	N02°00'32"W	70.00'

LEGEND

(F) FOUND 1" I.P.
F.B.C.D.R. FORT BEND COUNTY DEED RECORDS
F.B.C.D.R. FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
F.N. FILE NUMBER
F.V. FLUSHING VALVE
I.P. IRON PIPE
I.R. IRON ROD
M.H. MANHOLE
N.C. NOT COMPLETE
N.O. NUMBER
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCING
P.V.C. POINTING CHLORINE PIPE
(S) SET 5/8" I.R. W/ "LJA SURVEY" CAP
SAN. SANITARY
STM. STORM
VOL. VOLUME
W.V. WATER VALVE



WICINITY MAP
NOT TO SCALE

NOTES:

1. BEARING ORIENTATION IS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), SOUTH CENTRAL ZONE, CENTRAL ZONE.
2. THE PROPERTY LIES IN UNSHADED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR HARRIS COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBER 4815700000M, REVISED JANUARY 29, 2021. FLOODPLAIN BOUNDARIES ARE APPROXIMATE AND DO NOT DERIVE FROM AN ON-THE-GROUND SURVEY. LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
3. THIS SURVEY OF (SUBJECT TRACT / TRACT ONE) WAS PREPARED IN RELIANCE UPON THAT CERTAIN COMMITMENT FOR TITLE INSURANCE ISSUED BY XXXXXX TITLE COMPANY AS AGENT FOR XXXXXX TITLE COMPANY UNDER G.F. NUMBER XXXXXX, EFFECTIVE DATE XXXX XX, 2022 AND ISSUED ON XXXX XX, 2022. THE FOLLOWING ITEMS WERE LISTED IN SCHEDULE "B" OF THE ABOVE REFERENCED TITLE COMMITMENT:

4. PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS SET OUT IN FORT BEND COUNTY CLERK'S FILE NUMBER

5. ANY VISIBLE IMPROVEMENTS TO THE PROPERTY ARE AS SHOWN ON THIS SURVEY.

6. THE SURVEYOR WAS NOT PROVIDED A ZONING REPORT BY THE CLIENT AT THE TIME OF THIS SURVEY.

7. THE SURVEYOR LOCATED UTILITIES BASED ON VISIBLE SURFACE EVIDENCE, THE CLIENT HAS NOT PROVIDED UTILITY PLANS AT THE TIME OF THIS SURVEY.

8. THERE IS OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

9. THIS SURVEY IS ISSUED IN CONJUNCTION WITH THE METES AND BOUNDS DESCRIPTION BY LJA SURVEYING, INC. OF THE SAME CERTIFICATION DATE SHOWN HEREON, HEREBY REFERENCED AS PART 2 OF 2. THIS SURVEY IS PART 1 OF 2.

DESCRIPTION OF
17.286 ACRES (752,963 SQUARE FEET)

Being 17.286 acres (752,963 square feet) of land located in the H. & T.C. R.R. Co. Survey, Section 105, Abstract Number 261, Fort Bend County, Texas, more particularly being a portion of that certain called 187,244 acre tract conveyed to 187 Muske Investments, Ltd. by an instrument of record in File Number 2020179946, of the Official Public Records of Fort Bend County, Texas (F.B.C.O.P.R.), said 17.286 acre tract being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD83):

COMMENCING for reference at a 1-inch iron pipe found for the northwest corner that certain called 0.1148 acre tract conveyed to D.R. Horton - Texas, LTD. by an instrument of record under File Number 2022024233, F.B.C.O.P.R., same being the northeast corner of that certain called 72.76 acre tract (Tract 1) conveyed to D.R. Horton - Texas, LTD. by an instrument of record in File Number 202307054, F.B.C.O.P.R., and on the south line of said H. & T.C.R.R. Co. Survey common to a northerly line of the Micajah Autrey Survey, Abstract 100, Fort Bend County, Texas;

Thence, South 87° 59' 28" West, along the south line of said 3.880 acre tract common to the north line of said 72.76 acre tract and said common survey line, 95.82 feet to a point;

Thence, South 02° 00' 32" West, over and across said 3.880 acre tract and said 187,244 acre tract, 70.00 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" set for corner; the southeast corner and POINT OF BEGINNING of the herein described tract;

Thence, over and across said 187,244 acre tract, the following courses and distances:

South 87° 59' 28" West, departing the west line of said easement, 545.91 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" set for corner;

North 47° 00' 32" West, 27.07 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" set for corner;

North 02° 00' 32" West, 95.86 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" set for corner, the beginning of a curve;

23.18 feet along the arc of a non-tangent curve to the left, having a radius of 25.00 feet, a central angle of 53° 07' 48", and a chord which bears South 24° 33' 23" West, 22.36 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" set for corner;

South 02° 00' 32" East, 80.00 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" set for corner on a northerly line of said 3.880 acre tract;

Thence, South 87° 59' 28" West, along the north line of said 3.880 acre tract, 80.00 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" set for corner;

Thence, over and across said 187,244 acre tract, the following courses and distances:

North 02° 00' 32" West, departing the north line of said 3.880 acre tract, 80.00 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" set for corner, the beginning of a curve;

34.24 feet along the arc of a tangent curve to the left, having a radius of 25.00 feet, a central angle of 78° 27' 47", and a chord which bears North 41° 14' 25" West, 31.62 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" set for corner;

South 02° 00' 32" East, 100.21 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" set for corner;

South 42° 59' 28" West, 27.27 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" set for corner;

South 87° 59' 28" West, 484.80 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" set for corner on the east line of that certain called 6,750 acre tract (Tract 1) conveyed to D.R. Horton - Texas, LTD. by an instrument of record in File Number 202307054, F.B.C.O.P.R.;

Thence, over and across said 187,244 acre tract, the following courses and distances:

North 11° 11' 00" West, along the east line of said 6,750 acre tract, 879.33 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" set for corner;

North 78° 49' 07" East, departing the east line of said 6,750 acre tract, 117.33 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" set for corner;

South 67° 41' 26" East, 144.04 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" set for corner;

South 13° 18' 08" West, 112.75 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" set for corner, the beginning of a curve;

15.78 feet along the arc of a non-tangent curve to the right, having a radius of 50.00 feet, a central angle of 18° 05' 02", and a chord which bears South 67° 39' 20" East, 15.72 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" set for corner;

North 31° 23' 11" East, 112.78 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" set for corner;

South 67° 41' 26" East, 353.06 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" set for corner;

South 27° 11' 57" West, 91.73 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" set for corner, the beginning of a curve;

12.35 feet along the arc of a non-tangent curve to the right, having a radius of 50.00 feet, a central angle of 14° 00' 02", and a chord which bears South 55° 43' 32" East, 12.32 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" set for corner;

North 41° 20' 58" East, 99.39 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" set for corner;

South 67° 41' 26" East, 202.46 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" set for corner;

South 20° 16' 15" East, 20.00 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" set for corner, the beginning of a curve;

127.99 feet along the arc of a non-tangent curve to the right, having a radius of 50.00 feet, a central angle of 146° 40' 16", and a chord which bears South 36° 56' 07" East, 95.80 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" set for corner;

North 87° 59' 28" East, 110.82 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" set for corner;

South 57° 28' 27" East, 132.09 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" set for corner, the beginning of a curve;

164.32 feet along the arc of a non-tangent curve to the right, having a radius of 50.00 feet, a central angle of 188° 17' 56", and a chord which bears South 53° 19' 29" East, 99.74 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" set for corner, the beginning of a reverse curve;

17.45 feet along the arc of a tangent curve to the left, having a radius of 25.00 feet, a central angle of 39° 59' 18", and a chord which bears South 20° 49' 50" West, 17.10 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" set for corner;

North 87° 59' 28" East, 125.67 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" set for corner;

South 18° 46' 56" East, 20.64 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" set for corner;

South 02° 28' 46" East, 292.27 feet to the POINT OF BEGINNING and containing 17.286 acres (752,963 square feet) of land.

LAND TITLE SURVEY OF AN 17.286 ACRE TRACT OF LAND SITUATED IN THE H. & T.C. R.R. CO. SURVEY SECTION 105, ABSTRACT NO. 261 FORT BEND COUNTY, TEXAS

MAY 2024

JOB NO. S001-1931-6071B

LJA SURVEYING, INC.

3600 W Sam Houston Parkway S
Suite 175
Houston, Texas 77042

Phone 713.953.5200
Fax 713.953.5026
TBPELS Firm No. 10194382

I, CLAYTON GAFFORD, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY TO XXXX THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY, DATE XXXX XX, 20XX

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSED AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

CLAYTON GAFFORD,
TEXAS REGISTERED PROFESSIONAL
LAND SURVEYOR REGISTRATION NO. 6957

SUBJECT TRACT
Area : 17.286 AC.
(752,963 SQ.FT.)

187, MUSKE INVESTMENTS LTD
CALLED 187,244 ACRES
FILE NO. 2020179946
F.B.C.O.P.R.

AS OF 4/30/204 SITE IS UNDER CONSTRUCTION