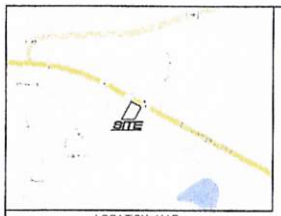


LOCATION MAP
NOT TO SCALE

N

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

LEGAL DESCRIPTION (AS SURVEYED)

BEING 1.3770 acres (59,983 square feet) of land all of a called 1.3770 acre tract conveyed to Zarkawa Properties, LLC, by Warranty Deed recorded under Clerk's File no. 2203525 of the Official Public Records of Waller County, Texas (O.P.R.W.C.T.), said 1.3770 acre tract lying within the Justo Liendo Survey, A-41, and is more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the southerly curb cut at the intersection of the south right of way (R.O.W.) line of Business 290 East (R.O.W. varies) and the west right of way line of Sheriff R. Glenn Smith Drive (80 foot R.O.W.);

THENCE South 28°17'44" West, with said west right of way line, a distance of 212.82 feet to a 1/2 inch iron rod found for the northeast corner of the called 0.4011 acre tract conveyed to the County of Waller by Warranty deed recorded under Clerk's File no. 2210351 O.P.R.W.C.T., for the southeast corner of said 1.3770 acre tract and the herein described tract;

THENCE South 88°49'53" West, with the north line of said 0.4011 acre tract and the north line of the called 15.058 acre tract conveyed to Walter A. Hernandez by Warranty Deed recorded under Clerk's File no. 1606505 O.P.R.W.C.T., a distance of 225.85 feet to a 5/8" iron rod with cap marked "CORE 6657" set for the southwest corner of the called 1.243 acre tract conveyed to the Robert McDaniel Hess Revocable Living Trust by warranty Deed recorded under Clerk's File no. 1606383 O.P.R.W.C.T., and the southwest corner of said 1.3770 acre tract and the herein described tract, from which a 5/8 inch iron rod with cap bears, North 12°25'13" East, a distance of 0.82 feet;

THENCE North 27°25'57" East, with the common line between said 1.243 acre tract and said 1.3770 acre tract, a distance of 355.91 feet to a 1/2 inch iron rod found in the south right of way line of said Business 290 East, for the northeast corner of said 1.243 acre tract and the northwest corner of said 1.3770 acre tract and the herein described tract;

THENCE South 62°20'17" East, with said south right of way line, a distance of 165.79 feet to a point at the beginning of a curve, from which a 3/8 inch iron rod with cap bears, North 56°27'16" West, a distance of 0.23 feet;

THENCE in a southeasterly direction, 33.18 feet along the arc of a curve to the RIGHT, having a radius of 35.00 feet, a delta angle of 90° 19' 50", and whose long chord bears South 16°32'06" East, a distance of 49.84 feet to the POINT OF BEGINNING, containing 1.3770 acres (59,983 square feet of land.

LEGAL DESCRIPTION (AS PROVIDED)

A tract of land containing 1.3770 acres situated in the JUSTO LIENDO SURVEY, ABSTRACT NO. 41, in the City of Hempstead, Waller County, Texas, being a portion of the remainder of a tract recorded in the name of Concrete Specialized Technical Services, Inc. in Volume 1401, Page 784 of the Official Public Records of Waller County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at an iron rod found on the southeast right of way line of Business 290 East at the most northerly northeast of a tract recorded in the name of CRK Investments, LLC in Volume 1038, Page 304 of the Official Public Records, Waller County, Texas, being the southeast corner of this tract (from which an iron rod found bears South 26° 16' 13" East, a distance of 367.76 feet);

THENCE with a north line of said CRK Tract the following two (2) courses:

West, a distance of 385.08 feet to a point at a corner of this tract;

North 88° 08' 05" West, a distance of 106.62 feet to a point at the southeast corner and Point of Beginning of this tract;

THENCE North 88° 08' 05" West, continuing with the north line of the aforementioned CRK Tract passing at a distance of 133.34 feet a 1/2 inch iron pipe found and continuing with the north line of a tract recorded in the name of Walter A. Hernandez under Clerk's File No. 1606505 of the Official Public Records, Waller County, Texas, for a total distance of 225.85 feet to a point at the southwest corner of this tract (from which an iron rod found bears North 00° 46' 57" East, a distance of 1.04 feet (and from which a pinched top pipe found bears North 85° 08' 05" West, 42.58 feet and North 37° 11' 27" West, 0.61 feet);

THENCE North 30° 37' 59" East, with the east line of a tract recorded in the name of the Robert McDaniel Hess Revocable Living Trust Clerk's File No. 1606383 of the Official Public Records of Waller County, Texas, a distance of 356.91 feet to a 1/2 inch iron rod with a "Pacheco" cap set on the aforementioned southwest right-of-way line of Business 290 East at the north corner of this tract (from which an iron rod found bears North 30° 18' 13" West, a distance of 372.27 feet);

THENCE South 59° 18' 15" East, with said southwest right-of way line, a distance of 165.79 feet to a point at the northeast corner of this tract;

THENCE across and through the aforementioned Concrete Specialized Technical Services, Inc. tract, the following two (2) courses:

In a Southeasterly direction with the arc of a curve to the right, having a radius of 35.00 feet, a length of 55.36 feet, a central angle of 90° 19' 50", a chord bearing of South 13° 52' 04" East, and a chord distance of 49.84 feet to a point at a corner of this tract;

South 31° 19' 49" West, a distance of 212.82 feet to the Point of Beginning and containing 1.3770 acres of land, more or less.

TITLE COMMITMENT EXCEPTIONS

10. The following matters and terms of the documents creating or offering evidence of the matters (we must insert matters or delete this exception.):

a. All leases, grants, exceptions or reservation of coal, lignite, oil, gas and other mineral, together with all rights, privileges, and immunities relating thereto appearing in the public records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed. NOT SURVEY RELATED.

b. All leases, grants, exceptions, or reservations of the geothermal energy and associated resources below the surface of the land, together with all rights, privileges, and immunities relating thereto, appearing in the public records, whether they are listed in Schedule B or not, as provided by Sect. 2703.059(a) of the Texas Insurance Code. NOT SURVEY RELATED.

c. Rights of Parties in Possession. (Owner Policy) NOT SURVEY RELATED.

d. Any visible and apparent easement, either public or private, located on or across the land, the existence of which is not disclosed by the Public Records as herein defined. BLANKET TYPE EASEMENT, TRACT IS SUBJECTO, UNPLOTTABLE.

e. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land. BLANKET TYPE EASEMENT, TRACT IS SUBJECTO, UNPLOTTABLE.

f. Any portion of subject property lying within the boundaries of a dedicated or undedicated public or private roadway. BLANKET TYPE EASEMENT, TRACT IS SUBJECTO, UNPLOTTABLE.

g. Easement:
Recorded: Volume 148, Page 519, Official Public Records, Waller County, Texas.
To: County of Waller
Purpose: right of way
MAY AFFECT TRACT, TOO VAGUE TO PLACE.

h. Easement:
Recorded: Volume 158, Page 36, official Public Records, Waller County, Texas.
To: San Bernard Electric Cooperative, Inc.
Purpose: right of way
BLANKET TYPE EASEMENT, MAY AFFECT TRACT, TOO VAGUE TO PLACE.

i. Terms, Conditions, and Stipulations in Oil, Gas and Mineral Lease:
Recorded: Volume 141, Page 533, Official Public Records, Waller County, Texas.
Title to said interest has not been researched subsequent to the date of the above referenced instrument and the Company makes no representation as to the ownership or holder of such interest(s). NOT SURVEY RELATED.

j. Terms, Conditions, and Stipulations in Oil, Gas and Mineral Lease:
Recorded: Volume 750293, Page 127 (293/107), Official Public Records, Waller County, Texas.
Title to said interest has not been researched subsequent to the date of the above referenced instrument and the Company makes no representation as to the ownership or holder of such interest(s). NOT SURVEY RELATED.

k. Terms, Conditions, and Stipulations in Oil, Gas and Mineral Lease:
Recorded: Volume 792367, Page 412 (307/412), Official Public Records, Waller County, Texas.
Title to said interest has not been researched subsequent to the date of the above referenced instrument and the Company makes no representation as to the ownership or holder of such interest(s). NOT SURVEY RELATED.

BENCHMARK

FM D17815 ELEV.= 232.60'

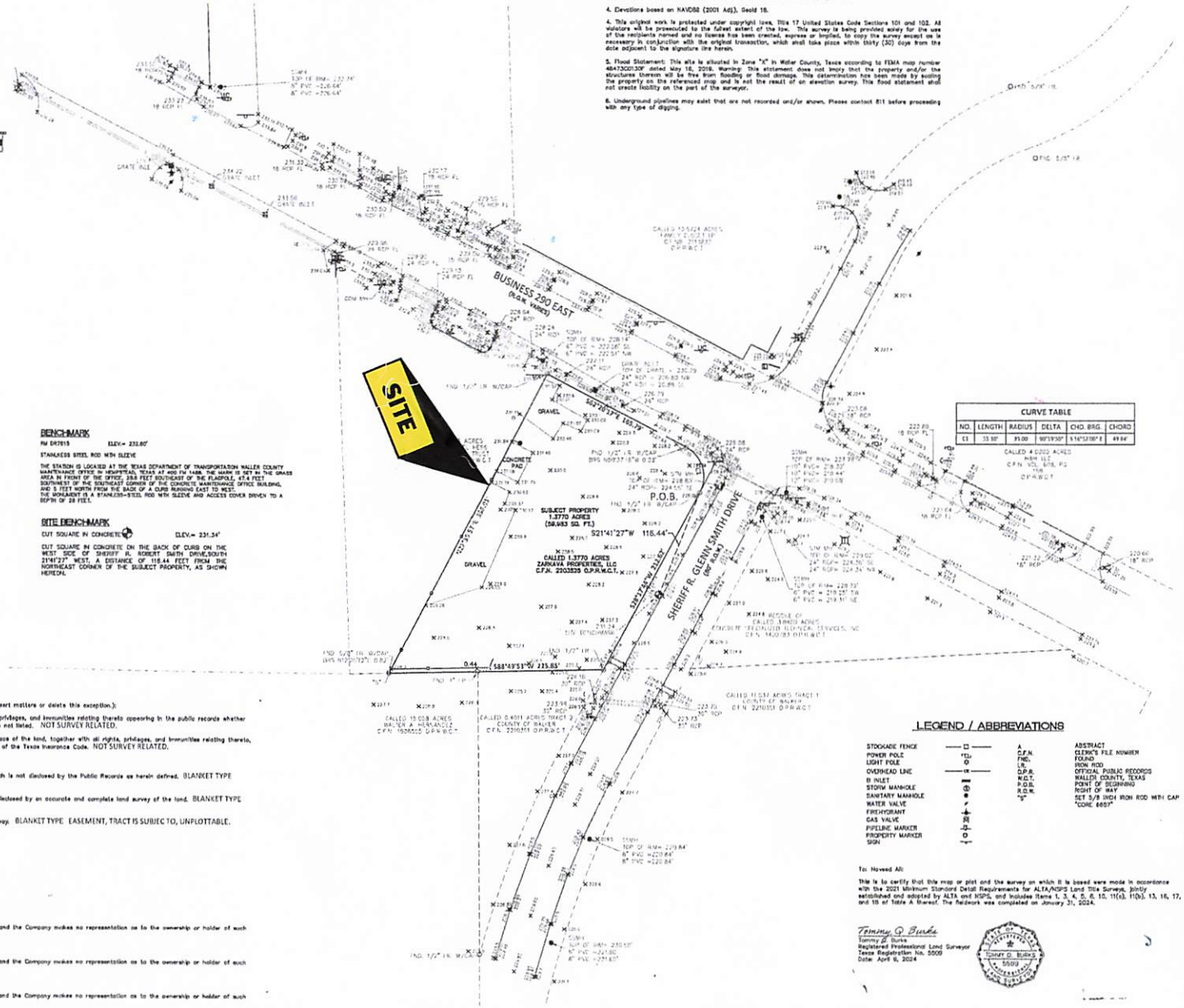
STAINLESS STEEL ROD WITH SLEEVE

THE STATION IS LOCATED AT THE TEXAS DEPARTMENT OF TRANSPORTATION WALLER COUNTY MAINTENANCE OFFICE IN HEMPSTEAD, TEXAS AT 400 FM 1488. THE MARK IS SET IN THE GRASS AREA IN FRONT OF THE OFFICE, 39.8 FEET SOUTHEAST OF THE FLAGPOLE, 47.4 FEET SOUTHWEST OF THE SOUTHEAST CORNER OF THE CONCRETE MAINTENANCE OFFICE BUILDING, AND 3 FEET NORTH FROM THE BACK OF A CURB RUNNING EAST TO WEST. THE MONUMENT IS A STAINLESS-STEEL ROD WITH SLEEVE AND ACCESS COVER DRIVEN TO A DEPTH OF 20 FEET.

SITE BENCHMARK

CUT SQUARE IN CONCRETE ELEV.= 231.34'

CUT SQUARE IN CONCRETE ON THE BACK OF CURB ON THE WEST SIDE OF SHERIFF R. ROBERT SMITH DRIVE,SOUTH 21°41'27" WEST, A DISTANCE OF 116.44 FEET FROM THE NORTHEAST CORNER OF THE SUBJECT PROPERTY, AS SHOWN HEREON.



GENERAL NOTES

1. The surveyor has not abstracted the site. This survey relies on the title search from Title Resources Guaranty Company, GF No. 2409012-MMB, effective date March 11, 2024, issue date: March 18, 2024.

2. The professional service reflected on this plat of survey is provided in connection with the transaction anticipated by the title search referenced and dated above; it is not to be used for any other purpose.

3. Bearings based on Texas State Plane Coordinates, South Central Zone, NAD83.

4. Elevations based on NAVD88 (2001 Adj), Geoid 18.

4. This original work is protected under copyright laws, Title 17 United States Code Sections 101 and 102. All violators will be prosecuted to the fullest extent of the law. This survey is being provided solely for the use of the recipients named and no license has been created, express or implied, to copy the survey except as is necessary in conjunction with the original transaction, which shall take place within thirty (30) days from the date adjacent to the signature line herein.

5. Flood Statement: This site is situated in Zone "X" in Waller County, Texas according to FEMA map number 48473C0130F dated May 16, 2019. Warning: This statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This determination has been made by scaling the property on the referenced map and is not the result of an elevation survey. This flood statement shall not create liability on the part of the surveyor.

6. Underground pipelines may exist that are not recorded and/or shown. Please contact 811 before proceeding with any type of digging.

LEGEND / ABBREVIATIONS

STOCKADE FENCE		A	ABSTRACT
POWER POLE		C.F.N.	CLERK'S FILE NUMBER
LIGHT POLE		FND.	FOUND
OVERHEAD LINE		I.R.	IRON ROD
B INLET		O.P.R.	OFFICIAL PUBLIC RECORDS
STORM MANHOLE		W.C.T.	WALLER COUNTY, TEXAS
SANITARY MANHOLE		P.O.B.	POINT OF BEGINNING
WATER VALVE		R.O.W.	RIGHT OF WAY
FIRE HYDRANT		"C"	SET 5/8 INCH IRON ROD WITH CAP "CORE 6657"
GAS VALVE			
PIPELINE MARKER			
PROPERTY MARKER			
SIGN			

To: Naveed Ali

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, 3, 4, 5, 6, 10, 11(a), 11(b), 13, 16, 17, and 19 of Table A thereof. The fieldwork was completed on January 31, 2024.

Tommy Q. Burks
Tommy Q. Burks
Registered Professional Land Surveyor
Texas Registration No. 5509
Date: April 8, 2024

TOMMY Q. BURKS
5509
REGISTERED
PROFESSIONAL
LAND SURVEYOR
STATE OF TEXAS

CORE
LAND SURVEYING TBPLS REG NO. 10194460
10015 SPRING HILL ROAD, SUITE 123
THE WOODLANDS, TX 77380
T: 936.441.1126
CORESURVEYING.COM

NAVEED ALI
9950 WESTPARK DRIVE, SUITE 426
HOUSTON, TX 77063

ALTA/NSPS LAND TITLE SURVEY
1.3770 ACRES (59,983 SQ. FT.)
ALL OF A 1.3770 ACRES C.F.N. 2203525
O.P.R.W.C.T.
IN THE JUSTO LIENDO SURVEY, A-41
WALLER COUNTY, TEXAS

DRAWING

FIELD BK	31/52
FIELD WRK	HF
DATE	09/14/22 & 04/03/24
DRAFTING	JAB/NMB
DATE	04/09/24
CHECKED	TQB
DATE	04/09/24

ISSUE

TO	DATE
CLIENT	04/09/24

CHECK: TQB
DRAWN: NMB
JOB: U22-00261

SUR-1
SHEET 1 OF 1

X:\2022\U22-00261\SUR\U22-00261 BUSINESS 290 EAST_ALTA.dwg