SCHEDULE B, ITEM 10 EXCEPTION NOTES:

10(a)–PIPELINE EASEMENT, VOL. 1178, PG. 495, H.C.D.R., AMENDED IN VOL. 2982, PG. 845, H.C.D.R. AND H.C.C.F. No. 2126965, RE-RECORDED IN H.C.C.F. No. 2145115, EASEMENT ASSIGNED TO HUMBLE PIPELINE COMPANY IN H.C.C.F. No. MF668826, PLOTTED HEREON
10(b-1)–MINERAL RIGHTS, VOL. 550, PG. 575, VOL. 1083, PG. 747, H.C.D.R., H.C.C.F. No. 20060025786, VOL. 49, PG. 425, VOL. 235, PG. 19, VOL. 310, PG. 118 AND VOL. 690, PG. 667 OF THE HARRIS COUNTY CONTRACT RECORDS, NOT SURVEY RELATED
10(l)–LEASES, NOT SURVEY RELATED
10(j)–INTENTIONALLY DELETED
10(k)–RIGHTS OF PARTIES, NOT SURVEY RELATED
10(l)–LIENS, NOT SURVEY RELATED
10(m)–LIENS, NOT SURVEY RELATED
10(n)–LIABILITY, NOT SURVEY RELATED
10(o)–PROPOSED RESTRICTIONS, NOT SURVEY RELATED
10(p)–PROPOSED EASEMENT, SHOWN HEREON

TRACT 1
FIELD NOTES FOR A 12.989 ACRE TRACT

Being a 12.989 acre tract of land located in the W.M. Jones Survey, Abstract–482 in Harris County, Texas, said 12.989 acre tract being out of Outlot 692, 693, 706 and 707 in Porte Outlots Subdivision, as recorded in Volume 83, Page 344 of the Deed Records of Harris County, Texas (H.C.D.R.), being all of a called 12.2544 acre tract of land and a portion of a called 5.5173 acre tract of land, both recorded in the name of FQI Investments No. 15, LLC in Harris County Clerk's File (H.C.C.F.) Number 20110373927. Said 12.989 acre tract more particularly described by metes and bounds as follows (Bearings are based on the Texas Coordinate System of 1983, South Central Zone):

BEGINNING, at a 5/8–inch iron rod found for the southeast corner of said 5.5173 acre tract, same being on the east right–of–way (R.O.W.) line of Canada Street (100' wide), and the north R.O.W. line of H Street (80' wide per Volume 83, Page 344, H.C.D.R.);

THENCE, with the west line of said 5.5173 acre tract, same being the east R.O.W. line of said Canada Street, North 03 degrees 22 minutes 35 seconds West, a distance of 70.70 feet to a 5/8–inch iron rod with M.S.G. cap set for an angle point;

THENCE, through and across said 5.5173 acre tract the following four (4) courses:

1. South 48 degrees 02 minutes 43 seconds East, a distance of 21.27 feet to a 5/8–inch iron rod with M.S.G. cap set for an angle point;
2. North 87 degrees 08 minutes 21 seconds East, a distance of 42.02 feet to a 5/8–inch iron rod with M.S.G. cap set for an angle point;
3. South 83 degrees 37 minutes 00 seconds East, a distance of 35.53 feet to a 5/8–inch iron rod with M.S.G. cap set for an angle point;
4. North 87 degrees 08 minutes 21 seconds East, a distance of 158.01 feet to a 5/8–inch iron rod found for an angle point on the west line of said 5.5173 acre tract and on the west line of said 12.2544 acre tract;

THENCE with the east line of said 5.5173 acre tract and the west line of said 12.2544 acre tract, North 03 degrees 22 minutes 35 seconds West, a distance of 422.32 feet to a 5/8–inch iron rod found for an angle point;

THENCE, through and across said 5.5173 acre tract the following two (2) courses:

1. South 86 degrees 37 minutes 25 seconds West, a distance of 234.99 feet to a 5/8–inch iron rod with M.S.G. cap set for an angle point;
2. South 41 degrees 37 minutes 25 seconds West, a distance of 21.21 feet to a 5/8–inch iron rod with M.S.G. cap set on west line of said 5.5173 acre tract, same being the east R.O.W. line of said Canada Street;

THENCE, with the west line of said 5.5173 acre tract, same being the east R.O.W. line of said Canada Street, North 03 degrees 22 minutes 35 seconds West, a distance of 105.00 feet to a 5/8–inch iron rod with M.S.G. cap set for an angle point;

THENCE, through and across said 5.5173 acre tract the following two (2) courses:

1. South 48 degrees 22 minutes 35 seconds East, a distance of 21.21 feet to a 5/8–inch iron rod with M.S.G. cap set for an angle point;
2. North 86 degrees 37 minutes 25 seconds East, a distance of 234.99 feet to a 5/8–inch iron rod found on the east line of said 5.5173 acre tract and on the west line of said 12.2544 acre tract;

THENCE with the east line of said 5.5173 acre tract and the west line of said 12.2544 acre tract, North 03 degrees 22 minutes 35 seconds West, a distance of 413.95 feet to a 5/8–inch iron rod found on the south line of Dawson Subdivision Partial Replat, a subdivision of record in Film Code Number 614182 of the Harris County Map Records (H.C.M.R.), same being the northwest corner of said 12.2544 acre tract and the herein described tract;

THENCE, with the north line of said 12.2544 acre tract and the south line of said Dawson Subdivision Partial Replat, North 87 degrees 09 minutes 40 seconds East, a distance of 570.86 feet to a 5/8–inch iron rod found at the northeast corner of said 12.2544 acre tract and on the west line of a Harris County Flood Control (H.C.F.C.D.) Easement, recorded in H.C.C.F. No. 2842776, same being the northeast corner of the herein described tract;

THENCE, with the line common to said H.C.F.C.D. Easement and said 12.2544 acre tract, the following three (3) courses:

1. South 03 degrees 12 minutes 25 seconds East, a distance of 60.95 feet to a 5/8–inch iron rod found for angle point;
2. South 86 degrees 47 minutes 35 seconds West, a distance of 15.00 feet to a 5/8–inch iron rod found for an inner corner;
3. South 01 degrees 12 minutes 25 seconds East, a distance of 900.00 feet to a 5/8–inch iron rod found for the southeast corner of said 12.2544 acres and being on the north R.O.W. line of said H Street, for the southeast corner of the herein described tract;

THENCE, with the north R.O.W. line of said H Street and the south line of said 12.2544 acre tract, South 87 degrees 08 minutes 21 seconds West, at a distance of 553.02 feet passing a 5/8–inch iron rod found for the southeast corner of said 12.2544 acre tract and the southeast corner of said 5.5173 acre tract, continuing in all a distance of 803.02 feet to the POINT OF BEGINNING and containing 12.989 acres of land.

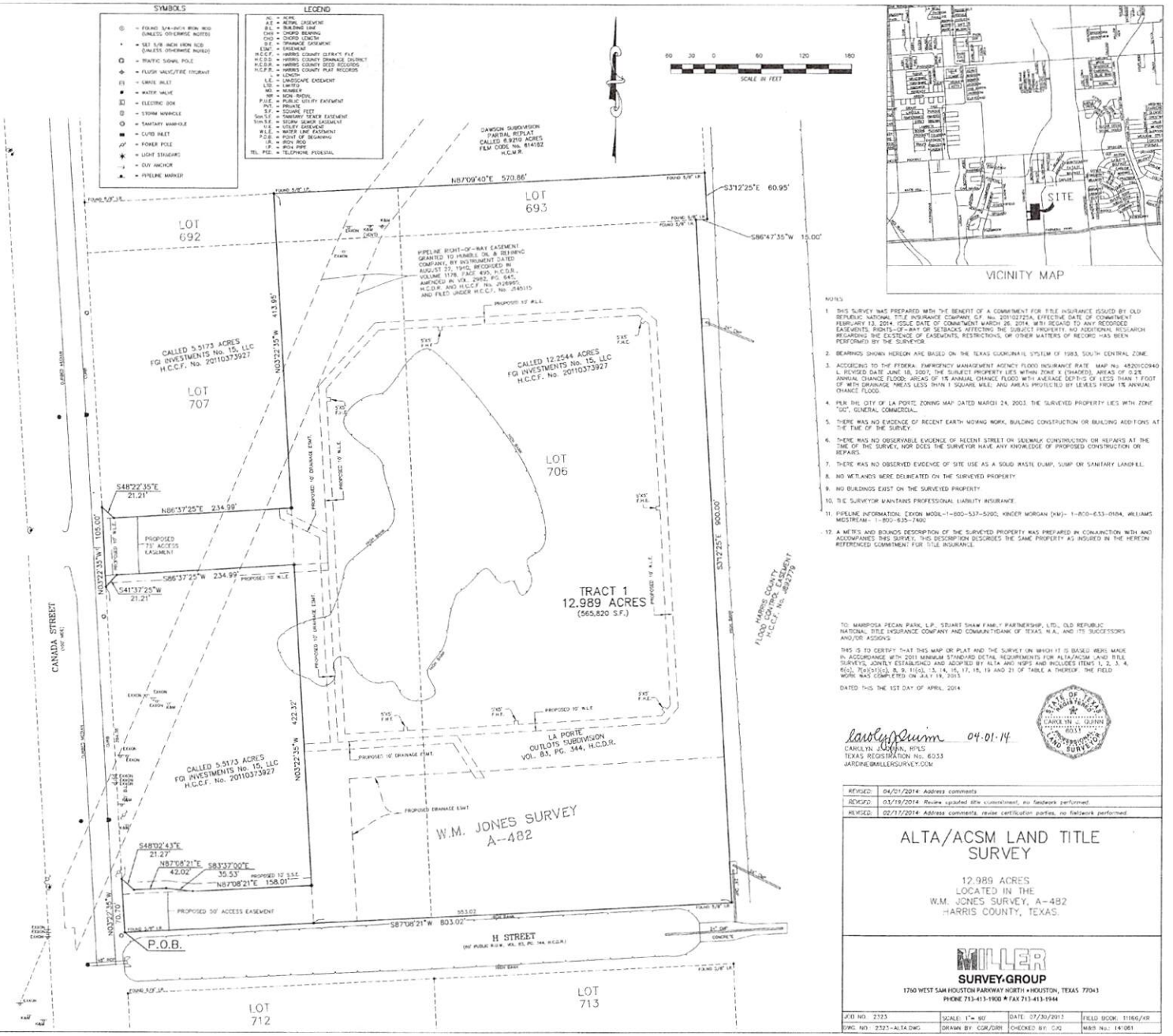
TRACT 1 SURVEY
APPROVED
By Dave Carley at 1:26 pm, Apr 04, 2014

SYMBOLS

- ⊙ = FOUND 5/8"–INCH IRON ROD (UNLESS OTHERWISE NOTED)
- • = SET 5/8–INCH IRON ROD (UNLESS OTHERWISE NOTED)
- ▢ = TRAFFIC SIGNAL POLE
- ✣ = FLUSH VALVE/FIRE HYDRANT
- ⊟ = GRATE INLET
- ⋕ = WATER VALVE
- ▣ = ELECTRIC BOX
- ▨ = STORM MANHOLE
- ⊙ = SANITARY MANHOLE
- ■ = CURB INLET
- // = POWER POLE
- ✳ = LIGHT STANDARD
- → = GUY ANCHOR
- ▲ = PIPELINE MARKER

LEGEND

- AC = ACRE
- A.E. = ACTUAL EASEMENT
- B.L. = BUILDING LINE
- CHB = CHORD BEARING
- CHD = CHORD LENGTH
- D.E. = DRAINAGE EASEMENT
- EASM. = EASEMENT
- H.C.C.F. = HARRIS COUNTY CLERK'S FILE
- H.C.D.D. = HARRIS COUNTY DRAINAGE DISTRICT
- H.C.D.R. = HARRIS COUNTY DEED RECORDS
- H.C.P.R. = HARRIS COUNTY PLAT RECORDS
- L = LENGTH
- L.E. = LANDSCAPE EASEMENT
- LTD. = LIMITED
- NO. = NUMBER
- NR = NON–RADIAL
- P.U.E. = PUBLIC UTILITY EASEMENT
- PVT. = PRIVATE
- S.F. = SQUARE FEET
- San.S.E. = SANITARY SEWER EASEMENT
- Strm.S.E. = STORM SEWER EASEMENT
- U.E. = UTILITY EASEMENT
- W.L.E. = WATER LINE EASEMENT
- P.O.B. = POINT OF BEGINNING
- R = RADIUS
- I.P. = IRON PIPE
- TEL. PED. = TELEPHONE PEDESTAL



VICINITY MAP

NOTES:

1. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, G.F. No. 20110372SA, EFFECTIVE DATE OF COMMITMENT FEBRUARY 13, 2014, ISSUE DATE OF COMMITMENT MARCH 26, 2014. WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS–OF–WAY OR SETBACKS AFFECTING THE SUBJECT PROPERTY, NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR.
2. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.
3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP No. 48201C0940 L, REVISED DATE JUNE 18, 2007, THE SUBJECT PROPERTY LIES WITHIN ZONE X (SHADED), AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OF WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
4. PER THE CITY OF LA PORTE ZONING MAP DATED MARCH 24, 2003, THE SURVEYED PROPERTY LIES WITH ZONE "GC", GENERAL COMMERCIAL.
5. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE TIME OF THE SURVEY.
6. THERE WAS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AT THE TIME OF THE SURVEY, NOR DOES THE SURVEYOR HAVE ANY KNOWLEDGE OF PROPOSED CONSTRUCTION OR REPAIRS.
7. THERE WAS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
8. NO WETLANDS WERE DELINEATED ON THE SURVEYED PROPERTY.
9. NO BUILDINGS EXIST ON THE SURVEYED PROPERTY.
10. THE SURVEYOR MAINTAINS PROFESSIONAL LIABILITY INSURANCE.
11. PIPELINE INFORMATION: EXXON MOBIL–1–800–537–5200; KINDER MORGAN (KM)– 1–800–6.53–0184; WILLIAMS MIDSTREAM– 1–800–835–7400.
12. A METES AND BOUNDS DESCRIPTION OF THE SURVEYED PROPERTY WAS PREPARED IN CONJUNCTION WITH AND ACCOMPANIES THIS SURVEY. THIS DESCRIPTION DESCRIBES THE SAME PROPERTY AS INSURED IN THE HEREON REFERENCED COMMITMENT FOR TITLE INSURANCE.

TO: MARIPOSA PECAN PARK, L.P., STUART SHAW FAMILY PARTNERSHIP, LTD., OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY AND COMMUNITYBANK OF TEXAS, N.A., AND ITS SUCCESSORS AND/OR ASSIGNS:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(a)(c)(c), 8, 9, 11(a), 13, 14, 16, 17, 18, 19 AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 19, 2013.

DATED THIS THE 1ST DAY OF APRIL, 2014.

04.01.14
CAROLYN JOHNN, RPLS
TEXAS REGISTRATION No. 6033
JARDINE@MILLERSURVEY.COM

STATE OF TEXAS · CAROLYN J. JOHNN · 6033 · REGISTERED · LAND SURVEYOR

REVISED:	04/01/2014: Address comments
REVISED:	03/19/2014: Review updated title commitment, no fieldwork performed.
REVISED:	02/17/2014: Address comments, revise certification parties, no fieldwork performed.

ALTA/ACSM LAND TITLE SURVEY

12.989 ACRES
LOCATED IN THE
W.M. JONES SURVEY, A–482
HARRIS COUNTY, TEXAS.

MILLER SURVEY GROUP
1760 WEST SAM HOUSTON PARKWAY NORTH • HOUSTON, TEXAS 77043
PHONE 713-413-1900 • FAX 713-413-1944

JOB NO: 2323	SCALE: 1" = 60'	DATE: 07/30/2013	FIELD BOOK: 31160/XR
DWG NO: 2323–ALTA.DWG	DRAWN BY: COR/DRH	CHECKED BY: CJQ	M&B No.: 14'061