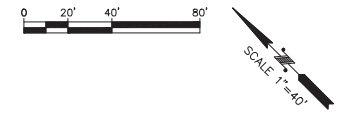


ALTA/ACSM LAND TITLE SURVEY



LINE	BEARING	DISTANCE
L1	S 45°25'08" E	28.00'
L2	N 45°00'14" E	28.00'

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	2,774.49'	55.50'	N 44°02'29" E	55.50'

FRIENDSWOOD LAKES BOULEVARD
(R.O.W. VARIES)

R = 1,000.00', ARC = 101.58' S 45°00'00" E
CH = S47°54'37" E 101.54' 30.34'

R = 1,000.00', ARC = 101.65' S 44°59'48" E
CH = S47°54'30" E 101.61' 57.25'

R = 1,000.00', ARC = 101.65' S 60°49'13" E
CH = S47°54'30" E 101.61' 156.08'

P.O.B.
N. CORNER OF FINAL PLAT OF UNRESTRICTED RESERVE "A" BEING 3.549 ACRES, FRIENDSWOOD LAKES, SECTION 1

2,780-ACRE
(121,091 SQ.FT.)
GROSS AREA: 121,091 SQ. FT.
NET/BUILDABLE AREA: 70,293 SQ. FT.
(NO BUILDING EXISTING ON THE SURVEYED PROPERTY)
PART OF FRIENDSWOOD LAKES COMMERCIAL PROPERTIES, LLC
FILE NO. 2003084471
O.P.R.G.C.

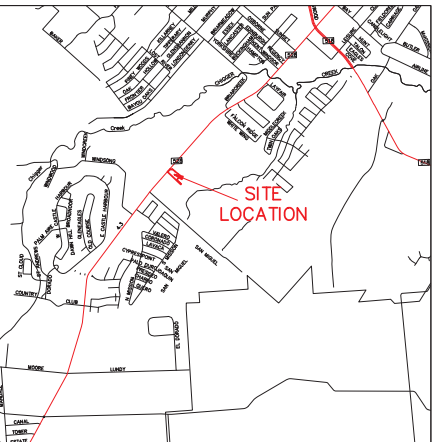
FINAL REPLAT OF UNRESTRICTED RESERVE "A" BEING 3.549 ACRES, FRIENDSWOOD LAKES, SECTION 1
VOL. 2007A, PG. 28
M.A.G.C.

LEGEND

BRICK WALL	WATER METER	FENCE
POWER POLE	ANCHOR	WOOD
HIGH BANK	SANITARY MANHOLE	METAL
B.L. = BUILDING LINE	STORM MANHOLE	BURIED CABLE MARKER
U.E. = UTILITY EASEMENT	CONCRETE	IRRIGATION CONTROL VALVE
D.E. = DRAINAGE EASEMENT	ASPHALT	

- ### NOTES
- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED ON THE RIGHT, POINTS (A) AND (B) WERE USED FOR HORIZONTAL CONTROL.
 - FLOOD INFORMATION IS BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR THE COUNTY LISTED BELOW.
 - ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED BELOW.
 - THIS SURVEY IS CERTIFIED TO INDEPENDENT BANK AND THE TITLE INSURANCE COMPANY LISTED BELOW FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR INTERESTS.
 - ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
 - THESE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
 - SUBJECT TO RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON OCTOBER 28, 2014, UNDER G.F. NO. ATCH4045326.
 - EASEMENT RIGHTS FOR FUTURE GRANTS RECORDED UNDER CLIENT'S FILE NO. 200302094 (GENERAL IN NATURE, NOT LOCATABLE).
 - EASEMENT TO SOUTHWESTERN BELL TELEPHONE COMPANY AS RECORDED IN VOL. 2645, PG. 28 D.R.(SHOWN ABOVE).
 - SUBJECT PROPERTY IS ZONED AS COMMUNITY SHOPPING CENTER (CSC), HEIGHT MAXIMUM: 40'; MAXIMUM LOT COVERAGE: 30%; NO PARKING REQUIREMENTS ON REGULATION MATRIX PROVIDED BY THE CITY OF FRIENDSWOOD.
 - APPROXIMATE SET BACK REQUIREMENTS AS SET FORTH IN ZONING CLASSIFICATION.
 - NO OBSERVED EVIDENCE OF CURRENT MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADJUSTMENTS.
 - NO OBSERVED EVIDENCE OF USE AS A SOLID WASTE DUMP, SWAMP OR SANITARY LANDFILL.
 - THERE ARE NO RELIABLE RECORDS AS OBTAINED BY APPROPRIATE AUTHORITIES.
 - THERE ARE NO OBSERVED EVIDENCE IN STREET RIGHT OF WAY LINES, IF INFORMATION IS AVAILABLE FROM THE CONTROLLING JURISDICTION, OBSERVED EVIDENCE OF RIGHT OF STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
 - SUBJECT PROPERTY HAS LEGAL ACCESS TO AND FROM F.M. 528, FRIENDSWOOD LAKES BOULEVARD, AND EAGLE CREEK DRIVE, ALL OF WHICH ARE PUBLICLY DEDICATED RIGHTS OF WAY.

VICINITY MAP



DESCRIPTION OF A TRACT OF LAND CONTAINING 2,780 ACRES (121,091 SQUARE FEET) SITUATED IN THE GEORGE W. PATTERSON SURVEY, ABSTRACT 645, GALVESTON COUNTY, TEXAS, BEING PART OF A TRACT OF LAND CONVEYED UNTO FRIENDSWOOD LAKES COMMERCIAL PROPERTIES, LLC, BY DEED RECORDED UNDER CLIENT'S FILE NO. 2003084471 OF THE OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY, TEXAS, BEING A PORTION OF RESERVE "A" AND A PORTION OF A 30 FOOT ROOF DRAINAGE EASEMENT, OF FRIENDSWOOD LAKES, SECTION 1, A SUBDIVISION PLAT RECORDED IN VOLUME 16, PAGE 1776 OF THE MAP RECORDS OF GALVESTON COUNTY, TEXAS. SAID 2,780-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" IN THE SOUTHWEST RIGHT-OF-WAY LINE OF FRIENDSWOOD LAKES BOULEVARD (WIDTH VARIES) FOR THE NORTH CORNER OF THE FINAL REPLAT OF UNRESTRICTED RESERVE "A" BEING 3.549 ACRES, FRIENDSWOOD LAKES, SECTION 1, A SUBDIVISION PLAT RECORDED IN VOLUME 2007A, PAGE 28 OF THE MAP RECORDS OF GALVESTON COUNTY, TEXAS; BEING IN THE NORTHEAST LINE OF SAID RESERVE "A"; AND FOR THE MOST NORTHERLY EAST CORNER OF THE SAID TRACT HEREIN DESCRIBED:

THENCE SOUTH 45° 01' 42" WEST, WITH THE NORTHWEST LINE OF SAID FINAL REPLAT OF UNRESTRICTED RESERVE "A" A DISTANCE OF 218.83 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" FOR THE WEST CORNER OF SAID FINAL REPLAT OF UNRESTRICTED RESERVE "A" BEING IN THE SOUTHWEST LINE OF SAID RESERVE "A" AND FOR AN INTERIOR CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 45° 00' 00" EAST, WITH THE SOUTHWEST LINE OF SAID FINAL REPLAT OF UNRESTRICTED RESERVE "A" A DISTANCE OF 244.67 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" IN THE NORTHWEST RIGHT-OF-WAY LINE OF EAGLE CREEK DRIVE (WIDTH VARIES) FOR THE MOST SOUTHWEST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 45° 01' 42" WEST, WITH THE NORTHWEST LINE OF SAID EAGLE CREEK DRIVE, A DISTANCE OF 30.00 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" IN THE NORTHEAST LINE OF RESERVE "A" OF STERLING CREEK, A SUBDIVISION PLAT RECORDED IN VOLUME 2013A, PAGE 45 OF THE MAP RECORDS OF GALVESTON COUNTY, TEXAS, AND FOR THE SOUTH CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 45° 00' 00" EAST, A DISTANCE OF 743.49 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" IN THE SOUTHWEST RIGHT-OF-WAY LINE OF F.M. 528 (180.00 FEET WIDE) FOR THE WEST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID F.M. 528, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2,774.49 FEET, AN ARC LENGTH OF 55.50 FEET, A CHORD BEARING OF NORTH 44° 02' 29" EAST, AND A CHORD LENGTH OF 28.00 FEET TO A POINT OF TANGENCY IN THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID F.M. 528, FROM WHICH A FOUND 1/2-INCH IRON ROD WITH CAP MARKED "TRITECH" BEARS SOUTH 39° 09' 04" WEST A DISTANCE OF 0.92 FEET, AND BEING IN THE NORTHWEST LINE OF THE SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 44° 34' 52" EAST, WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID F.M. 528, A DISTANCE OF 103.64 FEET TO A FOUND 1/2-INCH IRON ROD WITH CAP MARKED "79PLS 5565" FOR THE MOST WESTERLY NORTH CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 45° 25' 08" EAST, A DISTANCE OF 28.00 FEET TO A FOUND 1/2-INCH IRON ROD WITH CAP MARKED "79PLS 5565" FOR AN INTERIOR CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 82° 25' 28" EAST, A DISTANCE OF 44.27 FEET TO A FOUND 1/2-INCH IRON ROD WITH CAP MARKED "79PLS 5565" FOR AN INTERIOR CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 45° 00' 14" EAST, A DISTANCE OF 28.00 FEET TO A FOUND 1/2-INCH IRON ROD WITH CAP MARKED "79PLS 5565" IN THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID FRIENDSWOOD LAKES BOULEVARD, BEING IN THE NORTHEAST LINE OF SAID RESERVE "A" AND FOR THE MOST EASTERLY NORTH CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 44° 59' 48" EAST, WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID FRIENDSWOOD LAKES BOULEVARD AND THE NORTHEAST LINE OF SAID RESERVE "A" A DISTANCE OF 57.25 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" AT A POINT OF CURVATURE IN THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID FRIENDSWOOD LAKES BOULEVARD, AND BEING IN THE NORTHEAST LINE OF THE SAID TRACT HEREIN DESCRIBED;

THENCE WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID FRIENDSWOOD LAKES BOULEVARD AND THE NORTHEAST LINE OF SAID RESERVE "A" ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1,000.00 FEET, AN ARC LENGTH OF 101.65 FEET, A CHORD BEARING OF SOUTH 44° 59' 48" EAST, AND A CHORD LENGTH OF 101.61 FEET TO A POINT OF TANGENCY IN THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID FRIENDSWOOD LAKES BOULEVARD, AND BEING IN THE NORTHEAST LINE OF THE SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 50° 49' 13" EAST, WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID FRIENDSWOOD LAKES BOULEVARD AND THE NORTHEAST LINE OF SAID RESERVE "A" A DISTANCE OF 156.08 FEET TO A POINT OF CURVATURE IN THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID FRIENDSWOOD LAKES BOULEVARD, AND BEING IN THE NORTHEAST LINE OF THE SAID TRACT HEREIN DESCRIBED;

THENCE WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID FRIENDSWOOD LAKES BOULEVARD, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1,000.00 FEET, AN ARC LENGTH OF 101.58 FEET, A CHORD BEARING OF SOUTH 47° 54' 37" EAST, AND A CHORD LENGTH OF 101.54 FEET TO A FOUND 1/2-INCH IRON ROD WITH CAP MARKED "TRITECH" AT A POINT OF TANGENCY IN THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID FRIENDSWOOD LAKES BOULEVARD, AND BEING IN THE NORTHEAST LINE OF THE SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 45° 00' 00" EAST, WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID FRIENDSWOOD LAKES BOULEVARD AND THE NORTHEAST LINE OF SAID RESERVE "A" A DISTANCE OF 30.34 FEET TO THE POINT OF BEGINNING AND CONTAINING 2,780 ACRES (121,091 SQUARE FEET), MORE OR LESS.

TITLE COMPANY:

Alamo Title Company

G.F. #: ATCH14045326 ISSUE DATE: NOVEMBER 18, 2014

PROJECT: A LAND TITLE SURVEY OF A TRACT OF LAND CONTAINING 2,780 ACRE (121,091 SQUARE FEET) SITUATED IN THE GEORGE W. PATTERSON SURVEY, ABSTRACT 645, GALVESTON COUNTY, TEXAS, BEING A PORTION OF RESERVE "A" AND A PORTION OF A DRAINAGE EASEMENT, AS RECORDED IN VOL. 16, PG. 1776 OF THE MAP RECORDS OF GALVESTON COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS.

CLIENT: SEC 528/FRIENDSWOOD LAKES, LTD.
ADDRESS: FRIENDSWOOD LAKES BOULEVARD

FLOOD ZONE: "X" FLOOD MAP #: 455468 0005 E

FLOOD MAP DATE: SEPT. 22, 1999 FLOOD MAP COUNTY: GALVESTON

www.survey3.com
Survey3 LLC
2611935-1382 • Fax: 281-935-1383

SURVEYOR'S CERTIFICATE:
I, David L. Jones, Licensed Land Title Surveyor, State of Texas, License No. 4348, do hereby certify that this map or plat and the survey on which it is based were made in accordance with the 2011 minimum standards established by the Alamo Association of Land Title Surveyors, Inc. (AALS), and that I am a duly licensed and in good standing member of the AALS. My commission expires on 12/31/15. I am 26 years old as of the date of this survey. I am a resident of the State of Texas.

DATE: NOV 18, 2014 FILED: NOV 18, 2014

DRAWN BY: [Signature] CHECKED BY: [Signature]

DATE: 11-07-14