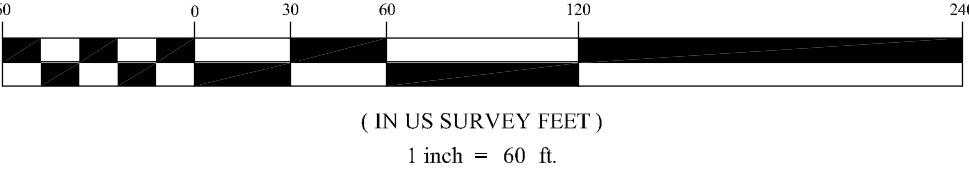




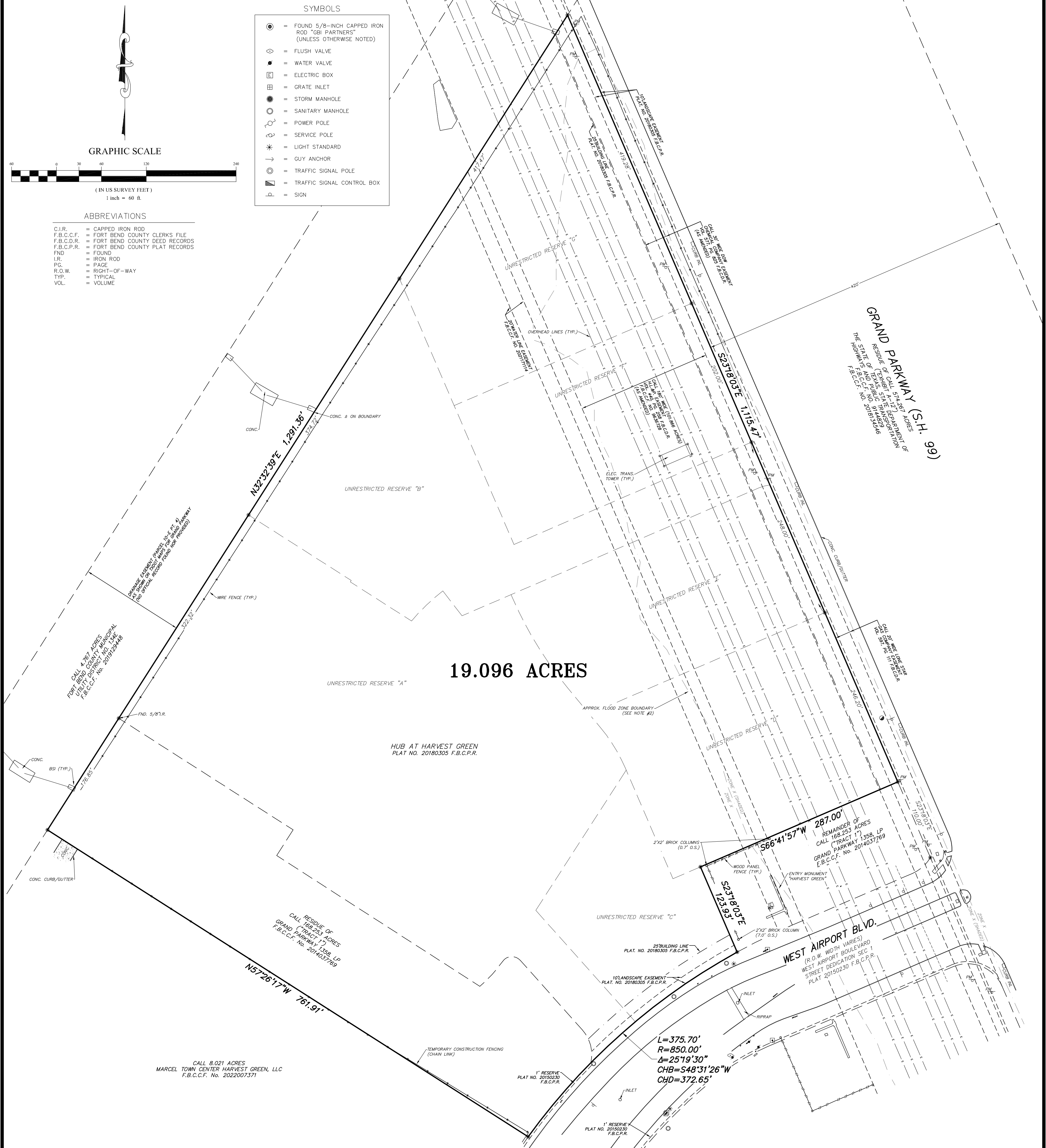
GRAPHIC SCALE



ABBREVIATIONS

- C.I.R. = CAPPED IRON ROD
- F.B.C.C.F. = FORT BEND COUNTY CLERKS FILE
- F.B.C.D.R. = FORT BEND COUNTY DEED RECORDS
- F.B.C.P.R. = FORT BEND COUNTY PLAT RECORDS
- FND = FOUND
- I.R. = IRON ROD
- PG. = PAGE
- R.O.W. = RIGHT-OF-WAY
- TYP. = TYPICAL
- VOL. = VOLUME

- SYMBOLS
- = FOUND 5/8-INCH CAPPED IRON ROD "GBI PARTNERS" (UNLESS OTHERWISE NOTED)
  - = FLUSH VALVE
  - = WATER VALVE
  - = ELECTRIC BOX
  - = GRATE INLET
  - = STORM MANHOLE
  - = SANITARY MANHOLE
  - = POWER POLE
  - = SERVICE POLE
  - = LIGHT STANDARD
  - = GUY ANCHOR
  - = TRAFFIC SIGNAL POLE
  - = TRAFFIC SIGNAL CONTROL BOX
  - = SIGN



19.096 ACRES

GRAND PARKWAY (S.H. 99)  
 REMAINDER OF CALL 168,253 ACRES  
 THE STATE OF TEXAS DEPARTMENT OF  
 TRANSPORTATION  
 F.B.C.F. NO. 2018134546  
 F.B.C.P.R. NO. 2014037769

HUB AT HARVEST GREEN  
 PLAT NO. 20180305 F.B.C.P.R.

REMAINDER OF  
 CALL 168,253 ACRES  
 GRAND PARKWAY 1358, LP  
 F.B.C.C.F. NO. 2014037769

CALL 8.021 ACRES  
 MARCEL TOWN CENTER HARVEST GREEN, LLC  
 F.B.C.C.F. No. 2022007371

FIELD NOTES FOR 19.096 ACRES

Being a tract containing 19.096 acres of land located in the Jane Wilkins One League Grant, Abstract Number 96, Fort Bend County, Texas. Said 19.096 acres tract being Reserves "A", "B", "C", "D", "E", "F", and "G", Block 1, of Hub at Harvest Green, a subdivision recorded in Plat No. 20180305 of the Fort Bend County Plat Records (F.B.C.P.R.) and a portion of a call 168,253 acre tract of land (styled "Tract I") recorded in the name of Grand Parkway 1358, LP in Fort Bend County Clerk's File (F.B.C.C.F.) No. 2014037769. Said 19.096 acre tract being more particularly described by metes and bounds as follows (bearings are referenced to the Texas Coordinate System of 1983, South Central Zone, based on GPS observations):

BEGINNING at a 5/8 inch capped iron rod stamped "GBI Partners" found at the northeast corner of said Reserve "D" and northwest corner of a call 0.560 acre tract of land recorded in the name of Fort Bend Grand Parkway Toll Authority in F.B.C.C.F. 2018134546 and being on the southwest right-of-way (R.O.W.) line of Grand Parkway (S.H. 99) as described in F.B.C.C.F. No. 9144829 and 2018134546;

THENCE, with said southwest R.O.W. line, South 23 degrees 18 minutes 03 seconds East, a distance of 1,115.47 feet to a 5/8 inch capped iron rod stamped "GBI Partners" found at the southeast corner of said Reserve "D";

THENCE, with the south line of said Reserve "D", South 66 degrees 41 minutes 57 seconds West, a distance of 287.00 feet to a 5/8 inch capped iron rod stamped "GBI Partners" found at the most easterly northeast corner of said Reserve "C";

THENCE, with the east line of said Reserve "C", South 23 degrees 18 minutes 03 seconds East, a distance of 129.93 feet to a 5/8 inch capped iron rod stamped "GBI Partners" found at the southeast corner of said Reserve "C"; being on the north R.O.W. line of West Airport Boulevard (width varies) as dedicated in Plat No. 20150230 of the F.B.C.P.R. and the beginning of a non-tangent curve to the left;

THENCE, with said north R.O.W. line, 375.70 feet along the arc of said curve, having a radius of 850.00 feet, a central angle of 25 degrees 19 minutes 30 seconds, and a chord which bears South 48 degrees 31 minutes 26 seconds West, a distance of 372.65 feet to a 5/8 inch capped iron rod stamped "GBI Partners" found at the northeast corner of a call 8.021 acre tract of land recorded in the name of Marcel Town Center Harvest Green, LLC in F.B.C.C.F. No. 2022007371;

THENCE, with the northeast line of said 8.021 acre tract, North 57 degrees 26 minutes 17 seconds West, a distance of 761.91 feet to a 5/8 inch capped iron rod stamped "GBI Partners" found at the most northerly northwest corner of said 8.021 acre tract and being on the southeast line of a call 4.767 acre tract of land recorded in the name of Fort Bend County Municipal Utility District No. 134E in F.B.C.C.F. No. 2019129448;

THENCE, with said southeast line, North 32 degrees 32 minutes 39 seconds East, a distance of 1,291.36 feet to the POINT OF BEGINNING and containing 19.096 acres of land.

To: Majestic Developers, LLC; Grand Parkway 1358, LP; Lender; and Stewart Title Guaranty Company;

This survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition III, TSPS Land Title Survey. Field Work was completed on May 24, 2023.

GBI Partners

Kyle A. Kacal  
 Registered Professional Land Surveyor  
 Texas Registration No. 6652



- Notes:
- This survey was prepared with the benefit of a Commitment for Title Insurance, GF No. 23157039648, issued by Stewart Title Guaranty Company on August 25, 2023 (effective June 13, 2023).
  - According to FEMA Flood Insurance Rate Map (FIRM) No. 48157C0140L, map revised April 2, 2014, the surveyed tract lies in Zone X (unshaded) and Zone X (shaded).
  - Bearings are referenced to the Texas Coordinate System of 1983 (NAD83), South Central Zone, based on GPS observations. Distances are surface values and may be converted to grid by applying the combined adjustment factor 0.99987799134.
  - The surveyed tract is subject to restrictive covenants recorded in Fort Bend County Clerk's File Nos. 201414321, 2016117920, 2017117657, 2017137006, 2018017540, 2018025443, 2019071382, and 2021160993.
  - Subject to groundwater and groundwater leasing rights in Fort Bend County Clerk's File No. 2014037769.
  - Subject to one-foot (1') buffer reserves dedicated to the public in fee as a buffer separation between the sides or ends of West Airport Boulevard where said street abuts adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purpose as dedicated in Plat No. 20150230 of the F.B.C.P.R.
  - Subject to Waiver of Special Appraisal for the benefit of Fort Bend County Municipal Utility District No. 1 recorded under F.B.C.C.F. No. 2015088772.
  - All the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same all of which are expressly excepted herefrom and not insured hereunder, as same are set forth in instrument recorded in Fort Bend County Clerk's File No. 2004060103 and corrected under Fort Bend County Clerk's File No. 2004075320. The surface rights waived except for those Drill Sites and Access Easement to said Drill Sites as designated and described Fort Bend County Clerk's File No. 2014038105 (Proposed Drill Sites and Access Easements not located on the subject property).

Notes (Continued):

- All the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same all of which are expressly excepted herefrom and not insured hereunder, as same are set forth in instrument recorded in Fort Bend County Clerk's File No. 2003023371 and corrected under Fort Bend County Clerk's File No. 2008070584. The surface rights waived therein and by that Surface Use Waiver And Drill Site Agreement, except for those designated Drill Sites and Access Easements to said Drill Sites as designated and described therein and recorded under Fort Bend County Clerk's File No. 2014038105 (Drill Sites and Access Easements not located on the subject property).
- All the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same all of which are expressly excepted herefrom and not insured hereunder, as same are set forth in instrument recorded in Fort Bend County Clerk's File No. 2014037769. The surface rights waived by that Surface Use Waiver And Drill Site Agreement, except for those designated Drill Sites and Access Easements to said Drill Sites as designated and described therein and recorded under Fort Bend County Clerk's File No. 2014038105 (Drill Sites and Access Easements not located on the subject property).
- All rights to groundwater and groundwater leasing as set forth in instrument recorded in Fort Bend County Clerk's File No. 2014037769.
- 1/2 of all the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same are excepted herefrom as the same are set forth in instrument recorded in Fort Bend County Clerk's File No. 9776299 and 2014038105.

TITLE COMMITMENT SCHEDULE B EXCEPTIONS

Item	Description	Status
1.	Restrictive Covenants	Not shown; Noted
10.D.	Intentionally Deleted	Shown
10.E.	Dow Pipeline Esmt.	Shown
10.F.	HL&P Esmt.	Shown
10.G.	Intentionally Deleted	Not shown; Noted
10.H.	Water Rights	Non-plotable; Noted
10.I.	Intentionally Deleted	Not shown; Noted
10.J.	1 Reserve	Shown
10.K.	Waiver	Non-plotable; Noted
10.L.	Oil/Gas/Mineral Interest	Not shown; Noted
10.M.	Oil/Gas/Mineral Interest	Not shown; Noted
10.N.	Oil/Gas/Mineral Interest	Not shown; Noted
10.O.	Oil/Gas/Mineral Interest	Not shown; Noted
10.P.	Oil/Gas/Mineral Interest	Not shown; Noted
10.R.	Plot Esmts./Bldg. Lines	Shown
10.S.	Water Line Easement	Shown

LAND TITLE SURVEY  
 19.096 ACRES

BEING RESERVES "A", "B", "C", "D", "E", "F", AND "G", BLOCK 1, OF HUB AT HARVEST GREEN, A SUBDIVISION RECORDED IN PLAT NO. 20180305 OF THE FORT BEND COUNTY PLAT RECORDS AND A PORTION OF A CALL 168,253 ACRE TRACT OF LAND (STYLED "TRACT I") RECORDED IN THE NAME OF GRAND PARKWAY 1358, LP IN FORT BEND COUNTY CLERK'S FILE NO. 2014037769. LOCATED IN THE JANE WILKINS ONE LEAGUE GRANT, A-96 FORT BEND COUNTY, TEXAS



REVISIONS	SCALE: 1"= 60'	JOB NO. 111034	DATE: 6/5/2023
1	REVISED PER NEW TITLE COMMITMENT	08/25/23	CREW CHIEF: J.H. FIELD BOOK: 23053 DWG: 111034_BND_11.761AC