

BENCHMARK
 CITY OF SUGAR LAND GEODETIC CONTROL STATION
 FLOODPLAIN RM NO. SGR-RM031 3" BRASS DISK
 FROM THE INTERSECTION OF US 80A AND STATE HIGHWAY 6, TRAVEL
 NORTH ON HWY 6 ABOUT 1.5 MILES TO THE ENTRANCE TO CULLEN PARK ON
 THE LEFT, FROM THE ENTRANCE TO THE PARK, TRAVEL OFF ROAD ALONG
 HWY 6 ABOUT 265 SOUTH ON THE WEST SIDE OF THE HIGHWAY TO THE
 BRIDGE OVER OYSTER CREEK
 ELEV: 80.58 NAVD 88 AUGUST 2021 ADJ. GEOID18

TEMPORARY BENCHMARK (TBM)
 MAG SPIKE SET IN THE EDGE OF ASPHALT
 FROM THE INTERSECTION OF VOSS ROAD AND OLD RICHMOND ROAD,
 TRAVEL NORTH ALONG OLD RICHMOND ROAD FOR 461 FEET. MAG SPIKE
 IS ON THE EAST SIDE OF THE ROAD, 3.4 FEET SOUTHWEST OF THE WHITE
 STREET STRIPING, 23.3 FEET NORTHWEST OF A GRATE DRAIN IN THE
 CENTERLINE OF THE ROAD SIDE DITCH.
 ELEV: 85.52 NAVD 88 AUGUST 2021 ADJ. GEOID18

Call 2.000 Acres
 Ramji
 Slide No. 2341A, FBCPR
 July 23, 2002

Call 0.1376 Acres (5,993 SF)
 County of Fort Bend
 FBCCF No. 2008011758
 January 31, 2008

**3.5771 Acres
 155,819 Sq. Feet
 VACANT**

Call 3.5771 Acres
 Owais Development, LLC
 Warranty Deed with
 Vendor's Lien
 FBCCF No. 2022069203
 May 17, 2022

Call 4.246 Acres
 Sugar Land Church of Christ, Inc.
 Warranty Deed with Vendor's Lien
 FBCCF No. 20020234
 October 31, 2001

Call 1.616 Acres
 Jeffrey Alan Bell
 Warranty Deed with Vendor's Lien
 Vol. 2262, Pg. 191, FBCDR
 November 28, 1990

Call 4.0907 Acres
 Sugar Land Church of Christ
 Corrected Board of Trustees Affidavit
 FBCCF No. 2018102881
 July 16, 2018

**METES AND BOUNDS DESCRIPTION
 3.5771 ACRES
 FORT BEND COUNTY, TEXAS
 October 12, 2022**

All that certain 3.5771 acre tract of land being all of a called 3.5771 acre tract conveyed by Warranty Deed with Vendor's Lien dated May 17, 2022 to Owais Development, LLC as recorded under Clerk's File No. 2022069203 of the Official Public Records Real Property, Fort Bend County, Texas and being situated in the Miles M. Battle Survey, Abstract No. 9, Fort Bend County, Texas and being more particularly described by metes and bounds as follows: (All bearings are based on the Texas Coordinate System of 1983, Texas South Central Zone 4294)

BEGINNING at a 5/8-inch iron rod with cap found at the southwest corner of a called 3.5771 acre tract and the southeast corner of a called 0.1376 acre tract as conveyed to the County of Fort Bend as recorded under Clerk's File No. 2008011758 of the Official Public Records Real Property, Fort Bend County, Texas;

THENCE North 31°59'10" East, along the east line of said 0.1376 acre tract and the west line of said 3.5771 acre tract, for a distance of 289.77 feet to a 5/8-inch iron rod with cap stamped "Benchmark Engr" set for the northwest corner of said 3.5771 acre tract and being situated in the south line of Ramji Subdivision as recorded under Slide No. 2341a of the Plat Records of Fort Bend County, Texas, from which a 1/2-inch iron pipe was found bearing North 89°40'00" West, 24.91 feet at the southwest corner of said Ramji Subdivision;

THENCE South 89°45'46" East, along the south line of said Ramji Subdivision and the north line of said 3.5771 acre tract, for a distance of 550.01 feet to a 5/8-inch iron rod with cap stamped "Benchmark Engr" set for corner in the west line of a called 4.246 Acre tract as recorded under Warranty Deed with Vendor's Lien to Sugar Land Church of Christ, Inc. as recorded under Clerk's File No. 20020234 of the Official Public Records Real Property, Fort Bend County, Texas;

THENCE South 02°25'41" East, along the west line of said 4.246 acre tract and the east line of said 3.5771 acre tract, for a distance of 246.93 feet to a 1/2-inch iron pipe found at the southeast corner of said 3.5771 acre tract;

THENCE North 89°44'34" West, along the south line of said 3.5771 acre tract, the north line of a called 4.0907 acre tract as recorded under Clerk's File No. 2018102881 of the Official Public Records Real Property, Fort Bend County, Texas and the north line of a called 1.616 acre tract of land as recorded under Volume 2262, Page 191 of the Deed Records of Fort Bend County, Texas, for a distance of 713.97 feet to the **POINT OF BEGINNING** of the herein described tract of land and containing within these calls 0.3.5771 acres or 155,819 square feet of land.

Notes:

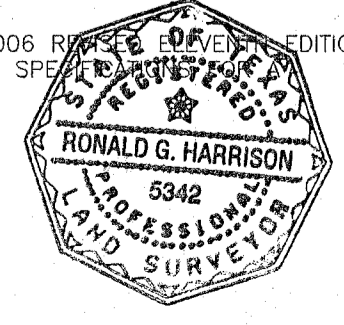
1. This survey was prepared without benefit of a current title report. There may be easements, building lines and other matters of record not shown hereon. No additional research regarding the existence of easements or restrictions has been performed by the surveyor.
2. The bearing basis shown hereon is the Texas Coordinate System of 1983, South Central Zone (4204).
3. The described property is located within an area having a Zone Designation X-unshaded (areas determined to be outside the 0.2% annual chance floodplain) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 48157C0145L, with a map identification date of April 2, 2022.

TO: OWAIS DEVELOPMENT, LLC

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT (2006 EDITION) TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS, CATEGORY 1B, CONDITION II SURVEY.

DATED THIS 4th DAY OF OCTOBER, 2022.

Ronald G. Harrison
 RONALD G. HARRISON, R.L.S. No. 5342



BENCHMARK ENGINEERING CORPORATION
 Consulting Engineers - Planners - Surveyors
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 Houston, Texas 77057 U.S.A. (713)266-9930

STANDARD LAND SURVEY
 3.5771 ACRES OF LAND
 IN THE MILES M. BATTLE SURVEY, ABSTRACT No. 9
 FORT BEND COUNTY, TEXAS

DRAWN BY: DHSJ DATE: 10-04-2022 SCALE: 1"=30'
 CHECKED BY: RGH JOB No. 21035 SHEET No. 1 OF 1