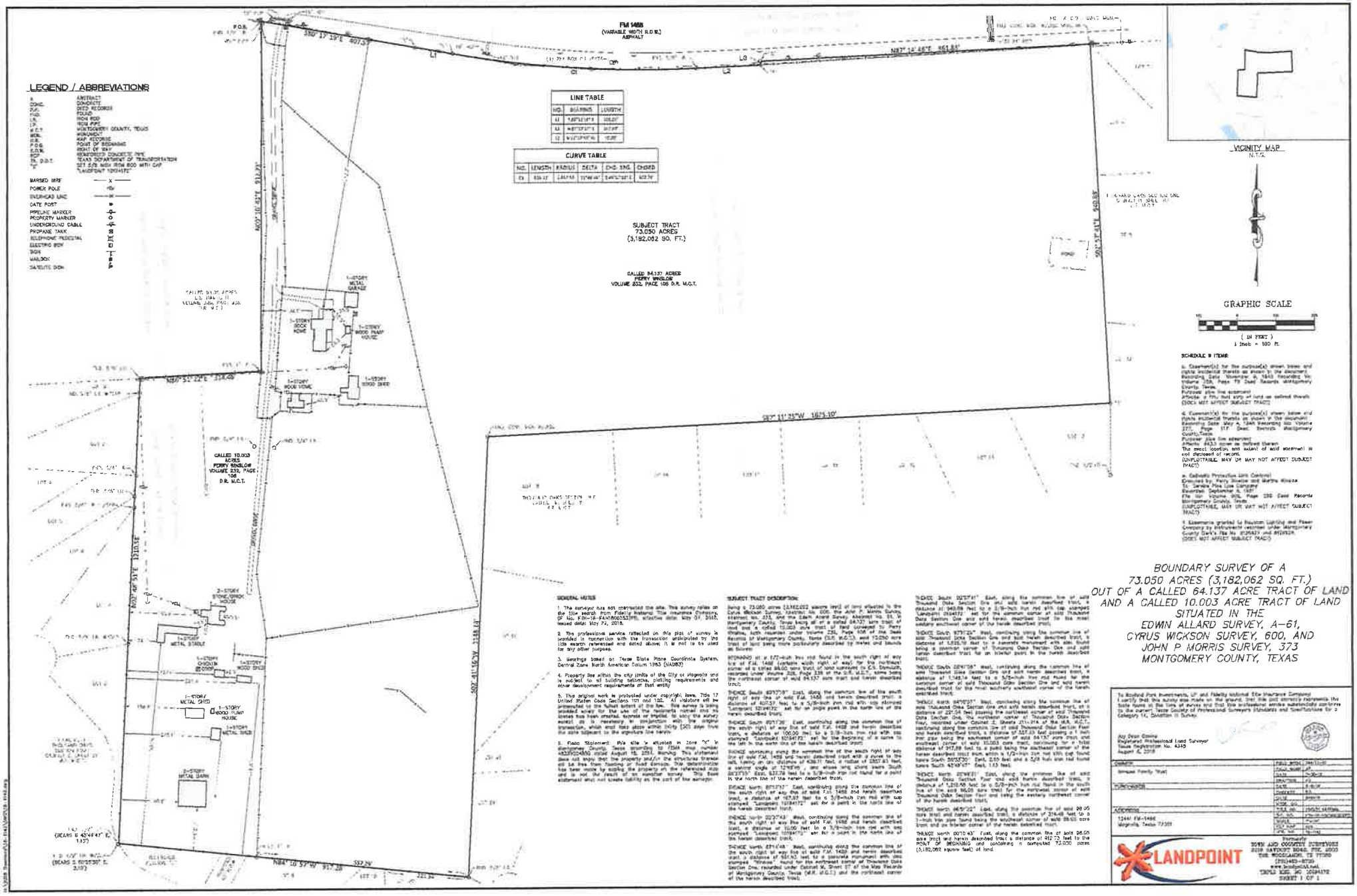

LEGEND / ABBREVIATIONS

A	ABSTRACT
CONC.	CONCRETE
D.R.	DEED RECORDS
FND.	FOUND
I.R.	IRON ROD
I.P.	IRON PIPE
M.C.T.	MONTGOMERY COUNTY, TEXAS
MON.	MONUMENT
M.R.	MAP RECORDS
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
RCP	REINFORCED CONCRETE PIPE
TX. D.O.T.	TEXAS DEPARTMENT OF TRANSPORTATION
"LP"	SET 5/8 inch IRON ROD WITH CAP "LANDPOINT 10094372"

MARKED WIRE — x —
POWER POLE
OVERHEAD LINE
GATE POST
PIPELINE MARKER
PROPERTY MARKER
UNDERGROUND CABLE
PROPANE TANK
TELEPHONE PEDESTAL
ELECTRIC BOX
SIGN
MAILBOX
SATELITE DISH

LINE TABLE		
NO.	BEARING	LENGTH
L1	N89°51'22"E	334.49'
L2	N89°51'22"E	917.28'
L3	N89°51'22"E	1675.10'

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHD. BRG.	CHORD
C1	656.27'	1,847.00'	19°44'44"	S45°52'28"E	652.79'

VICINITY MAP
N.T.S.

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

SCHEDULE B ITEMS:

5. Easement(s) for the purpose(s) shown below and rights incidental thereto as shown in the document: Recording Date: November 9, 1943 Recording No: Volume 328, Page 79 Deed Records Montgomery County, Texas.
Purpose: pipe line easement
Affects: a fifty foot strip as long as pipeline shall be laid therein
(DOES NOT AFFECT SUBJECT TRACT)

6. Easement(s) for the purpose(s) shown below and rights incidental thereto as shown in the document: Recording Date: May 4, 1949 Recording No: Volume 377, Page 117 Deed Records Montgomery County, Texas
Purpose: pipe line easement
Affects: 6633 acres as defined therein
The exact location and extent of said easement is not disclosed of record.
(UNPLOTTABLE, MAY OR MAY NOT AFFECT SUBJECT TRACT)

9. Cathodic Protection Unit Contract
Executed by: Perry Winslow and Martha Winslow
To: Service Pipe Line Company
Recorded: September 8, 1967
File No: Volume 1006, Page 238 Deed Records Montgomery County, Texas
(UNPLOTTABLE, MAY OR MAY NOT AFFECT SUBJECT TRACT)

11. Easements granted to Houston Lighting and Power Company by instruments entitled under Montgomery County Clerk's File No. 8126837 and 8126838.
(DOES NOT AFFECT SUBJECT TRACT)

GENERAL NOTES

1. The surveyor has not contracted the site. This survey relies on the title search from Fidelity National Title Insurance Company, GF No. FDH-18-FAN7R00053398, effective date: May 07, 2018, revised date: May 22, 2018.

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 Coordinate System, Central Zone North American Datum 1983 (NAD83)

4. Property lies within the city limits of the City of Magnolia and is subject to all building setbacks, platting requirements and other development requirements of that entity

5. 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 licenses have been granted, express or implied, to any the survey except as is necessary in conjunction with the original transaction, which must take place within thirty (30) days from the date indicated on the signature line herein.

6. Flood Statement: this site is situated in Zone "X" in Montgomery County, Texas according to FEMA map number 48339C0485G dated August 18, 2014. 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.

SUBJECT TRACT DESCRIPTION

Being a 73.050 acres (3,182,062 square feet) of land situated in the Cyrus Wickson Survey, Abstract No. 600, the John P. Morris Survey, Abstract No. 373, and the Edwin Allard Survey, Abstract No. 61, in Montgomery County, Texas being all of a called 64.137 acre tract of land and a called 10.003 acre tract of land conveyed to Perry Winslow, both recorded under Volume 232, Page 108 of the Deed Records of Montgomery County, Texas (D.R. M.C.T.), said 73.050 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found in the south right of way line of F.M. 1488 (variable width right of way) for the northwest corner of a called 64.00 acre tract of land conveyed to C.S. Dimmitt, recorded under Volume 328, Page 108 of the Deed Records of Montgomery County, Texas (D.R. M.C.T.), same being the northeast corner of said 64.137 acre tract and herein described tract;

THENCE South 87°11'25" East, along the common line of the south right of way line of said F.M. 1488 and herein described tract, a distance of 1675.10 feet to a 5/8-inch iron rod with cap stamped "Landpoint 10094372" set for an angle point in the north line of the herein described tract;

THENCE South 89°51'22" East, continuing along the common line of the south right of way line of said F.M. 1488 and herein described tract, a distance of 334.49 feet to a 5/8-inch iron rod with cap stamped "Landpoint 10094372" set for the beginning of a curve to the left in the north line of the herein described tract;

THENCE continuing along the common line of the south right of way line of said F.M. 1488 and herein described tract with a curve to the left, having an arc distance of 656.27 feet, a radius of 1847.00 feet, a central angle of 12°44'44", and whose long chord bears South 80°37'57" East, 652.79 feet to a 5/8-inch iron rod found for a point in the north line of the herein described tract;

THENCE North 80°10'57" East, continuing along the common line of the south right of way line of said F.M. 1488 and herein described tract, a distance of 917.28 feet to a 5/8-inch iron rod with cap stamped "Landpoint 10184372" set for a point in the north line of the herein described tract;

THENCE North 87°41'16" East, continuing along the common line of the south right of way line of said F.M. 1488 and herein described tract, a distance of 1338.53 feet to a concrete monument with disc stamped "Winslow" found for the northeast corner of Thousand Oaks Section One, recorded under Cabinet M, Sheet 37 of the Map Records of Montgomery County, Texas (M.R. M.C.T.) and the northeast corner of the herein described tract;

THENCE South 00°37'41" East, along the common line of said Thousand Oaks Section One and said herein described tract, a distance of 948.85 feet to a 5/8-inch iron rod with cap stamped "Landpoint 10184372" set for the common corner of said Thousand Oaks Section One and said herein described tract for the most easterly southeast corner of the herein described tract;

THENCE South 87°11'25" West, continuing along the common line of said Thousand Oaks Section One and said herein described tract, a distance of 1,675.10 feet to a concrete monument with disc found being a common corner of Thousand Oaks Section One and said herein described tract for an interior point in the herein described tract;

THENCE South 00°41'16" West, continuing along the common line of said Thousand Oaks Section One and said herein described tract, a distance of 1,338.14 feet to a 5/8-inch iron rod found for the common corner of said Thousand Oaks Section One and said herein described tract for the most southerly southeast corner of the herein described tract;

THENCE North 89°10'57" West, continuing along the common line of said Thousand Oaks Section One and said herein described tract, a distance of 227.34 feet passing the northeast corner of said Thousand Oaks Section One, the northeast corner of Thousand Oaks Section Four, recorded under Cabinet Z, Sheets 211-214 of the M.R. M.C.T., continuing along the common line of said Thousand Oaks Section Four and herein described tract, a distance of 527.03 feet passing at 1 inch iron pipe being the southeast corner of said 64.137 acre tract and southeast corner of said 10.003 acre tract, continuing for a total distance of 917.28 feet to a point being the southeast corner of the herein described tract from which a 1/2-inch iron rod with cap found bears South 00°35'30" East, 2.03 feet and a 5/8 inch iron rod found bears South 42°49'47" East, 1.43 feet;

THENCE North 00°41'16" East, along the common line of said Thousand Oaks Section Four and said herein described tract, a distance of 1,338.53 feet to a 5/8-inch iron rod found in the south line of the said 64.00 acre tract for the northwest corner of said Thousand Oaks Section Four and being the easterly northwest corner of the herein described tract;

THENCE North 00°37'41" East, along the common line of said 64.00 acre tract and herein described tract, a distance of 314.48 feet to a 1-inch iron pipe found being the southeast corner of said 64.00 acre tract and an interior corner of the herein described tract;

THENCE North 00°10'43" East, along the common line of said 64.00 acre tract and herein described tract a distance of 312.73 feet to the POINT OF BEGINNING and containing a computed 73.050 acres (3,182,062 square feet) of land.

BOUNDARY SURVEY OF A 73.050 ACRES (3,182,062 SQ. FT.) OUT OF A CALLED 64.137 ACRE TRACT OF LAND AND A CALLED 10.003 ACRE TRACT OF LAND SITUATED IN THE EDWIN ALLARD SURVEY, A-61, CYRUS WICKSON SURVEY, 600, AND JOHN P MORRIS SURVEY, 373 MONTGOMERY COUNTY, TEXAS

To Rockford Park Investments, LP and Fidelity National Title Insurance Company
I certify that this survey was made on the ground, that the plat correctly represents the tract found on the date of survey and that professional service substantially conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

Jay Dean Conine
Registered Professional Land Surveyor
Texas Registration No. 6345
August 6, 2018

CLIENT	FIELD WORK	06/11/18
Rockford Park Trust	FIELD CREW	JP
	DATE	06-06-18
	DRAWTIME	1
PURCHASER	DATE	8-06-18
	CHECKED	RB
	DATE	8-06-18
	WORK ORD.	
ADDRESS	FILE NO.	18-06-06 MAGNOLIA
12441 FM-1488	SCALE	1"=100'
Magnolia, Texas 77355	FIELD BOOK	1
	FIELD PAGE	1
	CALC. BOOK	18-1-1-1

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Surveying
30930 AND COUNTRY SURVEYORS
8330 KATY FREEWAY, STE. 1000
HOUSTON, TX 77024
(281)463-8720
www.landpoint.net
TBPLS REG. NO. 10094372
SHEET 1 OF 1