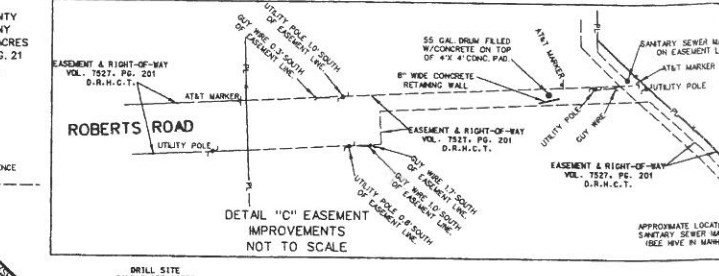


| DLTA/BEARING  | RADIUS    | LEN/DIST. | CHORD BEARING | CHORD DIST. |
|---------------|-----------|-----------|---------------|-------------|
| 1 N88°58'40"E | 68.54'    |           |               |             |
| 2 01°24'00"   | 5,894.58' | 139.13'   | N88°18'07"E   | 139.13'     |
| 3 N89°59'25"E |           | 135.99'   |               |             |
| 4 N48°58'12"E |           | 55.69'    |               |             |
| 5 N86°35'44"E |           | 30.11'    |               |             |



- NOTES:
- THIS SURVEY IS BASED ON A TITLE REPORT ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, OF NUMBER 2710000220, ISSUED DATE OF JULY 22, 2004, EFFECTIVE DATE OF JULY 11, 2004 AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES AND ENCUMBRANCES STIPULATED THEREIN.
  - O.P.R.R.P.F.B.C.T. INDICATES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF FORT BEND COUNTY, TEXAS; O.P.R.R.P.H.C.T. INDICATES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS; C.F. NO. INDICATES CLERK'S FILE NUMBER; D.R.F.B.C.T. INDICATES DEED RECORDS OF FORT BEND COUNTY, TEXAS; D.R.H.C.T. INDICATES DEED RECORDS OF HARRIS COUNTY, TEXAS; M.R.F.B.C.T. INDICATES MAP RECORDS OF FORT BEND COUNTY, TEXAS; PL INDICATES PROPERTY LINE; P.O.B. INDICATES POINT OF BEGINNING.
  - ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, HAD 83, ESTABLISHED FROM THE TEXAS DEPARTMENT OF TRANSPORTATIONS MONUMENT CONTROL SYSTEM FOR INTERSTATE HIGHWAY 10.
  - ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR HARRIS COUNTY, TEXAS, MAP NUMBER 482000590 J AND 482000595 J, BOTH DATED NOVEMBER 8, 1996, THIS PROPERTY LIES IN ZONE "X", WHICH IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN; AND FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, THE CITY OF KATY, TEXAS, MAP NUMBER 4803010005 D, DATED FEBRUARY 8, 1983, THIS PROPERTY LIES IN ZONE "C" (NO SHADING), WHICH IS DEFINED AS AREAS OF MINIMAL FLOODING. THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM; IT DOES NOT NECESSARILY IDENTIFY ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL DRAINAGE SOURCES OF SMALL SIZE, OR ALL PLANNETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES LOCATED THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THE FLOOD HAZARD AREA IS SUBJECT TO CHANGE AS DETAILED STUDIES OCCUR AND/OR WATERSHED OR CHANNEL CONDITIONS CHANGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
  - METES AND BOUNDS DESCRIPTION PREPARED BY SEPARATE DOCUMENT.
  - THE 85.032 ACRE SURVEY BY CLAY & LEYENDECKER, INC., DATED 12-5-95 AND UPDATED 3-5-2001, SHOWS TUCKER'S LANE RUNNING SOUTH FROM HIGHWAY 90 TO IH 10 ALONG THE EAST AND NORTHEAST PROPERTY LINES OF THE 85.032 ACRE TRACT, COSTELLO, INC. DOES NOT FIND ANY PHYSICAL EVIDENCE OR RECORDED DOCUMENTS OF TUCKER'S LANE.
  - ACCESS TO IH 10 IS DENIED AS SET FORTH IN VOLUME 459, PAGE 245 OF THE D.R.F.B.C.T.
  - THE ZONING MAP FOR THE CITY OF KATY, REVISED JULY, 1991, SHOWS THE SUBJECT TRACT AS ZONE "C-2" WHICH IS DEFINED AS "GENERAL BUSINESS DISTRICT" AND IS SUBJECT TO THE CITY OF KATY ZONING ORDINANCE NUMBER 621.

To: Katy Town Center Limited Partnership  
Partners Title Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1998, and includes items 1, 2, 3, 4, 6, 8, 10, 11a, 12, 13, 14, 15 and 16 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, undersigned further certifies that the survey measurements were made in accordance with the "Minimum Angle, Distance, and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys."

*Steven J. Betz*  
Steven J. Betz, registration no. 5055



|  |                         |
|--|-------------------------|
| ALTA/ACSM LAND TITLE SURVEY<br>OF<br>84.011 ACRE TRACT   |                         |
| OUT OF THE JESSE THOMPSON SURVEY, A-393, THE J.W. McCUTCHEON SURVEY, A-1348 AND THE JOHN McKNIGHT SURVEY, A-292 IN FORT BEND COUNTY, TEXAS AND THE JOHN McKNIGHT SURVEY, A-1451 IN HARRIS COUNTY, TEXAS. |                         |
| Costello, Inc.<br>Engineering and Surveying<br>9900 Richmond Avenue, Suite 450<br>Houston, Texas 77042<br>(713) 783-7788 (713) 783-3580 Fax  | 1473-B4 MBS             |
| DRAWN BY: SJB  | DWG. NO.: 6501PLAT1.DGN |
| CHECKED BY: ADS  | JOB NO: 2004-065-001    |
| SCALE: 1" = 200'   |                         |
| DATE: 10-28-2004   |                         |
| SHEET NO: 1 OF 1   |                         |