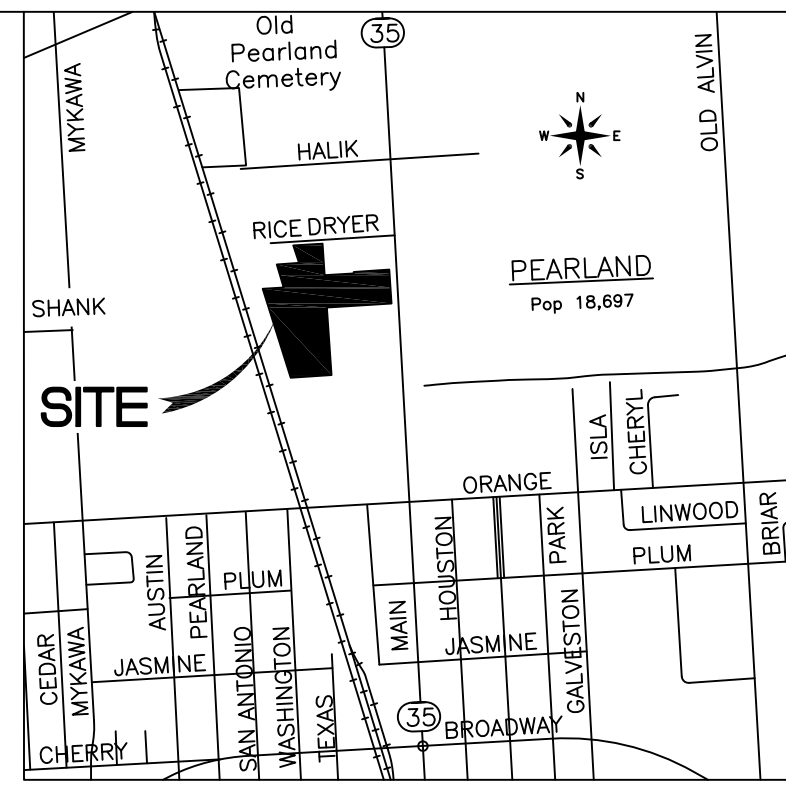


LEGEND

AE	AERIAL EASEMENT	MW	MONITORING WELL
ASPH	ASPHALT	NO.	NUMBER
BLDG	BUILDING	O.R.B.C.TX.	OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS
BM	BENCHMARK	P	POWER POLE
B.C.C.F.	BRAZORIA COUNTY CLERK'S FILE	PP	PIPELINE MARKER
B.C.D.R.	BRAZORIA COUNTY DEED RECORDS	PST	POST
B.C.M.R.	BRAZORIA COUNTY MAP RECORDS	PVMT	PAVEMENT
B.C.P.R.	BRAZORIA COUNTY PLAT RECORDS	SAN	SANITARY
CI	CURB INLET	SDHW	SIDEWALK
CO	CLEAN OUT	STM	STORM SEWER
CONC.	CONCRETE	TBM	TEMPORARY BENCHMARK
COR	CORNER	TL	TREE LINE
DRWY	DRIVEWAY	UE	UTILITY EASEMENT
FF	FINISHED FLOOR	U/G	UNDERGROUND
FH	FIRE HYDRANT	WM	WATER METER
FNC	FENCE	WV	WATER VALVE
FND	FOUND		
GI	GRATE INLET	----	ASPHALT LINE
GM	GAS METER	----	FENCE LINE
GRV	GRAVEL	----	GRAVEL LINE
GT	GREASE TRAP	----	HIGH BANK LINE
GW	GUY WIRE	----	POWER LINE
HC	HANDICAP	----	SANITARY SEWER LINE
HDWL	HEADWALL	----	SBC/TELEPHONE LINE
LNCS	LANDSCAPE	----	STORM SEWER LINE
LS	LIGHT STANDARD	----	WATER LINE
MH	MANHOLE		

SCHEDULE 'B' ITEMS

- (101) ROADWAY EASEMENT THIRTY-FIVE (35) FEET IN WIDTH OVER AND ACROSS LOT 28 OF THE W. ZYCHLINSKI SUBDIVISION AS SET FORTH IN INSTRUMENT RECORDED IN VOLUME 409, PAGE 163 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS. (DOES NOT AFFECT THE SUBJECT LAND)
- (109) PIPELINE RIGHT OF WAY EASEMENT OF UNDISCLOSED WIDTH AND LOCATION OVER AND ACROSS LOT 28 OF THE W. ZYCHLINSKI SUBDIVISION IN FAVOR OF HOUSTON NATURAL GAS CORPORATION, AS SET FORTH INSTRUMENT RECORDED IN VOLUME 418, PAGE 454, OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS. (MAY AFFECT THE SUBJECT LAND, UNABLE TO LOCATE AS DEED CONTAINS NO SPECIFIC DESCRIPTION)
- (10h) DRAINAGE AND UTILITY EASEMENT TWENTY (20) FEET IN WIDTH ON AND ACROSS THE EAST AND SOUTH PORTIONS OF A 12.54 ACRE PART OF LOT 28 OF THE W. ZYCHLINSKI SUBDIVISION GRANTED TO THE CITY OF PEARLAND, TEXAS, AS SET FORTH IN INSTRUMENT RECORDED IN VOLUME 1268, PAGE 872 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS, CORRECTED AND AMENDED BY VOLUME (88) 512, PAGE 52 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS. (DOES AFFECT THE SUBJECT LAND AND IS SHOWN HEREON)
- (10i) UTILITY AND DRAINAGE EASEMENT OVER AND ACROSS LOT 28 OF THE W. ZYCHLINSKI SUBDIVISION AWARDED TO THE CITY OF PEARLAND AS SET FORTH IN FINAL JUDGMENT ENTERED IN CAUSE NO. 020423018 IN THE COUNTY CIVIL COURT AT LAW NO. 1, BRAZORIA COUNTY, TEXAS, A CERTIFIED COPY OF WHICH IS FILED FOR RECORD UNDER BRAZORIA COUNTY CLERK'S FILE NO. 2012052876. (DOES AFFECT THE SUBJECT LAND AND IS SHOWN HEREON)



VICINITY MAP
N.T.S.

BAYOU PROPERTIES COMPANY
B.C.C.F. NO. 2008054031

WENDY'S
STATE HIGHWAY 35
B.C.P.R. NO. 2010-040808

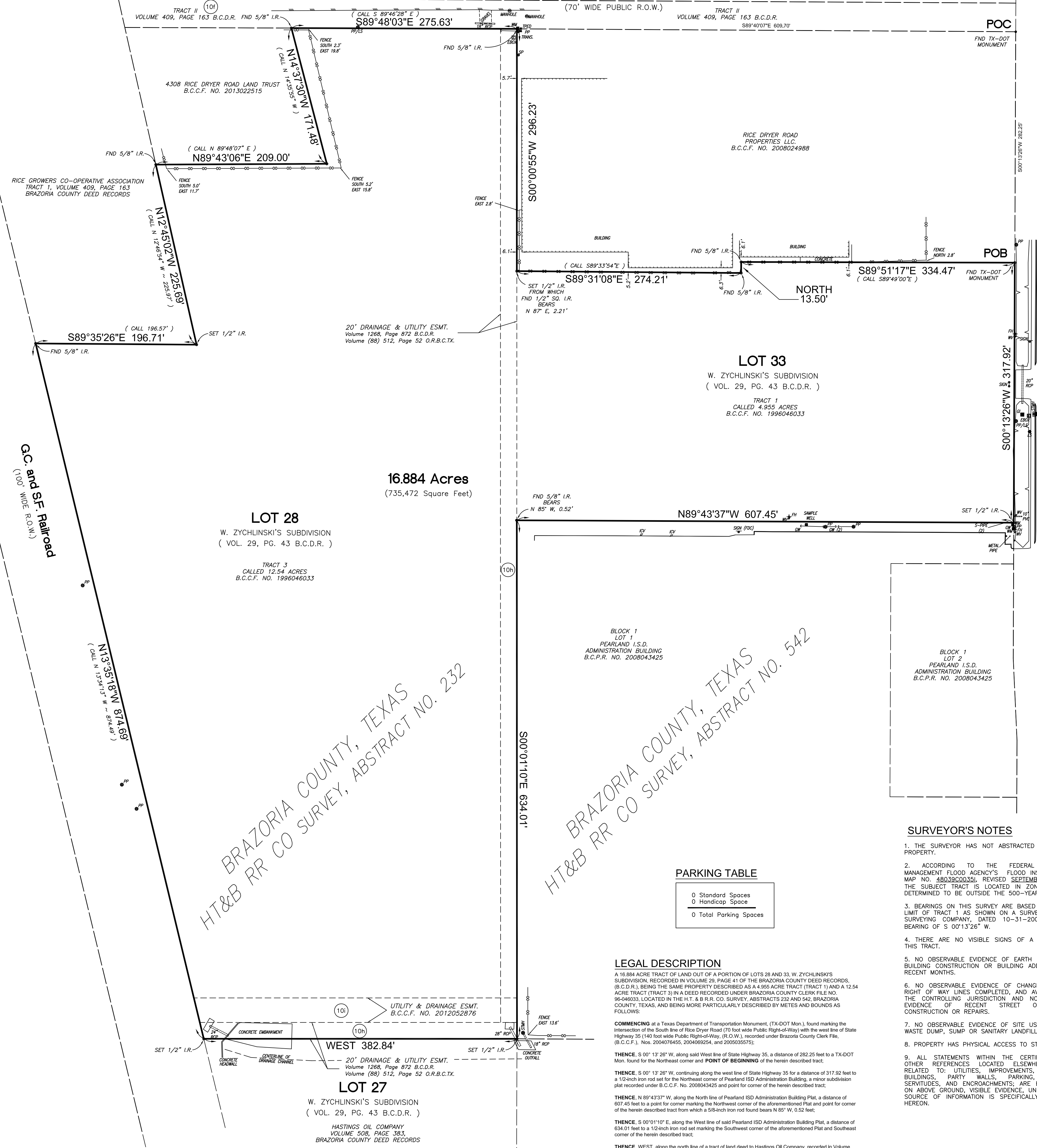
LOT 39

RICE DRYER ROAD
(70' WIDE PUBLIC R.O.W.)

LOT 38

POC

POB



G.C. and S.F. Railroad
(100' WIDE R.O.W.)

STATE HIGHWAY 35
North Main Street
(140' WIDE PUBLIC R.O.W.)

BRAZORIA COUNTY, TEXAS
HT&B RR CO SURVEY, ABSTRACT NO. 232

BRAZORIA COUNTY, TEXAS
HT&B RR CO SURVEY, ABSTRACT NO. 542

PARKING TABLE

0	Standard Spaces
0	Handicap Space
0	Total Parking Spaces

LEGAL DESCRIPTION

A 16.884 ACRE TRACT OF LAND OUT OF A PORTION OF LOTS 28 AND 33, W. ZYCHLINSKI'S SUBDIVISION, RECORDED IN VOLUME 29, PAGE 43 OF THE BRAZORIA COUNTY DEED RECORDS, (B.C.D.R.), BEING THE SAME PROPERTY DESCRIBED AS A 4.955 ACRE TRACT (TRACT 1) AND A 12.54 ACRE TRACT (TRACT 3) IN A DEED RECORDED UNDER BRAZORIA COUNTY CLERK FILE NO. 96-04833, LOCATED IN THE HT & B RR CO. SURVEY, ABSTRACTS 232 AND 542, BRAZORIA COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a Texas Department of Transportation Monument, (TX-DOT Mon.), found marking the intersection of the South line of Rice Dryer Road (70 foot wide Public Right-of-Way) with the West line of State Highway 35 (140 foot wide Public Right-of-Way, (R.O.W.)), recorded under Brazoria County Clerk File, (B.C.C.F.), Nos. 2004078455, 2004069254, and 200503576).

THENCE, S 00°13'20"W, along said West line of State Highway 35, a distance of 282.25 feet to a TX-DOT Mon. found for the Northeast corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, S 00°13'20"W, continuing along the West line of State Highway 35 for a distance of 317.92 feet to a 1/2-inch iron rod set for the Northeast corner of Pearlard ISD Administration Building, a minor subdivision plat recorded under B.C.C.F. No. 2008043425 and point for corner of the herein described tract;

THENCE, N 89°43'37"W, along the North line of Pearlard ISD Administration Building Plat, a distance of 607.45 feet to a point for corner marking the Northwest corner of the aforementioned Plat and point for corner of the herein described tract from which a 5/8-inch iron rod found bears N 85° W, 0.52' feet;

THENCE, S 00°11'10" E, along the West line of said Pearlard ISD Administration Building Plat, a distance of 634.01 feet to a 1/2-inch iron rod set marking the Southwest corner of the aforementioned Plat and Southwest corner of the herein described tract;

THENCE, WEST, along the north line of a tract of land deeded to Hastings Oil Company, recorded in Volume 508, Page 383 of the B.C.D.R., a distance of 382.84 feet to a 1/2-inch iron rod set on the East line of the G.C. & S.F. Railroad (100 foot wide R.O.W.), said point also marking the Northwest corner of the aforesaid Hastings Oil Company tract and Southwest corner of the herein described tract;

THENCE, N 13°35'18" W (called N 13°34'13" W), along the East line of said Railroad, a distance of 874.69 feet (called 874.49 feet) to a 1/2-inch iron rod found for corner of the herein described tract;

THENCE, S 89°35'26" E, along the South line of a tract of land described as Tract 1 in a deed recorded in Volume 409, Page 163 of the B.C.D.R., a distance of 196.71 feet (called 196.57 feet) to a 5/8-inch iron rod found for corner of the herein described tract;

THENCE, N 12°45'02" W (N 12°46'54" W), along the East line of said Tract 1, a distance of 225.69 feet (called 225.97 feet) to a 1/2-inch iron rod set for corner of the herein described tract;

THENCE, N 89°43'06" E (called N 89°48'07" E), along the South line of a tract of land recorded under B.C.C.F. No. 2013022515, a distance of 209.00 feet to a point for corner of the herein described tract;

THENCE, N 14°37'30" W (called N 14°35'55" W), along the East line of a tract of land recorded under B.C.C.F. No. 2013022515, a distance of 171.48 feet to a 5/8-inch iron rod found for corner of the herein described tract on the South line of a tract of land described as Tract 2 in a deed recorded in Volume 409, Page 163 of the B.C.D.R., known as Rice Dryer Road;

THENCE, S 89°48'03" E (called S 89°46'28" E), along said South line of the said Tract 2, known as Rice Dryer Road, a distance of 275.63 feet to a 5/8-inch iron rod found for corner of the herein described tract;

THENCE, S 00°09'55" W, along the West line of a tract of land recorded under B.C.C.F. No. 2008024988, a distance of 296.23 feet to a 1/2-inch iron rod set for corner of the herein described tract, from which a 1/2-inch square iron bar bears N 82° E, 2.21' feet;

THENCE, S 89°31'08" E (called S 89°33'54" E), along the South line of the aforesaid tract of land, a distance of 274.21 feet to a 5/8-inch iron rod found for corner of the herein described tract;

THENCE, NORTH, a distance of 13.50 feet to a 5/8-inch iron rod found for corner of the herein described tract;

THENCE, S 89°51'17" E (called S 89°49'00" E), continuing along the South line of the aforesaid tract of land recorded under B.C.C.F. No. 2008024988, a distance of 334.47 feet to the **POINT OF BEGINNING** of the herein described tract and containing within these calls 16.884 Acres (735,472 square feet) of land.

SURVEYOR'S NOTES

1. THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.
2. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 4803920035I, REVISED SEPTEMBER 22, 1999, THE SUBJECT TRACT IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
3. BEARINGS ON THIS SURVEY ARE BASED ON THE EAST LIMIT OF TRACT 1 AS SHOWN ON A SURVEY BY HUMBLE SURVEYING COMPANY, DATED 10-31-2006, HAVING A BEARING OF S 00°13'26" W.
4. THERE ARE NO VISIBLE SIGNS OF A CEMETERY ON THIS TRACT.
5. NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
6. NO OBSERVABLE EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES COMPLETED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION AND NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
7. NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
8. PROPERTY HAS PHYSICAL ACCESS TO STATE HWY 35.
9. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS, ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.

SURVEYOR CERTIFICATION

To: Presidio Equities, LLC., Independence Bank, N.A., Old Republic National Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, (except in states that require record monument platting), 3, 4, 6(a), 6(b) (none provided), 7(a), 8, 9, 11(a) (Observed evidence), 13, 14, 16, 17, 18 (observable evidence of site use as a solid waste dump, sump or sanitary landfill) of Table A thereof.

The field work was completed on September 23, 2013.

Paul Coyne
Registered Professional Land Surveyor
Texas Registration No. 8374
Date: October 25, 2013



TITLE INFORMATION

THE TITLE DESCRIPTION AND SCHEDULE B ITEMS HEREON ARE FROM OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY UNDER O.F. NO. 13005407 WITH AN EFFECTIVE DATE OF SEPTEMBER 09, 2013.

REVISIONS		
REV.	DESCRIPTION	DATE
DESCRIPTION: 16.884 ACRE TRACT OF LAND SITUATED IN THE H.T. & B.R.R. COMPANY SURVEY, ABSTRACT NOS. 232 & 542 AND ALSO BEING OUT OF LOTS 28 & 33, W. ZYCHLINSKI'S SUBDIVISION, RECORDED IN VOLUME 29, PAGE 41 OF THE BRAZORIA COUNTY DEED RECORDS, TEXAS		
ADDRESS: RICE DRYER ROAD 77581		
PROJECT NAME: 16 ACRE TRACT		
		SCALE: 1"=60'
DRAWN BY: JP		CHECKED BY: PAC
CLIENT: ORR COMMERCIAL, INC.		APPROVED BY: PAC
DATE: 10/25/2013		JOB NO: 13-0122