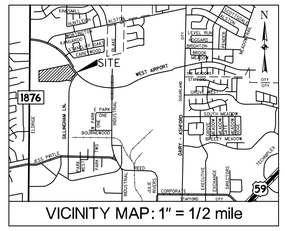
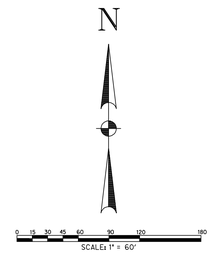
BOUNDARY & IMPROVEMENT SURVEY

21.110 ACRES
LOCATED IN THE
BROWN & BELKNAP LEAGUE, ABSTRACT NO. 15
SUGARLAND, FT. BEND COUNTY, TEXAS



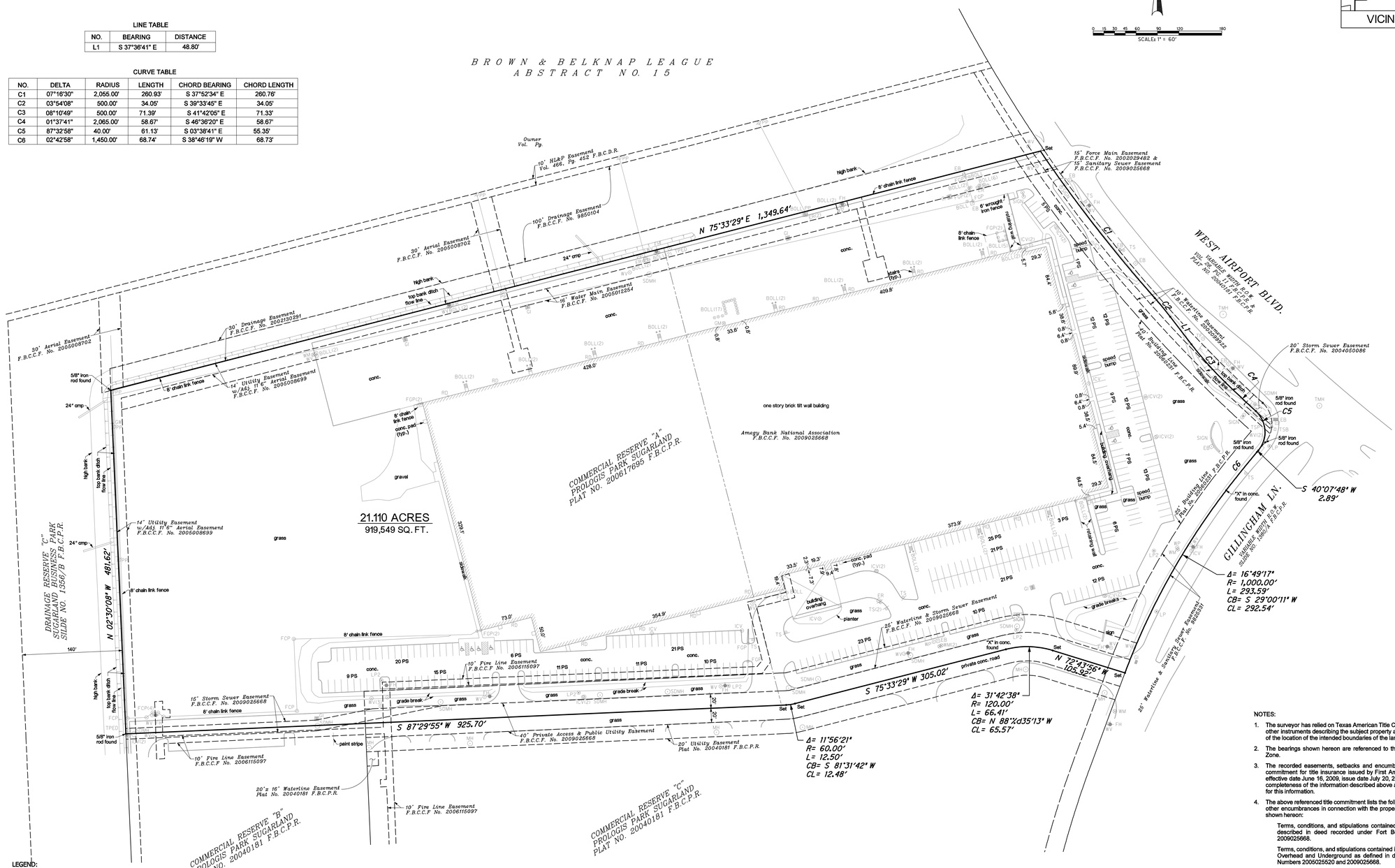


LINE TABLE

NO.	BEARING	DISTANCE
L1	S 37°36'41" E	48.80'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	07°16'30"	2,055.00'	260.93'	S 37°52'34" E	260.76'
C2	03°54'08"	500.00'	34.05'	S 39°33'45" E	34.05'
C3	08°10'49"	500.00'	71.39'	S 41°42'05" E	71.33'
C4	01°37'41"	2,065.00'	58.67'	S 46°36'20" E	58.67'
C5	87°32'58"	40.00'	61.13'	S 03°38'41" E	55.35'
C6	02°42'58"	1,450.00'	68.74'	S 38°46'19" W	68.73'



LEGEND:

BOLL	BOLLARD
CI	CURB INLET
EB	ELECTRIC BOX
ER	ELECTRIC RISER
E/OHL	ELECTRICAL OVERHEAD LINES
FCP	FENCE CORNER POST
FGP	FENCE GATE POST
FH	FIRE HYDRANT
FSC	FIRE SPRINKLER CONNECTION
GI	GRATE INLET
GW	GUY WIRE
ICV	IRRIGATION CONTROL VALVE
LP	LIGHT POLE
PP	POWER POLE
PS	PARKING SPACE
RD	ROOF DRAIN
SDMH	STORM SEWER MANHOLE
SSCO	SANITARY CLEAN-OUT
SSMH	SANITARY SEWER MANHOLE
TPED	TELEPHONE PEDESTAL
TS	TRAFFIC SIGN
TSB	TRAFFIC SIGNAL BOX
TSP	TRAFFIC SIGNAL POLE
WM	WATER METER
WP	WATER POST
WV	WATER VALVE
SET	SET 5/8" IRON ROD W/CAP STAMPED "HALFF ASSOC. INC."
F.B.C.C.F.	FORT BEND COUNTY CLERK'S FILE
F.B.C.M.R.	FORT BEND COUNTY MAP RECORDS

LEGAL DESCRIPTION

BEING all of Commercial Reserve "A", Block 1 of PROLOGIS PARK SUGAR LAND (AMENDING REPLAT OF RESERVES "A & "D) according to the plat thereof recorded under Plat Number 20060231, Fort Bend County Plat Records.

SURVEYOR'S CERTIFICATE

TO: First American Title Insurance Company

I hereby certify that this survey was made on the ground and substantially conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

Douglas W. Turner
Registered Professional Land Surveyor
Texas Registration Number 3988

This certification is revoked and the survey is null and void if it does not bear an original signature and seal of the surveyor, if it is relied upon or used by any party other than addressed above or if this document is altered by anyone other than the surveyor.

NOTES:

1. The surveyor has relied on Texas American Title Company to provide copies of recorded deeds, plats or other instruments describing the subject property and adjoining tracts, used to support the determination of the location of the intended boundaries of the land surveyed.
2. The bearings shown hereon are referenced to the Texas Coordinate System of 1983, South Central Zone.
3. The recorded easements, setbacks and encumbrances shown hereon are from Schedule B of the commitment for title insurance issued by First American Title Insurance Company, GF No. 09002350, effective date June 16, 2009, issue date July 20, 2009. The surveyor has relied upon the accuracy and completeness of the information described above and has made no independent investigation or search for this information.
4. The above referenced title commitment lists the following restrictive covenants, mineral or other rights, or other encumbrances in connection with the property surveyed that have not been plotted or otherwise shown hereon:

   Terms, conditions, and stipulations contained in that certain Declaration of Vehicular Access as described in deed recorded under Fort Bend County Clerk's File Numbers 2004130604 & 2009025668.

   Terms, conditions, and stipulations contained in that certain Short Form Blanket Easement 3-Phase Overhead and Underground as defined in deed recorded under Fort Bend County Clerk's File Numbers 2005025520 and 2009025668.

   Terms, conditions, and stipulations contained in that certain Declaration of Fire Lane Easement and Cost Sharing Agreement as defined in deed recorded under Fort Bend County Clerk's File Numbers 2005052499 (amended in 2006115097) and 2009025668.
5. By scaling the surveyed tract onto the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) No. 48157C0140 K, revised date April 20, 2000, the subject property is in ZONE X (unshaded), defined as areas determined to be outside 500-year floodplain. The surveyor makes no representation as to the accuracy of said FIRM or that it is the most current published flood map.
6. The utility appurtenances shown hereon include those visible at the time of the survey and are for general locative purposes only. In providing this survey, no attempt has been made to obtain or show data concerning existence, size, depth, condition, capacity or location of any utility existing on or adjacent to the site, whether private, municipal or public owned.
7. The location of underground utilities shown hereon are from maps, plans or other information obtained from the respective utility operator(s) or other sources and may not represent all available utilities. The utilities have been field verified only to the extent visible or accessible.
8. The buildings and other improvements shown hereon represent the outline at ground level. The Surveyor has not located any underground buildings, overhead protrusions or improvements not obvious and located at ground level, unless otherwise noted.
9. Surveyor has not identified any geological or environmental conditions in connection with the subject property and Surveyor fully disclaims any and all responsibility related to issues or claims related thereto or resulting there from.

PRELIMINARY

HALFF
3701 KIRBY DRIVE, SUITE 860
HOUSTON, TEXAS 77098
TEL: (713) 922-7161
FAX: (713) 807-8453

Revision No.	Date	Description

The seal appearing on this document was authorized by Douglas W. Turner, RPLS#3988 on 08/04/09. Alteration of a sealed document without proper notification to the responsible surveyor is an offense under the Texas Regulation of Land Surveying and related Practices Act. The record copy of this drawing is on file at the offices of Halff Associates, Inc. 3701 Kirby Drive, Suite 860 Houston, Texas 77098-3926.

Project No.:	27000
Issued:	08 / 02 / 09
Drawn By:	AG
Checked By:	JA
Scale:	1" = 60'

Sheet Title

V101-BS-27000.dgn

01
Sheet Number

8/4/2009 5:08:16 PM ahz129 HALFF I:\27000s\27000\CADD\V101-BS-27000.dgn Design FILEFILE_PDF MonoFull_300.plt