



Commercial Real Estate
Due Diligence Management
3485 South Arlington Rd Suite E#183
Akron, OH 44312
866.290.8121
www.amnational.net

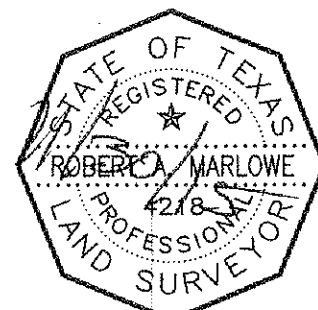
ALTA/ACSM Land Title Survey

26909 Katy Freeway Katy TX
Reference Number: 20151080-1
Surveyor Certification

26909 Katy Freeway
Katy, TX 77494
County of Harris

To: Amerco Real Estate Company, a Nevada corporation; U-Haul Co. of Texas; First American Title Insurance Company, and American National, LLC. 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, 2, 3, 4, 5, 6a, 7a, 7b1, 7c, 8, 9, 10C, 13, 14, 16, 17, 18, 19, 20a of Table A thereof. The field work was completed on November 14, 2015.

Robert A. Matowe
Robert A. Matowe
Registered Professional Land Surveyor
Texas Registration No. 4218
Date of Survey, November 14, 2015
Date of last Revision: November 30, 2015



Survey Prepared By:
REHA Engineering Inc.
5301 Hollister, Suite 190
Houston, Texas 77040
PH: (713)-895-8080
FAX: (713)-895-7686
EMAIL: jehel@reha.net
CONTACT: John H. English, Sr. V.P.
TBPLS Firm No. 10133800
TBPE No. F-3712
REI JOB No. 1115-3676

Legal Description

A TRACT OF LAND CONTAINING 5.0 ACRES, BEING OUT OF AND A PART OF THE CHARLES W. SCHRIMP SURVEY, A-412, D.A. CONNER SURVEY, A-159, AND THOMAS GREASAR SURVEY, A-369, IN FORT BEND COUNTY, TEXAS, BEING PART OF THAT CERTAIN 121.7 ACRES CONVEYED TO FRED J. PATTERSON IN THE DEED RECORDED IN VOLUME 304, PAGE 493, OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS, AND BEING A PART OF THE 81.023 ACRES RESIDUE OF SAID TRACT LYING SOUTH OF INTERSTATE HIGHWAY 10, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE ONE INCH PIPE FOUND ON THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 10 AND ITS POINT OF INTERSECTION WITH THE EAST LINE OF SAID FRED J. PATTERSON 121.7 ACRE TRACT BEING AT THE NORTHEAST CORNER OF SAID CALLED 81.023 ACRE TRACT FOR THE NORTHEAST CORNER AND PLACE OF BEGINNING OF THE HEREIN DESCRIBED 5.00 ACRE TRACT.

THENCE SOUTH 00 DEGREES 10 MINUTES 41 SECONDS EAST ALONG THE EAST LINE OF SAID 81.023 ACRE TRACT, 667.91 FEET TO 3/4" IRON PIPE FOUND ON SAID LINE FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED 5.00 ACRE TRACT;

THENCE SOUTH 89 DEGREES 05 MINUTES 16 SECONDS WEST, 320.71 FEET TO AN 5/8" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED 5.00 ACRE TRACT;

THENCE NORTH 01 DEGREES 05 MINUTES 55 SECONDS WEST 667.91 FEET TO A POINT IN THE SOUTH RIGHT-OF-WAY INTERSTATE HIGHWAY 10 FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED 5.00 ACRE TRACT;

THENCE NORTH 89 DEGREES 05 MINUTES 16 SECONDS EAST ALONG THE SOUTH RIGHT-OF-WAY INTERSTATE HIGHWAY 10, SAME BEING THE NORTH LINE OF THE CALLED 81.023 ACRE TRACT, 230.48 FEET TO A CONCRETE RIGHT-OR-WAY MARKER FOUND AT AN ANGLE POINT ON SAID LINE.

THENCE NORTH 89 DEGREES 08 MINUTES 51 SECONDS EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 10, 100.96 FEET TO THE PLACE OF BEGINNING AND CONTAINING 5.00 ACRES OF LAND.

The property described above is the same property that is insured in the Title Commitment issued by First American Title Insurance Company under Commitment No. NCS-759704-ATL, effective on October 29, 2015

Legend of Symbols & Abbreviations

AE	AERIAL EASEMENT
ASPH	ASPHALT
BL	BUILDING LINE
BLDG	BUILDING
BM	BENCHMARK
CL.R.	CAPPED IRON ROD
CL	CENTER LINE
CLF	CHAIN LINK FENCE
CO	CLEAN OUT
CONC.	CONCRETE
COR	CORNER
M.R.F.B.C.T.	MAP RECORDS OF FORT BEND COUNTY, TEXAS
DWG	DRIVEWAY GRAVEL
DRWY	DRIVEWAY
EA	EDGE OF ASPHALT
EC	EDGE OF CONCRETE
ER	END OF RADIUS
FF	FINISHED FLOOR
FL	FIRE HYDRANT
FLD	FLOW LINE
FNC	FENCE
FND	FOUND
G	GUTTER
GI	GRATE INLET
GM	GAS METER
GRV	GRAVEL
GT	GREASE TRAP
GW	GUY WIRE
HB	HIGH BANK
HC	HANDICAP
HDWL	HEADWALL
LNCS	LANDSCAPE
LS	LIGHT STANDARD
D.R.F.B.C.T.	DEED RECORDS OF FORT BEND COUNTY, TEXAS
MH	MANHOLE
MW	MONITORING WELL
NG	NATURAL GROUND
OH	OVERHANG
OP	OVERHEAD LINES
PP	POWER POLE
PST	POST
PVMT	PAVEMENT
SAN	SANITARY
SDWK	SIDEWALK
STM	STORM SEWER
TB	TOP OF BANK
TBM	TEMPORARY BENCHMARK
TC	TOP OF CURB
TC	TOP OF GRATE
TOS	TOP OF SIDEWALK
TP	TOP OF PAVEMENT
TR	TOP OF RIM
UE	UTILITY EASEMENT
U/G	UNDERGROUND
WF	WOOD FENCE
WL	WATER LINE
WM	WATER METER
WS	WHEEL STOP
WV	WATER VALVE
	ASPHALT LINE
	CONTOUR LINE
	FENCE LINE
	GAS LINE
	GRAVEL LINE
	HIGH BANK LINE
	POWER LINE
	SANITARY SEWER LINE
	SBC/TELEPHONE LINE
	STORM SEWER LINE
	WATER LINE

Zoning Information

STATUS	REQUIRED	OBSERVED	STATUS
PERMITTED USE	Regional Retail	Regional Retail	Contact Info: City of Katy Clay & Legendre, Inc.
MIN. LOT AREA	n/a	n/a	1350 Avenue D
MIN. FRONTAGE	n/a	n/a	Katy Texas 77463
MAX. BLDG COVERAGE	80%	n/a	281-391-0723
MIN. SETBACKS FRONT	15'	n/a	
MIN. SETBACKS SIDE	20'	n/a	Notes: Because there may be a need for interpretation of the applicable zoning codes, we refer you to the City of Katy for any zoning use and applicable codes.
MIN. SETBACKS REAR	n/a	n/a	
MAX BUILDING HEIGHT	70'	0	
PARKING REGULAR	n/a	0	
PARKING HANDICAP	n/a	0	
PARKING TOTAL	n/a	0	

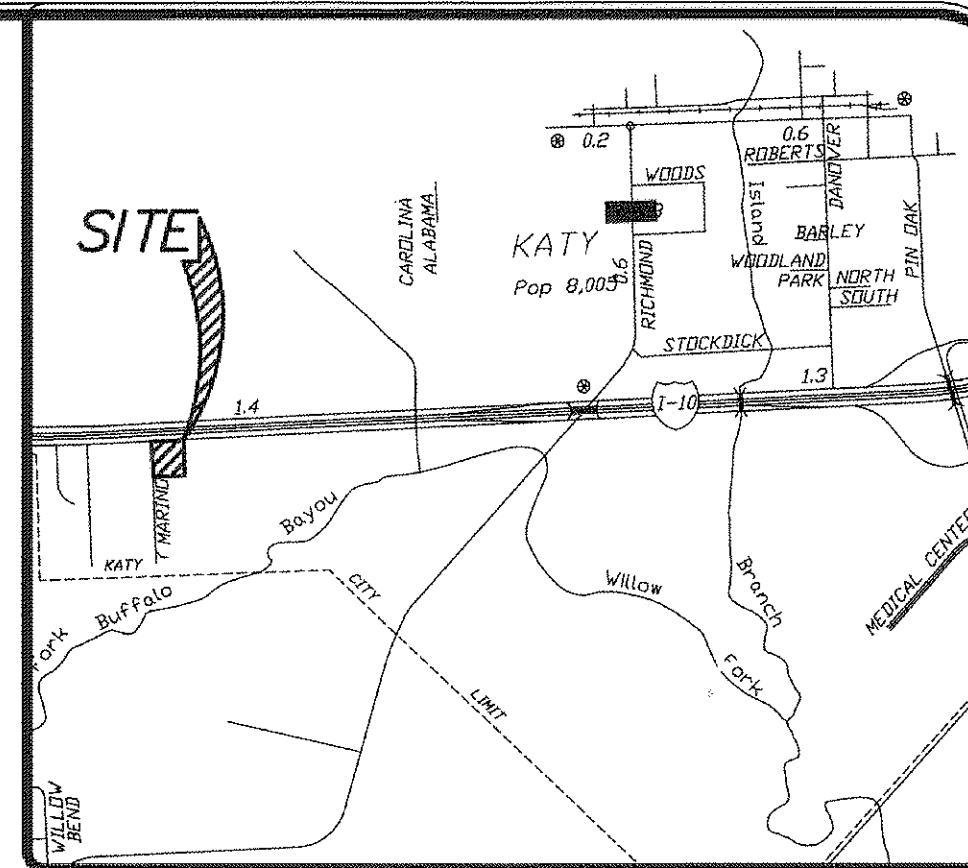
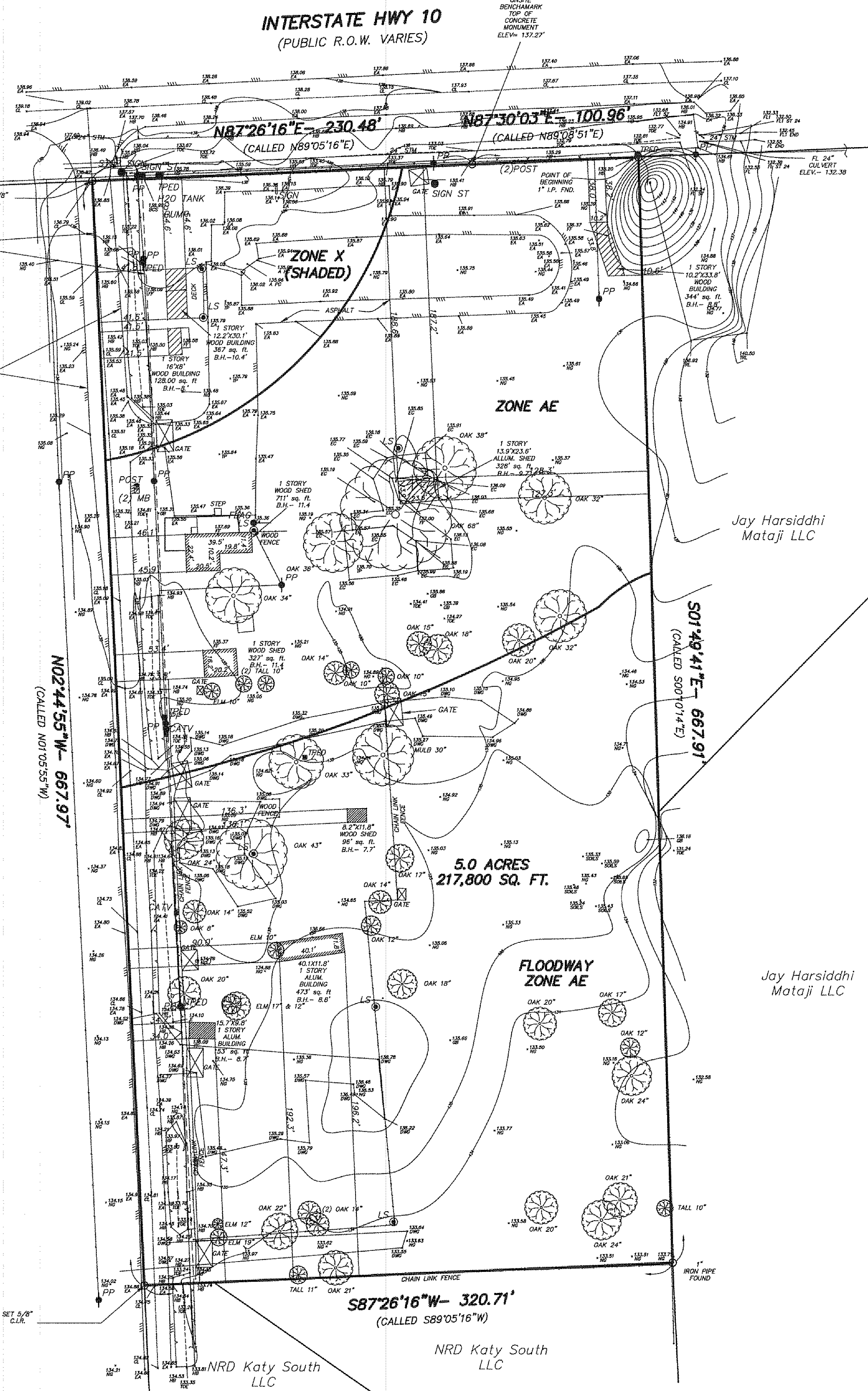
SCALE: 1"=50'
25' 50' 0'100'

CONTACT: JOHN ENGLISH
5301 HOLLISTER SUITE 190
HOUSTON, TEXAS 77040
(TEL) 713-895-8080
(FAX) 713-895-7686

Encroachment Statement

No Encroachments were observed at the time of this survey

FORT BEND COUNTY, TEXAS CHARLES W. SCHRIMP SURVEY, ABSTRACT 412



Vicinity Map

Notes Corresponding to Schedule B

- 10g. Easement: Purpose: Public Highway and Road Easement
Recorded: March 12, 1979 in Volume 826, Page 594, of the Deed records, of Fort Bend County, Texas. (Does affect the subject tracts and is shown hereon)
- 10h. Easement: Purpose: Houston Lighting & Power Company
Recorded: November 2, 1979 in Volume 867, Page 516, of the Deed records, of Fort Bend County, Texas. (Does affect the subject tracts and is shown hereon)

General Notes

- The Surveyor has not abstracted the subject property.
- According to the Federal Emergency Management Agency's Flood Insurance Rate Map No. 48157C0040L, revised April 2, 2014 the subject tract is located in Zone "X" (shaded), Zone "X". Area of 0.25% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood. Zone "AE". The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equal or exceeded in any given year. The special flood hazard area is the area subject to flooding by the 1% annual chance flood. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood. BFE = 132.4'. The floodway is the channel of stream plus any adjacent floodplain areas that must be kept free of any encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights. Zone lines shown hereon are base based on scaled locations.
- The property described hereon is the same as the property described in First American Title Insurance Company Commitment No. NCS-759704-ATL with an effective date of October 29, 2015 and an issuing date of November 11, 2015 and that all easements, covenants and restrictions referred in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.
- Benchmark-Marker is a bench mark disk, in a Culvert Headwall. Stamped with LWS132. Located 1.1 miles west from Katy, 1.1 miles along the Missouri Kansas Texas Railroad from the Station at Katy. In the top East end of North Headwall for a double culvert under highway 75 feet south of south rail, 21 feet north of centerline of highway 90, 1 foot west of the east end of north headwall, and 327 feet west of road crossing to sub station. Northing-4,220,490.00 Easting-905,530.00 Elevation 141.56
- The Existing Utility Lines shown hereon and referencing this note were not located in the field, but are shown at their approximate location based on City of Katy Construction plans and private utility company plans.
- Bearings on this survey are based on the Texas Coordinate System, NAD83, South Central Zone (4204) using the Leica Smartnet.
- There are no visible signs of a cemetery on this tract.
- All utilities shown hereon are based on above ground observation only. For utility marking in the area, call 1-800-DIG-TESS.
- Nothing in this survey is intended to express an opinion regarding ownership or title.
- The word CERTIFY is understood to be an expression of professional judgment by the surveyor, which is based on his best knowledge, information and belief.
- This survey is certified for this transaction only.
- This survey is being provided solely for the use of the current parties and that no license has been created, expressed or implied, to copy the survey except as is necessary in conjunction with the original transaction.
- According to the U.S. Fish and Wildlife service website, There are no wetlands on this site.
- All measured Bearings and Distance match record.
- No addresses posted.
- At the time of this survey there was no observable evidence of earth moving work, building construction, or building additions within recent months.
- At the time of this survey there were no changes in street right-of-way lines, either completed or proposed per City of Katy Engineering Department.
- At the time of this survey there was no observable evidence of site use as a solid waste dump, sump, or sanitary landfill.