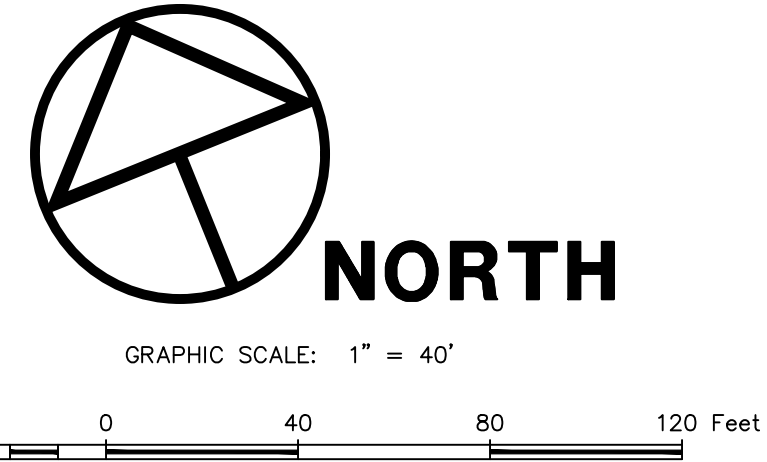


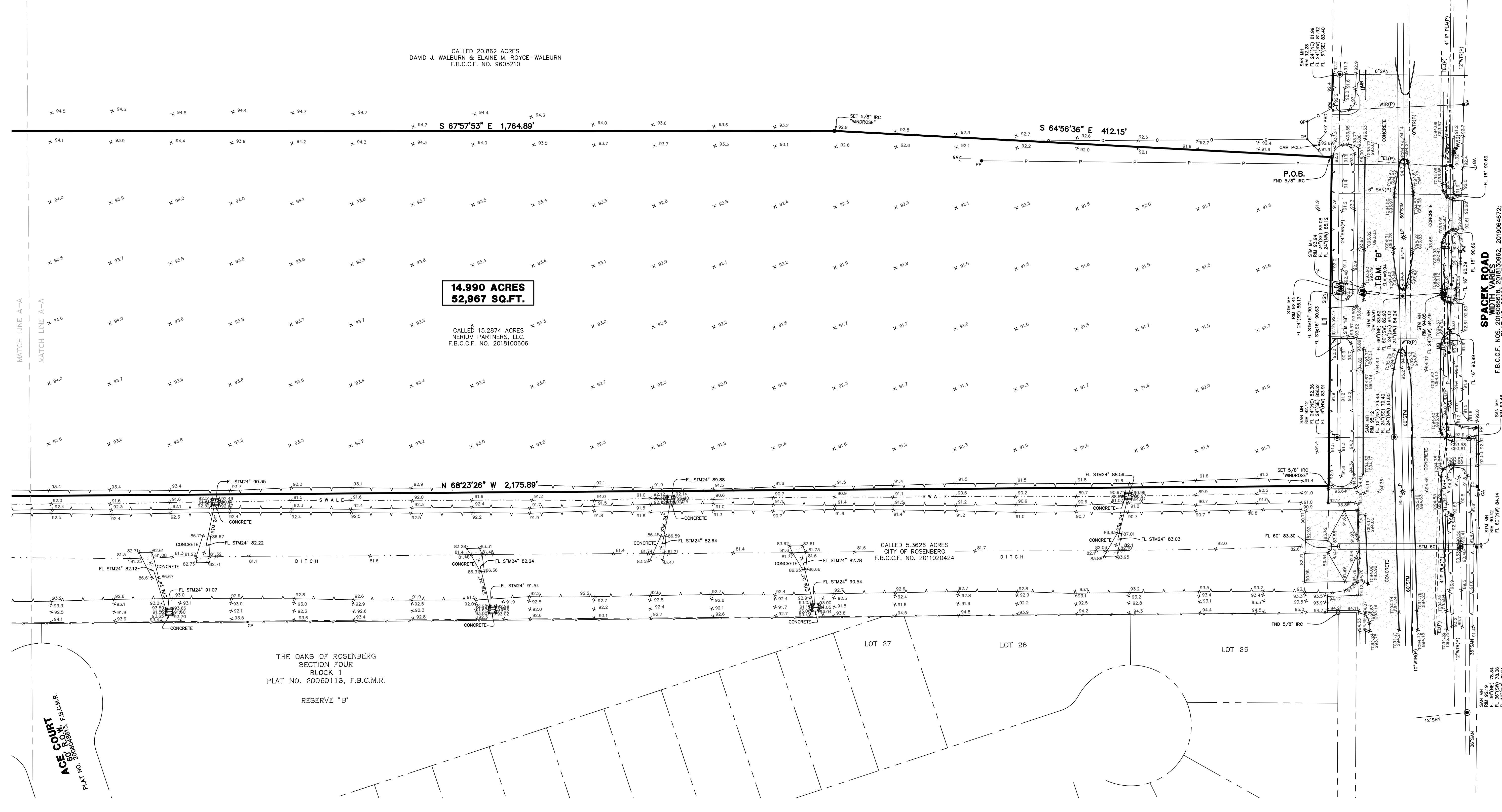
CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS
VICINITY MAP
SCALE: 1" = 2,000'



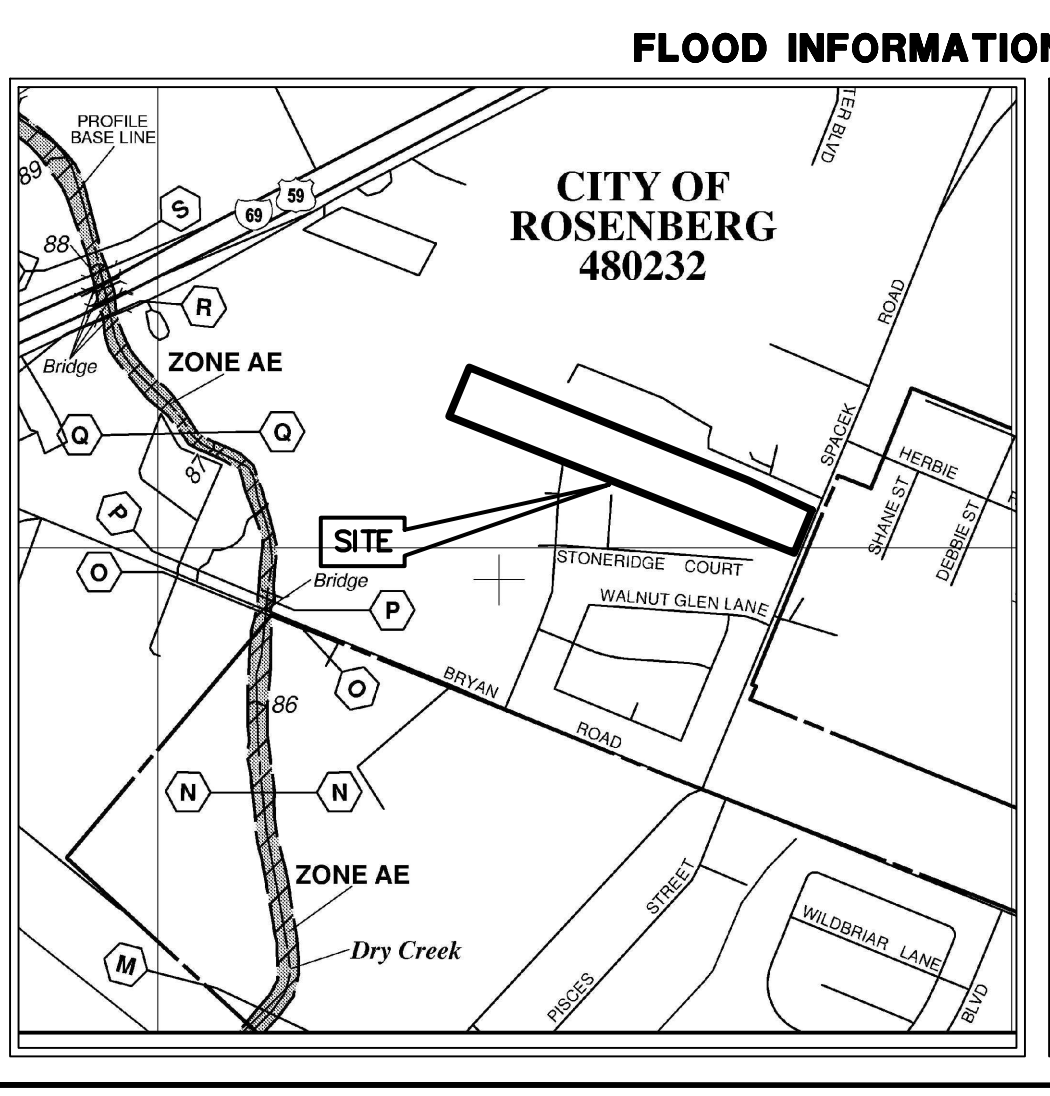
BENCHMARK PUBLISHED ELEVATION — 99.60
CITY OF ROSENBERG REFERENCE BENCHMARK NO. R02.03, BEING A BRASS DISK LOCATED ON THE NORTH SIDE OF CITY HALL DRIVE APPROXIMATELY 524 FEET NORTH, AND APPROXIMATE 479 FEET WEST FROM THE INTERSECTION WITH 4TH STREET.

TEMPORARY BENCHMARK "A" ELEVATION — 93.58
BEING A CUT BOX ON A CURB INLET LOCATED IN THE NORTHWEST R.O.W. OF SPACEK ROAD, APPROXIMATELY 491.89 FEET FROM THE INTERSECTION WITH HERSE DR.

TEMPORARY BENCHMARK "B" ELEVATION — 93.94
BEING A CUT BOX ON A CURB LOCATED IN THE NORTHWEST R.O.W. OF SPACEK ROAD, APPROXIMATELY 178 FEET FROM THE INTERSECTION WITH HERSE DR.



LINE	BEARING	DISTANCE
LT 1	S 22°35'10\"	W 272.31'



FIRM FLOOD INSURANCE RATE MAP
FORT BEND COUNTY, TEXAS
AND INCORPORATED AREAS

PANEL 245 OF 575
(SEE MAP INDEX FOR FIRM PANEL LOCATIONS)

COMMUNITY NUMBER PANEL DATE
480232 245 08/01/00

MAP NUMBER 48152C045L
MAP REVISED APRIL 2, 2014

Federal Emergency Management Agency

LEGEND
* SOME OF THESE ELEMENTS MAY NOT BE USED ON THIS SURVEY

BO — BOLLARD	SP — SERVICE POLE	STM — STORM SEWER
CL — HANDICAP	GAC — GUY ANCHOR	CMP — CORRUGATED METAL PIPE
GM — GAS METER	OP — OVERHEAD POWER LINE	CPP — CORRUGATED PLASTIC PIPE
GV — GAS VALVE	BF — BARBED WIRE FENCE	RCPP — REINFORCED CONCRETE PIPE
HW — FIRE HYDRANT	WIF — WROUGHT IRON FENCE	TEL — TELEPHONE
WM — WATER METER	WF — WOOD FENCE	SMBT — SOUTHWESTERN BELL TELEPHONE CO.
WV — WATER VALVE	CF — CHAINLINK FENCE	UG — UNDERGROUND
ICV — IRRIGATION CONTROL VALVE	GP — GATE POST	FND — FOUND
GI — GRATE INLET	(P) — PER PLANS	
MI — MANHOLE	APPROX. — APPROXIMATE	
CB — CLEANOUT	— HIGHBANK	
TP — TELEPHONE PEDESTAL	SM — SIGN	
EB — ELECTRIC BOX	PM — PIVOTLINE MARKER	
TBSB — TRAFFIC SIGNAL BOX	UCS — UNDERGROUND CABLE SIGN	
LP — LIGHT POLE	CTL — CATHODIC TEST LEAD	
TLP — TRAFFIC LIGHT POLE	MM — MONITORING WELL	
GL — GROUND/SPOT LIGHT	P — PIN FLAG/PAINT MARK	
PP — POWER POLE	TC — TOP OF CURB	
PP/T — POWER POLE W/TRANSFORMER	G — GUTTER	
PP/LT — POWER POLE W/LIGHT	TG — TOP OF GRATE	
PP/CT — POWER POLE W/CONDUIT	FL — FLOW LINE	
MP — METER POLE	BL — BUILDING LINE	
	UE — UTILITY EASEMENT	
	TR — TREE/SHRUB	
	4P — 4" PVC	
	SAN — SANITARY SEWER	

DATE	REVISIONS	BY

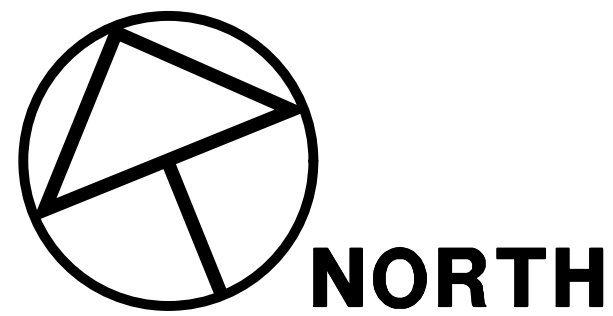
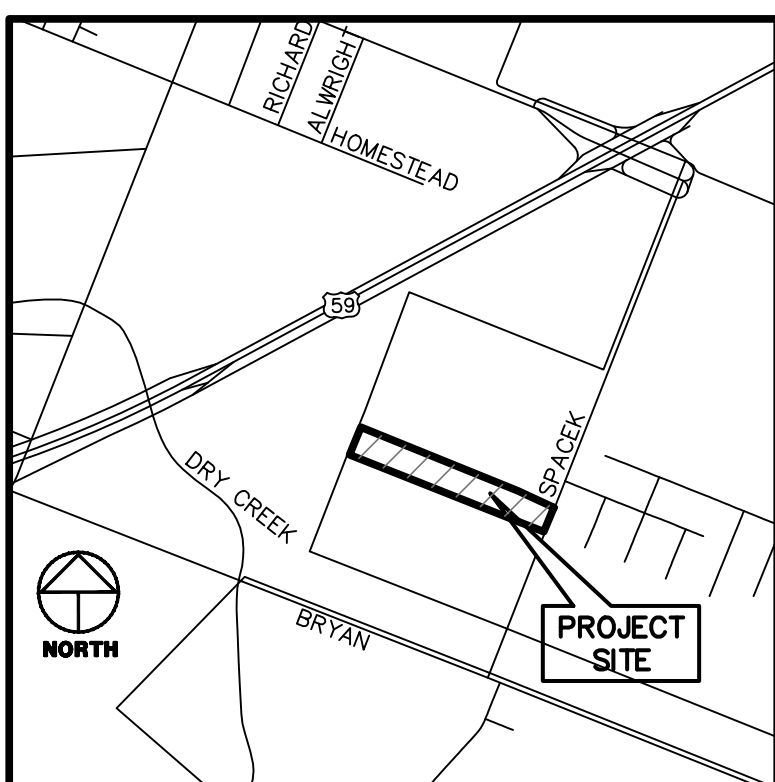
WINDROSE
LAND SURVEYING 1 PLATTING
11111 RICHMOND AVE. STE 100 | HOUSTON, TX 77062 | 713.468.2281
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

TOPOGRAPHIC AND STANDARD SURVEY OF
14,990 AC. / 652,967 SQ. FT.
SITUATED IN THE
R.E. HINDY SURVEY
ABSTRACT NO. 187
CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS

REVISIONS

DATE: MARCH 2022

DRAWN BY: RN CHECKED BY: MC JOB NO. 57461-TOPO
DATE: MARCH 2022 SHEET NO. 2 OF 3

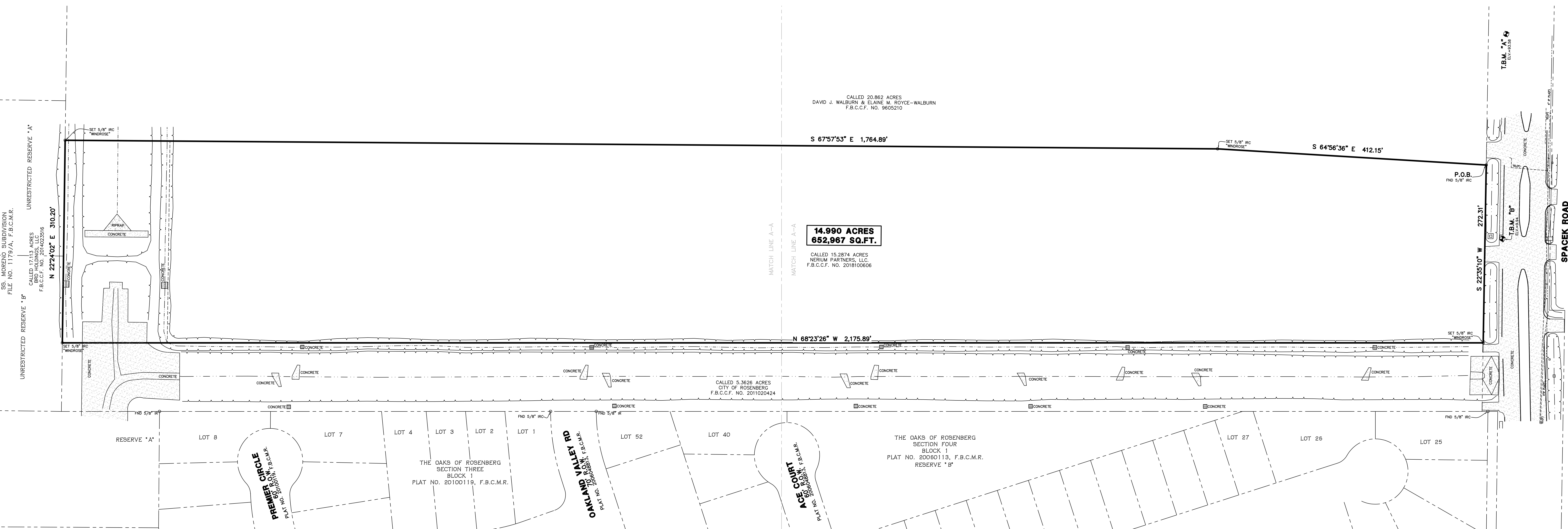


CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS
VICINITY MAP
SCALE: 1" = 2,000'

BENCHMARK PUBLISHED ELEVATION — 99.60
CITY OF ROSENBERG REFERENCE BENCHMARK NO. 0083 U.S. BEING A BRASS DISK LOCATED ON THE NORTH SIDE OF CITY HALL DRIVE APPROXIMATELY 424 FEET NORTH, AND APPROXIMATE 479 FEET WEST FROM THE INTERSECTION WITH 4TH STREET.

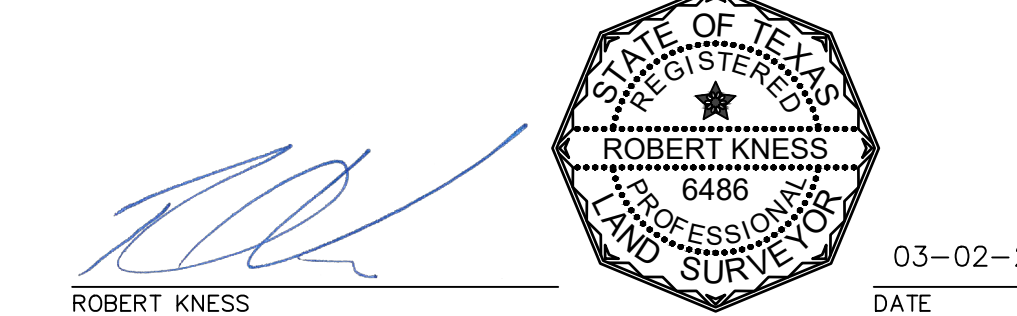
TEMPORARY BENCHMARK "A" ELEVATION — 93.58
BEING A CUT BOX ON A CURB LOCATED IN THE NORTHWEST R.O.W. OF SPACEK ROAD, APPROXIMATELY 491.89 FEET FROM THE INTERSECTION WITH HERBIE DR.

TEMPORARY BENCHMARK "B" ELEVATION — 93.94
BEING A CUT BOX ON A CURB LOCATED IN THE NORTHWEST R.O.W. OF SPACEK ROAD, APPROXIMATELY 178 FEET FROM THE INTERSECTION WITH HERBIE DR.



SURVEYOR'S CERTIFICATION
TO: NERIUM PARTNERS, LLC
TEXAN TITLE INSURANCE COMPANY
ROBERT C. ORR

I DO HEREBY CERTIFY TO THE ABOVE LISTED THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND AND WAS PERFORMED UNDER MY SUPERVISION. THAT THIS PLAT CORRECTLY REPRESENTS THE PROPERTY LEGALLY DESCRIBED HEREON, THAT THE FACTS FOUND AT THE TIME OF THIS SURVEY SHOW THE IMPROVEMENTS AND THAT THERE ARE NO VISIBLE ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN. THIS SURVEY SUBSTANTIALLY CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II, AND CATEGORY 6, CONDITION II SURVEY, TO THE BEST OF MY KNOWLEDGE.



LEGEND
* SOME OF THESE ELEMENTS MAY NOT BE USED ON THIS SURVEY

BO	BOLLARD	SP	SERVICE POLE	STM	STORM SEWER
HC	HANDICAP	GAC	GUY ANCHOR	OMP	CORRUGATED METAL PIPE
GM	GAS METER	OP	OVERHEAD POWER LINE	CPP	CORRUGATED PLASTIC PIPE
GV	GAS VALVE	BWF	BARBED WIRE FENCE	RCF	REINFORCED CONCRETE PIPE
HI	FIRE HYDRANT	WIF	WROUGHT IRON FENCE	TEL	TELEPHONE
WM	WATER METER	WF	WOOD FENCE	SWBT	SOUTHWESTERN BELL TELEPHONE CO.
WV	WATER VALVE	CF	CHAINLINK FENCE	WTR	WATER
ICV	IRRIGATION CONTROL VALVE	GR	GATE POST	UG	UNDERGROUND
GI	GRATE INLET	PR	PER PLANS	FB	FOUND
AI	APPROXIMATE	APPROX.	APPROXIMATE	F.C.C.F.	FORT BEND COUNTY CLERK FILE
MH	MANHOLE	H	HIGHBANK	F.C.D.R.	FORT BEND COUNTY DEED RECORDS
CL	CLEANOUT	S	SIGN	F.B.C.M.R.	FORT BEND COUNTY MAP RECORDS
TE	TELEPHONE PEDESTAL	PM	PIPELINE MARKER	IP	IRON PIPE
EB	ELECTRIC BOX	UCS	UNDERGROUND CABLE SIGN	IR	IRON ROD
TSB	TRAFFIC SIGNAL BOX	CTL	CATHODIC TEST LEAD	NO.	NUMBER
LP	LIGHT POLE	MW	MONITORING WELL	PG.	PAGE
TL	TRAFFIC LIGHT POLE	P	PIN FLAG/PAIN MARK	R.O.W.	RIGHT-OF-WAY
SL	GROUND/SPOT LIGHT	PO	POWER POLE	SQ. FT.	SQUARE FEET
PT	POWER POLE	TR	TOP OF CURB	VOL.	VOLUME
PT/T	POWER POLE W/TRANSFORMER	TL	TOP OF GATE	F.C.	FILM CODE
PT/L	POWER POLE W/LIGHT	FL	FLOW LINE	B.L.	BUILDING LINE
PT/CT	POWER POLE W/CONDUIT	HB	HIGHBANK	UE.	UTILITY EASEMENT
MP	METER POLE	SAN	SANITARY SEWER	T/S	TRIE/S/SHRUB
				4P	4" PVC

GENERAL NOTES

- SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITH INFORMATION CONTAINED IN TITLE COMMITMENT OF NO. T57210246 OF TEXAN TITLE INSURANCE COMPANY, EFFECTIVE DATE OF DECEMBER 27, 2021, ISSUED DATE OF JANUARY 03, 2022, AND IS SUBJECT TO THE LIMITATIONS OF THAT COMMITMENT.
- BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING SCALE FACTOR: 0.999869003.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR FORT BEND COUNTY, TEXAS, MAP NO. 48157C0245L REVISED/DATED APRIL 02, 2014, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADDED ZONE "X". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE LAND SERVICES.
- READILY VISIBLE IMPROVEMENTS AND UTILITIES WERE LOCATED WITH THIS SURVEY. NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED BY WINDROSE LAND SERVICES.
- ENVIRONMENTAL AND DRAINAGE ISSUES ARE BEYOND THE SCOPE OF THIS SURVEY.
- THE SQUARE FOOTAGE TOTALS SHOWN HEREON ARE BASED ON THE MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES REFLECTED ON THE SURVEY. IT DOES NOT INCLUDE THE TOLERANCES THAT MAY BE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.
- FENCES SHOWN HEREON, WITH DIMENSIONAL TIES ARE SHOWN WHERE THEY ARE PHYSICALLY MEASURED. THE FENCE MAY MEASURE BETWEEN MEASURED LOCATIONS.
- THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE EXPRESSED OR IMPLIED.

DESCRIPTION

A TRACT OR PARCEL CONTAINING 14.990 ACRES OR 652,967 SQUARE FEET OF LAND BEING ALL OF A CALLED 15.2874 ACRE TRACT CONVEYED TO NERIUM PARTNERS, LLC, AS RECORDED UNDER FORT BEND COUNTY CLERK'S FILE (F.B.C.C.F.) NO. 2018100606 SITUATED IN THE R.E. HANDY SURVEY ABSTRACT NO. 187, FORT BEND COUNTY, TEXAS, WITH SAID 14.990 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83):

BEGINNING AT A CAPPED 5/8 INCH IRON ROD STAMPED EHRA FOUND ON THE NORTHWEST RIGHT-OF-WAY (R.O.W.) LINE OF SPACEK ROAD (WIDTH VARIES) AS RECORDED UNDER F.B.C.C.F. NOS. 201606618, 201813062, 201906472 AND PLAT NO. 20060113 FORT BEND COUNTY MAP RECORDS (F.B.C.M.R.) FOR THE SOUTHWEST CORNER OF A CALLED 20.862 ACRE TRACT CONVEYED TO DAVID J. WALBURN AND ELAINE M. REYCE-WALBURN AS RECORDED UNDER F.B.C.C.F. NO. 9605210, THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 22 DEG. 35 MIN. 10 SEC. WEST, ALONG THE NORTHWEST R.O.W. LINE OF SAID SPACEK ROAD, A DISTANCE OF 272.31 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED WINDROSE SET FOR THE NORTHWEST CORNER OF A CALLED 5.3626 ACRE TRACT CONVEYED TO CITY OF ROSENBERG AS RECORDED UNDER F.B.C.C.F. ON 2011020424 AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 68 DEG. 23 MIN. 26 SEC. WEST, ALONG THE NORTHEAST LINE OF SAID 5.3626 ACRE TRACT, A DISTANCE OF 2,175.89 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED WINDROSE SET ON THE SOUTHWEST LINE OF UNRESTRICTED RESERVE 'B', S8 MORENO SUBDIVISION, MAP OR PLAT THEREOF RECORDED UNDER FILE NO. 1179(A), F.B.C.M.R., A CALLED 17,113 ACRE TRACT CONVEYED TO BRO HOLDINGS, LLC, AS RECORDED UNDER F.B.C.C.F. NO. 2014023516 FOR THE SOUTHWEST CORNER OF SAID 15.2874 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

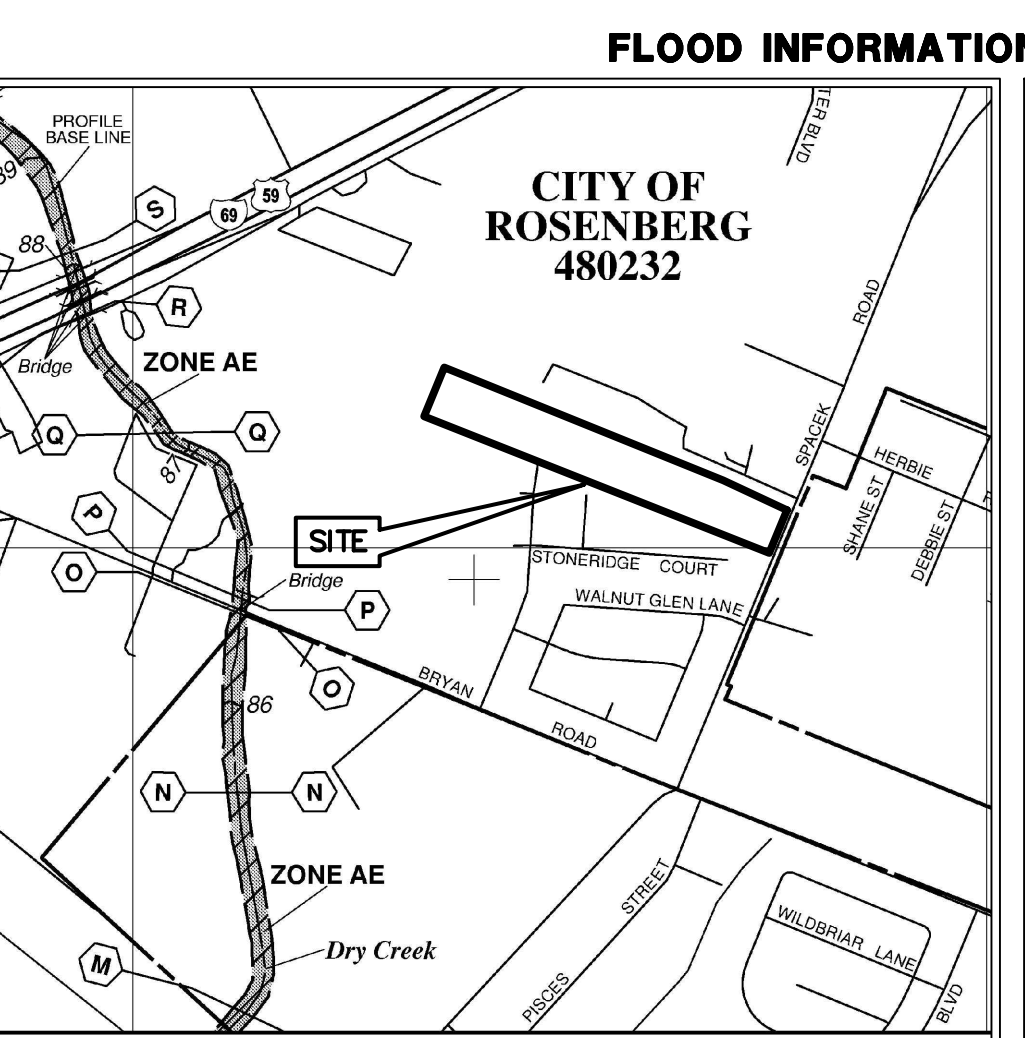
THENCE, NORTH 22 DEG. 24 MIN. 02 SEC. EAST, ALONG THE SOUTHWEST LINE OF SAID 17,113 ACRE TRACT, A DISTANCE OF 310.20 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED WINDROSE SET FOR THE SOUTHWEST CORNER OF SAID 20.862 ACRE TRACT, THE NORTHWEST CORNER OF SAID 15.2874 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 67 DEG. 57 MIN. 53 SEC. EAST, ALONG THE SOUTHWEST LINE OF 20.862 ACRE TRACT, A DISTANCE OF 1,764.89 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED WINDROSE SET FOR AN ANGLE POINT OF SAID 20.862 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 64 DEG. 56 MIN. 36 SEC. EAST, CONTINUING ALONG THE SOUTHWEST LINE OF 20.862 ACRE TRACT, A DISTANCE OF 412.15 FEET TO THE PLACE OF BEGINNING AND CONTAINING 14.990 ACRES OR 652,967 SQUARE FEET OF LAND.

SCHEDULE 'B' NOTES

- g DRAINAGE EASEMENT GRANTED TO FORT BEND COUNTY DRAINAGE DISTRICT, AS SET FORTH AND DESCRIBED BY INSTRUMENT RECORDED IN VOLUME 315, PAGE 90, OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS. (DOES NOT AFFECT SUBJECT TRACT)
- h DRAINAGE EASEMENT GRANTED TO FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 159, FILED FOR RECORD UNDER FORT BEND COUNTY CLERK'S FILE NO(S), 2019028247, (AFFECTS SUBJECT TRACT, SHOWN HEREON)



FIRM FLOOD INSURANCE RATE MAP
FORT BEND COUNTY, TEXAS
AND INCORPORATED AREAS

PANEL 245 OF 575
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

COMMUNITY	NUMBER	PANEL	SUFFIX
HOUSTON	0001	000	L
HOUSTON	0002	000	L
HOUSTON	0003	000	L
HOUSTON	0004	000	L

MAP NUMBER: 48157C0245L
MAP REVISED: APRIL 2, 2014
Federal Emergency Management Agency

REVISIONS

DATE	REASON	BY

WINDROSE LAND SURVEYING & PLATTING
11111 RICHMOND AVE. STE 180 | HOUSTON, TX 77062 | 713.448.2281
FIRM REGISTRATION NO. 10108000 | WINDROSESERVICES.COM

TOPOGRAPHIC AND STANDARD SURVEY OF
14.990 AC. / 652,967 SQ. FT.
SITUATED IN THE
R.E. HANDY SURVEY
ABSTRACT NO. 187
CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS

FIELD BY: NK CHECKED BY: MC JOB NO: 57461-TOPO
DRAWN BY: RN DATE: MARCH 2022 SHEET NO. 1 OF 3