

LEGAL DESCRIPTION - AS PROVIDED

A tract or parcel of land containing 73.458 acres, more or less, located in the H. & T. C. Railroad Company Survey, Section 3, Abstract 208, FORT BEND COUNTY, TEXAS; said 73.458 acre tract being the residue of the Dean B. Geick, et al., called 100-acre tract recorded in Volume 2039, Page 2266, Official Public Records, FORT BEND COUNTY, TEXAS; the Base Bearing for the herein described tract is the southeast line of said Section 3, Abstract 208; same being the northwest line of the William Leech Survey, Abstract 281, as located in Kunz Road, said bearing being South 45 degrees 00 minutes 00 seconds West:

BEGINNING at a railroad spike found at the east corner of said H. & T. C. Railroad Company Survey, Section 3, Abstract 208, for the east corner and PLACE OF BEGINNING of the herein described 73.458 acre tract of land, said point being the south corner of the H. & T. C. Railroad Company Survey, Section 1, Abstract 207, and being in the northwest line of the William Leech Survey, Abstract 281, said point being located in the intersection of Kunz Road (60 foot wide) and Finney-Vallet Road (60 foot wide), said point also being the south corner of the adjoining Albert J. Ludwig, et al., called 77.83 acre tract (Second Tract) recorded in Volume 434, Page 154, Deed Records, Fort Bend County, Texas, same being in the northwest line of the Dean B. Geick and Linda M. Geick, Trustees, called 100-acre tract recorded under County Clerk File No. 9773842, Official Records, Fort Bend County, Texas;

THENCE South 45 degrees 00 minutes 00 seconds West, along the southeast line of the H. & T. C. Railroad Company Survey, Section 3, Abstract 208, being the northwest line of the William Leech Survey, Abstract 281, and the southeast line of the herein described 73.458 acre tract, at 129.35 feet pass a railroad spike set on said line, at the west corner of the aforementioned Dean B. Geick and Linda M. Geick, Trustees, called 100-acre tract, same being the north corner of the Fannie Bell Peak Goupp, et al., called 80.046-acre tract recorded in Volume 765, Page 26, Deed Records, Fort Bend County, Texas, at 1,467.44 feet pass the west corner of said Fannie Bell Peak Goupp, et al., called 80.046 acre tract, same being the north corner of the adjoining Frank E. Kunz, called 79.94-acre tract recorded in Volume 547, Page 33, Deed Records, Fort Bend County, Texas, and continuing, for a total distance of 1,933.79 feet to a railroad spike found on said line for the south corner of the herein described 73.458 acre tract of land, same being the east corner of the adjoining James A. White, called 26.54-acre tract recorded in County Clerk File No. 9715443, Official Records, Fort Bend County, Texas;

THENCE North 45 degrees 09 minutes 07 seconds West, along the southwest line of the herein described 73.458 acre tract, being the northeast line of the aforementioned adjoining James A. White, called 26.54-acre tract, at 30.00 feet pass a 1/2-inch iron pipe with cap marked "Kalkomey Surveying" found on the northwest margin of Kunz Road, and continuing, for a total distance of 1,652.83 feet to a 1/2-inch iron pipe with cap marked "Kalkomey Surveying" found for the west corner of the herein described 73.458 acre tract, same being the north corner of the aforementioned adjoining James A. White, called 26.54-acre tract, same being in the southeast line of the James A. White, adjoining called 47.72-acre tract (calculated at 46.91 acres), recorded under Clerk's File No. 9715442, Official Public Records, Fort Bend County, Texas;

THENCE North 45 degrees 00 minutes 00 seconds East, along the northwest line of the herein described tract, same being the southeast line of the aforementioned adjoining James A. White, called 47.72-acre tract, at 1,178.62 feet pass a 5/8-inch iron rod found at the south corner of the adjoining Fred E. Bradley, et ux., called 8.6315-acre tract recorded under County Clerk File No. 9821510, Official Public Records, Fort Bend County, Texas, at 1,455.49 feet pass a 3/4-inch iron rod found on said line, at 1,908.17 feet pass a 1/2-inch iron pipe found on said line at its point of intersection with the southwest line of Finney-Vallet Road (60 feet wide), and continuing for a total distance of 1,938.17 feet to a railroad spike found on said line, at its point of intersection with the northeast line of the H. & T. C. Railroad Company Survey, Section 3, Abstract 208, as located in Finney-Vallet Road, for the north corner of the herein described 73.458 acre tract, same being in the southwest line of the adjoining Harvey Dean and Eddie Fay Ludwig, called 8.039 acre tract, recorded in Volume 1755, Page 468, Official Public Records, Fort Bend County, Texas;

THENCE South 45 degrees 00 minutes 00 seconds East, along the northeast line of said H. & T. C. Railroad Company Survey, Section 3, Abstract 208, being the southwest line of the H. & T. C. Railroad Company Survey, Section 1, Abstract 207, as located in Finney-Vallet Road, a distance of 1,652.83 feet to the PLACE OF BEGINNING and containing 73.458 acres of land, more or less, of which 2.448 acres lie within the limits of Kunz Road and Finney-Vallet Road, leaving a net acreage of 71.010 acres of land, more or less.

LEGAL DESCRIPTION - AS SURVEYED

BEING a 73.4604 acre (3,199,935 square feet) tract of land situated in the H.&T.C. RR. CO. Survey, Abstract No. 208 of Fort Bend County, Texas and being all of a called 73.458 acre tract of land as described in an instrument to Rosenberger Farm & Ranch Holding, LP, recorded under Clerks File Number (C.F.N.) 2013021671 of the Official Public Records of Fort Bend County, Texas (O.P.R. F.B.C.T.), said 73.4604-acre tract of land described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron pipe found lying in the northeast line of a called 16.511 acre tract of land as described in an instrument to David Waddell Vogelsong Trust, recorded under C.F.N. 2012333682 of the O.P.R. F.B.C.T., being the south corner of a called 79.5635 acre tract of land as described in an instrument to SSG BG Blaze, recorded under C.F.N. 2024096062 of the O.P.R. F.B.C.T., also being the west corner of a called 73.4011 acre tract of land as described in an instrument to SSG BG Blaze, LLC, recorded under C.F.N. 2025027388 of the O.P.R. F.B.C.T.;

THENCE South 48°09'37" East, along and with the northeast line of said 16.511 acre tract of land, a called 16.513 acre tract of land as described in an instrument to Paul George Vogelsong III, recorded under C.F.N. 2002005403 of the O.P.R. F.B.C.T., a called 16.515 acre tract of land as described in an instrument to Elizabeth Vogelsong Roeha, recorded under C.F.N. 2002005405 of the O.P.R. F.B.C.T., a called 49.504 acre tract of land as described in an instrument to Rosenberger Crownwood Farms, LLC, recorded under C.F.N. 2016045629 of the O.P.R. F.B.C.T., and a called 4.0000 acre tract of land as described in an instrument to Brain K. Rohrer and Amanda E. Rohrer, recorded under C.F.N. 2017131847 of the O.P.R. F.B.C.T., passing a found 5/8 inch iron rod with cap a distance of 656.10 feet, marking the common corner of said 49.504 acre tract and 16.515 acre tract, passing a found 1/2 inch iron pipe a distance of 984.94 feet, passing a found 1/2 inch iron pipe a distance of 2607.76 feet, marking the apparent north R.O.W. line of said Kunz Road, continuing for a total distance of 2637.67 feet to a point for the common corner of said 73.4011 acre tract and said 4.0000 acre tract, lying in the center line of Kunz Road;

THENCE North 41°58'39" East, along and with said centerline, a distance of 699.57 feet to a point for corner, being a point in the northwest line of a called 2.0000 acre tract of land as described in an instrument to Rebecca Leigh Z'wahr, recorded under C.F.N. 2022143348 of the O.P.R. F.B.C.T., marking the southerly southeast corner of said 73.4011 acre tract and south corner of said 73.458 acre tract and herein described tract, also being the POINT OF BEGINNING;

THENCE North 48°09'52" West, along and with the common line of said 73.4011 acre tract and said 73.458 acre tract, passing a found 5/8 inch iron rod, a distance of 32.61 feet and 1.55 feet to the right from, continuing for a total distance of 1652.83 feet to a found 5/8 inch iron rod with cap, marking an internal corner of said 73.4011 acre tract and west corner of 73.458 acre tract and herein described tract;

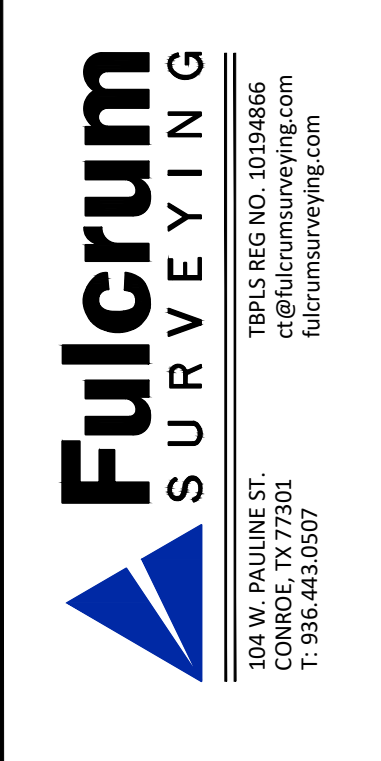
THENCE North 41°59'00" East, along and with the common line of said 73.458 acre tract and 73.4011 acre tract, passing a found 5/8 inch iron rod a distance of 1178.92 feet, marking the south corner of a called 8.6315 acre tract of land as described in an instrument to Fred E. Bradley and wife, Kathryn A. Bradley, recorded under C.F.N. 9821510 of the O.P.R. F.B.C.T., passing a found 5/8 inch iron rod at a distance of 1348.48 feet, passing a found 1/2 inch iron rod at a distance of 1908.07 feet in the apparent southwest right-of-way (R.O.W.) line of Finney Vallet Road, continuing for a total distance of 1938.17 feet to a point for corner in the center line of said Finney Vallet Road, marking the east corner of said 8.6315 acre tract, also being the north corner of said 73.458 acre tract and the herein described tract;

THENCE South 48°01'01" East, along and with said centerline and southwest line of a called 133.0161 acre tract of land as described in an instrument to Marshal E. Djuka Partnership, LTD, recorded under C.F.N. 2023094985 of the O.P.R. F.B.C.T., a distance of 1652.82 feet to a point for corner, marking an angle point of a called 99.480 acre tract of land as described in an instrument to said Rosenberger Farm & Ranch Holding, LP, recorded under C.F.N. 2013021671 O.P.R. F.B.C.T. and the south corner of a called 133.0161 acre tract of land as described in an instrument to Marshal E. Djuka Partnership, LTD., recorded under C.F.N. 2023094985 O.P.R. F.B.C.T., to a point in the center of Kunz Road, for the east corner of said 73.458 acre tract and the herein described tract;

THENCE South 41°59'00" West, along and with the center line of said Kunz Road, northwest line of said 99.480 acre tract, remainder of a called 80.046 acre tract of land as described in an instrument to James Bettis, et al, recorded in Volume 765, Page 26 of the Deed Records of Fort Bend County, Texas (D.R. F.B.C.T.), a called 55.946 acre tract of land as described in an instrument to William C. Butler, recorded under C.F.N. 2002123426 of the O.P.R. F.B.C.T., remainder of a called 79.94 acre tract of land as described in an instrument to Bobby Jack Kunz, recorded under C.F.N. 2013028191 of the O.P.R. F.B.C.T., and said 2.0000 acre tract, a distance of 1933.91 feet to the POINT OF BEGINNING and containing a computed 73.4604 acres (3,199,935 square feet) of land.

SCHEDULE 'B' ITEMS

- (10a) Rights of parties in possession. STATEMENT NOT AN EASEMENT OF RECORD
- (10b) Rights of tenants in possession, as tenants only, under unrecorded lease agreements. STATEMENT NOT AN EASEMENT OF RECORD
- (10c) Visible and apparent easements not shown by the public records. STATEMENT NOT AN EASEMENT OF RECORD
- (10d) Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway, including, but not limited to, that portion of the subject property lying in Kunz Road and Finney-Vallet Road. STATEMENT NOT AN EASEMENT OF RECORD, HOWEVER PORTIONS OF THE PROPERTY LIES WITHIN PUBLIC RIGHT-OF-WAY, AS SHOWN ON SURVEY.
- (10e) Easement Ten (10) feet in width as located by a dot-dash symbol on the sketch appended thereto, a necessary down gully, and together with unobstructed aerial easements Five (5) feet in width extending upward from a plane Twenty (20) feet above ground level adjoining both sides thereof, granted to Houston Lighting and Power Company, as set out and defined by instrument dated September 26, 1966, recorded in Volume 480, Page 529 of the Deed Records of FORT BEND COUNTY, TEXAS. EASEMENT DOES NOT AFFECT SUBJECT TRACT. EASEMENT IS LOCATED WITHIN 8.6315 ACRE TRACT.
- (10f) Easement Two Hundred Sixty (260) feet in width traversing through the subject property, granted to Houston Lighting and Power Company, as set out and defined by instrument dated May 29, 1980, recorded in Volume 913, Page 499 of the Deed Records (under Clerk's No. 24653) of FORT BEND COUNTY, TEXAS. EASEMENT WAS RELEASED UNDER CLERK'S FILE NUMBER 9757860 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS
- (10g) Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument dated December 21, 1908, filed for record on February 5, 1999, under Clerk's File Number 1999010478 of the Official Public Records of FORT BEND COUNTY, TEXAS. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s). NOT AN EASEMENT OF RECORD, THEREFORE IS NOT PLOTTED HEREON
- (10h) Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated May 22, 1937, by and between the H. Blase and wife, Mathilda Blase, as Lessors, and F. C. Albright, as Lessee, recorded on August 30, 1937, in Volume 163, Page 389 of the Deed Records (being under Clerk's File Number 26248) of FORT BEND COUNTY, TEXAS. Assignment of Oil and Gas Lease, dated October 13, 1937, to L. W. Wickes, recorded on November 5, 1937, in Volume 170, Page 606 of the Deed Records (being under Clerk's File Number 26773) of FORT BEND COUNTY, TEXAS. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s). NOT AN EASEMENT OF RECORD, THEREFORE IS NOT PLOTTED HEREON
- (10i) Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated October 13, 1939, by and between the H. Blase and wife, Mathilda Blase, as Lessors, and J. P. Hunnicutt, as Lessee, recorded on November 13, 1939, in Volume 185, Page 479 of the Deed Records (being under Clerk's File Number 32412) of FORT BEND COUNTY, TEXAS. Assignment of Oil and Gas Lease, dated October 13, 1939, to MAGNOLIA PETROLEUM COMPANY, recorded on November 13, 1939, in Volume 185, Page 482 of the Deed Records (being under Clerk's File Number 32413) of FORT BEND COUNTY, TEXAS. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s). NOT AN EASEMENT OF RECORD, THEREFORE IS NOT PLOTTED HEREON
- (10j) Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated January 4, 1978, by and between the Marvin Geick and Clara Geick, as Lessors, and KENNEDY & MITCHELL, INC., as Lessee, recorded on June 20, 1978, in Volume 780, Page 801 of the Deed Records (being under Clerk's File Number 50350) of FORT BEND COUNTY, TEXAS. Assignment of Overriding Royalty Interest recorded in Volume 794, Page 686 of the Deed Records of FORT BEND COUNTY, TEXAS. Assignment of Oil and Gas Leases recorded on September 1, 1978, in Volume 794, Page 691 of the Deed Records (being under Clerk's File Number 59924) of FORT BEND COUNTY, TEXAS. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s). NOT AN EASEMENT OF RECORD, THEREFORE IS NOT PLOTTED HEREON
- (10k) Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated November 17, 1998, by and between the Dean B. Geick and Linda M. Geick Revocable Trust, as Lessor, and HORIZON EXPLORATION COMPANY, as Lessee, filed for record on February 22, 1999, under Clerk's File Number 1999014219 of the Official Public Records of FORT BEND COUNTY, TEXAS. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s). NOT AN EASEMENT OF RECORD, THEREFORE IS NOT PLOTTED HEREON
- (10l) All leases, grants, exceptions or reservations of the geothermal energy and associated resources below the surface of the Land, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of the geothermal energy and associated resources below the surface of the Land that are not listed. NOT AN EASEMENT OF RECORD, THEREFORE IS NOT PLOTTED HEREON
- (10m) Subject property lies within the boundaries of Fort Bend County Drainage District. STATEMENT NOT AN EASEMENT OF RECORD

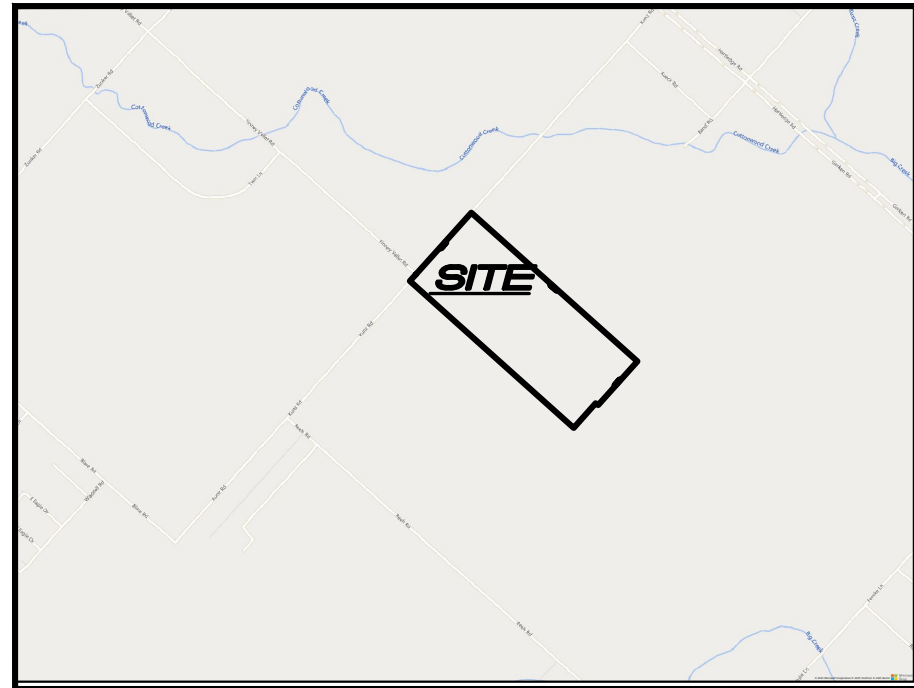


ALTA / NSPS LAND TITLE SURVEY
73.4604 ACRES (3,199,935 SQ. FT.)
BEING ALL OF A CALLED 73.458 ACRE TRACT
RECORDED UNDER
C.F.N. 2013021671 O.P.R. F.B.C.T.
SITUATED IN THE
H.&T.C. RR. CO. SURVEY, A-208
FORT BEND COUNTY, TEXAS

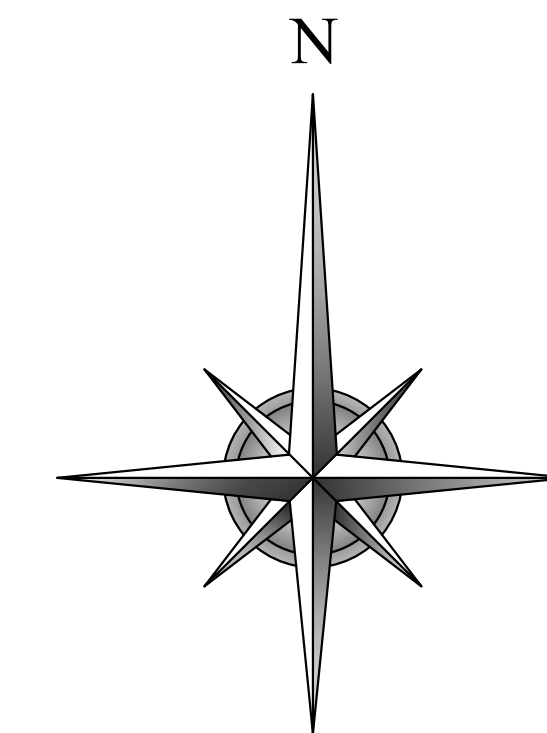
TO		DATE
CLIENT	PRELIMINARY DRAWING	07/09/25
CLIENT	ADD TITLE COMMITMENT	07/14/25

DRAWING	
PROJECT NO: 25-072-1	
FIELD BK	1/01
FIELD WRK	LP
DATE	01/13/24
DRAFTING	CT
DATE	01/13/24
CHECKED	CT
DATE	01/13/24

25-072-1_ZUNKER ROAD ALTA_v1.dwg



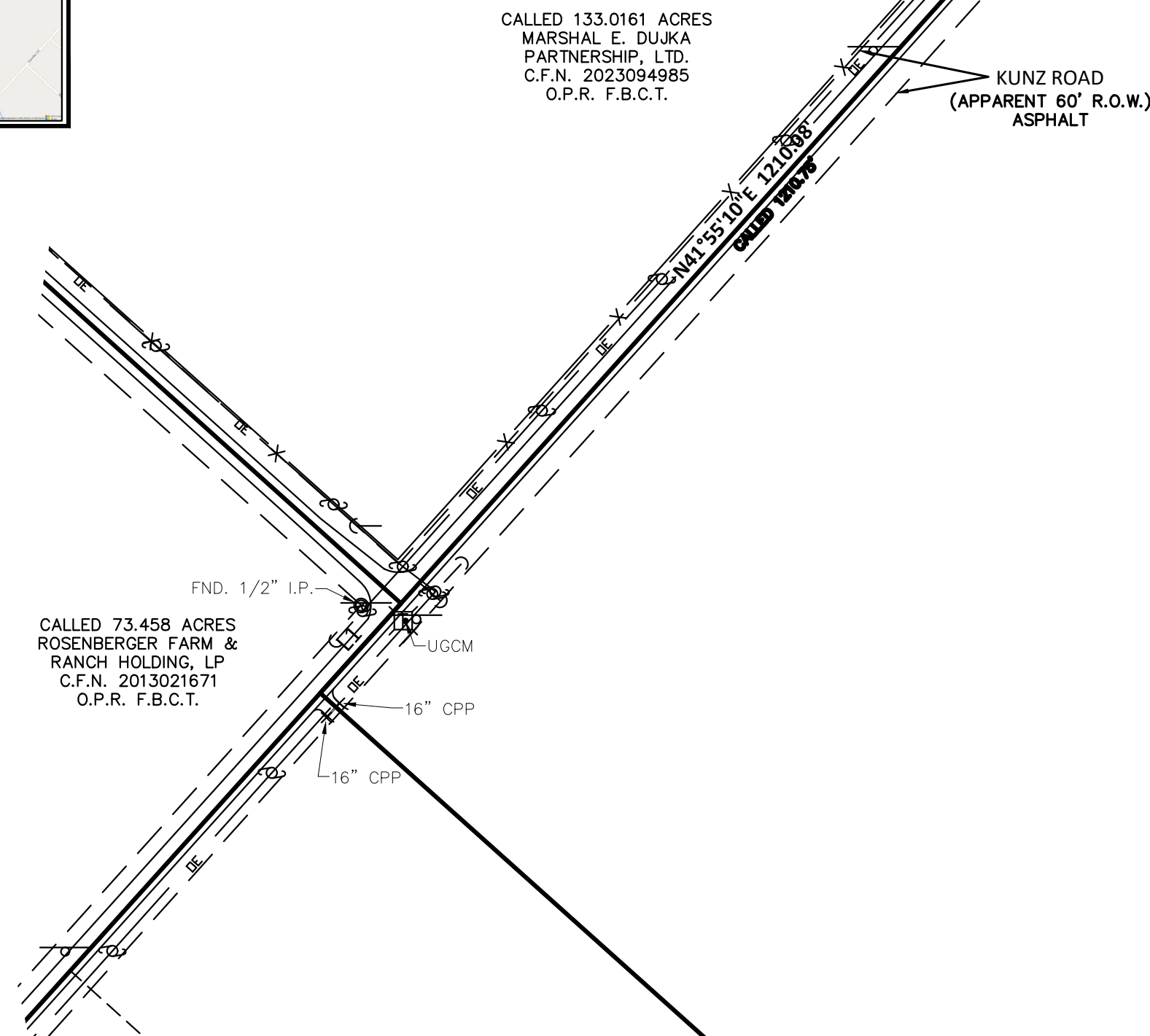
LOCATION MAP
NOT TO SCALE



GRAPHIC SCALE



(IN FEET)
1 inch = 150 ft.



LINE TABLE		CALLED	
NO.	BEARING	LENGTH	LENGTH
L1	N 41°59'00" E	129.35'	
L2	N 56°13'33" W	44.89'	45.91'

SUBJECT TRACT
99.4250 ACRES
(4,330,954 SQ. FT.)

CALLED 99.480 ACRES
ROSENBERGER FARM &
RANCH HOLDINGS, LP
C.F.N. 2013021671
O.P.R. F.B.C.T.

REMAINDER OF A
CALLED 80.046 ACRES
JAMES BETTIS, ET AL
VOL. 765, PG. 26 D.R. F.B.C.T.

CALLED 98.112 ACRES
BECKY ANN MEEKS
C.F.N. 2013028193
O.P.R. F.B.C.T.

CALLED 121 ACRES
BRADLEY VALLET
C.F.N. 2024023802
O.P.R. F.B.C.T.

CALLED 20 ACRES
BUBBY KUNZ
VOL. 2389, PG. 2465
D.R. F.B.C.T.

CALLED 93.25 ACRES
ZACHARY S. ZAPALAC AND WIFE,
JANA L. ZAPALAC
C.F.N. 2015099656 O.P.R. F.B.C.T.

GENERAL NOTES

- The surveyor has not abstracted the site. This survey was performed with benefit of title commitment from Fidelity National Title Insurance Company, Commitment No. FAH25007794, effective date: June 30, 2025, issued: July 11, 2025.
- The professional service reflected on this plot of survey is provided in connection with the transaction anticipated by the title search referenced and dated above; it is not to be used for any other purpose.
- Bearing based on Texas State Plane Coordinates, South Central Zone (4204), NAD83.
- This original work is protected under copyright laws, Title 17 United States Code Sections 101 and 102. All violators will be prosecuted to the fullest extent of the law. This survey is being provided solely for the use of the recipients named and no license has been created, express or implied, to copy the survey except as is necessary in conjunction with the original transaction, which shall take place within thirty (30) days from the date adjacent to the signature line herein.
- Flood Statement: This site is situated in Zones "X" in Fort Bend County, Texas according to FEMA map number 48157C0400M dated January 29, 2021. Warning: This statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This determination has been made by scaling the property on the referenced map and is not the result of an elevation survey. This flood statement shall not create liability on the part of the surveyor.
- There is no Zoning per Fort Bend County.
- There are no parking spaces marked on the subject tract.
- There are no party walls adjoining the subject tract.
- The nearest intersection is Finney Vallet Road and Kunz Road.
- There is no evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
- There is no evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
- There is no evidence of underground utilities existing on or serving the subject tract.
- Address appears to be: Kunz Road, Rosenberg, Texas 77461.
- Property is contiguous and has access with the south right-of-way of Kunz Road, a county maintained road.

Fulcrum SURVEYING
 TBPS REG. NO. 10194866
 104 W. PAULINE ST.
 CONROE, TX 77301
 T: 936.443.0507
 cf@fulcrumsurveying.com
 fulcrumsurveying.com

ALTA / NSPS LAND TITLE SURVEY
 99.4250 ACRES (4,330,954 SQ. FT.)
 BEING ALL OF A CALLED 99.480 ACRE TRACT OF LAND
 RECORDED UNDER
 C.F.N. 2013021671 O.P.R. F.B.C.T.
 SITUATED IN THE
 WILLIAM LEECH SURVEY, A-281
 FORT BEND COUNTY, TEXAS

REVISION BLOCK

TO	DATE	DESCRIPTION
CLIENT	07/02/25	PRELIMINARY DRAWING
CLIENT	07/15/25	ADD TITLE COMMITMENT

DRAWING

PROJECT NO: 25-072-1

FIELD BK	1/01
FIELD WRK	LP
DATE	01/13/24
DRAFTING	CT
DATE	01/13/24
CHECKED	CT
DATE	01/13/24

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1-4, 6(a), 6(b), 7(a), 7(b), 7(c), 8, 9, 13, 14, 16, 17 and 19 of Table A thereof. The fieldwork was completed on June 30, 2025.

PRELIMINARY: SHALL NOT BE RECORDED

Clemente Turruarientes Jr.
 Registered Professional Land Surveyor
 Texas Registration No. 6657
 Date: July 2, 2025

25-072-1_ZUNKER ROAD ALTA_V1.dwg

LEGAL DESCRIPTION - AS PROVIDED

A tract or parcel of land containing 99.480 acres, more or less, located in the William Leech Survey, Abstract 281, FORT BEND COUNTY, Texas; said 99.480 acre tract being the residue of that certain called 100-acre tract described in the deed to Dean B. Geick and Linda M. Geick, Trustees, recorded under Clerk's File No. 9773842, Official Public Records, FORT BEND COUNTY, Texas; the Base Bearing for the herein described tract is the northwest line of the William Leech Survey, Abstract 281, same being the southeast line of the H. & T. C. Railroad Company Survey, Section 3, Abstract 208, as located in Kunz Road, said bearing being South 45 degrees 00 minutes 00 seconds West:

BEGINNING at a railroad spike found at the east corner of the H. & T. C. Railroad Company Survey, Section 3, Abstract Number 208, as located in the intersection of Kunz Road (60 foot wide) and Finney-Vallet Road (60 foot wide), said point being the northwest line of the herein described 99.480 acre tract, some being the south corner of the adjoining Albert J. Ludwig, et al., called 77.83 acre tract (Second Tract) recorded in Volume 434, Page 154, Deed Records, Fort Bend County, Texas;

THENCE North 45 degrees 00 minutes 00 seconds East, along the northwest line of the William Leech Survey, Abstract 281, being the southeast line of the adjoining H. & T. C. Railroad Company Survey, Section 1, Abstract 207, as located in Kunz Road, a distance of 1,210.75 feet to a railroad spike set on said line for the north corner of the herein described 99.480 acre tract of land, same being the west corner of the Frank Kunz, called 100-acre tract recorded in Volume 50, Page 108, Deed Records, Fort Bend County, Texas;

THENCE South 45 degrees 08 minutes 09 seconds East, along the northeast line of the herein described 99.480 acre tract, being the southwest line of the aforementioned Frank Kunz, called 100-acre tract, at 25.20 feet pass a 3/4-inch iron pipe found in the southeast margin of Kunz Road, at 3,245.55 feet pass a 1-1/4-inch iron pipe found on said line, and continuing for a total distance of 3,248.84 feet to a point on the northwest line of the adjoining Gilbert C. Vallet, et ux., tract, part of a called 242.00 acre tract recorded in Volume 684, Page 628, Deed Records, Fort Bend County, Texas, for the east most corner of the herein described 99.480 acre tract of land, said point bears South 44 degrees 55 minutes 32 seconds West, 7.10 feet, from a 1/2-inch iron pipe found at the north corner of the aforementioned Gilbert C. Vallet, et ux., part of a called 242.00 acre tract;

THENCE South 44 degrees 55 minutes 32 seconds West, along the southeast line of the herein described tract, being the northwest line of the aforementioned Gilbert C. Vallet, et ux., part of a called 242.00 acre tract, 853.16 feet to a point in the centerline of Foss Creek (Lateral II-B-6) being at Fort Bend County Drainage District - 40 foot easement recorded in Volume 377, Page 50, Deed Records, Fort Bend County, Texas for corner, same being a corner of the Tommy L. Hull, et ux., called 100.502 acre tract recorded in County Clerk File No. 9532736, Official Records, Fort Bend County, Texas;

THENCE North 53 degrees 13 minutes 12 seconds West, along the centerline of the aforementioned Fort Bend County Drainage District, 40-foot easement, 45.91 feet to a point in the centerline of said drainage easement for a re-entry corner to the herein described tract, same being a lower north corner of the aforementioned Tommy L. Hull, et ux., called 100.502 acre tract;

THENCE South 44 degrees 51 minutes 48 seconds West, along a common line of the herein described tract and the aforementioned adjoining Tommy L. Hull, et ux., called 100.502 acre tract, at 30.00 feet pass a 1/2-inch iron pipe found on said line, on the southwest bank of the aforementioned Fort Bend County Drainage District 40-foot easement, and continuing for a total distance of 481.42 feet to a 1/2-inch iron pipe found for the extreme south corner of the herein described 99.480 acre tract of land, same being a re-entry corner to the aforementioned Tommy L. Hull, et ux., called 100.502 acre tract;

THENCE North 45 degrees 07 minutes 08 seconds West, along a southwest line of the herein described tract, same being a northeast line of the aforementioned Tommy L. Hull, et ux., called 100.502 acre tract, and the northeast line of the adjoining Bobby Kunz, called 20-acre tract recorded in Volume 2389, Page 2465, Official Records, Fort Bend County, Texas, at 574.83 feet pass the centerline of Foss Creek, the aforementioned Fort Bend County Drainage District, 40-foot easement, some being the north corner of the aforementioned Bobby Kunz, called 20-acre tract, same being the east corner of the Fannie Bell Peak Goupp, et al., called 80.046 acre tract recorded in Volume 765, Page 26, Deed Records, Fort Bend County, Texas, at 3,179.02 feet pass a 1/2-inch iron pipe with cap marked "Kalkomey Surveying" set on said line at its point of intersection with the southeast margin of Kunz Road, and continuing for a total distance of 3,204.02 feet to a railroad spike set on said line, at its point of intersection with the northwest line of the William Leech Survey, Abstract 281, same being the southeast line of the H. & T. C. Railroad Company Survey, Section 3, Abstract 208, as located in Kunz Road, for the west corner of the herein described 99.480 acre tract of land, same being the north corner of the aforementioned adjoining Fannie Bell Peak Goupp, et al., called 80.046 acre tract, and being in the southeast line of an adjoining 73.458 acre tract, being the residue of the Dean B. Geick, et al., called 100-acre tract recorded in Volume 2039, Page 2266, Official Records, Fort Bend County, Texas;

THENCE North 45 degrees 00 minutes 00 seconds East, along the common line of the William Leech Survey and the H. & T. C. Railroad Company Survey, Section 3, as located in Kunz Road, being the northwest line of the herein described tract and the southeast line of the aforementioned adjoining 73.458 acre tract, a distance of 129.35 feet to the PLACE OF BEGINNING and containing 99.480 acres of land, more or less, of which 0.769 acres lie within the limits of Kunz Road, leaving a net acreage of 98.711 acres of land, more or less.

LEGAL DESCRIPTION - AS SURVEYED

BEING a 99.4250 acre (4,330,954 square feet) tract of land situated in the William Leech Survey, Abstract No. 281 of Fort Bend County, Texas and being all of a called 99.480 acre tract of land described in an instrument to Rosenberger Farm & Ranch Holding, LP, recorded under Clerks File Number (C.F.N.) 2013021671 of the Official Public Records of Fort Bend County, Texas (O.P.R. F.B.C.T.), said 99.4250-acre tract of land described by metes and bounds as follows:

BEGINNING at a found 1" inch iron pipe, marking an internal corner of a called 93.25 acre tract of land as described in an instrument to Zachary S. Zapalac and wife, Jana L. Zapalac, recorded under C.F.N. 2015059656 of the O.P.R. F.B.C.T., also being the south corner of said 99.480 acre tract and the herein described tract;

THENCE North 48°07'29" West, along and with the southwest line of said 99.480 acre tract, passing at a found 1 inch iron pipe, a distance of 280.43 feet, marking the common corner of said 93.25 acre tract and a called 20 acre tract of land as described in an instrument to Bubby Kunz, recorded under Volume 2389, Page 2465 of the Deed Records of Fort Bend County, Texas (D.R. F.B.C.T.), from which a found 1 inch iron pipe bears North 2018°57' East, a distance of 1.34 feet and continuing for a total distance of 3204.02 feet to a point for corner in the centerline of Kunz Road, being a point in the southeast line of a called 73.458 acre tract of land as described in an instrument to said Rosenberger Farm & Ranch Holding, LP, recorded under said C.F.N. 2013021671 of the O.P.R. F.B.C.T., marking the north corner of the Remainder of a called 80.046 acre tract of land as described in an instrument to James Bettis, ET AL, recorded under Volume 765, Page 26 of the D.R. F.B.C.T. and the west corner of said 99.480 acre tract and the herein described tract;

THENCE North 41°59'00" East, along and with said centerline, a distance of 129.35 feet to a point for corner, marking the intersection of said Kunz Road and Finney Vallet Road, marking the common corner of said 73.458 acre tract and a called 133.0161 acre tract of land as described in an instrument to Marshal E. Duja Partnership, LTD., recorded under C.F.N. 2023094985 of the O.P.R. F.B.C.T., also being an angle point of said 99.480 acre tract and the herein described tract;

THENCE North 41°55'10" East, continuing along and with said centerline, a distance of 1210.08 feet (called 1210.75 feet) to a point for corner, marking the west corner of a called 98.112 acre tract of land as described in an instrument to Becky Ann Meeks, recorded under C.F.N. 2013028193 of the O.P.R. F.B.C.T., also being the north corner of said 99.480 acre tract and the herein described tract;

THENCE South 48°09'12" East, along and with the northeast line of said 99.480 acre tract, a distance of 3246.67 feet (called 3248.84 feet) to a found 1 inch iron pipe in the northwest line of a called 121 acre tract of land as described in an instrument to Bradley Vallet, recorded under C.F.N. 2024023802 of the O.P.R. F.B.C.T., marking the south corner of said 98.112 acre tract, also being east corner of said 99.480 acre tract and the herein described tract;

THENCE South 41°50'40" West, along and with the southeast line of said 99.480 acre tract, a distance of 853.30 feet (called 853.16 feet) to a point for corner, marking the most northerly northeast corner of said 93.25 acre tract of land, also being an external corner of said 99.480 acre tract and the herein described tract;

THENCE North 56°13'33" West, a distance of 44.89 feet to a point for corner, marking the north corner of said 93.25 acre tract, also being an internal corner of the herein described tract;

THENCE South 41°51'27" West, along and with the southeast line of said 99.480 acre tract, passing at a distance of 30.93 feet a found 1/2 inch iron pipe and continuing for a total distance of 481.43 feet to the POINT OF BEGINNING and containing a computed 99.4250 acres (4,330,954 square feet) of land.

SCHEDULE "B" ITEMS

- (10c) Rights of parties in possession. STATEMENT NOT AN EASEMENT OF RECORD
- (10b) Rights of tenants in possession, as tenants only, under unrecorded lease agreements. STATEMENT NOT AN EASEMENT OF RECORD
- (10c) Visible and apparent easements not shown by the public records. STATEMENT NOT AN EASEMENT OF RECORD
- (10d) Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway, including, but not limited to, that portion of the subject property lying in Kunz Road and Finney-Vallet Road. STATEMENT NOT AN EASEMENT OF RECORD, HOWEVER PORTIONS OF THE PROPERTY LIES WITHIN PUBLIC RIGHT-OF-WAY, AS SHOWN ON SURVEY
- (10e) Easement Two Hundred Sixty (260) feet in width traversing through the subject property, granted to Houston Lighting and Power Company, as set out and defined by instrument dated June 10, 1980, recorded in Volume 913, Page 494 of the Deed Records (under Clerk's No. 24652) of FORT BEND COUNTY, TEXAS. EASEMENT WAS RELEASED UNDER CLERK'S FILE NUMBER 9757860 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS
- (10f) Drainage Easement Forty (40) feet in width, for Foss Creek, located in the southwesterly portion of subject property, granted to the Fort Bend County Drainage District, as set out and defined by instrument dated April 2, 1958, recorded in Volume 377, Page 50 of the Deed Records of FORT BEND County, Texas.
- (10g) Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument dated December 21, 1998, filed for record on February 8, 1999, under Clerk's File Number 1999010479 of the Official Public Records of FORT BEND County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s).
- (10h) Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated May 22, 1937, by and between the H. Blase and wife, Mathilda Blase, as Lessors, and F. C. Albright, as Lessee, recorded on August 30, 1937, in Volume 169, Page 389 of the Deed Records (being under Clerk's File Number 26248) of FORT BEND County, Texas. Assignment of Oil and Gas Lease, dated October 13, 1937, to L. W. Wickes, recorded on November 5, 1937, in Volume 170, Page 606 of the Deed Records (being under Clerk's File Number 26773) of FORT BEND County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s). NOT AN EASEMENT OF RECORD, THEREFORE IS NOT PLOTTED HEREON
- (10i) Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated November 17, 1998, by and between the Dean B. Geick and Linda M. Geick Revocable Trust, as Lessor, and HORIZON EXPLORATION COMPANY, as Lessee, filed for record on February 22, 1999, under Clerk's File Number 1999014219 of the Official Public Records of FORT BEND County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s). NOT AN EASEMENT OF RECORD, THEREFORE IS NOT PLOTTED HEREON
- (10j) All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed. NOT AN EASEMENT OF RECORD, THEREFORE IS NOT PLOTTED HEREON
- (10k) All leases, grants, exceptions or reservations of the geothermal energy and associated resources below the surface of the Land, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of the geothermal energy and associated resources below the surface of the Land that are not listed. NOT AN EASEMENT OF RECORD, THEREFORE IS NOT PLOTTED HEREON
- (10l) Subject property lies within the boundaries of Fort Bend County Drainage District. STATEMENT NOT AN EASEMENT OF RECORD



Fulcrum
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ALTA / NSPS LAND TITLE SURVEY
99.4250 ACRES (4,330,954 SQ. FT.)
BEING ALL OF A CALLED 99.480 ACRE TRACT OF LAND
RECORDED UNDER
C.F.N. 2013021671 O.P.R. F.B.C.T.
SITUATED IN THE
WILLIAM LEECH SURVEY, A-281
FORT BEND COUNTY, TEXAS

TO		REVISION BLOCK		DATE	
CLIENT	PRELIMINARY DRAWING	DESCRIPTION	DATE	CLIENT	DATE
			07/03/25		
			07/15/25		

DRAWING

PROJECT NO: 25-072-1

FIELD BK	1/01
FIELD WRK	LP
DATE	01/13/24
DRAFTING	CT
DATE	01/13/24
CHECKED	CT
DATE	01/13/24

DATE: 1/13/2025 10:00 AM