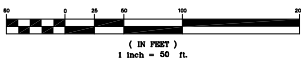
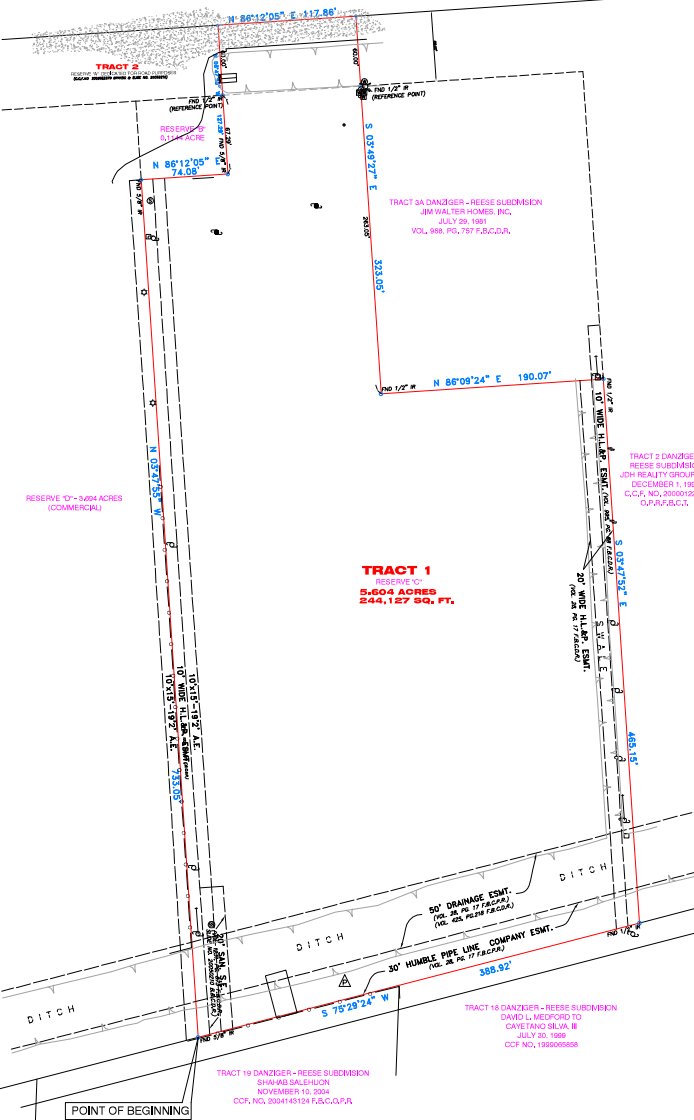


GRAPHIC SCALE



- LEGEND**
- AE - AERIAL EASEMENT
  - BL - BUILDING LINE
  - BLDG - BUILDING
  - ESMT - EASEMENT
  - FND - FOUND
  - HLP - HOUSTON LIGHTING & POWER
  - IP - IRON PIPE
  - IR - IRON ROD
  - HCCF - HARRIS COUNTY CLERK'S FILE
  - HCCR - HARRIS COUNTY DEED RECORDS
  - HCMR - HARRIS COUNTY MAP RECORDS
  - POB - POINT OF BEGINNING
  - POC - POINT OF COMMENCING
  - PS - PARKING SPACES
  - ROW - RIGHT OF WAY
  - SO. FT. SQUARE FEET
  - UL - UTILITY EASEMENT
  - CR - CAPPED IRON ROD
  - STW - STAMPED SOUTH TEXAS SURVEYING
  - BARBED WIRE FENCE
  - CHAIN LINE FENCE
  - CONCRETE
  - COVERED CONCRETE
  - OVERHEAD ELECTRIC LINES
  - WOOD FENCE
  - WROUGHT IRON FENCE
  - DIV WIRE
  - CATCH BASIN
  - SMELL BOX
  - ELECTRIC BOX
  - UNDERGROUND CABLE MARKER
  - FLAG POLE
  - FIRE HYDRANT
  - FIBER OPTIC MARKER
  - FLAG POLE
  - GAS METER
  - GAS VALVE
  - LIGHT POLE
  - MANHOLE
  - MONITORING WELL
  - PIPELINE MARKER
  - POWER POLE
  - SERVICE POLE
  - SANITARY MANHOLE
  - STORM MANHOLE
  - TELEPHONE, FIBER/STAL
  - TRANSFORMER
  - TRAFFIC SIGNAL BOX
  - TRAFFIC SIGNAL POLE
  - UNDERGROUND CABLE MARKER
  - WATER WELL
  - WATER METER
  - WATER VALVE
  - BENCHMARK

**SOUTHWEST FREeway (U.S. HIGHWAY NO. 59)**



**LEGAL DESCRIPTION**

**TRACT 1:**  
 A 5.604 ACRES (244,127 SQ. FT.) TRACT OF LAND, BEING ALL OF A RESERVE "C" AND A PORTION OF RESERVE "C" OF THE SALEMOUTH SUBDIVISION, AS RECORDED IN SLIDE NUMBER 20050210, FORT BEND COUNTY PLAT RECORDS, IN THE J. D. VERMILLION SURVEY, ABSTRACT NO. 340, FORT BEND COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:  
 BEGINNING, AT A FOUND 3/8-INCH IRON ROD WITH CAP, BEING THE SOUTHWEST CORNER OF RESERVE "C", THE SOUTHWEST CORNER OF RESERVE "C", IN THE NORTH LINE OF TRACT 19 OF THE SALEMOUTH SUBDIVISION, AS RECORDED IN VOLUME 96, PAGE 17, FORT BEND COUNTY PLAT RECORDS;  
 THENCE, NORTH 03 DEGREES 47 MINUTES 53 SECONDS WEST, ALONG THE COMMON LINE OF RESERVE "C" AND RESERVE "C", A DISTANCE OF 233.05 FEET TO A FOUND 3/8-INCH IRON ROD WITH CAP BEING THE SOUTHWEST CORNER OF RESERVE "C";  
 THENCE, NORTH 06 DEGREES 12 MINUTES 05 SECONDS EAST, ALONG THE COMMON LINE OF RESERVE "C" AND RESERVE "C", AT A DISTANCE OF 74.08 FEET TO A FOUND 3/8-INCH IRON ROD WITH CAP, BEING THE SOUTHWEST CORNER OF RESERVE "C" AND AN INTERIOR CORNER OF RESERVE "C";  
 THENCE, NORTH 03 DEGREES 47 MINUTES 53 SECONDS WEST, ALONG THE COMMON LINE OF RESERVE "C" AND RESERVE "C", AT A DISTANCE OF 47.29 FEET TO A FOUND 3/8-INCH IRON ROD, BEING THE NORTHEAST CORNER OF RESERVE "C", CONTRA ALIQUA A TOTAL COURSE OF 127.28 FEET TO A SET "X", IN THE NORTHERLY LINE OF RESERVE "C", ALSO BEING IN THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 59, 150'- FEET RIGHT-OF-WAY;  
 THENCE, NORTH 86 DEGREES 12 MINUTES 05 SECONDS EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 59, A DISTANCE OF 137.88 FEET TO A SET "X" MARKING THE NORTHEAST CORNER OF RESERVE "C" AND THE NORTHWEST CORNER OF TRACT 3A, AS RECORDED IN VOLUME 88B, PAGE 752, FORT BEND COUNTY DEED RECORDS;  
 THENCE, SOUTH 03 DEGREES 48 MINUTES 27 SECONDS EAST, ALONG THE EAST LINE OF RESERVE "C", AT A DISTANCE OF 40.00 FEET PASS A FOUND 1/2-INCH IRON ROD, CONTRA ALIQUA A TOTAL COURSE OF 233.05 FEET TO A FOUND 1/2-INCH IRON ROD BEING THE SOUTHWEST CORNER OF SAID TRACT 3A AND AN INTERIOR CORNER OF RESERVE "C";  
 THENCE, NORTH 86 DEGREES 09 MINUTES 24 SECONDS EAST, ALONG THE COMMON SOUTH LINE OF SAID TRACT 3A AND NORTH LINE OF RESERVE "C", A DISTANCE OF 190.07 FEET TO A FOUND 1/2-INCH IRON ROD IN THE WEST LINE OF TRACT 2;  
 THENCE, SOUTH 03 DEGREES 47 MINUTES 53 SECONDS EAST, ALONG THE EAST LINE OF RESERVE "C" AND THE WEST LINE OF TRACT 2, A DISTANCE OF 485.15 FEET TO A FOUND 1/2-INCH IRON ROD IN THE NORTH LINE OF TRACT 16;  
 THENCE, SOUTH 75 DEGREES 29 MINUTES 24 SECONDS WEST, ALONG THE SOUTH LINE OF RESERVE "C" AND NORTH LINE OF TRACT 18 AND TRACT 19, A DISTANCE 388.92 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.604 ACRES OF LAND.

**TRACT 2:**  
 EASEMENT AND EASEMENTS RIGHTS FOR REDISTRIBUTION AND VEHICULAR ACCESS AS CREATED, DESCRIBED AND DEFINED IN ROADWAY EASEMENT DATED DECEMBER 14, 2006, FROM SHAWAB SALEMOUTH AND JOURNAL WALKS TO BELL EXCHANGE (L.L.), RECORDED UNDER COUNTY CLERK'S FILE NO. 20051029 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS, BEING OVER AND ACROSS A TRACT OF LAND LOCATED IN THE CITY OF ROSENBERG, TEXAS, CONSISTING OF ALL OF RESERVE "B" AND A PORTION OF RESERVE "C" OF SALEMOUTH SUBDIVISION, AS SHOWN ON THE PLAT RECORDED ON SLIDE NO. 20050210 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

**TRACT 3:**  
 EASEMENT AND EASEMENTS RIGHTS OVER AND ACROSS A CALLED 30 FOOT WIDE ACCESS EASEMENT AS CREATED, DESCRIBED AND DEFINED IN ROADWAY EASEMENT DATED DECEMBER 14, 2006, FROM SHAWAB SALEMOUTH AND JOURNAL WALKS TO BELL EXCHANGE (L.L.), RECORDED UNDER COUNTY CLERK'S FILE NO. 20051029 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS, CONTAINING A 0.1377 ACRES OR 5,998 SQUARE FEET OF LAND LOCATED IN THE CITY OF ROSENBERG, TEXAS, BUT NOT A PART OF RESERVE "C" OF SALEMOUTH SUBDIVISION, AS SHOWN ON THE PLAT RECORDED ON SLIDE NO. 20050210 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

**SCHEDULE "B" 1ST TERMS**

10E. RIGHT OF WAY EASEMENT DATED JANUARY 30, 1982, GRANTED TO HUMBLE PIPE LINE COMPANY, RECORDED IN VOLUME 425, PAGE 218 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS.

10F. SUBJECT TO ROAD EASEMENT AND UTILITY EASEMENT AS SET FORTH IN DESIGNATION DATED DECEMBER 18, 1986, RECORDED IN VOLUME 95A, PAGE 717 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS. (AFFECTS TRACT 1 AND TRACTS 2 & 3 - EASEMENTS)

10G. EASEMENT DATED AUGUST 10, 1981, GRANTED TO HOUSTON LIGHTING & POWER COMPANY, RECORDED IN VOLUME 99B, PAGE 88 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS.

10H. EASEMENT DATED JUNE 2, 1983, GRANTED TO HOUSTON LIGHTING & POWER COMPANY, RECORDED IN VOLUME 1231, PAGE 873 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS, INCLUDING TO FORT WIDE UTILITY EASEMENT AND 10 FOOT WIDE UNSTRUCTURED AERIAL EASEMENT.

10I. 20 FOOT WIDE SANITARY SEWER EASEMENT LOCATED IN THE SOUTHWESTERN PORTION OF RESERVE "C" AS SHOWN AND DEDICATED ON PLAT, RECORDED UNDER SLIDE NO. 20050210 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

10J. 50 FOOT WIDE DRAINAGE EASEMENT ACROSS THE SOUTHERN PORTION OF RESERVE "C" AND RESERVE "C" AS SHOWN ON PLAT, RECORDED IN VOLUME 98, PAGE 17 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS AND UNDER SLIDE NO. 20050210 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

10K. 20 FOOT WIDE UTILITY EASEMENT ALONG THE EAST PROPERTY LINE OF RESERVE "C" AS SHOWN ON PLAT, RECORDED IN VOLUME 28, PAGE 17 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS AND UNDER SLIDE NO. 20050210 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

10L. 50 FOOT WIDE BUILDING LINE ALONG THE NORTH PROPERTY LINE OVER AND ACROSS RESERVE "C" AS SHOWN ON PLAT, RECORDED IN VOLUME 28, PAGE 17 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS AND UNDER SLIDE NO. 20050210 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS. (AFFECTS TRACTS 2 & 3 - EASEMENTS)

10M. 25 FOOT WIDE BUILDING LINE ALONG THE NORTH PROPERTY LINE OF RESERVES "C", "C" AND "C" AS SHOWN AND DEDICATED ON PLAT, RECORDED UNDER SLIDE NO. 20050210 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS. (AFFECTS TRACT 1 AND TRACTS 2 & 3 - EASEMENTS)

10N. SUBJECT TO TERMS, CONDITIONS, STIPULATIONS AND OTHER MATTERS AS SET FORTH IN ROADWAY EASEMENT DATED DECEMBER 14, 2006, RECORDED UNDER COUNTY CLERK'S FILE NO. 20051029 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS. (AFFECTS TRACT 2 - EASEMENT)

10O. SUBJECT TO TERMS, CONDITIONS, STIPULATIONS AND OTHER MATTERS AS SET FORTH IN ROADWAY EASEMENT DATED DECEMBER 14, 2006, RECORDED UNDER COUNTY CLERK'S FILE NO. 20051029 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS. (AFFECTS TRACT 3 - EASEMENT)

10P. SUBJECT TO ROADWAY EASEMENT DATED DECEMBER 14, 2006, RECORDED UNDER COUNTY CLERK'S FILE NO. 20051029 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS, TOGETHER WITH THE RIGHTS, TERMS, CONDITIONS AND STIPULATIONS CONTAINED THEREIN. (AFFECTS RESERVE "C")

10Q. SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, ROADWAYS, ENCROACHMENTS, ETC., WHICH A SURVEY ON PHYSICAL INSPECTION OF THE PREMISES MOST DISCLOSE.



**NOTES:**

- ALL BEARINGS ARE BASED ON G.P.S. OBSERVATION TEXAS SOUTH CENTRAL, GRID 18, AND 83 WITH A BEARING OF N 86°12'05" E, ALONG THE R.O.W. LINE OF THE SOUTHWEST FREEWAY (HIGHWAY 59).
- SURVEY DID NOT AFFECT PROPERTY RIGHTS HELD BY LEGAL RESIDENTS OF THE SURVEYED AREA, INCLUDING COMPANY, EASEMENTS, BUILDING LINES, ETC., SHOWN HERE AS IDENTIFIED BY STEWART TITLE GUARANTY COMPANY FILE NO. 215703446.
- NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
- THE RESPONSIBILITY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT OF THE SURVEYOR, WHICH BEING THE BEST AVAILABLE INFORMATION AND BELIEFS.
- SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
- THE FININGS AND OPINIONS OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. REFLECTED HEREON ARE PROVIDED CONFIDENTIAL AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY FOR WHOM THIS WORK WAS PREPARED. IT IS UNDERSTOOD THAT THE USE OF RELIANCE ON OR REPRODUCTION OF SAME, IN WHOLE OR IN PART, BY OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. IS PROHIBITED AND WITHOUT WARRANTY, EXPRESS OR IMPLIED, SOUTH TEXAS SURVEYING ASSOCIATES, INC. SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, RELIANCE OR REPRODUCTION. COPYRIGHT 2024. ALL RIGHTS RESERVED.

**FLOOD NOTE:**

PROPERTY LIES WITHIN FLOOD ZONE "X", ACCORDING TO FIRM MAP NO. 4410C-B-0018, DATED 6-28-2014, BY CHARTERS FLOORED ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

BEFORE ANY EASEMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY CITY AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED, AND ENTITIES MAY WISH TO OBTAIN LARGER FLOOD PLAN AND FLOODWAY MAPS THROUGH BY STATE, WHICH THE WILL AFFECT DEVELOPMENT.

**SURVEYORS CERTIFICATION**

PROPERTY SUBJECT TO SUBMISSION COVENANTS, CONDITIONS AND RESTRICTIONS.

I hereby certify that this survey was made on the ground and that the plat correctly represents the facts found at the time of survey, showing any improvements, from legal descriptions supplied by client. There are no encroachments apparent on the ground, except as shown. This survey is only certified for boundary and this transaction only. Surveyor did not detect property, Easements, building line, etc. shown on identified by:

OP # 215703446 STEWART TITLE GUARANTY COMPANY

Prof W. Lawton, Registered Professional Land Surveyor No. 5282



**SURVEY OF**

**TRACT 1**  
 A 5.604 ACRES (244,127 SQ. FT.) TRACT OF LAND, BEING ALL OF A RESERVE "C" AND A PORTION OF RESERVE "C" OF THE SALEMOUTH SUBDIVISION, AS RECORDED IN SLIDE NUMBER 20050210, FORT BEND COUNTY PLAT RECORDS, IN THE J. D. VERMILLION SURVEY, ABSTRACT NO. 340, FORT BEND COUNTY, TEXAS

ADDRESS: 26693 SOUTHWEST Fwy  
 ROSENBERG, TEXAS 77471

SITE:

JOB NO: 0671-24A  
 DATE: 06-06-24

SCALE: 1" = 50'  
 SHEET 1 OF 1

NO.	DATE	DESCRIPTION



**SOUTH TEXAS SURVEYING ASSOCIATES, INC.**  
 11281 Richmond Ave. Suite 101 Houston, Texas 77082  
 (281) 556-9018 FAX (281) 556-9331  
 Firm Number: 10046400