

NOTE:

1. ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83.
2. THIS EXHIBIT IS FOR GRAPHICAL PURPOSES ONLY IN RELATION TO THE PROPOSED TRACT SHOWN HEREON AND IS NOT A BOUNDARY SURVEY NOR SHALL IT BE CONSTRUED IN ANY WAY AS A BOUNDARY SURVEY.

LEGEND

F.B.C.D.R. FORT BEND COUNTY DEED RECORDS
 F.N. FILE NUMBER
 O.P.R.F.B.C. OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY
 PG. PAGE
 P.O.B. POINT OF BEGINNING
 P.O.C. POINT OF COMMENCE
 R.O.W. RIGHT-OF-WAY
 VOL. VOLUME

U.S. HIGHWAY 59
 (WIDTH VARIES)
 VOL. 126, PG. 307
 VOL. 485, PG. 124
 F.B.C.D.R.

REMAINDER OF A
 CALLED 0.112 ACRES
 JIMMY SALCIDO, ET AL
 VOL. 2112, PG. 2011 F.B.C.D.R.

P.O.C.

P.O.B.

CALLLED 12.8560 ACRES
 L AND N FARMERS IN BEASLEY LLC
 F.N. 2021179145 O.P.R.F.B.C.

WEST LANA LN.
 VOL. 117, PG. 525, F.B.C.D.R.
 VOL. 117, PG. 528 F.B.C.D.R.

PROPOSED
 COMMERCIAL TRACT
 Area : 3.508 AC.
 (152,799 SQ.FT.)

CALLLED 118.5 ACRES
 JZB ROSENBERG LAND, LLC
 F.N. 2024122103 O.P.R.F.B.C.

S53°53'45"W 1070.95'

S36°06'15"E 409.89'

N34°41'25"W 464.84'

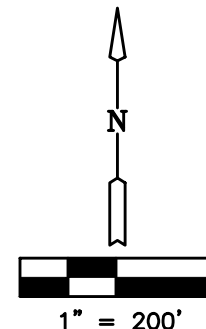
S50°16'46"W 278.00'

Line Table

Line #	Direction	Length
L1	S53° 53' 45"W	181.29'
L2	N53° 53' 45"E	151.64'

Curve Table

Curve #	Arc Length	Radius	Delta	Chord Bearing	Chord Distance
C1	235.33'	1,530.00	8°48'46"	S40° 30' 38"E	235.10'
C2	227.12'	250.03	52°02'46"	N10° 04' 32"W	219.39'



**EXHIBIT OF A
 PROPOSED
 COMMERCIAL TRACT
 3.508 ACRES
 SITUATED IN THE
 (S.N. CROSS)
 B.B.B.&C. R.R. CO. SURVEY
 SECTION 4, A-400
 FORT BEND COUNTY, TEXAS**

APRIL 2025

JOB NO. S001-3891-1513

LJA SURVEYING, INC.

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 Suite 175
 Houston, Texas 77042

Phone 713.953.5200
 Fax 713.953.5026
 TBPELS Firm No. 10194382

REVISED: SEPTEMBER 25, 2025