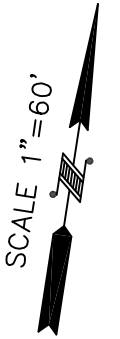
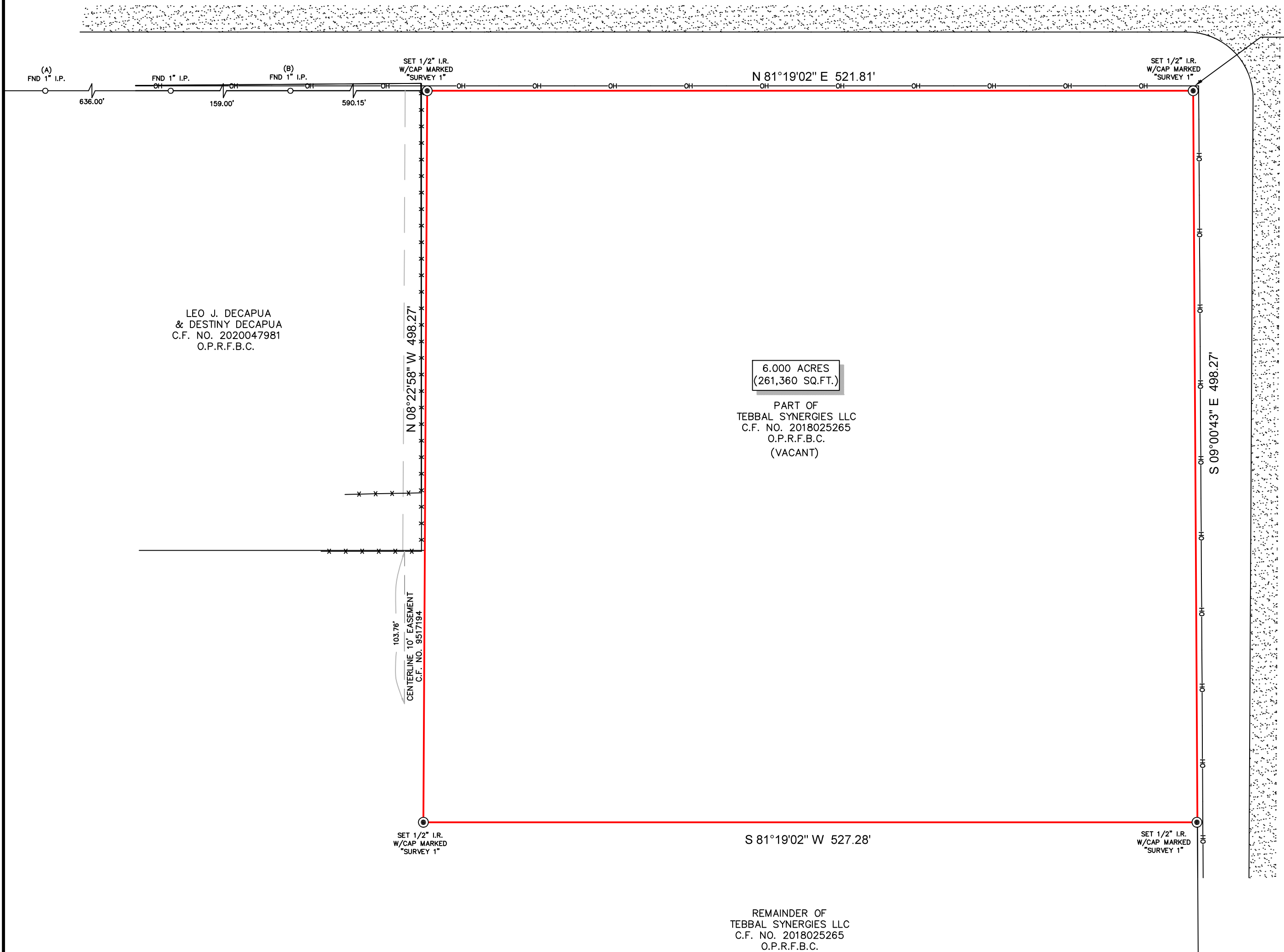


THE WILLIAM GOODMAN SURVEY,
 ABSTRACT 185 &
 S.A. & M.G.R.R. CO. SURVEY,
 ABSTRACT 327



HIGHWAY 90-A WEST
 (R.O.W. VARIES)



DESCRIPTION OF A TRACT OF LAND CONTAINING
 6.000 ACRES (261,360 SQUARE FEET) SITUATED
 IN THE WILLIAM GOODMAN SURVEY, ABSTRACT 185
 & THE S.A. & M.G.R.R. CO. SURVEY, ABSTRACT 327
 FORT BEND COUNTY, TEXAS

BEING A TRACT OF LAND CONTAINING 6.000 ACRES (261,360 SQUARE FEET), SITUATED IN THE WILLIAM GOODMAN SURVEY, ABSTRACT 185 & THE S.A. & M.G.R.R. CO. SURVEY, ABSTRACT 327 SURVEY, FORT BEND COUNTY, TEXAS, BEING PART OF A 42.0935-ACRES BY DEED RECORDED UNDER COUNTY CLERK'S FILE NO. 82016835 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS, BEING PART OF A TRACT OF LAND CONVEYED UNTO TEBBAL SYNERGIES, LLC BY DEED RECORDED UNDER COUNTY CLERK'S FILE NO. 2018025265 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS, SAID 6.000-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1", AT THE INTERSECTION OF HIGHWAY 90-A WEST (RIGHT-OF-WAY VARIES) AND THE WEST LINE OF BEASLEY WEST END ROAD (60.00 FEET WIDE) FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THE SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 09°00'43" EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID BEASLEY WEST END ROAD, A DISTANCE OF 498.27 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" FOR THE SOUTHEAST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 81°19'02" WEST, A DISTANCE OF 527.28 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" FOR THE SOUTHWEST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 08°22'58" WEST, A DISTANCE OF 498.27 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" IN THE SOUTH RIGHT-OF-WAY LINE OF SAID HIGHWAY 90-A WEST FOR THE NORTHWEST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 81°19'02" EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID HIGHWAY 90-A WEST, AT A DISTANCE OF 521.81 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.000 ACRES (261,360 SQUARE FEET), MORE OR LESS.

P.O.B.
 INTERSECTION OF
 S. LINE R.O.W. LINE OF
 HIGHWAY 90-A WEST &
 THE W. R.O.W. LINE OF
 BEASLEY WEST END ROAD

BEASLEY WEST END ROAD
 (60' R.O.W.)

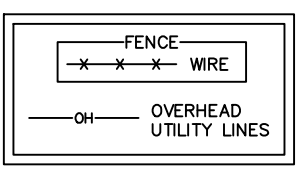
6.000 ACRES
 (261,360 SQ.FT.)

PART OF
 TEBBAL SYNERGIES LLC
 C.F. NO. 2018025265
 O.P.R.F.B.C.
 (VACANT)

LEO J. DECAPUA
 & DESTINY DECAPUA
 C.F. NO. 2020047981
 O.P.R.F.B.C.

REMAINDER OF
 TEBBAL SYNERGIES LLC
 C.F. NO. 2018025265
 O.P.R.F.B.C.

LEGEND



NOTES:

- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A DEED CONVEYED UNTO TEBBAL SYNERGIES LLC RECORDED IN COUNTY CLERK'S FILE NO. 2018025265 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
- ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED ABOVE.
- THIS SURVEY IS CERTIFIED TO THE TITLE COMPANY LISTED BELOW FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
- THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
- 20' EASEMENT AS RECORDED IN VOL. 57, PG. 282.
- R.O.W. EASEMENT TO FORT BEND COUNTY, AS RECORDED IN VOL. 126, PG. 11.
- R.O.W. FOR ROAD PURPOSES TO FORT BEND COUNTY, AS RECORDED IN VOL. 189, PG. 402.
- 160' DRAINAGE EASEMENT CENTERED ON SNAKE CREEK AS RECORDED IN VOL. 332, PG. 126 (DOES NOT APPLY TO SUBJECT PROPERTY)

		TITLE COMPANY: 	
		<i>where People come first</i>	
G.F. #:	022116793	ISSUE DATE:	JAN. 21, 2021

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 6.000 ACRES (261,360 SQUARE FEET) SITUATED IN THE WILLIAM GOODMAN SURVEY, ABSTRACT 185 AND THE S.A. & M.G.R.R. CO. SURVEY, ABSTRACT 327, FORT BEND COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS.

	SURVEYORS CERTIFICATE: IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON FEBRUARY 10, 2021 AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.	
	CLIENT: HWY 90 OPPORTUNITIES LLC ADDRESS: HIGHWAY 90-A WEST	
		FIELD CREW: JJ/SB
		TECH: SB
Firm Registration No. 100758-00 P.O. Box 2543 Alvin, TX 77512 (281)393-1382		DRAFTER: RM
DATE: 2-10-21		FINAL CHECK: EF
JOB# 2-93081-21		