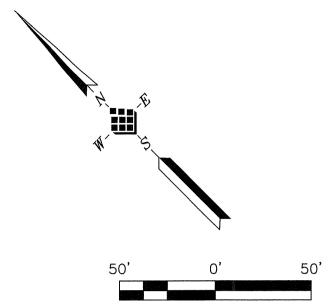
PROPERTY FORT BEND COUNTY, TEXAS



METES AND BOUNDS DESCRIPTION OF 6.409 ACRES (279,177 SQUARE FEET) IN THE S.B. PENTECOST SURVEY, ABSTRACT NUMBER 378 FORT BEND COUNTY, TEXAS

Being 6.409 acres (279,177 square feet) of land, being a portion of the 183.369 acre tract described in the deed from Windmeadows Investors, Ltd. to Rosenberg Business Park, Ltd., recorded under File No. 2013-092132, in the Official Public Records of Fort Bend County, Texas, in the S.B. Pentecost Survey, A-378, Fort Bend County, Texas, and more particularly described by metes and bounds as follows with bearings based on the southeasterly right-of-way line of F.M. 2218 (100 feet wide) bearing North 44 43' 46" East, as monumented:

BEGINNING at a 5/8-inch iron rod with cap stamped "IDS" found for the south corner of ROSENBERG BUSINESS PARK SECTION THREE, the plat thereof recorded in File Number 2018-0224 in the Official Public Records of Real Property of Fort Bend County, Texas, and being on the northeasterly right-of-way line of Business Park Drive (80-feet wide at this point) as shown on BUSINESS PARK DRIVE AND INNOVATION COURT STREET DEDICATION, the plat thereof recorded in File Number 2014-0094 in the Official Public Records of Real Property of Fort Bend County, Texas;

THENCE North 44 55' 50" East, with the line common to said ROSENBERG BUSINESS PARK SECTION THREE and the herein described tract, at a distance of 368.00 feet pass a 5/8-inch iron rod with cap stamped "IDS" found for the east corner of said ROSENBERG BUSINESS PARK SECTION THREE, continuing for a total distance of 708.53 feet to a 5/8-inch iron rod with cap stamped "IDS" found for the north corner of the herein described tract and being on the southwesterly line of a 120-feet wide drainage easement described in File Number 2007-046120 of the Official Public Records of Real Property of Fort Bend County, Texas;

THENCE South 45 04' 10" East - 394.00 feet, with the line common to said 120-feet wide drainage easement and the herein described tract, to a 5/8-inch iron rod with cap stamped "IDS" set for the east corner of the herein described tract;

THENCE South 44 55' 50" West - 708.62 feet, across said 183.369 acre tract, to a 5/8-inch iron rod with cap stamped "IDS" set for the south corner of the herein described tract and being on the northeasterly right-of-way line of said Business Park Drive;

THENCE North 45 03' 23" West - 394.00 feet, with the northeasterly right-of-way line of said Business Park Drive to the **POINT OF BEGINNING** of the herein described tract and containing 6.409 acres (279,177 square feet) of land.

NOTES:

- 1. This survey was prepared without the benefit of a title commitment or report. The surveyor has not abstracted the subject property, nor made any investigation or search for easements of record, restrictive covenants or any other encumbrances.
- 2. The recorded easements, setbacks and encumbrances shown hereon are from Schedule B of the commitment for title insurance issued by Alamo Title Insurance, GF No. ATCH17069462, effective date May 12, 2017, issue date May 18, 2017. The surveyor has relied upon the accuracy and completeness of the information described above and has made no independent investigation or search for this information.
- 3. This map is the result of an on the ground survey made under my supervision and depicts the conditions found on the ground at the time of the survey. The field work was completed on June 28, 2019.
- 4. Adjoiner information is shown per the Texas Board of Professional Land Surveying Rules and is shown for informational purposes only.
- 5. The bearings shown hereon are referenced to the east right-of-way line of F.M. 2218 bearing North 44 43' 46" East as monumented.
- 6. By scaling the surveyed tract onto the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) No. 48157C0220J, revised date August 20, 2000, the subject property is in ZONE X (unshaded), defined as areas determined to be outside the 0.2% annual chance floodplain. The surveyor makes no representation as to the accuracy of said FIRM or that it is the most current published flood map.
- 7. The utility appurtenances shown hereon include those visible at the time of the survey and are for general locative purposes only. In providing this boundary survey, no attempt has been made to obtain or show data concerning existence, size, depth, condition, capacity or location of any utility existing on or adjacent to the site, whether private, municipal or public owned.
- 8. The location of underground utilities shown hereon are from maps, plans or other information obtained from the respective utility operator(s) or other sources and may not represent all available utilities. The utilities have been field verified only to the extent visible or accessible.
- 9. The buildings and other improvements shown hereon represent the outline at ground level. The Surveyor has not located any underground buildings, overhead protrusions or improvements not obvious and located at ground level, unless otherwise noted
- 10. Surveyor has not identified any geological or environmental conditions in connection with the subject property and Surveyor fully disclaims any and all responsibility related to issues or claims related thereto or resulting there from.
- 11. One-foot reserve dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent property, the condition of this dedication being that when the adjacent property is subdivided or re-subdivided in a recorded subdivision plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs, assigns or successors.

SURVEYOR'S CERTIFICATE

TO: Rosenberg Business Park Ltd. & FHG Investment Group, LLC

I hereby certify that this survey was made on the ground and that this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

Date of Plat or Map: June 28, 2019

Michael L. Swan

Michael L. Swan Registered Professional Land Surveyor Texas Registration Number 5551



DATE

REVISION

13430 NW. Freeway
Suite 700
Houston, Tx. 77040
713.462.3178

LAND TITLE SURVEY

6.409 ACRES

S. B. PENTECOST SURVEY, A-378 FORT BEND COUNTY, TEXAS

DRAWN: MLS

APPROVED FOR ISSUE:

ORIGINAL ISSUE DATE: JUNE 28, 2019

ORIGINAL SCALE: 1" = 50'

JOB NO:: 1880-004-00-530

Engineering Group