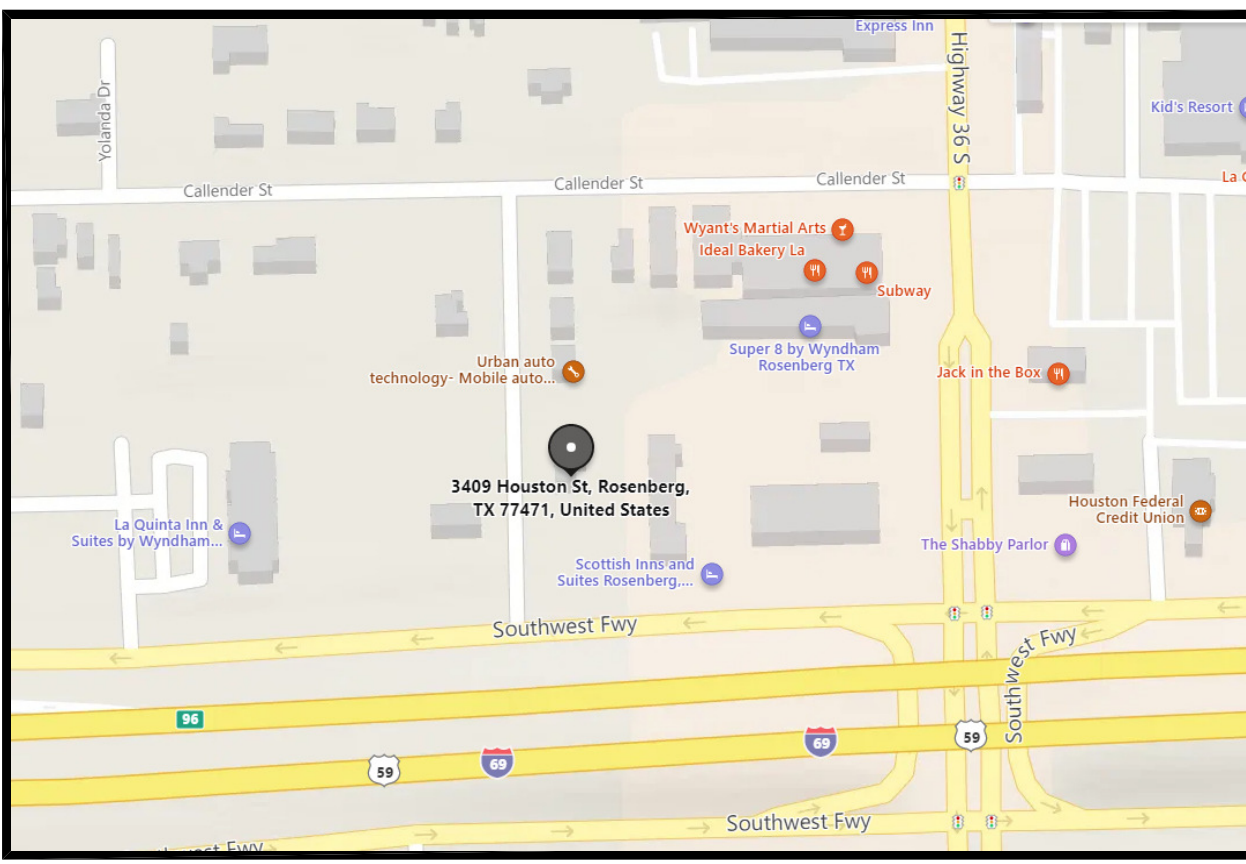
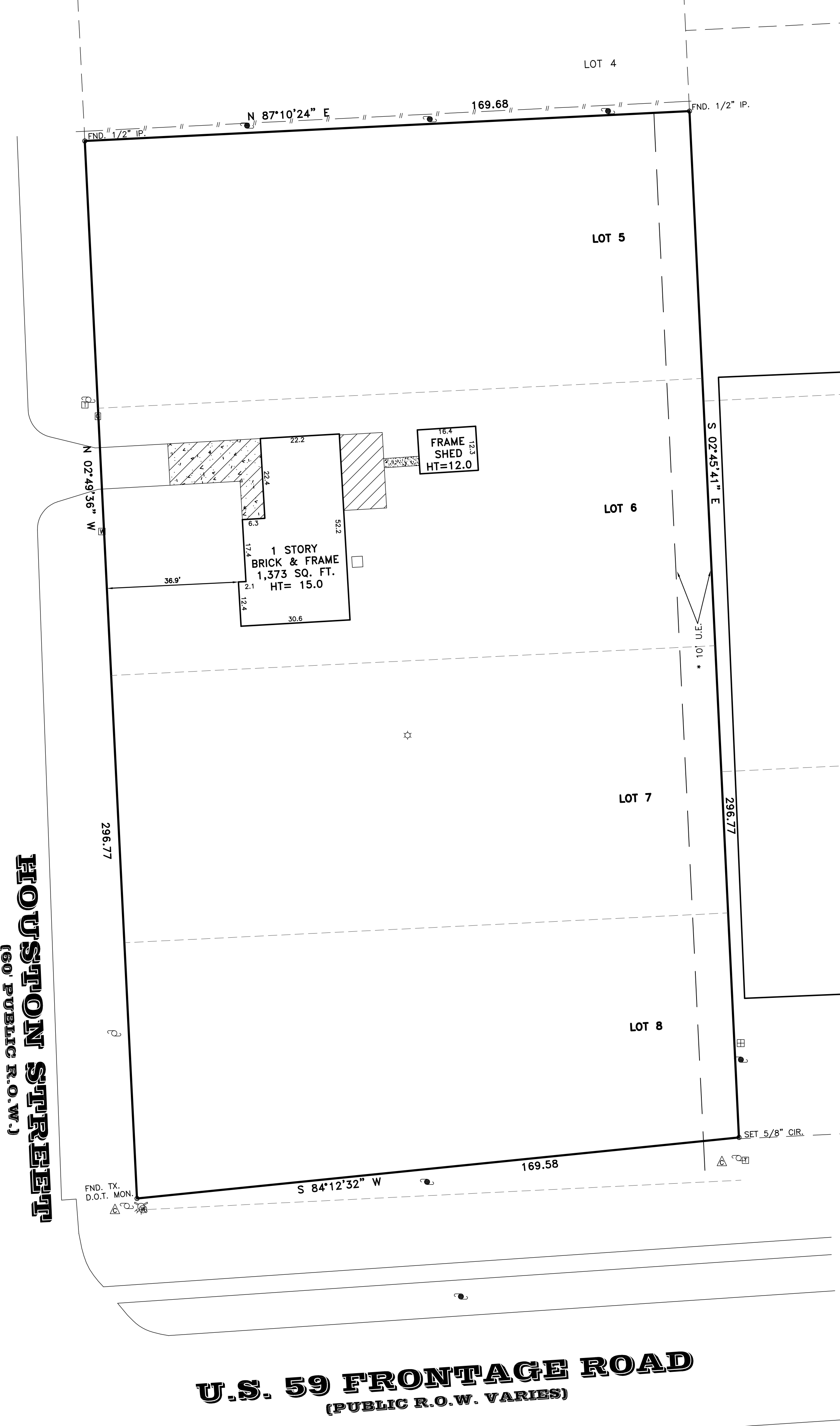




- LEGEND:**
- AE - AERIAL EASEMENT
  - BL - BUILDING LINE
  - BLDG - BUILDING
  - ESMT - EASEMENT
  - FND - FOUND
  - HL&P - HOUSTON LIGHTING & POWER
  - IP - IRON PIPE
  - IR - IRON ROD
  - FBCCF - FORT BEND COUNTY CLERKS FILE
  - \* - VOL. 287, PG. 309 OF THE FORT BEND COUNTY DEED RECORDS
  - FBCHR - FORT BEND COUNTY MAP RECORDS
  - POB - POINT OF BEGINNING
  - POC - POINT OF COMMENCING
  - PS - PARKING SPACES
  - ROW - RIGHT OF WAY
  - SQ. FT. - SQUARE FEET
  - UE - UTILITY EASEMENT
  - X - BARBED WIRE FENCE
  - - - CHAIN LINK FENCE
  - - - CONCRETE
  - - - COVERED CONCRETE
  - - - OVERHEAD ELECTRIC LINES
  - - - WOOD FENCE
  - - - WROUGHT IRON FENCE
  - - - GUY WIRE
  - - - CATCH BASIN
  - - - CABLE BOX
  - - - ELECTRIC BOX
  - - - ELECTRIC MH
  - - - FIRE HYDRANT
  - - - FIBER OPTIC MARKER
  - - - FLAG POLE
  - - - GAS METER
  - - - GAS VALVE
  - - - CURB INLET
  - - - LIGHT POLE
  - - - MANHOLE
  - - - MONITORING WELL
  - - - PIPELINE MARKER
  - - - POWER POLE
  - - - SERVICE POLE
  - - - SANITARY MANHOLE
  - - - STORM MANHOLE
  - - - TELEPHONE PEDESTAL
  - - - TRANSFORMER
  - - - TRAFFIC SIGNAL BOX
  - - - TRAFFIC SIGNAL POLE
  - - - UNDERGROUND CABLE MARKER
  - - - WATER WELL
  - - - WATER METER
  - - - WATER VALVE
  - - - BENCHMARK
  - - - CAPPED IRON ROD
  - - - STS - STAMPED SOUTH TEXAS SURVEYING



**VICINITY MAP**  
NOT TO SCALE



**LEGAL DESCRIPTION**

LOTS FIVE (5), SIX (6), SEVEN (7) AND THE NORTH 59.77 FEET OF LOT EIGHT (8), J.H. LANE SUBDIVISION OF LOTS ONE (1) AND TWO (2) IN BLOCK THREE (3) OF THE F.A. KENNELLY SUBDIVISION, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 278, PAGE 309 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: (BEARINGS BASED ON THE EAST RIGHT-OF-WAY LINE OF HOUSTON AVENUE BEING NORTH 02 DEGREES 49 MINUTES 36 SECONDS WEST);

BEGINNING AT A 1/2 INCH IRON PIPE FOUND FOR THE NORTHWEST CORNER OF SAID LOT 5 OF SAID SUBDIVISION, SAID POINT ALSO BEING IN THE EAST RIGHT-OF-WAY LINE OF HOUSTON STREET AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 87 DEGREES 10 MINUTES 24 SECONDS EAST, ALONG THE NORTH PROPERTY LINE OF SAID LOT 5, A DISTANCE OF 169.68 FEET TO A 1/2 INCH IRON PIPE FOUND FOR THE NORTHEAST CORNER OF SAID LOT 5 AND THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 02 DEGREES 45 MINUTES 41 SECONDS EAST, ALONG THE EAST PROPERTY LINE OF SAID LOTS 5, 6, 7 AND 8, A DISTANCE OF 296.77 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET IN THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 59 FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 84 DEGREES 12 MINUTES 32 SECONDS WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID LOT 5, A DISTANCE OF 169.58 FEET TO A TX DOT MONUMENT FOUND IN THE WEST LINE OF SAID LOT 8, SAME BEING THE EAST RIGHT-OF-WAY LINE OF HOUSTON STREET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 02 DEGREES 49 MINUTES 36 SECONDS WEST, ALONG THE WEST LINE OF SAID LOTS 5, 6, 7 AND 8, SAME BEING THE EAST RIGHT-OF-WAY LINE OF HOUSTON STREET, A DISTANCE OF 296.77 FEET TO THE POINT OF BEGINNING.

**SCHEDULE "B" ITEMS**

1. RESTRICTIVE COVENANTS OF RECORD ARE ITEMIZED IN/UNDER
- 10B. PUBLIC UTILITY EASEMENT TEN (10) FEET WIDE ALONG THE EAST PROPERTY LINE, AS SET FORTH BY MAP RECORDED IN/UNDER VOLUME 278, PAGE 309 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS
- 10C. SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, ROADWAYS, ENCROACHMENTS, ETC., WHICH A SURVEY OR PHYSICAL INSPECTION OF THE PREMISES MIGHT DISCLOSE.
- 10F. TITLE TO, AND EASEMENTS IN, ANY PORTION OF THE LAND LYING WITHIN ANY HIGHWAYS, ROADS, STREETS, OR OTHER WAYS

RESERVE "C"  
1.0780 AC.  
46,961 SQ.FT.

- NOTES:**
1. BEARING BASIS IS N 02°49'36" W, ALONG THE R.O.W. LINE OF HOUSTON STREET.
  2. SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY, SURVEY AS SHOWN AND LEGAL DESCRIPTION AS PER AN ON THE GROUND SURVEY, EASEMENTS, BUILDING LINES, ETC., SHOWN ARE AS IDENTIFIED BY OF NO. 22157039591 OF STEWART TITLE GURANTY COMPANY.
  3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
  4. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
  5. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
  6. THE FINDINGS AND OPINIONS OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. REFLECTED HEREON ARE PRIVILEGED, 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 2022. ALL RIGHTS RESERVED.
  7. (TABLE A ITEM 6) ZONING DATA NOT PROVIDED BY THE CLIENT.
  8. (TABLE A ITEM 16) THERE IS NO RECENT OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS.
  9. (TABLE A ITEM 17) THERE IS NO VISIBLE EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED; NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

**FLOOD NOTE:**

PROPERTY LIES WITHIN FLOOD ZONE   X  , ACCORDING TO F.I.R.M. MAP NO. 48157C 0245L, DATE 04-02-14, BY GRAPHING PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION. BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED. SAID ENTITIES MAY IMPOSE LARGER FLOOD PLAN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.

**SURVEYORS CERTIFICATION**  
TO: RRCP CO-INVESTMENT HOLDINGS I, LLC, VERITEX COMMUNITY BANK, AND MADISON TITLE AGENCY, LLC AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

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/NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7A, 7B1, 8, 9, 13, 14 & 17, OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 01, 2022.

DATE OF PLAT OR MAP: AUGUST 01, 2022



Fred W. Lawton Registered Professional Land Surveyor No. 2321  
Surveyor's Email Address: flawton@stsurvey.com

**ALTA/NSPS LAND TITLE SURVEY OF**

LOTS FIVE (5), SIX (6), SEVEN (7) AND THE NORTH 59.77 FEET OF LOT EIGHT (8), J.H. LANE SUBDIVISION OF LOTS ONE (1) AND TWO (2) IN BLOCK THREE (3) OF THE F.A. KENNELLY SUBDIVISION, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 278, PAGE 309 OF DEED RECORDS OF FORT BEND COUNTY, TEXAS

ADDRESS: 3409 HOUSTON STREET CITY & ZIP: ROSENBERG, TX 77471		REVISIONS:	
JOB NO: 1497-22 DATE: 08-01-22		NO.	DESCRIPTION
SCALE: 1" = 20' SHEET 1 OF 1			

**SOUTH TEXAS SURVEYING ASSOCIATES, INC.**  
11281 Richmond Ave. Bldg J, Suite 101, Houston, Texas 77082  
281-556-6918 FAX 281-556-9331  
Firm Number: 10045400