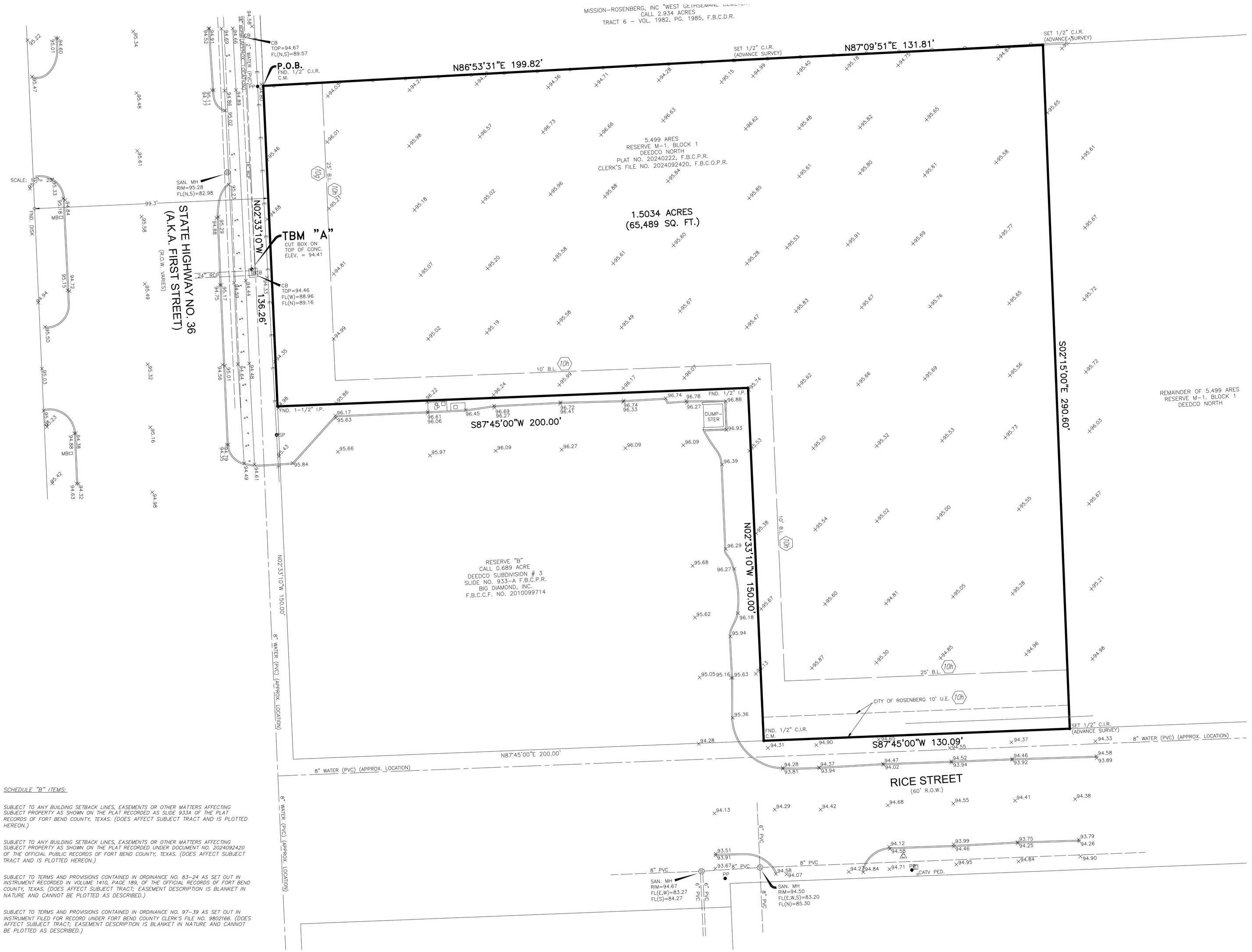

LEGEND:
B.L. – BUILDING LINE
BO. – BOLLARD
CB – CATCH BASIN
CONC. – CONCRETE
ESMT. – EASEMENT
FBCF – FORT BEND COUNTY CLERKS FILE
FBDR – FORT BEND COUNTY DEED RECORDS
FBMR – FORT BEND COUNTY MAP RECORDS
FC – FILM CODE
FH – FIRE HYDRANT
FND. – FOUND
I.P. – IRON PIPE
I.R. – IRON ROD
LP – LIGHT POST
MH – MANHOLE
P.O.B. – POINT OF BEGINNING
P.O.C. – POINT OF COMMENCING
PP – POWER POLE
PS – PARKING SPACES
R.O.W. – RIGHT OF WAY
SAN. – SANITARY
SP – SERVICE POLE
SQ. FT. – SQUARE FEET
STM. – STORM
U.E. – UTILITY EASEMENT
WM – WATER METER
WV – WATER VALVE
–x– BARBED WIRE FENCE
–o– CHAIN LINK FENCE
WOOD FENCE
WROUGHT IRON FENCE
SANITARY SEWER MANHOLE
UNDERGROUND CABLE MARKER

LEGAL DESCRIPTION: 1.5034 ACRES (65,489 SQUARE FEET)

BEING 1.5034 ACRES (65,489 SQUARE FEET) OF LAND, SITUATED IN THE G.M. STONE SURVEY, ABSTRACT NUMBER 312, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS, BEING OUT OF RESERVE "M-1", BLOCK 1, OF DEEDCO NORTH, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN 2024092420, OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS, SAID 1.5034 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83;

BEGINNING AT A 1/2 INCH CAPPED IRON ROD FOUND IN THE EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 36 (A.K.A. FIRST STREET) (R.O.W. VARIES) FOR THE SOUTHWEST CORNER OF MISSION-ROSENBERG, INC. "WEST GETHSEMANE CEMETERY CALLED 2.934 ACRE TRACT (TRACT 6) RECORDED IN VOLUME 1982, PG. 1985, FORT BEND COUNTY DEED RECORDS AND BEING THE NORTHWEST CORNER OF SAID RESERVE "M-1, THE NORTHWEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 86 DEGREES 53 MINUTES 31 SECONDS EAST, A DISTANCE OF 199.82 FEET, ALONG THE SOUTH LINE OF SAID 2.934 ACRE TRACT COMMON WITH THE NORTH LINE OF SAID RESERVE "M-1" AND THE HEREIN DESCRIBED TRACT, TO A 1/2 INCH CAPPED IRON ROD STAMPED "ADVANCE SURVEY" SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 87 DEGREES 09 MINUTES 51 SECONDS EAST, A DISTANCE OF 131.81 FEET, ALONG SAID COMMON LINE, TO A 1/2 INCH CAPPED IRON ROD STAMPED "ADVANCE SURVEY" SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 02 DEGREES 15 MINUTES 00 SECONDS EAST, A DISTANCE OF 290.60 FEET, CUTTING THROUGH AND ACROSS SAID RESERVE "M-1", TO A 1/2 INCH CAPPED IRON ROD STAMPED "ADVANCE SURVEY" SET IN THE NORTH RIGHT-OF-WAY LINE RICE STREET (60' R.O.W.) AND THE SOUTH LINE OF SAID RESERVE "M-1" AND THE HEREIN DESCRIBED TRACT, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 87 DEGREES 45 MINUTES 00 SECONDS WEST, A DISTANCE OF 130.09 FEET, ALONG SAID NORTH RIGHT-OF-WAY LINE, TO A 1/2 CAPPED INCH IRON ROD FOUND, FOR THE SOUTHEAST CORNER OF RESERVE "B" OF DEEDCO SUBDIVISION NO. 3 RECORDED IN SLIDE NO. 933-A OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS AND THE LOWER SOUTHWEST CORNER OF SAID RESERVE "M-1" AND THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 02 DEGREES 33 MINUTES 10 SECONDS WEST, A DISTANCE OF 150.00 FEET ALONG THE COMMON LINE OF SAID RESERVE "B", SAID RESERVE "M-1" AND THE HEREIN DESCRIBED TRACT, TO A 1/2 INCH IRON PIPE FOUND, FOR AN INTERIOR CORNER OF SAID RESERVE "M-1" AND THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 87 DEGREES 45 MINUTES 00 SECONDS WEST, A DISTANCE OF 200.00 FEET ALONG SAID COMMON LINE, TO A 1-1/2 INCH IRON PIPE FOUND IN THE EAST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 36 FOR THE UPPER SOUTHWEST CORNER OF SAID RESERVE "M-1" AND THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 02 DEGREES 33 MINUTES 10 SECONDS WEST, A DISTANCE OF 136.26 FEET, ALONG SAID EAST RIGHT-OF-WAY LINE, TO THE POINT OF BEGINNING AND CONTAINING WITHIN THESE METES AND BOUNDS 1.5034 ACRES OR 65,489 SQUARE FEET OF LAND.

BOUNDARY AND TOPOGRAPHIC SURVEY OF
1.5034 ACRES OF LAND SITUATED IN THE G. M. STONE SURVEY, ABSTRACT NO. 312, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS.

SCHEDULE "B" ITEMS:

(10g) *SUBJECT TO ANY BUILDING SETBACK LINES, EASEMENTS OR OTHER MATTERS AFFECTING SUBJECT PROPERTY AS SHOWN ON THE PLAT RECORDED AS SLIDE 933A OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS. (DOES AFFECT SUBJECT TRACT AND IS PLOTTED HEREON.)*

(10h) *SUBJECT TO ANY BUILDING SETBACK LINES, EASEMENTS OR OTHER MATTERS AFFECTING SUBJECT PROPERTY AS SHOWN ON THE PLAT RECORDED UNDER DOCUMENT NO. 2024092420 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS. (DOES AFFECT SUBJECT TRACT AND IS PLOTTED HEREON.)*

(10i) *SUBJECT TO TERMS AND PROVISIONS CONTAINED IN ORDINANCE NO. 83-24 AS SET OUT IN INSTRUMENT RECORDED IN VOLUME 1410, PAGE 189, OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS. (DOES AFFECT SUBJECT TRACT; EASEMENT DESCRIPTION IS BLANKET IN NATURE AND CANNOT BE PLOTTED AS DESCRIBED.)*

(10j) *SUBJECT TO TERMS AND PROVISIONS CONTAINED IN ORDINANCE NO. 97-39 AS SET OUT IN INSTRUMENT FILED FOR RECORD UNDER FORT BEND COUNTY CLERK'S FILE NO. 9802166. (DOES AFFECT SUBJECT TRACT; EASEMENT DESCRIPTION IS BLANKET IN NATURE AND CANNOT BE PLOTTED AS DESCRIBED.)*

NOTES:
1. SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS AS STATED AND/OR SHOWN ON THE PLATS RECORDED IN SLIDE 933A, PLAT RECORDS AND UNDER DOCUMENT NO. 2024092420, OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY;AND FILED OF RECORD UNDER FORT BEND COUNTY CLERK'S FILE NO. 2024104559 AS LISTED IN ITEM NO. 1, SCHEDULE "B" OF THE TITLE COMMITMENT ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY UNDER G.F. NO. 251242–AW ON MAY 28, 2025, EFFECTIVE MAY 19, 2025.
2. EASEMENT AND BUILDING LINES PER RECORDED PLAT, UNLESS SHOWN OTHERWISE.
3. FENCES AS SHOWN.

FLOOD NOTE:

SUBJECT PROPERTY IS NOT LOCATED IN A FEDERAL INSURANCE ADMINISTRATION DESIGNATED FLOOD HAZARD AREA AND IS IN ZONE "X" (UNSHADED), MAP # 48157C, PANEL 0245L, DATED 04-02-14. This information is based on graphic plotting only. We do not assume responsibility for exact determination.

TBM "A": BOX CUT IN CONCRETE ON TOP OF CONCRETE AT THE EASTERLY RIGHT-OF-WAY OF STATE HIGHWAY 36. ELEVATION=94.41

BENCHMARK:
NGS AW5471:
TO REACH THE STATION FROM THE JUNCTION OF U.S. HIGHWAY 90 ALTERNATE AND STATE HIGHWAY 36 IN ROSENBERG, GO WEST ON U.S. HIGHWAY 90 ALTERNATE AND STATE HIGHWAY 36 FOR 0.05 MILE TO THE JUNCTION OF FM ROAD 723, TURN RIGHT AND GO NORTH OF FM 723 FOR 0.35 MILE TO AVENUE D ON THE LEFT. TURN LEFT FOR 0.15 MILE TO THE STATION ON THE RIGHT NEAR A CEMETERY.
ELEV.=100.5 NAVD 88, 08/14/23 ADJUSTED

TO: FINANCIAL LOOP LLC OR ASSIGNS AND
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY,

I, hereby certify that this survey was made on the ground and completed on this 9th day of June, 2025 and that this plat correctly represents the facts found at the time of survey showing any improvements. There are no encroachments apparent on the ground, except as shown. This survey complies with the current Texas Society of Professional Surveyors Standards and Specifications for Category 1A, Condition II Survey. Surveyor did not abstract property. Easements, building lines, etc., shown are as identified by:

GF 251242–AW of OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Henry M. Santos 06-09-25

HENRY M. SANTOS, Registered Professional Land Surveyor No. 5450

STATE OF TEXAS · REGISTERED · HENRY M. SANTOS · 5450 · PROFESSIONAL · LAND SURVEYOR

• COPYRIGHT 2025, Advance Surveying, Inc.(Email: advance_survey@asi23.com)

PURCHASER: FINANCIAL LOOP LLC OR ASSIGNS	SCALE: 1" = 20'
ADDRESS: 0 RICE STREET ROSENBERG, TX 77471	FIELD WORK: 06-05-25/DB
	DRAFTING: 06-08-25/HS
LENDER: –	FINAL CHECK:06-09-25/AT
TITLE CO.: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY	REVISIONS:
JOB NO.: 0613929-25-01	
G.F. NO.: 251242-AW	
KEY MAP: –	

PHONE: 281 530-2939
FAX: 281 530-5464

ADVANCE SURVEYING, INC.
10518 KIPP WAY SUITE A-2 • HOUSTON, TEXAS 77099 • FIRM NO. 10099200