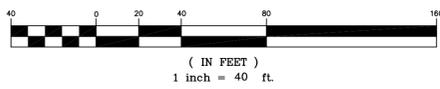


GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

SITE PHOTOGRAPH



- LEGEND:**
- AE - AERIAL EASEMENT
 - BL - BUILDING LINE
 - BLDG - BUILDING
 - ESMT - EASEMENT
 - FND - FOUND
 - HL&P - HOUSTON LIGHTING & POWER
 - IP - IRON PIPE
 - IR - IRON ROD
 - CR - CAPPED IRON ROD
 - ST - STAMPED SOUTH TEXAS SURVEYING
 - FBCCF - FORT BEND COUNTY CLERKS FILE
 - FBCCR - FORT BEND COUNTY DEED RECORDS
 - FBCCMR - 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
 - WB - BARBED WIRE FENCE
 - CL - CHAIN LINK FENCE
 - CONC - CONCRETE
 - CC - COVERED CONCRETE
 - OE - OVERHEAD ELECTRIC LINES
 - WF - WOOD FENCE
 - WIF - WROUGHT IRON FENCE
 - GW - GUY WIRE
 - CB - CATCH BASIN
 - EB - ELECTRIC BOX
 - EMH - ELECTRIC MH
 - FH - FIRE HYDRANT
 - FOM - FIBER OPTIC MARKER
 - SL - SEPTIC LID
 - GM - GAS METER
 - GV - GAS VALVE
 - CI - CURB INLET
 - LP - LIGHT POLE
 - MH - MANHOLE
 - MW - MONITORING WELL
 - PM - PIPELINE MARKER
 - PP - POWER POLE
 - SP - SERVICE POLE
 - SMH - SANITARY MANHOLE
 - SM - STORM MANHOLE
 - TP - TELEPHONE PEDESTAL
 - TR - TRANSFORMER
 - TSB - TRAFFIC SIGNAL BOX
 - TSP - TRAFFIC SIGNAL POLE
 - UCM - UNDERGROUND CABLE MARKER
 - WW - WATER WELL
 - WM - WATER METER
 - WV - WATER VALVE
 - B - BENCHMARK

LEGAL DESCRIPTION

TRACT 2:
A TRIANGULAR SHAPED TRACT OF LAND OUT OF I. & G. N. R.R. SECTION NO. A ON STATE HIGHWAY NO. 36, SEVEN MILES SOUTH OF ROSENBERG, BEING A PART OF THE OLD ROSENBERG-NEEDVILLE PUBLIC ROAD, NOW ABANDONED, AND THE LAND REMAINING IN THE CORNER OF THE JOHN GERKEN 43 ACRE TRACT EAST OF THE 100 FOOT RIGHT OF WAY FOR STATE HIGHWAY NO. 36, AS DESCRIBED IN WARRANTY DEED FROM JOHN GERKEN, ET UX TO FORT BEND COUNTY, RECORDED IN VOL. 133, PAGE 533 OF THE DEED RECORDS OF FORT BEND COUNTY, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:(BASIS OF BEARING IS PER GPS OBSERVATION TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE, NAD83, GEOID 18)

BEGINNING AT A 5/8 INCH IRON ROD STAMPED SOUTH TEXAS SURVEYING SET FOR INTERSECTION OF THE EAST RIGHT OF WAY LINE OF 110 FOOT RIGHT OF WAY FOR STATE HIGHWAY NO. 36, WITH THE WEST LINE OF WILLIAMS SCHOOL ROAD FORMERLY KNOWN AS THE OLD ROSENBERG-NEEDVILLE PUBLIC ROAD (60 FOOT PUBLIC RIGHT OF WAY);

THENCE NORTH 19 DEG. 02' 33" EAST, A DISTANCE OF 793.67 FEET WITH THE EAST RIGHT OF WAY LINE OF SAID STATE HIGHWAY NO.36 TO A 5/8 INCH IRON ROD STAMPED SOUTH TEXAS SURVEYING SET, AND BEING THE NORTHWEST CORNER OF SAID TRACT 1 BEING THE WEST LINE OF LOT 19;

THENCE SOUTH 04 DEG. 32' 03" WEST, A DISTANCE OF 508.54 FEET, ALONG THE WEST LINE OF SAID TRACT 1 TO A 1 INCH IRON PIPE FOUND IN THE WEST LINE OF SAID WILLIAMS SCHOOL ROAD, AND BEING THE SOUTH CORNER OF A CALLED 0.7713 ACRE TRACT OF LAND RECORDED IN FILE NUMBER 9748804 IN THE FORT BEND COUNTY CLERKS OFFICE;

THENCE SOUTH 41 DEG. 57' 33" WEST, A DISTANCE OF 327.18 FEET ALONG THE WEST LINE OF SAID WILLIAMS SCHOOL ROAD TO THE PLACE OF BEGINNING, CONTAINING 1.1606 ACRES (50,557 SQUARE FEET), MORE OR LESS.

TRACT 1:
2.1524 ACRES (93,758 SQ. FT.)

TRACT 2:
1.1606 ACRES (50,557 SQ. FT.)

TRACT 3:
CALLED 0.7713 ACRES (FBCCF NO. 9748804)

TRACT 4:
WILLIAMS SCHOOL ROAD (FORMERLY KNOWN AS OLD ROSENBERG-NEEDVILLE ROAD) (60' PUBLIC RIGHT-OF-WAY)

TRACT 5:
TEXAS HIGHWAY 36 (100' PUBLIC RIGHT-OF-WAY)

TRACT 6:
ALVIN R. & MATILDA E. LINHART (FBCCF NO. 8708858)

TRACT 7:
POINT OF BEGINNING (SET 5/8" CIR "ST")

TRACT 8:
LOT 18, 19, 30, AND 31, BLOCK 2 OF SUNNYBROOK ACRES, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER VOLUME 338, PAGE 178 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS.

TRACT 9:
A TRIANGULAR SHAPED TRACT OF LAND OUT OF I. & G. N. R.R. SECTION NO. A ON STATE HIGHWAY NO. 36, SEVEN MILES SOUTH OF ROSENBERG, BEING A PART OF THE OLD ROSENBERG-NEEDVILLE PUBLIC ROAD, NOW ABANDONED, AND THE LAND REMAINING IN THE CORNER OF THE JOHN GERKEN 43 ACRE TRACT EAST OF THE 100 FOOT RIGHT OF WAY FOR STATE HIGHWAY NO. 36, AS DESCRIBED IN WARRANTY DEED FROM JOHN GERKEN, ET UX TO FORT BEND COUNTY, RECORDED IN VOL. 133, PAGE 533 OF THE DEED RECORDS OF FORT BEND COUNTY.

TRACT 10:
PROPERTY SUBJECT TO CITY ORDINANCES AND SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS. I, HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND COMPLETED ON THIS 25TH DAY OF MARCH, 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 SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR CATEGORY 1A, CONDITION II SURVEY. THIS SURVEY IS CERTIFIED FOR BOUNDARY ONLY AND FOR THIS TRANSACTION ONLY. SURVEYOR DID NOT ABSTRACT PROPERTY. EASEMENTS, BUILDING LINES, ETC., SHOWN ARE AS IDENTIFIED BY:

GF 2576570 of STEWART TITLE GUARANTY COMPANY

Fred W. Lawton, Registered Professional Land Surveyor No. 2321

2021

STATE OF TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR

ADDRESS: 9023 TEXAS 36 NEEDVILLE, TEXAS 77461

REVISIONS:

NO.	DATE	DESCRIPTION
1.	04-15-25	COMMENTS

JOB NO: 0519-25 SCALE: 1" = 40'

DATE: 03-25-25 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

Copyright 2025 South Texas Surveying Associates, Inc. JOB NO: 0519-25

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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.

NOTES:

- BEARING BASIS IS G.P.S. OBSERVATION TEXAS SOUTH CENTRAL, GEOID 18, NAD 83 WITH A BEARING OF N 19°02'33" E ALONG THE R.O.W. LINE OF TEXAS HIGHWAY 36.
- 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 GF NO. 2576570 OF STEWART TITLE GUARANTY COMPANY.
- NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
- 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.
- SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
- 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 2025. ALL RIGHTS RESERVED.

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