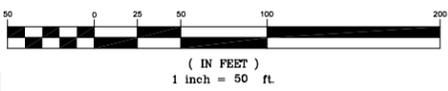


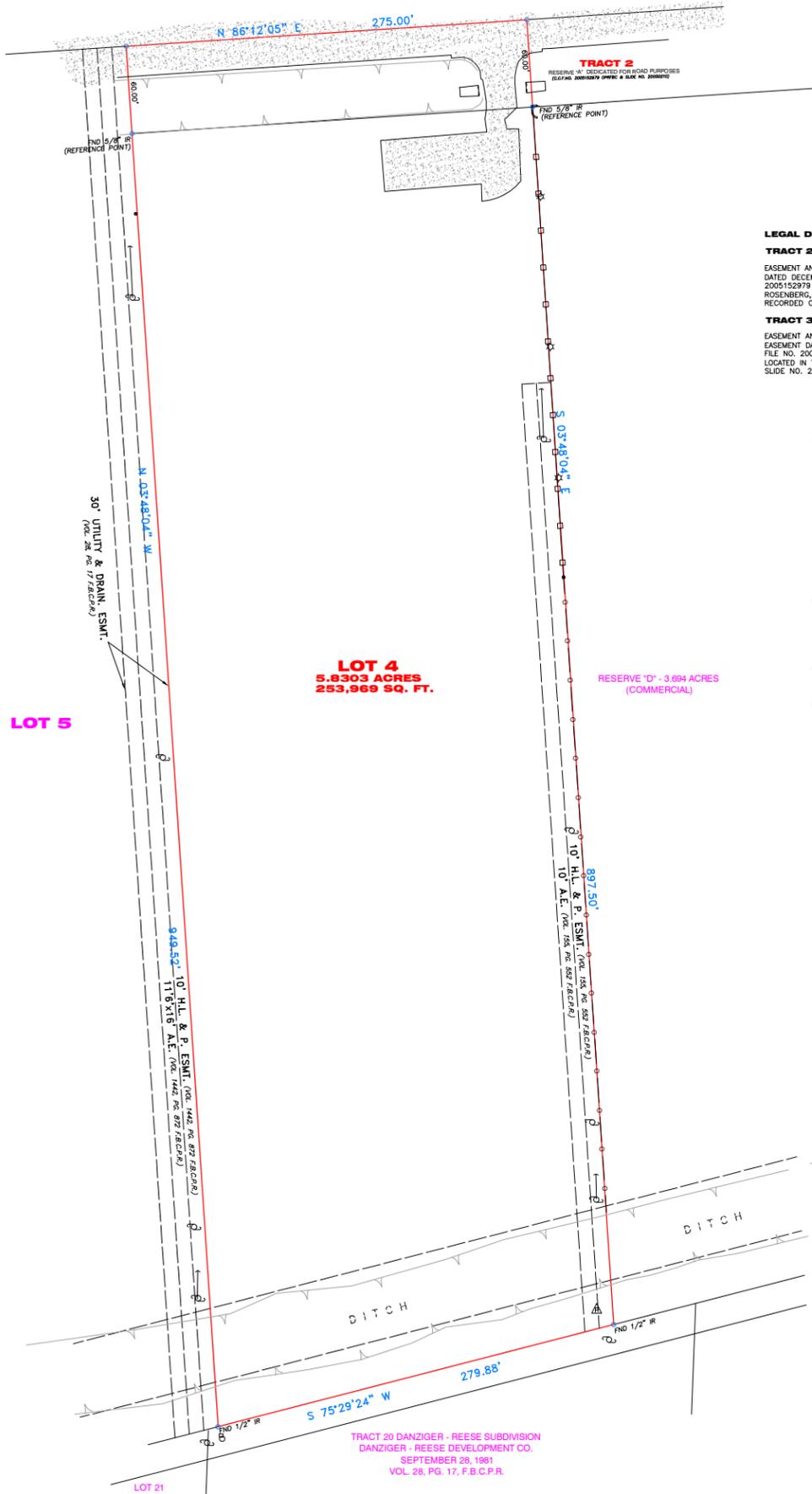
GRAPHIC SCALE



LEGEND:

- AE - AERIAL EASEMENT
- BL - BUILDING LINE
- BLDG - BUILDING
- ESMT - EASEMENT
- FND - FOUND
- HL&P - HOUSTON LIGHTING & POWER
- IP - IRON PIPE
- IR - IRON ROD
- HCCF - HARRIS COUNTY CLERKS FILE
- HCCR - HARRIS COUNTY DEED RECORDS
- HCMR - HARRIS COUNTY MAP RECORDS
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCING
- PS - PARKING SPACES
- R/W - RIGHT OF WAY
- SQ. FT. - SQUARE FEET
- UE - UTILITY EASEMENT
- CIR - CAPPED IRON ROD
- "STS" - STAMPED SOUTH TEXAS SURVEYING
- 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

SOUTHWEST FREEWAY (U.S. HIGHWAY NO. 59)



LEGAL DESCRIPTION

TRACT 2:

EASEMENT AND EASEMENTS RIGHTS FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS AS CREATED, DESCRIBED AND DEFINED IN ROADWAY EASEMENT DATED DECEMBER 14, 2005, FROM SHAHAB SALEHOUN AND ZOHREH MALEK TO BLEK EXCHANGE IX, LP, RECORDED UNDER COUNTY CLERK'S FILE NO. 2005152979 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS, BEING OVER AND ACROSS A TRACT OF LAND LOCATED IN THE CITY OF ROSENBERG, TEXAS, CONSISTING OF ALL OF RESERVE "B" AND A PORTION OF RESERVE "A", OF SALEHOUN SUBDIVISION, AS SHOWN ON THE PLAT RECORDED ON SLIDE NO. 20050210 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

TRACT 3:

EASEMENT AND EASEMENTS RIGHTS OVER AND ACROSS A CALLED 30 FOOT WIDE ACCESS EASEMENT AS CREATED, DESCRIBED AND DEFINED IN ROADWAY EASEMENT DATED DECEMBER 14, 2005, FROM SHAHAB SALEHOUN AND ZOHREH MALEK TO BLEK EXCHANGE IX, LP, RECORDED UNDER COUNTY CLERK'S FILE NO. 2005152979 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS, CONTAINING A 0.1377 ACRES OR 5,999 SQUARE FEET OF LAND LOCATED IN THE CITY OF ROSENBERG, TEXAS, OUT OF AND A PART OF RESERVE "D" OF SALEHOUN SUBDIVISION, AS SHOWN ON THE PLAT RECORDED ON SLIDE NO. 20050210 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

SCHEDULE "B" ITEMS

- 10B. RIGHT OF WAY EASEMENT DATED JANUARY 30, 1962, GRANTED TO HUMBLE PIPE LINE COMPANY, RECORDED IN VOLUME 425, PAGE 218 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS.
- 100. SUBJECT TO ROAD EASEMENT AND UTILITY EASEMENT AS SET FORTH IN DEDICATION DATED DECEMBER 19, 1980, RECORDED IN VOLUME 935, PAGE 717 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS. (AFFECTS TRACT 1 AND TRACTS 2 & 3- EASEMENTS)
- 10E. EASEMENT DATED AUGUST 10, 1981, GRANTED TO HOUSTON LIGHTING & POWER COMPANY, RECORDED IN VOLUME 995, PAGE 88 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS.
- 10F. EASEMENT DATED JUNE 2, 1983, GRANTED TO HOUSTON LIGHTING & POWER COMPANY, RECORDED IN VOLUME 1231, PAGE 873 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS, INCLUDING 10 FOOT WIDE UTILITY EASEMENT AND 10 FOOT WIDE UNOBSTRUCTED AERIAL EASEMENT.
- 10G. 20 FOOT WIDE SANITARY SEWER EASEMENT LOCATED IN THE SOUTHWESTERN PORTION OF RESERVE "C" AS SHOWN AND DEDICATED ON PLAT, RECORDED UNDER SLIDE NO. 20050210 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.
- 10H. 50 FOOT WIDE DRAINAGE EASEMENT ACROSS THE SOUTHERN PORTION OF RESERVE "C" AND RESERVE "D" AS SHOWN ON PLATS, RECORDED IN VOLUME 28, PAGE 17 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS AND UNDER SLIDE NO. 20050210 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.
- 10I. 20 FOOT WIDE UTILITY EASEMENT ALONG THE EAST PROPERTY LINE OF RESERVE "C" AS SHOWN ON PLATS, RECORDED IN VOLUME 28, PAGE 17 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS AND UNDER SLIDE NO. 20050210 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.
- 10J. 60 FOOT WIDE BUILDING LINE ALONG THE NORTH PROPERTY LINE OVER AND ACROSS RESERVE "A" AS SHOWN ON PLATS, RECORDED IN VOLUME 28, PAGE 17 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS AND UNDER SLIDE NO. 20050210 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS. (AFFECTS TRACTS 2 & 3-EASEMENTS)
- 10K. 25 FOOT WIDE BUILDING LINE ALONG THE NORTH PROPERTY LINE OF RESERVES "B", "C" AND "D" AS SHOWN AND DEDICATED ON PLAT, RECORDED UNDER SLIDE NO. 20050210 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS. (AFFECTS TRACT 1 AND TRACTS 2 & 3-EASEMENTS)
- 10L. SUBJECT TO TERMS, CONDITIONS, STIPULATIONS AND OTHER MATTERS AS SET FORTH IN ROADWAY EASEMENT DATED DECEMBER 14, 2005, RECORDED UNDER COUNTY CLERK'S FILE NO. 2005152979 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS. (AFFECTS TRACT 2-EASEMENT)
- 10M. SUBJECT TO TERMS, CONDITIONS, STIPULATIONS AND OTHER MATTERS AS SET FORTH IN ROADWAY EASEMENT DATED DECEMBER 14, 2005, RECORDED UNDER COUNTY CLERK'S FILE NO. 2005152980 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS. (AFFECTS TRACT 3-EASEMENT)
- 10N. SUBJECT TO ROADWAY EASEMENT DATED DECEMBER 14, 2005, RECORDED UNDER COUNTY CLERK'S FILE NO. 2006125281 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS, TOGETHER WITH THE RIGHTS, TERMS, CONDITIONS AND STIPULATIONS CONTAINED THEREIN. (AFFECTS RESERVE "C")
- 10V. SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, ROADWAYS, ENCROACHMENTS, ETC., WHICH A SURVEY OR PHYSICAL INSPECTION OF THE PREMISES MIGHT DISCLOSE.

SITE PHOTOGRAPH



NOTES:

1. ALL BEARINGS ARE BASED ON G.P.S. OBSERVATION TEXAS SOUTH CENTRAL, GEOID 18, NAD 83 WITH A BEARING OF N 86°12'05" E, ALONG THE R.O.W. LINE OF THE SOUTHWEST FREEWAY(HIGHWAY 59).
2. SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY, EASEMENTS, BUILDING LINES, ETC., SHOWN ARE AS IDENTIFIED BY STEWART TITLE GUARANTY COMPANY FILE NO. 21157039446.
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 2024. ALL RIGHTS RESERVED.

FLOOD NOTE:

PROPERTY LIES WITHIN FLOOD ZONE "X", ACCORDING TO F.I.R.M. MAP NO. 48157C 0245L, DATE 4-02-2014, 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 HAVE LARGER FLOOD PLAIN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.

SURVEYOR'S CERTIFICATION

PROPERTY SUBJECT TO SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS. I hereby certify that this survey was made on the ground and that this plat correctly represents the facts found at the time of survey showing any improvements, from legal descriptions supplied by client. There are no encroachments apparent on the ground, except as shown. This survey is only certified for boundary and this transaction only. Surveyor did not abstract property. Easements, building lines, etc. shown are as identified by:

GP 21157039446 of STEWART TITLE GUARANTY COMPANY

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



SURVEY OF

LOT 4, DANZIGER - REESE SUBDIVISION, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 28, PAGE 17, PLAT RECORDS, FORT BEND COUNTY, TEXAS.

ADDRESS: 26633 SOUTHWEST FWY, ROSENBERG, TEXAS 77471

SITE:

JOB NO: 0671-24B  
DATE: 05-06-24

SCALE: 1" = 50'  
SHEET 1 OF 1

REVISIONS:

NO.	DATE	DESCRIPTION



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