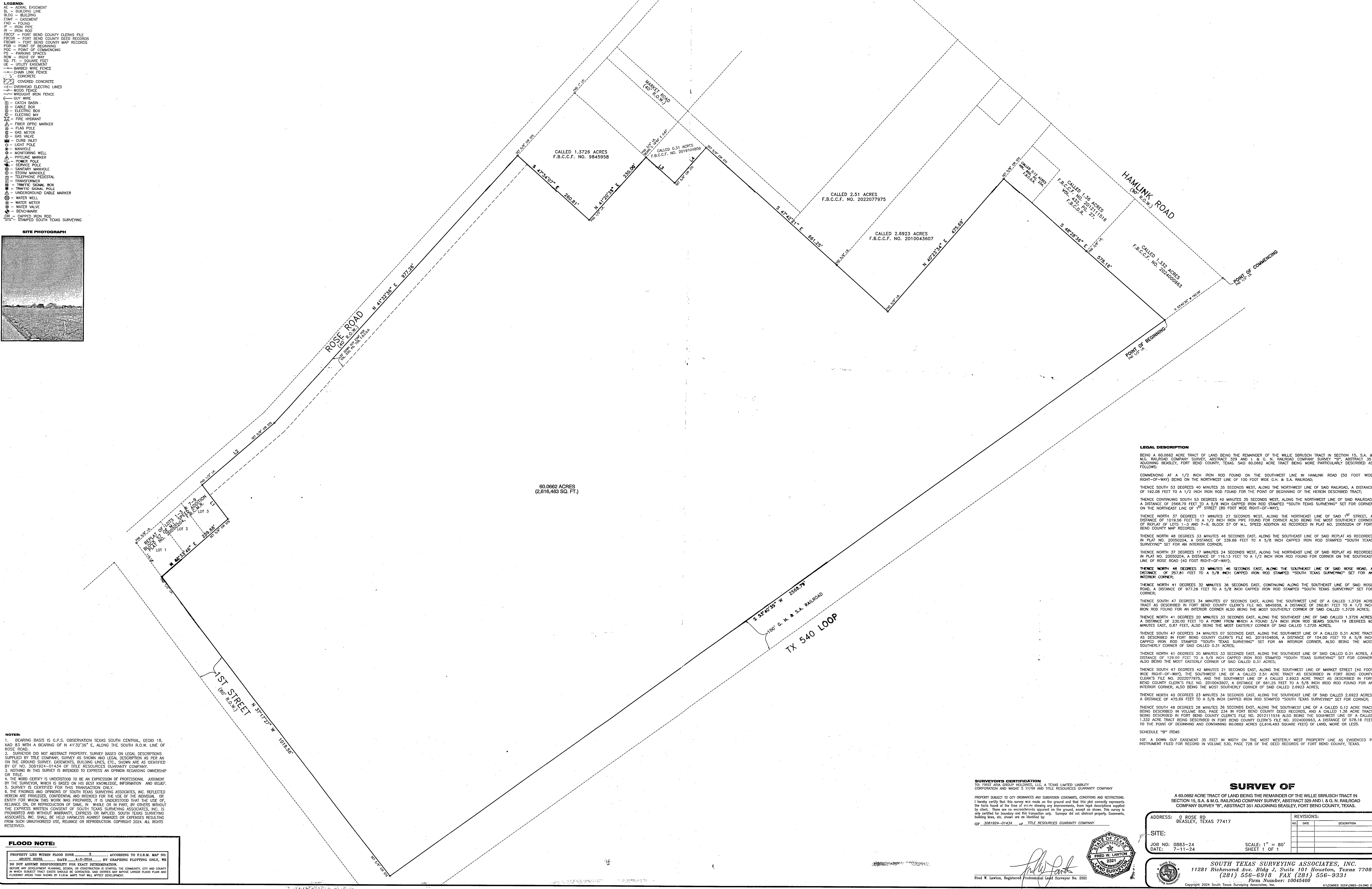
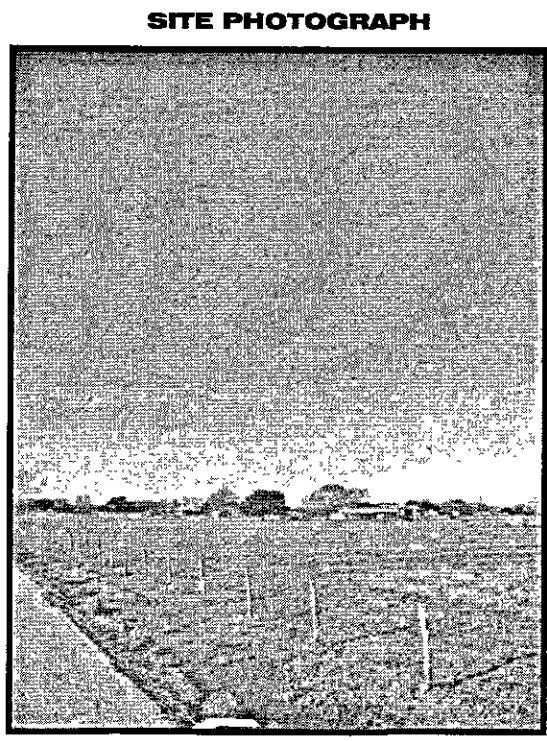
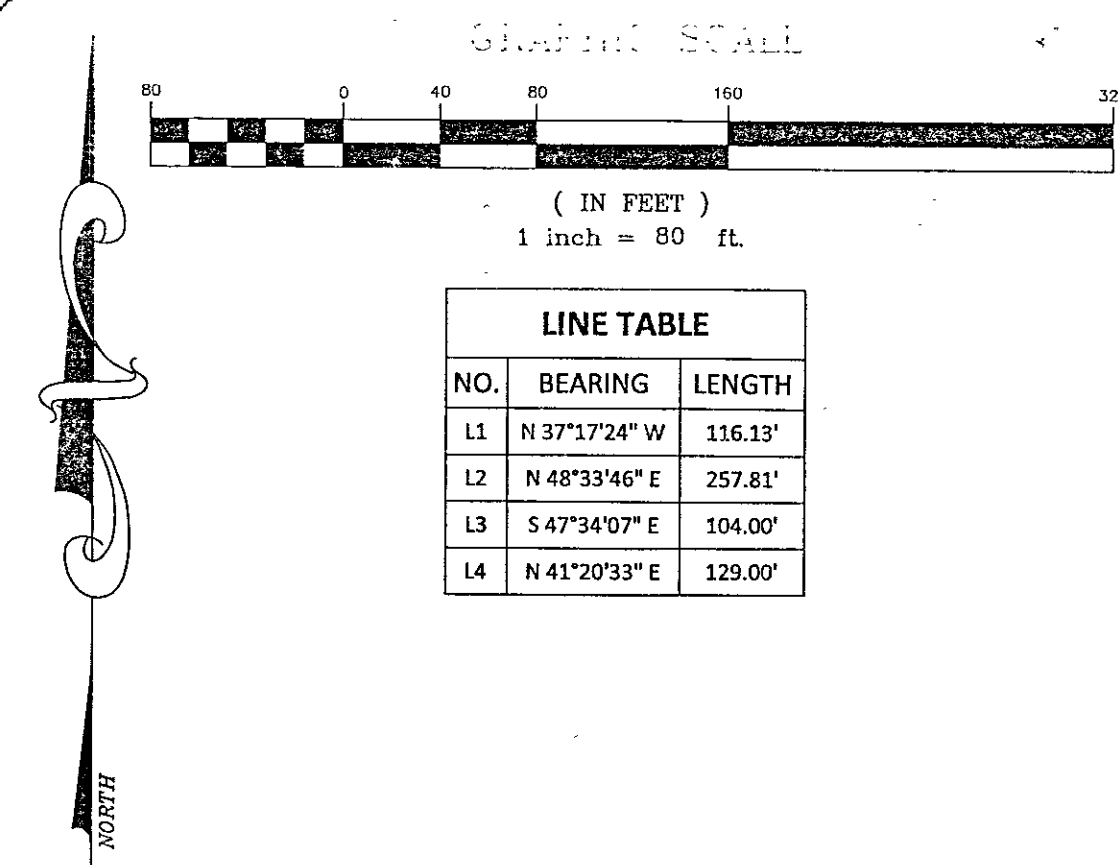




NOTES:

1. BEARING BASIS IS C.P.S. OBSERVATION SOUTH CENTRAL, GRID 18, AND 83 WITH A BEARING OF N 41°32'36" E, ALONG THE SOUTH R.O.W. LINE OF ROSE ROAD.

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. 3081924-01434 OF TITLE RESOURCES GUARANTY 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 HEREIN ARE FRAUDULENT, 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 _____, ACCORDING TO F.I.R.M. MAP NO. _____, DATED _____, BY GRAPHING PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION. BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS INITIATED, THE COMMUNITY, CITY AND COUNTY IN WHICH SUBJECT TRACT LIES SHOULD BE CONTACTED. TWO NOTICES MAY BE REQUIRED UNDER FLOOD PLANNING AND FLOODING AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.

LEGAL DESCRIPTION

BEING A 60.0662 ACRE TRACT OF LAND BEING THE REMAINDER OF THE WILLIE SPRUSCH TRACT IN SECTION 15, S.A. & M.G. RAILROAD COMPANY SURVEY, ABSTRACT 329 AND L. & G. N. RAILROAD COMPANY SURVEY "B", ABSTRACT 351 ADJOINING BEASLEY, FORT BEND COUNTY, TEXAS. SAID 60.0662 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST LINE IN HAWLINK ROAD (50 FOOT WIDE RIGHT-OF-WAY) BEING ON THE NORTHWEST LINE OF 100 FOOT WIDE G.H. & S.A. RAILROAD;

THENCE SOUTH 53 DEGREES 40 MINUTES 35 SECONDS WEST, ALONG THE NORTHWEST LINE OF SAID RAILROAD, A DISTANCE OF 192.08 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE CONTINUING SOUTH 53 DEGREES 40 MINUTES 35 SECONDS WEST, ALONG THE NORTHWEST LINE OF SAID RAILROAD, A DISTANCE OF 2568.79 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET FOR CORNER ON THE NORTHEAST LINE OF 1ST STREET (60 FOOT WIDE RIGHT-OF-WAY);

THENCE NORTH 37 DEGREES 17 MINUTES 27 SECONDS WEST, ALONG THE NORTHEAST LINE OF SAID 1ST STREET, A DISTANCE OF 1019.56 FEET TO A 1/2 INCH IRON PIPE FOUND FOR CORNER ALSO BEING THE MOST SOUTHERLY CORNER OF REPLAT OF LOTS 1-3 AND 7-9, BLOCK 27 OF M.L. SPEED ADDITION AS RECORDED IN PLAT NO. 20050204 OF FORT BEND COUNTY MAP RECORDS;

THENCE NORTH 48 DEGREES 33 MINUTES 46 SECONDS EAST, ALONG THE SOUTHEAST LINE OF SAID REPLAT AS RECORDED IN PLAT NO. 20050204, A DISTANCE OF 116.13 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER ON THE SOUTHEAST LINE OF ROSE ROAD (40 FOOT RIGHT-OF-WAY);

THENCE NORTH 41 DEGREES 32 MINUTES 36 SECONDS EAST, CONTINUING ALONG THE SOUTHEAST LINE OF SAID ROSE ROAD, A DISTANCE OF 977.28 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET FOR CORNER;

THENCE NORTH 41 DEGREES 34 MINUTES 07 SECONDS EAST, ALONG THE SOUTHWEST LINE OF A CALLED 1.3726 ACRE TRACT AS DESCRIBED IN FORT BEND COUNTY CLERK'S FILE NO. 9845958, A DISTANCE OF 260.81 FEET TO A 1/2 INCH IRON ROD FOUND FOR AN INTERIOR CORNER ALSO BEING THE MOST SOUTHERLY CORNER OF SAID CALLED 1.3726 ACRES;

THENCE SOUTH 47 DEGREES 34 MINUTES 07 SECONDS EAST, ALONG THE SOUTHWEST LINE OF A CALLED 0.31 ACRE TRACT AS DESCRIBED IN FORT BEND COUNTY CLERK'S FILE NO. 2019104806, A DISTANCE OF 104.00 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET FOR AN INTERIOR CORNER, ALSO BEING THE MOST SOUTHERLY CORNER OF SAID CALLED 0.31 ACRES;

THENCE NORTH 41 DEGREES 20 MINUTES 34 SECONDS EAST, ALONG THE SOUTHWEST LINE OF A CALLED 0.31 ACRE TRACT AS DESCRIBED IN FORT BEND COUNTY CLERK'S FILE NO. 2019104806, A DISTANCE OF 104.00 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET FOR AN INTERIOR CORNER, ALSO BEING THE MOST SOUTHERLY CORNER OF SAID CALLED 0.31 ACRES;

THENCE NORTH 41 DEGREES 20 MINUTES 34 SECONDS EAST, ALONG THE SOUTHWEST LINE OF A CALLED 0.31 ACRE TRACT AS DESCRIBED IN FORT BEND COUNTY CLERK'S FILE NO. 2019104806, A DISTANCE OF 104.00 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET FOR AN INTERIOR CORNER, ALSO BEING THE MOST SOUTHERLY CORNER OF SAID CALLED 0.31 ACRES;

THENCE NORTH 40 DEGREES 22 MINUTES 34 SECONDS EAST, ALONG THE SOUTHWEST LINE OF A CALLED 0.12 ACRE TRACT BEING DESCRIBED IN VOLUME 850, PAGE 234 IN FORT BEND COUNTY DEED RECORDS, AND A CALLED 1.36 ACRE TRACT BEING DESCRIBED IN FORT BEND COUNTY CLERK'S FILE NO. 2012115116 ALSO BEING THE SOUTHWEST LINE OF A CALLED 1.332 ACRE TRACT BEING DESCRIBED IN FORT BEND COUNTY CLERK'S FILE NO. 2024000963, A DISTANCE OF 578.16 FEET TO THE POINT OF BEGINNING AND CONTAINING 60.0662 ACRES (2,616,483 SQUARE FEET) OF LAND, MORE OR LESS.

SCHEDULE "B" ITEMS

100' OF A DOWN GUT EASEMENT 35 FEET IN WIDTH ON THE MOST WESTERLY WEST PROPERTY LINE AS EVIDENCED IN INSTRUMENT FILED FOR RECORD IN VOLUME 530, PAGE 728 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS.

SURVEYOR'S CERTIFICATION

TO: FIRST ALTA GROUP HOLDINGS, L.L.C., A TEXAS LIMITED LIABILITY CORPORATION AND WASAE S TACOR AND TITLE RESOURCES GUARANTY COMPANY

PROPERTY SUBJECT TO CITY ORDINANCES AND SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS. I hereby certify that this survey was made on the ground and that the 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 disturb property, Easements, Easements, etc. shown are as located by:

GP: 3081924-01434 of TITLE RESOURCES GUARANTY COMPANY

SURVEY OF

A 60.0662 ACRE TRACT OF LAND BEING THE REMAINDER OF THE WILLIE SPRUSCH TRACT IN SECTION 15, S.A. & M.G. RAILROAD COMPANY SURVEY, ABSTRACT 329 AND L. & G. N. RAILROAD COMPANY SURVEY "B", ABSTRACT 351 ADJOINING BEASLEY, FORT BEND COUNTY, TEXAS.

ADDRESS: 0 ROSE RD
BEASLEY, TEXAS 77417

SITE:

JOB NO: 0883-24
DATE: 7-11-24

SCALE: 1" = 80'
SHEET 1 OF 1

REVISIONS:

NO.	DATE	DESCRIPTION

SOUTH TEXAS SURVEYING ASSOCIATES, INC.
11281 Richmond Ave. Bldg J, Suite 101 Houston, Texas 77082
(281) 556-6918 FAX (281) 556-9331
Patty Meadows: 10445400

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JOB NO: 0883-24