

1. SURVEYOR HAS ABSTRACTED SUBJECT PROPERTY.

2. PROPERTY SUBJECT TO SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS BE EASEMENTS, BUILDING LINES AND OTHER MATTERS OF RECORD.

3. THIS SURVEY WAS DONE WITH THE BENEFIT OF A TITLE REPORT.

4. THE FOLLOWING BUILDING SETBACK LINES, UTILITY EASEMENTS, RIGHT OF WAYS AND ALL MATTERS AS SHOWN AND FURTHER AFFECTING TITLE TO THE HEREIN DESCRIBED PROPERTY AS SHOWN ON THE PLAT RECORDED IN VOLUME P, PAGE 146, OF THE MAP RECORDS, FORT BEND COUNTY, TEXAS.

JOB NO. C19-0903
GF No.: 54-02556
Title Co.: PATRIOT TITLE
OWNER: Charlie Loves Real Estate LLC
ADDRESS: 419 5th STREET ROSENBERG, TEXAS 77471

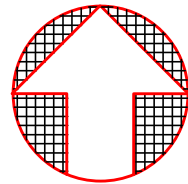
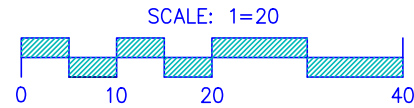
SUBJECT PROPERTY IS NOT LOCATED IN A FEDERAL INSURANCE ADMINISTRATION DESIGNATED FLOOD HAZARD AREA AND IS IN ZONE X MAP No. 48157 C PANEL: 0235 L DATED: 04/02/2014

This information is based on graphic plotting only. We do not assume responsibility for exact determination.

FLOOD INFORMATION



ALL BUILDING LINES AND EASEMENTS ARE PER RECORDED PLAT UNLESS OTHERWISE SHOWN. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. BUILDER MUST VERIFY ALL BUILDING LINES, EASEMENTS, BUILDING LINE RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES, IF ANY, THAT MAY AFFECT SUBJECT PROPERTY, BEFORE STARTING CONSTRUCTION.



NORTH

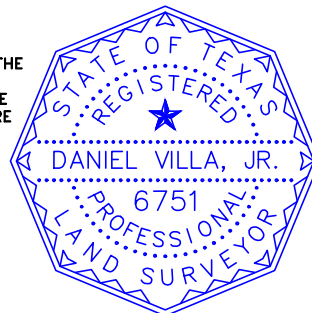
5th STREET
(80' R.O.W.)

SURVEY OF

24.40 FEET NORTH OF LOT 8, BLOCK 24, CITY OF ROSENBERG, A SUBDIVISION TO THE CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME P, PAGE 146, DEED RECORDS, FORT BEND COUNTY, TEXAS.

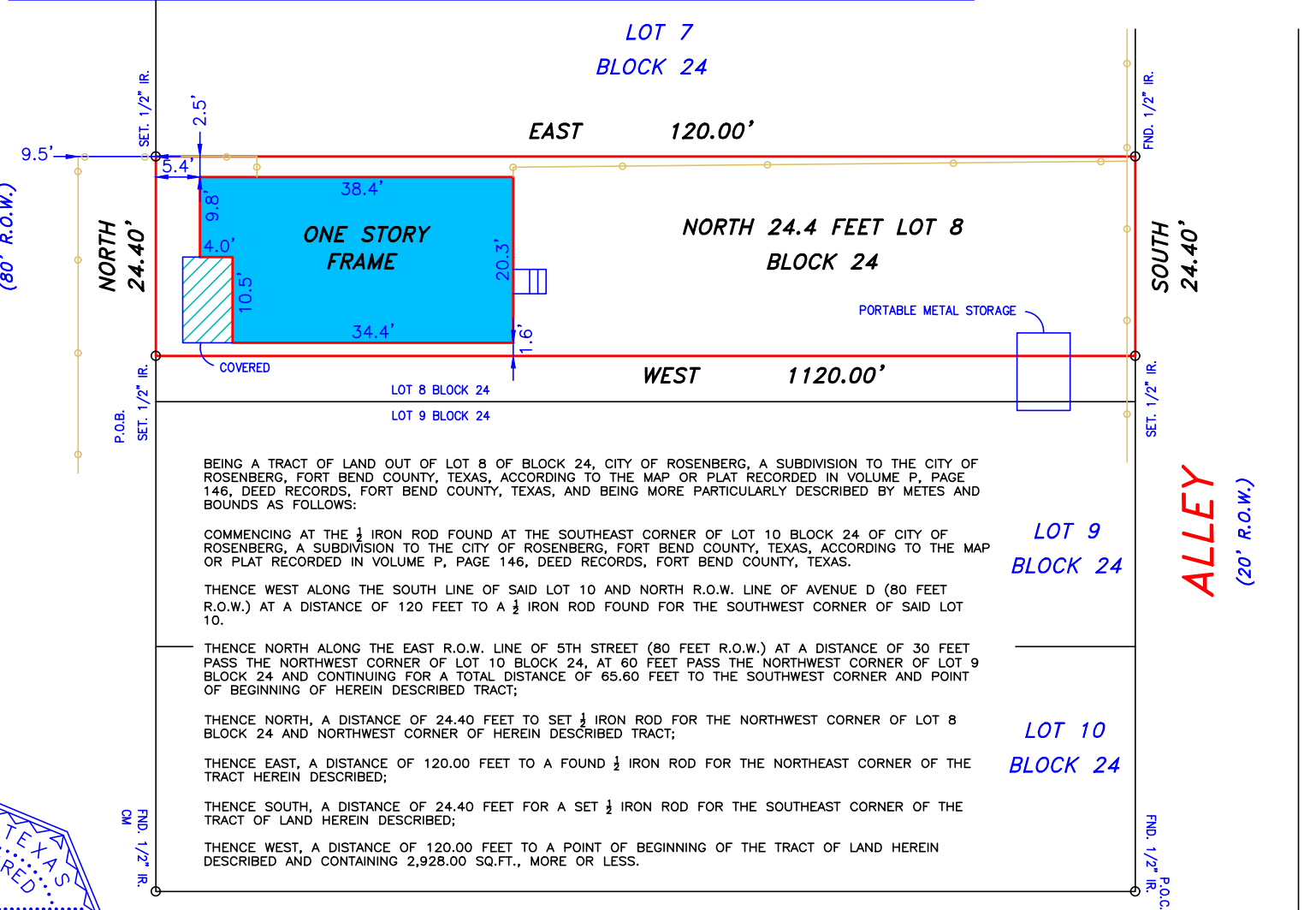
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND ON SEPTEMBER 10 OF 2019 UNDER MY SUPERVISION AND THAT IT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN.

DANIEL VILLA, JR.
REGISTRATION NO. 6751



LEGEND:

- AC - ACRES
- A/C - AIR CONDITION
- A.E. - AERIAL EASEMENT
- B.L. - BUILDING LINE
- BLDG. - BUILDING
- BO. - BOLLARD
- CB - CATCH BASIN
- CONC. - CONCRETE
- COV'D. - COVERED
- CM - CONTROL MONUMENT
- ELEC. - ELECTRIC
- ESMT. - EASEMENT
- FC - FILM CODE
- FH - FIRE HYDRANT
- FND. - FOUND
- GM. - GAS METER
- HCCF - HARRIS COUNTY CLERKS FILE
- HCDR - HARRIS COUNTY DEED RECORDS
- HCMR - HARRIS COUNTY MAP RECORDS
- HL&P - HOUSTON LIGHTING & POWER
- 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
- PTP - PINCHED TOP PIPE
- R.O.W. - RIGHT OF WAY
- RR - RAILROAD
- SAN. - SANITARY
- SP - SERVICE POLE
- SQ. FT. - SQUARE FEET
- S.S.E. - SANITARY SEWER EASEMENT
- STM. - STORM
- STM.S.E. - STORM SEWER EASEMENT
- SWBT - SOUTHWESTERN BELL TELEPHONE
- TEL. - TELEPHONE
- TLP - TRAFFIC LIGHT POLE
- TSB - TRAFFIC SIGNAL BOX
- U.E. - UTILITY EASEMENT
- WM - WATER METER
- WV - WATER VALVE
- X - BARBED WIRE FENCE
- - CHAIN LINK FENCE
- - CONCRETE
- ▨ - COVERED CONCRETE
- OHPL— OVERHEAD POWER LINES
- WOOD FENCE
- WROUGHT IRON FENCE



BEING A TRACT OF LAND OUT OF LOT 8 OF BLOCK 24, CITY OF ROSENBERG, A SUBDIVISION TO THE CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME P, PAGE 146, DEED RECORDS, FORT BEND COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE 1/2 IRON ROD FOUND AT THE SOUTHEAST CORNER OF LOT 10 BLOCK 24 OF CITY OF ROSENBERG, A SUBDIVISION TO THE CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME P, PAGE 146, DEED RECORDS, FORT BEND COUNTY, TEXAS.

THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 10 AND NORTH R.O.W. LINE OF AVENUE D (80 FEET R.O.W.) AT A DISTANCE OF 120 FEET TO A 1/2 IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 10.

THENCE NORTH ALONG THE EAST R.O.W. LINE OF 5TH STREET (80 FEET R.O.W.) AT A DISTANCE OF 30 FEET PASS THE NORTHWEST CORNER OF LOT 10 BLOCK 24, AT 60 FEET PASS THE NORTHWEST CORNER OF LOT 9 BLOCK 24 AND CONTINUING FOR A TOTAL DISTANCE OF 65.60 FEET TO THE SOUTHWEST CORNER AND POINT OF BEGINNING OF HEREIN DESCRIBED TRACT;

THENCE NORTH, A DISTANCE OF 24.40 FEET TO SET 1/2 IRON ROD FOR THE NORTHWEST CORNER OF LOT 8 BLOCK 24 AND NORTHWEST CORNER OF HEREIN DESCRIBED TRACT;

THENCE EAST, A DISTANCE OF 120.00 FEET TO A FOUND 1/2 IRON ROD FOR THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE SOUTH, A DISTANCE OF 24.40 FEET FOR A SET 1/2 IRON ROD FOR THE SOUTHEAST CORNER OF THE TRACT OF LAND HEREIN DESCRIBED;

THENCE WEST, A DISTANCE OF 120.00 FEET TO A POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED AND CONTAINING 2,928.00 SQ.FT., MORE OR LESS.