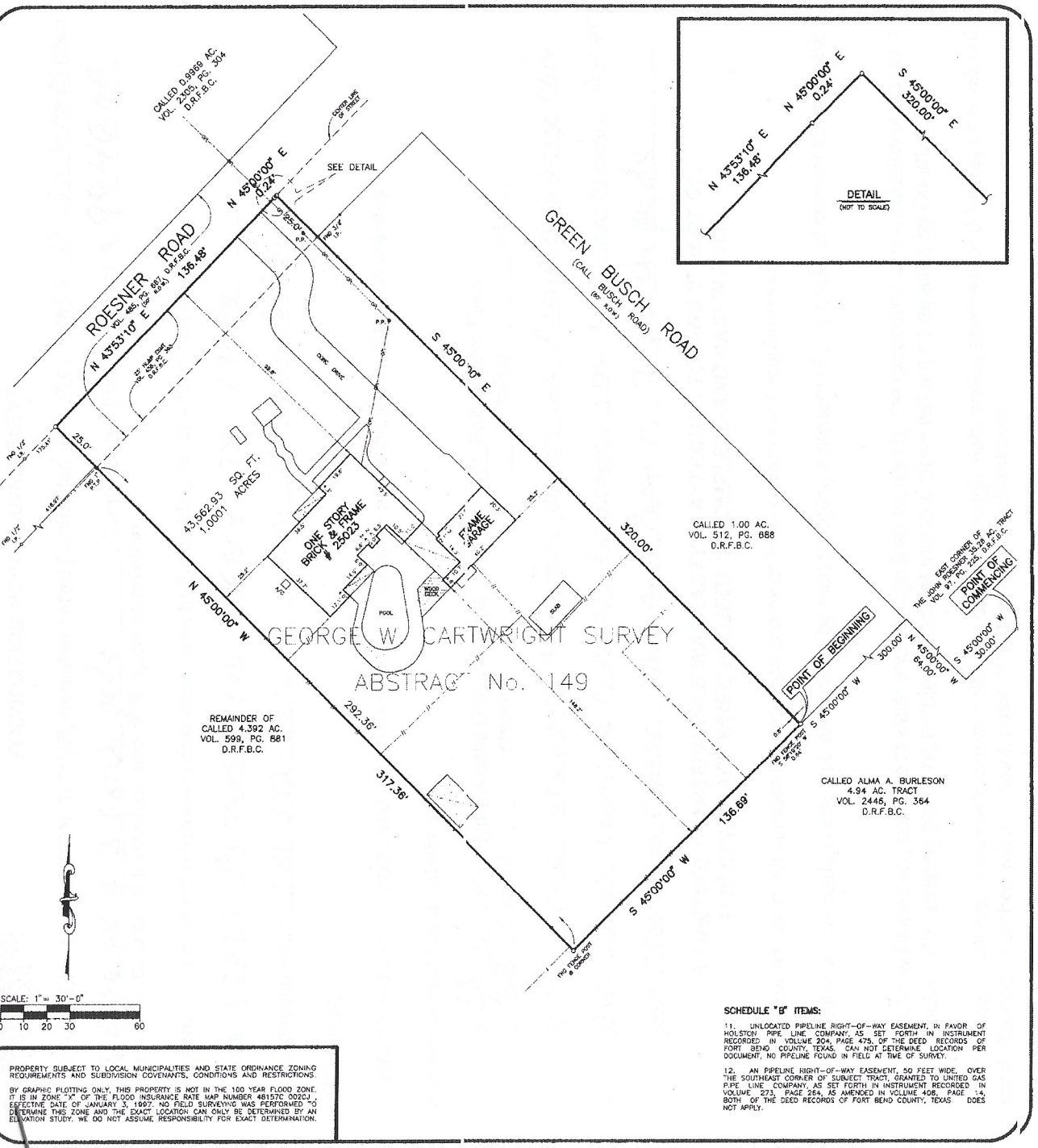

SCALE: 1" = 30'-0"

0 10 20 30 60

PROPERTY SUBJECT TO LOCAL MUNICIPALITIES AND STATE ORDINANCE ZONING REQUIREMENTS AND SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS.

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS NOT IN THE 100 YEAR FLOOD ZONE. IT IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP NUMBER 481570 0020 J , EFFECTIVE DATE OF JANUARY 3, 1997. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND THE EXACT LOCATION CAN ONLY BE DETERMINED BY AN ELEVATION STUDY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

SCHEDULE "B" ITEMS:

11. UNLOCATED PIPELINE RIGHT-OF-WAY EASEMENT, IN FAVOR OF HOUSTON PIPE LINE COMPANY, AS SET FORTH IN INSTRUMENT RECORDED IN VOLUME 304, PAGE 475, OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS. CAN NOT DETERMINE LOCATION PER DOCUMENT, NO PIPELINE FOUND IN FIELD AT TIME OF SURVEY.

12. AN PIPELINE RIGHT-OF-WAY EASEMENT, 50 FEET WIDE, OVER THE SOUTHEAST CORNER OF SUBJECT TRACT, GRANTED TO UNITED GAS PIPE LINE COMPANY, AS SET FORTH IN INSTRUMENT RECORDED IN VOLUME 273, PAGE 264, AS AMENDED IN VOLUME 408, PAGE 14, BOTH OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS. DOES NOT APPLY.

LEGAL DESCRIPTION

ALL THAT CERTAIN TRACT OR PARCEL OF LAND, CONTAINING 1.0001 ACRES (43,562.93 SQUARE FEET), BEING OUT OF THE JOHN ROESNER 35.28 ACRES BEING PART OF HIS 125.72 ACRES TRACT OUT OF THE GEORGE W. CARTWRIGHT SURVEY, ABSTRACT NO. 149, SITUATED IN FORT BEND COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE EAST CORNER OF THE ORIGINAL JOHN ROESNER 35.28 ACRE TRACT (VOLUME 197, PAGE 225, OF THE DEED RECORDS);

THENCE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 30.00 FEET TO A POINT IN THE SOUTHWEST LINE OF BUSCH ROAD;

THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 64.00 FEET TO A POINT FOR CORNER;

THENCE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 300.00 FEET ALONG A FENCE LINE MARKING THE NORTHWEST LINE OF THE ALMA A. BURLESON 4.94 ACRE TRACT TO A POINT FOR THE EAST CORNER OF AND PLACE OF BEGINNING FOR THIS TRACT, FROM WHICH A FENCE POST BEARS SOUTH 58 DEGREES 19 MINUTES 20 SECONDS WEST, 0.64 FEET;

THENCE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 136.69 FEET ALONG SAID BURLESON LINE TO A FENCE POST FOUND FOR THE SOUTH CORNER OF THIS TRACT,

THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS WEST, AT 292.36 FEET PASS AN IRON PIPE FOUND IN THE SOUTHEAST LINE OF ROESNER ROAD (50 FEET WIDE), IN ALL 317.36 FEET TO A POINT FOR THE WEST CORNER OF THIS TRACT;

THENCE NORTH 43 DEGREES 53 MINUTES 10 SECONDS EAST, A DISTANCE OF 136.48 FEET ALONG THE CENTERLINE OF ROESNER ROAD TO AN ANGLE POINT;

THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 0.24 FEET ALONG THE CENTERLINE OF SAID ROAD TO A POINT FOR THE NORTH CORNER OF THIS TRACT;

THENCE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS EAST, AT 25 FEET PASS A 3/8 INCH IRON PIPE FOUND, IN ALL 320.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.0001 (43,562.93 SQUARE FEET) ACRE OF LAND.

I, ALLEN D. HUGHES, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this survey was this day made on the ground under my supervision of the property described hereon (and/or by metes and bounds on attached sheet), is correct and that there are no encroachments apparent on the ground, and that all improvements lie wholly within the property lines, except as shown or noted hereon. This survey is certified for this transaction only and was performed in connection with the transaction described in GF # 98300387 of Stewart Title Company.

Witness my hand this 28th day of May 1998.

Allen D. Hughes
Registered Professional Land Surveyor #3891
Revision:
Copyright 1998

STATE OF TEXAS
REGISTERED
ALLEN D. HUGHES

PURCHASER: DAVID T. WAMBSGANS AND ADELE S. WAMBSGANS
ADDRESS: 25023 ROESNER ROAD, KATY, TEXAS
LENDER: COUNTRYWIDE HOME LOANS
JOB NO.: 524-98 SCALE: 1"=30' DATE: 5-28-98 SHEET 1 OF 1 DRAWN BY: VT

Hughes-Southwest Surveying Company
11231 Richmond Ave. Ste. D-105 Houston, Texas 77082
Tel. (281) 496-9977 • Fax (281) 496-9989
1-800-336-2840
Hughes-Southwest Surveying Co.

Original Survey