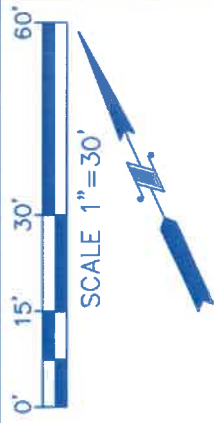


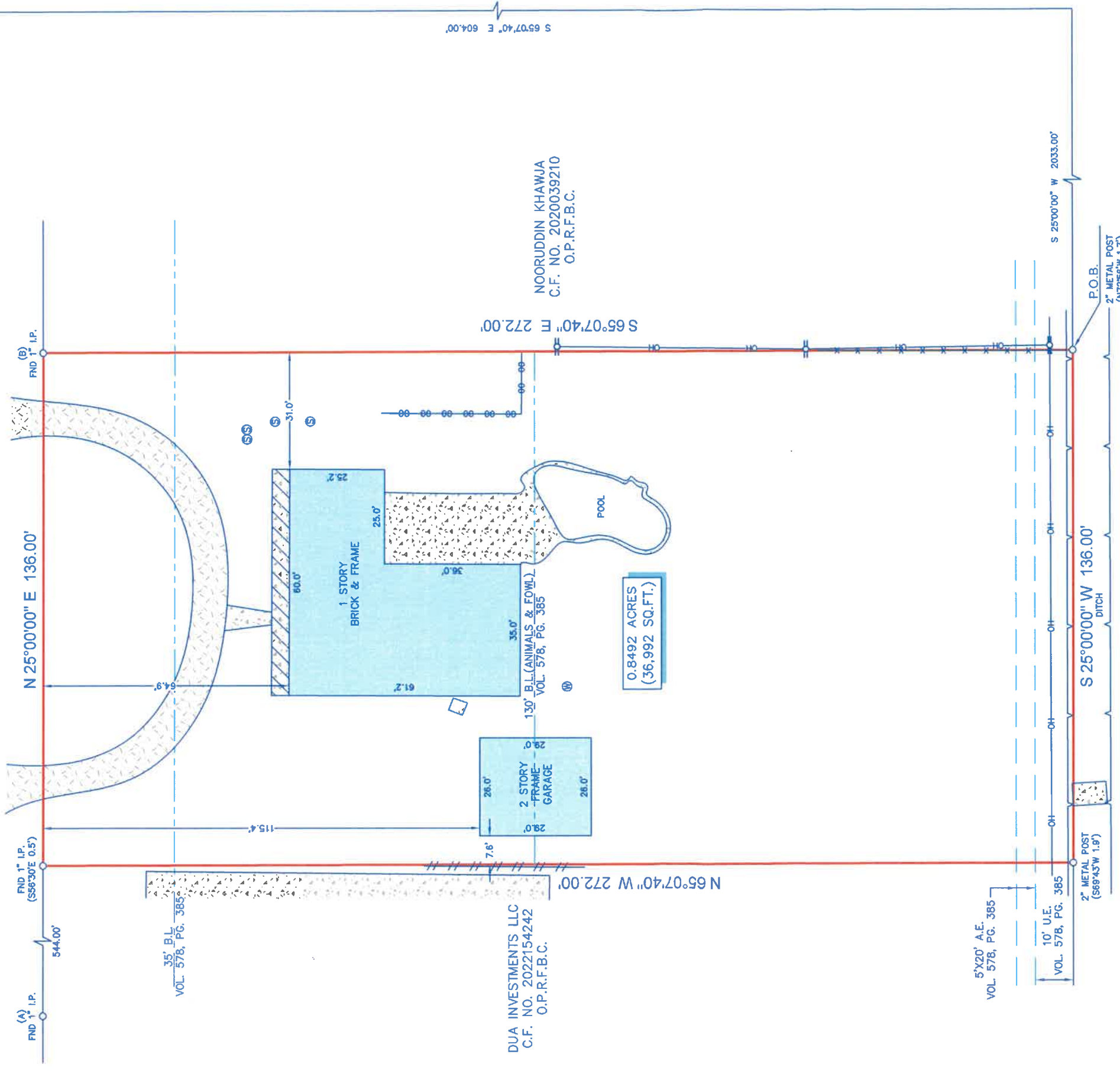
LAND TITLE SURVEY



WILLIAM LUSK  
SURVEY  
ABSTRACT 216

**SYCAMORE ROAD**  
(60' R.O.W.) (VOL. 578, PG. 385)

P.O.C.  
NORTH CORNER OF  
CALLED 21.72 & 100 ACRE  
ROHAN TRACT  
VOL. 416, PG. 592  
D.R.F.B.C.



NOORUDDIN KHAWJA  
C.F. NO. 2020039210  
O.P.R.F.B.C.

DUA INVESTMENTS LLC  
C.F. NO. 2022154242  
O.P.R.F.B.C.

0.8492 ACRES  
(36,992 SQ.FT.)

RIVERS MIST  
SECTION THREE  
PLAT NO. 20150265  
P.R.F.B.C.

RESTRICTED  
RESERVE "A" & "E"

**LEGEND**

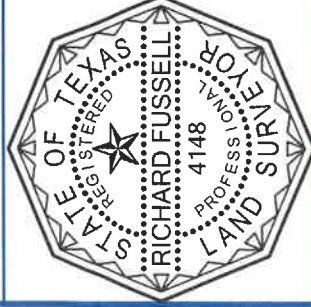
	CONCRETE		FENCE
	COVERED AREA		WIRE
	ASPHALT		WOOD
	B.L.		OVERHEAD UTILITY LINES
	U.E.		APPROXIMATE UTILITY LINES
	A.E.		HIGH BANK
			POWER POLE
			SEPTIC LIDS
			WATER WELL

- NOTES:**
- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED UNTO EARL R. LAWLER, JR., RECORDED IN COUNTY CLERK'S FILE NO. 2019025573 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS. POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
  - ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY SHOWN HEREON. SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
  - THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY SHOWN HEREON FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
  - ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
  - SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON 12-26-24, UNDER G.F. NO. 24-838413-SU.
  - EASEMENT TO RICHMOND IRRIGATION COMPANY AS RECORDED IN VOL. 152, PG. 582 O.P.R.F.B.C. (NOT LOCATABLE BY DOCUMENT).
  - EASEMENT TO HUMBLE OIL & REFINING COMPANY AS RECORDED IN VOL. 426, PG. 15 O.P.R.F.B.C. (NOT LOCATABLE BY DOCUMENT). (NO VISIBLE EVIDENCE OF PIPELINES OBSERVED).

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 0.8492 ACRES (36,992 SQUARE FEET) SITUATED IN THE WILLIAM LUSK SURVEY, ABSTRACT 216, FORT BEND COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

CLIENT: ONE STOP HOME IMPROVEMENT SOLUTIONS, INC.

ADDRESS: 1011 SYCAMORE ROAD



SURVEYORS CERTIFICATE:  
IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE  
FACTS FOUND ON THE GROUND DURING THE COURSE OF A LAND  
TITLE SURVEY CONDUCTED UNDER MY SUPERVISION ON  
FEBRUARY 21, 2025 AND THAT THIS SURVEY SUBSTANTIALLY  
COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL  
SURVEYORS' MANUAL PRACTICE REQUIREMENTS FOR A RE NO  
ENGAGEMENT AND PROVISIONS EXCEPT AS SHOWN.



**Capital Title**  
A Shaddock Company

G.F. # 24-838413-SU  
ISSUE DATE: 12-26-24  
281-310-8178

www.survey1inc.com  
survey1@survey1inc.com  
Firm Registration No. 100758-00  
P.O. Box 2543 | Alvin, TX 77512

TECH: EF	DATE: 02-25-25
FIELD CREW: MW	JOB#
DRAFTER: JB	FINAL CHECK: EF
	2-147595-25