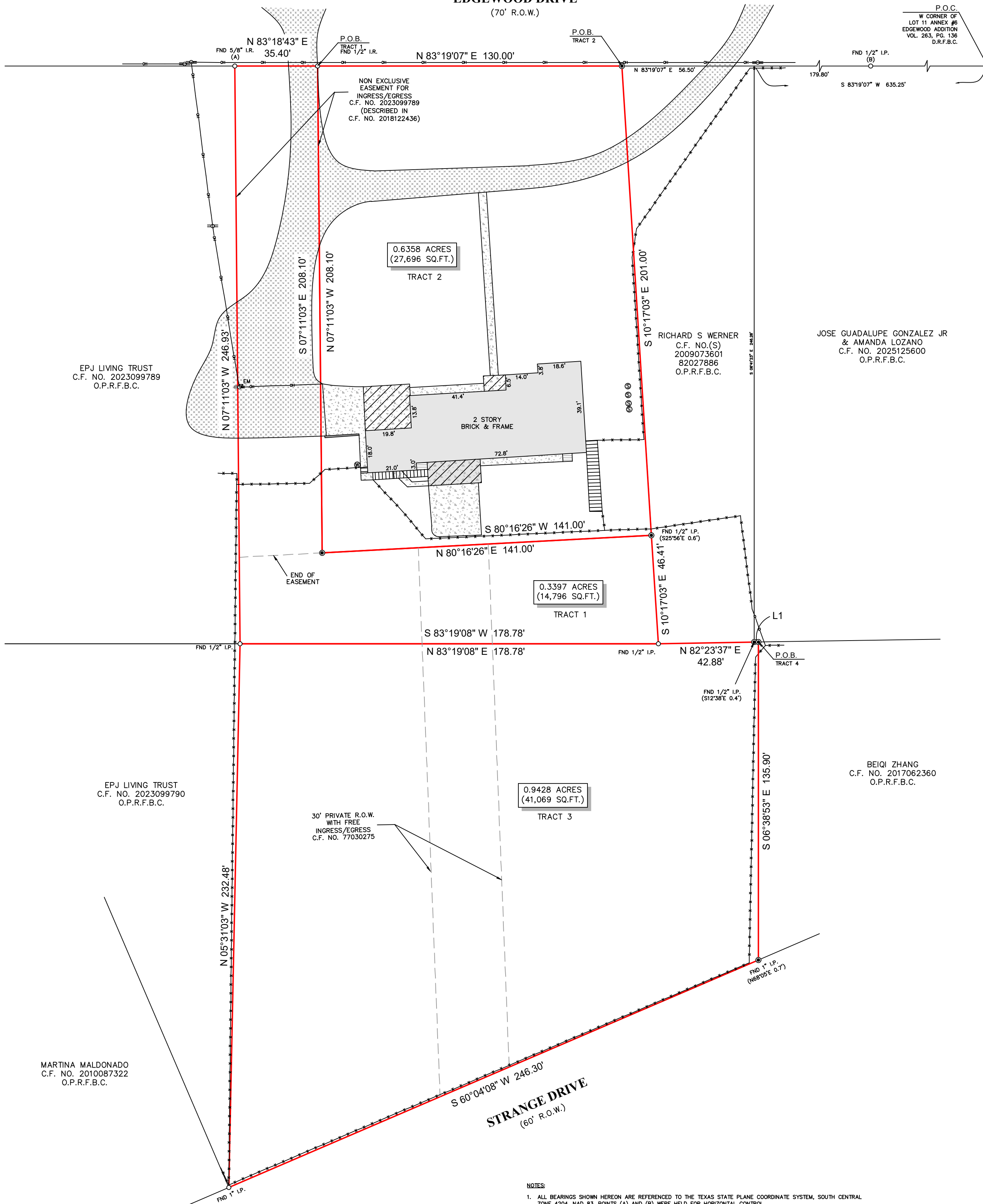


WILLIAM MORTON
SURVEY
ABSTRACT 62

LAND TITLE SURVEY

0' 15' 30' 60'
SCALE 1"=30'

EDGEWOOD DRIVE
(70' R.O.W.)



NOTES:

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204, NAD 83. POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
2. ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY SHOWN HEREON. SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
3. THIS SURVEY IS CERTIFIED TO LUIS VENEGAS FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
4. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
5. THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.

TITLE COMPANY:

FIDELITY
NATIONAL TITLE COMPANY

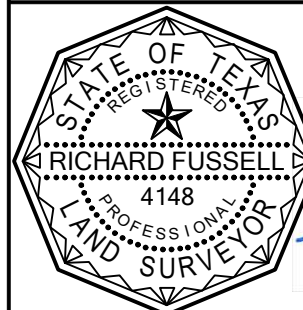
G.F. #: FTDAL-26-9000262501663M
ISSUE DATE: JAN. 2, 2026

LEGAL DESCRIPTION: TRACT 1: A TRACT OF LAND CONTAINING 0.3397 ACRES (14,796 SQUARE FEET) SITUATED IN THE WILLIAM MORTON SURVEY, ABSTRACT 62, FORT BEND COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.
TRACT 2: A TRACT OF LAND CONTAINING 0.6358 ACRES (27,696 SQUARE FEET) SITUATED IN THE WILLIAM MORTON SURVEY, ABSTRACT 62, FORT BEND COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.
TRACT 3: A TRACT OF LAND CONTAINING 0.9428 ACRES (41,069 SQUARE FEET) SITUATED IN THE WILLIAM MORTON SURVEY, ABSTRACT 62, FORT BEND COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

LEGEND

CONCRETE	FENCE
COVERED AREA	WIRE
WOOD DECK	METAL
GRAVEL	WATER WELL
STEPS	SEPTIC LID
UPPER LEVEL(S) ONLY	POWER POLE
	ELECTRIC METER
	OVERHEAD UTILITY LINES
	SET 1/2" I.R.
	W/CAP MARKED "SURVEY 1"

LINE	BEARING	DISTANCE
L1	N 82°23'37" E	1.89



SURVEYOR'S 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 JANUARY 27, 2026 AND THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION III SURVEY; AND THAT THERE ARE NO ENCUMBRANCES OR PROTRUSIONS EXCEPT AS SHOWN.

RICHARD FUSSELL
RPLS# 4148

REVISED (TRACTS): FEBRUARY 4, 2026

CLIENT: CONTINENTAL REAL ESTATE SERVICES

ADDRESS: 1111 EDGEWOOD DRIVE

www.survey1inc.com
survey1@survey1inc.com

Survey 1, Inc.
Your Land Survey Company

Firm Registration No. 100758-00
P.O. Box 2543 | Alvin, TX 77512 | (281)393-1382

FIELD CREW:	TECH:
DRAFTER: MH	FINAL CHECK: EF
DATE: JAN. 30, 2026	JOB#
	1-161299-26