GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

NORTH

LEGEND:
AE – AERIAL EASEMENT
BL – BUILDING LINE
BLDG – BUILDING
ESMT – EASEMENT
FND – FOUND
HL&P – HOUSTON LIGHTING & POWER
IP – IRON PIPE
IR – IRON ROD
HCCF – HARRIS COUNTY CLERKS FILE
HCDR – HARRIS COUNTY DEED RECORDS
HCMR – HARRIS COUNTY MAP RECORDS
POB – POINT OF BEGINNING
POC – POINT OF COMMENCING
PS – PARKING SPACES
ROW – RIGHT OF WAY
SQ. FT. – SQUARE FEET
UE – UTILITY EASEMENT
—x— BARBED WIRE FENCE
—o— CHAIN LINK FENCE
CONCRETE
COVERED CONCRETE
—E— OVERHEAD ELECTRIC LINES
—//— WOOD FENCE
—/— WROUGHT IRON FENCE
GUY WIRE
– CATCH BASIN
– CABLE BOX
– ELECTRIC BOX
– ELECTRIC MH
– FIRE HYDRANT
– FIBER OPTIC MARKER
– FLAG POLE
– GAS METER
– GAS VALVE
– CURB INLET
– LIGHT POLE
– MANHOLE
– MONITORING WELL
– PIPELINE MARKER
– POWER POLE
– SERVICE POLE
– SANITARY MANHOLE
– STORM MANHOLE
– TELEPHONE PEDESTAL
– TRANSFORMER
– TRAFFIC SIGNAL BOX
– TRAFFIC SIGNAL POLE
– UNDERGROUND CABLE MARKER
– WATER WELL
– WATER METER
– WATER VALVE
– BENCHMARK
CIR – CAPPED IRON ROD
"STS"– STAMPED SOUTH TEXAS SURVEYING

EVANS ROAD
(60' PUBLIC RIGHT–OF–WAY)
FILE NO. 2008010030 O.P.R.F.B.C.

N 86°40'13" E 519.00'

P.O.B.
10.000 ACRES
P.O.C.
1.7124 ACRES
SET 5/8" CIR STS
FND 3/8" IR BEARS
S 41°47' W 2.75'

FND 5/8" IR

APPROXIMATE LOCATION OF NATURAL/OTHER GAS PIPELINES

N 2°31'47" W 587.96'

10.000 ACRES (435,599 SQ.FT.)

APPROXIMATE LOCATION OF NATURAL/OTHER GAS PIPELINES

S 03°19'47" E 966.13'

HAWKS ROAD
(60' PUBLIC RIGHT–OF–WAY)
FILE NO. 2008010030 O.P.R.F.B.C.

COLUMBIA BLUE
(60' PUBLIC RIGHT–OF–WAY)
FILE NO. 2008010030 O.P.R.F.B.C.

SET 5/8" CIR

S 85°15'53" W 192.00' SET 5/8" CIR

APPROXIMATE LOCATION OF CRUDE OIL PIPELINES

1.7124 ACRES (74,594 SQ.FT.)

S 02°31'47" E 388.80'

N 02°31'47" W 388.80'

10.0'

SEPTIC
WOOD DECK
SPA
SPA
A/C
WOOD DECK
ONE STORY BRICK & FRAME
TWO STORY BRICK & FRAME
TWO STORY BRICK & FRAME
38.4'
22.9'
9.1'
24.3'
30.7'
29.9'
14.6'
15.4'
23.3'
39.9'
25.2'
16.9'
10.1'
100'

SET 5/8" CIR

N 85°15'53" E 192.00'

P.O.B.
1.7124 ACRES TRACT
FND 5/8" IR

S 85°15'53" W 239.48'

SET 5/8" CIR

S 86°42'00" W
101.29'

CALLED 0.347 ACRE R.O.W. TAKING

FND 5/8" IR

CARTWRIGHT ROAD
(PUBLIC RIGHT–OF–WAY)
FILE NO. 2008010030 O.P.R.F.B.C.

LEGAL DESCRIPTION
TRACT 1:

A TRACT OR PARCEL OF LAND CONTAINING 10.000 ACRES (435,599 SQUARE FEET), OUT OF A CALLED 12.06 ACRES OF LAND, MORE OR LESS, OUT OF THE DAVID BRIGHT LEAGUE, ABSTRACT NO 13, FORT BEND COUNTY, TEXAS, BEING PART OF A 45.53 ACRE TRACT CONVEYED BY WALTER H. HAWKES TO ELMA LUCY M. HAWKES, BY DEED RECORDED IN VOLUME 275, PAGE 563 OF THE DEED RECORDS OF FORT BEND COUNTY TEXAS, AND SAID 10.000 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS: (BEARINGS BASED ON GPS OBSERVATION, TEXAS SOUTH CENTRAL, GEOID 18, NAD 83)

BEGINNING AT A SET 5/8 INCH IRON ROD WITH CAP STAMPED "SOUTH TEXAS SURVEYING" FROM WHICH A FOUND 3/8 INCH IRON ROD BEARS SOUTH 41 DEGREES 47 MINUTES WEST, A DISTANCE OF 2.75 FEET, BEING AT THE INTERSECTION OF THE WEST LINE OF COLUMBIA BLUE (80 FOOT RIGHT–OF–WAY) AND THE SOUTH LINE OF EVANS ROAD (60 FOOT RIGHT–OF–WAY), AS DESCRIBED IN A DEED FILED FOR RECORD UNDER FILE NO. 2008010030 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS, MARKING THE NORTHEAST CORNER OF SAID 12.06 ACRES AND THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 03 DEGREES 19 MINUTES 47 SECONDS EAST, ALONG THE EAST LINE OF THE HEREIN DESCRIBED TRACT, SAME BEING ALONG THE EAST LINE OF SAID 12.06 ACRE TRACT, AND BEING ALONG THE WEST RIGHT–OF–WAY LINE OF COLUMBIA BLUE, A DISTANCE OF 966.13 FEET, TO A FOUND 5/8 INCH IRON ROD, BEING IN THE NORTH RIGHT–OF–WAY LINE OF CARTWRIGHT ROAD (RIGHT–OF–WAY VARIES), AND MARKING THE SOUTHEAST CORNER OF SAID 12.06 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 86 DEGREES 42 MINUTES 00 SECONDS WEST, ALONG THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT, SAME BEING THE SOUTH LINE OF SAID 12.06 ACRE TRACT, AND BEING ALONG THE NORTH RIGHT–OF–WAY LINE OF CARTWRIGHT ROAD, A DISTANCE OF 101.29 FEET, TO A SET 5/8 INCH IRON ROD WITH CAP STAMPED "SOUTH TEXAS SURVEYING", MARKING AN ANGLE POINT FOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 85 DEGREES 15 MINUTES 53 SECONDS WEST, ALONG THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT, SAME BEING THE SOUTH LINE OF SAID 12.06 ACRE TRACT, AND BEING ALONG THE NORTH RIGHT–OF–WAY LINE OF CARTWRIGHT ROAD, A DISTANCE OF 239.48 FEET, TO A FOUND 5/8 INCH IRON ROD, MARKING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 02 DEGREES 31 MINUTES 47 SECONDS WEST, ALONG THE MOST SOUTHERN WEST LINE OF THE HEREIN DESCRIBED TRACT, OVER AND ACROSS SAID 12.06 ACRE TRACT, A DISTANCE OF 388.80 FEET, TO A SET 5/8 INCH IRON ROD WITH CAP STAMPED "SOUTH TEXAS SURVEYING", MARKING AN INTERIOR POINT FOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 85 DEGREES 15 MINUTES 53 SECONDS WEST, ALONG THE MOST NORTHERLY SOUTH LINE OF THE HEREIN DESCRIBED TRACT, OVER AND ACROSS SAID 12.06 ACRE TRACT, A DISTANCE OF 192.00 FEET, TO A SET 5/8 INCH IRON ROD WITH CAP STAMPED "SOUTH TEXAS SURVEYING", BEING IN THE EAST RIGHT–OF–WAY LINE OF HAWKS ROAD (60 FOOT RIGHT–OF–WAY), AND MARKING THE MOST WESTERN SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 02 DEGREES 31 MINUTES 47 SECONDS WEST, ALONG THE WEST LINE OF THE HEREIN DESCRIBED TRACT, SAME BEING IN THE WEST LINE OF SAID 12.06 ACRE TRACT, AND BEING IN THE EAST RIGHT–OF–WAY LINE OF HAWKS ROAD, A DISTANCE OF 587.96 FEET, TO A FOUND 5/8 INCH IRON ROD, BEING IN THE SOUTH RIGHT–OF–WAY LINE OF EVANS ROAD, MARKING THE NORTHWEST CORNER OF SAID 12.06 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE NORTH 86 DEGREES 40 MINUTES 13 SECONDS EAST, ALONG THE NORTH LINE OF THE HEREIN DESCRIBED TRACT, SAME BEING ALONG THE NORTH LINE OF SAID 12.06 ACRE TRACT, AND BEING ALONG THE SOUTH RIGHT–OF–WAY LINE OF EVANS ROAD, A DISTANCE OF 519.00 FEET, TO THE PPOINT OF BEGINNING AND CONTAINING 10.000 ACRES (435,599 SQUARE FEET) OF LAND, MORE OR LESS.

LEGAL DESCRIPTION
TRACT 2:

A TRACT OR PARCEL OF LAND CONTAINING 1.7124 ACRES (74,594 SQAURE FEET) SQUARE FEET), OUT OF A CALLED 12.06 ACRES OF LAND, MORE OR LESS, OUT OF THE DAVID BRIGHT LEAGUE, ABSTRACT NO 13, FORT BEND COUNTY, TEXAS, BEING PART OF A 45.53 ACRE TRACT CONVEYED BY WALTER H. HAWKES TO ELMA LUCY M. HAWKES, BY DEED RECORDED IN VOLUME 275, PAGE 563 OF THE DEED RECORDS OF FORT BEND COUNTY TEXAS, AND SAID 10.000 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS: (BEARINGS BASED ON GPS OBSERVATION, TEXAS SOUTH CENTRAL, GEOID 18, NAD 83)

COMMENCING AT A SET 5/8 INCH IRON ROD WITH CAP STAMPED "SOUTH TEXAS SURVEYING" FROM WHICH A FOUND 3/8 INCH IRON ROD BEARS SOUTH 41 DEGREES 47 MINUTES WEST, A DISTANCE OF 2.75 FEET BEING AT THE INTERSECTION OF THE WEST LINE OF COLUMBIA BLUE (80 FOOT RIGHT–OF–WAY) AND THE SOUTH LINE OF EVANS ROAD (60 FOOT RIGHT–OF–WAY), AS DESCRIBED IN A DEED FILED FOR RECORD UNDER FILE NO. 2008010030 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS, BEING THE NORTHEAST CORNER OF SAID 45.53 ACRES TRACT, MARKING THE NORTHEAST CORNER OF SAID 12.06 ACRES;

THENCE SOUTH 03 DEGREES 19 MINUTES 47 SECONDS EAST, ALONG THE EAST LINE OF SAID 12.06 ACRE TRACT, SAME BEING ALONG THE EAST LINE OF SAID 45.53 ACRE TRACT, AND BEING ALONG THE WEST RIGHT–OF–WAY LINE OF COLUMBIA BLUE, A DISTANCE OF 966.13 FEET TO A FOUND 5/8 INCH IRON ROD, BEING IN THE NORTH RIGHT–OF–WAY LINE OF CARTWRIGHT ROAD (RIGHT–OF–WAY VARIES AS DESCRIBED IN A DEED FILED FOR RECORD UNDER FILE NO. 2008010030 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS), AND MARKING THE SOUTHEAST CORNER OF SAID 12.06 ACRE TRACT;

THENCE SOUTH 86 DEGREES 42 MINUTES 00 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 12.06 ACRE TRACT, AND BEING ALONG THE NORTH RIGHT–OF–WAY LINE OF CARTWRIGHT ROAD, A DISTANCE OF 101.29 FEET TO A SET 5/8 INCH IRON ROD WITH CAP STAMPED "SOUTH TEXAS SURVEYING", MARKING AN ANGLE POINT FOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 85 DEGREES 15 MINUTES 53 SECONDS WEST, BEING THE SOUTH LINE OF SAID 12.06 ACRE TRACT, AND BEING ALONG THE NORTH RIGHT–OF–WAY LINE OF CARTWRIGHT ROAD, A DISTANCE OF 239.48 FEET TO A FOUND 5/8 INCH IRON ROD, MARKING THE POINT OF BEGINNING AND SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 02 DEGREES 31 MINUTES 47 SECONDS WEST, ALONG THE EAST LINE OF THE HEREIN DESCRIBED TRACT, OVER AND ACROSS SAID 12.06 ACRE TRACT, SAME BEING OVER AND ACROSS SAID 45.53 ACRE TRACT, A DISTANCE OF 388.80 FEET TO A SET 5/8 INCH IRON ROD WITH CAP STAMPED "SOUTH TEXAS SURVEYING", MARKING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 85 DEGREES 15 MINUTES 53 SECONDS WEST, ALONG THE NORTH LINE OF THE HEREIN DESCRIBED TRACT, OVER AND ACROSS SAID 12.06 ACRE TRACT, SAME BEING OVER AND ACROSS SAID 45.53 ACRE TRACT, A DISTANCE OF 192.00 FEET TO A SET 5/8 INCH IRON ROD WITH CAP STAMPED "SOUTH TEXAS SURVEYING", BEING IN THE EAST RIGHT–OF–WAY LINE OF HAWKS ROAD (60 FOOT RIGHT–OF–WAY), AND MARKING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 02 DEGREES 31 MINUTES 47 SECONDS EAST, ALONG THE WEST LINE OF THE HEREIN DESCRIBED TRACT, SAME BEING IN THE WEST LINE OF SAID 12.06 ACRE TRACT, OVER AND ACROSS SAID 45.53 ACRE TRACT, AND BEING IN THE EAST RIGHT–OF–WAY LINE OF HAWKS ROAD, A DISTANCE OF 388.80 FEET TO A FOUND 5/8 INCH IRON ROD, BEING IN THE NORTH RIGHT–OF–WAY LINE OF CARTWRIGHT ROAD, MARKING THE SOUTHWEST CORNER OF SAID 12.06 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

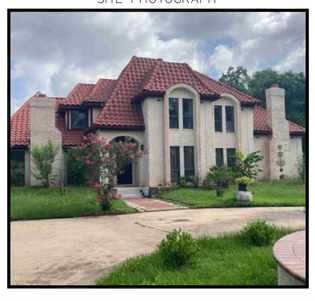
THENCE NORTH 85 DEGREES 15 MINUTES 53 SECONDS EAST, ALONG THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT, SAME BEING ALONG THE SOUTH LINE OF SAID 12.06 ACRE TRACT, AND BEING ALONG THE NORTH RIGHT–OF–WAY LINE OF CARTWRIGHT ROAD, A DISTANCE OF 192.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.000 ACRES (435,599 SQUARE FEET) OF LAND, MORE OR LESS.

NOTES:
1. BEARING BASIS IS G.P.S. OBSERVATION TEXAS SOUTH CENTRAL, GEOID 18, NAD 83 WITH A BEARING OF S 87°20'15" W, ALONG THE SOUTH R.O.W. LINE OF WEST 21ST STREET.
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 GF NO. FTH–51F–FAH26004635 OF FIDELITY NATIONAL TITLE INSURANCE COMPANY. EFFECTIVE DATE: APRIL 20, 2026, ISSUED: APRIL 24, 2026.
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 HEREON ARE PRIVILEGED, 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 2026. ALL RIGHTS RESERVED.

FLOOD NOTE:

PROPERTY LIES WITHIN FLOOD ZONE X, ACCORDING TO F.I.R.M. MAP NO. 48157C0285M, DATE 01–29–2021. BY GRAPHING PLOTTING ONLY, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.
BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED. SAID ENTITIES MAY IMPOSE LARGER FLOOD PLAIN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.

SITE PHOTOGRAPH



SURVEYOR'S CERTIFICATION
PROPERTY SUBJECT TO CITY ORDINANCES AND SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS. I hereby certify that this survey was made on the ground and that this 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 abstract property. Easements, building lines, etc. shown are as identified by:

GF FTH–51F–FAH26004635 of FIDELITY NATIONAL TITLE INSURANCE COMPANY

STATE OF TEXAS
REGISTERED
FRED F. LAWTON
5530
PROFESSIONAL
LAND SURVEYOR

Fred F. Lawton Registered Professional Land Surveyor No. 5530

SURVEY OF

TRACT 1:

A TRACT OR PARCEL OF LAND CONTAINING 10.000 ACRES (435,599 SQUARE FEET), OUT OF A CALLED 12.06 ACRES OF LAND, MORE OR LESS, OUT OF THE DAVID BRIGHT LEAGUE, ABSTRACT NO 13, FORT BEND COUNTY, TEXAS, BEING PART OF A 45.53 ACRE TRACT CONVEYED BY WALTER H. HAWKES TO ELMA LUCY M. HAWKES, BY DEED RECORDED IN VOLUME 275, PAGE 563 OF THE DEED RECORDS OF FORT BEND COUNTY TEXAS.

TRACT 2:

A TRACT OR PARCEL OF LAND CONTAINING 1.7124 ACRES (74,594 SQAURE FEET) SQUARE FEET), OUT OF A CALLED 12.06 ACRES OF LAND, MORE OR LESS, OUT OF THE DAVID BRIGHT LEAGUE, ABSTRACT NO 13, FORT BEND COUNTY, TEXAS, BEING PART OF A 45.53 ACRE TRACT CONVEYED BY WALTER H. HAWKES TO ELMA LUCY M. HAWKES, BY DEED RECORDED IN VOLUME 275, PAGE 563 OF THE DEED RECORDS OF FORT BEND COUNTY TEXAS.

ADDRESS: 1930 CARTWRIGHT ROAD
MISSOURI CITY, TEXAS 77489

SITE:

JOB NO: 1381–26
DATE: 06–23–26
SCALE: 1" = 50'
SHEET 1 OF 1

REVISIONS:

NO.	DATE	DESCRIPTION
1.	06–26–26	ADD PIPELINES

SOUTH TEXAS SURVEYING ASSOCIATES, INC.
11281 Richmond Ave. Bldg J, Suite 101, Houston, Texas 77082
281–556–6918 FAX 281–556–9331
Firm Number: 10045400

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K:\COMRES 2026\1381–26.DWG (TN.)

JOB NO: 1381–26