

LAND TITLE SURVEY

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	642.28'	331.13'	29°32'19"	N 72°13'16" E	327.48'
C2	1689.06'	205.35'	6°57'58"	N 24°52'33" E	205.22'



100' HOUSTON LIGHTING AND
POWER COMPANY EASEMENT
VOL. 1908, PG. 207
D.R.F.B.C.

SPUR 529
(R.O.W. VARIES)

FND 1/2" I.P.
(B)

C2

SET 1/2" I.R.
W/CAP MARKED
"SURVEY 1"

N 89°45'10" W 398.28'

20' U.E.

TEXAS CONFERENCE ASSOCIATION
OF SEVENTH-DAY ADVENTISTS
C.F. NO. 2021105273
O.P.R.F.B.C.

UNRESTRICTED
RESERVE "A"

(VACANT)

25' B.L.

AVENUE "I"
(PLATTED AS F.M. HIGHWAY 1640)
(R.O.W. VARIES)

S 00°01'24" E 287.90'

UNRESTRICTED
RESERVE "B"

FND 1/2" I.P.
(A)

BAMORE ROAD
(60' R.O.W.)

NOTES:

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW, 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 THE TITLE INSURANCE COMPANY SHOWN HEREON 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.
6. SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON MARCH 4, 2025, UNDER G.F. NO. 25-849045-SG.
7. EASEMENT TO HOUSTON LIGHTING & POWER COMPANY, AS RECORDED IN VOL. 484, PG. 528.
8. RIGHT-OF-WAY EASEMENT RECORDED UNDER VOL. 2202, PG. 2039 O.P.R.F.B.C. (DOES NOT APPLY TO SUBJECT PROPERTY)

LEGAL DESCRIPTION: UNRESTRICTED RESERVE "A", BAMORE TRACTS, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 1253B, PLAT RECORDS, FORT BEND COUNTY, TEXAS.

CLIENT: EASTWEST INTERNATIONAL, INC., PRIME HEAVY MACHINES, LLC

ADDRESS: 712 AVENUE I

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 MARCH
11, 2025 AND THAT THIS SURVEY SUBSTANTIALLY COMPLIES
WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL
SURVEYORS' MANUALS OF PRACTICE, REQUIREMENTS FOR A
SATISFACTORY FOUNDATION IN THE REQUISITE MANNER AND
ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.



TITLE COMPANY:



Survey 1, Inc.
Your Land Survey Company

www.survey1inc.com
survey1@survey1inc.com
Firm Registration No. 100758-00
P.O. Box 2543 | Alvin, TX 77512
(281)393-1382 | Fax(281)393-1383

G.F. # 25-849045-SG

ISSUE DATE: MARCH 4, 2025

281-903-7908

FIELD CREW:

MW

TECH:

LT

FINAL CHECK:

EF

JOB #

3-148187-25

DATE: MAR. 14, 2025