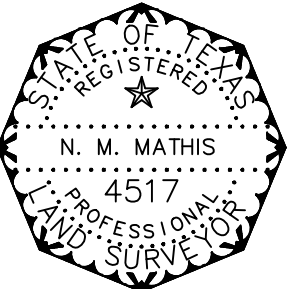




TO: ALAMO TITLE INSURANCE COMPANY, DAVID LEE CHOULE AND RONDA LYNN CHOUKE.

This is to certify that this map or plat and the survey on which it is based were made and in accordance with the 2016 Minimum Standard Detail Requirements for Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5(a), 7(a)(b)(1)-(c), 8, 9, 11, 13, 14, 16, 17, 18, and 19 of Table A thereof. The field work was completed on 01-10-2018.



07-12-2018 DATE  
N. M. MATHIS  
4517 R.P.L.S. NO.

49.8094 ACRES  
(2,169,700 SQ. FT.)

OPEN & VACANT

CALLLED 113.28 ACRES  
BERNICE ANN VACEK SABRASULA et al  
TO  
MAHA ALATTAR et al  
C.F. NO. 2017092353  
08-17-2017

CALLLED 102.516 ACRES  
DALTON F. KOYM et al  
TO  
ALLEN P. STIBORA et al  
C.F. NO. 2004010282  
01-27-2004

OPEN & VACANT

52.6483 ACRES  
(2,293,361 SQ. FT.)

CALLLED 102.516 ACRES  
BERNICE KOYM STADE  
TO  
DAVID ANDREW STADE et al  
C.F. NO. 9429658  
03-25-1994

CALLLED 295.4 ACRES  
P.N. ROBERTS JR.  
TO  
DONALD G. ROBERTS et al  
C.F. NO. 9752191  
08-18-1997

METES AND BOUNDS DESCRIPTION:  
52.6483 ACRES OF LAND OUT OF THE  
G. COLE SURVEY, A-19  
FORT BEND COUNTY, TEXAS

All that certain 52.6483 acres of land out of the G. Cole Survey, A-19 and being out of that certain called 102.516 acre tract of land described in deed dated 01-27-2004 from Dalton F. Koym et al to Allen P. Stibora et al filed in the Official Public Records of Real Property of Fort Bend County, Texas at Clerk's File No. 2004010282 and being more particularly described by metes and bounds as follows:

Beginning at a point in the centerline of West End Tavenner Road (60' wide) and being the southwest corner of herein described tract;

THENCE N 30° 08' 30" W - 862.70', along said centerline to a found 3/4" iron pipe for corner;

THENCE N 60° 03' 50" E - with the south line of that certain called 113.28 acre tract of land described in deed dated 08-17-2017 from Bernice Ann Vacek Sabrasula et al to Maha Alattar et al filed in the Official Public Records of Real Property of Fort Bend County, Texas at Clerk's File No. 2017092353 passing a found 1" iron pipe at 30.00' continuing with said south line for a total distance of 839.37' to a point for corner;

THENCE N 4° 22' 00" E - 248.88', with the west line of said 113.28 acre tract to a set 5/8" iron rod with cap for corner;

THENCE S 85° 29' 14" E - 599.10', to a set 5/8" iron rod with cap for angle point;

THENCE N 45° 33' 09" E - 303.86', to a set 5/8" iron rod with cap for angle point;

THENCE N 79° 23' 25" E - 466.19', to a set 5/8" iron rod with cap for corner;

THENCE S 4° 22' 00" E - 248.88', with the west line of that certain called 102.516 acre tract of land described in deed dated 03-25-1994 from Bernice Koym Stade to David Andrew Stade et al filed in the Official Public Records of Real Property of Fort Bend County, Texas at Clerk's File No. 9429658 to a set 5/8" iron rod with cap for corner;

THENCE S 19° 11' 13" E - 719.23', with said west line to a set 5/8" iron rod with cap for corner;

THENCE S 60° 00' 00" W - with the north line of that certain called 295.4 acre tract of land described in deed dated 08-18-1997 from P.N. Roberts, Jr. to Donald G. Roberts et al filed in the Official Public Records of Real Property of Fort Bend County, Texas at Clerk's File No. 9752191 passing a found eye bolt at 2,129.17' for a total distance of 2,159.17' to the POINT OF BEGINNING containing 52.6483 acres of land more or less.

GENERAL NOTES

- ALL BEARING SHOWN ARE BASED ON RECORD DEED.
- NO PORTION OF THE SUBJECT SITE IS LOCATED WITHIN THE 100 YEAR SPECIAL FLOOD HAZARD AREA ACCORDING TO THE MOST RECENT OFFICIAL INSURANCE RATE MAP, DATED DECEMBER 21, 2017 MAP NUMBER 48157C0200M, ZONE(S) "X", PROMULGATED BY THE ADMINISTRATOR OF THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT OF THE UNITED STATES. ANY REFERENCE TO THE 100 YEAR FLOOD PLAIN OR FLOOD HAZARD ZONES, ARE AN ESTIMATE BASED ON DATA PROVIDED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE PROGRAM AND SHOULD NOT BE INTERPRETED AS A STUDY OR DETERMINATION OF THE FLOODING PROPENSITIES OF THIS PROPERTY.
- THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- SURVEYOR KNOWS OF NO CHANGES IN STREET R-O-W LINES COMPLETED OR PROPOSED.
- THERE IS NO OBSERVABLE EVIDENCE OF SITE USED AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.
- THERE HAS BEEN NO WETLAND AREA DELINEATED BY APPROPRIATE AUTHORITIES.
- PROPERTY HAS DIRECT ACCESS TO WEST END TAVENER ROAD A PUBLIC R.O.W.
- SURVEY PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT.

LEGEND

- TRAFFIC SIGN
- COMMUNICATIONS MANHOLE
- TELEPHONE ENCLOSURE
- CHAIN LINK FENCE
- WOOD FENCE
- POWER POLE
- POWER POLE W/DOWN GUY
- STREET/AREA LIGHT
- GAS VALVE
- GAS METER
- STORM/SEW/CHILLWATER MANHOLE
- ROOF OVERHANG
- ELEC. MANHOLE
- OVERHEAD ELECTRIC LINE
- 12" RCP
- 2" GAS
- 12" WL
- CHAIN LINK FENCE
- CORRUGATED METAL PIPE
- IRON PIPE
- IRON ROD
- CENTERLINE
- PINCH TOP PIPE
- PULL BOX
- NO PARKING SIGN
- CURB INLET
- SQUARE INLET
- TRAFFIC SIGNAL POLE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- SANITARY CLEAN OUT
- JUNCTION BOX
- GAS MANHOLE
- HANDICAP PARKING
- TELEPHONE
- SAMPLE WELL
- YD=YARD DRAIN

PREJEAN & COMPANY, INC.  
surveying / mapping

9324 WESTVIEW DRIVE  
HOUSTON, TX 77055  
713-467-9955

ALTA/NSPS LAND TITLE SURVEY

52.6483 ACRES OUT OF THE

G. COLE SURVEY, A-19

FORT BEND COUNTY, TEXAS

07-12-2018 1"=100' JOB NO. 181-31a