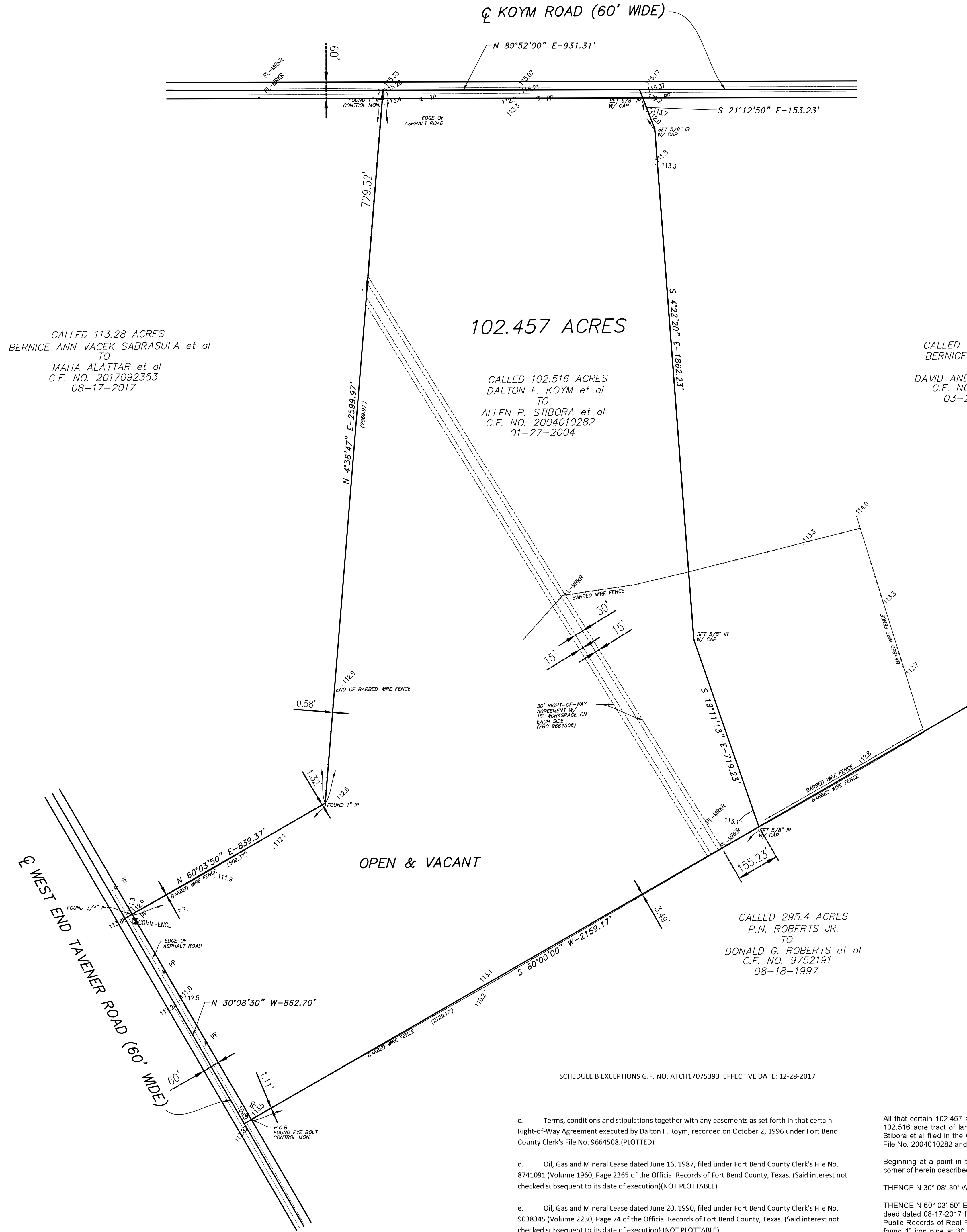




CALLLED 113.28 ACRES
BERNICE ANN VACEK SABRASULA et al
TO
MAHA ALATTAR et al
C.F. NO. 2017092353
08-17-2017

102.457 ACRES

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

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

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, 6(a)(b), 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.



01-10-2018
DATE
N. M. MATHIS
R.P.L.S. NO. 4517

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". 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, SUMP OR SANITARY LANDFILL.
- THERE HAS BEEN NO WETLAND AREA DELINEATED BY APPROPRIATE AUTHORITIES.
- PROPERTY HAS DIRECT ACCESS TO KOYM ROAD AND WEST END TAVENER ROAD, BOTH ARE PUBLIC R.O.W.
- ELEVATIONS BASED ON NAVD 88.

SCHEDULE B EXCEPTIONS G.F. NO. ATCH17075393 EFFECTIVE DATE: 12-28-2017

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

c. Terms, conditions and stipulations together with any easements as set forth in that certain Right-of-Way Agreement executed by Dalton F. Koym, recorded on October 2, 1996 under Fort Bend County Clerk's File No. 9664508.(PLOTTED)

d. Oil, Gas and Mineral Lease dated June 16, 1987, filed under Fort Bend County Clerk's File No. 8741091 (Volume 1960, Page 2265 of the Official Records of Fort Bend County, Texas. (Said interest not checked subsequent to its date of execution)(NOT PLOTTABLE)

e. Oil, Gas and Mineral Lease dated June 20, 1990, filed under Fort Bend County Clerk's File No. 9038345 (Volume 2230, Page 74 of the Official Records of Fort Bend County, Texas. (Said interest not checked subsequent to its date of execution) (NOT PLOTTABLE)

f. Oil, Gas and Mineral Lease dated August 12, 1997, filed under Fort Bend County Clerk's File No. 9777248. (Said interest not checked subsequent to its date of execution) (NOT PLOTTABLE)

g. Oil, Gas and Mineral Lease dated June 8, 2007, filed under Fort Bend County Clerk's File No. 2007104659. (Said interest not checked subsequent to its date of execution) (NOT PLOTTABLE)

h. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.

i. Rights of the public, the State of Texas and the municipality in and to that portion of subject property, if any, lying within the boundaries of any roadway, public or private.

j. Visible and apparent easements and rights of ways, which may be evidenced by a current survey of disclosed by physical inspection of the property.

All that certain 102.457 acres of land out of the G. Cole Survey, A-19 and being all 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 Tavener 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 859.37' to a point for corner;

THENCE N 4° 38' 47" E - with the west line of said 113.28 acre tract passing a found 1" iron pipe at 2,599.97 for a total distance of 2,599.97 to a point for corner;

THENCE N 89° 52' 00" E - 931.31', with the centerline of Koym Road (60' wide) to a point for corner;

THENCE S 21° 12' 50" E - 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 passing a set 5/8" iron rod with cap at 33.93' for a total distance of 153.23' to a set 5/8" iron rod with cap for angle point;

THENCE S 4° 22' 20" E - 1,862.23', with said west line to a set 5/8" iron rod with cap for angle point;

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 80° 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 102.457 acres of land more or less.

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/SAN/CHILLWATER MANHOLE
	ROOF OVERHANG
	ELEC. MANHOLE
	OVERHEAD ELECTRIC LINE
	STORM SEWER WITH SIZE
	BURIED GAS LINE WITH SIZE
	BURIED WATER LINE WITH SIZE
	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 713-467-7405
ALTA/NSPS LAND TITLE SURVEY		
102.457 ACRES OUT OF THE G. COLE SURVEY, A-19 FORT BEND COUNTY, TEXAS		
01-10-2018	1"=200'	JOB NO. 181-31
GF NO. ATCH17075393		ALAMO TITLE INSURANCE COMPANY