

THIS PROPERTY DOES NOT LIE WITHIN THE
100 YEAR FLOOD PLAIN AS ESTABLISHED
BY THE U.S. DEPT. OF HOUSING & URBAN
DEVELOPMENT.
COMMUNITY/PANEL NO. 48157C 0350 L
MAP REVISION: 04/02/2014
ZONE X

BASED ONLY ON VISUAL EXAMINATION OF MAPS.
INACCURACIES OF FEMA MAPS PREVENT EXACT
DETERMINATION WITHOUT DETAILED FIELD STUDY

A SUBSURFACE INVESTIGATION
WAS BEYOND THE SCOPE OF THIS SURVEY

NOTE: MAY BE SUBJECT TO DUED RESTRICTIONS AND/OR ADDITIONAL CONSIDERATION. SEE PAGE 800-000-0000

NOTE PIPE LINE EASEMENT PER VOL. 333, PG. 348 CORRECT.

NOTE: BOUNDARY LINE AGREEMENT PER VOL. 704, PG. 383 DISTRICT.

NOTE: DRAINAGE AND PIPE LINE EASEMENT PER VOL. 1293, PG. 384 OFFRECT.

SCALE: 1" = 100'

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN HEREOF. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY AND ABSTRACTING PROVIDED IN THE ABOVE REFERENCED TITLE COMMITMENT WAS RELIED UPON IN PREPARATION OF THIS SURVEY.

JAMES E. MOSELEY
PROFESSIONAL LAND SURVEYOR
NO. 6818
DRAWING NO. 23-03770
AUGUST 02, 2023



D.O.L.-DIRECTIONAL CONTROL LINE
ACCORDS MOVING TROOP NO. 3214058787

DRAWN BY: JB



STATE OF TEXAS

§
§
§
§
§

COUNTY OF FORT BEND

A TRACT OR PARCEL OF LAND CONTAINING 12.2263 ACRES, (532,579 SQUARE FEET), SITUATED IN SECTION 113 OF THE H. & T. C. RAILROAD COMPANY SURVEY, ABSTRACT NUMBER 257, FORT BEND COUNTY, TEXAS, BEING OUT OF AND A PART OF THAT CERTAIN CALLED 104.453 ACRE TRACT OF LAND AS RECORDED BY INSTRUMENT IN VOLUME 295, PAGE 120, OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS, SAID 12.2263 ACRE TRACT OF LAND BEING THAT CERTAIN CALLED 12.2263 ACRE TRACT OF LAND AS CONVEYED TO DONALD P. JOHNSTON BY INSTRUMENT RECORDED IN DOCUMENT NO. 2014052757 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARING BASIS: DOCUMENT NO. 2014052757 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS).

COMMENCING at a point in the centerline of Beard Road, (80 foot wide per Volume 1290, Page 396, of the Deed Records of Fort Bend County, Texas), for the east corner of said Section 113;

Thence, N 45°00'00" W, along the northeast line of said Section 113, a distance of 1,773.34 feet to a capped, (Precision Surveyors), iron rod set on the southwesterly line of that certain called 106-2/3 acre tract of land as conveyed to David Beard by instrument recorded in Document No. 9733493 of the Official Public Records of Fort Bend County, Texas, for the north corner of that certain called 104.405 acre tract of land as conveyed to Saira Meena Shah and Spouse, Syed Masgood by instrument recorded in Document No. 2015145395 of the Official Public Records of Fort Bend County, Texas, same being the east corner of said 104.453 Acre Tract, same being the east corner and the POINT OF BEGINNING of the herein described tract;

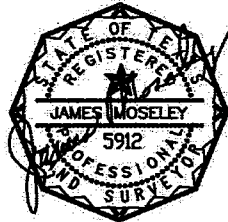
Thence, S 44°55'00" W, along the common line of said 104.405 Acre Tract, a distance of 1,229.04 feet to a 5/8" iron rod found for the east corner of that certain called 10.0000 acre tract of land as conveyed to Gedalias Portillo by instrument recorded in Document No. 2015143493 of the Official Public Records of Fort Bend County, Texas, same being the south corner of the herein described tract;

Thence, N 45°00'00" W, along the common line of said 10.0000 Acre Tract, a distance of 433.33 feet to a capped, (Precision Surveyors), iron rod set on the common line of that certain called 12.384 acre tract of land as conveyed to Hilario Conejo Mendoza by instrument recorded in Document No. 2021003690 of the Official Public Records of Fort Bend County, Texas, for the north corner of said 10.0000 Acre Tract, same being the northeasterly terminus of the centerline of a 60 foot wide non exclusive access easement as designated in and described by instrument recorded in Volume 1290, Page 394, of the Deed Records of Fort Bend County, Texas, same being the radius point of a 50 foot radius cul-de-sac, same being the west corner of the herein described tract;

Thence, N 44°55'00" E, along the common line of said 12.384 Acre Tract, a distance of 1,229.04 feet to a capped, (Precision Surveyors), iron rod set on the common line of said 106-2/3 Acre Tract for the east corner of said 12.384 Acre Tract, same being the north corner of the herein described tract;

Thence, S 45°00'00" E, along the common line of said 106-2/3 Acre Tract, a distance of 433.33 feet to the POINT OF BEGINNING and containing 12.2263 acres or 532,579 square feet of land, more or less.

ALONG WITH that certain called 60 foot wide non exclusive access easement as designated in and described by instrument recorded in Volume 1290, Page 394, of the Deed Records of Fort Bend County, Texas,



See Drawing Attached

James E. Moseley
Registered Professional Land Surveyor,
No. 5912
Job No. 23-05770
August 2, 2023