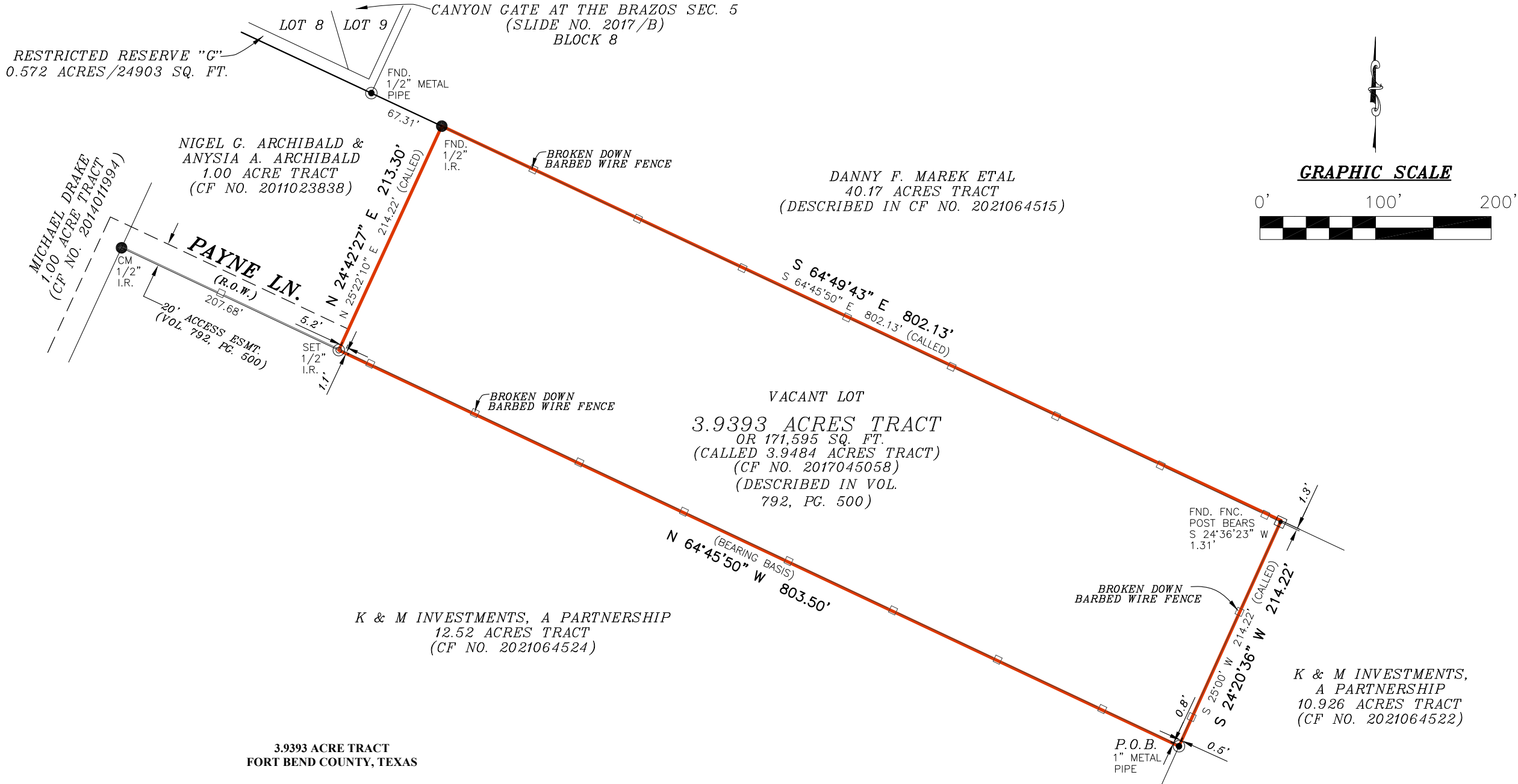




LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- EASEMENT LINE
- BARBED WIRE FENCE
- FOUND METAL PIPE
- SET 1/2" IRON ROD
- FOUND IRON ROD
- FENCE POST
- CM CONTROL MONUMENT

SURVEYOR'S NOTE(S):

THE EASEMENTS SHOWN ON THIS DRAWING ARE THE BEST INTERPRETATION OF THE SURVEYORS BASED ON THE INFORMATION AVAILABLE TO US AT THE TIME OF THE DRAWING.

THIS SURVEY IS BASED ON A TITLE COMMITMENT REPORT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY GF NO. 20210752 ISSUED ON 12/17/21.

NO RECORDED BUILDINGS LINES FOUND. FUTURE DEVELOPMENTS SHOULD REFER TO JURISDICTIONAL AGENCIES FOR REQUIREMENTS.

FLOOD INFORMATION
FIRM: 48157C PANEL: 0265 L
REV. DATE: 04/02/2014
ZONE: "X"

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS, THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.

BEING A 3.9393 ACRE TRACT OUT OF THE JOSEPH KUYKENDALL LEAGUE, ABSTRACT 49 IN FORT BEND COUNTY, TEXAS, BEING THE SAME TRACT DESCRIBED AS TRACT 1 CALLED 3.9484 ACRES BY DEED RECORDED IN VOLUME 792, PAGE 500 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at 1" metal pipe found on the West line of a 10.926 acre tract described in CF. NO. 2021064522, Official Public Records, Fort Bend County, Texas (O.P.R.F.B.C.T.), at the East corner of a 12.52 acre tract described in CF. NO. 2021064524, (O.P.R.F.B.C.T.), for the South corner of this tract.

THENCE N64°45'50"W along the Northeast line of said 12.52 acre tract, a distance of 803.50 feet to a 1/2" iron rod set on said line at the South corner of a 1.00 acre tract described in 2011023838(O.P.R.F.B.C.T.), same being the Southeast corner of a 20' access easement, locally known as Payne lane, described as tract II in said Volume 792, Page 500, for the West corner of this tract, from which the West corner of said 1.00 acre tract, same being the an "ell" corner of said 20' access easement, bears N64°45'50"W, a distance of 207.68 feet.

THENCE N24°42'27"E along the East line of said 1.00 acre tract, passing the Northeast line of said 20' Access easement, a total distance of 213.30 feet to a 1/2" iron rod found on the Southwest line of a 40.17 acre tract described in 2021064515(O.P.R.F.B.C.T.), same being the East corner of said 1.00 acre tract, for the North corner of this tract.

THENCE S64°49'43"E, along the Southwest line of said 40.17 acre tract, a distance of 802.13 to calculated point on said line at the North corner of said 10.926 acre tract, for the East corner of this tract, from which a fence post found for reference bears S24°26'23"W, a distance of 1.31 feet.

THENCE S24°20'36"W along the West line of said 10.926 acre tract, a distance of 214.22 feet to the **POINT OF BEGINNING** of this tract and containing 3.9393 acres of land, more or less.

I, DONALD MATT COOKSTON, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to ETITLE and TBD that the above map is true and correct according to an actual field survey, made by me or under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no apparent visible encroachments, no apparent visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, as of the date of the field survey. Description: BEING A 3.9393 ACRES PARCEL OF LAND recorded in Clerk's File 2017045058, of the Map/Deed and Plat Records of FORT BEND County, Texas. located in the JOSEPH KUYKENDALL SURVEY, A-49 Borrower: TBD Address: 0 PAYNE LN. REAR, RICHMOND, TX 77469 GF No. 20210752

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN:

PROPERTY PHOTOGRAPH:

Overland Consortium Inc.
Surveyors

Tel: 281-940-8869 Fax: 281-207-6476

1528 W. CONTOUR DR., SUITE 204, SAN ANTONIO, TX 78212



LAND TITLE SURVEY

JOB NO.:	2112030965	NO.	REVISION	DATE
DATE:	01/16/22			
DRAWN BY:	SL/AV			
APPROVED BY:	DMC			



FIRM REGISTRATION NO. 10190700

DONALD MATT COOKSTON, R.P.L.S.

Registered Professional Land Surveyor
Registration No. 4733

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**3.9393 ACRE TRACT
FORT BEND COUNTY, TEXAS**

BEING A 3.9393 ACRE TRACT OUT OF THE JOSEPH KUYKENDALL LEAGUE, ABSTRACT 49 IN FORT BEND COUNTY, TEXAS, BEING THE SAME TRACT DESCRIBED AS TRACT 1 CALLED 3.9484 ACRES BY DEED RECORDED IN VOLUME 792, PAGE 500 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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