



I. & G. N. RR COMPANY SURVEY  
ABSTRACT NO. 366  
FORT BEND COUNTY, TEXAS

LEGEND:

- A/C - AIR CONDITIONER  
B.L. - BUILDING LINE  
CIR - CAPPED IRON ROD  
ESMT - EASEMENT  
FBCCF NO. - FORT BEND COUNTY CLERK'S FILE NUMBER  
FND - FOUND  
HL&P CO. - HOUSTON LIGHTING & POWER COMPANY  
IP - IRON ROD  
IR - IRON ROD  
POB - POINT OF BEGINNING  
ROW - RIGHT OF WAY  
SQ. FT. - SQUARE FEET  
U.C. - UTILITY EASEMENT  
CONCRETE  
COVERED CONCRETE  
COVERED TILE  
CHAIN LINK FENCE  
IRON FENCE  
LIGHT POLE  
OVERHEAD ELECTRIC LINES  
POWER POLE  
WATER CONDITIONER  
WATER METER  
WATER WELL  
WOOD FENCE

LEGAL DESCRIPTION

TRACT I  
ALL THAT CERTAIN 1.6330 ACRE TRACT OF LAND SITUATED IN THE I. & G. N. RR COMPANY SURVEY, ABSTRACT NO. 366, FORT BEND COUNTY, TEXAS OUT OF AND A PART OF THAT CERTAIN 5.24 ACRE TRACT DESCRIBED IN DEED FILED FOR RECORD UNDER FORT BEND COUNTY CLERK'S (FBCCF) NO. 2006141548; SAID 1.6330 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEARING BASIS IS NORTH 45 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE CENTER LINE OF MEADOW LANE  
BEGINNING AT A P.K. NAIL SET IN THE CENTER LINE OF MEADOW LANE (60 FOOT RIGHT-OF-WAY), THE WEST PROPERTY CORNER OF A 3 ACRE TRACT, BEING THE LINDSEY TRACT, RECORDED UNDER VOLUME 555, PAGE 639 OF THE FORT BEND COUNTY DEED RECORDS AND BEING THE NORTH CORNER OF HEREIN DESCRIBED TRACT;  
THENCE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE SOUTHWEST LINE OF SAID LINDSEY TRACT AND THE NORTHEAST LINE OF SAID 5.24 ACRE TRACT, AT 30.09 FEET PASS A 3/4 INCH IRON ROD, THAT BEARS NORTH 07 DEGREES 37 MINUTES EAST, WITH A DISTANCE OF 1.19 FEET FOUND IN THE SOUTHEAST LINE OF MEADOW LANE, AND CONTINUE FOR A TOTAL DISTANCE OF 432.49 FEET TO A 1/2 INCH IRON ROD, WHICH BEARS SOUTH 05 DEGREES 18 MINUTES, A DISTANCE OF 1.54 FEET FOUND IN THE NORTHWEST LINE OF THE MOODY SIMMONS KATY GASTON, LTD., TRACT (FORT BEND COUNTY CLERK'S FILE NO. 2004095764) FOR THE EAST CORNER OF THE HEREIN DESCRIBED TRACT;  
THENCE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE NORTHWEST LINE OF SAID MOODY SIMMONS KATY GASTON TRACT AND THE SOUTHEAST LINE OF SAID 5.24 ACRE TRACT, A DISTANCE OF 232.14 FEET TO A 1/2 INCH IRON ROD WHICH BEARS NORTH 22 DEGREES 34 SECONDS WEST, A DISTANCE OF 0.56 FEET FOUND FOR THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT;  
THENCE NORTH 45 DEGREES 21 MINUTES 42 SECONDS WEST ALONG A FENCE LINE, A DISTANCE OF 155.54 FEET TO A POINT FROM WHICH A FENCE POST FOUND BEARS NORTH 18 DEGREES 20 MINUTES EAST 0.47 FEET AT AN ANGLE POINT;  
THENCE NORTH 07 DEGREES 28 MINUTES 31 SECONDS WEST CONTINUING ALONG A FENCE LINE, A DISTANCE OF 297.97 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET;  
THENCE NORTH 01 DEGREES 06 MINUTES 01 SECONDS WEST, A DISTANCE OF 56.40 FEET TO A P.K. NAIL SET IN THE CENTERLINE OF MEADOW LANE FOR THE WEST CORNER OF THE HEREIN DESCRIBED TRACT;  
THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE CENTERLINE OF MEADOW LANE, A DISTANCE OF 12.53 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.6330 ACRES OF LAND.  
TRACT II  
ALL THAT CERTAIN 3,699 SQUARE-FOOT EASEMENT TRACT OF LAND SITUATED IN I. & G. N. RR COMPANY SURVEY, ABSTRACT NO. 366, FORT BEND COUNTY, TEXAS, OUT OF AND A PART CERTAIN 5024 ACRE TRACT DESCRIBED FOR RECORD UNDER FORT BEND COUNTY CLERK'S (FBCCF) NO. 2006141548; SAID 3,699 SQUARE-FOOT EASEMENT TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARING BASIS IS NORTH 45 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE CENTER LINE OF MEADOW LANE)  
BEGINNING AT A P.K. NAIL SET IN THE CENTER LINE OF MEADOW LANE AND THE NORTH CORNER OF A 2.508 ACRE TRACT RECORDED UNDER FORT BEND COUNTY CLERK FILE NO. 2013111496, OF THE FORT BEND COUNTY CLERK FILE AND BEING THE WEST CORNER OF THE HEREIN DESCRIBED TRACT;  
THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS EAST CONTINUING ALONG THE CENTERLINE OF MEADOW LANE, A DISTANCE OF 27.20 FEET TO A P.K. NAIL SET IN THE CENTERLINE OF MEADOW LANE FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED EASEMENT TRACT;  
THENCE SOUTH 01 DEGREES 06 MINUTES 01 SECONDS EAST, A DISTANCE 56.40 FEET TO AN ANGLE POINT;  
THENCE SOUTH 07 DEGREES 28 MINUTES 31 SECONDS EAST ALONG A FENCE LINE, A DISTANCE OF 186.74 FEET TO A POINT ON SAID FENCE LINE FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED EASEMENT TRACT;  
THENCE SOUTH 82 DEGREES 29 MINUTES 29 SECONDS WEST, A DISTANCE 15.18 FEET TO A POINT ON A FENCE FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED EASEMENT TRACT;  
THENCE NORTH 07 DEGREES 30 MINUTES 31 SECONDS WEST ALONG A FENCE LINE, A DISTANCE OF 226.23 FEET TO THE POINT OF BEGINNING AND CONTAINING 3,699 SQUARE FEET OF LAND.

EASEMENT TRACT 2  
0.0849 ACRE  
(3,699 SQ. FT.)  
F.B.C.C.F. NO. 2017013493

TRACT 1  
1.6330 ACRES  
(71,132 SQ. FT.)  
F.B.C.C.F. NO. 2017013493

CALLED 2.508 ACRES  
F.B.C.C.F. NO. 2013111496

CALLED 3.00 ACRES  
MARION P. LINDSEY, JR.  
VOL. 555, PG. 639, F.B.C.D.R.

SURVEY OF

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SURVEYOR'S CERTIFICATION  
PROPERTY SUBJECT TO CITY ORDINANCES AND SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS.  
I hereby certify that this survey was made on the ground and that this plot correctly represents the facts found at the time of survey showing any improvements, from legal descriptions supplied by client. There are no encroachments apparent on the ground, except as shown. This survey is only certified for boundary and this transaction only. Surveyor did not abstract property. Easements, building lines, etc. shown are as identified by

GE N/A of N/A  
Fred W. Lawton, Registered Professional Land Surveyor No. 2321



ADDRESS: 26603 MEADOW LANE  
KATY, TEXAS 77494

SITE:

JOB NO: 228-18  
DATE: 02-21-18

SCALE: 1" = 20'  
SHEET 1 OF 1

REVISIONS:

NO.	DATE	DESCRIPTION

FLOOD NOTE:

PROPERTY LIES WITHIN FLOOD ZONE X, ACCORDING TO F.I.R.M. MAP NO. 48157C 0105L, DATE 04-02-14, BY GRAPHING PLOTTING ONLY, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.  
BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED. SAID ENTITIES MAY IMPOSE LARGER FLOOD PLAIN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.

SOUTH TEXAS SURVEYING ASSOCIATES, INC.  
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281-556-6918 FAX 281-556-9331  
Firm Number: 10045400  
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JOB NO: 228-18