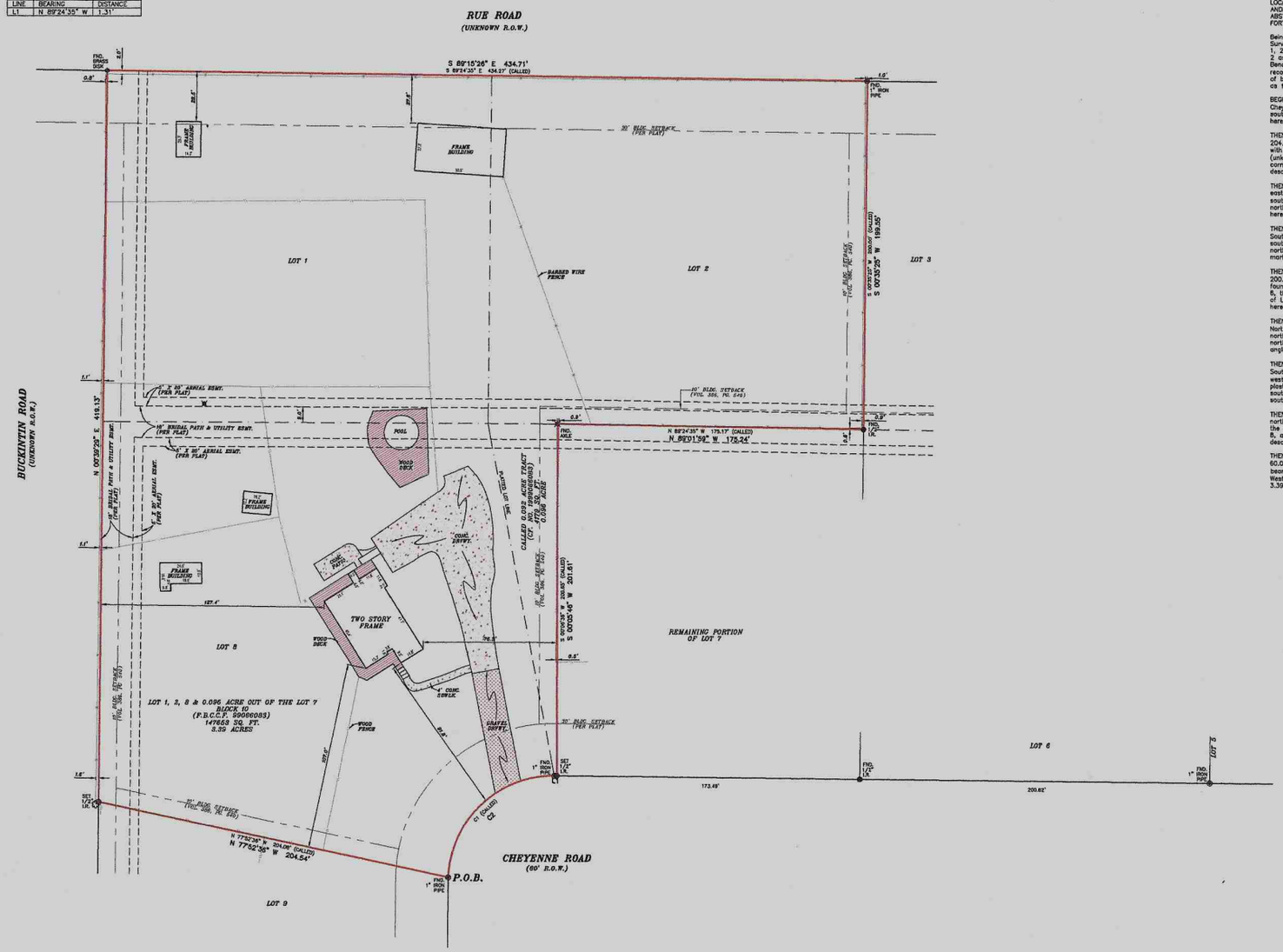
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	60.00'	94.18'	84.80'	S 45°37'27" W	89°55'58"
C2	60.00'	93.11'	84.05'	S 46°07'58" W	88°54'54"

LINE	BEARING	DISTANCE
L1	N 89°24'35" W	1.31'



METES AND BOUNDS
3.39 ACRE PARCEL
LOCATED IN THE
ANDREW ROBERTS SURVEY,
ABSTRACT 78,
FORT BEND COUNTY, TEXAS

Being a 3.39 acre parcel of land situated in the Andrew Roberts Survey, Abstract 78, Fort Bend County, Texas, and being all of Lots 1, 2, and 8, and part of Lot 7, Block 10 of Brazos Valley, Section 2 as recorded in Volume 385, Page 521 of the Map Records of Fort Bend County, and being the same property as described in deed recorded in Fort Bend County Clerk's File 9006085, with the basis of bearings being said deed, and being more particularly described as follows:

BEGINNING at a 1" iron pipe found in the western right of way of Cheyenne Road (60' R.O.W.) for the northeast corner of Lot 9, the southeast corner of Lot 8, and marking the southeast corner of the herein described parcel;

THENCE, North 77 52' 36" West, a distance of 204.54 feet (called 204.08 feet) along the northern line of Lot 9 to a 1/2" iron rod set with plastic cap in the eastern right of way of Buckintin Road (unknown R.O.W.) for the northwest corner of Lot 9, the southwest corner of Lot 8, and marking the southwest corner of the herein described parcel;

THENCE, North 00 39' 29" East, a distance of 419.13 feet along the eastern right of way of Buckintin Road to a Brass Disk found in the southern right of way of Rue Road (unknown R.O.W.) for the northwest corner of Lot 1, and marking the northwest corner of the herein described parcel;

THENCE, South 89 15' 26" East, a distance of 434.71 feet (called South 89 24' 35" East, a distance of 434.27 feet) along the southern right of way of Rue Road to a 1" iron pipe found for the northwest corner of Lot 3, the northeast corner of Lot 2, and marking the northeast corner of the herein described parcel;

THENCE, South 00 35' 25" West, a distance of 189.55 feet (called 200.00 feet) along the western line of Lot 3 to a 1/2" iron rod found for the southwest corner of Lot 3, the northwest corner of Lot 8, the northeast corner of the original Lot 7, the southeast corner of Lot 2, and marking the most eastern southeast corner of the herein described parcel;

THENCE, North 89 01' 59" West, a distance of 175.24 feet (called North 89 24' 35" East, a distance of 175.24 feet) along the northern line of the original Lot 7 to an Axle found for the northwest corner of the remainder of Lot 7, and marking an interior angle point in the eastern line of the herein described parcel;

THENCE, South 00 03' 46" West, a distance of 201.61 feet (called South 00 06' 36" West, a distance of 200.65 feet) along the western line of the remainder of Lot 7 to a 1/2" iron rod set with plastic cap in the northern right of way of Cheyenne Road for the southwest corner of the remainder of Lot 7, and marking the most southern southeast corner of the herein described parcel;

THENCE, North 89 24' 35" West, a distance of 1.31 feet along the northern right of way of Cheyenne Road to a 1" iron pipe found for the southwest corner of the original Lot 7, a southeast corner of Lot 8, and marking an angle point in the southern line of the herein described parcel, and the beginning of a curve to the left;

THENCE, southwesterly along a curve to the left having a radius of 60.00 feet, an arc length of 93.11 feet (called 94.18), and a chord bearing South 46 07' 58" West, 84.05 feet (called South 45 37' 27" West, 84.80 feet) back to the POINT OF BEGINNING and containing 3.39 acres of land.

LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- WOOD FENCE
- BARBED WIRE FENCE
- PLATTED LOT LINE
- FOUND IRON ROD
- FOUND IRON PIPE
- FOUND DISK
- FOUND AXLE
- FENCE POST
- SET IRON ROD
- METER POLE
- TREE

LEGAL DESCRIPTION OF THE LAND:

ALL OF TRACT 1, 2 AND 8 AND 0.096 ACRE OF LAND OUT OF TRACT 7, ALL IN BLOCK 10 – OF BRAZOS VALLEY, SECTION 2, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 385, PAGE 521 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS.

FLOOD INFORMATION
FIRM: 48157C PANEL: 0060 L & 0080 L
REV. DATE: 04/05/2014
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 REQUIREMENTS AND IS INTENDED TO IDENTIFY SPECIFIC FLOOD ZONES ONLY. THE SURVEYOR IS NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.

NOTE:
THIS SURVEY IS BASED ON A TITLE COMMITMENT REPORT ISSUED BY TRADITION TITLE INSURANCE COMPANY OF NO. 14-0000821 ISSUED ON APRIL 03, 2014.

GRAPHIC SCALE
0' 30' 60'

I, DAVID E. KING, JR., a Registered Professional Land Surveyor in the State of Texas, do hereby certify to TRADITION TITLE COMPANY, LLC and 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 3.39 ACRES PARCEL OF LAND recorded in Clerk's File 2006086085 of the Map/Deed and Plat Records of FORT BEND County, Texas, located in the ANDREW ROBERTS LEAGUE A-78
Borrower: WARREN J. BRIGGS AND DEBRA S. BRIGGS
Address: 26726 CHEYENNE ROAD, KINGWOOD, TX 77425 GF No. 14-0000821

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN VOLUME 385, PAGE 521, DEED RECORDS, FORT BEND COUNTY, TEXAS OF, NO. 1995056053, DEED RECORDS, FORT BEND COUNTY, TEXAS VOLUME 385, PAGE 540, VOLUME 482, PAGE 488, & AMENDED IN VOLUME 2006, PAGE 860, OFFICIAL RECORDS, FORT BEND COUNTY, TEXAS CLERK'S FILE NO(S). 9983043,1999111118, 2000070719, 2005120170, 2010004012,2011110304, 2011110305, 2011110306, 2011110307, 2011110308, 2011110309, 2011114931, 2013121940, FORT BEND COUNTY, TEXAS

PROPERTY PHOTOGRAPH:

Overland Consortium Inc. Surveyors
8009 Interstate 10 East, Suite 265, Houston, TX 77029
Tel: 281-940-8809 Fax: 281-269-4428

LAND TITLE SURVEY

JOB NO.:	140400240?	NO.	REVISION	DATE
DATE:	04/15/14			
DRAWN BY:	TS			
APPROVED BY:	DK			

STATE OF TEXAS REGISTERED DAVID E. KING, JR. 6272 PROFESSIONAL LAND SURVEYOR

DAVID E. KING, JR., R.P.L.S.
Registered Professional Land Surveyor
Registration No. 6272

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