

METES AND BOUNDS DESCRIPTION
1.9802 ACRES
FORT BEND COUNTY, TEXAS
 June 28, 2018

Being 1.9802 acres of land out of a called 63.283 acres as conveyed by Deed dated December 11, 1978 to Jane Harwood McGall and Stephen Harwood as recorded under Volume 814, Page 532 of the Deed Records of Fort Bend County, Texas situated in the Brooks and Burleson Survey, Abstract No. 144, Fort Bend County, Texas and being more particularly described by metes and bounds as follows; (all bearings herein are based on the courses described in the Texas State Plane Coordinate System, South Central Zone (4304))

BEGINNING at a 5/8-inch iron rod found at the southeast corner of Restricted Reserve 'A', Block 1 of Cinco Ranch Southwest, Section 10 as recorded under File No. 20100153 of the Plat Records of Fort Bend County, Texas and being situated in the north right-of-way line of F.M. 1093 (Westpark Tollway);

THENCE North 03°03'44" West, along the east line of said Restricted Reserve 'A', for a distance of 438.93 feet to a 5/8-inch iron rod with cap stamped "Benchmarking" set for the northernmost corner of herein described tract and being an interior corner of Restricted Reserve 'B', Block 1 of Cinco Ranch Southwest, Sec. 6 as recorded under File No. 20070098 of the Plat Records of Fort Bend County, Texas;

THENCE South 47°58'42" East, along the southwest line of said Restricted Reserve 'B' and the southwest line of Restricted Reserve 'C', Block 1 of Crossing at Cinco Ranch Partial Replat No. 1 as recorded under File No. 20150268 of the Plat Records of Fort Bend County, Texas, for a distance of 556.66 feet to a 5/8-inch iron rod with cap stamped "Benchmarking" set for corner in the north right-of-way line of said F.M. 1093 (Westpark Tollway);

THENCE South 80°26'42" West, along the north right-of-way line of said F.M. 1093 (Westpark Tollway), for a distance of 395.58 feet to the **POINT OF BEGINNING** of herein described tract and containing 1.9802 acres or 86,259 square feet of land.

CALLED 62.283 ACRES (REMAINDER)
 DEED
 JANE HARWOOD MCGALL AND STEPHEN HARWOOD
 VOL. 814, PG. 532, F.B.C.D.R.
 DATED: DECEMBER 11, 1978

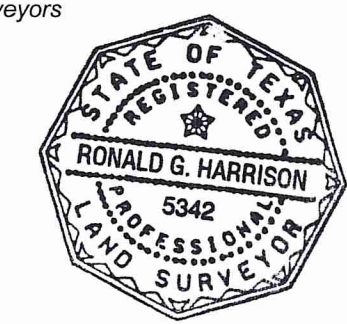
1.980.2 Acres
or
86,259 Sq. Feet

Notes:

- 1) Property surveyed is subject to the Zoning and/or Ordinances now in force for the County of Fort Bend, Texas.
- 2) This survey was prepared without the benefit of a "Title Report". Encumbrances shown hereon are based on information available to surveyor at the time of survey. A title or abstracting report may disclose encumbrances to property know shown hereon.
- 3) Property is situated within ZONE-X (area of minimal flood hazard), according to the (FIRM) Flood Insurance Rate Map No. 48157C0105L, effective date 04/02/2014 as published by the Federal Emergency Management Agency (FEMA)

This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1b Condition II Standard Land Survey. (revised 7-3-18, correct metes and bounds)

Ronald G. Harrison
 Ronald G. Harrison, R.P.L.S.
 Texas Registration No. 5342
 TBPLS Firm Registration No. 10009000



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STANDARD LAND SURVEY
OF
1.9802 ACRES OF LAND
BROOKS AND BURLESON SURVEY, A-144
FORT BEND COUNTY, TEXAS

DRAWN BY: RGH	DATE: 6-25-18	SCALE: 1"=40'
CHECKED BY:	JOB No. 18038	SHEET No.