

ROBERT H. KUYKENDALL SURVEY
ABSTRACT 274

LOT 23
DANA PARKER (A.K.A. DANA BIRDWELL)
& DAVID BIRDWELL
C.F. NO. 2015015552
O.P.R.F.B.C.

LOT 24
MLD INVESTMENTS, INC.
C.F. NO. 2016121501
O.P.R.F.B.C.

1.7048 ACRES
(74,259 SQ.FT.)

METAL BUILDING
ON CONCRETE

COVEY TRAILS CIVIC CLUB
C.F. NO. 1978066638
O.P.R.F.B.C.

LINE	BEARING	DISTANCE
L1	N 45°22'52" W (CALLED N 45°21'12"E)	8.33'
L2	N 04°45'56" W (CALLED N 00°21'12"W)	10.33'
L3	S 89°38'43" W	10.33'
L4	N 45°21'12" W	8.49'

SCALE 1" = 50'

DESCRIPTION OF A TRACT OF LAND CONTAINING 1.7048 ACRES (74,259 SQUARE FEET) SITUATED IN THE ROBERT H. KUYKENDALL SURVEY, ABSTRACT 274 FORT BEND COUNTY, TEXAS

BEING A TRACT OF LAND CONTAINING 1.7048 ACRES (74,259 SQUARE FEET), SITUATED IN THE ROBERT H. KUYKENDALL SURVEY, ABSTRACT 274, FORT BEND COUNTY, TEXAS, AND BEING LOT 24, OF COVEY TRAILS, AN UNRECORDED SUBDIVISION, AND BEING ALL OF A TRACT OF LAND CONVEYED UNTO MLD INVESTMENTS, INC. BY DEED RECORDED UNDER COUNTY CLERK'S FILE NO. 2016121501 OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS. SAID 1.7048-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1/2-INCH IRON ROD WITH FOR THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED UNTO DANA PARKER (A.K.A. DANA BIRDWELL) AND DAVID BIRDWELL, BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 2015015552 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS, AND BEING ON THE WEST LINE OF THAT TRACT OF LAND CONVEYED UNTO COVEY TRAILS CIVIC CLUB, BY DEED RECORDED UNDER COUNTY CLERK'S FILE NO. 1978066638 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS, AND FOR THE NORTHEAST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 00°21'12" EAST, ALONG THE WEST LINE OF SAID COVEY TRAILS CIVIC CLUB TRACT, A DISTANCE OF 250.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF F.M. HIGHWAY 359 (80 FEET WIDE) FOR THE SOUTHWEST CORNER OF SAID COVEY TRAILS CIVIC CLUB TRACT, AND THE SOUTHEAST CORNER OF THE SAID TRACT HEREIN DESCRIBED, FROM WHICH A FOUND 3/8-INCH IRON ROD BEARS NORTH 50°24' WEST, A DISTANCE OF 0.6 FEET;

THENCE NORTH 89°43'54" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID F.M. HIGHWAY 359, A DISTANCE OF 277.42 FEET TO A 4-INCH WOOD POST AT THE SOUTHEAST CUTBACK CORNER OF THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SAID F.M. HIGHWAY 359 WITH THE EAST RIGHT-OF-WAY LINE OF KITTY HAWK STREET WEST (60 FEET WIDE), AND BEING THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 45°22'52" WEST (CALLED NORTH 45°21'12" EAST), A DISTANCE OF 8.33 FEET TO A 4-INCH WOOD POST FOR AN ANGLE POINT IN THE SOUTHWEST LINE OF THE SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 04°45'56" WEST (CALLED NORTH 00°21'12" WEST), A DISTANCE OF 10.33 FEET TO A 4-INCH WOOD POST FOR AN INTERIOR CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 89°38'43" WEST, A DISTANCE OF 10.33 FEET TO A 4-INCH WOOD POST FOR AN ANGLE POINT IN THE SOUTHWEST LINE OF THE SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 45°21'12" WEST, A DISTANCE OF 8.49 FEET TO A FOUND 1/2-INCH IRON ROD ON THE EAST RIGHT-OF-WAY LINE OF SAID KITTY HAWK STREET WEST, AND BEING THE MOST WESTERLY SOUTHWEST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 00°21'12" WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID KITTY HAWK STREET WEST, A DISTANCE OF 224.40 FEET TO A FOUND 5/8-INCH IRON ROD FOR THE SOUTHWEST CORNER OF SAID BIRDWELL TRACT, AND THE NORTHWEST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 89°38'48" EAST, WITH THE SOUTH LINE OF SAID BIRDWELL TRACT, A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.7048 ACRES (74,259 SQUARE FEET), MORE OR LESS.

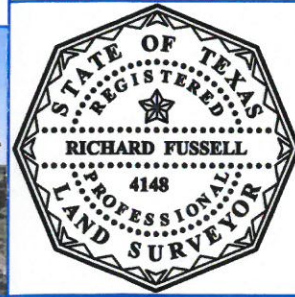
- NOTES:**
1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED UNTO MLD INVESTMENTS, INC., RECORDED IN COUNTY CLERK'S FILE NO. 2016121501 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
 2. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF INFORMATION CONTAINED IN A TITLE REPORT PER THE REQUEST OF THE BUYER.
 3. THIS SURVEY IS CERTIFIED TO PHILLIP MATTHEWS FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 4. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
 5. THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 1.7048 ACRES (74,259 SQUARE FEET), AND BEING LOT 24, OF COVEY TRAILS, AN UNRECORDED SUBDIVISION, AND SITUATED IN THE ROBERT H. KUYKENDALL SURVEY, ABSTRACT 274, FORT BEND COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS.



LEGEND

	CONCRETE		DIRT DRIVE
	FENCE		WOOD
	4" WOOD POST		



SURVEYORS CERTIFICATE:
IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON MARCH 30, 2018 AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING; AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

RICHARD FUSSELL
RPLS# 4148

CLIENT: TBD

ADDRESS: 24 KITTY HAWK STREET WEST

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survey1@survey1inc.com

FIELD CREW: MV
TECH: SF

DRAFTER: JBS
FINAL CHECK: SF

DATE: APR. 10, 2018

JOB#: 3-61980-18

Survey 1, Inc.
Your Land Survey Company
Firm Registration No. 100758-00
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