



- LEGEND**
- These standard symbols will be found in the drawing.
- BOUNDARY LINE
 - - - EASEMENT LINE
 - ⊙ SET 1/2" IRON ROD WITH CAP
 - PROPERTY CORNER
 - FOUND IRON ROD
 - ⊙ FOUND IRON PIPE
 - ⊗ TELEPHONE PEDESTAL
 - ⊙ POWER POLE
 - CM CONTROL MONUMENT

HARVEY HAYES & EMMA HAYES
2.959 ACRES TRACT
(CF NO. 2011061498)

KENNETH FOSTON
6.7873 ACRES TRACT
(CF NO. 2015113618)

KENNETH FOSTON
6.7873 ACRES TRACT
(CF NO. 2015113618)

PART OF ALMA MIDDLETON TRACT
VOL. 178, PG. 480

JOSE CALERO CASTELLON
1.00 ACRES TRACT
(CF NO. 2020104067)

JOSE MIGUEL & CALERO CASTELLON & MARTINEZ DE CALERO
0.2612 ACRES TRACT
(CF NO. 2020103860)

JACOB JOHNSON
6.7873 ACRES TRACT
(CF NO. 2014094405)

VACANT LOT
6.7873 ACRES TRACT
(CF NO. 2011098039)
295650 SQ. FT.

HARVEY HAYES & EMMA HAYES
10.00 ACRES TRACT
(CF NO. 2000093279)

SHIRD R. HENDERSON
4.62 ACRES TRACT
(A.K.A. LOT 2)
(CF NO. 2017080080)

NOVELLA NEAL STEVENSON
4.62 ACRES TRACT
(A.K.A. LOT 2)
(CF NO. 2006150947)

THERESA R. BANKS
4.62 ACRES TRACT
(A.K.A. LOT 6)
(CF NO. 2010120592)

NOVELLA NEAL STEVENSON
2.91 ACRES TRACT
(A.K.A. N. 1/2 OF LOT 7)
(CF NO. 2006150947)

M.L. SMITH JR. & FLORA SMITH
1.0 ACRE TRACT
(VOL. 1736, PG. 682)

METES AND BOUNDS
6.7873 ACRE PARCEL
LOCATED IN THE
J. McCORMICK SURVEY,
ABSTRACT 57,
FORT BEND COUNTY, TEXAS

Being a 6.7873 acre parcel of land situated in the J. McCormick Survey, Abstract 57, Fort Bend County, Texas, and being part of the south part of Lot 27 of Kendall Lands Subdivision as described in Volume 11, Page 424 of the Deed Records of Fort Bend County, and being the same property as described in deed recorded in Fort Bend County Clerk's File 2011098039, with the basis of bearings being Texas State Plane South Central Zone NAD 83, and being more particularly described as follows:

BEGINNING at a point for corner in the centerline of Neal Road (R.O.W. varies) for the west corner of the called 10.00 acres as described in F.B.C.C.F. 2000093279, the north corner of the called 2.31 acres as described in F.B.C.C.F. 2006135947, the east corner of the called 4.62 acres as described in F.B.C.C.F. 2010120532, and marking the south corner of the herein described parcel;

THENCE, North 34° 22' 11" West, a distance of 395.25 feet along the centerline of Neal Road to a point for corner for the south corner of the called 6.7873 acres as described in F.B.C.C.F. 2014094405, and marking the west corner of the herein described parcel;

THENCE, North 56° 56' 08" East, along the southeastern line of the called 6.7873 acres, passing at a distance of 28.33 feet a 1/2" iron rod set with plastic cap for reference in the northeastern right of way of Neal Road, and continuing for a total distance of 748.43 feet to a 1/2" iron rod set with plastic cap in the southwestern line of the called 5.00 acres as described in Volume 479, Page 480 D.R.F.B.C. for the east corner of the called 6.7873 acres, and marking the north corner of the herein described parcel;

THENCE, South 34° 18' 10" East, a distance of 395.24 feet along the southwestern line of the called 5.00 acres, the called 1.00 acres as described in F.B.C.C.F. 2020104067, and the called 0.2612 acres as described in F.B.C.C.F. 2020103860 to a 1/2" iron rod set with plastic cap for the north corner of the called 6.7873 acres, and marking the east corner of the herein described parcel;

THENCE, South 56° 56' 08" West, along the northwestern line of the called 10.00 acres, passing at a distance of 718.97 feet a 5/8" iron rod found with plastic cap for reference in the northeastern right of way of Neal Road, and continuing for a total distance of 747.97 feet back to the **POINT OF BEGINNING** and containing 6.7873 acres of land.

SURVEYOR'S NOTE:
THIS SURVEY MEETS THE CURRENT STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATION FOR A CATEGORY 1A, CONDITION II SURVEY.

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 TITLE RESOURCES GUARANTY COMPANY (CF NO. 3016920-04909) ISSUED ON 11/05/20.

BASIS OF BEARING, TEXAS SOUTH CENTRAL NAD 83.
NO RECORDED BUILDINGS LINES FOUND. FUTURE DEVELOPMENTS SHOULD REFER TO JURISDICTIONAL AGENCIES FOR REQUIREMENTS.

FLOOD INFORMATION
FIRM: 48157C PANEL: 0350 M
REV. DATE: 12/21/2017
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.

DAVID E. KING, JR., a Registered Professional Land Surveyor in the State of Texas, do hereby certify to _____, **AMERICAN TITLE COMPANY** and **GRABA EQUITY CORPORATION** 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 6.7873 ACRE PARCEL OF LAND** recorded in Clerk's File **2011098039**, of the Map/Deed and Plat Records of **FORT BEND** County, Texas, located in the **J.M. McCORMICK LEAGUE, A-57** Borrower: **GRABA EQUITY CORPORATION** Address: **NEAL RD., BEASLEY, TEXAS 77417**, CF No. **3016920-04909**

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.:	2101024262	NO. REVISION	DATE
DATE:	01/20/21	1 ROW ESMT	11-27-21
DRAWN BY:	GT		
APPROVED BY:	DEK		

FIRM REGISTRATION NO. 10190700
DAVID E. KING, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 6272
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