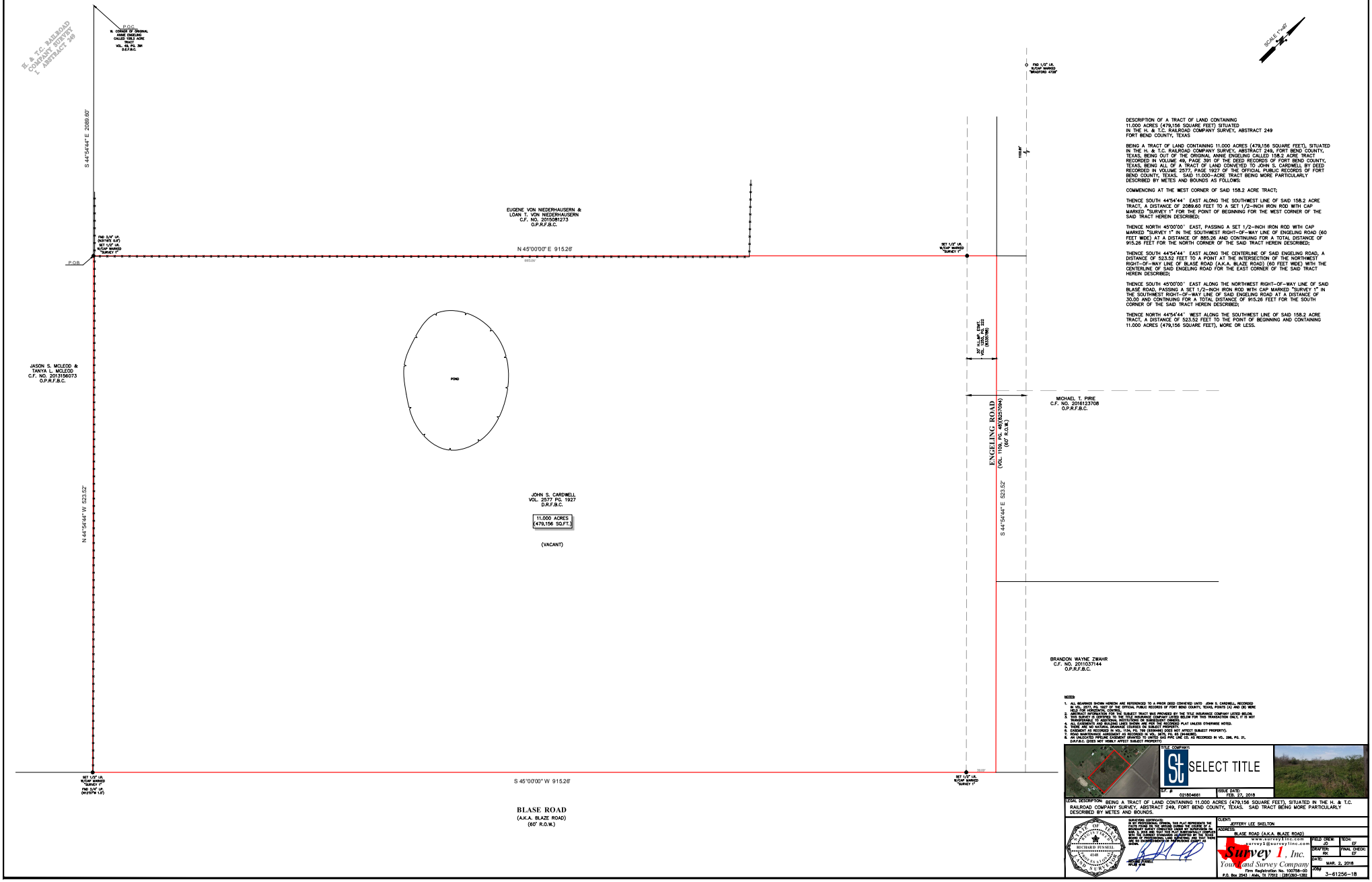

DESCRIPTION OF A TRACT OF LAND CONTAINING
11.000 ACRES (479,156 SQUARE FEET) SITUATED
IN THE H. & T.C. RAILROAD COMPANY SURVEY, ABSTRACT 249
FORT BEND COUNTY, TEXAS

BEING A TRACT OF LAND CONTAINING 11.000 ACRES (479,156 SQUARE FEET), SITUATED IN THE H. & T.C. RAILROAD COMPANY SURVEY, ABSTRACT 249, FORT BEND COUNTY, TEXAS, BEING OUT OF THE ORIGINAL ANNIE ENGELING CALLED 158.2 ACRE TRACT RECORDED IN VOLUME 49, PAGE 391 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS, BEING ALL OF A TRACT OF LAND CONVEYED TO JOHN S. CARDWELL BY DEED RECORDED IN VOLUME 2577, PAGE 1927 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS. SAID 11.000-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE WEST CORNER OF SAID 158.2 ACRE TRACT;

THENCE SOUTH 44°54'44" EAST ALONG THE SOUTHWEST LINE OF SAID 158.2 ACRE TRACT, A DISTANCE OF 2089.60 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" FOR THE POINT OF BEGINNING FOR THE WEST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 45°00'00" EAST, PASSING A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" IN THE SOUTHWEST RIGHT-OF-WAY LINE OF ENGELING ROAD (60 FEET WIDE) AT A DISTANCE OF 885.26 AND CONTINUING FOR A TOTAL DISTANCE OF 915.26 FEET FOR THE NORTH CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 44°54'44" EAST ALONG THE CENTERLINE OF SAID ENGELING ROAD, A DISTANCE OF 523.52 FEET TO A POINT AT THE INTERSECTION OF THE NORTHWEST RIGHT-OF-WAY LINE OF BLASE ROAD (A.K.A. BLAZE ROAD) (60 FEET WIDE) WITH THE CENTERLINE OF SAID ENGELING ROAD FOR THE EAST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 45°00'00" EAST ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF SAID BLASE ROAD, PASSING A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" IN THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID ENGELING ROAD AT A DISTANCE OF 30.00 AND CONTINUING FOR A TOTAL DISTANCE OF 915.26 FEET FOR THE SOUTH CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 44°54'44" WEST ALONG THE SOUTHWEST LINE OF SAID 158.2 ACRE TRACT, A DISTANCE OF 523.52 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.000 ACRES (479,156 SQUARE FEET), MORE OR LESS.

NOTES:
1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED UNTO JOHN S. CARDWELL RECORDED IN VOL. 2577, PG. 1927 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS. POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
2. ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED BELOW.
3. THE TITLE COMMITMENT REFERENCED BELOW WAS USED BY THE TITLE INSURANCE COMPANY LISTED BELOW FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ANOTHER TITLE INSURANCE COMPANY FOR SUBSEQUENT TRANSACTIONS.
4. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
5. ALL AREAS SHOWN HEREON ARE CALCULATED TO THE BOUNDARY OF THE SURVEY.
6. EASEMENT AS RECORDED IN VOL. 1709, PG. 832 (BLANKET DOES NOT AFFECT SUBJECT PROPERTY).
7. ROAD MAINTENANCE AGREEMENT AS RECORDED IN VOL. 3010, PG. 651 (UNKNOWN).
8. AN UNLOCATED PIPELINE EASEMENT GRANTED TO UNITED GAS PIPE LINE CO. AS RECORDED IN VOL. 286, PG. 31, D.R.F.B.C. (DOES NOT WHOLLY AFFECT SUBJECT PROPERTY)

TITLE COMPANY: SELECT TITLE
G.F. #: 021804661
ISSUE DATE: FEB. 27, 2018

LEGAL DESCRIPTION: BEING A TRACT OF LAND CONTAINING 11.000 ACRES (479,156 SQUARE FEET), SITUATED IN THE H. & T.C. RAILROAD COMPANY SURVEY, ABSTRACT 249, FORT BEND COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS.

CLIENT: JEFFERY LEE SKELTON
ADDRESS: BLASE ROAD (A.K.A. BLAZE ROAD)

SURVEYING CERTIFICATE:
IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND BY THE UNDERSIGNED AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THAT ANY BOUNDARY CORNERS OR MONUMENTS FOUND OR SET ARE AS DESIGNATED AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS ESTABLISHED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING. THIS SURVEY WAS NOT PERFORMED FOR THE PURPOSE OF RECORDING OWNERSHIP OR BOUNDARY LINE AGREEMENT.

RICHARD B. HUNNELL
4148
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS

RICHARD B. HUNNELL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4148

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FIELD CREW: JD	TECH: EF
DRAFTER: RK	FINAL CHECK: EF
DATE: MAR. 2, 2018	JOB #: 3-61256-18