

LEGEND:

- CIR - CAPPED IRON ROD
- "STS" - STAMPED SOUTH TEXAS SURVEYING
- WOOD FENCE
- WROUGHT IRON FENCE
- FLAG POLE
- LIGHT POLE
- POWER POLE
- WATER WELL

LEGAL DESCRIPTION

2,500 ACRES OF LAND SITUATED IN FORT BEND COUNTY, TEXAS, OUT OF THE JOHN FOSTER 2 1/2 LEAGUE GRANT ABSTRACT 26, AND BEING A PORTION OF THE 5,000 ACRES DESCRIBED IN A DEED FROM THE GASTON-FULSHEAR CORPORATION TO CARL SANDERS, RECORDED IN VOLUME 762, PAGE 57 (78037226), DEED RECORDS, FORT BEND COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET IN THE WEST LINE OF HIDDEN LAKE LANE (60 FEET WIDE) AT A POINT NORTH 89 DEGREES 42 MINUTES 24 SECONDS WEST, 660.00 FEET AND SOUTH 00 DEGREES 28 MINUTES 44 SECONDS WEST, 320.00 FEET FROM THE NORTHEAST CORNER OF THE ORIGINAL 163.733 ACRE TRACT, SAID IRON ROD BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 00 DEGREES 28 MINUTES 44 SECONDS WEST, ALONG THE WEST LINE OF SAID HIDDEN LAKE LANE, 320.00 FEET TO A 1/2 INCH IRON PIPE FOUND AT AN ANGLE POINT OF SAID HIDDEN LAKE LANE FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 89 DEGREES 42 MINUTES 24 SECONDS WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID HIDDEN LAKE LANE, 340.31 FEET TO A POINT FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT FROM WHICH A 3/4 INCH IRON PIPE FOUND BEARS NORTH 68 DEGREES 39 MINUTES WEST, 0.51 FEET;

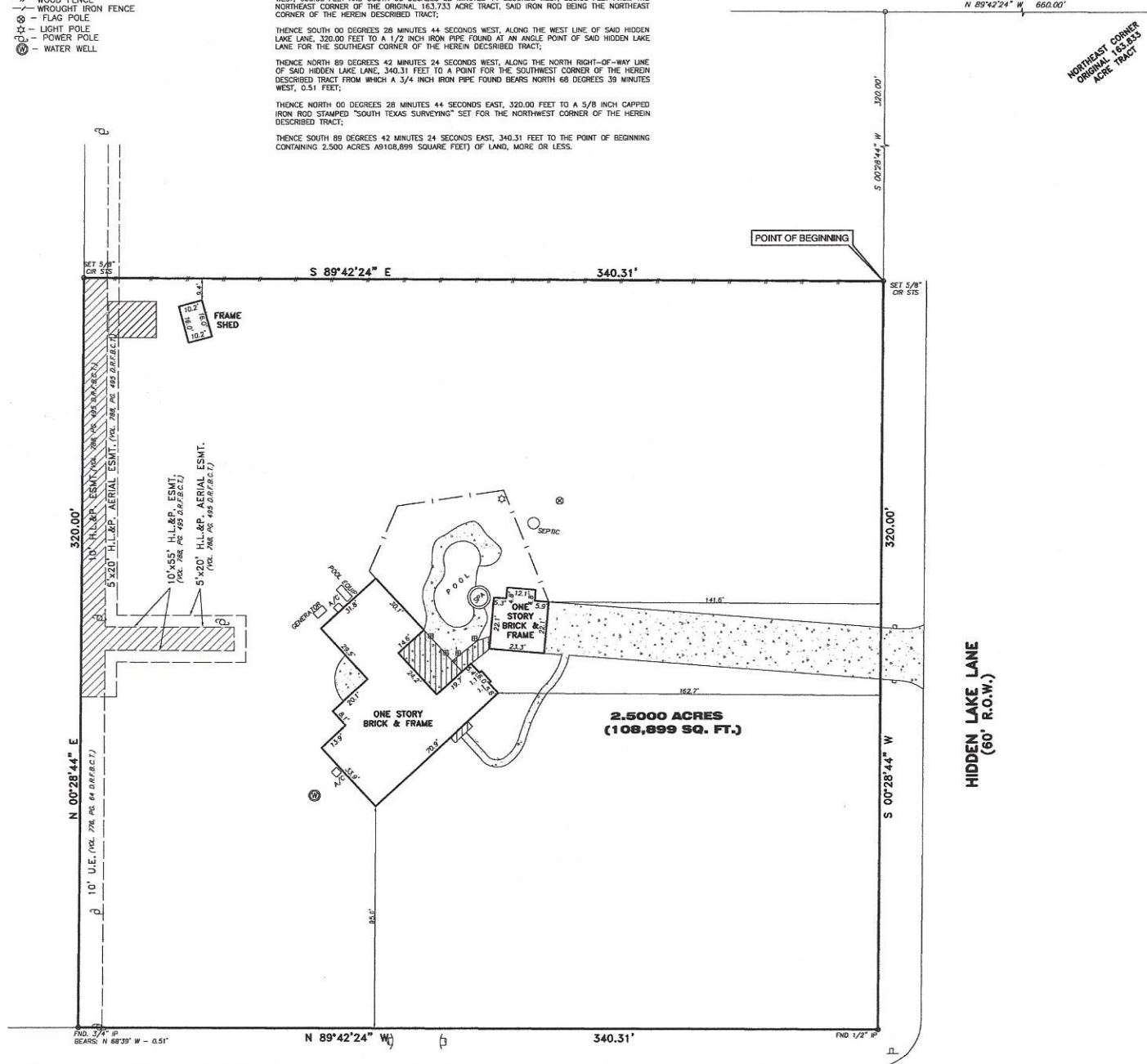
THENCE NORTH 00 DEGREES 28 MINUTES 44 SECONDS EAST, 320.00 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 89 DEGREES 42 MINUTES 24 SECONDS EAST, 340.31 FEET TO THE POINT OF BEGINNING CONTAINING 2,500 ACRES (108,899 SQUARE FEET) OF LAND, MORE OR LESS.

GASTON-FULSHER ROAD

N 89°42'24" W 660.00'

NORTHEAST CORNER ORIGINAL 163.733 ACRE TRACT



HIDDEN LAKE LANE (60' R.O.W.)

SURVEY OF

2,500 ACRES OF LAND SITUATED IN FORT BEND COUNTY, TEXAS, OUT OF THE JOHN FOSTER 2 1/2 LEAGUE GRANT ABSTRACT 26, AND BEING A PORTION OF THE 5,000 ACRES DESCRIBED IN A DEED FROM THE GASTON-FULSHEAR CORPORATION TO CARL SANDERS, RECORDED IN VOLUME 762, PAGE 57 (78037226), DEED RECORDS, FORT BEND COUNTY, TEXAS

SURVEYOR'S CERTIFICATION

PROPERTY SUBJECT TO SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS. I hereby certify that this survey was made on the ground and that this plot correctly represents the facts found at the time of survey showing any improvements, from legal descriptions supplied by client. There are no encroachments apparent on the ground, except as shown. This survey is only certified for boundary and this transaction only. Surveyor did not abstract property. Easements, building lines, etc. shown are as identified by:

GF 21004516 of OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Fred W. Lawton
 Fred W. Lawton, Registered/Professional Land Surveyor No. 2321



NOTES:

- BEARING BASIS IS THE EAST R.O.W. LINE OF HIDDEN LAKE LANE BEING S 00°28'44" W.
- SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY, EASEMENTS, BUILDING LINES, ETC., SHOWN ARE AS IDENTIFIED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY FILE NO. 21004516.
- NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
- SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
- THE FINDINGS AND OPINIONS OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. REFLECTED HEREON ARE PRIVILEGED, CONFIDENTIAL AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY FOR WHOM THIS WORK WAS PREPARED. IT IS UNDERSTOOD THAT THE USE OF, RELIANCE ON, OR REPRODUCTION OF SAME, IN WHOLE OR IN PART, BY OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. IS PROHIBITED AND WITHOUT WARRANTY, EXPRESS OR IMPLIED. SOUTH TEXAS SURVEYING ASSOCIATES, INC. SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, RELIANCE OR REPRODUCTION. COPYRIGHT 2021. ALL RIGHTS RESERVED.

PROPERTY LIES WITHIN FLOOD ZONE X, ACCORDING TO F.I.R.M. MAP NO. 48157C 0115L, DATE 04-02-2014, BY GRAPHING PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION. BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED. SAID ENTITIES MAY SHOW LARGER FLOOD PLAIN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.

ADDRESS: 11003 HIDDEN LAKE LANE
 CITY: RICHMOND, TEXAS 77406

South Texas SURVEYING ASSOCIATES, INC.
 11281 Richmond Ave. Bldg J, Suite 101, Houston, Texas 77082
 (281) 556-6918 FAX: (281) 556-9331
 FIRM NUMBER: 10045400
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DRAWN BY: B.C.	DATE: 5-27-21
CHECKED BY: GS	SCALE: 1"=30'
JOB NO.: 0937-21	SHEET 1 OF 1