

- LEGEND**
- A/C - AIR CONDITIONER
 - CD - CLEAN OUT
 - CONC - CONCRETE
 - DG - DOWN GUY
 - F. B. C. C. F. - FORT BEND COUNTY CLERK'S FILE
 - F. B. C. D. R. - FORT BEND COUNTY DEED RECORDS
 - FND - FOUND
 - HWF - HDG WIRE FENCE
 - IP - IRON PIPE
 - IR - IRON ROD
 - MB - MAIL BOX
 - MP - METER POLE
 - PP - OVERHEAD POWER LINE
 - PP - POWER POLE
 - P. O. B. - POINT OF BEGINNING
 - R. O. W. - RIGHT OF WAY
 - SQ. FT. - SQUARE FEET
 - SPF - SPLIT RAIL FENCE
 - UCM - UNDERGROUND CABLE MARKER
 - W/ - WITH

AARON FREUDENSPRUNG
CALLED 22.58 ACRES
(F.B.C.C.F. NO. 2017102370)

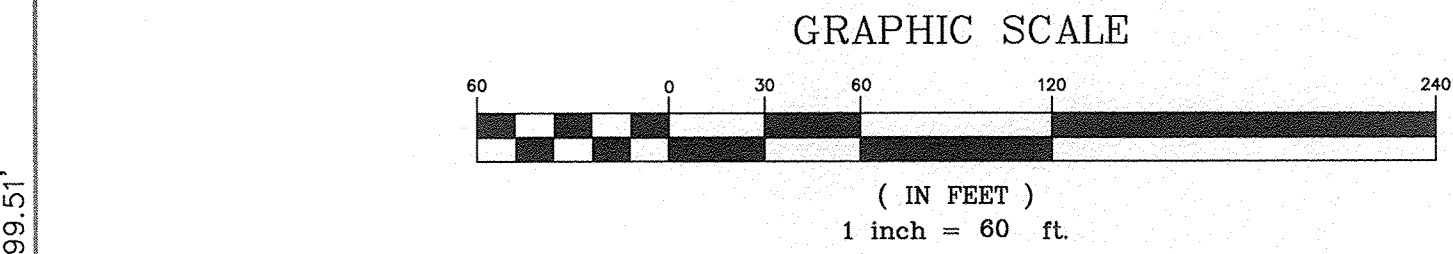
H. & T. C. RAILROAD SURVEY
SECTION 43
ABSTRACT 226

CHARLES SEILER SURVEY
SECTION 44
ABSTRACT 561

ROESLER ROAD

N 41°56'46" E - 399.27'

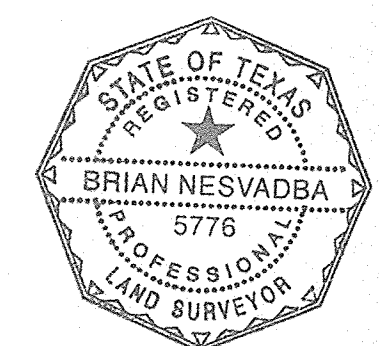
N 41°56'46" W - 399.51'



- NOTES:**
- 1.) BEARINGS SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83) USING NGS CONTINUOUSLY OPERATING REFERENCE STATIONS.
 - 2.) THE SURVEYOR HAS NOT ABSTRACTED THIS PROPERTY. DEED INFORMATION SHOWN HEREON WAS RESEARCHED AND PROVIDED BY OTHERS.
 - 3.) THE CERTIFICATE SHOWN HEREON IS VALID ONLY IF THIS DOCUMENT CONTAINS AN ORIGINAL STAMPED OR IMPRESSION SEAL AND SIGNATURE OF THE SURVEYOR. SAID CERTIFICATION SHALL NOT APPLY TO ANY COPIES OR ALTERED ORIGINALS.
 - 4.) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. ADDITIONAL ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN.
 - 5.) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48157-C-0400 M EFFECTIVELY DATED JANUARY 23, 2021, THIS PROPERTY LIES IN ZONE "X", AN AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.
 - 6.) A METES-AND-BOUNDS DESCRIPTION WAS COMPILED IN CONJUNCTION WITH THIS SURVEY.
 - 7.) ALL RODS SET ARE 5/8" IRON RODS WITH CAPS STAMPED: T.E.A.M. - 281-491-2525.
 - 8.) THIS TRACT OF LAND WAS SURVEYED IN THE FIELD ON MAY 15, 2021. ANY CHANGES MADE AFTER THIS DATE ARE NOT SHOWN HEREON.
 - 9.) UNDERGROUND UTILITIES ARE NOT SHOWN HEREON. FOR THE LOCATION OF ANY UTILITIES THAT MAY EXIST, PLEASE CALL THE "TEXAS ONE CALL" LOCATING SERVICE.

DAVID JAMES ROZNOVAK
CALLED 86.44 ACRES
(F.B.C.C.F. NO. 2003155060)

I, Brian Nesvadba, a Registered Professional Land Surveyor of the State of Texas, hereby certify that the above plat correctly represents the facts found at the time of the survey made on the ground under my supervision. This survey substantially complies with the current Texas Society of Professional Surveyors' Standards and Specifications for a Category 1B, Condition II, Survey.



Brian Nesvadba
Registered Professional Land Surveyor
State of Texas No. 5776

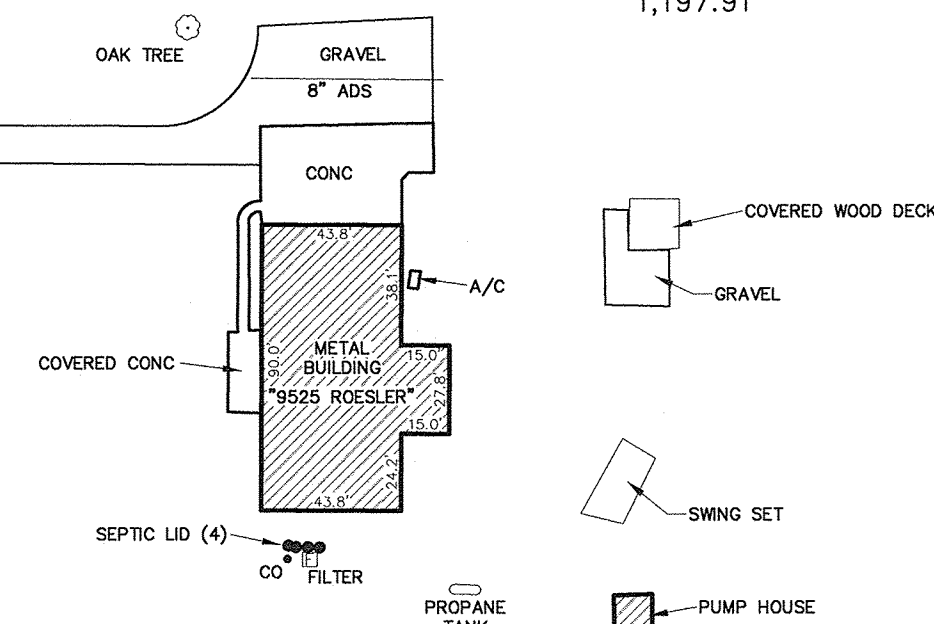
P.O.B.
WEST CORNER OF A CALLED 87.44 ACRE TRACT
(VOL. 265, PG. 620; F.B.C.D.R.)
WEST CORNER OF A 22.58 ACRE TRACT
(F.B.C.C.F. NO. 2014131114)

SOUTH CORNER OF A CALLED 87.44 ACRE TRACT
(VOL. 265, PG. 620; F.B.C.D.R.)
SOUTH CORNER OF A 22.58 ACRE TRACT
(F.B.C.C.F. NO. 2014131114)

JEFFERY R. LABAY AND WIFE,
CYNTHIA O. LABAY
CALLED 2.00 ACRES
(F.B.C.C.F. NO. 9562891)

BETTY ANNE BAIRD AND SPOUSE,
ROY G. BAIRD
CALLED 19.757 ACRES
(F.B.C.C.F. NO. 2013009462)

TRACT 1
11.2900 ACRES
(0.3047 ACRE IN ROAD R.O.W.)
(10.9854 ACRES NET)



OBERRENDER ROAD

TEXAS ENGINEERING AND MAPPING CO.
12718 CENTURY DRIVE
STAFFORD, TEXAS 77477
PHONE: 281.491.2625 FAX: 281.491.2535
www.team-civil.com
Surveying Firm No. 10119000 / Engineering Firm No. F-2906

STANDARD LAND SURVEY
OF
AN 11.2900 ACRE TRACT OF LAND
IN THE CHARLES SEILER SURVEY,
SECTION 44,
ABSTRACT NO. 561,
FORT BEND COUNTY, TEXAS

CREW: JC	DRAWN BY: AAM	CALC. BY: CK	CK BY: BSN
DATE: 05-27-21	SCALE: 1"=60'	KEY MAP: 685 T	JOB NO.: 1639-1

May 27, 2021

Tract 1

11.2900 acres of land in the Charles Seiler Survey, Section 44, Abstract No. 561, Fort Bend County, Texas

A FIELD NOTE DESCRIPTION of an 11.2900 acre tract of land in the Charles Seiler Survey, Section 44, Abstract No. 561, Fort Bend County, Texas; said 11.2900 acre tract being out of a called 22.58 acre tract of land being conveyed to Brandon Lee Freudensprung and wife, Sara Christine Freudensprung, as recorded in Fort Bend County Clerk's File No. 2014131114; said tract being more particularly described by metes-and-bounds as follows with the bearings being based on Texas State Plane Coordinate System, South Central Zone (NAD83) per GPS Observations using National Geodetic Survey Continuously Operating Reference Stations:

BEGINNING at a point in Roesler Road for the west corner of a called 87.44 acre tract, as recorded in Volume 265, Page 620 of the Fort Bend County Deed Records, for the west corner of said 22.58 acre tract and for the west corner of this tract;

THENCE, North 41° 56' 46" East – 399.27 feet with the northwest line of said 22.58 acre tract and with the northwest line of said Charles Seiler Survey to a point for the north corner of this tract;

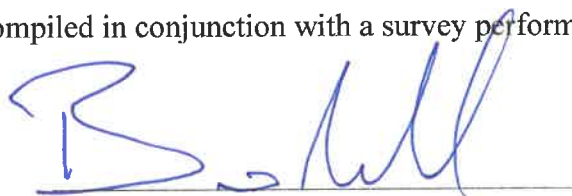
THENCE, South 48° 03' 14" East at a distance of 33.02 feet pass a 5/8-inch iron rod with cap stamped "T.E.A.M." set in the southeast right-of-way line of said Roesler Road and continuing for a total distance of 1,230.93 feet to a 5/8-inch iron rod with cap stamped "T.E.A.M." set in the northwest line of a called 86.44 acre tract of land conveyed to David James Roznovak, as recorded in Fort Bend County Clerk's File No. 2003155060 and in the southeast line of said 22.58 acre tract for the east corner of this tract; from which a 1/2-inch iron pipe with cap stamped "Kalkomey" found bears North 41° 56' 46" East – 399.51 feet;

THENCE, South 41° 56' 46" West – 399.79 feet with the northwest line of said 86.44 acre tract and with the southeast line of said 22.58 acre tract to a 1-inch iron pipe found for the west corner of said 86.44 acre tract, for the south corner of said 22.58 acre tract, for the south corner of said 87.44 acre tract and for the south corner of this tract; from which a 1/2-inch iron pipe found bears South 47° 56' 32" East – 1,402.52 feet;

THENCE, North 48° 01' 48" West with the southwest line of said 22.58 acre tract, at a distance of 1,197.47 feet pass 1/2-inch iron pipe with cap stamped "Kalkomey" found for the north corner of a called 2.00 acre tract of land conveyed to Fort Bend County Clerk's File No. 9562891 being in the southeast right-of-way line of said Roesler Road and continuing for a total distance of 1,230.93 feet to the POINT OF BEGINNING and containing 11.2900 acres of land with 0.3047 acre being within the right-of-way of said Roesler Road, leaving a net area of 10.9854 acres.

Note: This metes-and-bounds description was compiled in conjunction with a survey performed on even date.

COMPILED BY:
TEXAS ENGINEERING AND MAPPING CO.
Civil Engineers - Land Surveyors
Stafford, Texas
Firm Registration No. 10119000
Job No. 1639-1
W:\1639-1_TRACT 1.docx



Brian Nesvadba
Registered Professional Land Surveyor
State of Texas No. 5776

