

J.M. MCCORMICK
SURVEY
ABSTRACT 57

KENDALL LANDS
SUBDIVISION
VOL. II PG. 424
D.A.P.B.C.

SCALE 1" = 50'

THELMA R. BANKS, ET AL
C.F. NO. 2010120532
O.P.R.F.B.C.

GRABA EQUITY CORP
C.F. NO. 2021017541
O.P.R.F.B.C.

NOVELLA NEAL STEVENSON
C.F. NO. 2006135947
O.P.R.F.B.C.

N 59°46'30" E 747.97'

JOSE MAGDIEL
CALERO CASTELLON
& FATIMA YESSIEA
MARTINEZ DE CALERO
C.F. NO. 2020103860
O.P.R.F.B.C.

(VACANT)

9.9865 ACRES
(435,449 SQ.FT.)

HARVEY HAYES &
EMMA HAYES
C.F. NO. 200093279
O.P.R.F.B.C.

WANDA NEAL GOFFNEY
C.F. NO. 2001036582
O.P.R.F.B.C.

N 31°28'30" W 512.09'

NEAL ROAD
(60' R.O.W.)

CHARLIE NEAL SR. ESTATE
VOL. 1980, PGS. 214
O.P.R.F.B.C.

M.L. SMITH JR.
& FLORA BROWN
VOL. 1736, PG. 682
O.P.R.F.B.C.

S 59°46'30" W 210.00'

N 31°28'30" W 210.00'

P.O.C.
SW CORNER
OF LOT 27

N 59°46'30" E 210.00'

N 59°46'30" E 210.00'

POWELL POINT SCHOOL ROAD
(A.K.A. POWELL POINT ROAD) - (70' R.O.W.)

KENDLETON ISD
KENDLETON HIGH SCHOOL
(NO RECORD FOUND)

F.M. 2919
(VARIABLE, P.O.W.)

S 08°24'28" E 287.00'

S 31°24'30" E 218.75'

SET 1/2" I.R.
W/CAF MARKS
"SURVEY 1"

FINO 5/8" I.R.
(A)

FINO 5/8" I.R.

FINO 5/8" I.R.

FINO 5/8" I.R.

FINO 5/8" I.R.

FINO 5/8" I.R.

SET 1/2" I.R.
W/CAF MARKS
"SURVEY 1"

P.O.B.

SET 1/2" I.R.
W/CAF MARKS
"SURVEY 1"

P.O.B.

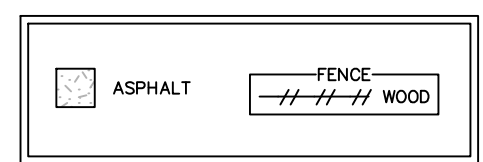
SET 1/2" I.R.
W/CAF MARKS
"SURVEY 1"

P.O.B.

NOTES

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED UNTO HARVEY HAYES AND EMMA HAYES IN COUNTY CLERK'S FILE NO. 200093279 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS. POINTS (A) AND (B) WERE FIELD FOR HORIZONTAL CONTROL.
2. ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED ABOVE. SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
3. THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED BELOW 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.

LEGEND



CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
CT	2814.93'	186.38'	S 07°24'23" E	186.34'

TITLE COMPANY: GRABA EQUITY CORPORATION

737-253-9902

G.F. # 052122471

ISSUE DATE: MAY 17, 2021

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 9.9865 ACRES (435,449 SQUARE FEET) SITUATED IN THE J.M. MCCORMICK LEAGUE, ABSTRACT 57, FORT BEND COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

SURVEYOR'S 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 DATE IS LISTED AND THE SURVEY COMPLETES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND THAT THERE ARE NO ENCUMBRANCES OR PROVISIONS EXCEPT AS SHOWN.

CLIENT: GRABA EQUITY CORPORATION

ADDRESS: F.M. 2919

www.survey1inc.com
survey1@survey1inc.com

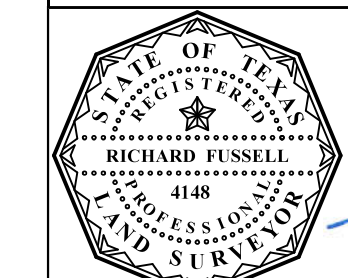
FIELD CREW: WT
TECH: ARH

DRAFTER: MC
FINAL CHECK: MC

DATE: JUNE 15, 2021

JOB# 9-97954-21

P.O. Box 2543 | A.M., TX 77012 | (281)363-1302



J. Magdiel
Professional Land Surveyor
No. 4148

**DESCRIPTION OF A TRACT OF LAND CONTAINING
9.9965 ACRES (435,449 SQUARE FEET) SITUATED
IN THE J.M. MCCORMICK SURVEY, ABSTRACT 57
FORT BEND COUNTY, TEXAS**

Being a tract of land containing 9.9965 acres (435,449 square feet), situated in the J.M. McCormick Survey, Abstract 57, Fort Bend County, Texas, being all of a tract of land conveyed by deed unto Harvey Hayes and Emma Hayes in County Clerk's File No. 200093279 of the Official Public Records of Fort Bend County, Texas, said Hayes tract being out of and a part of the south portion of Prairie Lot 27 of the Kendall Lands Subdivision as recorded in Volume 11, Page 424, Deed Records, Fort Bend County, Texas. Said 9.9965-acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a found 5/8-inch iron rod with cap marked "Jones Carter" at the intersection of Neal Road (60.00 feet wide) and Powell Point School Road (a.k.a. Powell Point Road) – (70.00 feet wide) same being the southwest corner of said Lot 27;

THENCE North 59°46'30" East along said Powell Point School Road, a distance of 210.00 feet to a point for the south corner and POINT OF BEGINNING of the said tract herein described;

THENCE North 31°28'30" West, passing a set 1/2-inch iron rod with cap marked "Survey 1" at a distance of 38.50 feet for reference at the northwesterly right-of-way line of said Powell Point School Road, and continue in all a total distance of 210.00 feet to a set 1/2-inch iron rod with cap marked "Survey 1" for an interior corner of the said tract herein described;

THENCE South 59°46'30" West, passing a found 1-inch iron pipe at a distance of 181.00 feet for reference at the northeasterly right-of-way line of said Neal Road, and continue in all a total distance of 210.00 feet for the most westerly south corner of the said tract herein described;

THENCE North 31°28'30" West, along said Neal Road, a distance of 512.09 feet for the west corner of the said tract herein described;

THENCE North 59°46'30" East, passing a 5/8-inch iron rod at a distance of 29.00 feet for reference in the northeasterly right-of-way line of said Neal Road, and continue in all a total distance of 747.97 feet to a set 1/2-inch iron rod with cap marked "Survey 1" for the north corner of the said tract herein described;

THENCE South 31°24'30" East a distance of 218.75 feet to a found 5/8-inch iron rod in the northwesterly right-of-way line of F.M. 2919 (variable width) for an angle point on the northeast line of the said tract herein described;

THENCE along said northwesterly right-of-way line, with a curve to the right, having a radius of 2,814.93 feet, a distance of 196.38 feet, having a chord bearing of South 07°24'23" East, chord length of 196.34 feet to a found 5/8-inch iron rod for a point of tangency of the said tract herein described;

THENCE South 05°23'28" East, continuing along said northwesterly right-of-way line of F.M. 2919, a distance of 287.00 feet to a found 5/8-inch iron rod for a point of intersection of the said tract herein described;

THENCE South 27°36'37" West, passing a found 5/8-inch iron rod for at a distance of 43.70 feet for reference in the northwesterly right-of-way line of said Powell Point School Road, and continue in all a total distance of 116.00 feet to the southeast corner of the said tract herein described;

THENCE South 59°46'30" West, along said Powell Point School Road, a distance of 231.94 feet to the POINT OF BEGINNING and containing 9.9965 acres (435,449 square feet), more or less.

Note: This metes and bounds description is referenced to a survey drawing prepared by Survey 1, Inc. (Firm Registration No. 100758-00) dated June 15, 2021, job number 6-97954-21.

