

Survey made for
DUSEK FARM, LLC

OF A 6.301 ACRES (CALLED 8.0 ACRES) TRACT OF LAND, SITUATED IN JEREMIAH S. O'CONNOR LEAGUE, ABSTRACT No. 66, IN FORT BEND COUNTY, TEXAS, BEING THE TIMBER LOT THIRTEEN (13), CALLED 8.0 ACRES OF THE FRANCIS SMITH SUBDIVISION AS SHOWN ON A PLAT RECORDED IN VOLUME X, PAGE 194 OF THE OFFICIAL DEED RECORDS OF FORT BEND COUNTY, TEXAS, BEING OUT OF A CALLED 108.00 ACRES TRACT OF LAND, DESCRIBED AS TRACT SIX (6) IN A GENERAL WARRANTY DEED DATED APRIL 1, 2021, FROM DONALD CHARLES DUSEK, JAMES DANIEL DUSEK, MADELYN ROD DUSEK, CHARLES JOSEPH DUSEK AND SPOUSE DIANA DUSEK AND KENNETH RAY DUSEK AND SPOUSE KATHRYN DUSEK AND DIANNE DUSEK EMMONS TO DUSEK FARM, LLC, A TEXAS LIMITED LIABILITY COMPANY, RECORDED IN COUNTY CLERK'S FILE No. 2021056637 OF THE OFFICIAL DEED RECORDS OF FORT BEND COUNTY, TEXAS. (SAVE AND EXCEPT A 100.00 ACRES TRACT OF LAND BEING PRAIRIE LOT ONE (1) OF SAID SUBDIVISION AS SHOWN ON A PLAT RECORDED IN VOLUME X, PAGE 194 OF THE OFFICIAL DEED RECORDS OF FORT BEND COUNTY, TEXAS. AND BEING THE SAME TRACT OF LAND DESCRIBED AS TRACT SIX (6) (C) IN SAID GENERAL WARRANTY DEED)

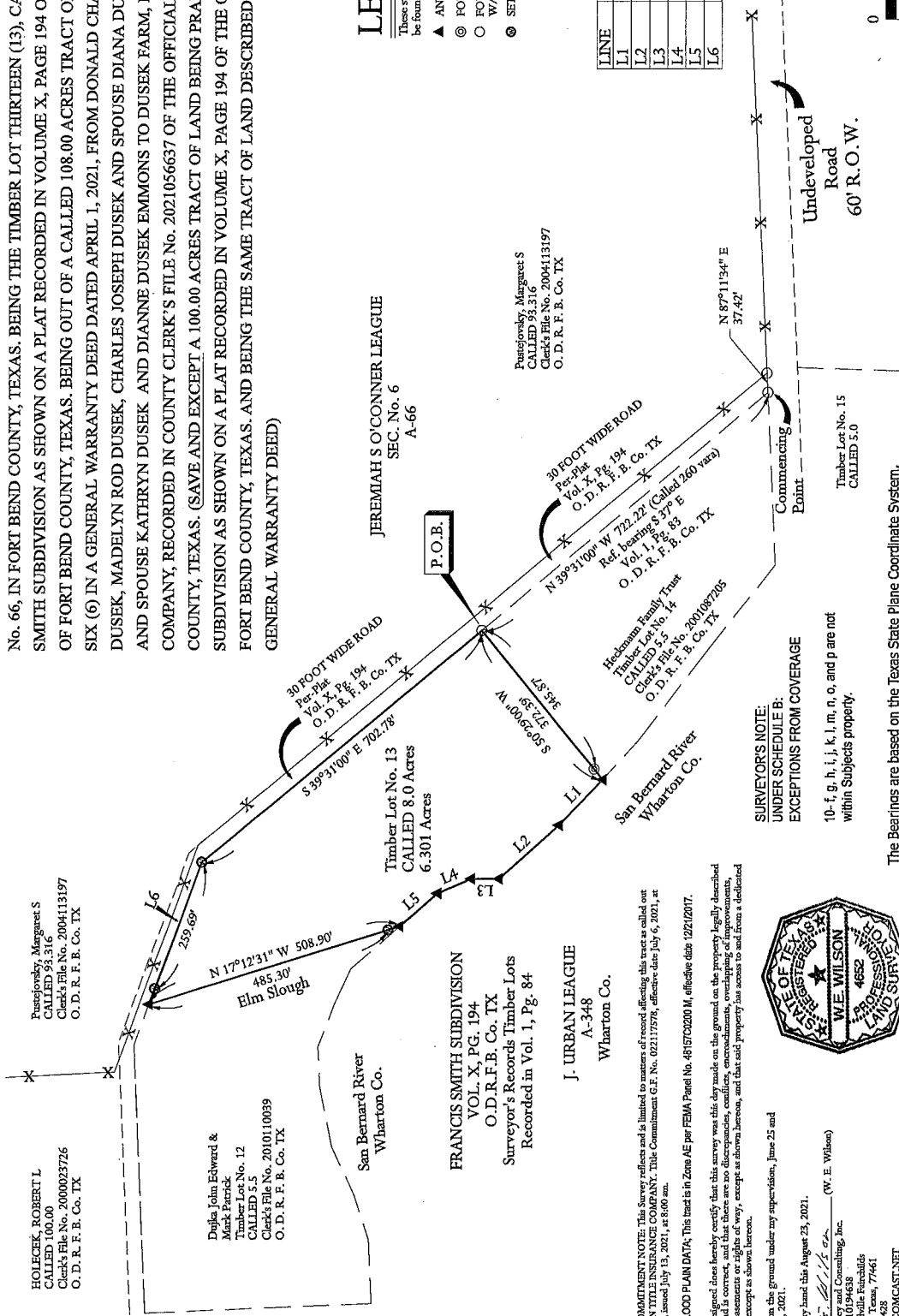
LEGEND

These standard symbols will be found in the drawing.

- ▲ ANGLE POINT OR POINT FOR CORNER
- ⊙ FOUND 4-INCH IRON PIPE
- FOUND 3/4-INCH IRON ROD
- ⊙ SET 1/2-INCH IRON ROD WITH W.E. WILSON No. 4652

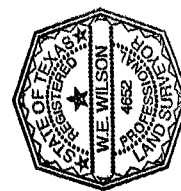
SURVEY LINE TABLE

LINE	BEARING	DISTANCE
L1	N 45° 57' 51" W	122.27'
L2	N 41° 12' 52" W	156.66'
L3	N 00° 00' 00" W	54.12'
L4	N 23° 31' 05" W	70.83'
L5	N 40° 49' 48" W	96.70'
L6	S 69° 31' 00" E	291.67'



SURVEYOR'S NOTE:
UNDER SCHEDULE B:
EXCEPTIONS FROM COVERAGE
10- f, g, h, i, j, k, l, m, n, o, and p are not within Subjects property.

The Bearings are based on the Texas State Plane Coordinate System, South Central Zone, NAD 83.



Surveyed on the ground under my supervision, June 25 and August 23, 2021.
Witness my hand this August 23, 2021.
W. E. Wilson (W. E. Wilson)
G&G Survey and Consulting, Inc.
No. 1019628
9276 Hillside
Newcastle, Texas, 77461
979-293-3428
GFS01@COMCAST.NET

TITLE COMMITMENT NOTE: This Survey reflects and is limited to matters of record affecting the tract as called out on TEXAS TITLE INSURANCE COMPANY. Title Commitment G.F. No. 022117578, effective date July 6, 2021, at 8:00 a.m., issued July 13, 2021, at 8:00 a.m.

NOTE FLOOD PLAIN DATA: This tract is in Zone AE per FEMA Panel No. 48157C0200 M, effective date 12/21/2017.

The undersigned does hereby certify that this survey was this day made on the ground on the property legally described herein and that there are no discrepancies, conflicts, encroachments, overlapping of improvements, apparent encroachments or rights of way, except as shown hereon, and that said property has access to and from a dedicated roadway, except as shown hereon.

Pozniakowski, Margaret S
CALLED 93.316
Clerk's File No. 2004113197
O. D. R. F. B. Co. TX

Duple, John Edward &
Mark Patrick
Timber Lot No. 12
CALLED 5.5
Clerk's File No. 2010110039
O. D. R. F. B. Co. TX

30 FOOT WIDE ROAD
Per: Plat
Vol. X, Pg. 194
O. D. R. F. B. Co. TX

30 FOOT WIDE ROAD
Per: Plat
Vol. X, Pg. 194
O. D. R. F. B. Co. TX

Francis Smith Subdivision
VOL. X, PG. 194
O. D. R. F. B. Co. TX
Surveyor's Records Timber Lots
Recorded in Vol. 1, Pg. 84

J. URBAN LEAGUE
A-348
Wharton Co.

Pozniakowski, Margaret S
CALLED 93.316
Clerk's File No. 2004113197
O. D. R. F. B. Co. TX

Hebbeman Family Trust
Timber Lot No. 14
CALLED 5.5
Clerk's File No. 2001087205
O. D. R. F. B. Co. TX

Timber Lot No. 15
CALLED 5.0

Undeveloped Road
60' R. O. W.



6.301 ACRES
Fort Bend County, Texas.

FIELD NOTES OF A 6.301 ACRES (CALLED 8.0 ACRES) TRACT OF LAND, SITUATED IN JEREMIAH S. O'CONNOR LEAGUE, ABSTRACT No. 66, IN FORT BEND COUNTY, TEXAS. BEING THE TIMBER LOT THIRTEEN (13), CALLED 8.0 ACRES OF THE FRANCIS SMITH SUBDIVISION AS SHOWN ON A PLAT RECORDED IN VOLUME X, PAGE 194 OF THE OFFICIAL DEED RECORDS OF FORT BEND COUNTY, TEXAS. BEING OUT OF A CALLED 108.00 ACRES TRACT OF LAND, DESCRIBED AS TRACT SIX (6) IN A GENERAL WARRANTY DEED DATED APRIL 1, 2021, FROM DONALD CHARLES DUSEK, JAMES DANIEL DUSEK, MADELYN ROD DUSEK, CHARLES JOSEPH DUSEK AND SPOUSE DIANA DUSEK AND KENNETH RAY DUSEK AND SPOUSE KATHRYN DUSEK AND DIANNE DUSEK EMMONS TO DUSEK FARM, LLC, A TEXAS LIMITED LIABILITY COMPANY, RECORDED IN COUNTY CLERK'S FILE No. 2021056637 OF THE OFFICIAL DEED RECORDS OF FORT BEND COUNTY, TEXAS. (SAVE AND EXCEPT A 100.00 ACRES TRACT OF LAND BEING PRAIRIE LOT ONE (1) OF SAID SUBDIVISION AS SHOWN ON A PLAT RECORDED IN VOLUME X, PAGE 194 OF THE OFFICIAL DEED RECORDS OF FORT BEND COUNTY, TEXAS. AND BEING THE SAME TRACT OF LAND DESCRIBED AS TRACT SIX (6) (C) IN SAID GENERAL WARRANTY DEED) SAID 6.301 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at 1/2-inch iron pipe with Kalkomey cap, found in the North Right-of-Way line of a 60 foot wide Undeveloped road and the Southwest corner of a 30 foot wide road shown on the Francis Smith Subdivision, recorded in Volume X, Page 194 of the Official Deed Records of Fort Bend County, Texas., same being the East corner of a called 5.5 acres tract of land, recorded in County Clerk's File No. 2001087205 of the Official Deed Records of Fort Bend County, Texas., and being described in the Surveyor's Records as Timber Lot 14, recorded in Volume 1, Page 84 of the Official Deed Records of Fort Bend County, Texas.; (From which bears a 1/2-inch iron pipe with Kalkomey cap, found N. 87° 11' 34" E, a distance of 37.42 feet for the Southwest corner of a called 93.316 acres tract of land, recorded in County Clerk's File No. 2004113197 of the Official Deed Records of Fort Bend County, Texas.)

THENCE, N. 39° 31' 00" W., (Ref. Bearing S. 37° E., Timber Lot 14, Volume 1, Page 84, D. R.) in the Southwest line of the said 30 foot wide road and the Northeast line of the said 5.5 acres tract of land, a distance of 722.22 feet (Called 260 Vara) to a 1/2-inch iron pipe with Kalkomey cap, found for the North corner of the said 5.5 acres tract of land and the **PLACE OF BEGINNING** hereof described 6.301 acres tract of land;

THENCE, S. 50° 29' 00" W., in the Northwest line of the said 5.5 acres tract of land, at 345.87 feet passing a 4-inch iron pipe found on the Top Bank of the San Bernard River, continuing for a total distance 372.29 feet to a point along the East Lower Bank of the San Bernard River for the West corner of the Said 5.5 acres tract of land and the South corner hereof;

THENCE with up the Lower Bank of the San Bernard River as follows:

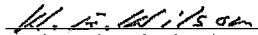
N. 45° 57' 51" W, a distance of 122.22 feet to an angle point;
N. 41° 12' 52" W, a distance of 156.66 feet to an angle point;
N. 00° 00' 00" W, a distance of 54.12 feet to an angle point;
N. 23° 31' 05" W, a distance of 70.83 feet to an angle point;
N. 40° 49' 48" W, a distance of 96.70 feet to a point for the South corner of a called 5.5 acres tract of land, recorded in County Clerk's File No. 2010110039 of the Official Deed Records of Fort Bend County, Texas., and being described in the Surveyor's Records as Timber Lot 12, recorded in Volume 1, Page 84 of the Official Deed Records of Fort Bend County, Texas., and the Southwest corner hereof;

THENCE, N. 17° 12' 31" W., along the Elm Slough and the in the East line of the said 5.5 acres tract of land, at 23.61 feet passing a 1/2-inch iron with W. E. Wilson No. 4652 cap set on the top bank of the San Bernard River, continuing for a total distance of 508.90 feet to a point along the centerline of the Elm Slough and in the South line of the said 30 foot wide road for the Northeast corner of the said 5.5 acres tract of land and the Northwest corner hereof;

THENCE, S. 69° 31' 00" E., in the South line of the 30 foot road, at 31.97 feet passing a 1/2-inch iron with W. E. Wilson No. 4652 cap, set on the Top Bank of the Elm Slough, continuing along the said 30 foot road for a total distance of 291.67 feet to a 1/2-inch iron with W. E. Wilson No. 4652 cap, set for the Northeast corner hereof;

THENCE, S. 39° 31' 00" E., continuing along the said 30 foot road, a distance of 702.78 feet to the **PLACE OF BEGINNING AND CONTAINING 6.301 ACRES OF LAND, MORE OR LESS.**

Surveyed on the ground under my supervision June 25 and August 23, 2021.
Witness my hand this August 24, 2021.

 (W. E. Wilson)
Registered Professional Land Surveyor No. 4652
G&G Survey and Consulting, Inc.
Firm No. 10194638
9226 Needville Fairchilds
Needville, Texas, 77461
979-793-3428
Gps01@comcast.net

