



LINE	BEARING	DISTANCE
L1	N 43°34'41" E	75.81'
L2	S 64°58'04" E	75.40'
L3	S 00°16'15" W	26.54'
L4	N 64°58'04" W	87.28'
L5	S 54°45'44" E	23.16'
L6	S 33°06'03" W	51.20'

SURVEYOR'S NOTE(S):
 THIS SURVEY MEETS THE CURRENT STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATION FOR A CATEGORY 1A, CONDITION II SURVEY.
 THE EASEMENTS SHOWN ON THIS DRAWING ARE THE BEST INTERPRETATION OF THE SURVEYORS BASED ON THE INFORMATION AVAILABLE TO US AT THE TIME OF THE DRAWING.
 THIS SURVEY IS BASED ON A TITLE COMMITMENT REPORT ISSUED BY ALAMO TITLE INSURANCE GF NO. ATCH-70F-ATCH22115957 ISSUED ON 01/26/22.
 NO RECORDED BUILDINGS LINES FOUND. FUTURE DEVELOPMENTS SHOULD REFER TO JURISDICTIONAL AGENCIES FOR REQUIREMENTS.
 THERE EXIST A BLANKET UTILITY EASEMENT AS RECORDED IN VOLUME 112, PAGE 118, DEED RECORDS, FORT BEND COUNTY, TEXAS.
 THERE EXIST A SANITARY SEWER EASEMENT AS PER RECORDED IN VOLUME 1145, PAGE 790, VOLUME 1145, PAGE 798, OFFICIAL RECORDS, FORT BEND COUNTY, TEXAS. DOES NOT AFFECT SUBJECT PROPERTY.
 FLOOD INFORMATION
 FIRM: 48157C PANEL: 0305 M
 REV. DATE: 01/29/2021
 ZONE: "X & SHADED X"
 FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.

2,252.1 Acres (98,105 Sq. Ft.)
 John Lafayette Survey, Abstract Number 280
 Fort Bend County, Texas

BEING a 2,252.1 acres (98,105 sq. ft.) tract of land situated in the John Lafayette Survey, A-280, Fort Bend County, Texas; being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod (fileable cap) found in the southeast right-of-way (R.O.W.) line of West Fuqua Drive (100 feet wide) marking the north corner of Block 4, Briaridge Section Nine, a subdivision of record in Volume 22, Page 34, Map Records, Harris County, Texas (M.R.H.C.T.) and marking a northwest corner of the herein described tract;

THENCE N 43°34'41" E, 75.81 feet with the southeast R.O.W. line of said West Fuqua Drive to a 1/2-inch iron rod with cap stamped "OSC" set marking a northwest corner of the herein described tract.

THENCE, S 54°48'34" E, 1,286.59 feet with the southwest line of that called "18,8470 acre tract conveyed to City of Houston of record in Volume 596, Page 1, M.R.H.C.T. to a corner of the herein described tract.

THENCE, with the south line of the herein described tract the following five (5) courses:

1. S 64°58'04" E, 75.40 feet;
2. S 00°16'15" W, 26.54 feet;
3. N 64°58'04" W, 87.28 feet;
4. S 54°45'44" E, 23.16 feet;
5. S 33°06'03" W, 51.20 feet;

THENCE, N 54°48'34" W, 1,281.84 feet with the northeast line of the aforementioned Block 4 to the **POINT OF BEGINNING** and **CONTAINING** 2,252.1 acres (98,105 sq. ft.) of land.

I, **RODRIC R REESE**, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to **ALAMO TITLE INSURANCE** and that the above map is true and correct according to an actual field survey, made by me or under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no apparent visible encroachments, no apparent visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, as of the date of the field survey.
 Description: **BEING A 2,252.1 ACRE PARCEL OF LAND** recorded in Clerk's file **2012086244** of the Map/Deed and Plat Records of **FORT BEND** County, Texas, located in the **JOHN LAFAYETTE SURVEY, A-280** recorded in the **LUCIA LAND PARTNERS LLC** Borrower: **W. FUQUA DR., MISSOURI CITY, TX 77489** GF No. **ATCH-70F-ATCH22115957**

LAND TITLE SURVEY			
JOB NO.:	2210131597	NO.:	REVISION
DATE:	01/29/22	01	EDIT PIC
DRAWN BY:	HD		1/31/22
APPROVED BY:	RRR		

RODRIC R REESE, R.P.L.S.
 Registered Professional Land Surveyor
 Registration No. 5883
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Overland Consortium Inc. Surveyors
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 999 E. BASSE ROAD, SUITE 180 BOX 521, SAN ANTONIO, TEXAS 78212

- LEGEND**
- These standard symbols will be found in the drawing.
- BOUNDARY LINE
 - - - EASEMENT LINE
 - WOOD FENCE
 - OVERHEAD ELECTRIC
 - SET 1/2" IRON ROD WITH CAP
 - PROPERTY CORNER
 - FOUND IRON ROD
 - ⊗ CABLE PEDESTAL
 - ⊗ TELEPHONE PEDESTAL
 - POWER POLE
 - PIPELINE MARKER
 - FIBER OPTIC MARKER
 - CM CONTROL MONUMENT