4/23/21

4/23/21

4/23/21

HARVEY HAYES & EMMA HAYES 2.959 ACRES TRACT (CF NO. 20110041498)

KENNETH FOSTON 6.7873 ACRES TRACT (CF NO. 20151113618)

FND. 3/4" I.R. WITH ALUMINUM FLASHING CAP ON LINE

SET 1/2" IRON ROD WITH CAP ON LINE

S 34°18'10" E 394.24' (CALLED)

JACOB JOHNSON 6.7873 ACRES TRACT (CF NO. 20140094405)

N 56°56'06" E 748.43' (CALLED)

N 57°46'30" E 748.43' (CALLED)

ALMA MIDDLETON PART OF 5.00 ACRES TRACT (DESCRIBED IN VOL. 475, PG. 480)

FND. 3/8" I.R. WITH FLASHING CAP

S 34°18'10" E 395.24' (CALLED)

JOSE CALIXTO CASTELLON 1.00 ACRES TRACT (CF NO. 20080104067)

JOSE MIGUEL CALIXTO CASTELLON & FATIMA YESENIA CALIXTO MARTINEZ DE CASTELLON 0.2812 ACRE TRACT (CF NO. 20200103860)

VACANT LOT

6.7873 ACRES TRACT

(CF NO. 20110098039)

295850 SQ. FT.

SHURD R. HENDERSON 4.62 ACRES TRACT (A.K.A. LOT 6) (CF NO. 20170800090)

NOVELLA NEAL STEVENSON 4.62 ACRES TRACT (A.K.A. LOT 5) (CF NO. 20081360477)

"VARIABLE WIDTH ROW" (VOL. 448, PG. 497)

S 34°27'29" E 394.37'

S 34°18'10" E 394.37'

N 34°27'29" W 394.25'

N 34°18'10" W 394.25' (CALLED)

NEAL ROAD

(VARIABLE WIDTH ROW)

(VOL. 448, PG. 497)

THELMA R. BANKS PARCEL TRACT 4.62 ACRES TRACT (A.K.A. LOT 6) (CF NO. 20101409312)

NOVELLA NEAL STEVENSON 2.31 ACRE TRACT (A.K.A. N 1/2 OF LOT 7) (CF NO. 20081360477)

EDGE OF PAVT.

P.O.B.

S 34°27'29" E 312.79'

S 34°18'10" E 312.79'

S 57°46'30" W 747.97' (CALLED)

S 56°56'06" W 747.97'

HARVEY HAYES & EMMA HAYES 10.00 ACRES TRACT (CF NO. 2000093279)

CM 3/8" I.R. WITH CAP ON LINE

CM 1" PIPE ON LINE

S 57°46'30" E 25.00'

K.L. SMITH JR. & FLORA SMITH 1.0 ACRE TRACT (VOL. 1736, PG. 682)

GRAPHIC SCALE

0' 60' 120'

LEGEND

These standard symbols will be found in the drawing

- BOUNDARY LINE
- EASEMENT LINE
- SET 1/2" IRON ROD WITH CAP
- PROPERTY CORNER
- FOUND IRON ROD
- FOUND IRON PIPE
- TELEPHONE PEDESTAL
- POWER POLE
- CM CONTROL MONUMENT

NOTES AND DESCRIPTION OF 6.7873 ACRE PARCEL LOCATED IN THE J. McCORMICK SURVEY, ABSTRACT 61, FORT BEND COUNTY, TEXAS

Being a 6.7873 acre parcel of land situated in the J. McCormick Survey, Abstract 61, Fort Bend County, Texas, and being part of the unrestricted Lot 37 of Kendall Lake Subdivision as recorded in Volume 11, Page 121 of the Deed Records of Fort Bend County, and being the same tract described in the Substitute Trustee's Deed to Jacob Johnson recorded in Clerk's File No. 2014094405 of the Official Public Records of Fort Bend County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner in the approximate centerline of Neal Road (R.O.W. varies) for the northeast corner of the called 10.00 acre tract described in Deed to Harvey Hayes & Emma Hayes recorded in Clerk's File No. 2000093279, the northwest corner of the called 2.31 acre tract described in Deed to Novella Neal Stevenson recorded in Clerk's File No. 2008136047, the southeast corner of the called 4.62 acre tract described in Deed to Thelma R. Banks recorded in Clerk's File No. 2010140932, and the southwest corner of the herein described parcel;

THENCE, North 34° 27' 29" West, a distance of 312.79 feet along the approximate centerline of said Neal Road to a point for corner in the northeast line of the called 4.62 acre tract described in Deed to Novella Neal Stevenson recorded in Clerk's File No. 2008136047, and marking the northwest corner of the herein described parcel;

THENCE, North 56° 56' 06" East, a distance of 748.43 feet along the northwest line of the called 6.7873 acre parcel to a point for corner in the southwest line of the called 1.00 acre tract described in Deed to Alma Middleton recorded in Clerk's File No. 2008104067, and marking the northeast corner of the herein described parcel;

THENCE, South 34° 18' 10" East, a distance of 312.79 feet along the southwest line of the called 1.00 acre tract to a point for corner in the northwest line of the called 0.2812 acre tract described in Deed to Jose Miguel Calixto Castellon & Fatima Yesenia Calixto Martinez de Castellon recorded in Clerk's File No. 20200103860, and marking the southeast corner of the herein described parcel;

THENCE, South 57° 46' 30" West, a distance of 748.43 feet along the southeast line of the called 6.7873 acre parcel to a point for corner in the northeast line of the called 10.00 acre tract described in Deed to Harvey Hayes & Emma Hayes recorded in Clerk's File No. 2000093279, and marking the southwest corner of the herein described parcel;

THENCE, South 56° 56' 06" West, a distance of 747.97 feet along the southeast line of the called 10.00 acre tract to a point for corner in the approximate centerline of said Neal Road, and marking the southwest corner of the herein described parcel;

THENCE, North 34° 18' 10" West, along the approximate centerline of said Neal Road, a distance of 312.79 feet to the POINT OF BEGINNING and containing 6.7873 acres of land.

SURVEYOR'S NOTE:
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 TITLE RESOURCES GUARANTY COMPANY GF NO. 3010220-04909 ISSUED ON 11/05/20.

BASIS OF BEARING, TEXAS SOUTH CENTRAL NAD 83.

NO RECORDED BUILDING LINES FOUND. FUTURE DEVELOPMENTS SHOULD REFER TO JURISDICTIONAL AGENCIES FOR REQUIREMENTS.

FLOOD INFORMATION
F.I.R.M. 481572 PANEL: 0350 M
REV. DATE: 12/21/2017
ZONE "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 DEFINE SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.

DAVID E. KING, JR

I, _____, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to AMERICAN TITLE COMPANY and UNARA EQUITY CORPORATION 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.

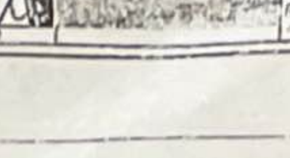
Description: BEING A 6.7873 ACRE PARCEL OF LAND recorded in Clerk's File 2011098039 of the Real Property and Plat Records of FORT BEND County, Texas located in the J.W. McCORMICK LEAGUE, A-61

Borrower: UNARA EQUITY CORPORATION

Address: NEAL RD., BEASLEY, TEXAS 77412. GF No. 3010220-04909

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN:

PROPERTY PHOTOGRAPH:



Overland Consortium Inc.
Surveyors
Tel: 281 843 8565 Fax: 281 207 6476
1519 W. CONTOUR DR. SUITE 204, SAN ANTONIO, TX 78213

LAND TITLE SURVEY

JOB NO.:	210103-1203	NO.	REVISION	DATE
DATE:	01/20/21	1	ROW ESMT	4-21-21
DRAWN BY:	CT			
APPROVED BY:	DEK			

STATE OF TEXAS REGISTERED DAVID E. KING, JR. 6272 PROFESSIONAL LAND SURVEYOR

TEXAS REGISTRATION NO. 101107700
DAVID E. KING, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 6272