

CALLED 3.00 ACRE
VOL. 2464, PG. 2410
D.R.F.B.C.T.

TRACT 2
CALLED 0.697 ACRES
F.B.C.C.F. NO. 2009065116
FORT BEND COUNTY, TEXAS

0.3485 ACRE
15,180 SQ. FT.

VACANT
WEST HALF OF
TRACT ONE

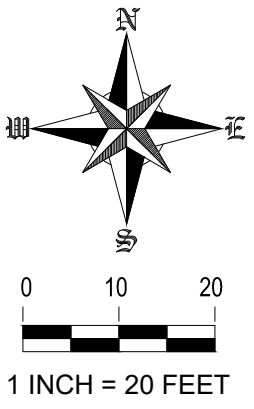
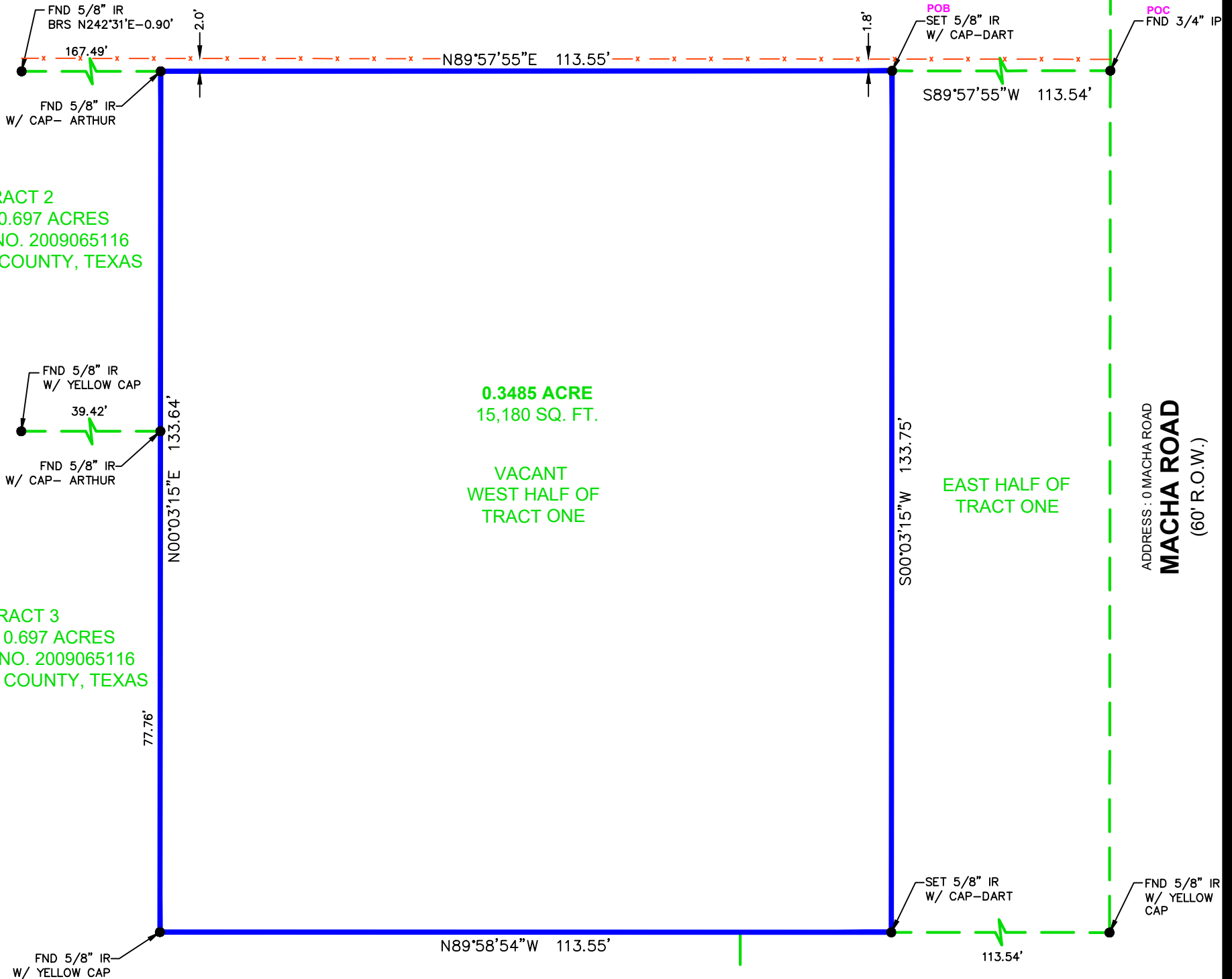
EAST HALF OF
TRACT ONE

TRACT 3
CALLED 0.697 ACRES
F.B.C.C.F. NO. 2009065116
FORT BEND COUNTY, TEXAS

TRACT 3
CALLED 0.697 ACRES
F.B.C.C.F. NO. 2009065116
FORT BEND COUNTY, TEXAS

F.B.C.C.F. NO. 2000037288
FORT BEND COUNTY, TEXAS

ADDRESS: 0 MACHA ROAD
MACHA ROAD
(60' R.O.W.)



LEGEND	
POC	= POINT OF COMMENCING
POB	= POINT OF BEGINNING
RCP	= REINFORCED CONCRETE PIPE
COVD	= COVERED
SW	= SIDEWALK
PP	= POWERPOLE
CONC	= CONCRETE
HB	= HIGHBANK
AE	= AERIAL EASEMENT
BOC	= BACK OF CURB
EOA	= EDGE OF ASPHALT
MH	= MAN HOLE
PTP	= PINCHED TOP PIPE
UE	= UTILITY EASEMENT
BL	= BUILDING LINE
CL	= CENTER LINE
IP	= IRON PIPE
IR	= IRON ROD
FND	= FOUND
⊙	= MANHOLE
STM	= STORM
SAN	= SANITARY
—○—	= CHAIN LINK FENCE
—x—	= BARB WIRE FENCE
— —	= WOOD FENCE
—□—	= IRON FENCE
—x—	= IRON FENCE POST
—x—	= BARB WIRE FENCE POST
— —	= WOOD FENCE POST
—□—	= IRON FENCE POST
—x—	= BARB WIRE FENCE POST
— —	= WOOD FENCE POST
—	= CONCRETE/ASPHALT/BRICK/TILE
—	= BOUNDARY LINE
—	= ADJOINING PROPERTY LINE

NOTES:
1.) SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.
2.) THIS SURVEY MEETS THE CURRENT STANDARDS FOR A CATEGORY 1A, CONDITION II SURVEY.
3.) THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
4.) ALL BEARINGS ARE BASED ON RECORDED DEED.
5.) FENCES OVERLAP PROPERTY LINES AS SHOWN.

I, BENJAMIN JAUMA, DO HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME OR UNDER MY SUPERVISION ON THE GROUND, IN ACCORDANCE WITH THE INFORMATION PROVIDED TO ME AND THAT IT CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY. THERE WERE NO ENCROACHMENTS APPARENT ON THE GROUND EXCEPT AS SHOWN HEREON. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.

Benjamin Jauma
BENJAMIN JAUMA, REGISTERED PROFESSIONAL LAND SURVEYOR OF TEXAS REGISTRATION No. 6417

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FIRM NO. 10194710

14701 Saint Mary's Lane #150
Houston, Texas 77079
281-584-6688
<http://www.dartlandservices.com>

PROPERTY DESCRIPTION
BEING 0.3485-ACRE (15,180 SQUARE FEET) TRACT OF LAND SITUATED IN THE D. SHELBY, J. FRAZIER AND J. MCCORMACK SURVEY 5, ABSTRACT NO. 85, IN FORT BEND COUNTY, TEXAS, BEING A PORTION OF A CALLED 0.697-ACRES TRACT KNOWN AS TRACT 1 OF THE SUBDIVISION OF THE NELLIE JOHNSON ESTATE RECORDED IN VOLUME 339, PAGE 556 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS (D.R.F.B.C.T.) AND PREVIOUSLY RECORDED UNDER FORT BEND COUNTY CLERK'S FILE (F.B.C.C.F.) NO. 2010029540 OFFICIAL PUBLIC RECORDS FORT BEND COUNTY, TEXAS (O.P.R.F.B.C.T.), SAID 0.3485-ACRE TRACT KNOWN AS THE WEST HALF OF TRACT 1 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED:

ADDRESS: 0 MACHA ROAD, WALLIS, TEXAS, 77485
OWNER/PURCHASER: DWELLYNN, LLC
LENDER: -
TITLE COMPANY: BRPS
DRAFTER: 09-02-22/OG
CREW: 09-01-22/AP
CHECKER: 09-02-22/BJ

SURVEY OF:
GF#: HOU224389

KEY MAP NO.: -

-SURVEYOR HAS NOT ABSTRACTED SUBJECT PROPERTY.
-SURVEY IS BASED ON TITLE COMMITMENT LISTED.
-ALL BUILDING LINES AND EASEMENTS ARE PER RECORDED PLAT UNLESS OTHERWISE SHOWN.
-THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS-

FLOOD NOTE
* THIS TRACT OR LOT -IS NOT- IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE " X " AS LOCATED BY FEDERAL INSURANCE ADMINISTRATION DESIGNATED FLOOD HAZARD AREA BY COMMUNITY No. 480228, MAP No. 48157C, PANEL No. 0200M, DATED 12-21-17.
* THIS INFORMATION IS BASED ON GRAPHICAL PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

JOB 2022-08-125