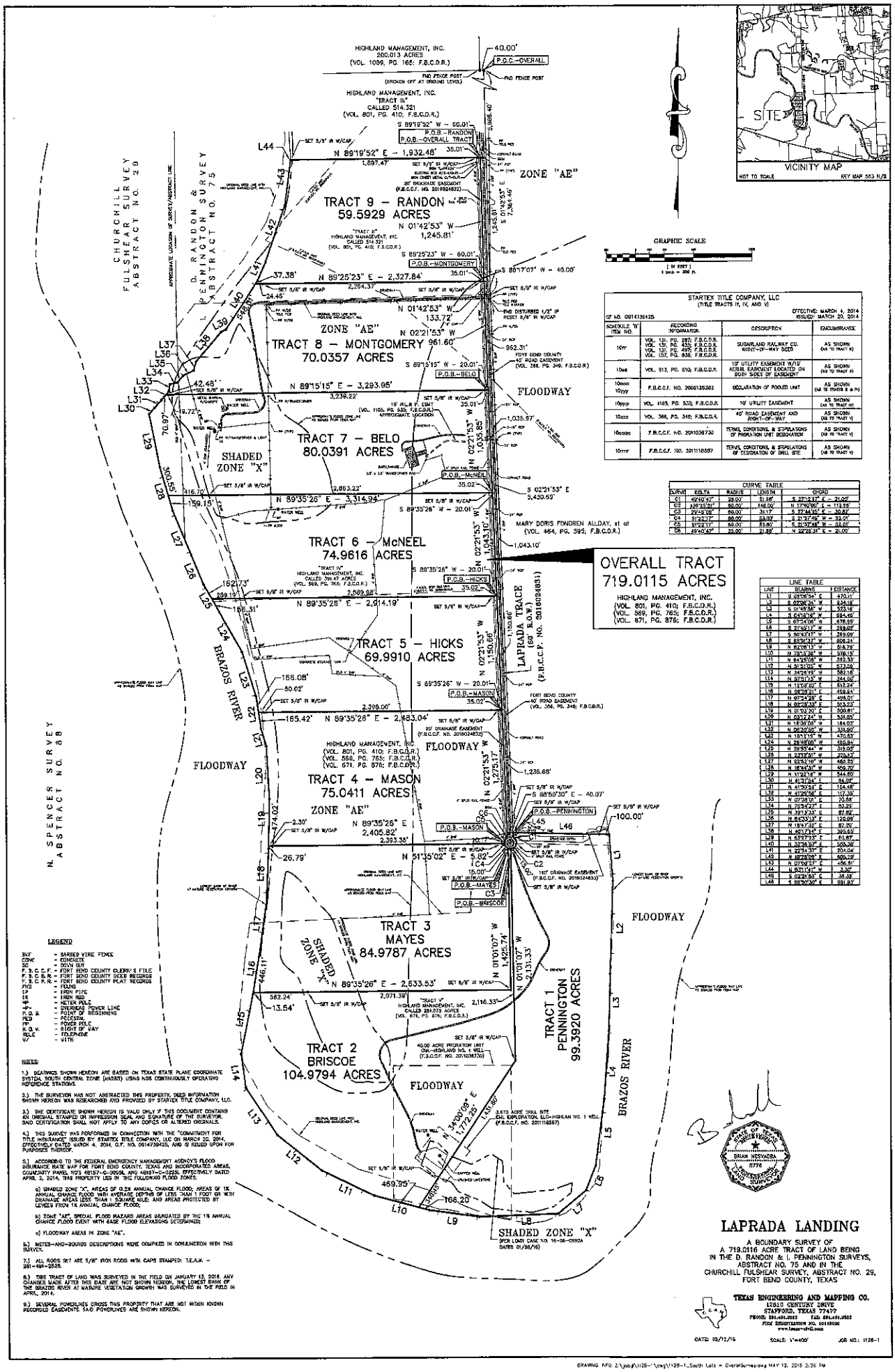
HIGHLAND MANAGEMENT, INC.
260.013 ACRES
(VOL. 1089, PG. 165; F.B.C.D.R.)
HIGHLAND MANAGEMENT, INC.
"TRACT III"
CALLED 514.321
(VOL. 801, PG. 410; F.B.C.D.R.)
P.O.C.-OVERALL
P.O.B.-RANDON
P.O.B.-OVERALL TRACT
P.O.B.-MONTGOMERY
P.O.B.-BELO
P.O.B.-McNEEL
P.O.B.-HICKS
P.O.B.-MASON
P.O.B.-PENNINGTON
P.O.B.-MAYES
P.O.B.-BRISCOE
TRACT 9 - RANDON
59.5929 ACRES
TRACT 8 - MONTGOMERY
70.0357 ACRES
TRACT 7 - BELO
80.0391 ACRES
TRACT 6 - McNEEL
74.9616 ACRES
TRACT 5 - HICKS
69.9910 ACRES
TRACT 4 - MASON
75.0411 ACRES
TRACT 3
MAYES
84.9787 ACRES
TRACT 2
BRISCOE
104.9794 ACRES
TRACT 1
PENNINGTON
99.3920 ACRES
OVERALL TRACT
719.0115 ACRES
HIGHLAND MANAGEMENT, INC.
(VOL. 801, PG. 410; F.B.C.D.R.)
(VOL. 869, PG. 765; F.B.C.D.R.)
(VOL. 871, PG. 876; F.B.C.D.R.)
ZONE "AE"
FLOODWAY
SHADED ZONE "X"
SHADED ZONE "X"
(PER LOMR CASE NO. 16-06-0592A
DATED 01/26/16)
LAPRADA TRACE
(60' R.O.W.)
(F.B.C.C.F. NO. 2016024831)
BRAZOS RIVER
BRAZOS RIVER
FORT BEND COUNTY
40' ROAD EASEMENT
(VOL. 366, PG. 346; F.B.C.D.R.)
80' DRAINAGE EASEMENT
(F.B.C.C.F. NO. 2016024832)
100' DRAINAGE EASEMENT
(F.B.C.C.F. NO. 2016024833)
40.00 ACRE PRORATION UNIT
ONE-HIGHLAND NO. 1 WELL
(F.B.C.C.F. NO. 2011038730)
3,673 ACRE DRILL SITE
CXL EXPLORATION, LLC-HIGHLAN NO. 1 WELL
(F.B.C.C.F. NO. 2011118587)
MARY DORIS FONDREN ALLDAY, et al
(VOL. 464, PG. 595; F.B.C.D.R.)
CHURCHILL FULSHEAR SURVEY
ABSTRACT NO. 29
D. RANDON & I. PENNINGTON SURVEY
ABSTRACT NO. 75
N. SPENCER SURVEY
ABSTRACT NO. 68
SITE
VICINITY MAP
NOT TO SCALE
KEY MAP 563 N/S
GRAPHIC SCALE
STARTEX TITLE COMPANY, LLC
(TITLE TRACTS II, IV, AND V)
GF NO. 0914736425
EFFECTIVE: MARCH 6, 2014
ISSUED: MARCH 20, 2014
SCHEDULE "B" ITEM NO. | RECORDING INFORMATION | DESCRIPTION | ENCUMBRANCE
10rr | VOL. 131, PG. 287, F.B.C.D.R.; VOL. 131, PG. 435, F.B.C.D.R.; VOL. 137, PG. 497, F.B.C.D.R.; VOL. 157, PG. 630, F.B.C.D.R. | SUGARLAND RAILWAY CO. RIGHT-OF-WAY DEED | AS SHOWN (AS TO TRACT II)
10ss | VOL. 913, PG. 610, F.B.C.D.R. | 10' UTILITY EASEMENT W/10' AERIAL EASEMENT LOCATED ON BOTH SIDES OF EASEMENT | AS SHOWN (AS TO TRACT II)
10aaa 10yyy | F.B.C.C.F. NO. 2006135363 | DECLARATION OF POOLED UNIT | AS SHOWN (AS TO TRACTS III & IV)
10ppp | VOL. 1165, PG. 533, F.B.C.D.R. | 10' UTILITY EASEMENT | AS SHOWN (AS TO TRACT III)
10zzz | VOL. 366, PG. 346; F.B.C.D.R. | 40' ROAD EASEMENT AND RIGHT-OF-WAY | AS SHOWN (AS TO TRACT V)
10aaaa | F.B.C.C.F. NO. 2011038730 | TERMS, CONDITIONS, & STIPULATIONS OF PRORATION UNIT DESIGNATION | AS SHOWN (AS TO TRACT V)
10rrrr | F.B.C.C.F. NO. 2011118587 | TERMS, CONDITIONS, & STIPULATIONS OF DESIGNATION OF DRILL SITE | AS SHOWN (AS TO TRACT V)
CURVE TABLE
CURVE | DELTA | RADIUS | LENGTH | CHORD
C1 | 49°40'47" | 25.00' | 21.68' | S 23°32'37" E - 21.00'
C2 | 159°33'34" | 50.00' | 148.00' | N 17°40'06" E - 112.55'
C3 | 22°46'08" | 50.00' | 31.77' | S 77°44'16" E - 30.82'
C4 | 51°23'17" | 50.00' | 53.80' | S 21°37'46" W - 51.01'
C5 | 51°23'17" | 50.00' | 53.80' | S 21°37'46" W - 51.01'
C6 | 49°40'47" | 25.00' | 21.68' | N 24°28'37" E - 21.00'
LINE TABLE
LINE | BEARING | DISTANCE
L1 | S 09°36'54" E | 470.11'
L2 | S 02°36'32" W | 624.16'
L3 | S 01°49'58" W | 593.16'
L4 | S 54°16'18" W | 684.45'
L5 | S 67°34'06" W | 478.59'
L6 | S 21°49'17" W | 518.05'
L7 | S 56°45'17" W | 369.09'
L8 | S 83°50'37" W | 808.21'
L9 | N 82°06'15" W | 514.75'
L10 | N 73°05'36" W | 576.15'
L11 | N 64°18'05" W | 512.32'
L12 | N 51°51'05" W | 573.56'
L13 | N 34°56'19" W | 582.18'
L14 | N 07°51'10" W | 344.00'
L15 | N 13°06'20" E | 612.24'
L16 | N 06°30'21" E | 459.84'
L17 | N 07°24'28" E | 498.01'
L18 | N 02°18'33" E | 513.23'
L19 | N 01°03'36" E | 500.81'
L20 | N 03°12'24" W | 531.85'
L21 | N 16°38'06" W | 184.03'
L22 | N 26°30'05" W | 331.97'
L23 | N 18°51'15" W | 470.83'
L24 | N 29°48'05" W | 480.84'
L25 | N 29°55'44" W | 319.00'
L26 | N 23°37'01" W | 370.17'
L27 | N 23°51'19" W | 486.53'
L28 | N 18°45'31" W | 459.70'
L29 | N 11°51'14" W | 544.85'
L30 | N 41°31'54" E | 84.09'
L31 | N 41°39'37" E | 104.48'
L32 | N 41°26'58" E | 117.39'
L33 | N 07°38'01" E | 73.88'
L34 | N 75°54'27" E | 84.15'
L35 | N 39°13'33" E | 87.82'
L36 | N 64°33'13" E | 120.09'
L37 | N 18°47'36" E | 87.70'
L38 | N 40°17'14" E | 305.69'
L39 | N 63°27'55" E | 80.87'
L40 | N 33°39'57" E | 305.36'
L41 | N 22°54'37" E | 204.04'
L42 | N 18°28'06" E | 505.29'
L43 | N 01°09'17" E | 496.81'
L44 | N 87°11'41" W | 1.30'
L45 | S 02°21'53" E | 38.38'
L46 | S 88°50'30" E | 981.84'
LEGEND
BWF - BARBED WIRE FENCE
CONC - CONCRETE
DG - DOWN GUY
F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE
F.B.C.D.R. - FORT BEND COUNTY DEED RECORDS
F.B.C.P.R. - FORT BEND COUNTY PLAT RECORDS
FNCE - FENCE
I.P. - IRON PIPE
I.R. - IRON ROD
M - METER POLE
OHP - OVERHEAD POWER LINE
P.O.B. - POINT OF BEGINNING
PED - PEDESTAL
PP - POWER POLE
R.O.W. - RIGHT OF WAY
TELE - TELEPHONE
W/ - WITH
NOTES:
1.) BEARINGS SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204) USING NAD 83 CONTINUOUSLY OPERATING REFERENCE STATIONS.
2.) THE SURVEYOR HAS NOT ABSTRACTED THIS PROPERTY. DEED INFORMATION SHOWN HEREON WAS RESEARCHED AND PROVIDED BY STARTEX TITLE COMPANY, LLC.
3.) THE CERTIFICATE SHOWN HEREON IS VALID ONLY IF THIS DOCUMENT CONTAINS AN ORIGINAL STAMPED OR IMPRESSION SEAL AND SIGNATURE OF THE SURVEYOR. SAID CERTIFICATION SHALL NOT APPLY TO ANY COPIES OR ALTERED ORIGINALS.
4.) THIS SURVEY WAS PERFORMED IN CONNECTION WITH THE "COMMITMENT FOR TITLE INSURANCE" ISSUED BY STARTEX TITLE COMPANY, LLC ON MARCH 20, 2014, EFFECTIVELY DATED MARCH 4, 2014, G.F. NO. 0914736425, AND IS RELIED UPON FOR PURPOSES THEREOF.
5.) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NOS 48157-C-0095L AND 48157-C-0225L EFFECTIVELY DATED APRIL 2, 2014, THIS PROPERTY LIES IN THE FOLLOWING FLOOD ZONES:
a) SHADED ZONE "X", AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD;
b) ZONE "AE", SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD EVENT WITH BASE FLOOD ELEVATIONS DETERMINED;
c) FLOODWAY AREAS IN ZONE "AE".
6.) METES-AND-BOUNDS DESCRIPTIONS WERE COMPILED IN CONJUNCTION WITH THIS SURVEY.
7.) ALL RODS SET ARE 5/8" IRON RODS WITH CAPS STAMPED: T.E.A.M. - 281-491-2525.
8.) THIS TRACT OF LAND WAS SURVEYED IN THE FIELD ON JANUARY 13, 2016. ANY CHANGES MADE AFTER THIS DATE ARE NOT SHOWN HEREON. THE LOWEST BANK OF THE BRAZOS RIVER AT MATURE VEGETATION GROWTH WAS SURVEYED IN THE FIELD IN APRIL, 2014.
9.) SEVERAL POWERLINES CROSS THIS PROPERTY THAT ARE NOT WITHIN KNOWN RECORDED EASEMENTS. SAID POWERLINES ARE SHOWN HEREON.
K. BRIAN HESKEW
REGISTERED PROFESSIONAL LAND SURVEYOR
LAPRADA LANDING
A BOUNDARY SURVEY OF
A 719.0116 ACRE TRACT OF LAND BEING
IN THE D. RANDON & I. PENNINGTON SURVEYS,
ABSTRACT NO. 75 AND IN THE
CHURCHILL FULSHEAR SURVEY, ABSTRACT NO. 29,
FORT BEND COUNTY, TEXAS
TEXAS ENGINEERING AND MAPPING CO.
12810 CENTURY DRIVE
STAFFORD, TEXAS 77477
PHONE: 281.491.2525 FAX: 281.491.2503
FIRM REGISTRATION NO. 10118500
www.texas-em2.com
DATE: 05/12/16
SCALE: 1"=400'
JOB NO.: 5126-1
DRAWING NFO: Z:\Jobs\5126-1\dwg\5126-1_South Lots - Overall Survey.dwg MAY 12, 2016 2:26 PM