

DESCRIPTION OF A TRACT OF LAND CONTAINING 2.0849 ACRES (90,819 SQUARE FEET) SITUATED IN THE SAMUEL ISAACS LEAGUE SURVEY, ABSTRACT 35, FORT BEND COUNTY, TEXAS

BEING A TRACT OF LAND CONTAINING 2.0849 ACRES (90,819 SQUARE FEET) SITUATED IN THE SAMUEL ISAACS LEAGUE, ABSTRACT 35, FORT BEND COUNTY, TEXAS, CALLED "WOODS EDGE SUBDIVISION" (UNRECORDED) AND BEING PART OF THE "WOODS EDGE SUBDIVISION" (UNRECORDED) IN FORT BEND COUNTY, TEXAS, OUT OF THE ORIGINAL WINSTON FARBAR 412.5 ACRE TRACT BEING ALL OF A TRACT OF LAND CONVEYED INTO SUE KAREN GUY RECORDED UNDER COUNTY CLERK'S FILE NO. 2019113523 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS, AND MORE COMMONLY KNOWN AS LOT 18, OF WOODS EDGE SUBDIVISION, SAID 2.0849-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A POINT IN THE NORTH RIGHT-OF-WAY LINE OF F.M. 359, BEING IN THE WEST LINE OF SAID SAMUEL ISAACS LEAGUE, ABSTRACT NUMBER 35 AND EAST LINE OF THE WILLIAM ANDREWS LEAGUE, ABSTRACT NUMBER 3, SAID POINT MARKING THE SOUTHWEST CORNER OF SAID ORIGINAL 412.50 ACRE TRACT AND THE SOUTHEAST CORNER OF THE GARY GREEN, TRUSTEE 170.75 ACRE TRACT, VOLUME 508, PAGE 93, OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS;

THENCE NORTH 89°46'00" EAST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID F.M. 359, A DISTANCE OF 232.41 FEET TO A POINT ON THE CENTERLINE OF WOODS EDGE DRIVE FOR THE SOUTHWEST CORNER OF SAID 194.129 ACRE TRACT;

THENCE NORTH 08°05'32" WEST, ALONG THE CENTERLINE OF WOODS EDGE DRIVE, A DISTANCE OF 820.41 FEET TO THE CENTERLINE OF SILVERBELLE LANE;

THENCE NORTHEASTERLY ALONG THE CENTERLINE OF SILVERBELLE LANE WITH THE FOLLOWING COURSES AND DISTANCES: NORTH 80°22'37" EAST, A DISTANCE OF 457.62 FEET; NORTH 85°48'56" EAST, A DISTANCE OF 183.47 FEET; SOUTH 78°50'08" EAST, A DISTANCE OF 121.37 FEET; SOUTH 84°31'47" EAST, A DISTANCE OF 94.83 FEET; NORTH 71°52'37" EAST, A DISTANCE OF 77.68 FEET; NORTH 26°04'12" EAST, A DISTANCE OF 141.25 FEET TO A POINT FOR THE SOUTHEAST CORNER OF SAID TRACT AND PLACE OF BEGINNING FOR THIS TRACT FROM WHICH A 4 INCH WOOD FENCE POST BEARS NORTH 10°43'32" WEST, A DISTANCE OF 50.38 FEET;

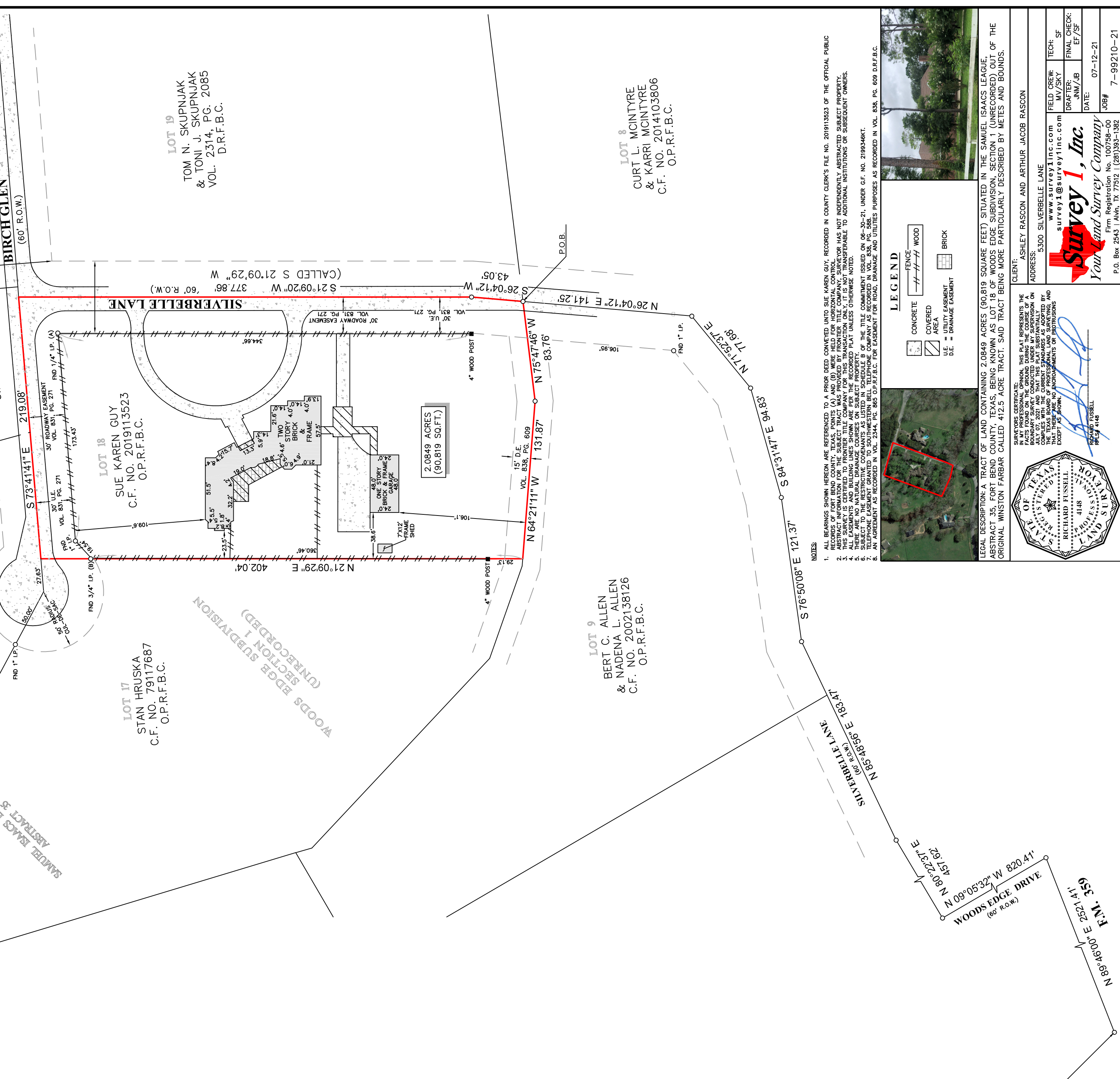
THENCE NORTHWESTERLY ALONG THE CENTERLINE OF A DITCH AND 30 FOOT WIDE DRAINAGE EASEMENT WITH THE FOLLOWING COURSES AND DISTANCES: NORTH 75°47'46" WEST, A DISTANCE OF 83.76 FEET TO AN ANGLE POINT; NORTH 64°21'11" WEST, A DISTANCE OF 131.87 FEET TO THE SOUTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 21°09'29" EAST, AT 360.46 FEET PASS A 3/4 INCH IRON PIPE IN THE SOUTH RIGHT-OF-WAY LINE OF BIRCH GLEN (60.0 FEET WIDE) AND CONTINUING FOR A TOTAL DISTANCE OF 402.04 FEET TO THE NORTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 73°41'41" EAST ALONG THE CENTERLINE OF BIRCH GLEN, A DISTANCE OF 219.08 FEET TO THE NORTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED FROM WHICH A 1/4 INCH IRON PIPE BEARS SOUTH 63°43'53" WEST, A DISTANCE OF 44.34 FEET;

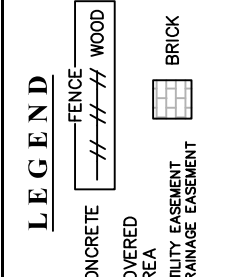
THENCE SOUTH 21°09'20" WEST (CALLED SOUTH 21°09'29" WEST) ALONG THE CENTERLINE OF SAID SILVERBELLE LANE, A DISTANCE OF 377.86 FEET TO AN ANGLE POINT IN THE EAST LINE OF SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 26°04'12" WEST ALONG THE CENTERLINE OF SAID SILVERBELLE LANE, A DISTANCE OF 43.05 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.0849 ACRES (90,819 SQUARE FEET), MORE OR LESS.



**NOTES:**

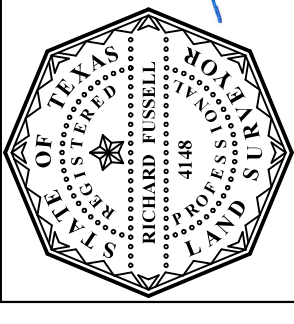
1. RECORDS SHOWN HEREON ARE REFERENCED TO A FIELD BEEN CONVEYED INTO SUE KAREN GUY, RECORDED IN COUNTY CLERK'S FILE NO. 2019113523 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS. ALL RECORDS WERE HELD FOR RECORDATION BY THE SURVEYOR AND ARE SHOWN FOR INFORMATION ONLY. THE SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
2. ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY FRONTIER TITLE COMPANY. SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
3. ALL EASEMENTS AND BUILDING LINES SHOWN ARE FOR THE RECORDED PLAT UNLESS OTHERWISE NOTED.
4. THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
5. THE TITLE COMMENTARY OF THE TITLE COMMENTARY ISSUED ON 06-30-21, UNDER G.T. NO. 2199346K7, TELEPHONE EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE COMPANY AS RECORDED IN VOL. 538, PG. 588, D.R.F.B.C.
6. AN AGREEMENT AS RECORDED IN VOL. 2344, PG. 865 O.P.R.F.B.C. FOR EASEMENT FOR ROAD, DRAINAGE AND UTILITIES PURPOSES AS RECORDED IN VOL. 538, PG. 609 D.R.F.B.C.



**LEGEND**  
 CONCRETE [Symbol]  
 COVERED AREA [Symbol]  
 U.E. = UTILITY EASEMENT [Symbol]  
 D.E. = DRAINAGE EASEMENT [Symbol]  
 FENCE [Symbol]  
 WOOD [Symbol]  
 BRICK [Symbol]

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 2.0849 ACRES (90,819 SQUARE FEET) SITUATED IN THE SAMUEL ISAACS LEAGUE, ABSTRACT 35, FORT BEND COUNTY, TEXAS, BEING KNOWN AS LOT 18 OF WOODS EDGE SUBDIVISION, SECTION 1 (UNRECORDED) OUT OF THE ORIGINAL WINSTON FARBAR 412.5 ACRE TRACT. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS.

CLIENT: ASHLEY RASCON AND ARTHUR JACOB RASCON  
 ADDRESS: 5300 SILVERBELLE LANE  
 www.survey1inc.com  
 survey1@survey1inc.com  
**Survey 1, Inc.**  
 Your Land Survey Company  
 Firm Registration No. 100759-00  
 P.O. Box 2543 | Alvin, TX 77512 | (281)993-1582



P.O.C.  
 INTERSECTION OF N.R.O.W. LINE OF F.M. 359  
 IN THE W. LINE OF SAMUEL ISAACS LEAGUE,  
 ABSTRACT 35, FORT BEND COUNTY, TEXAS,  
 WILLIAM ANDREWS LEAGUE, ABSTRACT 3,  
 SAID POINT MARKING THE SW CORNER OF 412.5  
 ACRE TRACT (WOODS EDGE SUBDIVISION) & THE  
 SOUTHWEST CORNER OF THE GARY GREEN,  
 TRUSTEE 170.75 ACRE TRACT, VOL. 508, PG. 93, D.R.F.B.C.

FIELD CREW:	MW/SKY	TECH:	SF
DRAFTER:	JNM/JB	FINAL CHECK:	EF/SP
DATE:	07-12-21		
JOB#	7-99210-21		

**DESCRIPTION OF A TRACT OF LAND CONTAINING  
2.0849 ACRES (90,819 SQUARE FEET) SITUATED  
IN THE SAMUEL ISAACS LEAGUE, ABSTRACT 35  
FORT BEND COUNTY, TEXAS**

Being a tract of land containing 2.0849 acres (90,819 square feet), situated in the Samuel Isaacs League, Abstract 35, Fort Bend County, Texas, being all of a tract of land conveyed unto Sue Karen Guy by deed as recorded under County Clerk's File No. 2019113523 of the Official Public Records of Fort Bend County, Texas, being out of a called 194.129 acre tract being known as Woods Edge Subdivision, Section One, an unrecorded subdivision in Fort Bend County, Texas, out of the original Winston Farbar 412.5 acre tract, being more commonly known as Lot 18, of said Woods Edge Subdivision. Said 2.0849-acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a point in the North right-of-way line of F.M. 359, being in the west line of said Samuel Isaacs League, Abstract Number 35 and east line of the William Andrews League, Abstract Number 3, said point marking the southwest corner of said original 412.50 acre tract and the southeast corner of the Gary Green, Trustee 170.75 acre tract, Volume 508, Page 93, of the Deed Records of Fort Bend County, Texas;

THENCE North 89°46'00" East, along the north right-of-way line of said F.M. 359, a distance of 2521.41 feet to a point on the centerline of Woods Edge Drive for the southwest corner of said 194.129 acre tract;

THENCE North 09°05'32" West, along the centerline of Woods Edge Drive, a distance of 820.41 feet to the centerline of Silverbelle Lane;

THENCE Northeasterly along the centerline of Silverbelle Lane with the following courses and distances: North 80°22'37" East, a distance of 457.62 feet; North 85°48'56" East, a distance of 183.47 feet; South 76°50'08" East, a distance of 121.37 feet; South 84°31'47" East, a distance of 94.83 feet; North 71°52'37" East, a distance of 77.68 feet; North 26°04'12" East, a distance of 141.25 feet to a point for the southeast corner of and place of beginning for this tract from which a 4inch wood fence post bears north 10°43'32" West, a distance of 50.38 feet;

THENCE Northwesterly along the centerline of a ditch and 30 foot wide drainage easement with the following courses and distances: North 75°47'46" West, a distance of 83.76 feet to an angle point; North 64°21'11" West, a distance of 131.87 feet to the southwest corner of said tract herein described;

THENCE North 21°09'29" East, at 360.46 feet pass a 3/4 inch iron pipe in the south right-of-way line of Birch Glen (60.0 feet wide) and continuing for a total distance of 402.04 feet to the northwest corner of said tract herein described;

THENCE South 73°41'41" East along the centerline of Birch Glen, a distance of 219.08 feet to the northeast corner of said tract herein described from which a 1/4 inch iron pipe bears South 63°43'53" West, a distance of 44.34 feet;

THENCE South 21°09'20" West, (called South 21°09'29" West) along the centerline of said Silverbelle Lane, a distance of 377.86 feet to an angle point in the east line of said tract herein described;

THENCE South 26°04'12" West along the centerline of said Silverbelle Lane, a distance of 43.05 feet to the POINT OF BEGINNING and containing 2.0849 acres (90,819 square feet), more or less.

*Note: This metes and bounds description is referenced to a survey drawing prepared by Survey 1, Inc. (Firm Registration No. 100758-00) dated July 12, 2021, job number 7-99210-21.*



**Survey 1, Inc.**  
Your Land Survey Company

**T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT  
(MAY BE MODIFIED AS APPROPRIATE FOR COMMERCIAL TRANSACTIONS)**

Date: JULY 10, 2023 GF No. \_\_\_\_\_  
Name of Affiant(s): Arthur Rascon & Ashley Rascon  
Address of Affiant: 5300 Silverbelle Lane, Richmond, TX 77406  
Description of Property: 5300 Silverbelle Lane, Richmond, TX 77406  
County Fort Bend County, Texas

"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

Before me, the undersigned notary for the State of Texas, personally appeared Affiant(s) who after by me being sworn, stated:

1. We are the owners of the Property. (Or state other basis for knowledge by Affiant(s) of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.")
2. We are familiar with the property and the improvements located on the Property.
3. We are closing a transaction requiring title insurance and the proposed insured owner or lender has requested area and boundary coverage in the title insurance policy(ies) to be issued in this transaction. We understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. We understand that the owner of the property, if the current transaction is a sale, may request a similar amendment to the area and boundary coverage in the Owner's Policy of Title Insurance upon payment of the promulgated premium.
4. To the best of our actual knowledge and belief, since 08/05/2021 there have been no:
  - a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
  - b. changes in the location of boundary fences or boundary walls;
  - c. construction projects on immediately adjoining property(ies) which encroach on the Property;
  - d. conveyances, replattings, easement grants and/or easement dedications (such as a utility line) by any party affecting the Property.

EXCEPT for the following (If None, Insert "None" Below:) Removed rotted fence

5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit does not constitute a warranty or guarantee of the location of improvements.
6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

[Signature]  
SWORN AND SUBSCRIBED this 10th day of July, 2023.

[Signature]  
Notary Public  
(TXR 1907) 02-01-2010

