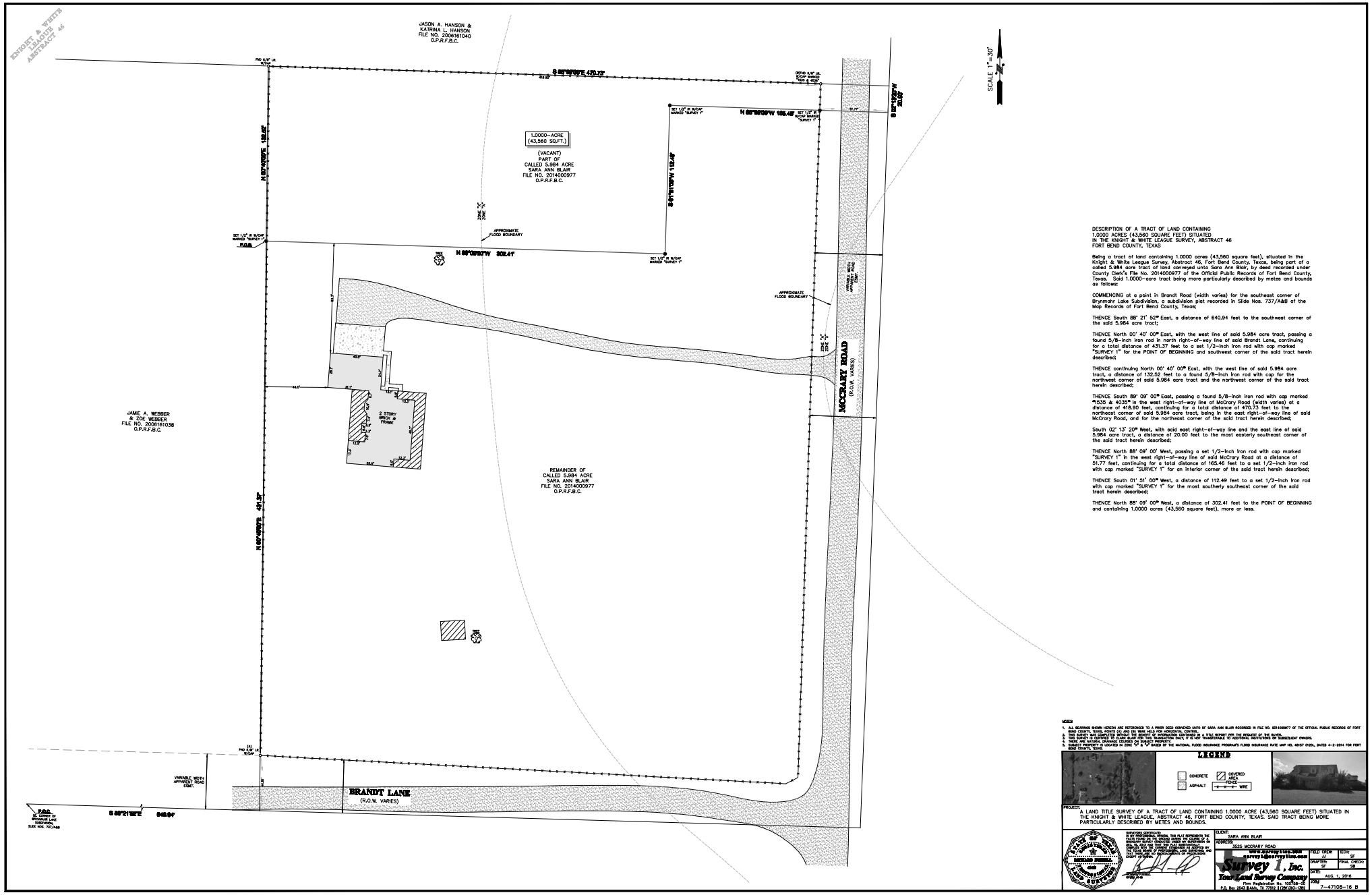

DESCRIPTION OF A TRACT OF LAND CONTAINING
1.0000 ACRES (43,560 SQUARE FEET) SITUATED
IN THE KNIGHT & WHITE LEAGUE SURVEY, ABSTRACT 46
FORT BEND COUNTY, TEXAS

Being a tract of land containing 1.0000 acres (43,560 square feet), situated in the Knight & White League Survey, Abstract 46, Fort Bend County, Texas, being part of a called 5.984 acre tract of land conveyed unto Sara Ann Blair, by deed recorded under County Clerk's File No. 2014000977 of the Official Public Records of Fort Bend County, Texas. Said 1.0000-acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a point in Brandt Road (width varies) for the southeast corner of Brynmahr Lake Subdivision, a subdivision plat recorded in Slide Nos. 737/A&B of the Map Records of Fort Bend County, Texas;

THENCE South 88° 21' 52" East, a distance of 640.94 feet to the southwest corner of the said 5.984 acre tract;

THENCE North 00° 40' 00" East, with the west line of said 5.984 acre tract, passing a found 5/8-inch iron rod in north right-of-way line of said Brandt Lane, continuing for a total distance of 431.37 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for the POINT OF BEGINNING and southwest corner of the said tract herein described;

THENCE continuing North 00° 40' 00" East, with the west line of said 5.984 acre tract, a distance of 132.52 feet to a found 5/8-inch iron rod with cap for the northwest corner of said 5.984 acre tract and the northwest corner of the said tract herein described;

THENCE South 89° 09' 00" East, passing a found 5/8-inch iron rod with cap marked "535 & 4035" in the west right-of-way line of McCrary Road (width varies) at a distance of 418.90 feet, continuing for a total distance of 470.73 feet to the northeast corner of said 5.984 acre tract, being in the east right-of-way line of said McCrary Road, and for the northeast corner of the said tract herein described;

South 02° 13' 20" West, with said east right-of-way line and the east line of said 5.984 acre tract, a distance of 20.00 feet to the most easterly southeast corner of the said tract herein described;

THENCE North 88° 09' 00' West, passing a set 1/2-inch iron rod with cap marked "SURVEY 1" in the west right-of-way line of said McCrary Road at a distance of 51.77 feet, continuing for a total distance of 165.46 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for an interior corner of the said tract herein described;

THENCE South 01° 51' 00" West, a distance of 112.49 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for the most southerly southeast corner of the said tract herein described;

THENCE North 88° 09' 00" West, a distance of 302.41 feet to the POINT OF BEGINNING and containing 1.0000 acres (43,560 square feet), more or less.

NOTES:

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED UNTO OF SARA ANN BLAIR RECORDED IN FILE NO. 2014000977 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS. POINTS (4) AND (5) WERE FIELD FOR HORIZONTAL CONTROL.
2. THIS SURVEY IS ACCURATE TO THE EXTENT OF THE INFORMATION PROVIDED BY THE CLIENT AS A TITLE REPORT FOR THE NEAREST OF THE SURVEY.
3. THIS SURVEY IS CERTIFIED TO CLARK BLAIR FOR THE WASHINGTON FACT IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
4. THERE ARE NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
5. SUBJECT PROPERTY IS LOCATED IN ZONE "X" & "X" BASED OF THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP NO. 48157 0120L, DATED 4-2-2014 FOR FORT BEND COUNTY, TEXAS.

LEGEND

CONCRETE
ASPHALT
COVERED AREA
FENCE
WIRE

PROJECT:
A LAND TITLE SURVEY OF A TRACT OF LAND CONTAINING 1.0000 ACRE (43,560 SQUARE FEET) SITUATED IN THE KNIGHT & WHITE LEAGUE, ABSTRACT 46, FORT BEND COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS.

STATE OF TEXAS
RICHARD FOREMAN
4413
REGISTERED PROFESSIONAL LAND SURVEYOR

SURVEYOR'S CERTIFICATE:
I, RICHARD FOREMAN, HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF AN ON-GROUND SURVEY MADE UNDER MY SUPERVISION ON THE GROUND SURVEY CONDUCTED UNDER MY SUPERVISION ON DEC. 15, 2015 AND THAT THE PLAT REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY. THIS SURVEY WAS PREPARED BY THE SAME BASIS OF INFORMATION FOUND ON THE GROUND SURVEY AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

RICHARD FOREMAN
RPLS#4413

CLIENT: SARA ANN BLAIR
ADDRESS: 3525 MCCRARY ROAD

www.surveyone.com
survey1@surveyone.com
Survey 1, Inc.
Your Land Survey Company
Firm Registration No. 100758-00
P.O. Box 3543 E Aldi, TX 77503 (281)393-1964

FIELD CREW: JJ	TECH: SF
DRAFTER: SF	FINAL CHECK: SB
DATE: AUG. 1, 2016	
JOB #: 7-47108-16 B	