

Survey

ADDRESS : 601 PULTAR ROAD
RICHMOND, TEXAS 77469

BUYER : ASIF MIRZA

TITLE CO : N/A

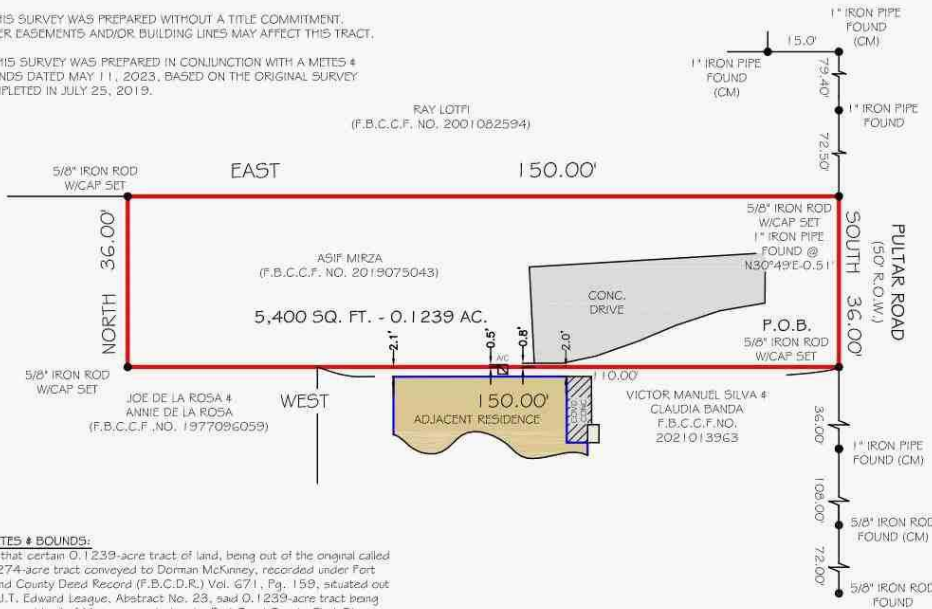
GF NO : N/A

LENDER : N/A

**A STANDARD LAND SURVEY OF
A 5,400 SQ. FT. (0.1239 AC.) OF LAND**
OF THE UNRECORDED DIVISION OF THE DORMAN MCKINNEY 3.274 AC. TRACT
(RECORDED UNDER VOL. 671, PG. 159, F.B.C.D.R.)
SITUATED IN THE JOHN T. EDWARDS ¼ LEAGUE
ABSTRACT NO. 23, CITY OF RICHMOND TEXAS
OF FORT BEND COUNTY, TEXAS

NOTES:

- 1) ALL BEARINGS SHOWN ARE REFERENCED PER RECORDED DEED (F.B.C.C.F. NO. 8961962).
- 2) THIS SURVEY WAS PREPARED WITHOUT A TITLE COMMITMENT. OTHER EASEMENTS AND/OR BUILDING LINES MAY AFFECT THIS TRACT.
- 3) THIS SURVEY WAS PREPARED IN CONJUNCTION WITH A METES & BOUNDS DATED MAY 11, 2023, BASED ON THE ORIGINAL SURVEY COMPLETED IN JULY 25, 2019.



SCALE:
1"=30'

METES & BOUNDS:

All that certain 0.1239-acre tract of land, being out of the original called 3.274-acre tract conveyed to Dorman McKinney, recorded under Fort Bend County Deed Record (F.B.C.D.R.) Vol. 671, Pg. 159, situated out of J.T. Edwards League, Abstract No. 23, said 0.1239-acre tract being conveyed to Asif Mirza, recorded under Fort Bend County Clerk File (F.B.C.C.F.) No. 2019075043, and being more particularly described by metes & bounds as follows:

BEGINNING at a 5/8-inch iron rod with cap set in the West right-of-way line of Pultar Road (50 feet wide), marking the Northeast corner of a tract conveyed to Victor Manuel Silva and Claudia Banda, recorded under F.B.C.C.F. No. 2021013963, and the Southeast corner of the herein described tract;

THENCE West, along the North property line of said Victor and Claudia tract, at 110.00 feet passing the Northwest corner of said Victor and Claudia tract, and a Northeast corner of a tract conveyed to Joe De La Rosa & Annie De La Rosa, recorded under F.B.C.C.F. No. 1977096059, then continuing along the same bearing for a total distance of 150.00 feet to a 5/8-inch iron rod with cap set, marking the Southwest corner of the herein described tract;

THENCE North, a distance of 36.00 feet to a 5/8-inch iron rod with cap set in the South property line of a tract conveyed to Ray Lotfi, recorded under F.B.C.C.F. No. 2001082594, marking the Northwest corner of the herein described tract;

THENCE East, along said Ray Lotfi tract, a distance of 150.00 feet to a 5/8-inch iron rod with cap set in the West right-of-way line of Pultar Road, marking the Southeast corner of said Ray Lotfi tract, and the Northeast corner of the herein described tract, from which a found 1-inch iron pipe bears North 30°49' East - 0.51 feet;

THENCE South, along said Pultar Road, a distance of 36.00 feet to the POINT OF BEGINNING, and containing 0.1239 acres (5,400 square feet) of land, more or less.

LEGEND

- (CM) - CONTROLLING MONUMENT
- (BC) - BLOCK CORNER
- P.O.C. - POINT OF COMMENCEMENT
- P.O.B. - POINT OF BEGINNING
- P.C. - POINT OF CURVATURE
- R.O.W. - RIGHT OF WAY
- C.C.F. - COUNTY CLERK FILE
- U.E. - UTILITY EASEMENT
- A.E. - AERIAL EASEMENT
- ST.S.E. - STORM SEWER EASEMENT
- S.S.E. - SANITARY SEWER EASEMENT
- W.L.E. - WATER LINE EASEMENT
- G.A.E. - GUY ANCHOR EASEMENT
- B.L. - BUILDING LINE
- G.B.L. - GARAGE BUILDING LINE
- COVD - COVERED

FIRM NO. 10133000
JOB NO. 190621
DATE: JULY 18, 2019

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT IT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY. THERE WERE NO ENCROACHMENTS APPARENT ON THE GROUND.

FLOOD INFORMATION
*BASED ON VISUAL EXAMINATION, THIS TRACT LIES WITHIN ZONE "X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" PER F.E.M.A. FLOOD INSURANCE RATE MAP PANEL NO: 48201C035L REVISION DATE: 04-02-2014. *DUE TO INACCURACIES, F.E.M.A. MAPS PREVENT EXACT DETERMINATION WITHOUT DETAILED FIELD STUDIES.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

JOHN D. FISHER
R.P.L.S. NO. 6153
~ FOR REVIEW ONLY ~

ADD METES & BOUNDS
DATE: MAY 11, 2023