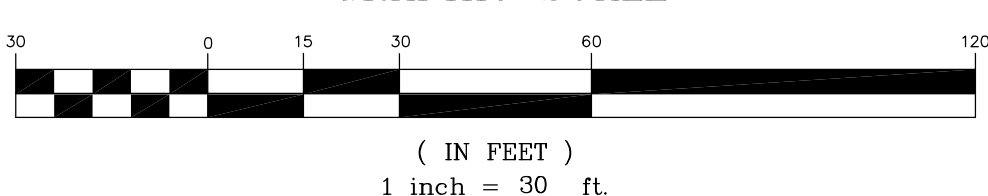


GRAPHIC SCALE



CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	102.07	216.02	27°04'19"	N81°38'57"W
LINE TABLE				
LINE	LENGTH	BEARING		
L1	53.94	N68°04'04"W		

F.B.C.C.F. NO. 2005016384

F.B.C.C.F. NO. 2006031956

- LEGEND**
- AE - AERIAL EASEMENT
 - BL - BUILDING LINE
 - BLDG - BUILDING
 - ESMT - EASEMENT
 - FND - FOUND
 - HL&P - HOUSTON LIGHTING & POWER
 - IP - IRON PIPE
 - IR - IRON ROD
 - FBCCF - FORT BEND COUNTY CLERKS FILE
 - FBCDR - FORT BEND COUNTY DEED RECORDS
 - FROMR - FORT BEND COUNTY MAP RECORDS
 - POB - POINT OF BEGINNING
 - POC - POINT OF COMMENCING
 - PS - PARKING SPACES
 - ROW - RIGHT OF WAY
 - SQ. FT. - SQUARE FEET
 - UE - UTILITY EASEMENT
 - X- BARBED WIRE FENCE
 - O- CHAIN LINK FENCE
 - C- CONCRETE
 - COVERED CONCRETE
 - OE - OVERHEAD ELECTRIC LINES
 - WF - WOOD FENCE
 - WIF - WROUGHT IRON FENCE
 - GW - GUY WIRE
 - CB - CATCH BASIN
 - CBX - CABLE BOX
 - EBX - ELECTRIC BOX
 - EMH - ELECTRIC MH
 - GH - GAS VALVE
 - FH - FIRE HYDRANT
 - FOM - FIBER OPTIC MARKER
 - FP - FLAG POLE
 - GM - GAS METER
 - GV - GAS VALVE
 - CI - CURB INLET
 - LP - LIGHT POLE
 - MH - MANHOLE
 - MW - MONITORING WELL
 - PM - PIPELINE MARKER
 - PP - POWER POLE
 - SP - SERVICE POLE
 - SMH - SANITARY MANHOLE
 - STMH - STORM MANHOLE
 - TP - TELEPHONE PEDESTAL
 - TR - TRANSFORMER
 - TSB - TRAFFIC SIGNAL BOX
 - TS - TRAFFIC SIGNAL POLE
 - UCM - UNDERGROUND CABLE MARKER
 - W - WATER WELL
 - WM - WATER METER
 - WV - WATER VALVE
 - B - BENCHMARK
 - CIR - CAPPED IRON ROD
 - STS - STAMPED SOUTH TEXAS SURVEYING

F.B.C.C.F. NO. 2014110302

F.B.C.C.F. NO. 2013085265

LOT 25
3.9695 ACRES
(172,913 SQ. FT.)

POC
SW CORNER
96.7802 ACRES
S89°30'40"E
1026.71'

LEGAL DESCRIPTION

BEING A TRACT OF LAND CONTAINING 3.9695 ACRES (172,913 SQUARE FEET), SITUATED IN THE JOHN FOSTER 2 1/2 LEAGUES, ABSTRACT 26, FORT BEND COUNTY, TEXAS, BEING KNOWN AS LOT 25 OF BELLA VISTA, AN UNRECORDED SUBDIVISION IN FORT BEND COUNTY, TEXAS AND BEING ALL OF A TRACT OF LAND CONVEYED TO JOANNE P. RYAN, BY DEED RECORDED UNDER COUNTY CLERK'S FILE NO. 79078098 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS, BEING A PORTION OF A 96.7802 ACRE TRACT OF LAND RECORDED IN VOLUME 349, PAGE 351 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS, SAID 3.9694F ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARINGS BASED ON THE NORTH LINE OF SUBJECT TRACT BEING SOUTH 88 DEGREES 30 MINUTES 40 SECONDS EAST);

COMMENCING AT A POINT IN THE CENTERLINE OF WINNER-FOSTER ROAD AND FOR THE SOUTHWEST CORNER OF SAID 96.7802 ACRE TRACT;

THENCE SOUTH 89 DEGREES 30 MINUTES 40 SECONDS EAST, WITH THE SOUTH LINE OF SAID 96.7802 ACRE TRACT, A DISTANCE OF 1,026.71 FEET TO A POINT FOR CORNER;

THENCE NORTH 00 DEGREES 31 MINUTES 20 SECONDS EAST, A DISTANCE OF 531.34 FEET TO A POINT IN THE CENTERLINE OF BELLA VISTA DRIVE (60 FEET WIDE) FOR THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO ED L. LINDO & LILLIAN F. LINDO BY DEED RECORDED UNDER COUNTY CLERK'S FILE NO. 2014110302 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS (A.K.A. LOT 27) AND THE SOUTHWEST CORNER AND POINT OF BEGINNING OF SAID TRACT HEREIN DESCRIBED;

THENCE CONTINUING NORTH 00 DEGREES 31 MINUTES 20 SECONDS EAST, PASS A 3/4 INCH IRON PIPE FOUND IN THE NORTH RIGHT-OF-WAY LINE OF SAID BELLA VISTA DRIVE AT A DISTANCE OF 32.22 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 518.55 FEET TO A POINT FOR THE NORTHEAST CORNER OF SAID LINDO TRACT, IN THE SOUTH LINE OF A TRACT OF LAND CONVEYED TO JAMES LUFFMAN BY DEED RECORDED UNDER COUNTY CLERK'S FILE NO. 2005016384 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS (A.K.A. LOT 10A) AND FOR THE NORTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED FROM WHICH POINT A 3/4 INCH IRON PIPE FOUND BEARS SOUTH 04 DEGREES 01 MINUTES WEST, AT A DISTANCE OF 0.54 FEET;

THENCE SOUTH 88 DEGREES 39 MINUTES 38 SECONDS EAST, A DISTANCE OF 329.68 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET IN THE SOUTH LINE OF A TRACT OF LAND CONVEYED TO LEPHER JENKINS & DEBORAH JENKINS BY DEED RECORDED UNDER COUNTY CLERK'S FILE NO. 2006031956 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS (A.K.A. LOT 10B), FOR THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO DAVID HOPKINS & PATRICIA CARROLL BY DEED RECORDED UNDER COUNTY CLERK'S FILE NO. 2013085265 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS (A.K.A. LOT 24) AND FOR THE NORTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 05 DEGREES 34 MINUTES 52 SECONDS WEST, PASS A 3/4 INCH IRON PIPE FOUND IN THE NORTH RIGHT-OF-WAY LINE OF SAID BELLA VISTA DRIVE AT A DISTANCE OF 568.47 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 599.10 FEET TO A POINT IN THE CENTERLINE OF SAID BELLA VISTA DRIVE FOR THE SOUTHWEST CORNER OF SAID CARROLL TRACT AND FOR THE SOUTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE FOLLOWING A CURVE TO THE RIGHT, ALONG AND WITH THE CENTERLINE OF SAID BELLA VISTA DRIVE, HAVING A RADIUS OF 216.02 FEET, AN ARC LENGTH OF 102.07 FEET, A CHORD BEARING OF NORTH 81 DEGREES 38 MINUTES 57 SECONDS WEST, AND CHORD DISTANCE OF 101.12 FEET TO A POINT OF TANGENCY OF SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 68 DEGREES 06 MINUTES 47 SECONDS WEST, CONTINUING ALONG THE CENTERLINE OF SAID BELLA VISTA DRIVE, A DISTANCE OF 135.75 FEET TO A POINT FOR CORNER;

THENCE NORTH 88 DEGREES 04 MINUTES 04 SECONDS WEST, CONTINUING ALONG THE CENTERLINE OF SAID BELLA VISTA DRIVE, A DISTANCE OF 53.94 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.9695 ACRES (172,913 SQUARE FEET) OF LAND, MORE OR LESS.

BENCHMARK
PID NO. AW2130
ELEV. = 72.62 FEET
NAVD 88, 2001 ADJUSTMENT
ELEVATIONS SHOWN ARE 2001 ADJUSTMENT.

NOTES

- BEARING BASIS IS THE NORTH LINE OF SUBJECT TRACT BEING S88°39'38"E.
- SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY, SURVEY AS SHOWN AND LEGAL DESCRIPTION AS PER AN ON THE GROUND SURVEY. EASEMENTS, BUILDING LINES, ETC., SHOWN ARE AS IDENTIFIED BY CF NO. 19-55164-FU OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.
- NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
- THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
- SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
- THE FINDINGS AND OPINIONS OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. REFLECTED HEREON ARE PRIVILEGED, CONFIDENTIAL AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY FOR WHOM THIS WORK WAS PREPARED. IT IS UNDERSTOOD THAT THE USE OF, RELIANCE ON, OR REPRODUCTION OF SAME, IN WHOLE OR IN PART, BY OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. IS PROHIBITED AND WITHOUT WARRANTY, EXPRESS OR IMPLIED. SOUTH TEXAS SURVEYING ASSOCIATES, INC. SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, RELIANCE OR REPRODUCTION. COPYRIGHT 2019. ALL RIGHTS RESERVED.

SURVEYOR'S CERTIFICATION

TO: JOHN A. YATES & CRYSTAL R. YATES, RAJESH KADIYALA AND COLLEEN KADIYALA & REPUBLIC NATIONAL TITLE INSURANCE COMPANY

PROPERTY SUBJECT TO CITY ORDINANCES AND SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS. I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND THAT THIS PLAN CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY SHOWING ANY IMPROVEMENTS, FROM LEGAL DESCRIPTIONS SUPPLIED BY CLIENT. THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN. THIS SURVEY IS ONLY CERTIFIED FOR BOUNDARY AND THIS TRANSACTION ONLY. SURVEYOR DID NOT ABSTRACT PROPERTY. EASEMENTS, BUILDING LINES, ETC. SHOWN ARE AS IDENTIFIED BY:

GP 19-55164-FU of REPUBLIC NATIONAL TITLE INSURANCE COMPANY

FLOOD NOTE:

PROPERTY LIES WITHIN FLOOD ZONE "X", ACCORDING TO F.I.R.M. MAP NO. 48157C 0115L, DATE 4-2-14, BY GRAPHING PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED. SAID ENTITIES MAY IMPOSE LARGER FLOOD PLAIN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.

Fred W. Lawton, Registered Professional Land Surveyor No. 2321
FLAWTON@STVSURVEY.COM



ALTA/NSPS LAND TITLE SURVEY OF
A TRACT OF LAND CONTAINING 3.9694 ACRES (172,907 SQUARE FEET), SITUATED IN THE JOHN FOSTER 2 1/2 LEAGUES, ABSTRACT 26, FORT BEND COUNTY, TEXAS, BEING KNOWN AS LOT 25 OF BELLA VISTA, AN UNRECORDED SUBDIVISION IN FORT BEND COUNTY, TEXAS AND BEING ALL OF A TRACT OF LAND CONVEYED TO JOANNE P. RYAN, BY DEED RECORDED UNDER COUNTY CLERK'S FILE NO. 79078098 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS, BEING A PORTION OF A 96.7802 ACRE TRACT OF LAND RECORDED IN VOLUME 349, PAGE 351 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS.

ADDRESS: 0 (VACANT) BELLA VISTA DRIVE
RICHMOND TEXAS 77406

REVISIONS:

NO.	DATE	DESCRIPTION

JOB NO: 2271-19
DATE: 11-13-19

SCALE: 1" = 30'
SHEET 1 OF 1

SOUTH TEXAS SURVEYING ASSOCIATES, INC.
11281 Richmond Ave. Bldg J, Suite 101, Houston, Texas 77082
281-556-6918 FAX 281-556-9331
Firm Number: 10045400