

ADDRESS: O W TAVENER RD
BEASLEY, TEXAS 77435

CLIENT:

FLOODPLAIN INFO:

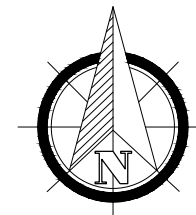
THIS PROPERTY DOES NOT LIE WITHIN THE 100
YEAR FLOOD PLAIN AS PER FEMA FIRM PANEL
NO. 48157C0200M
MAP REVISION: 1/2/11Z
ZONE X
(BASED ONLY ON VISUAL EXAMINATION OF MAPS)

LEGEND

CM - CONTROLLING MONUMENT
C.I.R.-CAPPED IRON ROD
P.O.C. - POINT OF COMMENCEMENT
P.O.B. - POINT OF BEGINNING
R.O.W.- RIGHT OF WAY
C.F. - COUNTY CLERK FILE

NOTES:

1. BEARING BASIS: BEARINGS SHOWN HEREON ARE REFERENCED DEED RECORDED UNDER FORT BEND COUNTY CLERK'S FILE NO. 2020058238 AND ARE BASED ON CONTROL MONUMENTS DEPICTED ON THIS SURVEY
2. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS
3. SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, EASEMENTS AND RESTRICTIONS MAY EXIST WHICH ARE NOT SHOWN HEREON; NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENT OR RESTRICTIONS OF RECORD HAS BEEN PERFORMED BY SURVEYOR



SCALE: 1"=100'
0 50 100

FND 5/8"
C.I.R.
TLS#G410
(CM)

453.53'

FND 5/8"
C.I.R.
TLS#G410
(CM)

1129.35'

SET 1/2" C.I.R.
@34.66'

CALCULATED POINT
ON CENTER LINE

WEST TAVENER ROAD
(70' R.O.W.)
CENTER LINE OF ROAD
N 32°30'21" W 425.05'

CALCULATED POINT
ON CENTER LINE

SET 1/2" C.I.R.
@34.66'

JOSE N. ORTIZ & YESENIA EDITH ORTIZ
CALLED 10.60 AC.
C.F. NO. 2020075074

N 87°32'26" E 1376.05'
1341.39'

SEBASTIAN OLUMBA
C.F. NO. 2020058238
10.59 ACRES

1097.71'
S 87°32'26" W 1132.37'

CYNTHIA & REYNALDO RIOS
CALLED 10.59 AC.
C.F. NO. 2018117751

FOUND 5/8"
C.I.R.

FOUND 5/8"
C.I.R.

S 2°20'01" W 369.22'

SET 1/2" C.I.R.
P.O.B.

N 2°20'01" E 246.95'

P.O.C.

MARIO ADALBERTO CHAPA
24.801 AC. OUT 102.457 AC. TRACT
C.F. NO. 2020038260

C5301SW LLC
REMAINING 52.648 AC. OF 102.457 AC. TRACT
C.F. NO. 2018088196

LEGAL DESCRIPTION:

BEING A 10.59 ACRE TRACT OF LAND, OUT OF THE G. COLE SURVEY, ABSTRACT NO. 19, FORT BEND COUNTY, TEXAS, AND BEING OUT OF AND A PART OF THAT CERTAIN CALLED 113.28 ACRE TRACT OF LAND, DESCRIBED TO MAHA ALATTAR AND MONA LISA ALATTAR, RECORDED IN INSTRUMENT NO. 2017092353 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS, SAID 10.59 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING AT A POINT NEAR A FENCE CORNER AT THE SOUTHEAST CORNER OF SAID 113.28 ACRE TRACT, BEING AN INTERIOR CORNER OF A CALLED 102.516 ACRE TRACT OF LAND TO C5301SW LLC (INSTRUMENT NO. 2018088196);

THENCE ALONG THE NORTHEAST LINE OF SAID 113.28 ACRE TRACT, COMMON BOUNDARY WITH SAID 102.516 ACRE TRACT AND ALONG A FENCE LINE N 02°20'01" E A DISTANCE AT 246.95 FEET TO A 1/2 INCH CAPPED IRON ROD SET FOR THE SOUTHEAST CORNER OF THIS AND THE POINT OF BEGINNING.

THENCE CROSSING SAID 113.28 ACRE TRACT S 87°32'26" W PASSING A 1/2 INCH CAPPED IRON ROD SET FOR REFERENCE AT 1097.71 FEET AND CONTINUING A TOTAL DISTANCE OF 1132.37 FEET TO A CALCULATED POINT IN THE APPROXIMATE CENTERLINE OF WEST TAVENER ROAD, BEING THE WEST LINE OF SAID 113.28 ACRE TRACT, LOCATED ON THE WEST LINE OF SAID G. COLE SURVEY, AND THE EAST LINE OF THE J. POWELL SURVEY, A-72, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE ALONG THE WEST LINE OF SAID 113.28 ACRE TRACT, WITH THE COMMON LINE OF SAID G. COLE AND J. POWELL SURVEYS, AND ALONG THE APPROXIMATE CENTERLINE OF SAID WEST TAVENER ROAD N 32°30'21" W A DISTANCE OF 425.05 FEET TO A CALCULATED POINT IN THE APPROXIMATE CENTERLINE OF WEST TAVENER ROAD, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE DEPARTING SAID WEST TAVENER ROAD AND CROSSING SAID 113.28 ACRE TRACT, N 87°32'26" E PASSING A 1/2 INCH CAPPED IRON ROD SET FOR THE REFERENCE AT 34.66 FEET AND CONTINUING A TOTAL DISTANCE OF 1376.05 FEET TO A 5/8 INCH CAPPED IRON ROD FOUND AT THE NORTHEAST LINE OF SAID 113.28 ACRE TRACT, BEING THE NORTHWEST LINE OF SAID 102.516 ACRE TRACT AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE ALONG THE NORTHEAST LINE OF SAID 113.28 ACRE TRACT, COMMON BOUNDARY WITH SAID 102.516 ACRE TRACT S 02°20'01" W A DISTANCE OF 369.22 FEET TO THE POINT OF BEGINNING.

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 SURVEY AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN.

DATED THIS THE 9TH DAY OF OCTOBER 2020



DANIEL VILLA, JR.
REGISTRATION NO. 6751



CIVIL ENGINEERING
&
LAND SURVEYING
TBPELS FIRM NO. 10194609
19315 HAYS SPRING DRIVE
CYPRESS, TX 77433
832.518.9910