

ADDRESS: 601 PULTAR ROAD, RICHMOND, TX 77469

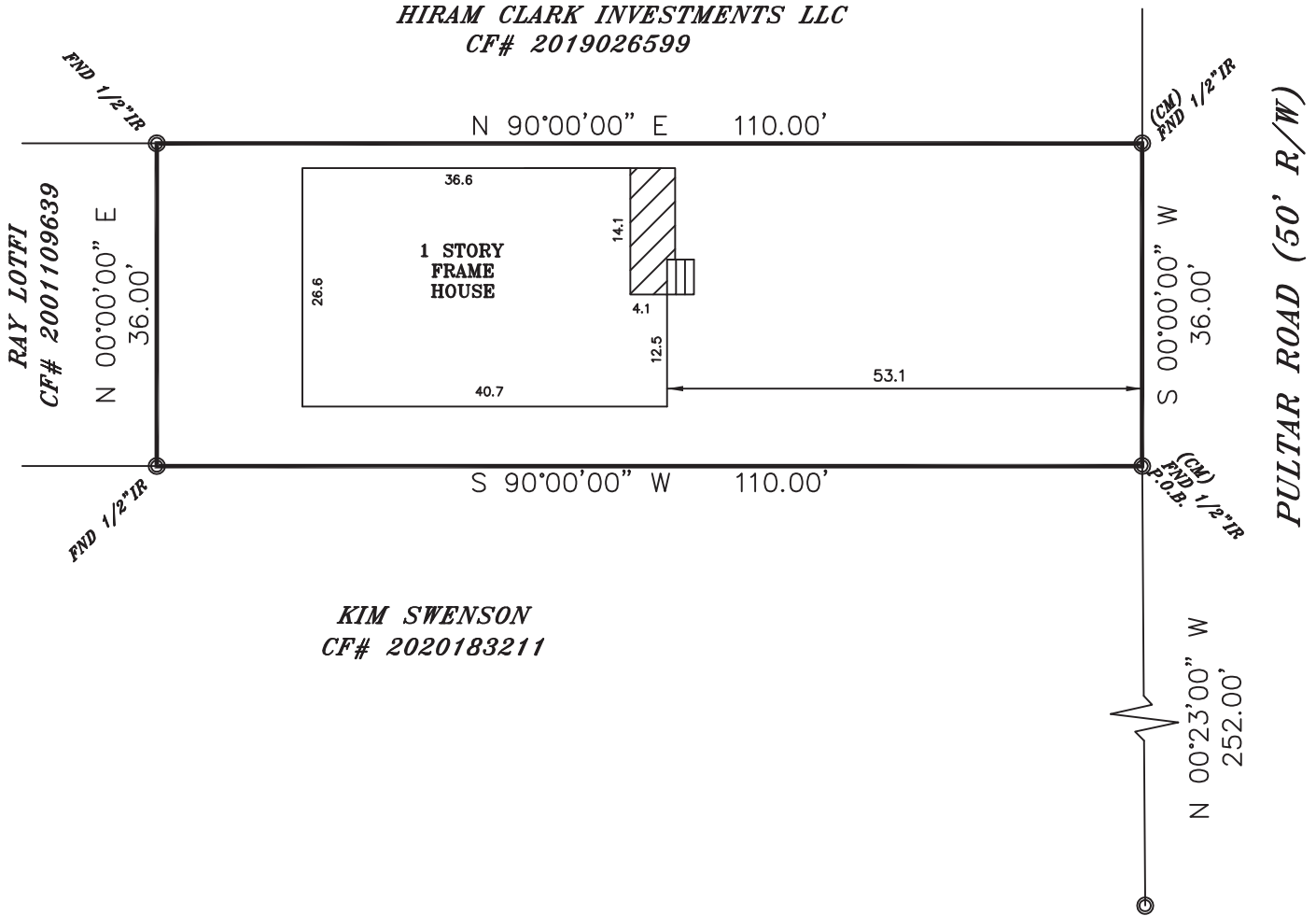
GRAPHIC SCALE



LEGEND

IRON ROD	IR	COVERED AREA	
UTILITY EASEMENT	U.E.	CONCRETE	
BUILDING LINE	B.L.	WOOD	
AERIAL EASEMENT	A.E.	CONTROL MONUMENT	(CM)
WOOD FENCE			
WIRE FENCE			
CHAIN LINK FENCE			
GARAGE BUILDING LINE	G.B.L.		
WATER LINE EASEMENT	W.L.E.		

HIRAM CLARK INVESTMENTS LLC
CF# 2019026599



KIM SWENSON
CF# 2020183211

LEGAL DESCRIPTION

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING EAST 110 FEET OF LOT 8 OF THE UNRECORDED DIVISION OF THE DORMAN MCKINNEY 3.274 ACRE TRACT DESCRIBED IN VOLUME 671, PAGE 159 DEED RECORDS, FORT BEND COUNTY, TEXAS AND SAID TRACT BEING OUT OF THE ORIGINAL C.A. PAVLIK 37.34 ACRE TRACT DESCRIBED IN VOLUME 252, PAGE 330 DEED RECORDS, AND SITUATED IN THE JOHN T. EDWARDS LEAGUE A-23 CITY OF RICHMOND, FORT BEND COUNTY, TEXAS, SAID EAST 110 FEET OF LOT 8 BEING MORE FULLY DESCRIBED AS ATTACHED.



George Joseph Maliakkal

BUYER VICTOR M SILVA & CLAUDIA BANDA
JOB# 2106069
GF# N/A
DATE 6/30/2021

-ALL BEARINGS ARE BASED ON THE MAP OR PLAT OF RECORD, IF THE SUBJECT PROPERTIES LIES IN A RECORDED SUBDIVISION OF SAID COUNTY MENTIONED IN LEGAL DESCRIPTION. IN THE CASE WHERE A LEGAL DESCRIPTION MENTIONS NO RECORDED PLAT OR HAS AN ATTACHED METES AND BOUNDS ALL BEARINGS ARE BASED ON TEXAS SOUTH CENTRAL GPS COORDINATE SYSTEM 4204, (NAVD88, 2001 ADJ) GEOD099, UNLESS OTHERWISE NOTED.
-THIS SURVEY IS CERTIFIED FOR THE TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNER.
-SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS, DEEDS, RESTRICTIONS OR BUILDING LINES THAT MAY APPLY TO SUBJECT PROPERTY. NO RESEARCH WAS DONE FOR SUCH EASEMENTS OR RESTRICTIONS BY ELEVATION EXPRESS LAND SURVEYS. THEREFORE IS NOT RESPONSIBLE FOR SHOWING SUCH EASEMENTS OR RESTRICTIONS. EASEMENTS SHOWN ON SURVEY ARE RELATED TO NOTES FROM OR SHOWN ON A RECORDED PLAT OF LEGAL DESCRIPTION AND/OR ARE MENTIONED IN SCHEDULE "B" OF PROVIDED TITLE COMMITMENT.

Any reference to the 100 year flood plain of flood hazard zones are an estimate based on the data shown on the Flood Insurance Rate Map provided by FEMA and should not be interpreted as a study or determination of the flooding propensities of this property. According to the Flood Insurance Rate Map for FORT BEND COUNTY, Dated 04/02/2014, Map No. 48157C0235L, the property described lies within "ZONE X" of the 100 yr. flood. Flood information is based on graphic plotting only due to inherent inaccuracies on FEMA maps, we can not assume responsibility for exact determination.

ELEVATION EXPRESS LAND SURVEYS
FIRM NO. 10191800
WWW.ELEVATIONEXPRESSLANDSURVEYS.COM
1450 W. GRAND PARKWAY SOUTH
SUITE G-158
KATY, TX 77494
281-674-5685

I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, IS CORRECT AND THERE ARE NO ENCROACHMENTS EXCEPT SHOWN, AS WAS DONE BY ME OR UNDER MY SUPERVISION, AND CONFORMS TO OR EXCEEDS THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

PROPERTY ADDRESS:

601 PULTAR RD. RICHMOND, TEXAS 77469

FIELD NOTES

JOB# 2106069

METES & BOUNDS:

Exhibit "A"

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING EAST 110 FEET OF LOT 8 OF THE UNRECORDED DIVISION OF THE DORMAN MCKINNEY 3.274 ACRE TRACT DESCRIBED IN VOLUME 671, PAGE 159 DEED RECORDS, FORT BEND COUNTY, TEXAS AND SAID TRACT BEING OUT OF THE ORIGINAL C.A. PAVLIK 37.34 ACRE TRACT DESCRIBED IN VOLUME 252, PAGE 330 DEED RECORDS, AND SITUATED IN THE JOHN T. EDWARDS LEAGUE A-23 CITY OF RICHMOND, FORT BEND COUNTY, TEXAS, SAID EAST 110' OF LOT 8 BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT POINT IN THE WEST R.O.W. OF PULTAR ROAD AND LOCATED NORTH 0°23'00" WEST 252.00 FEET FROM THE SOUTHEAST CORNER OF SAID MCKINNEY 3.274 ACRE TRACT;

THENCE SOUTH 90°00'00" WEST, 110.00 FEET TO A ½ INCH IRON ROD FOUND FOR CORNER;

THENCE NORTH 00°00'00" WEST, 36.00 FEET TO ½ INCH IRON ROD FOUND FOR CORNER IN THE SOUTH LINE OF LOT 9;

THENCE NORTH 90°00'00" EAST, 110.00 FEET WITH THE COMMON LINE OF LOT 8 & 9, TO A ½ INCH IRON ROD FOUND IN THE WEST R.O.W. OF PULTAR ROAD FOR THE N.E. CORNER OF LOT 8;

THENCE SOUTH 00°00'00" EAST WITH SAID LINES, 36.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.0909 ACRES, MORE OR LESS.

George J. Maliakkal



DATE: 6-30-2021
George Joseph Maliakkal
R.P.L.S. 5180
Elevation Express Land Surveys
Firm #10191800