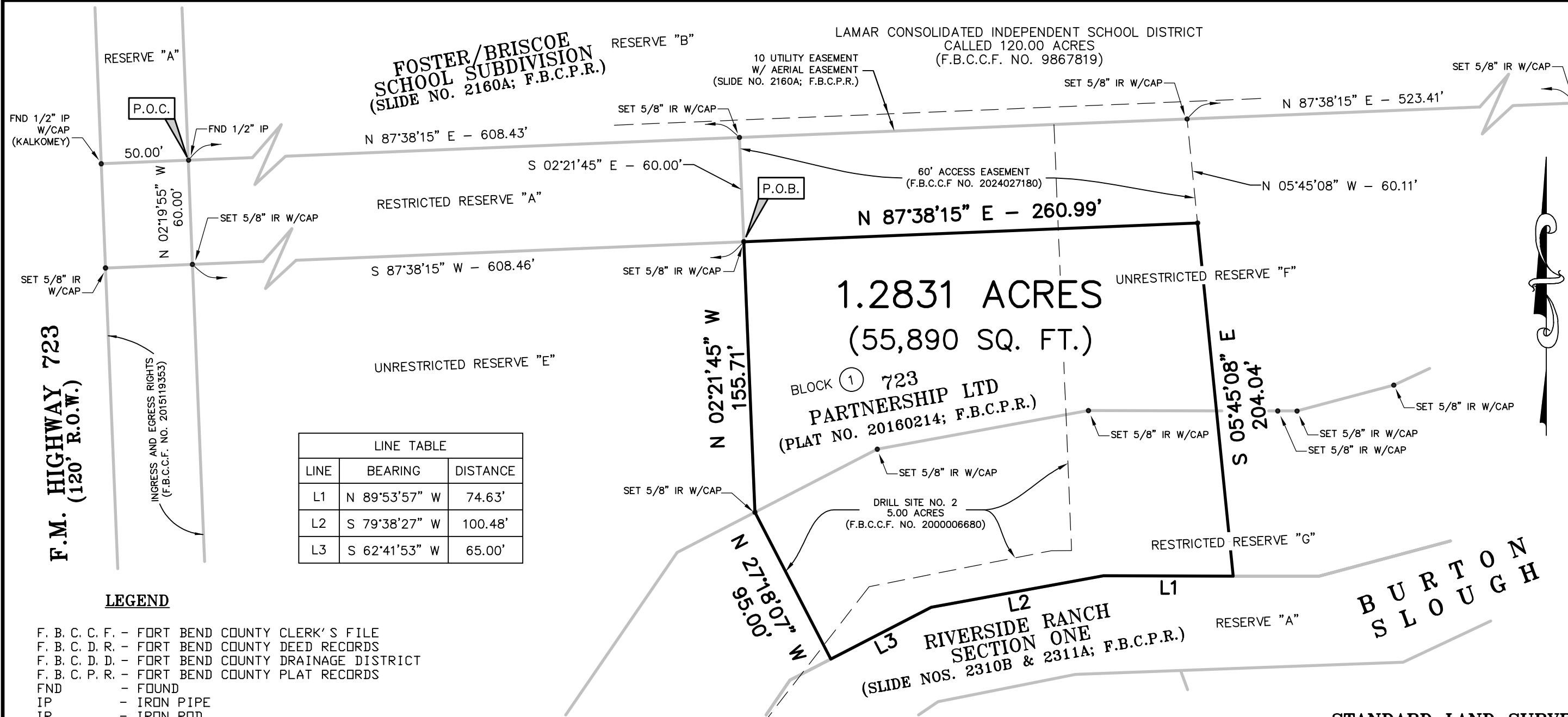


**FOSTER/BRISCOE
SCHOOL SUBDIVISION**
(SLIDE NO. 2160A; F.B.C.P.R.)

LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT
CALLED 120.00 ACRES
(F.B.C.C.F. NO. 9867819)

**CRYSTAL LAKES ESTATES
SUBDIVISION AMENDING
PLAT NO. 1**
(FILE NO. 20070275; F.B.C.P.R.)



**F.M. HIGHWAY 723
(120' R.O.W.)**

INGRESS AND EGRESS RIGHTS
(F.B.C.C.F. NO. 2015119353)

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 89°53'57" W	74.63'
L2	S 79°38'27" W	100.48'
L3	S 62°41'53" W	65.00'

LEGEND

- F. B. C. C. F. - FORT BEND COUNTY CLERK'S FILE
- F. B. C. D. R. - FORT BEND COUNTY DEED RECORDS
- F. B. C. D. D. - FORT BEND COUNTY DRAINAGE DISTRICT
- F. B. C. P. R. - FORT BEND COUNTY PLAT RECORDS
- FND - FOUND
- IP - IRON PIPE
- IR - IRON ROD
- P. O. B. - POINT OF BEGINNING
- P. O. C. - POINT OF COMMENCEMENT
- R. O. W. - RIGHT OF WAY
- W/ - WITH

NOTES:

- 1.) BEARINGS SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83) USING NGS CONTINUOUSLY OPERATING REFERENCE STATIONS.
- 2.) A METES-AND-BOUNDS DESCRIPTION WAS COMPILED IN CONJUNCTION WITH THIS SURVEY.
- 3.) ALL RODS SET ARE 5/8" IRON RODS WITH CAPS STAMPED: "MCKIM & CREED" OR "T.E.A.M. - 281-491-2525". TEXAS ENGINEERING AND MAPPING CO. WAS ACQUIRED BY MCKIM & CREED INC. ON AUGUST 27, 2021.



B. Nesvadba
Brian Nesvadba
Registered Professional Land Surveyor
State of Texas No. 5776

I, Brian Nesvadba, a Registered Professional Land Surveyor of the State of Texas, hereby certify that the above plat correctly represents the facts found at the time of the survey made on the ground under my supervision. This survey substantially complies with the current Texas Society of Professional Surveyor's Standards and Specifications for a Category 1B, Condition II, Survey.

STANDARD LAND SURVEY

OF
A 1.2831 ACRE (55,890 SQ. FT.) TRACT OF LAND
OUT OF UNRESTRICTED RESERVE "F", BLOCK 1,
723 PARTNERSHIP LTD (PLAT NO. 20160214; F.B.C.P.R.)
IN THE WILLIAM ANDREWS SURVEY, ABSTRACT NO. 3,
FORT BEND COUNTY, TEXAS

MCKIM & CREED
ENGINEERS, SURVEYORS, PLANNERS
12718 Century Drive
Stafford, Texas 77477
281.491.2525
www.mckimcreed.com
TBPELS Firm Registration No. 10177600

DATE: 07/23/24 JOB NO.: 1070-2 SCALE: 1"=60'
[08507-0003]

July 23, 2024

**1.2831 acres of land in the William Andrews Survey, Abstract No. 3,
Fort Bend County, Texas**

A FIELD NOTE DESCRIPTION of a 1.2831 acre (55,890 square feet) tract of land in the William Andrews Survey, Abstract No. 3, Fort Bend County, Texas; said 1.2831 acre tract being out of Unrestricted Reserve "F", Block 1, 723 Partnership LTD, according to the map or plat recorded in Plat No. 20160214 of the Fort Bend County Plat Records; said tract being more particularly described by metes-and-bounds as follows with the bearings being based on Texas State Plane Coordinate System, South Central Zone (NAD83) per GPS Observations using National Geodetic Survey Continuously Operating Reference Stations:

COMMENCING FOR REFERENCE at a 1/2-inch iron pipe found for the northeast corner of a 3.0911 acre tract of land conveyed to Houston Heritage, LTD, and Lawrence K. Siller, as recorded in Fort Bend County Clerk's File No. 2018114558, for the southeast corner of Reserve "A" and the southwest corner Reserve "B", Foster / Briscoe School Subdivision, according to the map or plat recorded in Slide No. 2160A of the Fort Bend County Plat Records, for the northwest corner of Restricted Reserve "A" of said 723 Partnership LTD.; from which a 1/2-inch iron pipe with cap stamped "Kalkomey" found bears South 87° 38' 15" West – 50.00 feet;

THENCE, North 87° 38' 15" East – 608.43 feet with the south line of said Reserve "B" and with the north line of said Restricted Reserve "A" to a 5/8 -inch iron rod with cap stamped "TEAM" set for the northeast corner of said Restricted Reserve "A", for the northeast corner of a 60-foot-wide access easement, as recorded in Fort Bend County Clerk's File No. 2024027180, and for the northwest corner of said Unrestricted Reserve "F";

THENCE, South 02° 21' 45" East – 60.00 feet with the east line of said Restricted Reserve "A" and with the west line of said 60-foot-wide access easement to a 5/8-inch iron rod with cap stamped "T.E.A.M." set for the southeast corner of said Restricted Reserve "A" of said 723 Partnership LTD, for northeast corner of Unrestricted Reserve "E" of said 723 Partnership LTD, and for the northeast corner and POINT OF BEGINNING of this tract;

THENCE, North 87° 38' 15" East - 260.99 feet with the south line of said 60-foot-wide access easement to a point for the northeast corner of this tract; from which a 5/8-inch iron rod with cap stamped "T.E.A.M." set for the northeast corner of said 60-foot-wide access easement bears North 05° 45' 08" West – 60.11 feet;

THENCE, South 05° 45' 08" East - 204.04 feet to a point in a south line of Restricted Reserve "G" of said 723 Partnership LTD and in a north line of Reserve "A", Riverside Ranch Section One, according to the map or plat recorded in Slide Nos. 2310B and 2311A of the Fort Bend County Plat Records for the southeast corner of this tract;

THENCE, North 89° 53' 57" West - 74.63 feet with a south line of said Restricted Reserve "G", 723 Partnership LTD and with a north line of said Reserve "A", Riverside Ranch Section One to an angle point of this tract;

THENCE, South 79° 38' 27" West - 100.48 feet with a south line of said Restricted Reserve "G", 723 Partnership LTD and with a north line of said Reserve "A", Riverside Ranch Section One to an angle point of this tract;

THENCE, South 62° 41' 53" West - 65.00 feet with a south line of said Restricted Reserve "G", 723 Partnership LTD and with a north line of said Reserve "A", Riverside Ranch Section One to a point for the southwest corner of this tract;

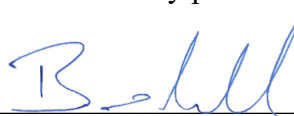
THENCE, North 27° 18' 07" West - 95.00 feet to a point in a north line of said Restricted Reserve "G", 723 Partnership LTD for a southeast corner of said Unrestricted Reserve "E", 723 Partnership LTD, for an angle point of said Restricted Reserve "G", 723 Partnership, and for an angle point of this tract;

THENCE, North 02° 21' 45" West - 155.71 feet with the east line of said Restricted Reserve "G", 723 Partnership LTD to the POINT OF BEGINNING and containing 1.2831 acres (55,890 square feet) of land.

Note: This metes-and-bounds description was compiled in conjunction with a survey performed on even date.

COMPILED BY:
MCKIM & CREED
Engineers, Surveyors, Planners
Stafford, Texas
Firm Registration No. 10177600
Job No. 08507-0003
Y:\legals\08507-0003_1.28_acres.docx




Brian Nesvadba
Registered Professional Land Surveyor
State of Texas No. 5776