

J. M. MCCORMICK
LEAGUE
ABSTRACT 57

SCALE 1" = 30'



2.9594 ACRES
(128,912 SQ.FT.)
(VACANT)

NEAL U S ESTATE
VOL. 132, PG. 608
D.R.F.B.C.

PARTITION PLAT OF THE
CHARLIE NEAL ESTATE
VOL. 488, PG. 287
D.R.F.B.C.

LOT 1
JEFFERY NEAL
VOL. 488, PG. 597
D.R.F.B.C.

KENDALL SUBDIVISION
VOL. 4, PG. 423
D.R.F.B.C.

MIGUEL L. MENDEZ
& ELSA MENDEZ
C.F. NO. 2009118540
O.P.R.F.B.C.

KENNETH FOSTON
C.F. NO. 2015113618
O.P.R.F.B.C.

STATE FARM MARKET ROAD NO. 2919
(100' R.O.W.)

- NOTES:
1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED UNTO HARVEY HAYES AND EDNA HAYES, RECORDED IN COUNTY CLERK'S FILE NO. 2011014468 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS. POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
 2. ADDITIONAL INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY SHOWN HEREON. SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
 3. THIS SURVEY IS CETERED TO THE TITLE INSURANCE COMPANY SHOWN HEREON FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 4. ALL EASEMENTS AND BUILDING LINES SHOWN ARE FOR THE RECORDED PLAT UNLESS OTHERWISE NOTED.
 5. THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
 6. EASEMENT TO SOUTHWESTERN BELL TELEPHONE COMPANY AS RECORDED IN VOL. 1377, PG. 285 O.R.F.B.C. (DOES NOT APPLY TO SUBJECT PROPERTY).

LEGEND

	ASPHALT
	OVERHEAD UTILITY LINES
	POWER POLE

AMERICAN
TITLE COMPANY

G.F. # 3016924-00198		ISSUE DATE 01-31-24									
LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 2.9594 ACRES (128,912 SQUARE FEET) SITUATED IN THE J. M. MCCORMICK LEAGUE, ABSTRACT 57, FORT BEND COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.											
<small>SURVEYOR'S CERTIFICATE:</small> IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON FEBRUARY 06, 2024 AND THAT THIS PLAT SUBSTANTIALLY COMES WITH THE CURRENT BOUNDARIES AS SHOWN TO THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS, AND THAT THERE ARE NO ENCUMBRANCES OR PROVISIONS EXCEPT AS SHOWN.		<small>CLIENT:</small> FAIR LAND BUYERS ADDRESS: 3102 NEAL ROAD www.survey1inc.com survey1@survey1inc.com									
		<table border="1" style="width: 100%;"> <tr> <td>FIELD CREW: MW</td> <td>TECH: AH</td> </tr> <tr> <td>DRAWER: JB</td> <td>FINAL CHECK: EF</td> </tr> <tr> <td>DATE: FEB. 6, 2024</td> <td></td> </tr> <tr> <td>JOB#</td> <td>2-131351-24</td> </tr> </table>		FIELD CREW: MW	TECH: AH	DRAWER: JB	FINAL CHECK: EF	DATE: FEB. 6, 2024		JOB#	2-131351-24
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JOB#	2-131351-24										

Survey 1, Inc.
Your Land Survey Company
Firm Registration No. 100758-00
P.O. Box 2543 | Airm, TX 77512 | (281)353-1382

**DESCRIPTION OF A TRACT OF LAND CONTAINING
2.9594 ACRES (128,912 SQUARE FEET) SITUATED
IN THE J. M. MCCORMICK LEAGUE, ABSTRACT 57
FORT BEND COUNTY, TEXAS**

Being a tract of land containing 2.9594 acres (128,912 square feet), situated in the J. M. McCormick League, Abstract 57, Fort Bend County, Texas, being all of a tract of land conveyed unto Harvey Hayes and Emma Hayes by deed as recorded under County Clerk's File No. 2011061498 of the Official Public Records of Fort Bend County, Texas, being out of Kendall Subdivision, a subdivision in Fort Bend County, Texas, according to the map or plat thereof recorded in Volume 11, Page 423 of the Deed Records of Fort Bend County, Texas, and being out of a called 5.879 acre tract of land as recorded under County Clerk's File No. 2006154002 of the Official Public Records of Fort Bend County, Texas. Said 2.9594-acre tract being more particularly described by metes and bounds as follows:

BEGINNING at the west corner of said tract herein described, being the south corner of a tract of land conveyed unto Franklin D. Melton by deed as recorded under County Clerk's File No. 2009090485 of the Official Public Records of Fort Bend County, Texas, same being the called centerline of Neal Road (width varies);

THENCE North 58°30'00" East, at 28.06 feet passing a found 5/8-inch iron rod online for reference, and continue for a total distance of 413.99 feet to a found 5/8-inch iron rod with cap marked "1535-4035" for the north corner of said tract herein described;

THENCE South 31°25'53" East, a distance of 312.70 feet to a found 5/8-inch iron rod with cap marked "1535-4035" for the east corner of said tract herein described;

THENCE South 58°30'00" West, at 383.02 feet passing a point online for reference (from which an axle bears South 07°21' East, a distance of 0.6 feet) and continue for a total distance of 410.52 feet to a point in the called centerline of said Neal Road for the south corner of said tract herein described;

THENCE North 32°04'03" West, along the called centerline of said Neal Road, a distance of 312.70 feet to the POINT OF BEGINNING and containing 2.9594 acres (128,912 square feet), more or less.

Note: This metes and bounds description is referenced to a survey drawing prepared by Survey 1, Inc. (Firm Registration No. 100758-00) dated Feb. 06, 2024, job number 2-131351-24.

