

**DESCRIPTION OF A TRACT OF LAND CONTAINING
0.1286 ACRES (5,600 SQUARE FEET) SITUATED
IN THE S. M. SWENSON SURVEY, ABSTRACT 317
FORT BEND COUNTY, TEXAS**

Being a tract of land containing 0.1286 acres (5,600 square feet), situated in the S. M. Swenson Survey, Abstract 317, Fort Bend County, Texas, being all of a tract of land conveyed unto [REDACTED] by deed as recorded under County Clerk's File No. 2013010160 of the Official Public Records of Fort Bend County, Texas, being Lot 13 and Lot 14, in Block 306, of Magnolia Place, a subdivision in Fort Bend County, Texas, according to the map or plat thereof recorded in Volume 2, Page 6, of the Plat Records of Fort Bend County, Texas. Said 0.1286-acre tract being more particularly described by metes and bounds as follows:

COMMENCING at the northwest corner of said Block 306;

THENCE South $02^{\circ}57'26''$ East, along the west line of said Block 306, a distance of 112.00 feet (called 114.00 feet) to a found 5/8-inch iron rod with cap marked "McKim & Creed" for the northwest corner and POINT OF BEGINNING of said tract herein described;

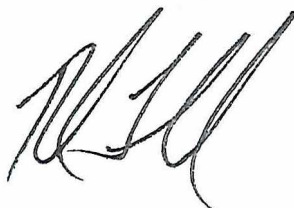
THENCE North $86^{\circ}45'06''$ East, a distance of 50.00 feet to a set 1/2-inch iron rod with cap marked "Survey 1" for the northeast corner of said tract herein described;

THENCE South $02^{\circ}57'26''$ East, a distance of 112.00 feet (called 114.00 feet) to a found 5/8-inch iron rod with cap marked "McKim & Creed" in the north line of an un-named street (unimproved street) width varies) for the southeast corner of said tract herein described;

THENCE South $86^{\circ}45'06''$ West, along the north line of said un-named street, a distance of 50.00 feet to a set 1/2-inch iron rod with cap marked "Survey 1" for the southwest corner of said tract herein described;

THENCE North $02^{\circ}57'26''$ West, a distance of 112.00 feet (called 114.00 feet) to the POINT OF BEGINNING and containing 0.1286 acres (5,600 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 March 15, 2024, job number 3-132391-24.





LEGEND



**S. M. SWENSON
SURVEY
ABSTRACT 317**

P.O.C.
NW CORNER OF
BLOCK 306

AB LAND COMPANY
C.F. NO. 2021189936
O.P.R.F.B.C.

LOT 12

LOT 11

LOT 10

P.O.B.
FND 5/8" I.R.
W/CAP MARKED
"MCKIM & CREED"
(A)

N 86°45'06" E 50.00'

SET 1/2" I.R.
W/CAP MARKED
"SURVEY 1"

(B)
FND 5/8" I.R.
W/CAP MARKED
"MCKIM & CREED"

25.00'

25.00'

250.00'

SCALE 1" = 20'

ROAD EASEMENT
2021063598

JOHN ROBERT SWINDELL
C.F. NO. 9869134
O.P.R.F.B.C.

LOT 13

LOT 14

**BLOCK 306
MAGNOLIA PLACE
VOL. 2, PG. 6
P.R.F.B.C.**

(CALLED 114.00')
N 02°57'26" W 112.00'

0.1286 ACRES
(5,600 SQ.FT.)

(VACANT)

S 02°57'26" E 112.00'
(CALLED 114.00')

LOT 15

AB LAND COMPANY
C.F. NO. 2021189936
O.P.R.F.B.C.

SET 1/2" I.R.
W/CAP MARKED
"SURVEY 1"

S 86°45'06" W 50.00'

FND 5/8" I.R.
W/CAP MARKED
"MCKIM & CREED"

ROAD EASEMENT
2021063598

NOTES:

S. M. SWENSON
SURVEY
ABSTRACT 317

N.W. CORNER OF
BLOCK 306

AB LAND COMPANY
C.F. NO. 2021189936
O.P.R.F.B.C.

SCALE 1" = 20'



P.O.B.
FND 5/8" I.R.
W/CAP MARKED
"MCKIM & CREED"
(A)

LOT 12

LOT 11

LOT 10

N 86°45'06" E 50.00'

SET 1/2" I.R.
W/CAP MARKED
"SURVEY 1"

(B)
FND 5/8" I.R.
W/CAP MARKED
"MCKIM & CREED"

25.00'

25.00'

250.00'

JOHN ROBERT SWINDELL
C.F. NO. 9869134
O.P.R.F.B.C.

LOT 13

LOT 14

BLOCK 306
MAGNOLIA PLACE
VOL. 2, PG. 6
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ROAD EASEMENT
2021063598

(CALLED 114.00')
N 02°57'26" W 112.00'

0.1286 ACRES
(5,600 SQ.FT.)

(VACANT)

S 02°57'26" E 112.00'
(CALLED 114.00')

LOT 15

AB LAND COMPANY
C.F. NO. 2021189936
O.P.R.F.B.C.

SET 1/2" I.R.
W/CAP MARKED
"SURVEY 1"

S 86°45'06" W 50.00'

FND 5/8" I.R.
W/CAP MARKED
"MCKIM & CREED"

ROAD EASEMENT
2021063598

NOTES:

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204, NAD 83, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
2. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF INFORMATION CONTAINED IN A TITLE REPORT PER THE REQUEST OF THE BUYER, SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
3. THIS SURVEY IS CERTIFIED TO MARY DUNCAN FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
4. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
5. THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 0.1286 ACRES (5,600 SQUARE FEET) SITUATED IN THE S. M. SWENSON SURVEY, ABSTRACT 317, FORT BEND COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

SURVEYORS CERTIFICATE:
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 MARCH 12, 2024 AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS; AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

CLIENT:

TBD

ADDRESS:

WEST DALLAS STREET

www.survey1inc.com
survey1@survey1inc.com

FIELD CREW:
MW

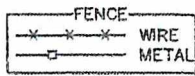
TECH:
SF

DRAFTER:

FINAL CHECK:



LEGEND



*ST. M. SWENSON
SURVEY
ABSTRACT 317*

P.O.C.
NW CORNER OF
BLOCK 306

AB LAND COMPANY
C.F. NO. 2021189936
O.P.R.F.B.C.

LOT 12

LOT 11

LOT 10

S 02°57'26" E 112.00'
(CALLED 114.00')

P.O.B.
FND 5/8" I.R.
W/CAP MARKED
"MCKIM & CREED"
(A)

N 86°45'06" E 50.00'

SET 1/2" I.R.
W/CAP MARKED
"SURVEY 1"

(B)
FND 5/8" I.R.
W/CAP MARKED
"MCKIM & CREED"

25.00'

25.00'

250.00'

JOHN ROBERT SWINDELL
C.F. NO. 9869134
O.P.R.F.B.C.

LOT 13

LOT 14

*BLOCK 306
MAGNOLIA PLACE
VOL. 2, PG. 6
P.R.F.B.C.*

(CALLED 114.00')
N 02°57'26" W 112.00'

0.1286 ACRES
(5,600 SQ.FT.)

(VACANT)

S 02°57'26" E 112.00'
(CALLED 114.00')

LOT 15

AB LAND COMPANY
C.F. NO. 2021189936
O.P.R.F.B.C.

SET 1/2" I.R.
W/CAP MARKED
"SURVEY 1"

S 86°45'06" W 50.00'

FND 5/8" I.R.
W/CAP MARKED
"MCKIM & CREED"

ROAD EASEMENT
2021063598

SCALE 1" = 20'

ROAD EASEMENT
2021063598

AB LAND COMPANY
C.F. NO. 2021189936
O.P.R.F.B.C.

SCALE 1" = 40'
ROAD EASEMENT
2021063598

LOT 12 LOT 11 LOT 10

P.O.B.
FND 5/8" I.R.
W/CAP MARKED
"MCKIM & CREED"
(A)

SET 1/2" I.R.
W/CAP MARKED
"SURVEY 1"

(B)
FND 5/8" I.R.
W/CAP MARKED
"MCKIM & CREED"

N 86°45'06" E 50.00'

25.00' 25.00' 250.00'

JOHN ROBERT SWINDELL
C.F. NO. 9869134
O.P.R.F.B.C.

BLOCK 306
MAGNOLIA PLACE
VOL. 2, PG. 6
P.R.F.B.C.

LOT 13 LOT 14

0.1286 ACRES
(5,600 SQ.FT.)

(VACANT)

LOT 15

AB LAND COMPANY
C.F. NO. 2021189936
O.P.R.F.B.C.

(CALLED 114.00')
N 02°57'26" W 112.00'

S 02°57'26" E 112.00'
(CALLED 114.00')

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W/CAP MARKED
"SURVEY 1"

S 86°45'06" W 50.00'

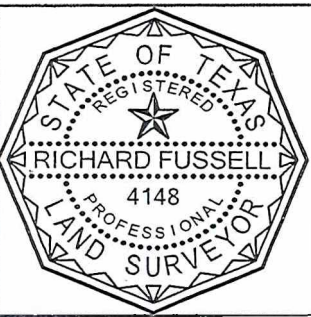
FND 5/8" I.R.
W/CAP MARKED
"MCKIM & CREED"

ROAD EASEMENT
2021063598

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Richard Fussell
RICHARD FUSSELL
RPLS# 4148

CLIENT: TBD		FIELD CREW: MW	TECH: SF
ADDRESS: WEST DALLAS STREET		DRAFTER: JB	FINAL CHECK: EF
www.survey1inc.com survey1@survey1inc.com		DATE: 03-15-24	
Survey 1, Inc. Your Land Survey Company		JOB# 3-132391-24	
Firm Registration No. 100758-00 P.O. Box 2543 Alvin, TX 77512 (281)393-1382			