

**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 ██████████ by deed as recorded under County Clerk's File No. 2013010160 of the Official Public Records of Fort Bend County, Texas, being Lot 7 and Lot 8, 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 North  $86^{\circ}45'06''$  East, along the north line of said Block 306, a distance of 100.00 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 set 1/2-inch iron rod with cap marked "Survey 1" for the southeast corner of said tract herein described (from which a found 5/8-inch iron rod bear North  $13^{\circ}42'$  West, a distance of 0.7 feet);

THENCE South  $86^{\circ}45'06''$  West, 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 3-132392-24.*





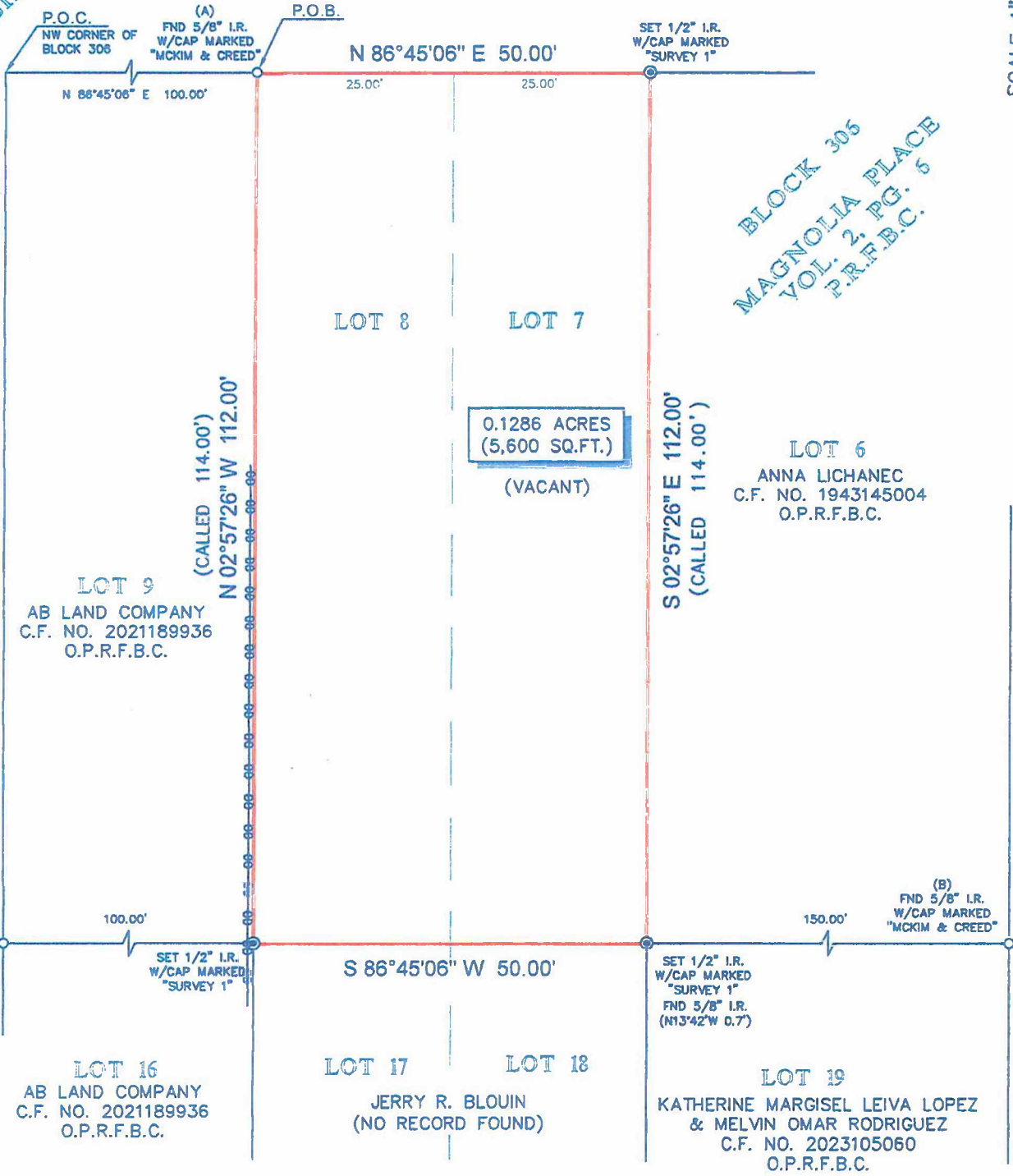
S. M. SWENSON  
SURVEY  
ABSTRACT 317

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

SCALE 1"=20'



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.

0.1286 ACRES  
(5,600 SQ.FT.)  
(VACANT)

LOT 6  
ANNA LICHANEC  
C.F. NO. 1943145004  
O.P.R.F.B.C.

LOT 9  
AB LAND COMPANY  
C.F. NO. 2021189936  
O.P.R.F.B.C.

LOT 16  
AB LAND COMPANY  
C.F. NO. 2021189936  
O.P.R.F.B.C.

LOT 17  
JERRY R. BLOUIN  
(NO RECORD FOUND)

LOT 19  
KATHERINE MARGISEL LEIVA LOPEZ  
& MELVIN OMAR RODRIGUEZ  
C.F. NO. 2023105060  
O.P.R.F.B.C.

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.
  6. SUBJECT PROPERTY DOES NOT APPEAR TO HAVE DIRECT ROADWAY ACCESS.

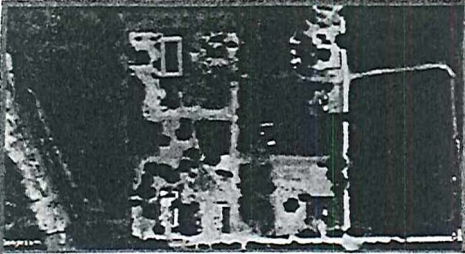
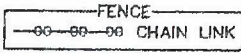
LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 0.1286 ACRES (5,600 SQUARE FEET) SITUATED IN THE S. M. SWENSON SURVEY, ABSTRACT 317, FORT BEND COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.



SURVEYOR'S 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	FIELD CREW: MW		TECH: SF
ADDRESS: WEST DALLAS STREET	www.survey1inc.com survey1@survey1inc.com		FINAL CHECK:
	DRAFTER:		

LEGEND



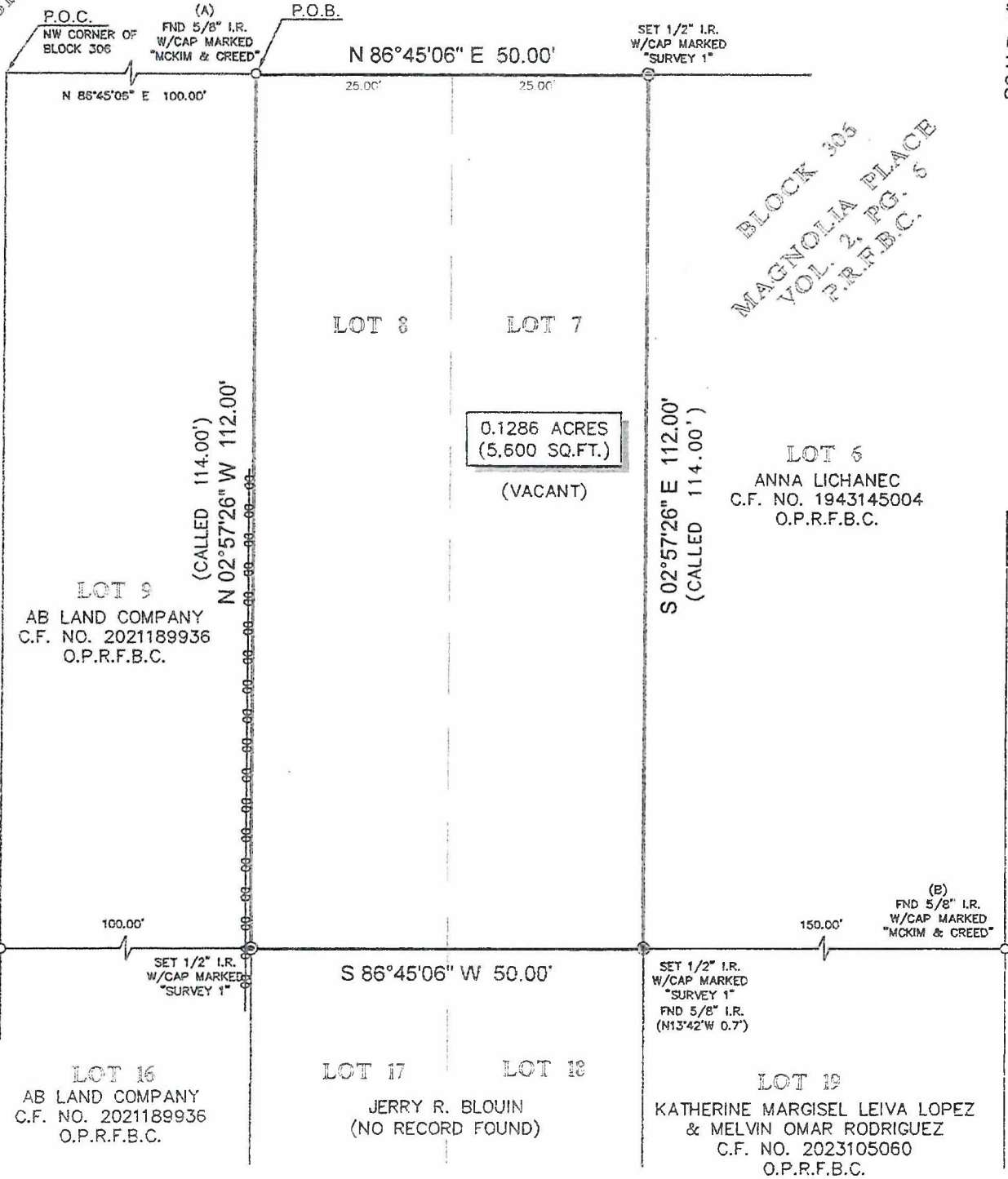
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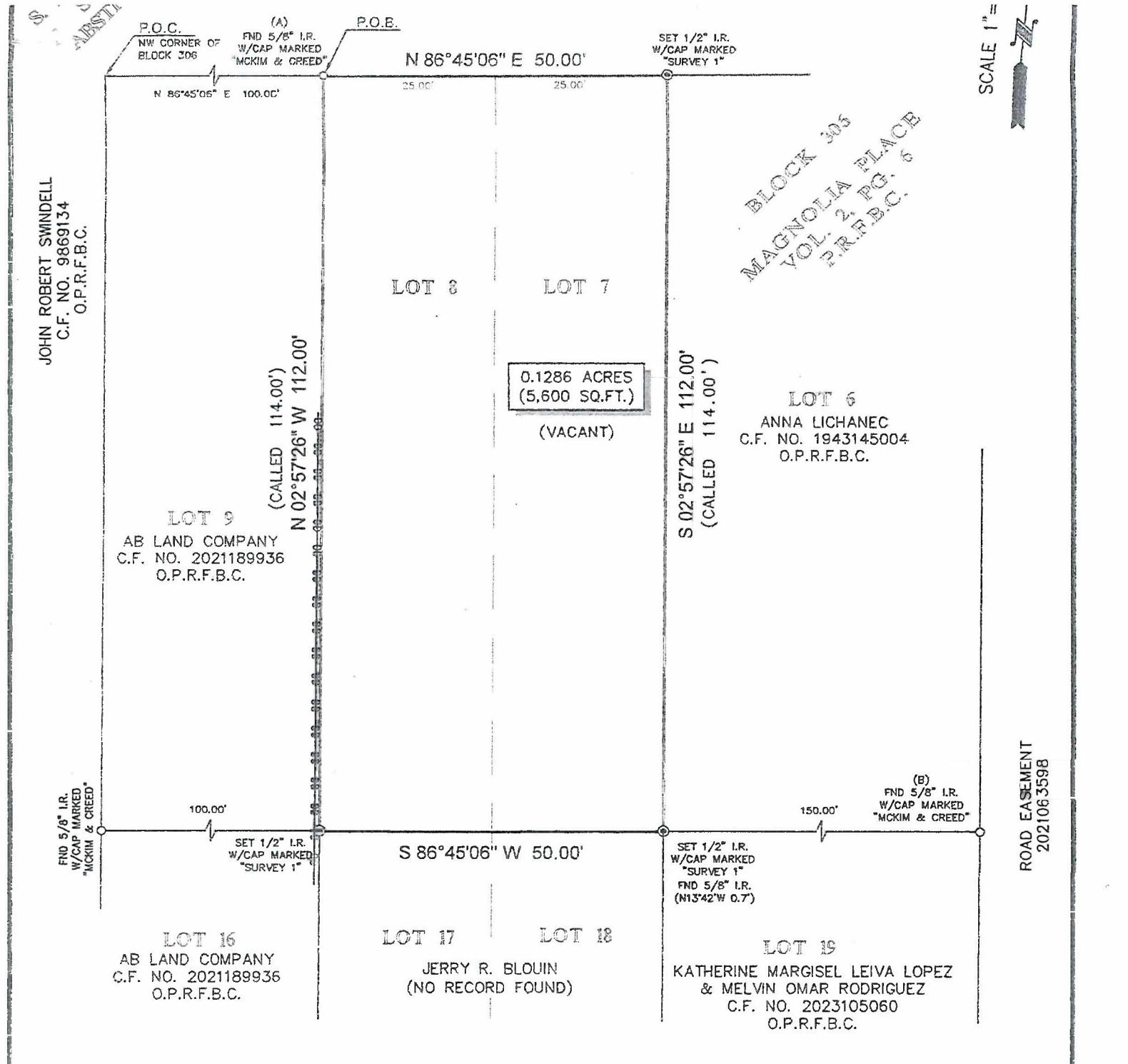
SCALE 1" = 20'



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NOTES:



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C.F. NO. 9869134  
O.P.R.F.B.C.

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

0.1286 ACRES  
(5,600 SQ.FT.)  
(VACANT)

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*[Signature]*  
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# 3-132392-24			
Firm Registration No. 100758-00					