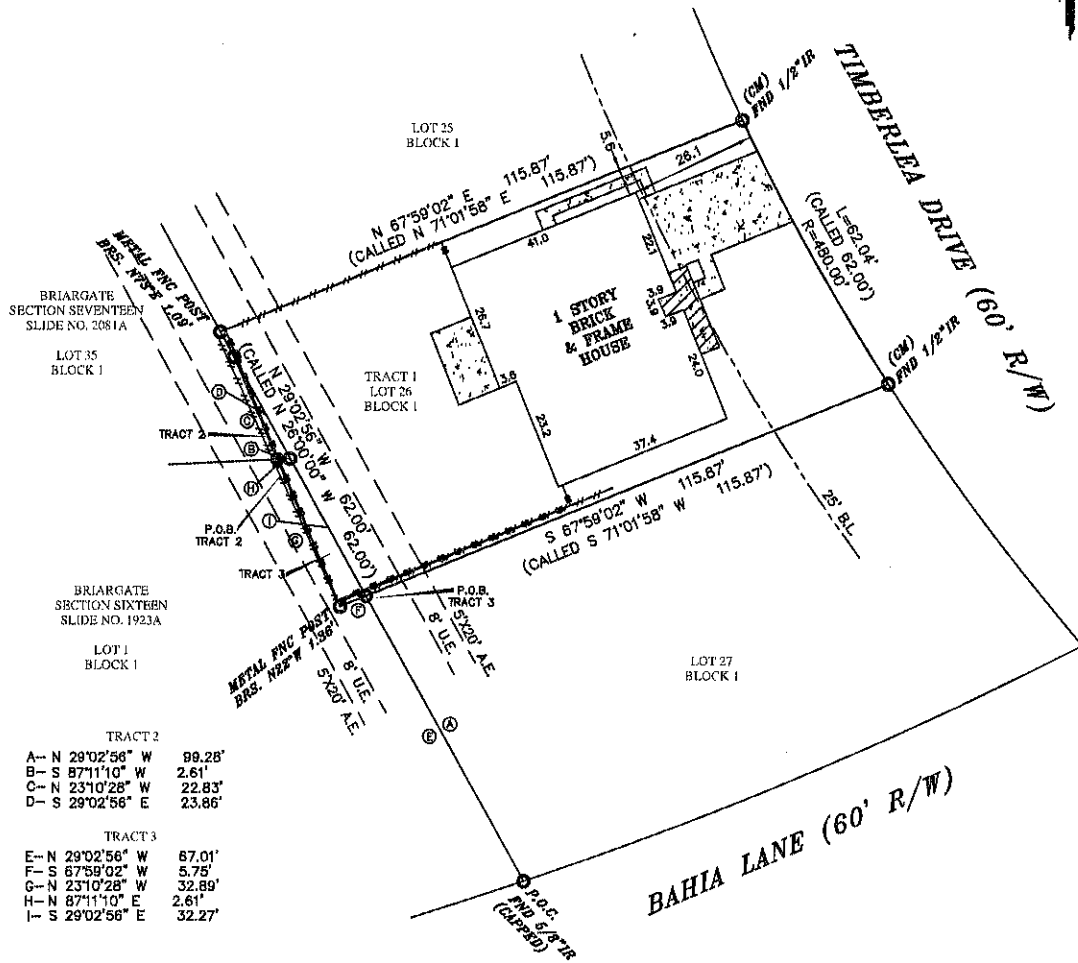


ADDRESS: 16322 TIMBERLEA DRIVE, MISSOURI CITY, TEXAS 77489

LEGEND		
IRON ROD	IR	COVERED AREA
UTILITY EASEMENT	U.E.	CONCRETE
BUILDING LINE	B.L.	WOOD
AERIAL EASEMENT	A.E.	CONTROL MONUMENT
WOOD FENCE	W.F.	
WIRE FENCE	W.F.	
CHAIN LINK FENCE	W.F.	
GARAGE BUILDING LINE	G.B.L.	
WATER LINE EASEMENT	W.L.E.	
UNABLE TO SET	U.T.S.	



TRACT 2

A - N 29°02'56" W	99.28'
B - S 87°11'10" W	2.81'
C - N 23°10'28" W	22.83'
D - S 29°02'56" E	23.86'

TRACT 3

E - N 29°02'56" W	67.01'
F - S 87°59'02" W	5.75'
G - N 23°10'28" W	32.89'
H - N 87°11'10" E	2.61'
I - S 29°02'56" E	32.27'

LEGAL DESCRIPTION

Tract 1
 Lot Twenty-six (26), Block One (1) of Briargate Section 2, a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded in Volume 9, Page 3, of the map records of Fort Bend County, Texas.

Tract 2
 BEING a 0.0006 acre tract of land situated in the John LaFayette Survey, Abstract No. 280 and out of Lot 35, Block 1 of Briargate, Section 17, as recorded at Slide No. 1972A of the Fort Bend County Plat Records, said 0.0006 acres described as attached.

Tract 3
 BEING a 0.0030 acre tract of land situated in the John LaFayette Survey, Abstract No. 280 and out of Lot 1, Block 2 of Briargate, Section 16, as recorded at Slide No. 1923A of the Fort Bend County Plat Records, said 0.0030 acres described as attached.

AGREEMENT WITH H&P CO. PER V-553, P-56 RPRFBC.

BUYER: JUAN BENITIZ
 JOB#: 2401015
 GR#: 24-774547-SU
 DATE: 1/9/2024

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 MENTIONED NO RECORDED PLAT OR HAS AN ATTACHED METES AND BOUNDS ALL BEARINGS ARE BASED ON TEXAS SOUTH CENTRAL GPS COORDINATE SYSTEM 4284, (NAD83), 2011 AD 3 GEODESIC, UNLESS OTHERWISE NOTED.

THIS SURVEY IS CERTIFIED FOR THE TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS, 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 OWNER ON A RECORDED PLAT OF LEGAL DESCRIPTION AND/OR ARE MENTIONED IN SCHEDULE "B" OF PROVIDED TITLE COMMITMENT.

DISTRICT AND/OR DIMENSIONS SHOWN BETWEEN THE STRUCTURES AND PROPERTY LINES ARE FOR SPECIFIC PURPOSE AND USE AND THEREFORE ARE NOT INTENDED TO GUIDE ERECTION OF FENCES, RETAINING WALLS, POOLS, PLAYING AREAS, ADDITIONS TO STRUCTURES, SHEETS, GARAGES AND ANY OTHER CONSTRUCTION. THE USER OF THIS SURVEY EXPRESSLY AGREES AND UNDERSTANDS THAT SHOULD ELEVATION EXPRESS LAND SURVEY BE FOUND LIABLE IN A COURT OF LAW FOR ERRORS OR OMISSIONS ARISING FROM THIS SURVEY THAT THE LIMIT OF LIABILITY IS THE FEE PAID FOR THIS SURVEY.



ELEVATION EXPRESS LAND SURVEYS
 FIRM NO. 10191800
 WWW.ELEVATIONEXPRESSLANDSURVEYS.COM
 1450 W. GRAND PARKWAY SOUTH
 SUITE G-158
 KATY, TX 77494
 281-474-5685



George Joseph Malakkal

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.

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 01/29/2021, Map No. 48187C0305M, 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.