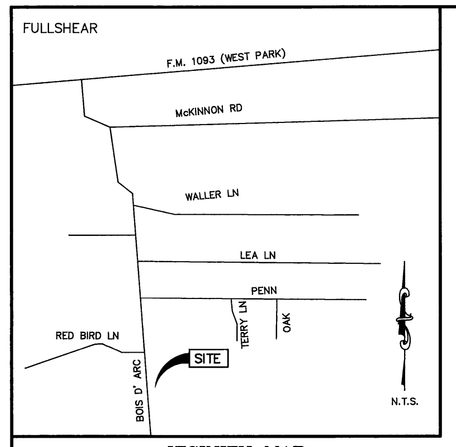
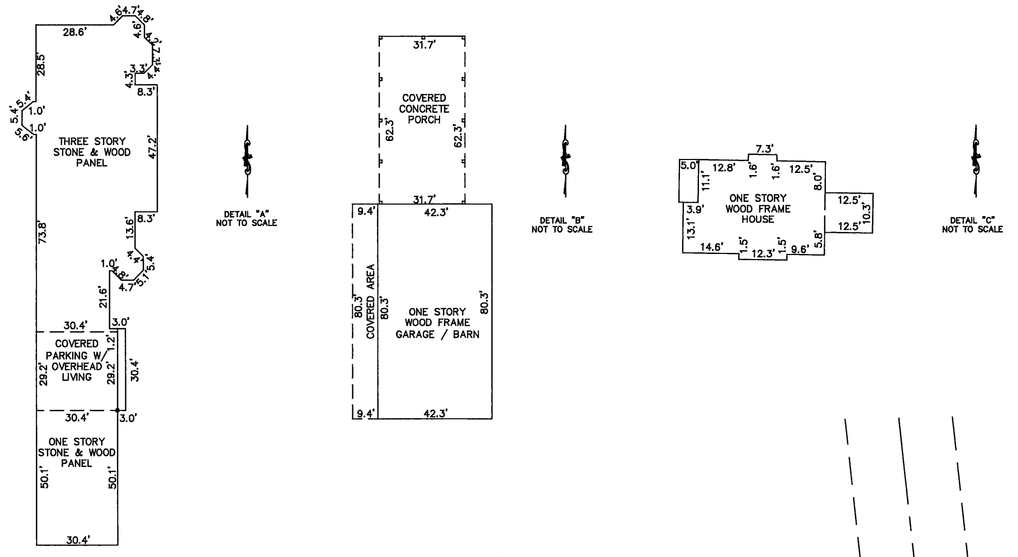
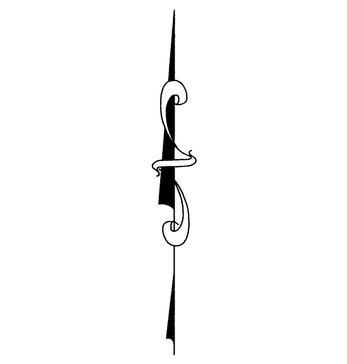
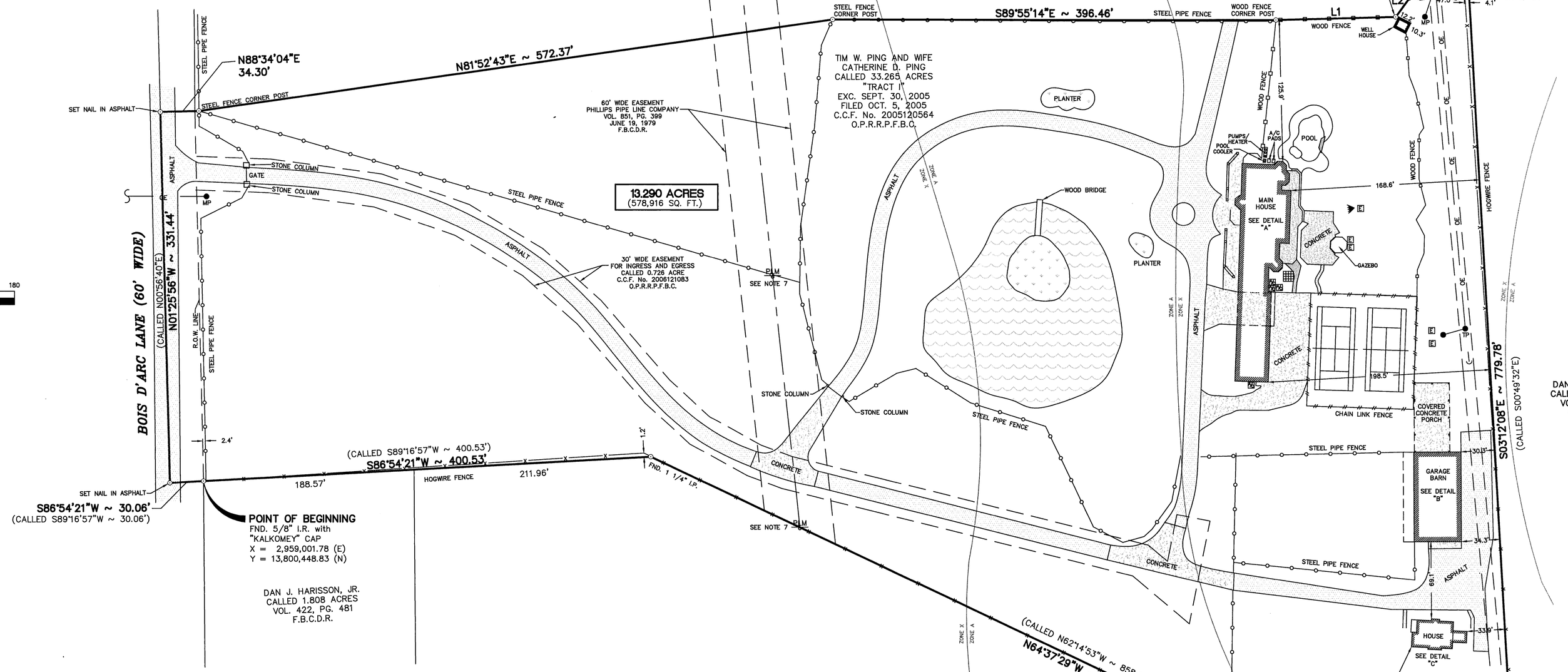


VICINITY MAP
KEY MAP 523 X







NUMBER	BEARING	DISTANCE
L1	N88°30'37"E	107.09'
L2	N36°48'24"E	24.02'
L3	S89°30'01"E	51.16'

METES AND BOUNDS DESCRIPTION
13.290 ACRES OUT OF THE
D. RANDON AND I. PENNINGTON SURVEY, A-75
FORT BEND COUNTY, TEXAS

A tract or parcel of land containing 13.290 acres (578,916 square feet) out of the D. Randon and I. Pennington Survey, Abstract No. 75, Fort Bend County, Texas, being a portion of that called 33.265 acre tract conveyed to Tim W. Ping and wife, Catherine D. Ping in a deed executed September 30, 2005, filed for record October 5, 2005, recorded under County Clerk's File (C.C.F.) No. 2005120564 of the Official Public Records of Real Property of Fort Bend County (O.P.R.R.P.F.B.C.), said 13.290 acres being more particularly described by metes and bounds as follows: (Bearings and coordinates for this description are based on the North American Datum of 1983, 1993 adjustment, South Central Zone. Coordinates and distances in this description are surface values and may be converted to grid by multiplying by a combined scale factor of 0.999878090):

BEGINNING at a 5/8-inch iron rod with "Kalkomey" cap found at the intersection of the south line of said 33.265 acre tract with the fenced east right-of-way line of Bois D'Arc Lane, also being the northwest corner of that called 1.808 acre tract described in a deed to Dan J. Harrison, Jr., recorded in Volume 422, Page 181 of the Fort Bend County Deed Records (F.B.C.D.R.), and having a coordinate value of Y: 13,800,448.83 (N), X: 2,959,001.78 (E);

THENCE SOUTH 86 degrees 54 minutes 21 seconds WEST (called SOUTH 89 degrees 16 minutes 57 seconds WEST), 30.06 feet (called 30.06 feet) along the south line of said 33.265 acre tract to a nail set in the asphalt paving of said Bois D'Arc Lane, at the southwest corner of the herein described tract;

THENCE NORTH 01 degrees 25 minutes 56 seconds WEST (called NORTH 00 degrees 56 minutes 40 seconds EAST), 331.44 feet along said Bois D'Arc Lane and the west line of said 33.265 acre tract to a nail set in asphalt paving at the northwest corner of the herein described tract;

THENCE NORTH 88 degrees 34 minutes 04 seconds EAST, 34.30 feet across said 33.265 acre tract and along a northerly line of the herein described tract to a steel fence corner post on the east right-of-way line of said Bois D'Arc Lane and at a northwesterly corner of the herein described tract;

THENCE NORTH 81 degrees 52 minutes 43 seconds EAST, 572.37 feet across said 33.265 acre tract and along a northerly line of the herein described tract to a steel fence corner post at a north corner of the herein described tract;

THENCE SOUTH 89 degrees 55 minutes 14 seconds EAST, 396.46 feet across said 33.265 acre tract, along a steel pipe fence, and along a northerly line of the herein described tract to a wood fence corner post at a north corner of the herein described tract;

THENCE NORTH 88 degrees 30 minutes 37 seconds EAST, 107.09 feet across said 33.265 acre tract, along a wood fence, and along a northerly line of the herein described tract to a steel fence corner post at an interior northeast corner of the herein described tract;

THENCE NORTH 36 degrees 48 minutes 24 seconds EAST, 24.02 feet across said 33.265 acre tract, along a steel pipe fence, and along a northerly line of the herein described tract to a steel fence corner post at a northeast corner of the herein described tract;

THENCE SOUTH 89 degrees 30 minutes 01 seconds EAST, across said 33.265 acre tract, along a steel pipe fence, and along a northerly line of the herein described tract, at 47.00 feet pass a steel fence corner post for the end of said steel pipe fence, continuing a total of 51.16 feet to a 5/8-inch iron rod with cap set at the northeast corner of the herein described tract, and being on the east line of said 33.265 acre tract and the west line of that called 161.478 acre tract described in a deed to Dan J. Harrison, Jr., recorded in Volume 422, Page 483 of the F.B.C.D.R.;

THENCE SOUTH 03 degrees 12 minutes 08 seconds EAST (called SOUTH 00 degrees 49 minutes 32 seconds EAST), 779.78 feet along the east line of said 33.265 acre tract and the west line of said 161.478 acre tract to a 1-inch iron pipe found at the southwest corner of said 161.478 acre tract, the southeast corner of said 33.265 acre tract and the herein described tract, and being on the northerly line of that called 367.199 acre tract described in a deed to Dan J. Harrison, Jr., recorded in Volume 422, Page 474 of the F.B.C.D.R.;

THENCE NORTH 64 degrees 37 minutes 29 seconds WEST (called NORTH 62 degrees 14 minutes 53 seconds WEST), 858.08 feet (called 858.08 feet) along a southerly line of said 33.265 acre tract and a northerly line of said 367.199 acre tract to a 1-1/4-inch iron pipe found at the north corner of said 367.199 acre tract, and a south corner of said 33.265 acre tract and the herein described tract;

THENCE SOUTH 86 degrees 54 minutes 21 seconds WEST (called SOUTH 89 degrees 16 minutes 57 seconds WEST), along a south line of said 33.265 acre tract and a north line of said 367.199 acre tract, at 211.96 feet pass the northwest corner of said 367.199 acre tract and the northeast corner of the aforementioned 1.808 acre tract, continuing a total of 400.53 feet (called 400.53 feet) to the POINT OF BEGINNING, containing 13.290 acres (578,916 square feet) of land.

TO: Alamo Title Company, Post Oak Bank, N.A., John M. Walton and Elaine M. Walton

I hereby certify that this survey was made on the ground, that this plat correctly represents the facts found at the time of the survey and that this professional service conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II, Survey.

Registered Professional Land Surveyor

STATE OF TEXAS
REGISTERED
JIMMY D WALTON
5009
PROFESSIONAL
LAND SURVEYOR

3-11-2011

LEGEND

I.P.	Iron Pipe	TELEPHONE MANHOLE	Ⓣ
I.R.	Iron Rod	ELECTRIC BOX	E
O.P.R.R.P.F.B.C.	Official Public Records of Real Property Fort Bend County	ELECTRIC TRANSFORMER	⊠
F.B.C.D.R.	Fort Bend County Deed Records	GUY WIRE	⟵
F.B.C.F.C.D.	Fort Bend County Flood Control District	UNDERGROUND ELECTRIC	—E—
F.B.C.M.R.	Fort Bend County Map Records	OVERHEAD ELECTRIC	—OE—
FND.	Found	METER POLE	●
C.C.F.	County Clerk's File Number	POWER POLE	●
F.C.	Film Code Number	LIGHT POLE	☼
R.O.W.	Right of Way	PIPELINE MARKER	PLM
VOL.	Volume	GAS VALVE	GV
PG.	Page	GAS METER	GM
△	Delta Angle	PIPELINE VENT	V
CD	Chord Bearing	WATER METER	WM
LC	Length of Chord	WATER VALVE	WV
L	Length of curve	WATER WELL	W
R	Radius	AIRCONDITIONER W/ CONCRETE PAD	AC
U.E.	Utility Easement	FIRE HYDRANT	
D.E.	Drainage Easement	BENCHMARK	BM
B.L.	Building Line	IRON PIPE	●
TP	Transformer Pole	IRON ROD	○
MP	Meter Pole	BARBED WIRE FENCE	—X—
C.M.P.	Corrugated Metal Pipe	CHAIN LINK FENCE UNLESS NOTED OTHERWISE	—//—
NG	Natural Ground	BOLLARD/FENCE POST	●
G	Gutter	MAIL BOX	MB
GB	Grade Break	TRAFFIC SIGNAL POLE	○
HB	High bank	TRAFFIC SIGNAL BOX	TSB
CLD	Centerline Ditch	TRAFFIC BARRIER	
BILL BOARD		AIR RELEASE VALVE	ARV
SIGN		BLOW OFF VALVE	BOV
CABLE PEDESTAL/BOX	C	STORM MANHOLE	Ⓢ
UNDERGROUND CABLE MARKER	UC	SAN. SEWER MANHOLE	Ⓢ
TELEPHONE PEDESTAL	T	SAN. SEWER CLEAN OUT	CO
WATER LINES	——W——	TONEMARK/PINFLAG	⊗
SAN. SEWER LINES	——S——	TREE LINE	
STORM LINES	——ST——		
FORCE MAIN	—FM—		

NOTES:

1. ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (1993 ADJUSTMENT). ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY MULTIPLYING A COMBINED SCALE FACTOR OF 0.999878090.

2. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY ALAMO TITLE INSURANCE, COMMITMENT NO. ATH11012662-A, WITH AN EFFECTIVE DATE OF FEBRUARY 6, 2011, ISSUED FEBRUARY 10, 2011.

3. THIS TRACT LIES IN ZONE X (NOT SHADED), (AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOODPLAIN), AND IN ZONE A (SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD, NO BASE FLOOD ELEVATIONS DETERMINED) AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP (FIRM) PANEL 110 OF 550, MAP NUMBER 48157C0100J, HAVING A REVISED DATE OF JANUARY 3, 1997.

4. RESTRICTIVE COVENANTS OF RECORD ITEMIZED ARE RECORDED UNDER VOL. 818, PG. 331, VOL. 822, PG.144, VOL. 931, PG. 758 AND VOL. 931, PG. 766 ALL OF THE DEED RECORDS OR FORT BEND COUNTY, TEXAS.

5. RIGHT-OF-WAY CONTRACT BETWEEN MARTHA LOHMEYER AND PHILLIPS PIPELINE COMPANY FOR PIPELINE RIGHT-OF-WAY AND/OR EASEMENT AS RECORDED UNDER VOL. 309 PG. 92 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS, RECORDED MARCH 9, 1953.

6. AFFIDAVIT TO THE PUBLIC FOR CERTIFICATION OF OSSF REQUIRED MAINTENANCE AS RECORDED UNDER HARRIS COUNTY CLERK'S FILE No. 2006037669 OFFICIAL PUBLIC RECORDS REAL PROPERTY HARRIS COUNTY, TEXAS, ISSUED APRIL 4, 2006.

7. UNERGROUND PIPELINE MARKER WITH FOLLOWING INFORMATION: CONOCO PHILLIPS PIPELINE CO. 1-877-267-2290

LAND TITLE SURVEY
13.290 ACRES OUT OF THE
D. RANDON AND I. PENNINGTON
SURVEY, A-75
FORT BEND COUNTY, TX

S & V SURVEYING, INC.
PROFESSIONAL LAND SURVEYORS
20111 KRAHN SPRING, TEXAS 77388
OFFICE - (281) 353-2570 FAX - (281) 353-2407
E-MAIL - cadd@svsurveying.com

Date:	3/11/2011	Scale:	1"=60'
Drawn By:	RCM	Checked By:	JDM
Job No.:	68200-298-0-DEV	Drawing No.	C-1968

F:\68200298\LAS\dwg\LTS_68200298.dwg 1=60