

LEGEND * ITEMS THAT MAY APPEAR IN *
DRAWING BELOW

- A.E. = AERIAL EASEMENT
- B.L. = BUILDING LINE
- BRS = BEARS
- C.F.# = CLERK'S FILE NUMBER
- D.E. = DRAINAGE EASEMENT
- E.E. = ELECTRIC EASEMENT
- F.I.P. = FOUND IRON PIPE
- F.I.R. = FOUND IRON ROD
- FND. = FOUND
- M.P. = METAL POST
- M.U.E. = MUNICIPAL UTILITY EASEMENT
- P.A.E. = PERMANENT ACCESS EASEMENT
- P.C. = POINT OF CURVATURE
- P.C.C. = POINT OF COMPOUND CURVATURE
- P.I. = POINT OF INTERSECTION
- P.O.C. = POINT OF COMMENCING
- P.O.B. = POINT OF BEGINNING
- P.P. = POWER POLE

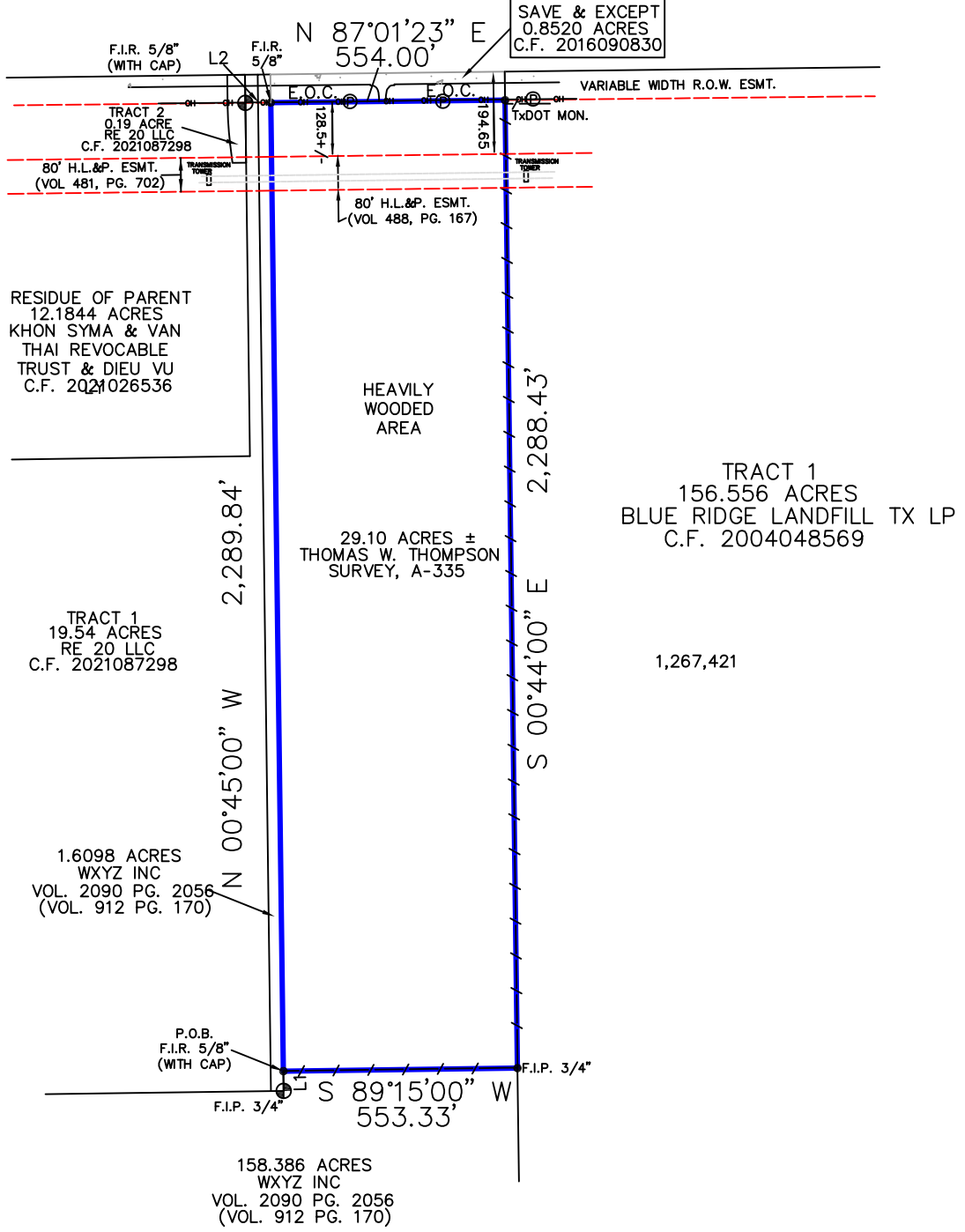
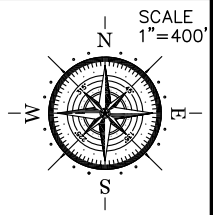
- P.E. = POOL EQUIPMENT
- P.R.C. = POINT OF REVERSE CURVATURE
- P.T. = POINT OF TANGENCY
- P.U.E. = PUBLIC UTILITY EASEMENT
- S.I.R. = SET IRON ROD
- S.S.E. = SANITARY SEWER EASEMENT
- STM.S.E. = STORM SEWER EASEMENT
- U.T.S. = UNABLE TO SET
- U.E. = UTILITY EASEMENT
- W.L.E. = WATER LINE EASEMENT
- W.P. = WOODEN POST
- W.S.E. = WATER & SEWER EASEMENT

- E.O.C. = EDGE OF CONCRETE
- - - = NOT TO SCALE
- ⊙ = GUY ANCHOR
- ⊕ = POWER POLE
- ⊖ = SERVICE DROP
- S.F.N.F. = SEARCH FOR NOT FOUND

- ⊕ = CONTROL MONUMENT
- = PROPERTY CORNER
- = PROPERTY LINE
- - - = EASEMENT LINE
- - - - - = BUILDING SETBACK LINE
- = BUILDING WALL
- / — / — = WOODEN FENCE
- x - x - = CHAIN LINK FENCE
- - ○ - ○ = METAL FENCE
- / - / - = WIRE FENCE
- v - v - = VINYL FENCE
- OH — OH — = OVERHEAD ELECTRIC POWER LINE

L1=S 00° 45'00" E 46.65'
L2=S 89° 23'47" W 60.01'

F.M. 2234
(100' R.O.W.)
(VOL. 87, PG. 639, D.R.)
(VOL. 88, PG. 196, D.R.)
(VOL. 208, PG. 345, D.R.)
(AMENDED VOL. 472, PG. 107, D.R.)



Reviewed & Accepted by: _____ Date _____ / _____ / _____ Date _____

NOTES:
 - BEARING BASIS: PLAT
 - SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS
 - SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED PROPERTY
 - UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY
 - THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS
 - SUBJECT TO ZONING AND BUILDING ORDINANCES ENFORCED BY LOCAL MUNICIPALITIES.
 - RELEASE AGREEMENT FOR PIPELINE RIGHT-OF-WAY RECORDED UNDER CLERK'S FILE NO(S) 2004027654, 2004027655, 2004027656, 2004027657, AND 2004027658.
 - EASEMENT GRANTED TO GULF PIPELINE COMPANY RECORDED UNDER VOL. 103, PG. 59, DOES NOT AFFECT SUBJECT PROPERTY.
 - EASEMENT GRANTED TO KNIGHT OIL COMPANY RECORDED UNDER VOL. 133, PG. 213, DOES NOT AFFECT SUBJECT PROPERTY.
 - EASEMENT GRANTED TO FORT BEND COUNTY RECORDED UNDER VOL. 137, PG. 24, DOES NOT AFFECT SUBJECT PROPERTY.
 - EASEMENT GRANTED TO SINCLAIR PIPE LINE COMPANY RECORDED UNDER VOL. 328, PG. 263, DOES NOT AFFECT SUBJECT PROPERTY.
 - EASEMENT GRANTED TO AMERICAN CANAL COMPANY RECORDED UNDER VOL. 342, PG. 114, DOES NOT AFFECT SUBJECT PROPERTY.
 - EASEMENT GRANTED TO VALLEY PIPE LINES INC. RECORDED UNDER VOL. 472, PG. 212, DOES NOT AFFECT SUBJECT PROPERTY.
 - AGREEMENT BETWEEN BIO CHEMICAL SALES INC. AND GENIEVIE HUGHES AND RAYMOND L. DILLARD RECORDED UNDER VOL. 484, PG. 756.
 - LEASE AGREEMENT FOR GENIEVIE HUGHES AND RAYMOND L. DILLARD RECORDED UNDER VOL. 484, PG. 756.
 - DEDICATION FOR PUBLIC RIGHT-OF-WAY RECORDED UNDER VOL. 673, PG. 306, DOES NOT AFFECT SUBJECT PROPERTY.
 - REVISED 09-22-23 TO ADD DIMENSIONS FROM FRONT PROPERTY LINE TO THE NORTH LINE OF EASEMENT PER CLIENT REQUEST. NO ADDITIONAL TRIP TO FIELD WAS MADE.
 - 80' H.L.&P. EASEMENT AS SHOWN ABOVE AS LOCATED PER VOL-488, PG-167. VERIFY RIGHT OF WAY LIMITS WITH UTILITY COMPANY PRIOR TO CONSTRUCTION
 PAGE 1 OF 2
 - THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION 2, LAND TITLE SURVEY.

LEGAL DESCRIPTION
 A 29.10 ACRE TRACT OF LAND, BEING A 29.95 ACRE TRACT SITUATED IN THE THOMAS W. THOMPSON SURVEY, ABSTRACT 335, FORT BEND COUNTY, TEXAS, SAID 29.95 ACRE TRACT BEING A PART OF THAT CERTAIN CALLED 32.5 ACRE TRACT SET OUT TO KNIGHT OIL COMPANY IN A PARTITION OF A CERTAIN 160 ACRE TRACT DESCRIBED IN VOLUME 139, PAGE 25, DEED RECORDS OF FORT BEND COUNTY, TEXAS, SAVE AND EXCEPT A 0.8520 ACRE (37,111 SQUARE FEET) TRACT OF LAND SITUATED IN THE THOMAS W. THOMPSON SURVEY, ABSTRACT NO. 335, CONVEYED TO THE STATE OF TEXAS, AS RECORDED IN C.F. NO. 2016090830; SAID 0.8520 OF AN ACRE BEING OUT OF A CALLED 29.95 ACRE TRACT RECORDED UNDER 2004017633, SAID 29.10 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; 2004017633.

JENNY ZENG ADDRESS F.M. 2234

I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON (OR ON ATTACHED SHEET), AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN, AND WAS DONE BY ME OR UNDER MY SUPERVISION

JOB # 2307233
 DATE 08-21-23 (REV 10-17-23)
 GF# 062318804

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