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D.M. BEARD SERVICES, L.L.C.

PROFESSIONAL LAND SURVEYING

5701 4TH STREET #883, KATY TX. 77492-0883 TEL. 832-913-9866
T.B.P.E.L.S. FIRM NO. 10194165



LINE	BEARING	DISTANCE
L1	N 01°28'48" W	98.90'
L2	N 88°53'36" E	145.00'
L3	N 01°06'24" W	71.88'

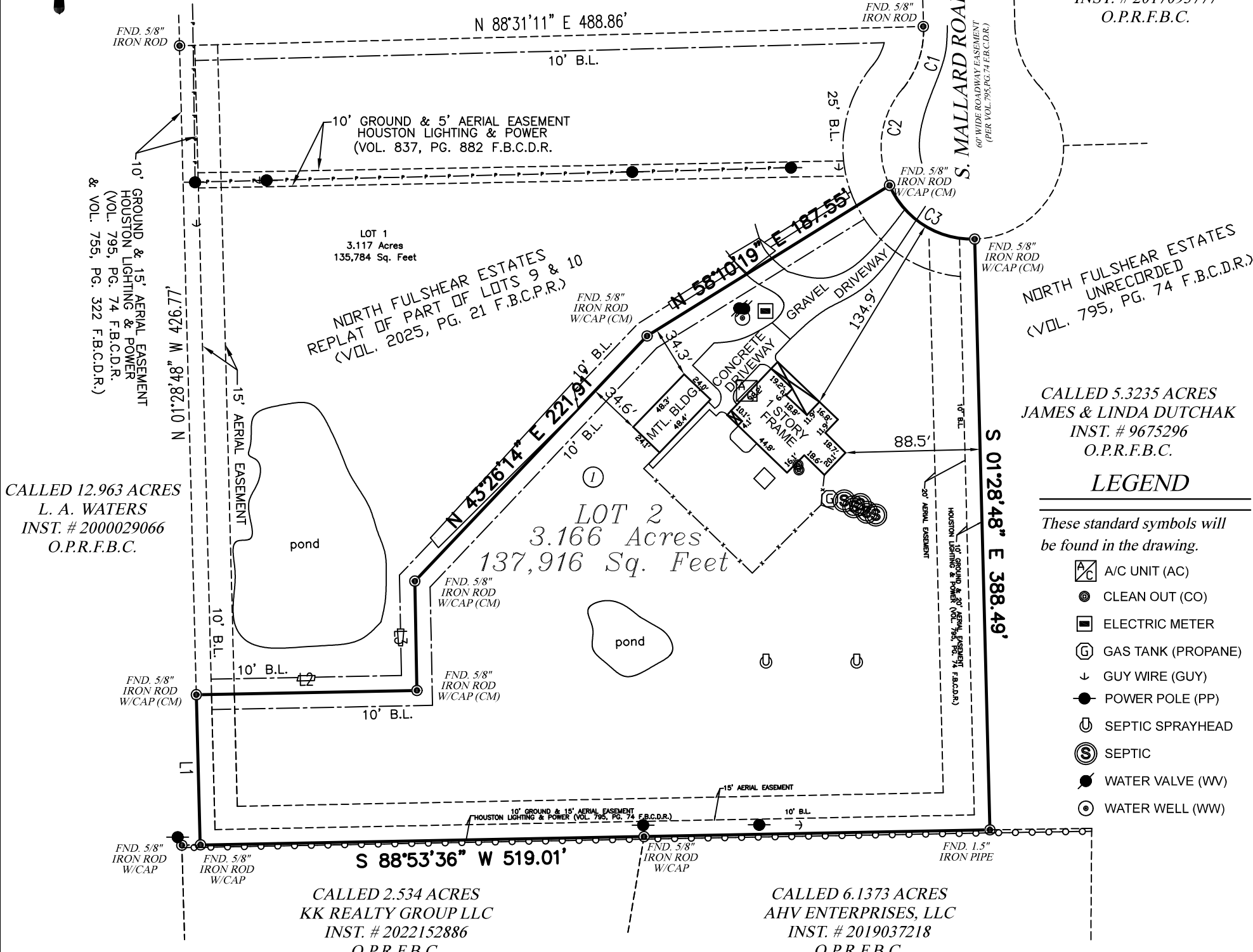
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	60.07'	44.56'	43.54'	S 18°40'21" W	42°29'47"
C2	59.27'	67.43'	63.85'	S 07°31'45" W	65°10'52"
C3	59.28'	70.09'	66.08'	S 57°49'19" E	67°44'48"

GENERAL NOTES:

1. SURVEYOR HAS NOT ABSTRACTED SUBJECT PROPERTY.
2. SURVEY IS BASED ON TITLE COMMITMENT LISTED BELOW.
3. ALL BUILDING LINES AND EASEMENTS ARE PER RECORDED PLAT UNLESS OTHERWISE SHOWN.
4. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
5. BEARINGS BASED ON TEXAS PLANE COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE, DERIVED FROM GPS OBSERVATIONS.
6. THIS SURVEY HAS BEEN PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. ALL ENCUMBRANCES MAY NOT BE SHOWN. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR.

CALLED 5.3497 ACRES
Hester James W Sr & Viola V Revocable Living Trust
INST. # 9836428
O.P.R.F.B.C.

CALLED 5.3497 ACRES
NABEEL & BRENDA KHAN
INST. # 2017093777
O.P.R.F.B.C.



CALLLED 12.963 ACRES
L. A. WATERS
INST. # 2000029066
O.P.R.F.B.C.

NORTH FULSHEAR ESTATES
UNRECORDED
(VOL. 795, PG. 74 F.B.C.D.R.)

CALLLED 5.3235 ACRES
JAMES & LINDA DUTCHAK
INST. # 9675296
O.P.R.F.B.C.

LEGEND

These standard symbols will be found in the drawing.

- A/C UNIT (AC)
- CLEAN OUT (CO)
- ELECTRIC METER
- GAS TANK (PROPANE)
- GUY WIRE (GUY)
- POWER POLE (PP)
- SEPTIC SPRAYHEAD
- SEPTIC
- WATER VALVE (WV)
- WATER WELL (WW)

SUBJECT TO:

Houston Lighting & Power Company easement 5 feet in width along a portion of the north property line(s), together with an unobstructed aerial easement adjoining thereto, 5 feet wide from a plane 20 feet above the ground upward, by instrument recorded in Volume 771, Page 488 of the Deed Records of FORT BEND County, Texas. (DOES NOT EFFECT SUBJECT TRACT)

An unlocated pipeline(s) easement granted to Texas-Illinois Natural Gas Pipeline Company by instrument(s) recorded in Volume 274, Page 330 of the Deed Records of FORT BEND County, Texas.

- = SET 5/8" IRON ROD WITH CAP STAMPED "DMBEARD SVCS RPLS 6438"
- = FOUND MONUMENT (CM) = CONTROLLING MONUMENT
- F.B.C.P.R. = FORT BEND COUNTY PLAT RECORDS
- F.B.C.D.R. = FORT BEND COUNTY DEED RECORDS
- O.P.R.F.B.C. = OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY

FLOOD NOTE

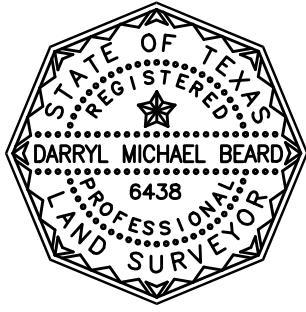
The Subject property (or a portion of) is located in Flood Zone ZONE X. According to the Federal Emergency Management Agency Flood Insurance Rate Map 48157C Panel 0085M Dated 01/29/2021

* THIS INFORMATION IS BASED ON GRAPHIC PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

LOT:	BLOCK:	SUBDIVISION:	SECTION:	COUNTY:	STATE:
2	1	NORTH FULSHEAR ESTATES REPLAT OF PART OF LOTS 9 & 10		FORT BEND	TEXAS

MAP REFERENCE: VOL. 2025, PG. 21 F.B.C.P.R. SURVEY TYPE: BOUNDARY & IMPROVEMENT

PURCHASER:		
ADDRESS: 6910 S. MALLARD ROAD		
FULSHEAR, TX 77441-6308		
TITLE COMPANY:		
GF NUMBER:		
LENDER: N/A		
DATE: 02/24/2026	DRAWN BY: DB	CHECKED BY: DMB
SCALE: 1" = 80'		JOB NO.: 2026-19



SURVEYOR'S CERTIFICATION
THIS SURVEY WAS PERFORMED ON THE GROUND BY ME AND COMPLIES WITH THE CURRENT MINIMUM REQUIREMENTS OF THE TEXAS ENGINEERING AND LAND SURVEYING PRACTICES ACT AS PROMULGATED BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

[Signature]
DARRYL M. BEARD
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6438

3/3/26