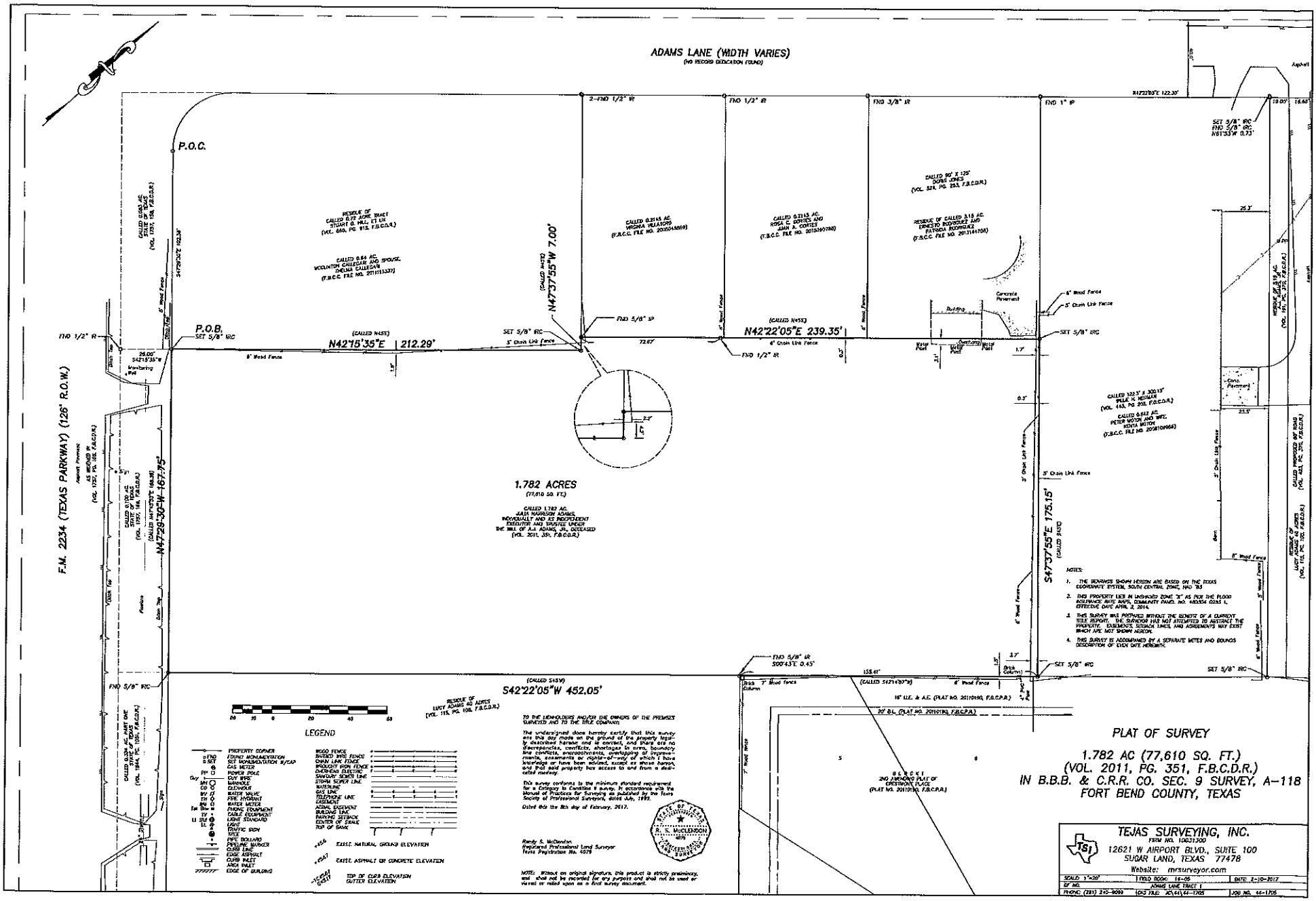
ADAMS LANE (WIDTH VARIES)
(NO RECORD DEDICATION FOUND)
F.M. 2234 (TEXAS PARKWAY) (126' R.O.W.)
P.O.C.
P.O.B.
SET 5/8" IRC
N42°15'35"E 212.29'
N47°37'55"W 7.00'
N42°22'05"E 239.35'
S47°37'55"E 175.15'
S42°22'05"W 452.05'
N47°29'30"W 167.75'
1.782 ACRES
(77,610 SQ. FT.)
CALLED 1.782 AC.
JULIA HARRISON ADAMS,
INDEPENDENT AND AS INDEPENDENT
EXECUTOR AND TRUSTEE UNDER
THE WILL OF ALA ADAMS, JR., DECEASED
(VOL. 2011, 351, F.B.C.O.R.)
FND 1/2" IR
FND 5/8" IP
FND 3/8" IR
FND 1" IP
FND 5/8" IRC
SET 5/8" IRC
FND 5/8" IRC
N81°53'W 0.73'
S00°43'E 0.45'
N42°22'05"E 122.30'
(CALLED N45°E)
(CALLED S45°W)
(CALLED N47°37'55"W)
(CALLED S47°37'55"E)
RESIDUE OF
CALLED 0.72 ACRES TRACT
STUART G. HILL ET UX
(VOL. 649, PG. 912, F.B.C.O.R.)
CALLED 0.64 AC.
MCCLUNTON CALLEGAR AND SPOUSE,
CHELSEA CALLEGAR
(F.B.C.C. FILE NO. 2011115337)
CALLED 0.2143 AC.
VERONICA VELASCO
(F.B.C.C. FILE NO. 2015049569)
CALLED 0.2143 AC.
ROSA E. CORTES AND
JUAN A. CORTES
(F.B.C.C. FILE NO. 2015049780)
CALLED 90' X 125'
DORIS JONES
(VOL. 324, PG. 253, F.B.C.D.R.)
RESIDUE OF CALLED 0.15 AC.
ERNESTO RODRIGUEZ AND
PATRICIA RODRIGUEZ
(F.B.C.C. FILE NO. 2013141708)
CALLED 122.5' X 300.13'
WILLIE H. HERMAN
(VOL. 443, PG. 255, F.B.C.D.R.)
CALLED 0.642 AC.
PETER MOTON AND WIFE,
KENTA MOTON
(F.B.C.C. FILE NO. 2016109066)
RESIDUE OF
LUCY ADAMS 40 ACRES
(VOL. 115, PG. 105, F.B.C.D.R.)
CALLED 0.64 AC.
STATE OF TEXAS
(VOL. 1751, 106, F.B.C.D.R.)
CALLED 0.100 AC.
STATE OF TEXAS
(VOL. 1757, 146, F.B.C.D.R.)
CALLED 0.634 AC. PART ONE
STATE OF TEXAS
(VOL. 1844, PG. 1120, F.B.C.D.R.)
CALLED PROPOSED 80' ROAD
(VOL. 443, PG. 255, F.B.C.D.R.)
RESIDUE OF
LUCY ADAMS 40 ACRES
(VOL. 115, PG. 105, F.B.C.D.R.)
16' U.E. & A.E. (PLAT NO. 20110190, F.B.C.P.R.)
20' B.L. (PLAT NO. 20110190, F.B.C.P.R.)
BLOCK 1
2ND AMENDING PLAT OF
CROSSROAD PLACE
(PLAT NO. 20110190, F.B.C.P.R.)
NOTES:
1. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD '83
2. THIS PROPERTY LIES IN UNSHADED ZONE "X" AS PER THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 48157C 0285 L, EFFECTIVE DATE APRIL 2, 2014.
3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THE SURVEYOR HAS NOT ATTEMPTED TO ABSTRACT THE PROPERTY. EASEMENTS, SETBACK LINES, AND AGREEMENTS MAY EXIST WHICH ARE NOT SHOWN HEREON.
4. THIS SURVEY IS ACCOMPANIED BY A SEPARATE METES AND BOUNDS DESCRIPTION OF EVEN DATE HEREWITH.
LEGEND
PROPERTY CORNER
FOUND MONUMENTATION
SET MONUMENTATION W/CAP
GAS METER
POWER POLE
GUY WIRE
MANHOLE
CLEANOUT
WATER VALVE
FIRE HYDRANT
WATER METER
PHONE EQUIPMENT
CABLE EQUIPMENT
LIGHT STANDARD
LIGHT
TRAFFIC SIGN
TREE
PIPE BOLLARD
PIPELINE MARKER
CURB LINE
EDGE ASPHALT
CURB INLET
AREA INLET
EDGE OF BUILDING
WOOD FENCE
BARBED WIRE FENCE
CHAIN LINK FENCE
WROUGHT IRON FENCE
OVERHEAD ELECTRIC
SANITARY SEWER LINE
STORM SEWER LINE
WATERLINE
GAS LINE
TELEPHONE LINE
EASEMENT
AERIAL EASEMENT
BUILDING LINE
PARKING SETBACK
CENTER OF GRAVEL
TOP OF BANK
EXIST. NATURAL GROUND ELEVATION
EXIST. ASPHALT OR CONCRETE ELEVATION
TOP OF CURB ELEVATION
GUTTER ELEVATION
TO THE LIENHOLDERS AND/OR THE OWNERS OF THE PREMISES SURVEYED AND TO THE TITLE COMPANY:
The undersigned does hereby certify that this survey and the plat made on the ground of the property legally described hereon and is correct, and there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights-of-way of which I have knowledge or have been advised, except as shown hereon, and that said property has access to and from a dedicated roadway.
This survey conforms to the minimum standard requirement for a Category 1a Condition II survey, in accordance with the Manual of Practice for Surveying as published by the Texas Society of Professional Surveyors, dated July, 1992.
Dated this the 8th day of February, 2017.
Randy S. McClendon
Registered Professional Land Surveyor
Texas Registration No. 4979
NOTE: Without an original signature, this product is strictly preliminary, and shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
PLAT OF SURVEY
1.782 AC (77,610 SQ. FT.)
(VOL. 2011, PG. 351, F.B.C.D.R.)
IN B.B.B. & C.R.R. CO. SEC. 9 SURVEY, A-118
FORT BEND COUNTY, TEXAS
TEXAS SURVEYING, INC.
FIRM NO. 10031300
12621 W AIRPORT BLVD., SUITE 100
SUGAR LAND, TEXAS 77478
Website: mrsurveyor.com
SCALE: 1"=20'
FIELD BOOK: 16-05
DATE: 2-10-2017
BY NO.
ADAMS LANE TRACT 1
PHONE: (281) 242-9099
DWG FILE: 2016-44-1705
JOB NO. 44-1705