



1" = 40'

LEGEND

- CP = CONTROL POINT
- O.P.R.F.B.C. = OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY
- O..R.F.B.C. = OFFICIAL RECORDS OF FORT BEND COUNTY
- F.B.C.C.F. NO.(S) = FORT BEND COUNTY CLERK'S
- VOL = VOLUME
- PG. = PAGE
- x--- = WIRE FENCE
- OHP--- = OVERHEAD POWER
- Ø = UTILITY POLE

NOTES:

1. THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.
2. ALL BUILDING LINES, EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES, IF ANY, SHOULD BE VERIFIED BY BUILDER PRIOR TO PLANNING OR CONSTRUCTION.
3. THE BEARINGS ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204, NAD83.
4. ALL CORNERS ARE PROPERTY MARKED WITH SET 1/2" IRON RODS CAPPED MARKED H&H LAND, UNLESS OTHERWISE SHOWN.
5. SURVEYOR HAS NOT ABSTRACTED SUBJECT PROPERTY AND HAS RELIED ON THE TITLE COMMITMENT FROM FRONTIER TITLE COMPANY-WH, LLC, GF NO. 25158811FUL.
6. EASEMENT AGREEMENT PER VOL. 2318, PG. 1116, O.R.F.B.C., TX DOES NOT AFFECT THIS PROPERTY.
7. AGREEMENT TO MAINTAIN ROADWAY (40' EASEMENT AND RIGHT-OF-WAY PER VOL. 2324, PG. 1023 (9141253), O.R.F.B.C., TX) PER F.B.C.C.F. NO.(S) 9120887 AND 9116997, O.R.F.B.C., TX.
8. H.L. & P. EASEMENT PER F.B.C.C.F. NO.(S) 2007034446, O.P.R.F.B.C., TX IS NOT LOCATABLE DUE TO INADEQUATE DESCRIPTION.

H PROFESSIONAL LAND SERVICES P. O. Box 1974 Mont Belvieu, TX 77580 (Office) 281 385-2087 Email: info@hhsurveying.com		JOB NO. 226010	
LOT: **	BLOCK:	SECTION:	SUBDIVISION:
RECORDATION: **	COUNTY: FORT BEND	STATE: TEXAS	SURVEY: JOHN RANDON LEAGUE ABSTRACT 76
LENDER:	TITLE CO.: FRONTIER TITLE COMPANY-WH, LLC	GF NO.: 25158811FUL	

PURCHASER: OXBOW EQUITIES, LP
 ADDRESS: 3019 BOWSER ROAD, FULSHEAR, TEXAS 77441
 FLOOD ZONE INFORMATION: This lot DOES NOT lie in the 100 year flood plain and is in ZONE "X" according to the Federal Insurance Administration designated Flood Hazard Area by Community Panel No. 480228 0090M dated 01/29/2021

FLOOD ZONE DETERMINED BY GRAPHIC PLOTTING ONLY. FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION TO THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOOD CONDITIONS. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

FIELD WORK	NO.	DESCRIPTION	DATE
01/20/26-CW			
DRAFTED BY			
01/21/26-HH			
CHECKED BY			
01/21/26-MR			
KEY MAP NO.			
F.B.C.			

JOHN RANDON LEAGUE
 ABSTRACT 76

N 88°01'13" E 181.59'
 (CALLED S. 89°58'20" E)

N 01°58'02" W 174.46'
 (CALLED N 00°17'40" E - 174.54')

S 00°32'14" W 218.13'
 (CALLED S 02°34'29" W - 218.21')

N 00°32'14" E 218.13'
 (CALLED N 02°34'29" E - 218.16')

N 80°17'20" W 89.61'
 (CALLED N 78°16'25" W - 89.47')

N 75°16'35" W 88.01'
 (CALLED N 73°15'25" W - 88.00')

N 75°16'20" W 102.31'
 (CALLED N 73°15'25" W - 102.21')

N 80°08'30" W 106.55'
 (CALLED N 78°11'29" W - 106.75')

S 02°13'56" E 269.19'
 (CALLED S 00°13'29" E)

30' RIGHT-OF-WAY EASEMENT
 VOL. 286, PG. 117, D.R.F.B.C., TX

FND. MAG NAIL AT 182.52" NORTH
 FND. 1/2" IRON PIPE AT 160.95"

FND. RAILROAD SPIKE
 FND. MAG NAIL AT 182.52" NORTH

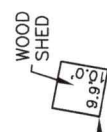
RESIDUE OF A CALLED 1.00 ACRE, TRACT LINDA NEWSOME DILLARD
 F.B.C.C.F. NO.(S) 9568197, O.P.R.F.B.C., TX

RESIDUE OF A CALLED 1.33 ACRES, TRACT LINDA NEWSOME DILLARD
 F.B.C.C.F. NO.(S) 9568197, O.P.R.F.B.C., TX

RESIDUE OF A CALLED 6.60 ACRES WILDFLOW RYAN
 VOL. 2277, PG. 1414 (9106557), O.R.F.B.C., TX

TRACT 1
 0.791 ACRES
 CALLED 0.7909 ACRES
 JOSE OLIVARES
 F.B.C.C.F. NO.(S) 2014052707, O.P.R.F.B.C., TX

TRACT 2
 1.114 ACRES
 0.183 ACRES WITHIN THE RIGHT-OF-WAY EASEMENT OF BOWSER ROAD
 CALLED 1.115 ACRES
 JOSE OLIVARES
 F.B.C.C.F. NO.(S) 2014025352, O.P.R.F.B.C., TX



"POINT OF BEGINNING"
 TRACT 1 & 2

I, HEREBY DECLARE THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY ON THE GROUND BY H & H PROFESSIONAL LAND SERVICES AND UNDER MY SUPERVISION; THAT NO ENCROACHMENTS EXIST AT THE TIME OF THIS SURVEY UNLESS REFLECTED HEREON; THAT SAID SURVEY CONFORMS TO THE CURRENT TEXAS BOARD OF PROFESSIONAL LAND SURVEYING STANDARDS AND SPECIFICATIONS.

** BEING TWO TRACTS OF LAND SITUATED IN THE JOHN RANDON LEAGUE, ABSTRACT 76, FORT BEND COUNTY, TEXAS.

TRACT 1 - CONTAINING 0.791 ACRES (CALLED 0.7909 ACRES) AND BEING THE SAME TRACT OF LAND CONVEYED TO JOSE OLIVARES RECORDED BY DEED IN FORT BEND COUNTY CLERK'S FILE NO.(S) 2014052707 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.

TRACT 2 - CONTAINING 1.114 ACRES (CALLED 1.115 ACRES) AND BEING THE SAME TRACT OF LAND CONVEYED TO JOSE OLIVARES RECORDED BY DEED IN FORT BEND COUNTY CLERK'S FILE NO.(S) 2014025352 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.

SAID TRACT 1 AND 2 BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS.



MIKE H. RUBAY, R.P.L.S. NO. 2907, STATE OF TEXAS