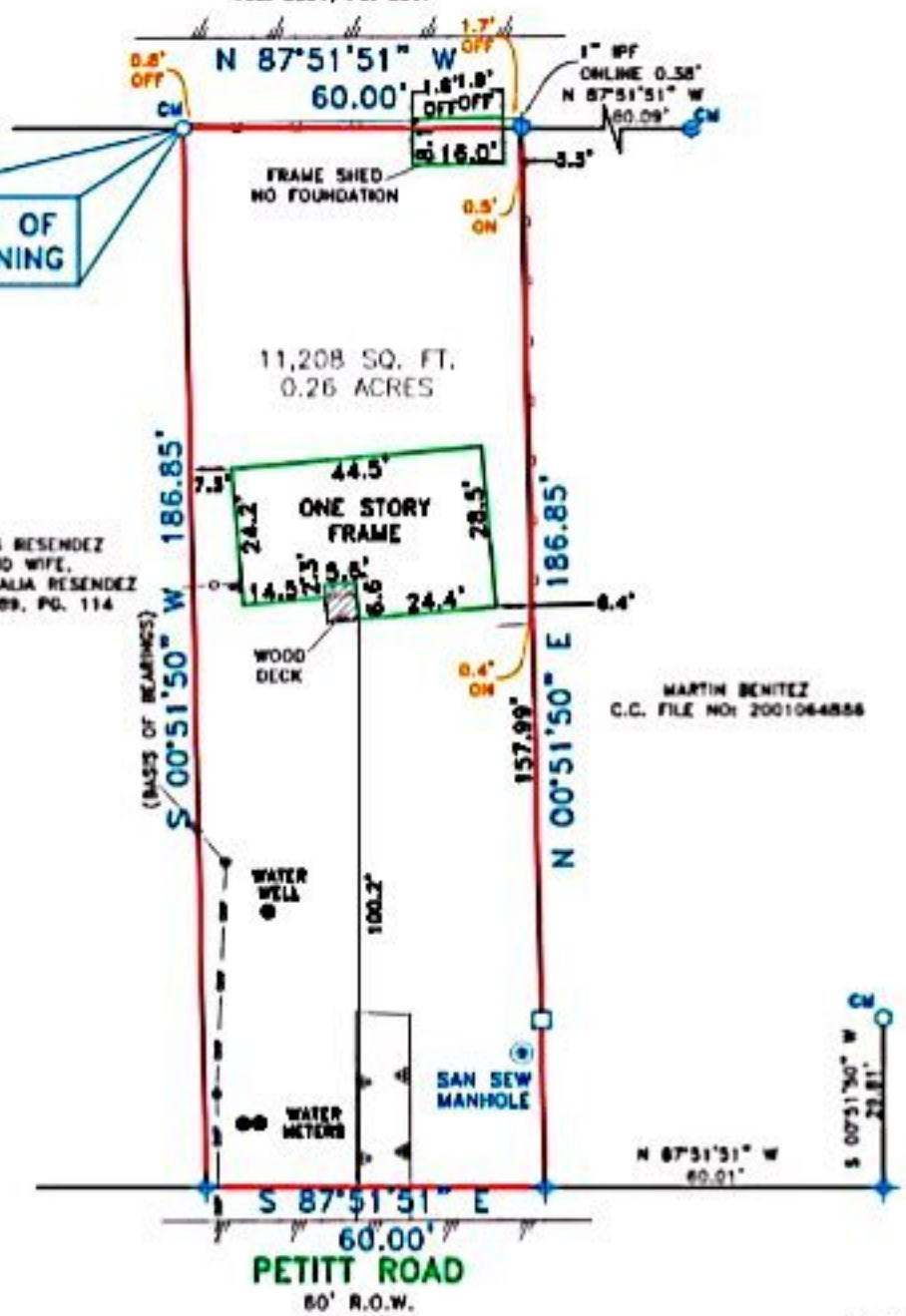




POINT OF BEGINNING

TOMAS RESENDEZ AND WIFE, MARIA ORALIA RESENDEZ VOL. 589, PG. 114

JESSIE LEE PARKER VOL. 2291, PG. 2017



MARTIN BENITEZ C.C. FILE NO: 2001064888

15527 Pettitt Road

Being a tract of land situated in the John Laverick Survey, Abstract No. 402, Fort Bend County, Texas, some being that tract of land conveyed to Robert Arguello and Marich Rene Arguello, by deed recorded in County Clerk File No. 2017133932, Real Property Records of Fort Bend County, Texas, and being more particularly described by notes and bounds as follows:

BEGINNING at a 1 inch iron pipe found for corner, said corner being the Southeast corner of that tract of land conveyed to Tomas Resendez and wife, Maria Oralia Resendez, by deed recorded in Volume 589, Page 114, Deed Records of Fort Bend County, Texas and being along the North line of a tract of land conveyed to Jessie Lee Parker, by deed recorded in Volume 2291, Page 2017, Deed Records of Fort Bend County, Texas;

THENCE North 87 degree 51 minutes 51 seconds West, along the North line of said Parker tract, a distance of 60.00 feet to a point for corner, said corner being the Southeast corner of a tract of land conveyed to Martin Benitez, by deed recorded in County Clerk File No. 2001064888, Real Property Records of Fort Bend County, Texas, from which a 1 inch iron rod pipe bears a distance of 0.58 feet for reference;

THENCE North 80 degree 51 minutes 50 seconds East, along the East line of said Benitez tract, passing at a distance of 187.99 feet to a fence post found online for reference and continuing a total distance of 186.85 feet to a point for corner, said corner being the Northeast corner of said Benitez tract and being along the South line of Pettitt Road (60 feet right-of-way);

THENCE South 87 degree 51 minutes 51 seconds East, along the South line of Pettitt Road, a distance of 60.00 feet to a point for corner, said corner being the Northwest corner of said Resendez tract;

THENCE South 00 degree 51 minutes 50 seconds West, along the West line of said Resendez tract, a distance of 186.85 feet to the POINT OF BEGINNING and containing 11,208 square feet or 0.26 acres of land.

LEGEND

- 1/2" ROD FOUND
- 1/2" PIPE FOUND
- 1" PIPE FOUND
- 1" PIPE FOUND
- ⊕ 7" FOUND/SET
- ⊕ 7" FOUND/SET
- ⊕ ROD NAIL FOUND
- ⊕ TRANSFORMER PAD
- ⊕ COLUMN
- ⊕ UNDERGROUND ELECTRIC
- O— OVERHEAD ELECTRIC POWER
- O— OVERHEAD ELECTRIC SERVICE
- O— CHAIN LINK
- O— WOOD FENCE 0.5' WIDE TYPICAL
- 1/2" PIPE FOUND
- CM CONTROLLING MONUMENT
- AC AIR CONDENSER
- PC POOL EQUIPMENT
- POWER POLE
- △ OVERHEAD ELECTRIC
- |— IRON FENCE
- X— BARBED WIRE
- |— EDGE OF ASPHALT
- |— EDGE OF GRAVEL
- CONCRETE COVERED AREA

EXCEPTIONS:



NOTE: This survey is made in conjunction with the information provided by the client. CBG Surveying, Inc. has not researched the land title records for the existence of easements, restrictive covenants or other encumbrances.

NOTES:
BEARINGS ARE BASED ON DEED RECORDED IN C.C. FILE NO. 2017133932.
EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.
FLOOD NOTE: According to the F.L.R.M. No. 48157C0145L, this property does lie in Zone X and does not lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by The Client Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions are as indicated; location and type of buildings are as shown and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Accepted by: _____
Date: _____ Purchaser

Drawn By: MARIA
Scale: 1" = 30'
Date: 04/30/18
GF NO.: GF#
Job No. 1808253