

PROPERTY DESCRIPTION:

BEING A 0.400 ACRE TRACT OF LAND SITUATED IN THE JANE H. LONG SURVEY, ABSTRACT NO. 55, FORT BEND COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND CONVEYED IN DEED TO KATHRYN NEELY, AS RECORDED IN INSTRUMENT NO. 2022074360, OFFICIAL PUBLIC RECORDS, FORT BEND COUNTY, TEXAS, SAID TRACT CONTAINING ALL OF LOT 3 AND THE SOUTH HALF OF LOT 2, BLOCK 3, OF WINSTON TERRACE, SECTION ONE, AN ADDITION TO FORT BEND COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 237, PAGE 531, DEED RECORDS, FORT BEND COUNTY, TEXAS, AND CONTAINING ALL THAT CERTAIN TRACT OF LAND CALLED 0.0025 ACRES IN DEED RECORDED IN INSTRUMENT NO. 2000047812 (VOLUME 2553, PAGE 1956), SAID OFFICIAL PUBLIC RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON PIPE FOUND AT THE EAST CORNER OF SAID NEELY TRACT AND SAID LOT 3 AND THE NORTH CORNER OF LOT 4, SAID BLOCK, AND ALL THAT CERTAIN TRACT OF LAND CONVEYED IN DEED AS TRACT I TO DAVID J. BARTA AND WIFE, ANDREA J. BARTA, AS RECORDED IN INSTRUMENT NO. 2006107197, SAID OFFICIAL PUBLIC RECORDS, SAID IRON PIPE BEING ON THE SOUTHWEST LINE OF WINSTON DRIVE (60 FOOT RIGHT-OF-WAY);

THENCE SOUTH 67° 37' 07" WEST, A DISTANCE OF 161.88 FEET ALONG THE COMMON LINE OF SAID LOTS 3 AND 4 TO A FENCE CORNER AT THE SOUTH CORNER OF SAID LOT 3 AND SAID NEELY TRACT, THE WEST CORNER OF SAID LOT 4 AND SAID TRACT I, AND THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN SAID BARTA DEED AS TRACT II;

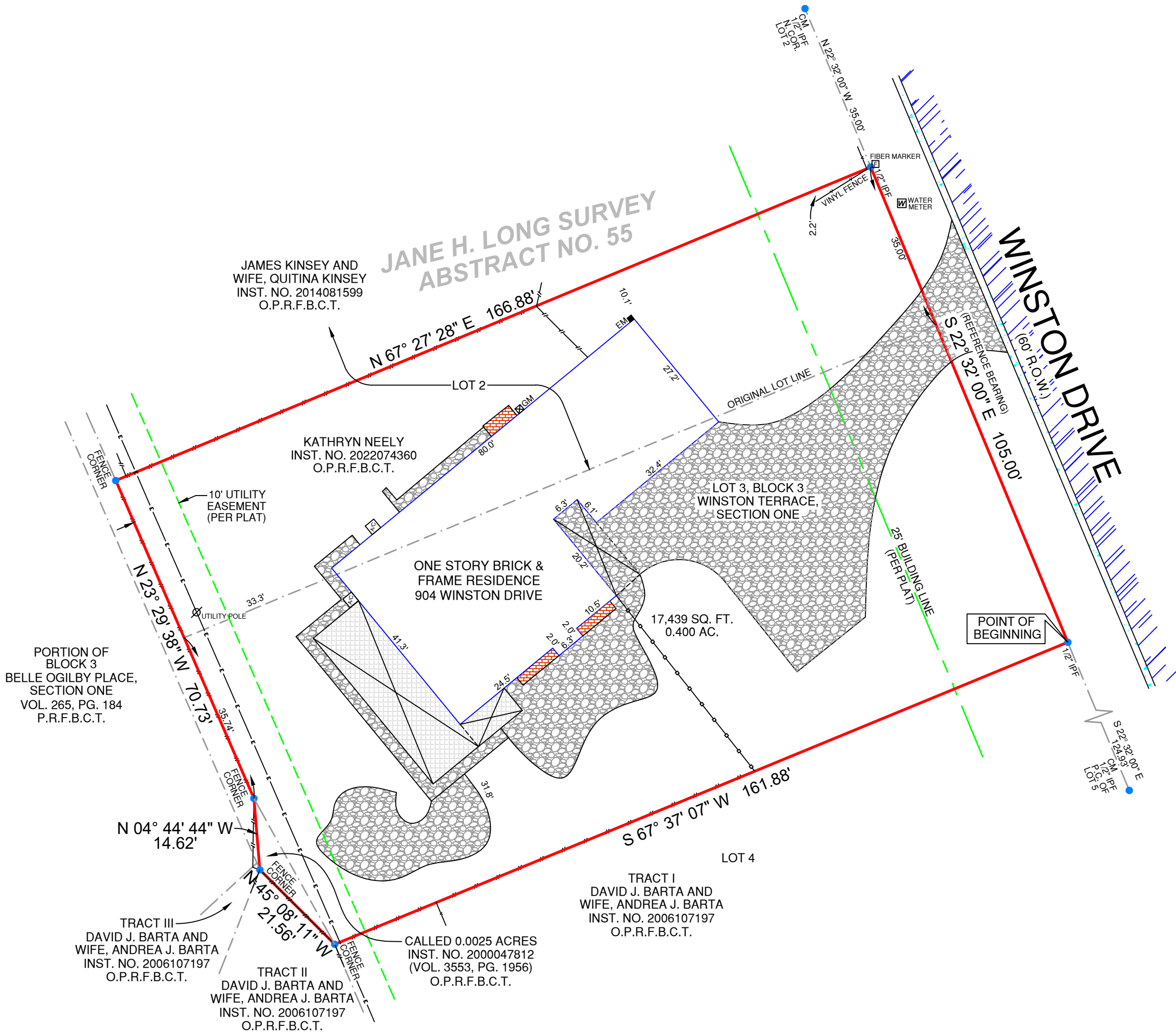
THENCE NORTH 45° 08' 11" WEST, A DISTANCE OF 21.56 FEET ALONG THE COMMON LINE OF SAID NEELY TRACT AND SAID TRACT II TO A FENCE CORNER AT THE NORTH CORNER OF SAID TRACT II AND THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN SAID BARTA DEED AS TRACT III;

THENCE NORTH 04° 44' 44" WEST, A DISTANCE OF 14.62 FEET ALONG THE WEST LINE OF SAID NEELY TRACT TO A FENCE CORNER ON THE SOUTHWEST LINE OF AFORESAID LOT 3;

THENCE NORTH 23° 29' 38" WEST ALONG SAID SOUTHWEST LINE, PASSING THE WEST CORNER OF SAID LOT 3 AND THE SOUTH CORNER OF AFORESAID LOT 2 AT A DISTANCE OF 35.74 FEET AND CONTINUING ALONG THE SOUTHWEST LINE OF SAID LOT 2 A TOTAL DISTANCE OF 70.73 FEET TO A FENCE CORNER AT THE WEST CORNER OF SAID NEELY TRACT AND THE SOUTH CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED IN DEED TO JAMES KINSEY AND WIFE, QUITINA KINSEY, AS RECORDED IN INSTRUMENT NO. 2014081599, AFORESAID OFFICIAL PUBLIC RECORDS;

THENCE NORTH 67° 27' 28" EAST, A DISTANCE OF 166.88 FEET ALONG THE COMMON LINE OF SAID NEELY AND KINSEY TRACTS TO A 1/2-INCH IRON PIPE FOUND AT THE NORTH CORNER OF SAID NEELY TRACT AND THE EAST CORNER OF SAID KINSEY TRACT, SAID IRON PIPE BEING ON THE AFORESAID SOUTHWEST LINE OF WINSTON DRIVE;

THENCE SOUTH 22° 32' 00" EAST, PASSING THE EAST CORNER OF AFORESAID LOT 2 AND THE NORTH CORNER OF AFORESAID LOT 3 AT A DISTANCE OF 35.00 FEET AND CONTINUING A TOTAL DISTANCE OF 105.00 FEET ALONG SAID SOUTHWEST LINE TO THE POINT OF BEGINNING AND CONTAINING 17,439 SQUARE FEET OR 0.400 OF ONE ACRE OF LAND.



THIS PROPERTY IS NOT AFFECTED BY THE FOLLOWING:
(10i)-EASEMENT, VOL. 375, PG. 323, D.R.F.B.C.T.
(10m)-EASEMENT, VOL. 378, PG. 201, D.R.F.B.C.T.

FEMA NOTE

FLOOD INFORMATION:
THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "X" RATING AS SHOWN BY MAP NO. 48157C0235 L, DATED APRIL 2, 2014.

SURVEYOR'S CERTIFICATION:
THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS, INTRUSIONS OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS FOR THE EXCLUSIVE USE OF THE HEREON NAMED PURCHASER, MORTGAGE COMPANY, AND TITLE COMPANY ONLY AND THIS SURVEY IS MADE PURSUANT TO THAT CERTAIN TITLE COMMITMENT UNDER THE GF NUMBER SHOWN HEREON, PROVIDED BY THE TITLE COMPANY NAMED HEREON AND THAT THIS DATE, THE EASEMENTS, RIGHTS-OF-WAY, OR OTHER LOCATABLE MATTERS OF RECORD THAT THE UNDERSIGNED HAS KNOWLEDGE OR HAS BEEN ADVISED ARE AS SHOWN OR NOTED HEREON. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE RECORDED PLAT AND DEED REFERENCED HEREON.

GENERAL NOTES

- 1.) THE BASIS OF BEARINGS FOR THIS SURVEY WAS DERIVED FROM DATA PROVIDED ON THE RECORDED PLAT.
- 2.) THERE ARE NO VISIBLE CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN. FENCES MAY BE MEANDERING.
- 3.) THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE NAMED CLIENT, MORTGAGE COMPANY, TITLE COMPANY, OR OTHER, AND IS MADE PURSUANT TO THAT ONE CERTAIN TITLE COMMITMENT UNDER THE GF NUMBER LISTED HEREON.
- 4.) AS OF THIS DATE, ALL EASEMENTS, RIGHTS-OF-WAY OR OTHER LOCATABLE MATTERS OF RECORD SHOWN OR NOTED HEREON WERE DERIVED FROM THE RECORDED PLAT, THE VESTING DEED, OR THE TITLE REPORT AND SUPPORTING DOCUMENTS. ALL SUCH ITEMS WERE OBTAINED DURING THE RESEARCH PHASE OF THIS SURVEY OR PROVIDED BY THE CLIENT/TITLE COMPANY LISTED HEREON. PREMIER SURVEYING MAKES NO REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF SUCH ITEMS AND HAS MADE NO ATTEMPTS TO OBTAIN OR SHOW ANY ADDITIONAL RESTRICTIONS ON OR NEAR THIS PROPERTY PUT IN PLACE BY LOCAL MUNICIPALITIES OR ASSOCIATIONS.
- 5.) THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
- 6.) THIS SURVEY IS NOT INTENDED TO ADDRESS OR IDENTIFY WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE OR ANY OTHER ENVIRONMENTAL OR GEOLOGICAL ISSUE.
- 7.) THE EXISTING UTILITIES DEPICTED HEREON ARE BASED ON FIELD LOCATION OF VISIBLE, ABOVE GROUND EVIDENCE. UTILITIES AND OTHER MINOR IMPROVEMENTS MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY. PREMIER SURVEYING IS NOT RESPONSIBLE FOR THE EXACT LOCATION OF SUBSURFACE UTILITIES, NOR FOR ANY DAMAGES BY ANY CONSTRUCTION OR EXCAVATION ON OR NEAR SAID UTILITIES.
- 8.) SYMBOLS AS SHOWN IN THE LEGEND ARE NOT TO SCALE AND MAY HAVE BEEN MOVED FROM THE ACTUAL HORIZONTAL LOCATION FOR CLARITY.

904 WINSTON DRIVE
CITY OF RICHMOND
FORT BEND COUNTY, TEXAS

GF#: HTT-26-12889

BORROWER: PURCHASING FUND 2025-1, LLC

TITLE CO: HOMEWARD TITLE

PREMIER JOB #: 26-02260

TECH: MSP

DATE: 08/28/26

FIELD: RT

FIELD DATE: 08/28/26



CONCRETE	WOOD FENCE
BRICK	CHAIN LINK FENCE
ASPHALT	WROUGHT IRON FENCE
WOOD	BARB WIRE FENCE
STONE	R.R. TIE RETAINING WALL
GRAVEL	BRICK WALL
COVERED AREA	STONE WALL
CM = CONTROLLING MONUMENT	OVERHEAD TELEPHONE LINE
	OVERHEAD ELECTRIC LINE
	IRF = IRON ROD FOUND
	IPF = IRON PIPE FOUND
	IRS = IRON ROD SET
	MFCP = METAL FENCE COR POST
	WFPC = WOOD FENCE COR POST

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Firm Registration No. 10146200

