

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

LEGEND:

- AE - AERIAL EASEMENT
BL - BUILDING LINE
BLDG - BUILDING
ESMT - EASEMENT
FND - FOUND
HL&P - HOUSTON LIGHTING & POWER
IP - IRON PIPE
IR - IRON ROD
FBCF - FORT BEND COUNTY CLERKS FILE
FBCDR - FORT BEND COUNTY DEED RECORDS
FBCMR - FORT BEND COUNTY MAP RECORDS
FOB - POINT OF BEGINNING
POC - POINT OF COMMENCING
PS - PARKING SPACES
ROW - RIGHT OF WAY
SQ. FT. - SQUARE FEET
UE - UTILITY EASEMENT
CIR - CAPPED IRON ROD
STS - STAMPED SOUTH TEXAS SURVEYING
-X- BARBED WIRE FENCE
-o- CHAIN LINK FENCE
-x- CONCRETE
COVERED CONCRETE
-E- OVERHEAD ELECTRIC LINES
-W- WOOD FENCE
-I- WROUGHT IRON FENCE
-G- GUY WIRE
CATCH BASIN
CABLE BOX
ELECTRIC BOX
ELECTRIC MH
FIRE HYDRANT
FIBER OPTIC MARKER
FLAG POLE
GAS METER
GAS VALVE
CURB INLET
LIGHT POLE
MANHOLE
MONITORING WELL
PIPELINE MARKER
POWER POLE
SERVICE POLE
SANITARY MANHOLE
STORM MANHOLE
TELEPHONE PEDESTAL
TRANSFORMER
TRAFFIC SIGNAL BOX
TRAFFIC SIGNAL POLE
UNDERGROUND CABLE MARKER
WATER WELL
WATER METER
WATER VALVE
BENCHMARK

LEGAL DESCRIPTION

2.7435 ACRES OF LAND, MORE OR LESS, COMMONLY KNOWN AS TRACT 9 OF BELLA VISTA, AN UNRECORDED SUBDIVISION OUT OF THE JOHN FOSTER 2 1/2 LEAGUE, ABSTRACT 26, FORT BEND COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARINGS BASED ON GPS OBSERVATION, TEXAS STATE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL, GEOID 18, NAD83);

FIELD NOTES FOR A 2.7434 ACRE TRACT OF LAND BEING A PART OF A 96.7802 ACRE TRACT OF LAND IN THE JOHN FOSTER 2 1/2 LEAGUES, ABSTRACT 26, FORT BEND COUNTY, TEXAS, BEING THAT SAME CALLED 95.75 ACRE TRACT, DESCRIBED IN DEED, CARL B. BENTLEY, ET UX TO EDWARD C. MC WILLIAMS, RECORDED IN VOLUME 439, PAGE 649, FORT BEND COUNTY DEED RECORDS.

COMMENCING AT A POINT IN THE CENTERLINE OF WINNER-FOSTER ROAD AT THE SOUTHWEST CORNER OF THE AFOREMENTIONED CALLED 95.75 ACRE TRACT BEING SURVEYED AS 96.7802 ACRES;

THENCE NORTH 02 DEGREES 19 MINUTES 21 SECONDS WEST ALONG THE CENTERLINE OF WINNER-FOSTER ROAD BEING THE WEST LINE OF THE 96.7802 ACRE TRACT, 1385.56 FEET TO A POINT ON SAID LINE;

THENCE NORTH 87 DEGREES 40 MINUTES 39 SECONDS EAST, 1138.81 FEET TO A MAG NAIL SET IN THE CENTERLINE OF CALETA CIRCLE (60 FOOT WIDE ROAD) ALONG THE SOUTHERLY SIDE OF THE HEREIN DESCRIBED TRACT FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED 2.7435 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF AN ADJOINING 3.2255 ACRE TRACT, TRACT 10, BEING A PART OF THE AFOREMENTIONED 96.7802 ACRE TRACT OF LAND;

THENCE SOUTH 02 DEGREES 19 MINUTES 21 SECONDS EAST, ALONG THE COMMON LINE OF THE HEREIN DESCRIBED 2.7435 ACRE TRACT AND THE AFOREMENTIONED ADJOINING 3.2255 ACRE, A DISTANCE OF 542.35 FEET TO A MAG NAIL SET IN THE CENTERLINE OF CALETA CIRCLE FOR CORNER;

THENCE SOUTH 79 DEGREES 07 MINUTES 53 SECONDS WEST, ALONG THE CENTERLINE OF CALETA CIRCLE, A DISTANCE OF 90.00 FEET TO A MAG NAIL SET IN THE CENTERLINE OF CALETA CIRCLE FOR AN ANGLE POINT IN THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE SOUTH 77 DEGREES 34 MINUTES 21 SECONDS WEST, ALONG THE CENTERLINE OF CALETA CIRCLE, A DISTANCE OF 130.06 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.7435 ACRES OF LAND, MORE OR LESS.

SCHEDULE 'B' ITEMS

1. THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED IN/UNDER

10A. EASEMENTS GRANTED TO HOUSTON LIGHTING AND POWER COMPANY BY INSTRUMENT RECORDED IN VOLUME 703, PAGE 799, DEED RECORDS OF FORT BEND COUNTY, TEXAS.

10B. A SIXTY (60) FOOT WIDE ROAD EASEMENT SET OUT IN INSTRUMENTS RECORDED IN VOLUME 657, PAGE 876, VOLUME 683, PAGE 835, VOLUME 686, PAGE 215, VOLUME 729, PAGE 764, VOLUME 713, PAGE 618, VOLUME 712, PAGE 308, VOLUME 722, PAGE 51, VOLUME 722, PAGE 54 AND VOLUME 720, PAGE 799, DEED RECORDS OF FORT BEND COUNTY, TEXAS.

SITE PHOTOGRAPH

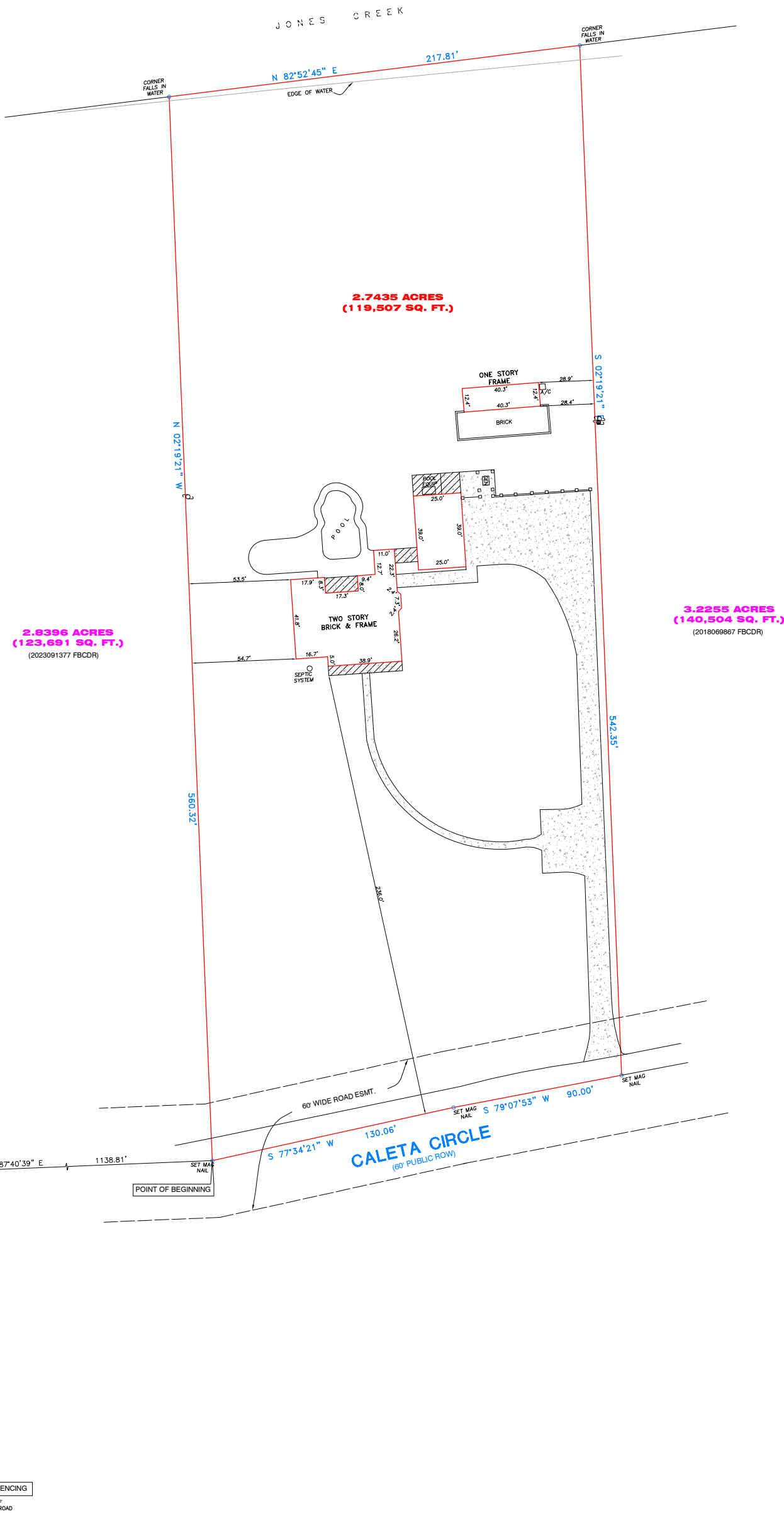


NOTES:

- BOUNDARY BASED ON GPS OBSERVATION TEXAS SOUTH CENTRAL ZONE.
- SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY. EASEMENTS, BUILDING LINES, ETC., SHOWN ARE AS IDENTIFIED BY STEWART TITLE GUARANTY COMPANY FILE NO. 24136352FUL.
- NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
- THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
- SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
- THE FINDINGS AND OPINIONS OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. REFLECTED HEREON ARE PRIVILEGED, CONFIDENTIAL AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY FOR WHOM THIS WORK WAS PREPARED. IT IS UNDERSTOOD THAT THE USE OF, RELIANCE ON, OR REPRODUCTION OF SAME, IN WHOLE OR IN PART, BY OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. IS PROHIBITED AND WITHOUT WARRANTY, EXPRESS OR IMPLIED. SOUTH TEXAS SURVEYING ASSOCIATES, INC. SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, RELIANCE OR REPRODUCTION. COPYRIGHT 2024. ALL RIGHTS RESERVED.

FLOOD NOTE:

PROPERTY LIES WITHIN FLOOD ZONE "X & A", ACCORDING TO F.I.R.M. MAP NO. 48157C 0115L, DATE 04-02-2014, BY GRAPHING PLOTTING ONLY, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.
BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED. SAID ENTITIES MAY IMPOSE LARGER FLOOD PLAIN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.



SURVEY OF

2.7434 ACRES OF LAND, MORE OR LESS, COMMONLY KNOWN AS TRACT 9 OF BELLA VISTA, AN UNRECORDED SUBDIVISION OUT OF THE JOHN FOSTER 2 1/2 LEAGUE, ABSTRACT 26, FORT BEND COUNTY, TEXAS

SURVEYOR'S CERTIFICATION

PROPERTY SUBJECT TO SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS.
I hereby certify that this survey was made on the ground and that this plat correctly represents the facts found at the time of survey showing any improvements, from legal descriptions supplied by client. There are no encroachments apparent on the ground, except as shown. This survey is only certified for boundary and this transaction only. Surveyor did not abstract property. Easements, building lines, etc. shown are as identified by:

GP 24136352FUL STEWART TITLE GUARANTY COMPANY

Fred W. Lawton, Registered Professional Land Surveyor No. 2321



ADDRESS: 215 CALETA CIRCLE
RICHMOND, TEXAS 77406

SITE:

JOB NO: 0457-24
DATE: 04-03-24

SCALE: 1" = 30'
SHEET 1 OF 1

REVISIONS:

NO.	DATE	DESCRIPTION



SOUTH TEXAS SURVEYING ASSOCIATES, INC.
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(281) 556-6918 FAX (281) 556-9331
Firm Number: 10045400

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JOB NO: 0457-24