CBG SURVEYING TEXAS LLC



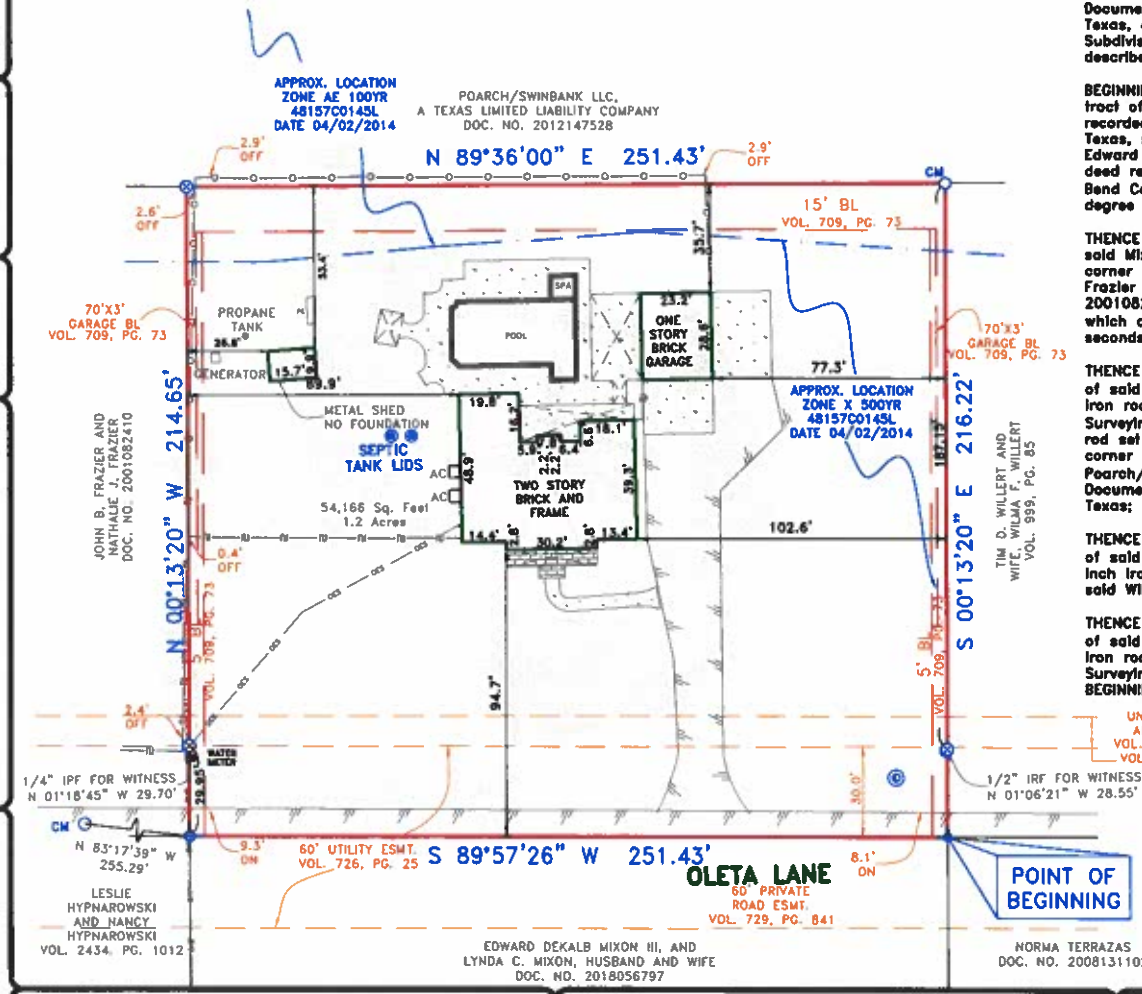
Fidelity National Title Insurance Company

LEGEND

- 1/2" ROD FOUND
- 1/2" ROD SET
- 1/4" PIPE FOUND
- "X" FOUND/SET
- POINT FOR CORNER
- 5/8" ROD FOUND
- T TRANSFORMER PAD
- COLUMN
- UNDERGROUND ELECTRIC
- OHP OVERHEAD ELECTRIC POWER
- OES OVERHEAD ELECTRIC SERVICE
- CHAIN LINK
- WOOD FENCE 0.5' WIDE TYPICAL
- DOUBLE SIDED WOOD FENCE
- FENCE POST FOR CORNER
- CM CONTROLLING MONUMENT
- AC AIR CONDITIONER
- PE POOL EQUIPMENT
- POWER POLE
- OVERHEAD ELECTRIC
- IRON FENCE
- BARBED WIRE
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- STONE
- CONCRETE
- COVERED AREA
- BRICK

EXCEPTIONS:

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN VOL. 709, PG. 73, C.C.F. NO(S). 1999059154, 2020075415, VOL. 729, PG. 841, VOL. 726, PG. 25



15900 Oleta Lane

Being a 1.2 acre tract of land situated in M.M. Battle League, Abstract No. 9, Fort Bend County, Texas, same being that tract of land conveyed to Mario Enzler and Julie Enzler, husband and wife, by deed recorded in Document No. 2020104914, Official Public Records, of Fort Bend County, Texas, also know as Tract 15 of Sweet City Acres, an unrecorded Subdivision in Fort Bend County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner, said corner being Southwest corner of that tract of land conveyed to Tim D. Willert and wife, Wilma F. Willert, by deed recorded in Volume 999, Page 85, Deed Records of Fort Bend County, Texas, same being the Northeast corner of that tract of land conveyed to Edward Dekalb Mixon III, and wife Lynda C. Mixon, husband and wife, by deed recorded in Document No. 2018056797, Official Public Records of Fort Bend County, Texas, from which a 1/2 inch iron rod found bears North 01 degree 06 minutes 21 seconds West, a distance of 28.55 feet for witness;

THENCE South 89 degrees 57 minutes 26 seconds West, along the line of said Mixon tract, a distance of 251.43 feet to a point for corner, said corner being the Southeast corner of that tract of land conveyed to John B. Frazier and Nathalie J. Frazier, by deed recorded in Document No. 2001082410, Official Public Records of Fort Bend County, Texas, and from which a 1/4 inch iron pipe found bears North 01 degree 18 minutes 45 seconds West, a distance of 29.70 feet for witness;

THENCE North 00 degrees 13 minutes 20 seconds West, along the East line of said Frazier tract, passing at a distance of 29.95 feet to a 1/2 inch iron rod set on line for reference with a plastic yellow cap stamped "CBG Surveying" and continuing a total distance of 214.65 feet to a 1/2 inch iron rod set with a plastic yellow cap stamped "CBG Surveying" for corner said corner lying along the South line of that tract of land conveyed to Poarch/Swinbank LLC, a Texas limited liability company, by deed recorded in Document No. 20120147528, Official Public Records of Fort Bend County, Texas;

THENCE North 89 degrees 36 minutes 00 seconds East, along the South line of said Poarch/Swinbank LLC tract, a distance of 251.43 feet to a 1/4 inch iron pipe found for corner, said corner being the Northwest corner of said Willert tract;

THENCE South 00 degrees 13 minutes 20 seconds East, along the West line of said Willert tract, passing at a distance of 187.15 feet to a 1/2 inch iron rod set on line for reference with a plastic yellow cap stamped "CBG Surveying" and continuing a total distance of 216.22 feet to a POINT OF BEGINNING and containing 54,166 square feet or 1.24 acres of land.

NOTES:
BEARINGS SHOWN ARE BASED ON DOC. NO. 2020104914.

FLOOD NOTE: According to the F.I.R.M. No. 48157C0145L this property does lie in Zone AE and does lie within the 100 year flood zone.(EXCEPT AS SHOWN)

This survey is made in conjunction with the information provided by Fidelity National Title. 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.

Date: _____ Accepted by: _____ Purchaser

_____ Purchaser

Drawn By: OM
Scale: 1" = 30'
Date: 12/06/2023
GF NO.: FTH-77F-FAH23012404
Job No. 2318334

CBG SURVEYING TEXAS LLC
419 Century Plaza Dr., Ste. 210
Houston, TX 77073
P 281.443.9288
F 281.443.9224
Firm No. 10194280
www.cbgtitle.com

STATE OF TEXAS REGISTERED NATHAN ALAN PARK 6543 SURVEYOR

12-12-2023

12-12-2023