

LEGAL DESCRIPTION:

BEING A TRACT OR PARCEL CONTAINING 1.6865 (CALLED 1.6870 ACRES) OF LAND OUT OF RESERVE "A", OF BRIARGATE, SECTION 10, A SUBDIVISION OF RECORD IN VOLUME 22, PAGE 35 OF THE FORT BEND COUNTY PLAT RECORDS, FORT BEND COUNTY, TEXAS, BEING OUT OF THAT CERTAIN CALLED 3.1871 ACRE TRACT OF RECORD UNDER FORT BEND COUNTY CLERK'S FILE NUMBER (F.B.C.C.F. NO.) 9616607, SAID 1.6865 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH ALL BEARINGS REFERENCED TO SAID 3.1871 ACRE TRACT:

BEGINNING AT A POINT FOR THE COMMON MOST EASTERLY CORNER TO THAT CERTAIN CALLED 1.50 ACRE TRACT OF RECORD UNDER F.C.C.C.F. NO. 201502839, THE MOST NORTHERLY COMER TO THE HEREIN DESCRIBED TRACT, IN THE WESTERLY RIGHT-OF-WAY LINE OF CHIMNEY ROCK ROAD (100 FEET WIDE), IN THE ARC OF A CURVE TO THE RIGHT, 5/8 INCH IRON ROD WAS FOUND BEARING NORTH 08°37' WEST, 0.47 FEET FROM SAID POINT;

THENCE 340.84 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, FOLLOWING SAID WESTERLY RIGHT-OF-WAY LINE, HAVING A RADIUS OF 1950.00 (CHORD BEARING OF S21°18'12" EAST AND CHORD LENGTH OF 340.39 FEET) TO A POWER POLE FOUND ON THE COMMON SOUTHEAST CORNER TO THE SAID RESERVE "A", SAID 3.1817 ACRE TRACT, HEREIN DESCRIBED TRACT AND THE NORTHEAST CORNER TO BRIARGATE, SECTION 3 A SUBDIVISION OF RECORD IN VOLUME 9, PAGE 7 OF THE FORT BEND COUNTY PLAT RECORDS;

THENCE SOUTH 87°17'04" WEST, ALONG THE LINE COMMON TO SAID RESERVE "A" AND SAID SECTION 3, 267.31 FEET TO POINT FOR THE COMMON SOUTHWEST CORNER TO SAID RESERVE "A", SAID 3.1817 ACRE TRACT, THE HEREIN DESCRIBED TRACT AND THE SOUTHEAST CORNER TO LOT 17, BLOCK 2 OF SAID SECTION 10, A 5/8 INCH IRON ROD WAS FOUND BEARING NORTH 15°56' EAST, 2.12 FEET FROM SAID POINT;

THENCE, NORTH 26°47'19" WEST, ALONG THE EASTERLY LINE OF SAID BLOCK 2, 207.33 FEET TO 5/8 INCH IRON ROD SET FOR THE COMMON MOST WESTERLY COMER TO THE HEREIN DESCRIBED TRACT AND THE MOST SOUTHERLY CORNER TO SAID 1.5000 ACRE TRACT;

THENCE, NORTH 58°34'03" EAST, 277.51 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.6865 U N R E S T R I C T E D A C R E O F L A N D .

NOTES:

- BEARINGS SHOWN HEREON ARE REFERENCED TO RECORDED SUBDIVISION PLAT OF SUBJECT TRACT AND ARE BASED ON CONTROL MONUMENTS DEPICTED ON THIS SURVEY
- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF COMMITMENT FOR TITLE INSURANCE ISSUED BY AMERICAN TITLE CO., G.F. NO. 3055922-00626, EFFECTIVE DATE OF POLICY 02-11-2022, WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SUBJECT PROPERTY. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR.
- ALL ABSTRACTING PERFORMED BY TITLE COMPANY
- LOT SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN ITEM NO. 1, SCHEDULE "B" OF TITLE COMMITMENT AFOREMENTIONED IN NOTE 2.
- SURVEY BASED ON THE BEST OF FIELD EVIDENCE FOUND.

LEGEND:

(ITEMS THAT MAY APPEAR ON THIS SURVEY)
A.E.=AERIAL EASEMENT
B.L.=BUILDING LINE
BRS=BEARS
C.I.R.=CAPPED IRON ROD
C.M.=CONTROL MONUMENT
D.E.=DRAINAGE EASEMENT
FNC=FENCE

WOOD FENCE
SUBJECT TRACT

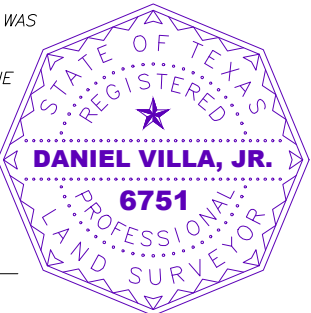
F.C.I.R.=FOUND CAPPED IRON ROD
F.I.P.=FOUND IRON PIPE
F.I.R.=FOUND IRON ROD
GM=GAS METER
G.B.L.=GARAGE BUILDING LINE
IST=INSIDE SUBJECT TRACT
OST=OUTSIDE SUBJECT TRACT
P.R.=PLAT RECORDS

CONCRETE PAVEMENT

U.E.=UTILITY EASEMENT
U.T.S.=UNABLE TO SET
R.O.W.=RIGHT-OF-WAY
S.C.I.R.=SET CAPPED IRON ROD
S.S.E.=SANITARY SEWER EASEMENT
W.L.E.=WATER LINE EASEMENT

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT IT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN.

DANIEL VILLA, JR.
REGISTRATION NO. 6751



TX ENGINEERING FIRM NO. F-22322
TX SURVEYING FIRM NO. 10194609
8118 FRY ROAD, SUITE 402
CYPRESS, TEXAS 77433
281.213.2517

BOUNDARY SURVEY

OF 1.6865 AC. TRACT OF LAND OUT OF RESERVE "A", OF BRIARGATE - SEC. 10
ACCORDING TO MAP OR PLAT THEREOF
RECORDED IN VOL. 22, PG. 35 OF
THE PLAT RECORDS OF FORT BEND COUNTY

ADDRESS: CHIMNEY ROCK RD., MISSOURI CITY, TEXAS 77489

JOB NO.: D2203-083
DATE: 03-29-2022
FOR: AMERICAN TITLE COMPANY
GF#: 3055922-00626
PURCHASER: ACPPB CHAPEL OF GRACE HOUSTON

DRAFTED BY: IP