

ESTATE PARTITION SURVEY PLAT OF

2.327 Acres - Parcel No. 1
2.327 Acres - Parcel No. 2
2.327 Acres - Parcel No. 3

IN THE
JOSEPH M. McCORMICK LEAGUE, A-57
FORT BEND COUNTY, TEXAS

EXHIBIT 'A'

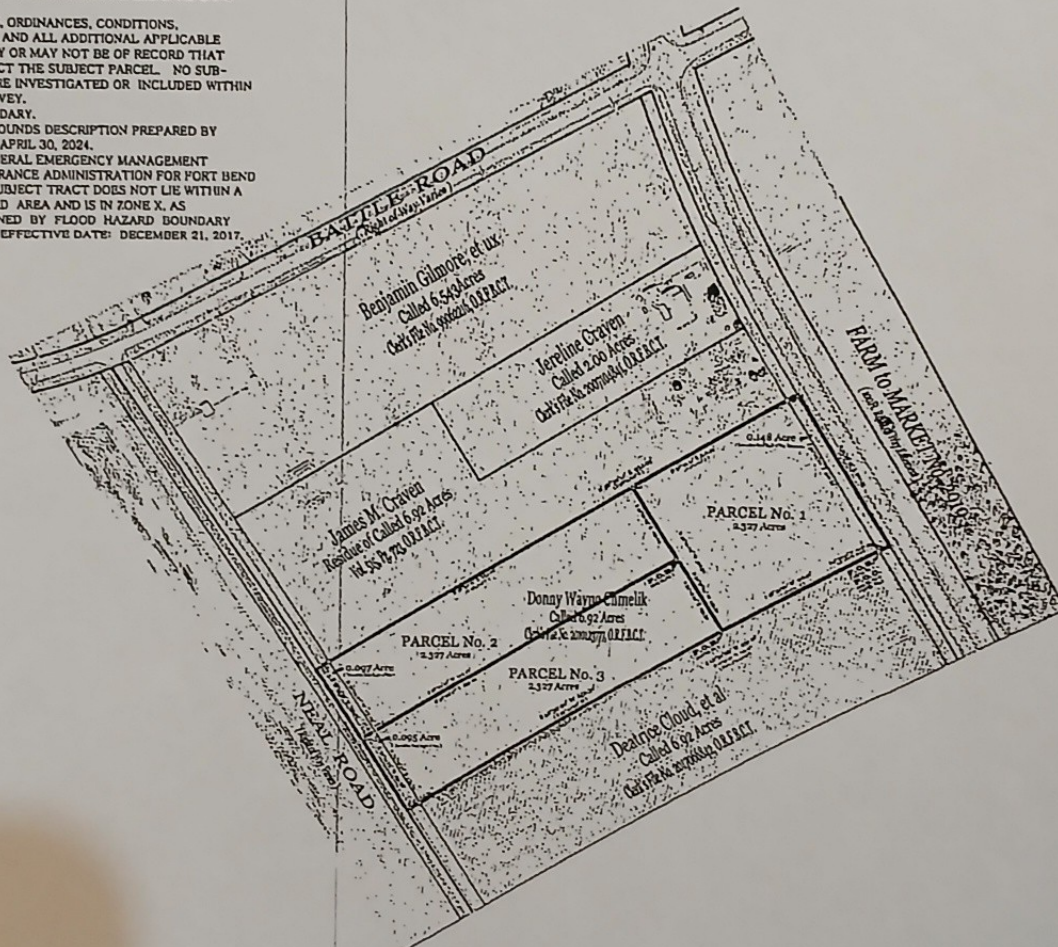
LEGEND

- 1/2" IRON PIPE FOUND W/CAP
- 1/2" IRON ROD SET
- ⊕ P. K. NAIL SET w/BRASS DISK
- ⚡ POWER POLE
- POWER LINE
- ▢ ASPHALT
- () DEED CALL



NOTES:

1. THE SURVEYOR HAS CONDUCTED A LIMITED ABSTRACT OF THE SUBJECT PROPERTY.
2. THIS SURVEY IS EXCLUSIVELY FOR THIS TRANSACTION ONLY AND MUST BEAR THE ORIGINAL SEAL AND SIGNATURE OF THE REGISTERED PROFESSIONAL LAND SURVEYOR TO BE VALID. ANY OTHER USE OF THIS SURVEY IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE REGISTERED PROFESSIONAL LAND SURVEYOR.
3. SUBJECT TO EASEMENTS, ORDINANCES, CONDITIONS, RESTRICTIONS AND ANY, AND ALL ADDITIONAL APPLICABLE INSTRUMENTS THAT MAY OR MAY NOT BE OF RECORD THAT AFFECT OR COULD AFFECT THE SUBJECT PARCEL. NO SUB-SURFACE FEATURES WERE INVESTIGATED OR INCLUDED WITHIN THE SCOPE OF THIS SURVEY.
4. FENCES MEANDER BOUNDARY.
5. REFER TO METES AND BOUNDS DESCRIPTION PREPARED BY A-SURVEY, INC., DATED APRIL 30, 2024.
6. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION FOR FORT BEND COUNTY, TEXAS, THE SUBJECT TRACT DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AND IS IN ZONE X, AS GRAPHICALLY DETERMINED BY FLOOD HAZARD BOUNDARY MAP NO. 48157C0350M, EFFECTIVE DATE: DECEMBER 21, 2017.



I HEREBY STATE THAT THIS SURVEY PLAT REPRESENTS THE RESULTS OF AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT NO VISIBLE ENCROACHMENTS WERE FOUND, EXCEPT AS SHOWN AND/OR NOTED HEREON. DIGITAL COPY OF THE FINAL BOUNDARY & DEPRECIATION SURVEY FOR EASEMENT PURPOSES ONLY NOT FOR RECORDATION PURPOSES

NOT FOR RECORDATION PURPOSES ONLY
FOR EASEMENT PURPOSES ONLY
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4361

A-SURVEY, INC.
THE MASTERS OF MEASUREMENT™
19 NORTH MILLER
BELLVILLE, TEXAS 77418
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1-800-4-A-SURVEY
4ASURVEY.COM
4ASURVEY@GMAIL.COM
T.B.P.E.L.S. FIRM REG. LIC. No. 10076700
PROJECT No.: 24114A

TITLE Co.: T.B.D.
MORTGAGE Co.: T.B.D.
OWNER: DONNY WAYNE CHMELIK
ADDRESS: Farm to Market No. 2919 & Neal Road, Fritch, TX 75641
GF No.: T.B.D.