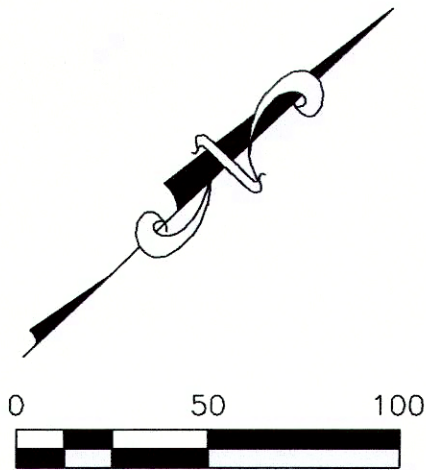
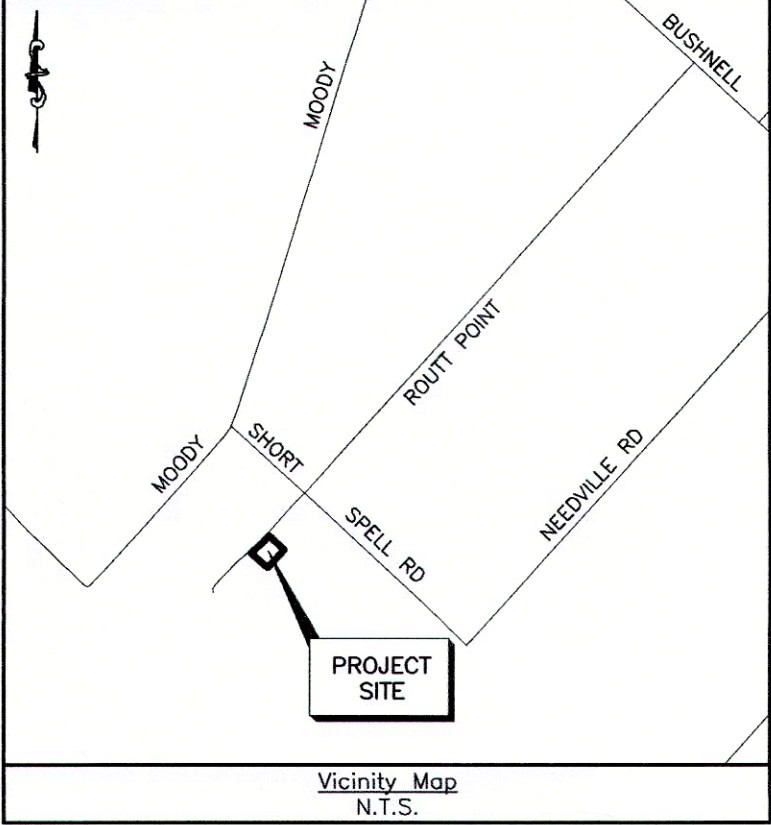
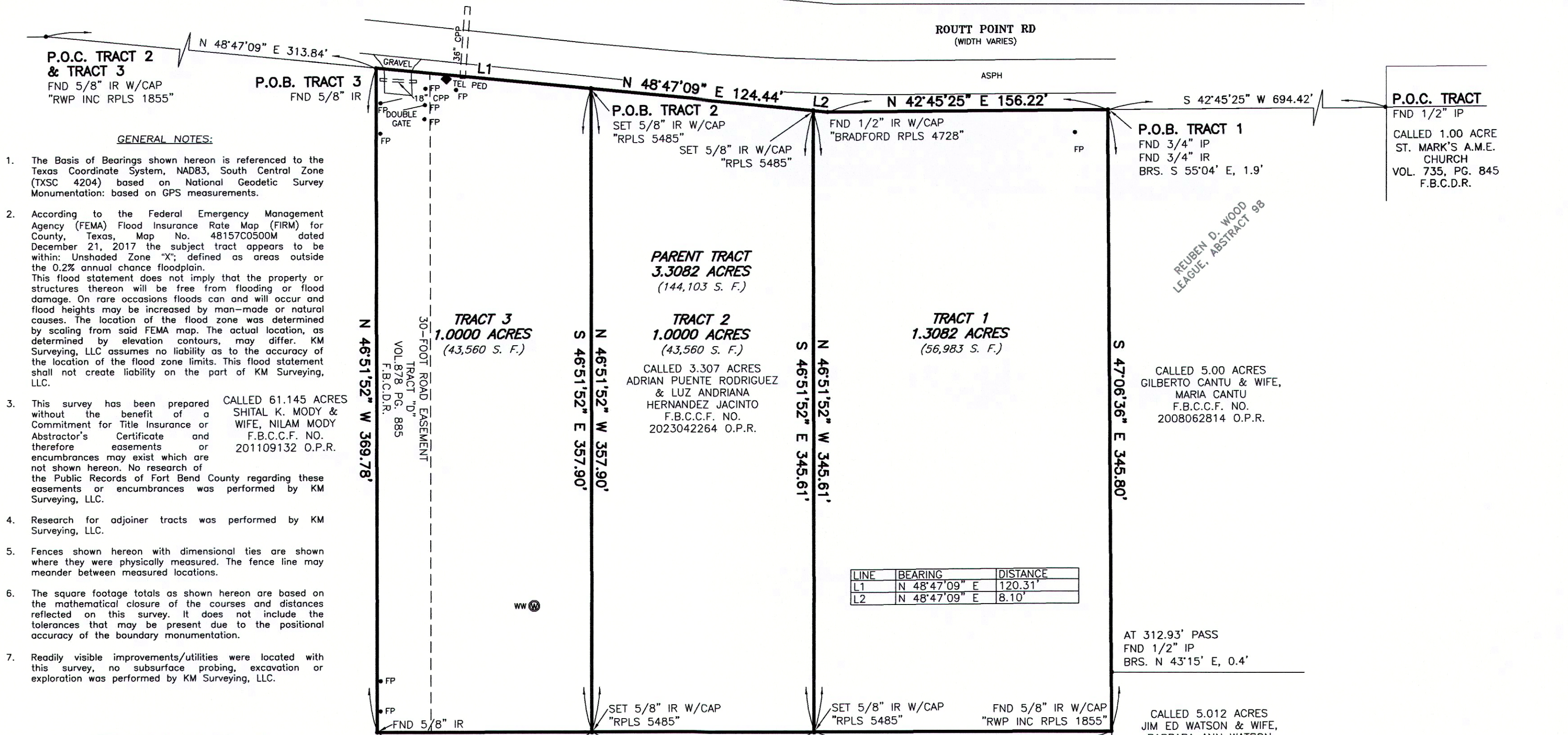


E:\KM SURVEYING\1800-R - DOCUMENTS\1851-2504 PUENTE\DRAWINGS\1851-2504 PB SL501 BY:SEM



METES AND BOUNDS DESCRIPTION
TRACT 1
1.3082 ACRES IN THE
SURVEY, ABSTRACT
FORT BEND COUNTY, TEXAS

A 1.3082-ACRE TRACT OF LAND SITUATED IN THE REUBEN D. WOOD LEAGUE, ABSTRACT 98, FORT BEND COUNTY, TEXAS, BEING OUT OF THAT CALLED 3.307-ACRE TRACT OF LAND DESCRIBED IN A DEED TO ADRIAN PUENTE RODRIGUEZ AND LUZ ANDRIANA HERNANDEZ JACINTO RECORDED UNDER FORT BEND COUNTY CLERK'S FILE NUMBER 2023042264 OF THE OFFICIAL PUBLIC RECORDS, SAID 1.3082-ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (4204), AS DETERMINED BY GPS MEASUREMENTS):

COMMENCING at a found 1/2-inch iron pipe in the southeast right-of-way line of Routt Point Road (width varies) in the common line of a called 1.00-acre tract of land described in a deed to St. Mark's A. M. E. Church recorded in Volume 735, Page 845 of the Fort Bend County Deed Records and a called 5.00-acre tract of land described in a deed to Gilberto Cantu and wife, Maria Cantu recorded under Fort Bend County Clerk's File Number 2008062814 of the Official Public Records;

THENCE South 42°45'25" West, 694.42 feet along the common right-of-way line of said Routt Point Road and said called 5.00-acre tract of land to a found 3/4-inch iron pipe marking the west corner of said called 5.00-acre tract of land and the north corner of said called 3.307-acre tract of land and POINT OF BEGINNING of the herein described tract of land, from which a found 3/4-inch iron rod bears South 55°04' East, 1.9 feet;

- THENCE South 47°06'36" East, along the common line of said called 5.00-acre tract of land and said called 3.307-acre tract of land, at 312.93 feet pass a point marking the west corner of a called 5.012-acre tract of land described in a deed to Jim Ed Watson and wife, Barbara Ann Watson recorded in Volume 2441, Page 2245 of the Fort Bend County Official Public Records, continuing in all a total distance of 345.80 feet to a found 5/8-inch iron rod with cap stamped "RWP INC RPLS 1855" marking the north corner of a called 61.145-acre tract of land described in a deed to Shital K. Mody and wife, Nilam Mody recorded under Fort Bend County Clerk's File Number 201109132 of the Official Public Records and the east corner of said called 3.307-acre tract of land and of the herein described tract of land;
- THENCE South 43°07'06" West, 165.77 feet along the common line of said called 61.145-acre tract of land and said called 3.307-acre tract of land to a 5/8-inch iron rod set with cap stamped "RPLS 5485" marking the east corner of a 1.0000-acre tract of land (Tract 2), this day surveyed, and the south corner of the herein described tract of land;
- THENCE North 46°51'52" West, 345.61 feet over and across said called 3.307-acre tract of land and along the common line of said Tract 2, this day surveyed, and of the herein described tract of land to a 5/8-inch iron rod set with cap stamped "RPLS 5485" in the southeast right-of-way line of said Routt Point Road marking the north corner of said Tract 2, this day surveyed, and the west corner of the herein described tract of land;

THENCE along the southeast right-of-way line of said Routt Point Road and the northwest line of said called 3.307-acre tract of land as follows:

- North 48°47'09" East, 8.10 feet to a found 1/2-inch iron rod with cap stamped "BRADFORD RPLS 4728" marking an angle point in said common line and of the herein described tract of land;
- North 42°45'25" East, 156.22 feet to the POINT OF BEGINNING and containing 1.3082 acres (56,983 square feet) of land.

METES AND BOUNDS DESCRIPTION
TRACT 2
1.0000 ACRE IN THE
REUBEN D. WOOD LEAGUE, ABSTRACT 98
FORT BEND COUNTY, TEXAS

A 1.0000-ACRE TRACT OF LAND SITUATED IN THE REUBEN D. WOOD LEAGUE, ABSTRACT 98, FORT BEND COUNTY, TEXAS, BEING OUT OF THAT CALLED 3.307-ACRE TRACT OF LAND DESCRIBED IN A DEED TO ADRIAN PUENTE RODRIGUEZ AND LUZ ANDRIANA HERNANDEZ JACINTO RECORDED UNDER FORT BEND COUNTY CLERK'S FILE NUMBER 2023042264 OF THE OFFICIAL PUBLIC RECORDS, SAID 1.0000-ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (4204), AS DETERMINED BY GPS MEASUREMENTS):

COMMENCING at a found 5/8-inch iron rod with cap stamped "RWP INC RPLS 1855" marking an angle point in the southeast right-of-way line of Routt Point Road (width varies) and the northerly northwest line of a called 61.145-acre tract of land described in a deed to Shital K. Mody and wife, Nilam Mody recorded under Fort Bend County Clerk's File Number 201109132 of the Official Public Records;

THENCE North 48°47'09" East, along the common line of said Routt Point Road and said called 61.145-acre tract of land, at 313.84 feet pass a found 5/8-inch iron rod marking the north corner of said called 61.145-acre tract of land and the west corner of said called 3.307-acre tract of land and a 1.0000-acre tract of land (Tract 3), this day surveyed, continuing in all a total distance of 434.15 feet to a 5/8-inch iron rod set with cap stamped "RPLS 5485" marking the north corner of said Tract 3, this day surveyed, and the west corner and POINT OF BEGINNING of the herein described tract of land;

- THENCE North 48°47'09" East, 124.44 feet along the common line of said Routt Point Road and said called 3.307-acre tract of land to a 5/8-inch iron rod set with cap stamped "RPLS 5485" marking the west corner of a 1.3082-acre tract of land (Tract 1), this day surveyed, and the north corner of the herein described tract of land;

LINE	BEARING	DISTANCE
L1	N 48°47'09" E	120.31'
L2	N 48°47'09" E	8.10'

AT 312.93' PASS
FND 1/2" IP
BRS. N 43°15' E, 0.4'

CALLED 5.012 ACRES
JIM ED WATSON & WIFE,
BARBARA ANN WATSON
VOL. 2441, PG. 2245
F.B.C.O.P.R.

- THENCE South 46°51'52" East, 345.61 feet, over and across said called 3.307-acre tract of land and along the common line of said Tract 1, this day surveyed, and of the herein described tract of land, to a 5/8-inch iron rod set with cap stamped "RPLS 5485" in the southerly northwest line of said called 61.145-acre tract of land and the south line of said called 3.307-acre tract of land marking the south corner of said Tract 1, this day surveyed, and the east corner of the herein described tract of land;
- THENCE South 43°07'06" West, 123.83 feet along the common line of said called 61.145-acre tract of land and said called 3.307-acre tract of land to a 5/8-inch iron rod set with cap stamped "RPLS 5485" marking the east corner of said Tract 3, this day surveyed, and the south corner of the herein described tract of land;
- THENCE North 46°51'52" West, 357.90 feet over and across said called 3.307-acre tract of land and along the common line of said Tract 3, this day surveyed, and of the herein described tract of land to the POINT OF BEGINNING and containing 1.0000 acre (43,560 square feet) of land.

METES AND BOUNDS DESCRIPTION
TRACT 3
1.0000 ACRE IN THE
REUBEN D. WOOD LEAGUE, ABSTRACT 98
FORT BEND COUNTY, TEXAS

A 1.0000-ACRE TRACT OF LAND SITUATED IN THE REUBEN D. WOOD LEAGUE, ABSTRACT 98, FORT BEND COUNTY, TEXAS, BEING OUT OF THAT CALLED 3.307-ACRE TRACT OF LAND DESCRIBED IN A DEED TO ADRIAN PUENTE RODRIGUEZ AND LUZ ANDRIANA HERNANDEZ JACINTO RECORDED UNDER FORT BEND COUNTY CLERK'S FILE NUMBER 2023042264 OF THE OFFICIAL PUBLIC RECORDS, SAID 1.0000-ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (4204), AS DETERMINED BY GPS MEASUREMENTS):

COMMENCING at a found 5/8-inch iron rod with cap stamped "RWP INC RPLS 1855" marking an angle point in the southeast right-of-way line of Routt Point Road (width varies) and the northerly northwest line of a called 61.145-acre tract of land described in a deed to Shital K. Mody and wife, Nilam Mody recorded under Fort Bend County Clerk's File Number 201109132 of the Official Public Records;

THENCE North 48°47'09" East, 313.84 feet along the common line of said Routt Point Road and said called 61.145-acre tract of land to a found 5/8-inch iron rod marking the north corner of said called 61.145-acre tract of land and the west corner of said called 3.307-acre tract of land and POINT OF BEGINNING of the herein described tract of land;

- THENCE North 48°47'09" East, 120.31 feet along the common line of said Routt Point Road and said called 3.307-acre tract of land to a 5/8-inch iron rod set with cap stamped "RPLS 5485" marking the west corner of a 1.0000-acre tract of land (Tract 2), this day surveyed, and the north corner of the herein described tract of land;

P.O.C. TRACT
FND 1/2" IP
CALLED 1.00 ACRE
ST. MARK'S A.M.E.
CHURCH
VOL. 735, PG. 845
F.B.C.D.R.

P.O.B. TRACT 1
FND 3/4" IP
FND 3/4" IR
BRS. S 55°04' E, 1.9'

CALLLED 5.00 ACRES
GILBERTO CANTU & WIFE,
MARIA CANTU
F.B.C.C.F. NO.
2008062814 O.P.R.

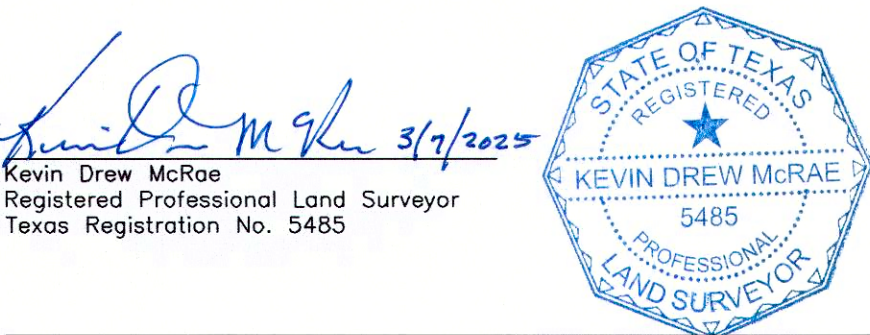
LEGEND

ASPH	ASPHALT
BRS.	BEARS
CPP	CORRUGATED PLASTIC PIPE
FND	FOUND
FP	FENCE POST (BRACING, NO FENCE)
IR/IP	IRON ROD/IRON PIPE
PG.	PAGE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
S.F.	SQUARE FEET
TEL PED	TELEPHONE PEDESTAL
VOL.	VOLUME
WW	WATER WELL
F.B.C.C.F. NO.	FORT BEND COUNTY CLERK'S FILE NUMBER
F.B.C.D.R.	FORT BEND COUNTY DEED RECORDS
F.B.C.O.P.R.	FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
O.P.R.	OFFICIAL PUBLIC RECORDS

Authentisign
Alan Campos 03/13/26

To: Adrian Puente Rodriguez and Luz Andriana Hernandez Jacinto
We, KM Surveying, LLC, acting by and through Kevin Drew McRae, a Texas Registered Professional Land Surveyor, hereby certify that this survey was made on the ground under my supervision.

Surveyed on this the 3rd day of February, 2025



3			
2			
1	REVISED TO SHOW 30-FOOT WIDE ACCESS EASEMENT	KDM	3/07/2025
REV	DESC	BY	DATE

KM Surveying, LLC
3902 REESE ROAD - SUITE C-100
ROSENBERG, TEXAS 77471
713-234-6627
TBPFS FIRM #10178700
www.kmsurveying.com

STANDARD LAND SURVEY
3 TRACTS OF LAND
COMPRISING 3.3082 ACRES
OUT OF CALLED 3.307 ACRES
F.B.C.C.F. NO. 2023042264 O.P.R.
RUEBEN D. WOOD LEAGUE,
ABSTRACT 98
FORT BEND COUNTY, TEXAS

DATE: FEB. 5, 2025
SCALE: 1"= 50'
JOB NO.: 1851-2504

DWG. NAME: 1851-2504 pb sls01.dwg