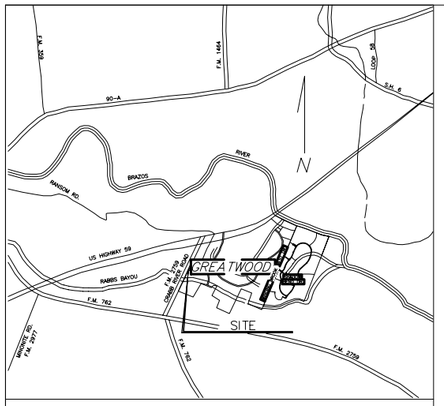

VICINITY MAP = N.T.S.

Metes and Bounds Description
2.258 Acres (98,380 Square Feet)
Joseph Kuykendall League, A-49
Fort Bend County, Texas

Being a 2.258 acre (98,380 square feet) tract of land situated in the Joseph Kuykendall League, A-49, Fort Bend County, Texas, and being all of Greatwood Tract C-6B as recorded under Slide Numbers 1899B and 1900A of the Fort Bend County Plat Records (F.B.C.P.R.); said 2.258 acre tract of land being more particularly described by metes and bounds as follows, with all bearings referenced to the Texas Coordinate System of 1983, South Central Zone.

BEGINNING at a 2-inch iron pipe found for the most northerly corner of Crabb River Road Commerce Park a called 1.887 acre tract as recorded under Slide Number 1993B of said F.B.C.P.R., being the most westerly corner of said Tract C-6B, and being in the easterly right-of-way line of F.M. 2759 (Crabb River Road) as recorded in Volume 747, Page 204 of the Fort Bend County Deed Records (F.B.C.D.R.), and being the beginning of a non-tangent curve to the right;

THENCE, northeasterly, 122.23 feet along said easterly right-of-way line and along the arc of said curve to the right (Central Angle = 01°14'07"; Radius = 5,669.58 feet; Chord Bearing and Distance = North 25°10'01" East, 122.23 feet) to a 5/8-inch iron rod with cap stamped "SURVCON INC." set for the point of tangency;

THENCE, North 25°46'57" East, continuing along said easterly right-of-way, a distance of 481.51 feet to a 5/8-inch iron rod with plastic cap stamped "SURVCON INC." set for the most northerly corner of said Tract C-6B and the most westerly corner of a called 3.759 acres tract recorded under File Number 2003152158 of the Fort Bend County Official Records;

THENCE, South 61°46'15" East, departing said easterly right-of-way a distance of 147.98 feet to a 5/8-inch iron rod found with bears North 32°38' East, 0.40 feet for the most easterly corner of said Tract C-6B, and being a northerly corner of Greatwood Village Section Two, a subdivision recorded under Slide Numbers 1065A and 1065B of said F.B.C.P.R.;

THENCE, South 22°25'03" West, along a northwesterly line of said Greatwood Village Section Two, a distance of 589.06 feet to a 5/8-inch iron rod with plastic cap stamped "SURVCON INC." set for the southeasterly corner of said Tract C-6B, and being in the northeasterly line of said 1.887 acre tract;

THENCE, North 67°10'44" West, along the line common to said Tract C-6B and said 1.887 acre tract, a distance of 181.35 feet to the POINT OF BEGINNING, containing a computed area of 2.258 acres (98,380 square feet) of land.

General Notes:

1. Bearings shown hereon are referenced to the Texas Coordinate System of 1983, South Central Zone. All distances shown are surface.

2. Easements and other record information shown hereon are as described in a title commitment prepared by American Title Company, under G.F. No. 59122B-C, with an effective date of July 17, 2006. No further research of the Fort Bend County Deed Records was performed by SURVCON, INC.

3. This survey does not determine the location of wetlands, fault lines or other environmental issues should they exist.

4. The square footage as shown hereon is based on the mathematical closure of the courses and distances described hereon.

5. According to the National Flood Insurance Program (FIRM) Flood Insurance Rate Map No. 48157C0245 J, Dated January 3, 1997, the subject tract lies within (Shaded) Zone "X" defined as areas of 500-year flood; areas of 100-year flood with average depths of less than 1-foot or with drainage areas less than 1 square mile; areas protected by levees from 100-year flood. This information is as published by the Federal Emergency Management Agency and SURVCON INC does not accept responsibility for its accuracy or content.

6. Fence lines shown hereon were field located where dimensions are indicated and may meander between these locations.

7. The tract shown hereon is subject to the zoning ordinnces now in force in the City of Sugar Land, Texas.

8. F.B.C.O.R. indicates Fort Bend County Official Records.

9. F.B.C.D.R. indicates Fort Bend County Deed Records.

10. S.S.E. indicates Sanitary Sewer Easement.

11. The subject tract lies within the boundaries of Fort Bend County Levee Improvement District No. 11.

12. The subject tract lies within the boundaries of Fort Bend County M.U.D. No. 109.

13. Drainage easement 20 feet in width on each side of the center lines of all natural dainage courses as per plat as recorded under Slide Number 2322B, F.B.C.P.R. (There are no natural drainage ditches on this site).

14. Restriction recorded under Slide No. 1899B and 1900A of said F.B.C.P.R.; File Number 9384615, 9416329 AND 1999111270 of said F.B.C.O.R.

15. F.B.C.P.R. indicates Fort Bend County Plat Records.

I hereby certify that this survey was performed on the ground of the property shown and described hereon under my direct supervision, that this plat of survey shows the facts found at the time of survey and that this professional service conforms to the current Texas Society of Professional Surveyors' Standards and Specifications for a Category 1A, Condition II, Land Title Survey.

Surveyed: July 21, 2006.

James B. McAllister, Jr., RPLS
Registered Professional Land Surveyor
Texas Registration No. 5717

CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	CHORD BEARING	CHORD DIST.
C1	1°14'07"	122.23'	5669.58'	N25°10'01"E	122.23'

CALLED 3.759 ACRES
FILE NO. 2003152158
F.B.C.O.R.

5/8" I.R. FND.

SIGN

5/8" I.R. W/CAP STAMPED "SURVCON INC." SET

S 61°46'15" E 147.98'

5' BUILDING LINE

5/8" I.R. FND. W/BEARS N32°38'E, 0.40'

F.M. 2759 (CRABB RIVER ROAD)
VOL. 747, PG. 204
F.B.C.D.R.

N 25°46'57" E 481.51'

BARBED WIRE FENCE

2.258 ACRES
(98,380 SQ. FT.)
UNIMPROVED LAND

GREATWOOD TRACT C-6B
SLIDE NO.'S 1899B & 1900A
F.B.C.P.R.

S 22°25'03" W 589.06'

6' WOODEN FENCE

16' S.S.E.

16' W.L.E.

25' BUILDING LINE

35' BUILDING LINE

5/8" I.R. W/CAP STAMPED "SURVCON INC." SET

P.O.B.
3" I.P. FND.

5' BUILDING LINE

N 67°10'44" W 181.35'

5/8" I.R. W/CAP STAMPED "SURVCON INC." SET

CRABB RIVER ROAD
COMMERCE PARK
CALLED 1.887 ACRES
SLIDE NO. 1993B
F.B.C.P.R.

GREATWOOD VILLAGE SECTION TWO
SLIDE NO.'S 1065A & 1065B
F.B.C.P.R.

LEGEND

- SIGN
- POWER POLE
- SANITARY MANHOLE
- WATER METER
- WATER VALVE
- TELEPHONE PEDESTAL
- ELECTRIC BOX
- GRATE INLET
- FLUSH VALVE
- GUY ANCHOR
- SANITARY CLEAN OUT
- CABLE TELEVISION

PLAT OF SURVEY
2.258 ACRES (98,380 SQUARE FEET)
JOSEPH KUYKENDALL LEAGUE, A-49
FORT BEND COUNTY, TEXAS

SURVCON INC.
PROFESSIONAL SURVEYORS
5757 WOODWAY
HOUSTON, TEXAS 77057
PH. (713) 780-4123
www.survcon.com

SCALE:	1" = 30'	JOB NO.	60017792-01
DATE:	08-01-06	F.B. NO.	GREATWOOD
DRAWN BY: JBM	CKD BY: RLM	PROJECT:	GREATWOOD