

0 100 200 300



0 Pultar Road

Being a tract of land situated in the John T. Edwards Survey, Abstract No. 23 and the William Andrews Survey, Abstract No. 4, Fort Bend County, Texas, same being a portion of that tract of land conveyed to Edward F. Pultar, by deed recorded in Instrument No. 2023010325, Official Public Records of Fort Bend County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron pipe found for corner, said corner lying along the South line of that tract of land conveyed to J. Clyde Hart, by deed recorded in Volume 1751, Page 346, Deed Records of Fort Bend County, Texas, and being the Northeast corner of that tract of land conveyed to State of Texas, by deed recorded in Volume 434, Page 586, Deed Records of Fort Bend County, Texas, from which a 3/4 inch iron pipe found bears North 16 degrees 48 minutes 30 seconds East, a distance of 400.06 feet, along the West line of that tract of land conveyed to Catherine Elizabeth Arndt, by deed recorded in Instrument No. 2024030551, Official Public Records of Fort Bend County, Texas;

THENCE North 86 degrees 59 minutes 22 seconds East, along the South line of said Hart tract, a distance of 1603.74 feet to a mag nail set for corner, said corner being the Northwest corner of that tract of land conveyed to The George Foundation, a Charitable Trust, by deed recorded in Volume 661, Page 393, Deed Records of Fort County, Texas, and lying along the centerline of Pultar Road (variable width right-of-way);

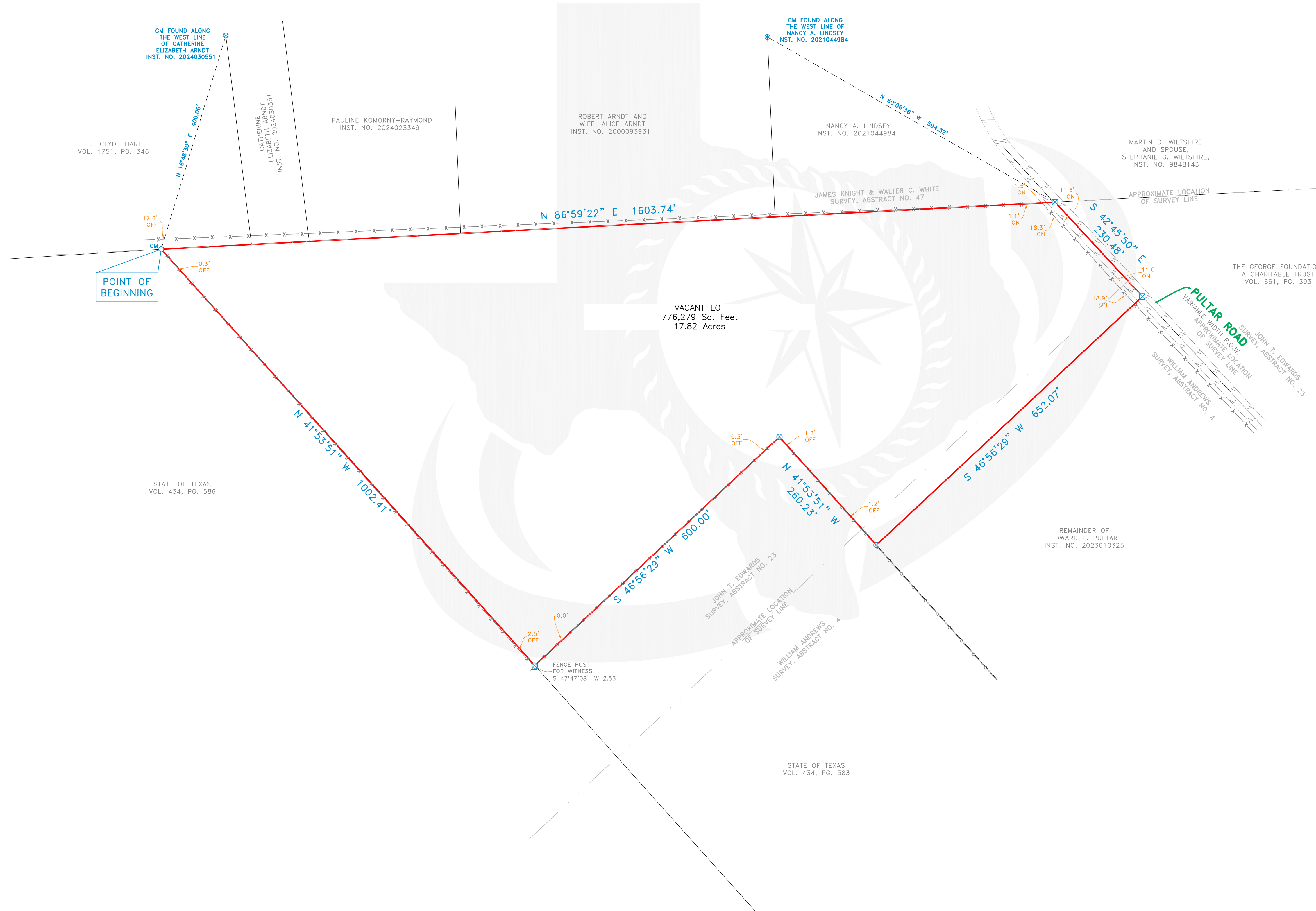
THENCE South 42 degrees 45 minutes 50 seconds East, along said centerline of Pultar Road, a distance of 230.48 feet to a mag nail set for corner, said corner being the North corner of the remainder of Pultar tract;

THENCE South 46 degrees 56 minutes 29 seconds West, a distance of 652.07 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the West corner of said remainder tract, and lying along the Northeast line of that tract of land conveyed to the State of Texas, by deed recorded in Volume 434, Page 583, Deed Records of Fort Bend County, Texas;

THENCE North 41 degrees 53 minutes 51 seconds West, along said Northeast line of State of Texas tract (434/583), a distance of 260.23 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner;

THENCE South 46 degrees 56 minutes 29 seconds West, along the Northwest line of said State of Texas tract (434/583), a distance of 600.00 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the West corner of said State of Texas tract (434/583), and lying along the Northeast line of aforementioned State of Texas tract (434/586);

THENCE North 41 degrees 53 minutes 51 seconds West, along said Northeast line of State of Texas (434/586), a distance of 1002.41 feet to the POINT OF BEGINNING and containing 776,279 square feet or 17.82 acres of land.



SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor hereby certifies to The Client, that, (a) this survey and the property description set forth herein were prepared from an actual on-the-ground survey; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; 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. The plat hereon is a correct and accurate representation of the property lines and dimensions as are indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground.

Executed this 11th day of May, 2024

Nathan Alan Pare
Registered Professional Land Surveyor



NOTES:
BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE. EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

THIS SURVEY IS MADE IN CONJUNCTION WITH THE INFORMATION PROVIDED BY THE CLIENT. CBG SURVEYING TEXAS, LLC HAS NOT RESEARCHED THE LAND TITLE RECORDS FOR THE EXISTENCE OF EASEMENTS, RESTRICTIVE COVENANTS OR OTHER ENCUMBRANCES.

NOTE:
THE DIVISION OF THIS PROPERTY MAY VIOLATE STATE AND/OR LOCAL CODE PURSUANT TO CHAPTER 212 AND CHAPTER 232 OF THE TEXAS LOCAL GOVERNMENT CODE AND MAY BE SUBJECT TO PLATING REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE CLIENT TO CONTACT THE LOCAL GOVERNING BODY TO DETERMINE THE SPECIFIC REQUIREMENTS FOR THIS PROPERTY. CBG SURVEYING TEXAS, LLC CLAIMS NO RESPONSIBILITY OR LIABILITIES IN THE DETERMINATION OF THIS REQUIREMENT.

NOTE: According to the F.I.R.M. in Map No. 48157C0235L, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

ACCEPTED BY: _____ SIGNATURE _____ DATE _____ SIGNATURE _____ DATE _____

REVISIONS		
DATE	BY	NOTES

LEGEND	
○	CONTROLLING MONUMENT
○	1/2" IRON ROD FOUND
○	1/2" IRON ROD SET
○	1/2" IRON PIPE FOUND
○	3/4" IRON PIPE FOUND
□	FENCE POST CORNER
□	MAG NAIL SET
▲	UNDERGROUND ELECTRIC
▲	OVERHEAD ELECTRIC
▲	POWER POLE
▲	POINT FOR CORNER
▲	GRAVEL/ROCK ROAD OR DRIVE
■	POOL EQUIPMENT
■	COLUMN
■	AIR CONDITIONING
■	FIRE HYDRANT
—	ASPHALT PAVING
—	CHAIN LINK FENCE
—	WOOD FENCE
—	0.5" WIDE TYPICAL BARBED WIRE
—	IRON FENCE
—	PIRE FENCE
—	COVERED PORCH, DECK OR CARPORT
—	OVERHEAD ELECTRIC SERVICE
—	OVERHEAD POWER LINE
—	CONCRETE PAVING
—	DOUBLE SIDED WOOD FENCE

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SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 100'	05/11/2024	2406817	SEE CERT.	MARIA

METES AND BOUNDS
JOHN T. EDWARDS SURVEY, ABSTRACT NO. 23 AND
THE WILLIAM ANDREWS SURVEY, ABSTRACT NO. 4
FORT BEND COUNTY, TEXAS
0 PULTAR ROAD