



- NOTES:**
- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED INTO JOE JESSE VARGAS IN COUNTY CLERK'S FILE NO. 1973073010 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS. POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
 - THE INFORMATION FOR THE SUBJECT TRACT HAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED ABOVE. SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
 - THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED BELOW FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 - ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
 - THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
 - A RIGHT-OF-WAY EASEMENT GRANTED TO HILAP, AS RECORDED IN VOL. 459, PG. 408, R.P.R.F.B.C. (DOES NOT APPLY TO SUBJECT PROPERTY).
 - A RIGHT-OF-WAY EASEMENT GRANTED TO PAN AMERICAN GAS COMPANY AS RECORDED IN VOL. 487, PG. 37, R.P.F.B.C. (GENERAL IN NATURE, NOT LOCATABLE BY DEED).

Capital Title
A Shaddock Company

281-903-7908
ISSUE DATE: JUNE 12, 2021

LEGAL DESCRIPTION: TRACT 1: A TRACT OF LAND CONTAINING 1.0000 ACRES (43,561 SQUARE FEET) SITUATED IN THE WILLIAM NEAL SURVEY, ABSTRACT 64, FORT BEND COUNTY, TEXAS.
TRACT 2: A TRACT OF LAND CONTAINING 0.3577 ACRES (15,580 SQUARE FEET) SITUATED IN THE WILLIAM NEAL SURVEY, ABSTRACT 64, FORT BEND COUNTY, TEXAS. SAID TRACTS BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

CLIENT: TBD
ADDRESS: 3650 5TH STREET
www.survey1inc.com
survey1@survey1inc.com

Survey 1, Inc.
You Land Survey Company
Firm Registration No. 100758-00
P.O. Box 2545 | A.M., TX 77012 | (281)363-1392

FIELD CREW: ARH
TECH: ARH
DRAFTER: MC
FINAL CHECK: EF
DATE: JUNE 29, 2021
JOB#: 6-98586-21

LEGEND

| | | |
|---------------------|---------------------------------------|---------------------------|
| CONCRETE | PROpane TANK | CM CABLE MARKER |
| COVERED AREA | SET 1/2" I.R. W/CL. MARKED "SURVEY 1" | CP CABLE PEDISTAL |
| WOOD DECK | LIGHT POLE | CL CABLE LINE |
| GRAVEL | POWER POLE | FW FIRE HYDRANT |
| FENCE | SERVICE POLE | WV WATER VALVE |
| 00-00-00 CHAIN LINK | | WM WATER METER |
| --- WIRE | | UC UNDERGROUND CABLE |
| --- WOOD | | OV OVERHEAD UTILITY LINES |

**TRACT 1:
DESCRIPTION OF A TRACT OF LAND CONTAINING
1.000 ACRES (43,561 SQUARE FEET) SITUATED
IN THE WILLIAM NEAL SURVEY, ABSTRACT 64
FORT BEND COUNTY, TEXAS**

Being a tract of land containing 1.0000 acres (43,561 square feet), situated in the William Neal Survey, Abstract 64, Fort Bend County, Texas, being all of a tract of land conveyed by deed unto Joe Jesse Vargas in County Clerk's File No. 1973073010 of the Official Public Records of Fort Bend County, Texas, said Vargas tract being out of the original James Tucker tract as recorded in Volume 83, Page 369 of the Deed Records of Fort Bend County, Texas. Said 1.0000-acre tract being more particularly described by metes and bounds as follows:

COMMENCING at the intersection of the centerline of Fifth Street (variable width_ with the east line of F.M. 1092 (a.k.a. Murphy Road) (140.00 feet wide – Slide 1592/B, P.R.F.B.C.)

THENCE North 45°20'00" East, along the centerline of said Fifth Street, a distance of 281.21 feet for the south corner and POINT OF BEGINNING of the said tract herein described;

THENCE North, passing a set 1/2-inch iron rod with cap marked "Survey 1" at a distance of 42.18 feet for reference in the northwest right-of-way line of said Fifth Street, and continue in all a total distance of 335.14 feet to a found 1/2-inch iron rod with cap marked "Survey 1" for the northwest corner of the said tract herein described;

THENCE North 45°20'00" East, a distance of 91.53 feet to a set 1/2-inch iron rod with cap marked "Survey 1" for the north corner of the said tract herein described;

THENCE South 47°36'00" East, a distance of 108.67 feet to a set 1/2-inch iron rod with cap marked "Survey 1" for the most northerly southeast corner of the said tract herein described;

THENCE South 45°20'00" West, a distance of 60.00 feet to a set 1/2-inch iron rod with cap marked "Survey 1" for an interior corner of the said tract herein described;

THENCE South 47°36'00" East, passing a set 1/2-inch iron rod with cap marked "Survey 1" at a distance of 100.00 feet for reference in the northwest right-of-way line of said Fifth Street, and continue in all a total distance of 130.00 feet to the centerline of said Fifth Street, for the most southerly southeast corner of the said tract herein described;

THENCE South 45°20'00" West, along the centerline of said Fifth Street, a distance of 279.34 feet to the POINT OF BEGINNING and containing 1.0000 acres (43,561 square feet), more or less.

Note: This metes and bounds description is referenced to a survey drawing prepared by Survey 1, Inc. (Firm Registration No. 100758-00) dated June 29, 2021, job number 6-98586-21.



**TRACT 2:
DESCRIPTION OF A TRACT OF LAND CONTAINING
0.3577 ACRES (15,580 SQUARE FEET) SITUATED
IN THE WILLIAM NEAL SURVEY, ABSTRACT 64
FORT BEND COUNTY, TEXAS**

Being a tract of land containing 0.3577 acres (15,580 square feet), situated in the William Neal Survey, Abstract 64, Fort Bend County, Texas, being all of a tract of land conveyed by deed unto Joe Jesse Vargas in County Clerk's File No. 2005108316 of the Official Public Records of Fort Bend County, Texas, said Vargas tract being out of the original James Tucker tract as recorded in Volume 83, Page 369 of the Deed Records of Fort Bend County, Texas. Said 0.3577-acre tract being more particularly described by metes and bounds as follows:

COMMENCING at the intersection of the centerline of Fifth Street (variable width) with the east line of F.M. 1092 (a.k.a. Murphy Road) (140.00 feet wide – Slide 1592/B, P.R.F.B.C.)

THENCE North 45°20'00" East, along the centerline of said Fifth Street, a distance of 560.55 feet for the south corner and POINT OF BEGINNING of the said tract herein described;

THENCE North 47°36'00" West, passing a set 1/2-inch iron rod with cap marked "Survey 1" at a distance of 30.00 feet for reference in the northwest right-of-way line of said Fifth Street, and continue in all a total distance of 130.00 feet to a found 1/2-inch iron rod with cap marked "Survey 1" for the west corner of the said tract herein described;

THENCE North 45°20'00" East, a distance of 120.00 feet to a found 1/2-inch iron rod with cap marked "Survey 1" for the north corner of the said tract herein described;

THENCE South 47°36'00" East, passing a set 1/2-inch iron rod with cap marked "Survey 1" at a distance of 100.00 feet and continue in all at total distance of 130.00 feet for the east corner of the said tract herein described;

THENCE South 45°20'00" West, along the centerline of said Fifth Street, a distance of 120.00 feet to the POINT OF BEGINNING and containing 0.3577 acres (15,580 square feet), more or less.

Note: This metes and bounds description is referenced to a survey drawing prepared by Survey 1, Inc. (Firm Registration No. 100758-00) dated June 29, 2021, job number 6-98586-21.

