

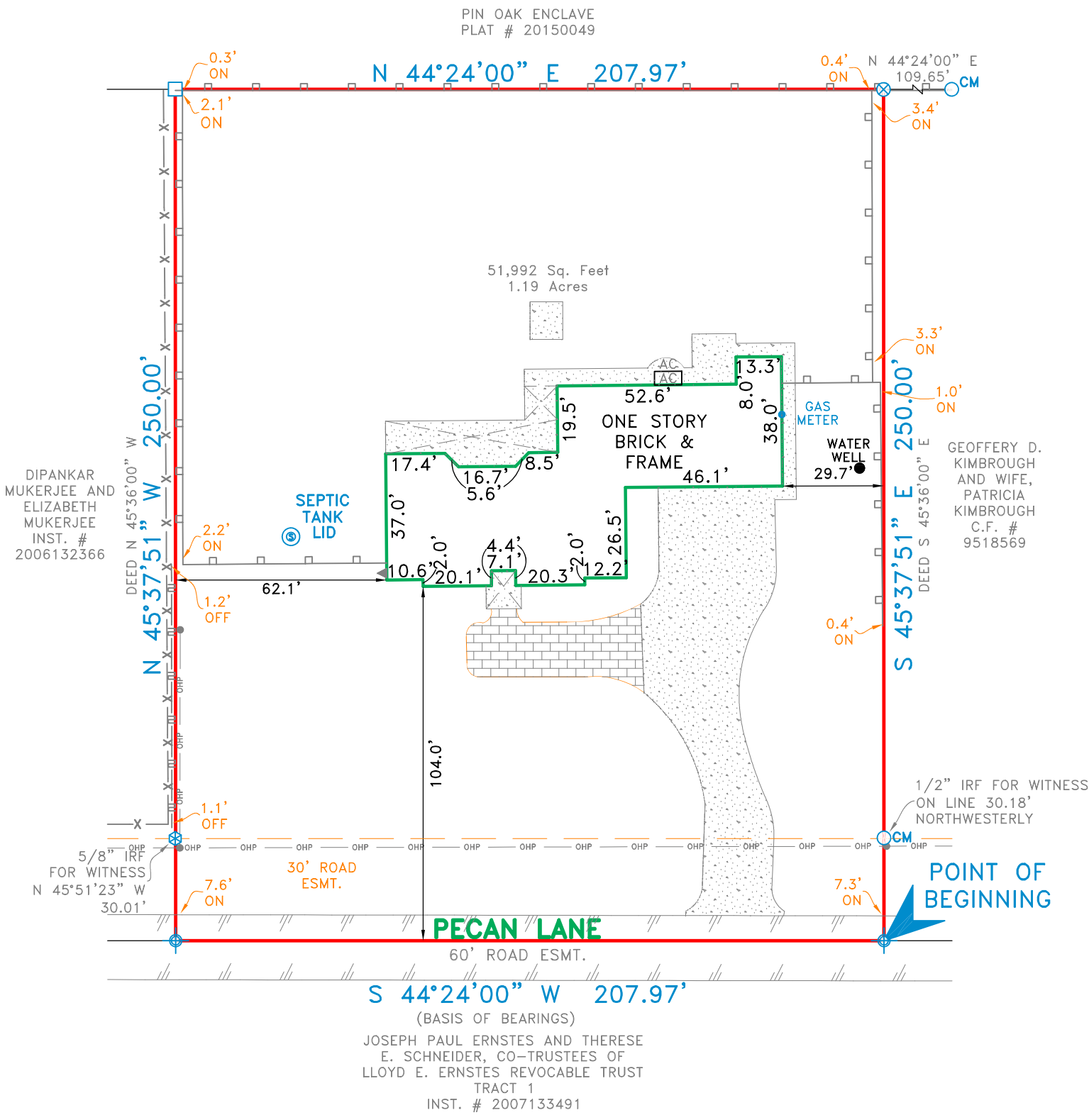


**LEGEND**

- |                                  |                         |
|----------------------------------|-------------------------|
| ○ 1/2" ROD FOUND                 | □ FENCE POST FOR CORNER |
| ⊗ 1/2" ROD SET                   | CM CONTROLLING MONUMENT |
| ○ 1" PIPE FOUND                  | AC AIR CONDITIONER      |
| ⊗ "X" FOUND/SET                  | PE POOL EQUIPMENT       |
| ⊕ POINT FOR CORNER               | ● POWER POLE            |
| ⊗ 5/8" ROD FOUND                 | △ OVERHEAD ELECTRIC     |
| T TRANSFORMER PAD                | — I— IRON FENCE         |
| ■ COLUMN                         | — X— BARBED WIRE        |
| ▲ UNDERGROUND ELECTRIC           | — /— EDGE OF ASPHALT    |
| — OHP— OVERHEAD ELECTRIC POWER   | — /— EDGE OF GRAVEL     |
| — OES— OVERHEAD ELECTRIC SERVICE | — [ ]— STONE            |
| ○ CHAIN LINK                     | — [ ]— CONCRETE         |
| — WOOD FENCE 0.5' WIDE TYPICAL   | — [ ]— COVERED AREA     |
| — □— DOUBLE SIDED WOOD FENCE     | — [ ]— BRICK            |

**EXCEPTIONS:**

EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY  
 VOL. 124, PG. 197; VOL. 204, PG. 470;  
 VOL. 204, PG. 487



**25110 Pecan Lane**

Being a tract of land situated in the George W. Cartwright Survey, Abstract No. 149, Fort Bend County, Texas, same being a tract of land conveyed to Arley Johnson McCord, Jr., by deed recorded in Instrument No. 2004015446, Official Public Records of Fort Bend County, Texas, and being more particularly described by metes and bounds as follows:

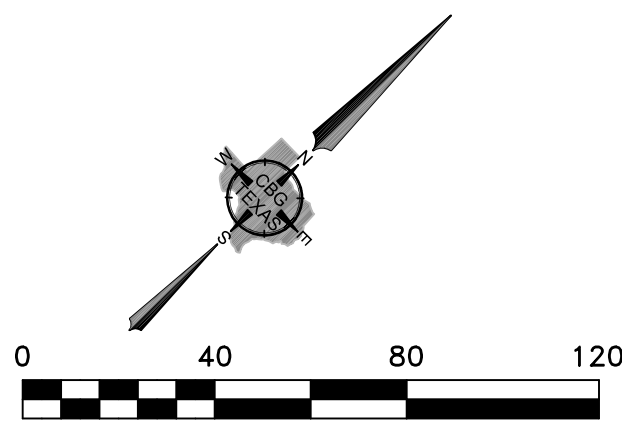
BEGINNING at a point for corner, said corner being the South corner of a tract of land conveyed to Geoffery D. Kimbrough and wife, Patricia Kimbrough, by deed recorded in Clerk's File No. 9518569, Official Public Records of Fort Bend County, Texas, and being in the Northwest line of a tract of land conveyed to Joseph Paul Ernstes and Therese E. Schneider, Co-Trustee of Lloyd E. Ernstes Revocable Trust, called tract 1, by deed recorded in Instrument No. 2007133491, Official Public Records of Fort Bend County, Texas, and being in the centerline of Pecan Lane (a called 60 foot road easement), from which a 1/2 inch iron rod found for witness bears North 45 degrees 37 minutes 51 seconds West, a distance of 30.18 feet;

THENCE South 44 degrees 24 minutes 00 seconds West, along the Northwest line of said Ernstes Trust tract, a distance of 207.97 feet to a point for corner, said corner being the East corner of a tract of land conveyed to Dipankar Mukerjee and Elizabeth Mukerjee, by deed recorded in Instrument No. 2006132366, Official Public Records of Fort Bend County, Texas, from which a 5/8 inch iron rod found for witness bears North 45 degrees 51 minutes 23 seconds West, a distance of 30.01 feet;

THENCE North 45 degrees 37 minutes 51 seconds West, along the Northeast line of said Mukerjee tract, a distance of 250.00 feet to a chain link Fence Post for corner, said corner being the Southeast line of Pin Oak Enclave, according to the plat thereof recorded in Plat # 20150049, Official Public Records of Fort Bend County, Texas;

THENCE North 44 degrees 24 minutes 00 seconds East, along the Southeast line of said Pin Oak Enclave addition, a distance of 207.97 feet to a 1/2 inch iron rod set with a yellow cap stamped "CBG Surveying" for corner, said corner being the West corner of said Kimbrough tract;

THENCE South 45 degrees 37 minutes 51 seconds East, along the Southwest line of said Kimbrough tract, a distance of 250.00 feet to the POINT OF BEGINNING and containing 51,992 square feet or 1.19 acres of land.



**NOTES:**  
 BEARINGS ARE BASED ON DEED RECORDED IN INSTRUMENT NUMBER 2004015446.  
 EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.  
 FLOOD NOTE: According to the F.I.R.M. No. 48157C0040L, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by First American Title. 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. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Accepted by: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Purchaser  
 Purchaser

Drawn By: JCM  
 Scale: 1" = 40'  
 Date: 12/09/2021  
 GF NO.: 2694453-12232  
 Job No. 2126399

**CBG SURVEYING TEXAS LLC**  
 PROFESSIONAL LAND SURVEYORS  
 419 Century Plaza Dr., Ste. 210  
 Houston, TX 77073  
 P 281.443.9288  
 F 281.443.9224  
 Firm No. 10194280  
 www.cbgtllc.com

