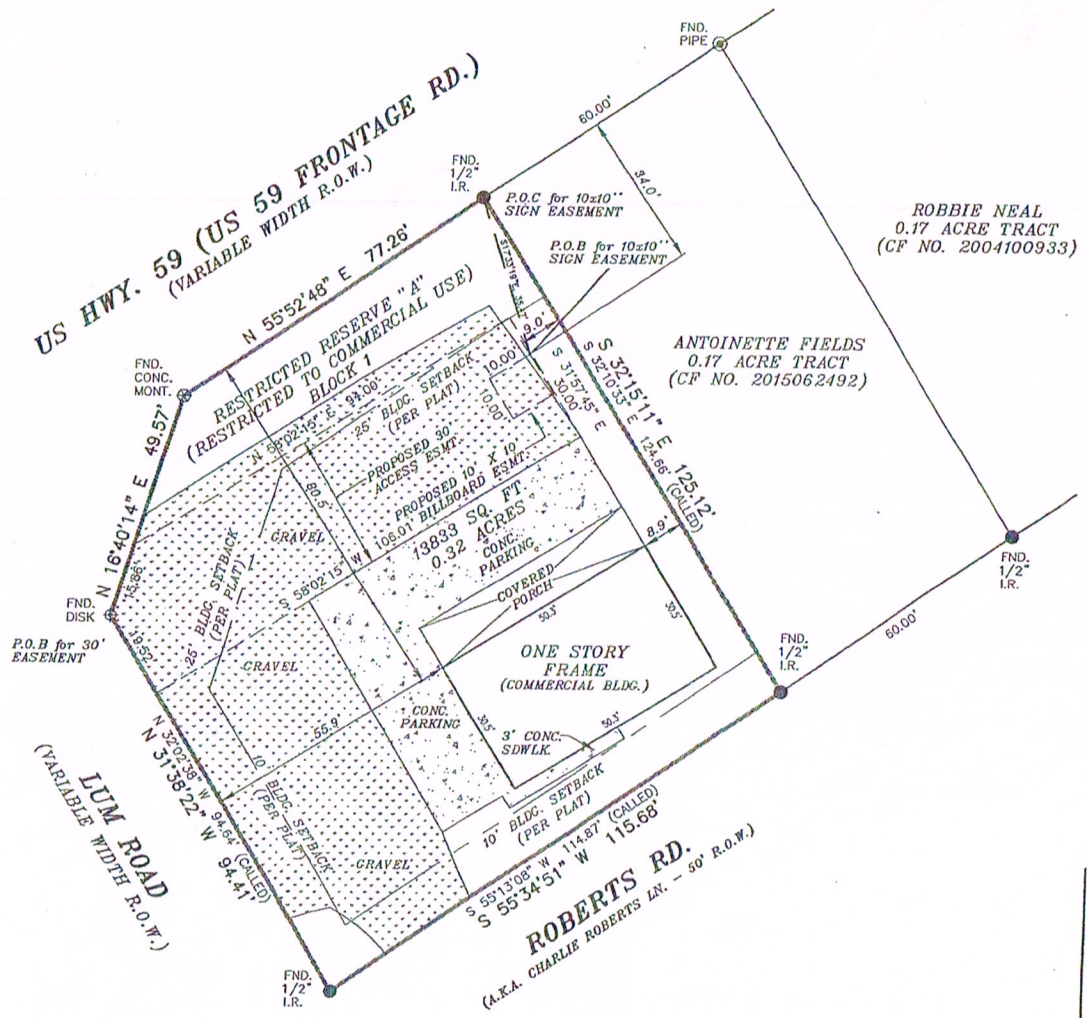


LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- FOUND MONUMENT
- FOUND DISK
- FOUND IRON ROD
- FOUND IRON PIPE

Metes & Bounds for 30' AC

Being a 30 foot wide access easement situated in Reserve "A", Block 1 of Lum Roa according to the map or plat thereof recorded in Plat No. 20100020 of the Map Re particularly described by metes and bounds as follows:

BEGINNING at a highway disk found for the most southerly cutback corner betwee (variable width right-of-way), for the most westerly northwest corner of said Rese

THENCE N 16°40'14" E, a distance of 15.86 feet,along said cutback line to a point fa

THENCE into and across said Reserve "A" in the following three (3) courses and dis

1. N 58°02'15" E, a distance of 94.00 feet to a point,
2. S 31°57'45" E, a distance of 30.00 feet to a point,
3. S 58°02'15" W, a distance of 106.01 feet to a point in the northeast right-of-w

THENCE N 31°38'22" W, along the northeast right-of-way line of said Lum Road, a d described access easement, containing 3115.73 square feet of land.

Metes and Bounds 10' X 10' SI

Being a 100.00 square foot (10' x 10') sign easement situated in Reserve "A", Block 1 County, Texas, according to the map or plat thereof recorded in Plat No. 20100020 particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found in the southeast right-of-way line of U.S corner of a tract described as 0.17 acres in a deed to Antoinette Fields, as recorded Fort Bend County, Texas, and for the northeast corner of said Reserve "A";

THENCE S 17°33'19" E, into and across said Reserve "A", a distance of 35.47 feet to a easement;

THENCE S 31°57'45" E, a distance of 10.00 feet to a point;

THENCE S 58°02'15" W, a distance of 10.00 feet to a point;

THENCE N 31°57'45" W, a distance of 10.00 feet to a point;

THENCE N 58°02'15" E, a distance of 10.00 feet to the POINT OF BEGINNING of here land.

SURVEYOR'S NOTE:
THIS SURVEY IS PRODUCED WITHOUT THE ADDITION OF RESEARCH FROM A TITLE OR A TITLE ABSTRACT COMPANY. THEREFORE, ADDITIONAL DEED OR REAL PROPERTY RESTRICTIONS, SUCH AS EASEMENTS OR SETBACKS, MAY APPLY THAT ARE NOT GRAPHICALLY OR OTHERWISE SHOWN, AND/OR LISTED ON THIS SURVEY.

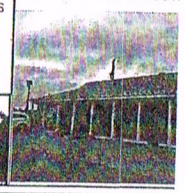
FLOOD INFORMATION
FIRM: 48157C PANEL: 0375 L
REV. DATE: 04/02/2014
ZONE: "X"

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.

I, J. TODD ODHAM, a Registered Professional Land Surveyor in the State
do hereby certify to _____
and _____
that the above map is true and correct according to an actual field survey, made by me or under my s
of the property shown hereon or described by field notes accompanying this drawing.
certify that all easements and rights-of-way of which I have been advised are shown hereon and th
as shown, there are no apparent visible encroachments, no apparent visible overlapping of improver
no apparent discrepancies or conflicts in the boundary lines, as of the date of the fiel
Lot(s) RESERVE "A", Block 1, LUM ROAD COMMERCIAL SUBDIVISION r
Plat No. 20100020, of the Map/Deed and Plat Records of FORT BEND Count
located in the ISAAC MCCARY LEAGUE, A-58
Record Owner: AMANDA BELLE COULTER & RUTH EVELYN COULTER
Address: 13541 HIGHWAY 59, KENDLETON, TX 77451 GF No. _____

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: PLAT NO. 20100020, MAP AND/OR PLAT RECORDS, FORT BEND COUNTY, TEXAS

PROPERTY PHOTOGRAPH



Overland Consortium Inc.
Surveyors 131 McKinney Street, Suite 203, Farmersville, TX 75442
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