

- LEGEND:**
- AE - AERIAL EASEMENT
 - BL - BUILDING LINE
 - BLOG - BUILDING
 - EMPT - EASEMENT
 - FND - FOUND
 - HLAP - HOUSTON LIGHTING & POWER
 - P - IRON PIPE
 - IR - IRON ROD
 - HCF - HARRIS COUNTY CLERKS FILE
 - HCCR - HARRIS COUNTY DEED RECORDS
 - HCMR - HARRIS COUNTY MAP RECORDS
 - POB - POINT OF BEGINNING
 - POC - POINT OF COMMENCING
 - PS - PARKING SPACES
 - ROW - RIGHT OF WAY
 - SQ FT - SQUARE FEET
 - UE - UTILITY EASEMENT
 - WBF - BARBED WIRE FENCE
 - CLF - CHAIN LINK FENCE
 - CON - CONCRETE
 - CC - COVERED CONCRETE
 - OLE - OVERHEAD ELECTRIC LINES
 - WF - WOOD FENCE
 - WIF - WROUGHT IRON FENCE
 - CLM - CULM
 - CB - CATCH BASIN
 - CBX - CABLE BOX
 - EB - ELECTRIC BOX
 - EM - ELECTRIC METER
 - FH - FIRE HYDRANT
 - FOM - FIBER OPTIC MARKER
 - FP - FLAG POLE
 - GM - GAS METER
 - GV - GAS VALVE
 - CI - CURB INLET
 - LP - LIGHT POLE
 - MH - MANHOLE
 - MW - MONITORING WELL
 - PM - PIPELINE MARKER
 - PP - POWER POLE
 - SP - SERVICE POLE
 - SMH - SANITARY MANHOLE
 - SM - STORM MANHOLE
 - TP - TELEPHONE PEDESTAL
 - TR - TRANSFORMER
 - TSP - TRAFFIC SIGNAL POLE
 - USCM - UNDERGROUND CABLE MARKER
 - W - WATER WELL
 - WM - WATER METER
 - WV - WATER VALVE
 - B - BENCHMARK

1058.01'

1058.01'

10.0001 ACRES
(435,603 SQ. FT.)
VACANT

F.B.C.C.F. NO. 200409961

F.B.C.C.F. NO. 853479

N 00°00'00" W

S 00°00'00" E

LEGAL DESCRIPTION

ALL THAT CERTAIN TRACT OR PARCEL, CONTAINING 10.0001 ACRES (435,603 SQUARE FEET) OF LAND OUT OF 38.6934 ACRE TRACT WHICH IS OUT OF 118.6934 ACRE TRACT, IN THE ANDREW M. CLOPPER SURVEY, ABSTRACT 151, IN FORT BEND COUNTY, TEXAS, BEING THE REMAINDER OF A TRACT CALLED 219 ACRES CONVEYED TO V. H. BRADY BY A DEED FROM J. W. MADDEN IT IS RECORDED IN VOLUME 262, PAGE 109 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS; SAID 38.6934 ACRE BEING REMAINDER AFTER EXCEPTING AN 80.0000 ACRE TRACT THAT WAS CONVEYED BY PHIL R. KENSINGER, TRUSTEE, TO DAVID CHRISTOPHER AS RECORDED IN VOLUME 1224, PAGE 727, OFFICIAL RECORDS, FORT BEND COUNTY, TEXAS; SAID 10.0001 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING FOR REFERENCE AT AN IRON ROD FOUND IN THE NORTH LINE OF WEST BELLFORT FORMERLY KNOWN AS MADDEN ROAD MARKING THE SOUTHWEST CORNER OF THE ORIGINAL V. H. BRADY TRACT AND THE SOUTHEAST CORNER OF THE M. C. CHILES TRACT;

THENCE SOUTH 89 DEGREES 53 MINUTES 45 SECONDS EAST, 1,350.01 FEET ALONG THE NORTH LINE OF WEST BELLFORT ROAD TO A 1/2 INCH FOUND IRON PIPE FOR THE SOUTHWEST CORNER OF AND PLACE OF BEGINNING FOR THIS TRACT;

THENCE NORTH 1058.01 FEET ALONG A FENCE LINE MARKING NORTHWEST CORNER OF THIS TRACT TO A SET 5/8 INCH IRON ROD WITH CAP;

THENCE SOUTH 89 DEGREES 53 MINUTES 45 SECONDS EAST 411.72 FEET TO A FOUND 3/4 INCH IRON ROD FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH, 1058.01 FEET TO A FOUND 5/8 INCH IRON ROD FOR NORTH LINE OF WEST BELLFORT ROAD FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE NORTH 89 DEGREES 53 MINUTES 45 SECONDS WEST, 411.72 FEET ALONG THE NORTH LINE OF WEST BELLFORT ROAD TO THE PLACE OF BEGINNING AND CONTAINING 10.0001 ACRES (435,603 SQUARE FEET) OF LAND.

V.H. BRADY TRACT
(VOL. 262, P. 109 RECORD)

POINT OF BEGINNING
FIG. 1/2" W

POINT OF COMMENCING
FIG. 1/2" W

- NOTES:**
1. ALL BEARINGS AND STREET RIGHT OF WAYS ARE BASED ON RECORDED DEED.
 2. SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY THE CLIENT.
 3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
 4. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
 5. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
 6. THE FINDINGS AND OPINIONS OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. REFLECTED HEREON ARE PRIVILEGED, CONFIDENTIAL AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY FOR WHOM THIS WORK WAS PREPARED. IT IS UNDERSTOOD THAT THE USE OF, RELIANCE ON, OR REPRODUCTION OF SAME IN WHOLE OR IN PART BY OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. IS PROHIBITED AND WITHOUT WARRANTY, EXPRESS OR IMPLIED. SOUTH TEXAS SURVEYING ASSOCIATES, INC. SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, RELIANCE OR REPRODUCTION. COPYRIGHT 2015. ALL RIGHTS RESERVED.
 7. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF TITLE REPORT. CERTAIN EASEMENTS AND/OR BUILDING LINES MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH. THIS SURVEY DONE WITHOUT BENEFIT OF DEED.

WEST BELLFORT
(F.X.A. MADDEN ROAD)
(PUBLIC RIGHT-OF-WAY)

SURVEY OF

ALL THAT CERTAIN TRACT OR PARCEL CONTAINING 10.0001 ACRES (435,603 SQUARE FEET) OF LAND OUT OF 38.6934 ACRE TRACT WHICH IS OUT OF 118.6934 ACRE TRACT, IN THE ANDREW M. CLOPPER SURVEY, ABSTRACT 151, IN FORT BEND COUNTY, TEXAS, BEING THE REMAINDER OF A TRACT CALLED 219 ACRES CONVEYED TO V. H. BRADY BY A DEED FROM J. W. MADDEN ET US RECORDED IN VOLUME 262, PAGE 109 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS; SAID 38.6934 ACRE BEING REMAINDER AFTER EXCEPTING AN 80.0000 ACRE TRACT THAT WAS CONVEYED BY PHIL R. KENSINGER, TRUSTEE, TO DAVID CHRISTOPHER AS RECORDED IN VOLUME 1224, PAGE 727, OFFICIAL RECORDS, FORT BEND COUNTY, TEXAS; SAID 10.0001 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES HEREON.

SURVEYOR'S CERTIFICATION

PROPERTY SUBJECT TO SUBMISSION COVENANTS, CONDITIONS AND RESTRICTIONS.

I, hereby certify that this survey was made on the ground and completed on this 4th day of June, 2015 and that this plat correctly represents the facts found at the time of survey showing any improvements. There are no encroachments apparent on the ground, except as shown. This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for Category 1A, Condition II Survey. This survey is certified for boundary only and for this transaction only. Surveyor did not abstract property. Easements, building lines, etc., shown are as identified by:

OF N/A of N/A

ADDRESS: 18200 BLOCK OF WEST BELLFORT
(FORMERLY KNOWN AS MADDEN ROAD)
RICHMOND, TEXAS 77407

REVISIONS:

NO.	DATE	DESCRIPTION
1.	08-10-15	ADDRESS
2.	08-15-15	ADDRESS

