

x *Thurs* 6/26/2015

**FORT BEND COUNTY, TEXAS**  
**JAMES SIMON SURVEY, AB. 746**  
 (H. & T. C. R. R. CO. SURVEY, SECTION 48)



STATE HWY. 36 (100' Width)

MARK ALAN DYBALA  
 Called 1.0 Ac.  
 Vol. 1884 Pg. 2036  
 O. R. F. B. C. T.

JOYCE WALSHAK  
 Called 1.823 Ac.  
 C. C. F. No. 9885969  
 O. P. R. F. B. C. T.

3.036 AC.

VALLIE URBANEK  
 Called 3.0367 Ac. Tr.  
 C. C. F. No. 9537938  
 O. P. R. F. B. C. T. &  
 Vol. 1095 Pg. 876  
 D. R. F. B. C. T.

N 45° 03' 56" W 314.10'  
 (Called N 45° 08' 57" W 314.32')

ISABEL C. MARTINEZ  
 (LAST WILL & TESTAMENT OF FELIX L. MARTINEZ, DEC'D)  
 Called 3.00 Ac.  
 C. C. F. No. 2001054085  
 O. P. R. F. B. C. T.  
 Vol. 541 Pg. 501  
 D. R. F. B. C. T.

**SURVEY WITH IMPROVEMENTS**

OF A 3.036 ACRE TRACT OF LAND  
 IN THE JAMES SIMON SURVEY, ABSTRACT 746,  
 (H. & T. C. R. R. CO. SURVEY, SECTION 48)  
 FORT BEND COUNTY, TEXAS,  
 SAID 3.036 ACRE TRACT BEING THAT CERTAIN  
 CALLED 3.0367 ACRE TRACT IN DEED TO VALLIE URBANEK,  
 RECORDED IN COUNTY CLERK'S  
 FILE NO. 9537938, OFFICIAL PUBLIC RECORDS,  
 FORT BEND COUNTY, TEXAS,  
 AND BEING FURTHER DESCRIBED IN DEED  
 RECORDED IN VOLUME 1095, PAGE 876,  
 DEED RECORDS, FORT BEND COUNTY, TEXAS

- NOTES:
1. All visible easements and easements of record affecting this tract as reflected upon title report from StarTex Title Company G. F. No. 0203032989 dated November 11, 2003 are shown hereon.
  2. The bearings are based on the northeast line of the herein described 3.036 acre tract being the southwest line of State Highway 36 (100' width), said bearing being South 45 degrees 00 minutes 00 seconds East (Called South 45 degrees 00 minutes 00 seconds East).
  3. This tract lies within Zone "X" of the Flood Insurance Rate Map, Community No. 480228, Map No. 48157C0500 and 48157C0375 Suffix "J" dated January 3, 1997 for Fort Bend County, Texas and incorporated areas. Zone "X" is defined as areas determined to be outside the 500-year flood plain.
  4. Pipeline Easement in Vol. 332 Page 66 to Products Pipe Line Company (Item No. 12 of Schedule "B" of title commitment) does not affect subject tract.

F. M. HWY. 442

For reference and further description, see metas and bounds description, Job No. 1688-02-FB prepared by Charlie Kalkomey Surveying, Inc., on same date.

I hereby certify that this survey was made on the ground under my supervision, and that this plat correctly represents the facts found at the time of the survey and that this professional service substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A Condition III Survey.

*Charlie Kalkomey*  
 Charlie Kalkomey Date: 12-29-2003  
 Registered Professional Land Surveyor  
 Texas Registration No. 1399



SCALE: 1" = 40'  
 CHARLIE KALKOMEY SURVEYING, INC.  
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