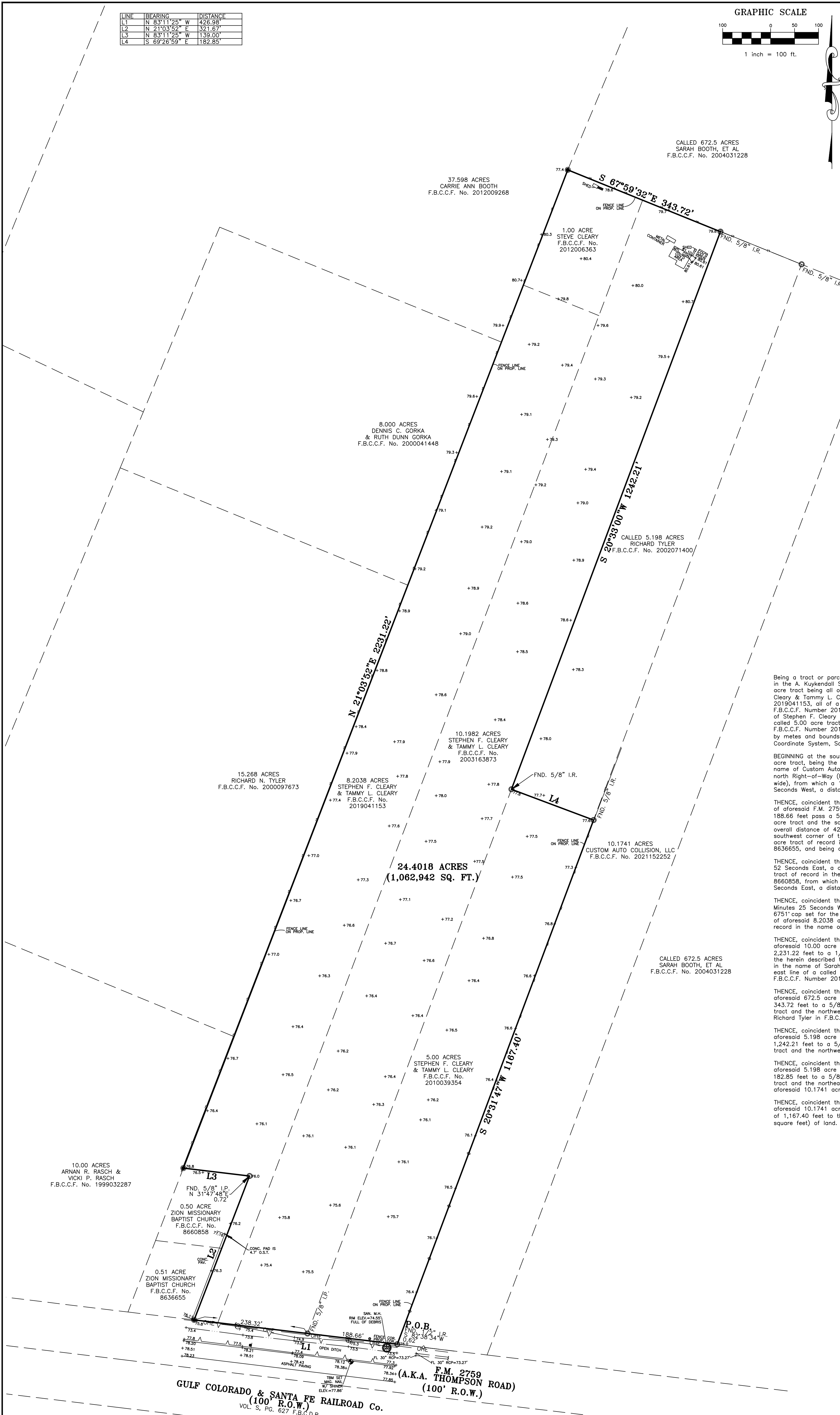
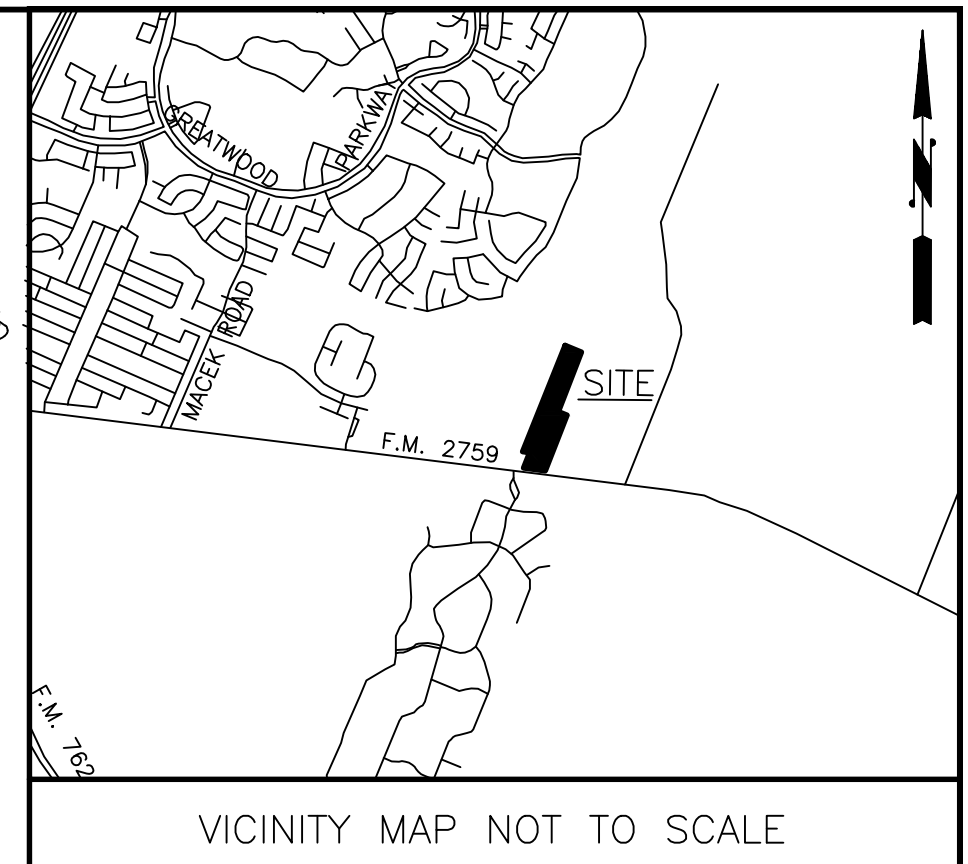
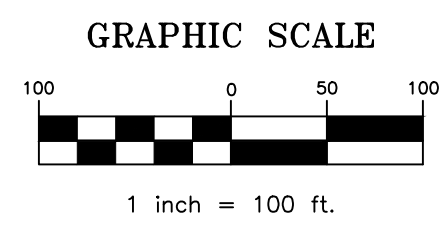


LINE	BEARING	DISTANCE
L1	N 83°11'25" W	426.98'
L2	N 21°03'52" E	1231.67'
L3	N 83°11'25" W	139.00'
L4	S 69°26'59" E	182.85'



- NOTES:**
- This survey was prepared without the benefit of a title commitment; no additional research regarding the existence of easements or restrictions of record has been performed by DVJ Land Surveying.
  - This tract lies in Zone "X", areas determined to be outside the 0.2% annual chance floodplain, as per the National Flood Insurance Program FIRM Map Panel Number 48157C0270L, effective date: April 2, 2014.
  - Bearings shown hereon are based on the Texas Coordinate System, South Central Zone NAD83.
  - Mineral Rights and/or Lease Rights are not surveyed related and therefore not a part of this survey.
  - Surface or subsurface faulting, hazardous waste, wetland designations or other environmental issues have not been addressed within the scope of this survey.
  - This original work is protected under copyright laws, Title 17 United States Code Sections 101 and 102. All violators will be prosecuted to the fullest extent of the law. This survey is being provided solely for the use of the recipients named above and no license has been created, express or implied, to copy the survey except as is necessary in conjunction with the original transaction.
  - The address is 8915 FM 2759 Road, Richmond, Texas 77469.
  - Located in the City of Sugar Land ETJ.

**BENCHMARK:**  
NGS Disc AW5477 ELEVATION=69.60 FEET (NAVD 1988)

**TEMPORARY BENCHMARK:**  
IBM  
Mog. nail with shiner set on the north line of FM 2759, on asphalt hereon. Elev.=77.86'

**LEGAL DESCRIPTION**  
METES AND BOUNDS DESCRIPTION  
24.4018 ACRES (1,062,942 SQUARE FEET)  
A. KUYKENDALL SURVEY, ABSTRACT 48  
FORT BEND COUNTY, TEXAS

Being a tract or parcel, containing 24.4018 acres (1,062,942 square feet) of land situated in the A. Kuykendall Survey, Abstract Number 48, Fort Bend County, Texas; Said 24.4018 acre tract being all of a called 8.2038 acre tract of record in the name of Stephen F. Cleary & Tammy L. Cleary in Fort Bend County Clerk's File (F.B.C.C.F.) Number 2019041153, all of a called 1.00 acre tract of record in the name of Stephen F. Cleary & Tammy L. Cleary in F.B.C.C.F. Number 2012006363, all of a called 10.1982 acre tract of record in the name of Stephen F. Cleary & Tammy L. Cleary in F.B.C.C.F. Number 2003163873 and all of a called 5.00 acre tract of record in the name of Stephen F. Cleary & Tammy L. Cleary in F.B.C.C.F. Number 2010039354; Said 24.4018 acre tract being more particularly described by metes and bounds as follows (bearing referenced herein are based on the Texas Coordinate System, South Central Zone NAD83):

BEGINNING at the southeast corner of both the herein described tract and aforesaid 5.00 acre tract, being the southwest corner of a called 10.1741 acre tract of record in the name of Custom Auto Collision, LLC in F.B.C.C.F. Number 2021152252 and being on the north Right-of-Way (R.O.W.) line of F.M. 2759 (also known as Thompson Road) (100 feet wide), from which a 1/2 inch iron rod found bears South 82 Degrees 38 Minutes 34 Seconds West, a distance of 0.62 feet;

THENCE, coincident the south line of the herein described tract and the north R.O.W. line of aforesaid F.M. 2759, North 83 Degrees 11 Minutes 25 Seconds West, a distance of 188.66 feet pass a 5/8 inch iron rod found for the southwest corner of aforesaid 5.00 acre tract and the southeast corner of aforesaid 10.1982 acre tract, continue for an overall distance of 426.98 feet to a 1/2 inch iron rod with "Villa 6751" cap set for the southwest corner of the herein described tract and the southeast corner of a called 0.51 acre tract of record in the name of Zion Missionary Baptist Church in F.B.C.C.F. Number 8636655, and being on the north R.O.W. line of said F.M. 2759;

THENCE, coincident the east line of aforesaid 0.51 acre tract, North 21 Degrees 03 Minutes 52 Seconds East, a distance of 321.67 feet to the northeast corner of a called 0.50 acre tract of record in the name of Zion Missionary Baptist Church in F.B.C.C.F. Number 8660858, from which a 5/8 inch iron pipe found bears North 31 Degrees 47 Minutes 48 Seconds East, a distance of 0.72 feet;

THENCE, coincident the north line of aforesaid 0.50 acre tract, North 83 Degrees 11 Minutes 25 Seconds West, a distance of 139.00 feet to a 1/2 inch iron rod with "Villa 6751" cap set for the northwest corner of said 0.50 acre tract and the southwest corner of aforesaid 8.2038 acre tract, and being on the east line of a called 10.00 acre tract of record in the name of Arnan R. Rasch & Vicki P. Rasch in F.B.C.C.F. Number 1999032287;

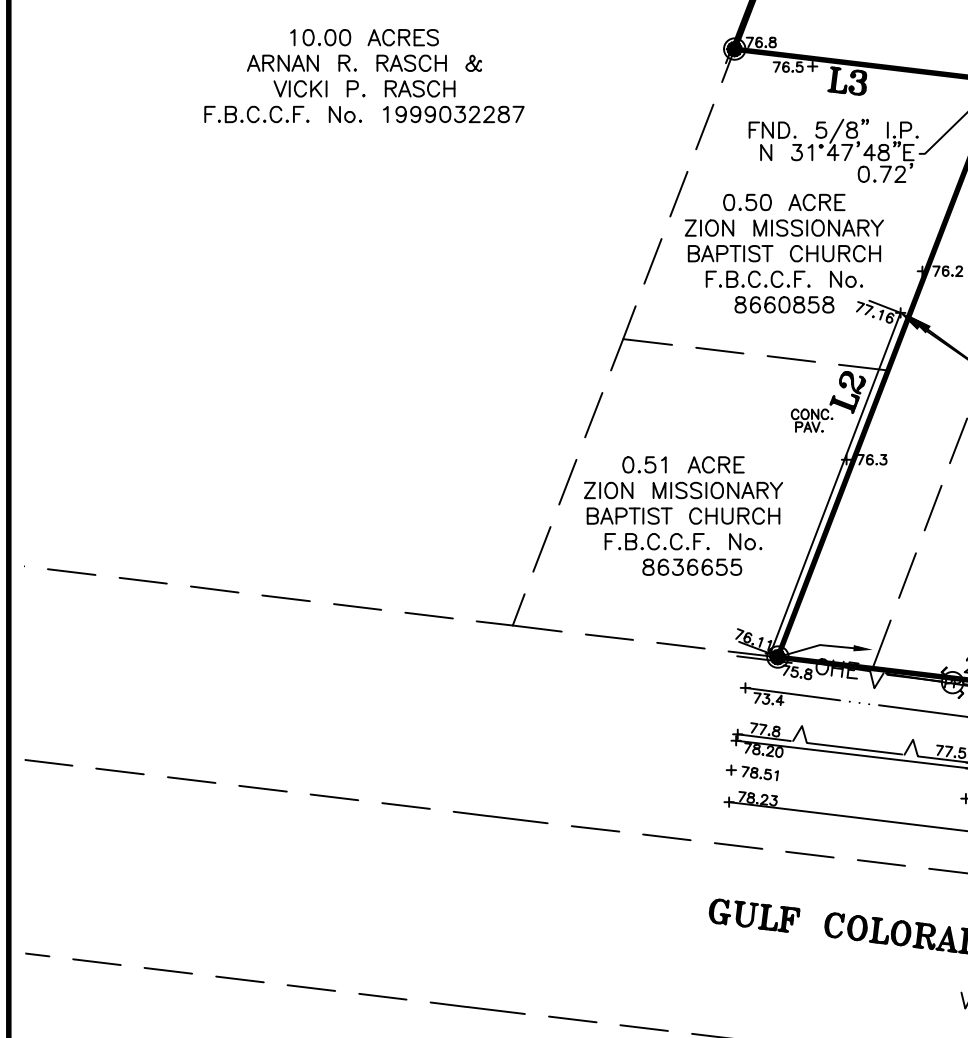
THENCE, coincident the west line of the herein described tract and the east line of aforesaid 10.00 acre tract, North 21 Degrees 03 Minutes 52 Seconds East, a distance of 2,231.22 feet to a 1/2 inch iron rod with "Villa 6751" cap set for the northwest corner of the herein described tract and the southwest corner of a called 672.5 acre tract of record in the name of Sarah Booth, ET AL in F.B.C.C.F. Number 2004031228, and being on the east line of a called 37.598 acre tract of record in the name of Carrie Ann Booth in F.B.C.C.F. Number 2012009268;

THENCE, coincident the north line of the herein described tract and the south line of aforesaid 672.5 acre tract, South 67 Degrees 59 Minutes 32 Seconds East, a distance of 343.72 feet to a 5/8 inch iron rod found for the northeast corner of the herein described tract and the northwest corner of a called 5.198 acre tract of record in the name of Richard Tyler in F.B.C.C.F. Number 2002071400;

THENCE, coincident the east line of the herein described tract and the west line of aforesaid 5.198 acre tract, South 20 Degrees 33 Minutes 00 Seconds West, a distance of 1,242.21 feet to a 5/8 inch iron rod found for the southwest corner of said 5.198 acre tract and the northwest corner of aforesaid 5.00 acre tract;

THENCE, coincident the north line of aforesaid 5.00 acre tract and the south line of aforesaid 5.198 acre tract, South 69 Degrees 26 Minutes 59 Seconds East, a distance of 182.85 feet to a 5/8 inch iron rod found for the southeast corner of said 5.198 acre tract and the northeast corner of a called 5.00 acre tract, and being on the west line of aforesaid 10.1741 acre tract;

THENCE, coincident the east line of the herein described tract and the west line of aforesaid 10.1741 acre tract, South 20 Degrees 31 Minutes 47 Seconds West, a distance of 1,167.40 feet to the POINT OF BEGINNING and containing 24.4018 acres (1,062,942 square feet) of land.



This survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition II Land Title Survey.

**DANIEL VILLA, JR., PE, RPLS**  
Registered Professional Land Surveyor  
Texas Registration No. 6751

**SYMBOLS LEGEND**

- IRON ROD FOUND
- 1/2" I.R. W/ "VILLA 6751" CAP SET
- ⊙ POWER POLE
- ⊙ SANITARY MANHOLE
- ⊙ TRAFFIC SIGN
- ⊙ TEMPORARY BENCHMARK
- CHAIN LINK FENCE
- BARB WIRE FENCE
- OVERHEAD ELECTRIC
- CENTER OF SWALE
- TOP OF BANK

**ABBREVIATIONS LEGEND**

- A ABSTRACT
- O.S.T. OUTSIDE SUBJECT TRACT
- COVD COVERED
- FND FOUND
- F.B.C.C.F. No. FORT BEND COUNTY CLERK'S FILE NUMBER
- I.R. IRON ROD
- I.P. IRON PIPE
- R.O.W. RIGHT OF WAY
- PAV. PAVING
- SQ. FT. SQUARE FEET

NO.	DATE	DESCRIPTION
<b>BOUNDARY &amp; TOPOGRAPHY</b> OF A 24.4018 ACRE TRACT (1,062,942 SQ. FT.) BEING ALL OF A 8.2038 ACRE TRACT F.B.C.C.F. No. 2019041153, ALL OF A 1.00 ACRE TRACT F.B.C.C.F. No. 2012006363, ALL OF A 10.1982 ACRE TRACT F.B.C.C.F. No. 2003163873, AND ALL OF A CALLED 5.00 ACRE TRACT F.B.C.C.F. No. 2010039354 LOCATED IN THE A. KUYKENDALL SURVEY, A-48, FORT BEND COUNTY, TEXAS		
<b>DVJ</b> CIVIL ENGINEERING & LAND SURVEYING		
SCALE: 1"=100'		PROJECT No. 23-0783
DATE: 08-28-23		DRAWN BY: CEG
KEY MAP: 607U & 607Y		CHECKED BY: DVJ
TX ENGINEERING FIRM NO. F-22322		TX SURVEYING FIRM NO. 10194609
8118 FRY ROAD, SUITE 402		CYPRESS, TEXAS 77433
281.213.2517		