

WATERSIDE ESTATES
SECTION FOUR
(22.63 AC.)
SLIDE NO. 2069B
F.B.C.D.R.

FIGURE FOUR PARTNERS, LTD.
(648.974 AC.)
VOL. 224, PG. 449
F.B.C.D.R.

PECAN GROVE
M.U.D. NO. 1
(17.312 AC.)
VOL. 878, PG. 9
F.B.C.D.R.

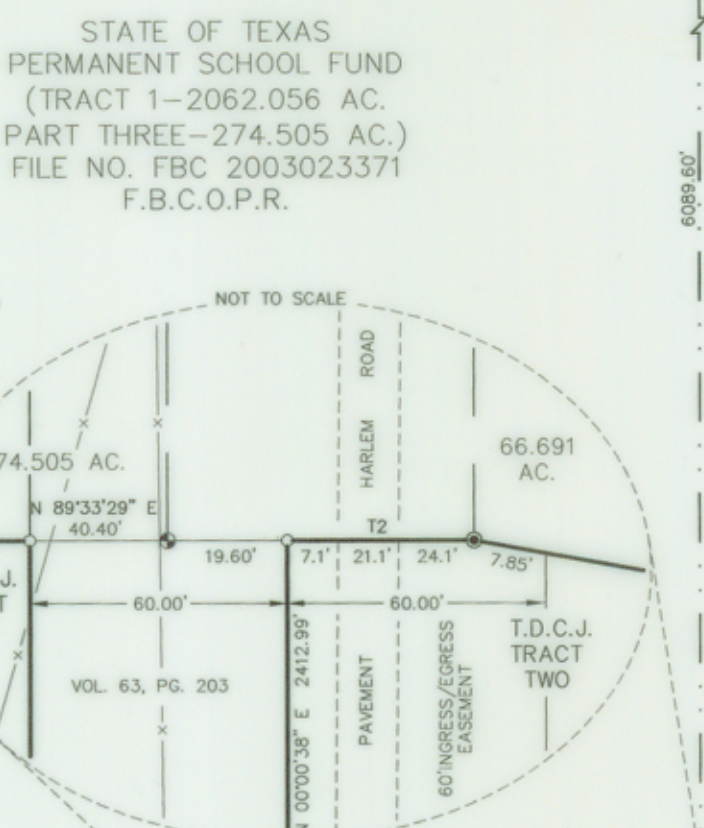
HENRY PAYNE
(19.48 AC.)
VOL. 682, PG. 685
F.B.C.D.R.

R.L. LEIKER
(10.64 AC.)
VOL. 2492,
PG. 723
F.B.C.D.R.

STATE OF TEXAS
HARLEM STATE FARM
(REMAINDER OF 5656.65 AC.)
VOL. 152, PG. 423
F.B.C.D.R.

PECAN GROVE
MUNICIPAL UTILITY DISTRICT NO. 1
(17.312 AC.)
VOL. 878, PG. 9
F.B.C.D.R.

PECAN GROVE
MUNICIPAL UTILITY DISTRICT NO. 1
(8.271 AC.)
VOL. 878, PG. 9
F.B.C.D.R.



STATE OF TEXAS
PERMANENT SCHOOL FUND
(TRACT 1-2062.056 AC.)
PART THREE-274.505 AC.)
FILE NO. FBC 2003023371
F.B.C.D.P.R.

STATE OF TEXAS
PERMANENT SCHOOL FUND
(TRACT 1-2062.056 AC.)
PART ONE-1588.559 AC.)
FILE NO. FBC 2003023371
F.B.C.D.P.R.

T.D.C.J. TRACT TWO
101.79 ACRES

T.D.C.J. TRACT THREE
152.16 ACRES

T.D.C.J. TRACT ONE
723.13 ACRES

STATE
JESTER UNIT
1551.99 ACRES
(IN T.D.C.J. TRACTS ONE THRU EIGHT)

78.70 ACRES
(IN TxDOT TRACT PARTS 1 AND 2)

T.D.C.J. TRACT FOUR
262.02 ACRES

TxDOT TRACT PART 1
54.88 ACRES

T.D.C.J. TRACT SEVEN
100.16 ACRES

TxDOT TRACT PART 2
35.72 ACRES

T.D.C.J. TRACT FIVE
154.59 ACRES

T.D.C.J. TRACT SIX
7.39 ACRES

T.D.C.J. TRACT EIGHT
80.15 ACRES

TxDOT TRACT PART 1
42.98 ACRES

TxDOT TRACT PART 2
35.72 ACRES

AREA SYNOPSIS:
T.D.C.J. TRACTS
TRACT ONE - 723.13 ACRES
TRACT TWO - 101.79 ACRES
TRACT THREE - 152.16 ACRES
TRACT FOUR - 262.02 ACRES
TRACT FIVE - 154.59 ACRES
TRACT SIX - 7.39 ACRES
TRACT SEVEN - 100.16 ACRES
TRACT EIGHT - 80.15 ACRES
TOTAL AREA - 1551.99 ACRES

TxDOT TRACT
PART 1 - 42.98 ACRES
PART 2 - 35.72 ACRES
TOTAL AREA - 78.70 ACRES

CURVE DATA
A = 1875'31" (1875.517)
R = 5879.58' (5879.58)
L = 1941.43' (1941.43)
C = 866.39' (866.39)
Cb = 1932.86' (1932.86)
Cs = 3070'42" E (N 3742'30" W 4)

A = 0718'41" (718.41)
R = 5879.58' (5879.58)
L = 747' (747)
C = 14.94' (14.94)
Cb = N 3742'30" W 4

A = 1572'31" (1572.517)
R = 5879.58' (5879.58)
L = 811.94' (811.94)
C = 1533.59' (1533.59)
Cb = S 3127'48" E

A = 0341'32" (341.533)
R = 5879.58' (5879.58)
L = 179.75' (179.75)
C = 359.50' (359.50)
Cb = N 3742'30" W



JERRY PATTERSON, COMMISSIONER

- NOTES:
- COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM - SOUTH CENTRAL ZONE, NAD 83.
 - BEARINGS ARE BASED ON RECORD DESCRIPTION (Vol. 152, Pg. 423)
 - GRID BEARING OF BASIS OF BEARING LINE IS S 86°59'06" W
 - DISTANCES ARE SURFACE AT 71 FEET, NAVD 88
 - COMBINED FACTOR: 0.999872553
 - CONVERGENCE: 01'36" S
 - COORDINATES SHOWN HEREON ARE GRID AND WERE DERIVED FROM GPS OBSERVATIONS.
 - SOME FENCES SHOWN HEREON WERE DRAWN OUT OF SCALE FOR CLARITY.
 - AS DESCRIBED IN A RIGHT-OF-WAY DEED DATED JULY 11, 1916 AND RECORDED IN VOLUME 72, PAGE 340 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS, THE BOARD OF PRISON COMMISSIONERS OF THE STATE OF TEXAS GRANTED TO SUGARLAND RAILWAY COMPANY, FOR RAILWAY PURPOSES ONLY, A 100 FOOT RIGHT-OF-WAY BEING 50 FEET EITHER SIDE OF AND PARALLEL TO THE CENTERLINE OF AN EXISTING TRACK, SAID RAILWAY APPARENTLY HAVING BEEN ABANDONED AS NO EVIDENCE OF A TRACK OR BED CAN BE FOUND ON THE GROUND.
 - T.D.C.J. TRACTS TWO, THREE, FOUR, FIVE, SIX AND SEVEN AND TxDOT TRACT PARTS 1 AND 2 ARE SUBJECT TO A BLANKET ELECTRIC DISTRIBUTION LINE EASEMENT, CALLED 20' AND NOT TO EXCEED 150' IN WIDTH, ACROSS THE JANE WILKINS LEAGUE, TOGETHER WITH INGRESS/EGRESS RIGHTS AS GRANTED TO HOUSTON LIGHTING AND POWER COMPANY IN VOLUME 454, PAGE 289 OF THE FORT BEND COUNTY DEED RECORDS.

PLAT OF SURVEY
OF

1551.99 ACRES OF LAND IN EIGHT T.D.C.J. TRACTS IN THE WILLIAM MORTON ONE AND ONE HALF LEAGUE GRANT, ABSTRACT NO. 62, THE JANE WILKINS LEAGUE GRANT, ABSTRACT NO. 96 AND THE JESSE H. CARTWRIGHT ONE LEAGUE GRANT, ABSTRACT NO. 16 AND 78.70 ACRES OF LAND IN TxDOT TRACT PARTS 1 AND 2 IN THE JANE WILKINS ONE LEAGUE GRANT, ABSTRACT NO. 96,
FORT BEND COUNTY, TEXAS

REVISOR:
RICHARD W. MOFFETT
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4755 - STATE OF TEXAS



- Revised date: September 29, 2003
- Revisions:
- Revised north line and acreage of TRACT FOUR.
 - Revised total acreage.
 - Added drainage canal in TRACT FOUR.
 - Added 60' road overlap on south line of TRACT FOUR.
 - Added 10' Sugarcane Telephone Company easement in TRACT THREE.
 - Added 30' Houston Pipeline Company easement in TRACT THREE.
 - Added gravel road overlap on south and east lines of TRACT SIX.
 - Added approximate deed lines.
 - Added note 5.

- Revised date: December 16, 2003
- Revisions:
- Revised west line and acreage of TRACT TWO.
 - Revised total acreage of TRACT FOUR.
 - Revised west line and acreage of TRACT FIVE.
 - Added 60' wide TxDOT R.O.W. in TRACTS THREE AND FIVE.
 - Added R.O.W. of Owens Road (Private concrete/asphalt Road).
 - Added 60' wide ingress/egress easement to TRACT FIVE.
 - Added underground gas/cable line crossing TRACT FIVE.
 - Added 3 core dead reference Vol. 75, PG. 95 in TRACT THREE.
 - Revised total acreage.
 - Added Union Pacific R.O.W. and crossing detail at Harlem Road.

- Revised date: February 11, 2004
- Revisions:
- Reconfigured TRACTS THREE, FOUR AND FIVE.
 - Separated TxDOT TRACT.
 - Added two ingress/egress easements.
 - Adjusted coordinates.
 - Revised Note 5.
 - Added approximate centerline of Oyler Creek.
 - Added approximate location irrigation canal.
 - Revised fence location at 9th corner T.D.C.J. TRACT ONE.

- Revised date: March 19, 2004
- Revisions:
- Revised west line and acreage of T.D.C.J. TRACT TWO.
 - Revised west line and acreage of T.D.C.J. TRACT FIVE.
 - Revised total acreage.
 - Added 60' ingress/egress easement on T.D.C.J. property at Harlem Road.

TEXAS GENERAL LAND OFFICE
State Real Property Survey
Surveyors, Engineers, and Geomatics Technicians
Survey No. 1-57