

**PLAT RECORDING SHEET**

**PLAT NAME:** Tejas Trails Subdivision

**PLAT NO:** \_\_\_\_\_

**ACREAGE:** 49.098

**LEAGUE:** H. and T.C. Railroad Company Survey Section No. 34, &  
R. B. Marshal Survey

**ABSTRACT NUMBER:** 34, 597

**NUMBER OF BLOCKS:** 1

**NUMBER OF LOTS:** 50

**NUMBER OF RESERVES:** 6

**OWNERS:** Tejas Trails Development, LLC

\_\_\_\_\_  
(DEPUTY CLERK)

STATE OF TEXAS  
COUNTY OF FORT BEND

We, **TEJAS TRAILS DEVELOPMENT, LLC**, a Texas Limited Liability, acting by and through **SCOTT LEASE**, Manager, Owners of the 49.098 acre tract of Land described in the above and foregoing map of **TEJAS TRAILS SUBDIVISION**, do hereby make and establish said subdivision and development plat of said property according to all lines, dedications, restrictions and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves), our heirs and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, we do hereby dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally on 11 feet, six inches for ten feet perimeter ground easements or seven feet, six inches for 14 feet perimeter ground easements or five feet, six inches for 16 feet perimeter ground easements, from a plane 16 feet above ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted thereon, whereby the aerial easements total 21 feet, six inches in width.

FURTHER, we do hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to prevent the drainage of any septic tanks into any public or private street, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, we do hereby covenant and agree that all of the property within the boundaries of this subdivision and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, excessive vegetation and other obstructions to the operations and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, we do hereby acknowledge the receipt of the "Orders for Regulation of Outdoor Lighting in the Unincorporated Areas of Fort Bend County, Texas", and do hereby covenant and agree and shall comply with this order as adopted by Fort Bend County Commissioners Court on March 23, 2004, and any subsequent amendments.

IN TESTIMONY WHEREOF, the **TEJAS TRAILS DEVELOPMENT, LLC**, has caused these presents to be signed by **SCOTT LEASE**, Manager, hereunto authorized

this \_\_\_\_ day of \_\_\_\_\_, 2019.

**TEJAS TRAILS DEVELOPMENT, LLC**

By: **SCOTT LEASE, MANAGER**

STATE OF TEXAS  
COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared **Scott Lease**, Manager of Tejas Trails Development, LLC, known to me to be the person whose names is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein set out, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_ day of \_\_\_\_\_, 2019.

Notary Public in and for the State of Texas

We, Newfirst National Bank, Owners and Holders of a lien against the property described in the plat known as Tejas Trails Subdivision, being evidenced by instrument of record in Fort Bend County Clerk's File No. 2019075612, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and dedications and restrictions shown herein to said plat and we hereby confirm that we are the present owners of said lien and have not assigned the same nor any part thereof.

Newfirst National Bank

By: \_\_\_\_\_

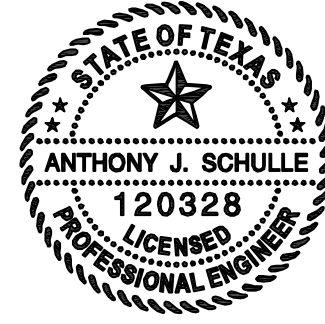
STATE OF TEXAS  
COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that \_\_\_\_\_ he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein set out and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_ day of \_\_\_\_\_, 2019.

Notary Public in and for the State of Texas

I, Anthony J. Schulle, a professional engineer registered in the State of Texas, do hereby state that this plat meets all requirements of Fort Bend County to the best of my knowledge.



Anthony J. Schulle, P.E.

I, Brad L. Schodek, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct, was prepared from an actual survey of the property made under my supervision on the ground and that all boundary corners, angles points of curvature and other points of reference have been marked with iron rods having an outside diameter of not less than five-eighths inch except as shown hereon. The interior corners of this subdivision were not set at the time this plat was signed and sealed by me. These corners are expected to be set after construction of the public infrastructure and final grading within the subdivision.



Brad L. Schodek  
Registered Professional Land Surveyor  
Texas Registration No. 6430

PUBLIC FACILITIES	DISTRICT NAMES
COUNTY ASSISTANCE DISTRICT	COUNTY ASSISTANCE DISTRICT 20
WCID	NONE
MUD	NONE
LID	NONE
DID	FORT BEND COUNTY DRAINAGE DISTRICT
SCHOOL	NEEDVILLE INDEPENDENT
FIRE	NEEDVILLE
IMPACT FEE AREA	NONE
CITY OR CITY ETJ	NONE
UTILITIES CO.	CENTERPOINT ENERGY

We, K. Hovnanian of Houston II, L.L.C., a Texas limited liability company, Owners and Holders of a lien against the property described in the plat known as Tejas Trails Subdivision, being evidenced by instrument of record in Fort Bend County Clerk's File No. 2019075885, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and dedications and restrictions shown herein to said plat and we hereby confirm that we are the present owners of said lien and have not assigned the same nor any part thereof.

K. Hovnanian of Houston II, L.L.C.  
a Texas limited liability company

By: \_\_\_\_\_  
Name:

Title:

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_

\_\_\_\_\_ of K. Hovnanian of Houston II, L.L.C., a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that \_\_\_\_\_ he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein set out and as the act and deed of said corporation.

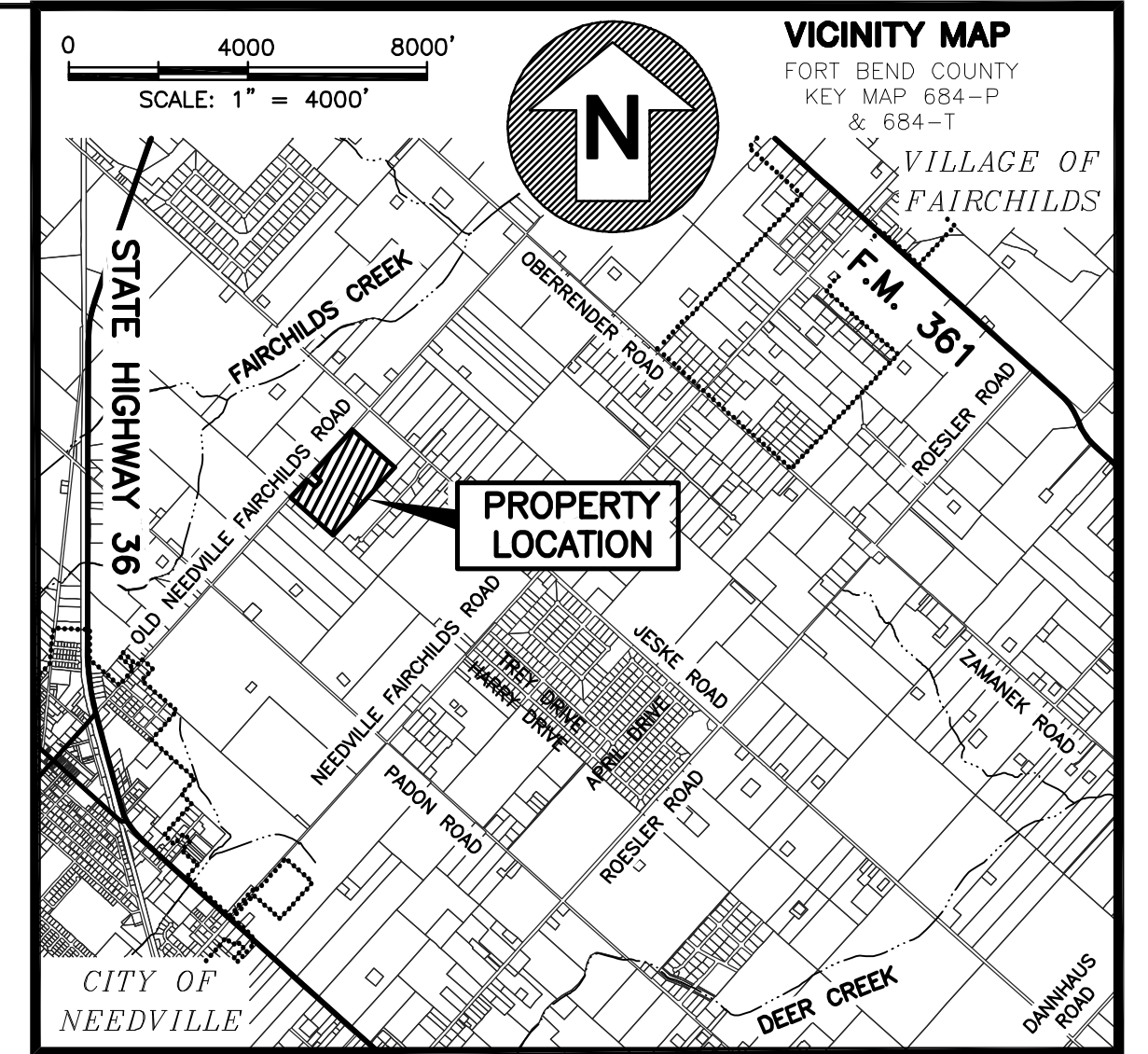
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_ day of \_\_\_\_\_, 2019.

Notary Public in and for the State of Texas

### SUBDIVISION NOTES

- NO EXISTING PIPELINES OR PIPELINE FACILITIES WERE FOUND WITHIN THE LIMITS OF THE SUBDIVISION.
- THIS TRACT IS WITHIN THE NEEDVILLE INDEPENDENT SCHOOL DISTRICT AND FORT BEND COUNTY TAXING JURISDICTIONS.
- THIS PLAT WAS PREPARED TO MEET THE REQUIREMENTS OF FORT BEND COUNTY, TEXAS.
- THE PROPERTY DEPICTED ON THIS PLAT LIES WITHIN THE JURISDICTION OF FORT BEND COUNTY LIGHTING ORDINANCE ZONE LZ2.
- AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS, AND INCORPORATED AREAS (MAP No. 48157C0400L, MAP REVISED APRIL 2, 2014), IT APPEARS THAT TEJAS TRAILS SUBDIVISION LIES WITHIN ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITIES. ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- ALL DRAINAGE EASEMENTS SHOWN ON THE FOREGOING PLAT WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION AND/OR THE ADJACENT LOT OWNERS. HOWEVER, FORT BEND COUNTY RESERVES THE RIGHT TO MAINTAIN THESE DRAINAGE FACILITIES, IF NECESSARY.
- THIS RURAL SUBDIVISION EMPLOYS A NATURAL DRAINAGE SYSTEM WHICH IS INTENDED TO PROVIDE DRAINAGE FOR THE SUBDIVISION THAT IS SIMILAR TO THAT WHICH EXISTED UNDER PRE-DEVELOPMENT CONDITIONS. THUS, DURING LARGE STORM EVENTS, PONDING OF WATER SHOULD BE EXPECTED TO OCCUR IN THE SUBDIVISION TO THE EXTENT IT MAY HAVE PRIOR TO DEVELOPMENT, BUT SUCH PONDING SHOULD NOT REMAIN FOR AN EXTENDED PERIOD OF TIME.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING WITH INTENSE RAINFALL EVENTS.
- THE DETENTION POND FACILITY SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION. HOWEVER, FORT BEND COUNTY RESERVES THE RIGHT TO MAINTAIN THESE DRAINAGE FACILITIES, IF NECESSARY.
- THE RESERVES ON THIS PLAT ARE RESTRICTED TO NON-RESIDENTIAL USE.
- ALL RESIDENTIAL LOTS SHOWN HAVE A 5 FOOT (5') SIDELOT BUILDING LINE UNLESS OTHERWISE NOTED.
- ELEVATION REFERENCE: N.G.S. HGCSO 71 (1987) [PID AW5478] - TOP OF STAINLESS STEEL ROD IN CAP ON NORTHEAST SIDE OF STATE HIGHWAY NO. 36 NEAR NORTHEAST END OF SOUTHERNMOST DRIVEWAY ENTRANCE TO AMERICAN LEGION HALL (CURRENTLY KNIGHTS OF COLUMBUS HALL No. 7067) IN NEEDVILLE. ELEVATION= 88.2' NAVD88
- THE MINIMUM SLAB ELEVATION SHALL BE 86.15 FEET ABOVE MEAN SEA LEVEL REGARDLESS OF THE MINIMUM SLAB ELEVATION SHOWN. IN NO CASE SHALL THE TOP OF SLAB ELEVATION BE LESS THAN ABOVE NATURAL GROUND OR FINISH GROUND AT ANY POINT ON THE PERIMETER OF THE SLAB.
- THIS PLAT WAS PREPARED RELYING ON A CITY PLANNING LETTER PREPARED BY SELECT TITLE DATED OCTOBER 21, 2019 (FILE No. 1911105). THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.
- ALL BUILDING LINE TRANSITIONS ARE AT 45 DEGREE ANGLES TO THE STRAIGHT SIDE LOT LINE WHERE THE TRANSITION OCCURS.
- LAND USE WITHIN THE SUBDIVISION IS LIMITED TO AN AVERAGE IMPERVIOUSNESS OF NO MORE THAN 23 PERCENT PER LOT. THE DRAINAGE AND/OR DETENTION SYSTEM HAS BEEN DESIGNED WITH THE ASSUMPTION THAT THIS AVERAGE PERCENT IMPERVIOUSNESS WILL NOT BE EXCEEDED. IF THIS PERCENTAGE IS TO BE EXCEEDED A REPLAT AND/OR REDESIGN OF THE SYSTEM MAY BE NECESSARY.
- ALL BEARINGS AND COORDINATES DEPICTED HEREON ARE REFERENCED TO THE TEXAS COORDINATES SYSTEM OF 1983 (SOUTH CENTRAL ZONE) AND WERE DETERMINED BY GLOBAL POSITIONING SYSTEM METHODS. ALL COORDINATES LISTED ARE GRID AND CAN BE BROUGHT TO SURFACE BY APPLYING A COMBINED SCALE FACTOR= 0.999864715.
- AN EXISTING POWER SERVICE LINE CROSSES THIS TRACT (HOUSTON LIGHTING & POWER COMPANY 10 FOOT BY 104.6 FOOT EASEMENT WITH AERIAL EASEMENT AND 10 FOOT BY 1210 FOOT EASEMENT DATED 10-22-1940, AS PER VOLUME 913, PAGE 469; DEED RECORDS OF FORT BEND COUNTY, TEXAS) AND WILL BE ABANDONED AND REMOVED DURING CONSTRUCTION OF THE SUBDIVISION BY SEPARATE INSTRUMENT.
- SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.
- SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDES OF ALL RIGHTS-OF-WAY WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH THE A.D.A..
- A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
- THE EXISTING SURFACE APPLICATION ON-SITE WASTEWATER TREATMENT SYSTEM REFERENCED IN INSTRUMENT RECORDED IN FORT BEND COUNTY CLERK'S FILE No. 2001101711 IS ASSOCIATED WITH A FORMER SINGLE-FAMILY RESIDENCE (ADDRESS No. 11323 OLD NEEDVILLE-FAIRCHILDS ROAD) AND WILL BE ABANDONED AND REMOVED DURING CONSTRUCTION OF THE SUBDIVISION.

RESERVE:	PURPOSE:	ACREAGE:
A	DRAINAGE & DETENTION	5.950
B	WATER PLANT	0.172
C	LANDSCAPING	0.456
D	LANDSCAPING	0.018
E	LANDSCAPING	0.053
F	OPEN SPACE	0.816
<b>TOTAL IN RESERVES</b>		<b>7.465</b>



I, J. STACY SLAWINSKI, P.E., FORT BEND COUNTY ENGINEER, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE FORT BEND COUNTY COMMISSIONERS' COURT. HOWEVER, NO CERTIFICATION IS HEREBY GIVEN AS TO THE EFFECT OF DRAINAGE FROM THIS SUBDIVISION ON THE INTERCEPTING DRAINAGE ARTERY OR PARENT STREAM OR ON ANY OTHER AREA OR SUBDIVISION WITHIN THE WATERSHED.

J. STACY SLAWINSKI, P.E.

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS THIS

\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

VINCENT M. MORALES, JR., COMMISSIONER PRECINCT 1 GRADY PRESTAGE, COMMISSIONER PRECINCT 2

W. A. "ANDY" MEYERS, COMMISSIONER PRECINCT 3 KEN R. D&MERCHANT, COMMISSIONER PRECINCT 4

KP GEORGE, COUNTY JUDGE

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN

MY OFFICE ON \_\_\_\_\_ 2019, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. IN PLAT NUMBER \_\_\_\_\_ OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, TEXAS. THE DAY AND DATE LAST ABOVE WRITTEN.

LAURA RICHARD, COUNTY CLERK  
FORT BEND COUNTY, TEXAS

By: \_\_\_\_\_  
DEPUTY

## TEJAS TRAILS SUBDIVISION

A SUBDIVISION OF 49.098 ACRES OF LAND (FORT BEND COUNTY CLERK'S FILE No. 2019075611) BEING A PORTION OF AN ORIGINAL CALL 63.261 ACRE TRACT (VOLUME 842, PAGE 118; DEED RECORDS OF FORT BEND COUNTY, TEXAS) BEING THE REMAINDER OF AN OVERALL CALL 80 ACRE TRACT (FIRST TRACT; VOLUME 532, PAGE 276; DEED RECORDS OF FORT BEND COUNTY, TEXAS), ALL BEING IN THE H. AND T.C. RAILROAD COMPANY SURVEY SECTION No. 34 (R.B. MARSHALL SURVEY), ABSTRACT No. 597, FORT BEND COUNTY, TEXAS.

50 LOTS 6 RESERVES 1 BLOCK

**OWNERS**  
**TEJAS TRAILS DEVELOPMENT, LLC**  
207 MORTON STREET  
RICHMOND, TEXAS 77469  
c/o MR. SCOTT LEASE  
PHONE: (832) 236-6180

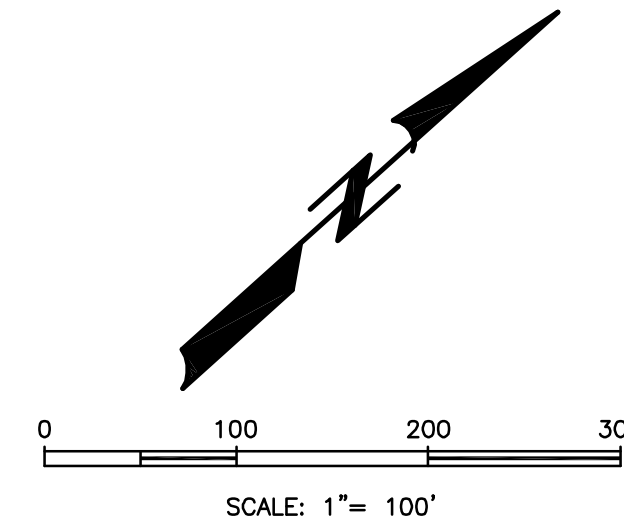
**SURVEYOR AND ENGINEER**  
**KALUZA, INC.**  
CONSULTING ENGINEERS AND SURVEYORS  
ENGINEERING FIRM No. F-1339  
TEXAS LICENSED SURVEYING FIRM No. 10010000  
3014 AVENUE I  
ROSENBERG, TEXAS 77471  
(281) 341-0808  
bschodek@kaluzainc.com

OCTOBER 30, 2019

SHEET 1 OF 2

H. & T.C. RAILROAD COMPANY SURVEY  
SECTION No. 28  
(HENRY BENKER SURVEY)  
ABSTRACT No. 465

H. & T.C. RAILROAD COMPANY SURVEY  
SECTION No. 28  
(W.F. BANKER SURVEY)  
ABSTRACT No. 723



- LEGEND:**
- R.O.W. - RIGHT-OF-WAY
  - VL - VOLUME
  - PG. - PAGE
  - D.R. - DEED RECORDS OF FORT BEND COUNTY
  - O.R. - OFFICIAL RECORDS OF FORT BEND COUNTY
  - F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE
  - AC. - ACRES
  - RAD. - RADIUS
  - U.E. - UTILITY EASEMENT
  - A.E. - AERIAL EASEMENT
  - - ORIGINAL NATURAL GROUND CONTOUR ELEVATION
  - - SET 5/8" IRON ROD WITH CAP (EXCEPT AS NOTED HEREON)
  - - ALL 5/8" IRON RODS SET BY THIS OFFICE WITH PLASTIC CAPS LABELLED "1943 4349 5829" (NOTED HEREON AS "KRK", TYPICAL)

LEE FRED SCHROEDER  
ORIGINAL CALL 124.803 ACRE TRACT  
(VOL. 690, PG. 397; D.R.)  
(VOL. 686, PG. 225; D.R.)

OWEN JESKE  
25.341 ACRES  
(TRACT A; F.B.C.C.F. No. 2012063963)

RANDAL Q. JESKE & JULIA ANN JESKE  
2.847 ACRES  
(TRACT E; F.B.C.C.F. No. 2012063967)

ORIGINAL WILLIAM JESKE  
CALL 80 ACRE TRACT  
(VOL. 68, PG. 105; D.R.)

ELAINE JESKE MATULA  
25.385 ACRES  
(TRACT B; F.B.C.C.F. No. 2012063964)

VIRGINIA ANN JESKE CHAMBERS  
24.263 ACRES  
(TRACT C; F.B.C.C.F. No. 2012063965)

FORT BEND COUNTY  
1.100 ACRE ROAD R.O.W.  
(PARCEL 17; F.B.C.C.F. No. 2018053998)

FOUND COTTON PICKER  
SPINDLE IN ASPHALT PAVEMENT  
FOR NORTH CORNER OF  
ORIGINAL CALL 63.261 ACRE TRACT

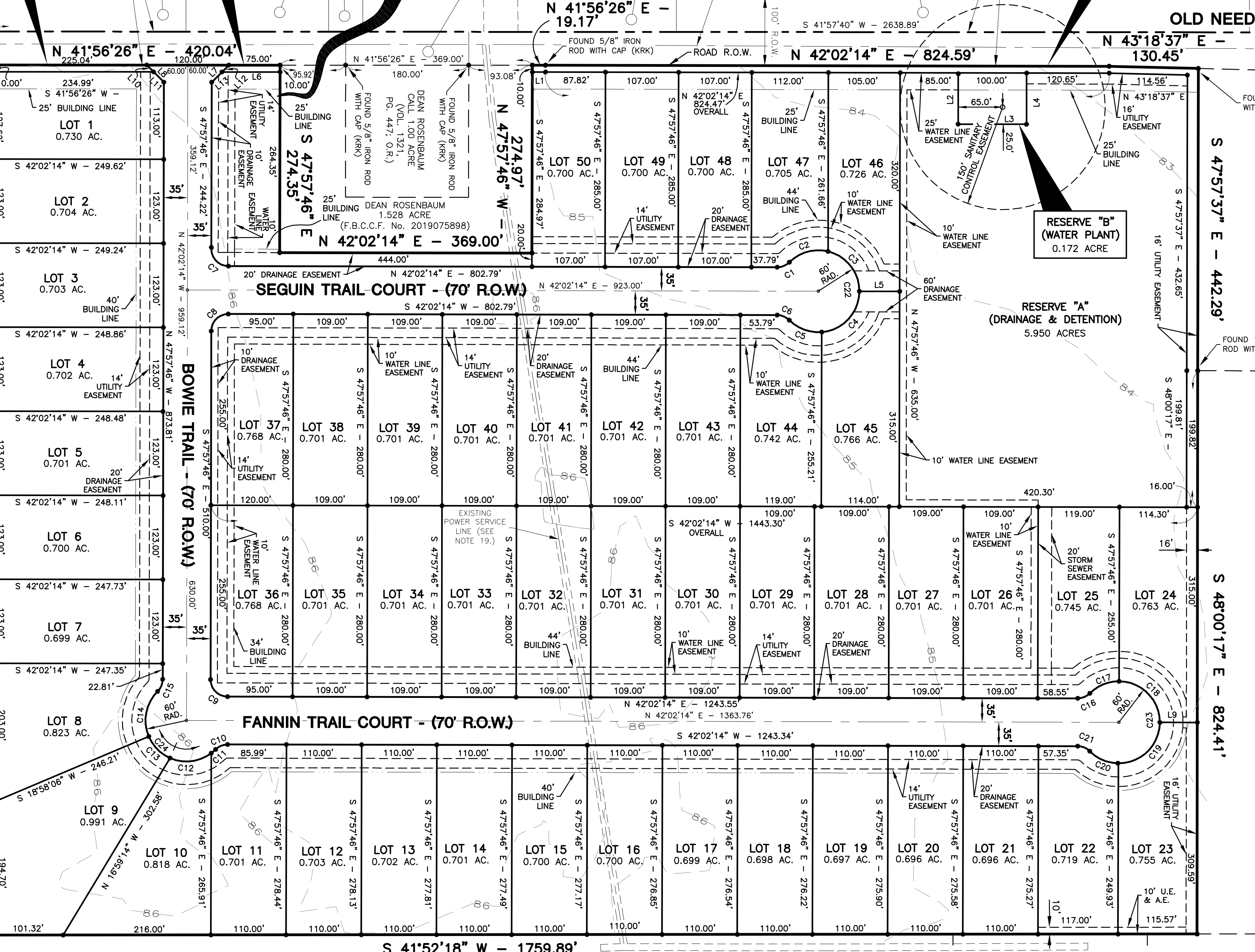
FOUND MAG NAIL IN ASPHALT PAVEMENT  
FOR WEST CORNER OF  
ORIGINAL CALL 63.261 ACRE TRACT

RESERVE "E"  
(LANDSCAPING)  
0.053 ACRE

RESERVE "D"  
(LANDSCAPING)  
0.018 ACRE

RESERVE "F"  
(OPEN SPACE)  
0.816 ACRE

RESERVE "C"  
(LANDSCAPING)  
0.456 ACRE



**CURVE TABLE**

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	25.00	45°05'57"	19.68	10.38	N 19°29'16" E	19.17
C2	60.00	58°35'31"	61.36	33.67	S 26°14'03" W	58.72
C3	60.00	76°30'26"	80.12	47.31	N 86°12'59" W	74.30
C4	60.00	85°13'11"	89.24	55.19	N 52°11'10" W	81.24
C5	60.00	49°52'46"	52.23	27.90	N 62°11'48" E	50.60
C6	25.00	45°05'57"	19.68	10.38	S 64°35'12" W	19.17
C7	25.00	90°00'00"	39.27	25.00	N 87°02'14" E	35.36
C8	25.00	90°00'00"	39.27	25.00	S 2°57'46" E	35.36
C9	25.00	90°00'00"	39.27	25.00	N 87°02'14" E	35.36
C10	25.00	45°05'57"	19.68	10.38	S 19°29'16" W	19.17
C11	60.00	7°59'14"	8.36	4.19	N 0°55'54" E	8.36
C12	60.00	60°45'44"	63.63	35.17	N 35°18'23" E	60.69
C13	60.00	43°16'51"	45.32	23.81	N 87°19'40" E	44.25
C14	60.00	68°10'05"	71.38	40.60	S 36°56'52" E	67.25
C15	25.00	45°05'57"	19.68	10.38	N 25°24'48" W	19.17
C16	25.00	45°05'57"	19.68	10.38	N 19°29'16" E	19.17
C17	25.00	45°19'42"	47.47	25.05	S 19°36'08" W	46.24
C18	60.00	89°46'15"	94.01	59.76	S 87°09'07" W	84.68
C19	60.00	90°32'00"	94.81	60.56	N 2°41'46" W	85.25
C20	60.00	44°33'57"	46.67	24.59	N 64°51'12" E	45.50
C21	25.00	45°05'57"	19.68	10.38	S 64°35'12" W	19.17
C22	60.00	27°11'54"	282.95	59.79	N 47°57'46" W	84.71
C23	60.00	27°11'54"	282.95	59.79	N 47°57'46" W	84.71
C24	60.00	18°11'54"	188.70	34679.90	N 87°02'14" E	120.00

**LINE TABLE**

LINE	DISTANCE	BEARING
L1	19.18	N 41°56'26" E
L2	75.00	S 47°57'46" E
L3	100.00	N 42°02'14" E
L4	75.00	N 47°57'46" W
L5	59.00	N 42°02'14" E
L6	85.02	S 41°56'26" W
L7	35.36	S 2°57'46" E
L8	35.36	N 87°02'14" E
L9	54.78	N 42°02'14" E
L10	14.12	N 87°02'14" E
L11	21.24	N 87°02'14" E
L12	14.17	N 2°57'46" W
L13	21.19	N 2°57'46" W

PARTITION OF THE ANNIE SCHIMARA  
ORIGINAL CALL 100.0 ACRE TRACT  
(FORT BEND COUNTY PROBATE  
CASE No. 72-CPR-005900)  
OVERALL THEO SCHROEDER  
CALL 160 ACRE TRACT  
(VOL. 76, PG. 468; D.R.)

H. & T.C. RAILROAD COMPANY SURVEY  
SECTION No. 34  
(WILLIAM LEMINSKI SURVEY)  
ABSTRACT No. 582

TERENCE GARNER & SUSAN GARNER  
CALL 25.000 ACRE TRACT  
(VOL. 682, PG. 178; D.R.)  
CALL 12.500 ACRES & CALL 12.500 ACRES  
(TRACT 1 & TRACT 2; F.B.C.C.F. No. 9692919)

THE BRUNO E. NOWAK, SR. AND  
CAROLE J. NOWAK REVOCABLE  
LIVING TRUST  
(F.B.C.C.F. No. 2010113760)  
CALL 25.0 ACRE TRACT  
(VOL. 572, PG. 761; D.R.)  
CALL 25.0 ACRES  
(F.B.C.C.F. No. 2000069562)  
(VOL. 2038, PG. 2358; O.R.)

KEITH BARKER &  
EUSABETH BARKER  
CALL 12.00 ACRE TRACT  
(TRACT 1 - F.B.C.C.F. No. 2017065420)  
(TRACT 2 - VOL. 2466, PG. 1361; O.R.)

EUSABETH (MADER) BARKER  
14.331 ACRES  
(TRACT A -  
F.B.C.C.F. No. 2014028931  
& No. 2018016908)

H. & T.C. RAILROAD COMPANY SURVEY  
SECTION No. 34  
(R.B. MARSHALL SURVEY)  
ABSTRACT No. 597

ORIGINAL CALL 15.0 ACRE TRACT  
(VOL. 728, PG. 745; D.R.)  
(VOL. 591, PG. 808; D.R.)

ANDREW MADER  
3.230 ACRES  
(TRACT B -  
F.B.C.C.F. No. 2014028931  
& No. 2018016908)  
LIFE ESTATE  
(F.B.C.C.F. No. 2014034403)

DUANE KUCERA &  
DANIELLE KUCERA  
5.413 ACRES  
(TRACT C -  
F.B.C.C.F. No. 2018016608)  
& No. 2014028931  
& No. 2018016908)  
LIFE ESTATE  
(F.B.C.C.F. No. 2014034403)

File Name: \FortBend\Subdivision\2018\BIB\BIB01E-002 [Tejas Trails]Survey\Map\TejasTrails-FortBend-103019.dwg  
User: jbarber  
Date: 10/30/2019 7:59:32 AM Plot Date: Wednesday, October 30, 2019 8:12:49 AM