



**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**FORT BEND COUNTY DRAINAGE DISTRICT  
RIGHT OF WAY EASEMENT**

THE STATE OF TEXAS  
COUNTY OF FORT BEND,

GRANTOR: **CAROLE J. CROATT AND STEVEN C. CROATT**  
6911 Kari Lane  
Richmond, TX 77469

(hereinafter called GRANTOR, whether one or more) for and in consideration of the benefits to be derived on account of and from the construction, operation, and maintenance by Fort Bend County Drainage District, of the drainage canal and system upon and through the land hereafter described, the sufficiency of which is hereby acknowledged and confessed, has granted, bargained, sold and conveyed, and by these presents hereby grants, bargains, sells and conveys unto said Fort Bend County Drainage District, a corporation (hereinafter called the DISTRICT), of Fort Bend County, Texas, a right of way and easement for the purpose of constructing, maintaining, operating, repairing and re-constructing a drainage canal, including drains, ditches, laterals and levees, upon, over, and through and across the land of GRANTOR along the route hereinafter designated, and said land being situated in Fort Bend County, Texas, to wit:

The DISTRICT shall have an additional easement totaling 0.0170 acre parallel and adjacent to the northerly side of an existing easement 160 feet in width previously recorded within Volume 323, Page 232 of the Deed Records of Fort Bend County, Texas, and more particularly described within the attachment labeled **EXHIBIT "A"**

The DISTRICT shall have an additional easement totaling 0.2676 acre parallel and adjacent to the northerly side of an existing easement 160 feet in width previously recorded within Volume 323, Page 232 of the Deed Records of Fort Bend County, Texas, and more particularly described within the attachment labeled **EXHIBIT "B"**.

The DISTRICT shall have an additional easement totaling 0.0263 acre parallel and adjacent to the southerly side of an existing easement 160 feet in width previously recorded within Volume 323, Page 232 of the Deed Records of Fort Bend County, Texas, and more particularly described within the attachment labeled **EXHIBIT "C"**.

During channel construction and during channel maintenance operation, the DISTRICT is authorized to spread spoil dirt and excavated material, operate machinery and do any necessary clearing, upon the premises of GRANTOR immediately adjoining the easement as above described. The GRANTOR reserves the right to have the DISTRICT either spread or stockpile excess excavated material generated from the channel expansion or modification at locations mutually agreed upon by the GRANTOR and the DISTRICT.

GRANTOR reserves the right to elect to dispose of the GRANTOR'S stockpiled excess material generated from any modified or expanded channel excavation or bridge repair, modification, or replacement in a manner that does not interfere with the DISTRICT'S use of and access to the easement and right of way for the purposes herein described.

The DISTRICT shall have all rights and benefits necessary or convenient for the full enjoyment or use of the rights herein granted, with the right of ingress and egress to and from said drainage canal right-of-way, provided, however, that after construction of said drainage canal, said right of ingress and egress of the DISTRICT shall be limited to the said right of way and to existing roads and passageways. The DISTRICT is given the right from time to time to cut and remove all trees, undergrowth, and abate other obstruction, upon said canal right of way, that may injure, endanger, or interfere with the construction, operation, maintenance and repair of said drainage canal.

The DISTRICT agrees during the life of this easement to repair all damage to roads, passageways and fences resulting from the DISTRICT'S use in going to and from said easement and right of way, and to restore the same to the previously existing condition as near as possible.

GRANTOR reserves the right to use the facilities offered by the drainage canal for the disposal of surface waters, rain, or any excess waters collecting upon his land, and in such connection GRANTOR has the right in the manner provided by law and at his own expense to construct and provide ditches, drains and laterals connecting his said land or portions thereof with the drainage canal.

GRANTOR reserves the oil, gas and sulphur in and under the land covered by this easement, provided however, that during the life of this easement no mining or drilling operations shall be conducted upon the surface of the area included in the easement right of way above described.

It is agreed that if at a future time the DISTRICT, its successors or assigns, shall permanently cease to use said drainage canal right of way for the purposes herein contained, and shall permanently abandon the same, then and in such event the said right of way above described, together with all rights and interests held by the DISTRICT by reason of this instrument, shall revert, pass to and vest in the said GRANTOR, his heirs or assigns.

TO HAVE AND TO HOLD said right of way and easement herein granted, unto the said DISTRICT, its successors or assigns.

EXECUTED this the 8 day of October, 2024.

Steven Croatt

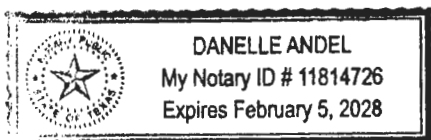
Carole Croatt

STATE OF TEXAS

COUNTY OF FORT BEND

BEFORE ME Danille Andel, in and for  
Fort Bend County, Texas, on this day personally appeared Steven C. Croatt  
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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This 8 day of  
October, 2024.



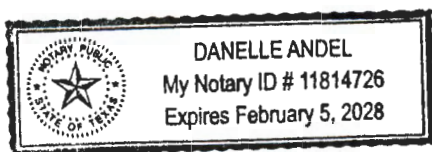
Danille Andel  
Notary Public

STATE OF TEXAS

COUNTY OF FORT BEND

BEFORE ME Danille Andel, in and for  
Fort Bend County, Texas, on this day personally appeared Carole J. Croatt,  
wife of Steven C. Croatt  
Known to me to be the person whose name is subscribed to the foregoing instrument, and having been  
examined by me privily and apart from her husband, and having the same fully explained to her, she,  
the said Carole J Croatt acknowledged such  
instrument to be her act and deed, and she declared that she had willingly signed the same for the  
purposes and consideration therein expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This 8 day of  
October, 2024.



Danille Andel  
Notary Public

June 22, 2020

## EXHIBIT "A"

### ***Drainage Easement 05***

***0.0170 acre of land in the C.B. Stewart Survey, Abstract No. 90,  
Fort Bend County, Texas***

A FIELD NOTE DESCRIPTION of a 0.0170 acre (743 square feet) tract of land in the C.B. Stewart Survey, Abstract No. 90, Fort Bend County, Texas; said 0.0170 acre tract being out of a 3.00 acre tract of land "Lot 43" conveyed to Steven C. Croatt and wife, Carole J. Croatt, as recorded in Volume 2668, Page 2291 of the Fort Bend County Deed Records and being more particularly described by metes-and-bounds as follows with the bearings being based on Texas Coordinate System, South Central Zone (NAD83) per GPS Observations using National Geodetic Survey Continuously Operating Reference Stations; coordinates shown hereon are surface coordinates and may be converted to grid by applying the following scale factor of 0.99986701753.:

COMMENCING at a 3/4-inch iron pipe found in the northwest line of a 192 acre tract of land conveyed to Gaye Lynn McNutt and Thomas Carlton McNutt, as recorded in the Fort Bend County Clerk's File No. 2017060016, for the east corner of a 5.0 acre tract of land conveyed to Jacob Krassnig and Gloria Huhsl, as recorded in Fort Bend County Clerk's File No. 2007059354 and in Volume 1157, Page 507 of the Fort Bend County Deed Records, for the south corner of a 3.52 acre tract of land "Reserve" conveyed to Gloria Huhsl and Jacob Krassnig, as recorded in Volume 1495, Page 468 of the Fort Bend County Deed Records and for the south corner of an unrecorded 151.27 acre subdivision; said point having the following coordinates: X=2,986,776.37, Y=13,734,402.53;

THENCE, North 41° 32' 09" East – 1,541.00 feet with the northwest line of said 192 acre tract, with the southeast line of said 3.52 acre tract, with the southeast line of a 5.94 acre tract of land "Lot 39" conveyed to Ofelia Medina, as recorded in Fort Bend County Clerk's File No. 2009076396, with the southeast line a 7.34 acre tract of land "Lot 40" conveyed to Sean Sevy and wife, Dolores Sevy, as recorded in Fort Bend County Clerk's File No. 2004047411 and with the southeast line of a 4.167 acre tract of land "Lot 41" conveyed to Ronnie Perry Gehring, as recorded in Fort Bend County Clerk's File Nos. 1999105921, 2012034475, and 2012034991 to an angle point in an 18-inch elm tree;

THENCE, North 41° 55' 33" East with the northwest line of said 192 acre tract and with the southeast line of said 4.167 acre tract of land, at a distance of 93.46 feet pass a 5/8-inch iron rod found and continuing with the southeast line of a 3.00 acre tract of land "Lot 42" conveyed to Carole J. Croatt and spouse, Steven C. Croatt, as recorded in Volume 2421, Page 193 of the Fort Bend County Deed Records for a total distance of 305.55 feet to a 1/2-inch iron rod found for the east corner of said Carole J. Croatt tract, for the south corner of said Steven C. Croatt tract and for the south corner and POINT OF BEGINNING of this tract; said point having the following coordinates: X=2,988,002.35, Y=13,735,783.37;

THENCE, North 47° 58' 42" West – 77.28 feet with the northeast line of said Carole J. Croatt tract and with the southwest line of said Steven C. Croatt tract to a point for the west corner of this tract; said point having the following coordinates: X=2,987,944.94 Y=13,735,835.10; from which a 5/8-inch iron rod with cap found in the southeast right-of-way line of Kari Lane (60 feet wide) bears North 47° 58' 42" West – 507.81 feet;

THENCE, in a southeasterly direction with a curve to the right having a radius of 310.00 feet, a central angle of  $14^{\circ} 36' 46''$ , a length of 79.06 feet and a chord bearing South  $59^{\circ} 31' 49''$  East – 78.85 feet to a point for the east corner of this tract; from which a 1/2-inch iron rod found for the east corner of said Steven C. Croatt tract bears North  $41^{\circ} 55' 33''$  East – 196.79 feet;

THENCE, South  $41^{\circ} 55' 33''$  West – 15.79 feet with the northwest line of said 192 acre tract and with the southeast line of said Steven C. Croatt tract to the POINT OF BEGINNING and containing 0.0170 acre (743 square feet) of land.

Note: This metes-and-bounds description was compiled in conjunction with a survey performed on even date.

COMPILED BY:  
TEXAS ENGINEERING AND MAPPING Co.  
Civil Engineers - Land Surveyors  
Stafford, Texas  
Firm Registration No. 10119000  
Job No. 212-7  
W:\212-7\_DrainageEsmt\_05.doc



Brian Nesvadba  
Registered Professional Land Surveyor  
State of Texas No. 5776

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 47°58'42" W	77.28'
L2	S 41°59'31" W	16.79'

CURVE TABLE			
CURVE	DELTA	RADIUS	CHORD
C1	14°36'48"	310.00'	79.06'
			S 89°31'42" E - 78.80'

# LEGEND

C.L.	- CENTERLINE
D.E.	- DRAINAGE EASEMENT
F.B.C.D.R.	- FORT BEND COUNTY DEED RECORDS
F.B.C.C.F.	- FORT BEND COUNTY CLERK'S FILE
FND	- FOUND
I.P.	- IRON PIPE
I.R.	- IRON ROD
P.O.B.	- POINT OF BEGINNING
P.O.C.	- POINT OF COMMENCEMENT
R.O.W.	- RIGHT OF WAY
S&L.F.T.	- SQUARE FEET
W/	- WITH

## NOTES:

- 1.) BEARINGS SHOWN HEREON ARE BASED ON TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83) USING HGS CONTINUOUSLY OPERATING REFERENCE STATIONS. COORDINATES SHOWN HEREON ARE SURFACE COORDINATES AND MAY BE CONVERTED TO GRID BY APPLYING THE FOLLOWING SCALE FACTOR OF 0.99998701753.
- 2.) THE SURVEYOR HAS NOT ABSTRACTED THIS PROPERTY. DEED INFORMATION SHOWN HEREON WAS RESEARCHED AND PROVIDED BY OTHERS.
- 3.) THE CERTIFICATE SHOWN HEREON IS VALID ONLY IF THIS DOCUMENT CONTAINS AN ORIGINAL STAMPED OR IMPRESSION SEAL AND SIGNATURE OF THE SURVEYOR. SAID CERTIFICATION SHALL NOT APPLY TO ANY COPIES OR ALTERED ORIGINALS.
- 4.) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. ADDITIONAL ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN.
- 5.) A METES-AND-BOUNDS DESCRIPTION WAS COMPILED IN CONJUNCTION WITH THIS SURVEY.
- 6.) ALL RODS SET ARE 5/8" IRON RODS WITH CAPS STAMPED: T.E.A.M. - 281-491-2525.
- 7.) THIS TRACT OF LAND WAS SURVEYED IN THE FIELD ON MAY 12, 2020.

GLORIA HUSSEL AND JACOB KRASSING  
(VOL. 1485, PG. 468; F.B.C.D.R.)  
JACOB KRASSING AND GLORIA HUSSEL  
(F.B.C.C.F. NO. 2007059354)  
(VOL. 1157, PG. 507; F.B.C.D.R.)

KARI LANE  
(60' R.O.W.)

STEVEN C. CROATT AND WIFE,  
CAROLE J. CROATT  
3.00 ACRES "LOT 43"  
(VOL. 2668, PG. 2291; F.B.C.D.R.)

CAROLE J. CROATT AND SPOUSE,  
STEVEN C. CROATT  
3.00 ACRES "LOT 42"  
(VOL. 2421, PG. 193; F.B.C.D.R.)

JOE KUCERA, JR. AND WIFE,  
MARIE C. KUCERA  
3.00 ACRES "LOT 44"  
(VOL. 2486, PG. 831; F.B.C.D.R.)

A WICKSON SURVEY  
ABSTRACT NO. 94

DRAINAGE EASEMENT 5  
0.0170 ACRE  
(743 SQ. FT.)

LOT 1  
GALLIMORE AND RICKY SUBDIVISION  
(VOL. 31, PG. 174; F.B.C.D.R.)

GAYE LYNN MCNUTT AND THOMAS CARLTON MCNUTT  
192 ACRES  
(F.B.C.C.F. NO. 2017080016)

I, Brian Nesvadba, a Registered Professional Land Surveyor of the State of Texas, hereby certify that the above plot correctly represents the facts found at the time of the survey made on the ground under my supervision. This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B, Condition 1, Survey.



Brian Nesvadba  
Registered Professional Land Surveyor  
State of Texas No. 5776

TEXAS ENGINEERING AND MAPPING CO.  
12718 CENTURY DRIVE  
STAFFORD, TEXAS 77477  
PHONE: 861.401.8686 FAX: 861.401.8686  
www.team-civil.com  
Surveying Firm No. 16119000 / Engineering Firm No. 7-2996

## STANDARD LAND SURVEY

OF  
A PROPOSED DRAINAGE EASEMENT BEING  
A 0.0170 ACRE (743 SQ. FT.) TRACT OF LAND  
IN THE C. B. STEWART SURVEY, ABSTRACT NO. 90,  
FORT BEND COUNTY, TEXAS

CREW: RL	DRAWN BY: KPR	CALC. BY: BSN	CHK BY: BSN
DATE: 08/22/20	SCALE: 1"=80'	KEY MAP: 644V	JOB NO.: 212-7

June 22, 2020

## **EXHIBIT "B"**

### ***Drainage Easement 06***

***0.2676 acre of land in the C.B. Stewart Survey, Abstract No. 90,  
Fort Bend County, Texas***

A FIELD NOTE DESCRIPTION of a 0.2676 acre (11,655 square feet) tract of land in the C.B. Stewart Survey, Abstract No. 90, Fort Bend County, Texas; said 0.2676 acre tract being out of a 3.00 acre tract of land "Lot 42" conveyed to Carole J. Croatt and spouse, Steven C. Croatt, as recorded in Volume 2421, Page 193 of the Fort Bend County Deed Records and being more particularly described by metes-and-bounds as follows with the bearings being based on Texas Coordinate System, South Central Zone (NAD83) per GPS Observations using National Geodetic Survey Continuously Operating Reference Stations; coordinates shown hereon are surface coordinates and may be converted to grid by applying the following scale factor of 0.99986701753.:

COMMENCING at a 3/4-inch iron pipe found in the northwest line of a 192 acre tract of land conveyed to Gaye Lynn McNutt and Thomas Carlton McNutt, as recorded in the Fort Bend County Clerk's File No. 2017060016, for the east corner of a 5.0 acre tract of land conveyed to Jacob Krassnig and Gloria Hussl, as recorded in Fort Bend County Clerk's File No. 2007059354 and in Volume 1157, Page 507 of the Fort Bend County Deed Records, for the south corner of a 3.52 acre tract of land "Reserve" conveyed to Gloria Huhsl and Jacob Krassnig, as recorded in Volume 1495, Page 468 of the Fort Bend County Deed Records and for the south corner of an unrecorded 151.27 acre subdivision; said point having the following coordinates: X=2,986,776.37, Y=13,734,402.53;

THENCE, North 41° 32' 09" East – 1,541.00 feet with the northwest line of said 192 acre tract, with the southeast line of said 3.52 acre tract, with the southeast line of a 5.94 acre tract of land "Lot 39" conveyed to Ofelia Medina, as recorded in Fort Bend County Clerk's File No. 2009076396, with the southeast line a 7.34 acre tract of land "Lot 40" conveyed to Sean Sevy and wife, Dolores Sevy, as recorded in Fort Bend County Clerk's File No. 2004047411 and with the southeast line of a 4.167 acre tract of land "Lot 41" conveyed to Ronnie Perry Gehring, as recorded in Fort Bend County Clerk's File Nos. 1999105921, 2012034475, and 2012034991 to a an angle point in an 18-inch elm tree;

THENCE, North 41° 55' 33" East with the northwest line of said 192 acre tract and with the southeast line of said 4.167 acre tract of land, at a distance of 93.46 feet pass a 5/8-inch iron rod found and continuing with the southeast line of said Carole J. Croatt tract for a total distance of 286.24 feet to a point for a south corner and POINT OF BEGINNING of this tract; said point having the following coordinates: X=2,987,989.44, Y=13,735,769.00;

THENCE, in a westerly direction with a curve to the left having a radius of 275.00 feet, a central angle of 68° 02' 56", a length of 326.61 feet, and a chord bearing North 86° 46' 38" West - 307.75 feet to a point for a south corner of this tract; said point having the following coordinates: X=2,987,68.18, Y=13,735,786.30;

THENCE, North 47° 59' 34" West - 36.44 feet with the northeast line of said 4.167 acre tract and with the southwest line of said Carole J. Croatt tract to a point for the west corner of this tract and for the beginning of a non-tangent curve to the right; from which a 5/8-inch iron rod with cap found in the southeast right-of-way line of Kari Lane (60 feet wide) bears North 47° 59' 34" West – 309.21 feet;

THENCE, in an easterly direction with a curve to the right having a radius of 310.00 feet, a central angle of 55° 57' 22", a length of 302.75 feet, and a chord bearing North 85° 11' 07" East - 290.86 feet to a point for the end of said curve; from which a 5/8-inch iron rod with cap found in the southeast right-of-way line of Kari Lane (60 feet wide) bears North 47° 58' 42" West - 507.81 feet;

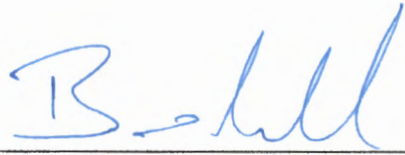
THENCE, South 47° 58' 42" East - 77.28 feet with the southwest line of a 3.00 acre tract of land "Lot 43" conveyed to Steven C. Croatt and wife, Carole J. Croatt, as recorded in Volume 2668, Page 2291 of the Fort Bend County Deed Records and with the northeast line of said Carole J. Croatt tract to a 1/2-inch iron rod found for the east corner of said Carole J. Croatt tract and for the east corner of this tract;

THENCE, South 41° 55' 33" West - 19.31 feet with the northwest line of said 192 acre tract and with the southeast line of said Carole J. Croatt tract to the POINT OF BEGINNING and containing 0.2676 acre (11,655 square feet) of land.

Note: This metes-and-bounds description was compiled in conjunction with a survey performed on even date.

COMPILED BY:  
TEXAS ENGINEERING AND MAPPING Co.  
Civil Engineers - Land Surveyors  
Stafford, Texas  
Firm Registration No. 10119000  
Job No. 212-7  
W:\212-7\_DrainageEsmt\_06.doc



  
Brian Nesvadba  
Registered Professional Land Surveyor  
State of Texas No. 5776

June 22, 2020

## EXHIBIT "C"

### ***Drainage Easement 07***

***0.0263 acre of land in the C.B. Stewart Survey, Abstract No. 90,  
Fort Bend County, Texas***

A FIELD NOTE DESCRIPTION of a 0.0263 acre (1,146 square feet) tract of land in the C.B. Stewart Survey, Abstract No. 90, Fort Bend County, Texas; said 0.0263 acre tract being out of a 3.00 acre tract of land "Lot 42" conveyed to Carole J. Croatt and spouse, Steven C. Croatt, as recorded in Volume 2421, Page 193 of the Fort Bend County Deed Records and being more particularly described by metes-and-bounds as follows with the bearings being based on Texas Coordinate System, South Central Zone (NAD83) per GPS Observations using National Geodetic Survey Continuously Operating Reference Stations; coordinates shown hereon are surface coordinates and may be converted to grid by applying the following scale factor of 0.99986701753.:

COMMENCING at a 3/4-inch iron pipe found in the northwest line of a 192 acre tract of land conveyed to Gaye Lynn McNutt and Thomas Carlton McNutt, as recorded in the Fort Bend County Clerk's File No. 2017060016, for the east corner of a 5.0 acre tract of land conveyed to Jacob Krassnig and Gloria Hussl, as recorded in Fort Bend County Clerk's File No. 2007059354 and in Volume 1157, Page 507 of the Fort Bend County Deed Records, for the south corner of a 3.52 acre tract of land "Reserve" conveyed to Gloria Huhsl and Jacob Krassnig, as recorded in Volume 1495, Page 468 of the Fort Bend County Deed Records and for the south corner of an unrecorded 151.27 acre subdivision; said point having the following coordinates: X=2,986,776.37, Y=13,734,402.53;

THENCE, North 41° 32' 09" East – 1,541.00 feet with the northwest line of said 192 acre tract, with the southeast line of said 3.52 acre tract, with the southeast line of 5.94 acre tract of land "Lot 39" conveyed to Ofelia Medina, as recorded in Fort Bend County Clerk's File No. 2009076396, with the southeast line a 7.34 acre tract of land "Lot 40" conveyed to Sean Sevy and wife, Dolores Sevy, as recorded in Fort Bend County Clerk's File No. 2004047411 and with the southeast line of a 4.167 acre tract of land "Lot 41" conveyed to Ronnie Perry Gehring, as recorded in Fort Bend County Clerk's File Nos. 1999105921, 2012034475, and 2012034991 to a an angle point in an 18-inch elm tree;

THENCE, North 41° 55' 33" East – 93.46 feet with the northwest line of said 192 acre tract and with the southeast line of said 4.167 acre tract of land to a 5/8-inch iron rod found for the east corner of said 4.167 acre tract, for the south corner of said Carole J. Croatt tract and for the south corner and POINT OF BEGINNING of this tract; said point having the following coordinates: X=2,987,860.64, Y=13,735,625.57;

THENCE, North 47° 59' 34" West - 58.81 feet with the northeast line of said 4.167 acre tract and with the southwest line of said Carole J. Croatt tract to a point for the west corner of this tract and for the beginning of a non-tangent curve to the right; said point having the following coordinates: X=2,987,816.94, Y=13,735,664.93; from which a 5/8-inch iron rod with cap found in the southeast right-of-way line of Kari Lane (60 feet wide) bears North 47° 59' 34" West – 527.00 feet;


THENCE, in a southeasterly direction with said curve to the right having a radius of 115.00 feet, a central angle of 33° 41' 53", a length of 67.64 feet, and a chord bearing South 76° 10' 16" East - 66.67 feet to a point for the east corner of this tract; from which a 1/2-inch iron rod bears North 41° 55' 33" East – 180.61 feet;

THENCE, South 41° 55' 33" West - 31.48 feet with the northwest line of said 192 acre tract and with the southeast line of said Carole J. Croatt tract to the POINT OF BEGINNING and containing 0.0263 acre (1,146 square feet) of land.

Note: This metes-and-bounds description was compiled in conjunction with a survey performed on even date.

COMPILED BY:  
TEXAS ENGINEERING AND MAPPING Co.  
Civil Engineers - Land Surveyors  
Stafford, Texas  
Firm Registration No. 10119000  
Job No. 212-7  
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\_\_\_\_\_  
Brian Nesvadba  
Registered Professional Land Surveyor  
State of Texas No. 5776

# LEGEND

CL - CENTERLINE  
D.E. - DRAINAGE EASEMENT  
F.B.C.D.R. - FORT BEND COUNTY DEED RECORDS  
F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE  
FND - FOUND  
I.P. - IRON PIPE  
I.R. - IRON ROD  
P.O.B. - POINT OF BEGINNING  
P.O.C. - POINT OF COMMENCEMENT  
R.O.W. - RIGHT OF WAY  
SQ. FT. - SQUARE FEET  
V. - VITH

KARI LANE  
(60' R.O.W.)

STEVEN C. CROATT AND WIFE,  
CAROLE J. CROATT  
3.00 ACRES "LOT 43"  
(VOL. 2668, PG. 2291; F.B.C.D.R.)

CAROLE J. CROATT AND SPOUSE,  
STEVEN C. CROATT  
3.00 ACRES "LOT 42"  
(VOL. 2421, PG. 193; F.B.C.D.R.)

DRAINAGE EASEMENT 6  
0.2676 ACRE  
(11,655 SQ. FT.)

RONNIE PERRY GEHRING  
4.187 ACRES "LOT 41"  
(F.B.C.C.F. NO. 1999105921)  
(F.B.C.C.F. NO. 2012034475)  
(F.B.C.C.F. NO. 2012034991)

LOT 1  
GALLIMORE AND RICKY SUBDIVISION  
(VOL. 31, PG. 174; F.B.C.D.R.)

GAYE LYNN MCNUTT AND THOMAS CARLTON MCNUTT  
192 ACRES  
(F.B.C.C.F. NO. 2017060018)

I, Brian Nesvada, a Registered Professional Land Surveyor of the State of Texas, hereby certify that the above plat correctly represents the facts found at the time of the survey made on the ground under my supervision. This survey substantially complies with the current Texas Society of Professional Surveyors' Standards and Specifications for a Category 1B, Condition II, Survey.



Brian Nesvada  
Registered Professional Land Surveyor  
State of Texas No. 5778

## NOTES

- 1.) BEARINGS SHOWN HEREON ARE BASED ON TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83) USING NGS CONTINUOUSLY OPERATING REFERENCE STATIONS. COORDINATES SHOWN HEREON ARE SURFACE COORDINATES AND MAY BE CONVERTED TO GRID BY APPLYING THE FOLLOWING SCALE FACTOR OF 0.99996701753.
- 2.) THE SURVEYOR HAS NOT ABSTRACTED THIS PROPERTY. DEED INFORMATION SHOWN HEREON WAS RESEARCHED AND PROVIDED BY OTHERS.
- 3.) THE CERTIFICATE SHOWN HEREON IS VALID ONLY IF THIS DOCUMENT CONTAINS AN ORIGINAL STAMPED OR IMPRESSION SEAL AND SIGNATURE OF THE SURVEYOR. SAID CERTIFICATION SHALL NOT APPLY TO ANY COPIES OR ALTERED ORIGINALS.
- 4.) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. ADDITIONAL ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN.
- 5.) METES-AND-BOUNDS DESCRIPTIONS WERE COMPILED IN CONJUNCTION WITH THIS SURVEY.
- 6.) ALL RODS SET ARE 5/8" IRON RODS WITH CAPS STAMPED: T.E.A.M. - 281-491-2325.
- 7.) THIS TRACT OF LAND WAS SURVEYED IN THE FIELD ON MAY 12, 2020.

GLORIA HUSSEL AND JACOB KRASSING  
3.50 ACRES "RESERVE"  
(VOL. 1495, PG. 408; F.B.C.D.R.)  
JACOB KRASSING AND GLORIA HUSSEL  
5.0 ACRES "RESERVE"  
(F.B.C.C.F. NO. 2007059354)  
(VOL. 1157, PG. 507; F.B.C.D.R.)

P.O.C.-D. E. 6&7  
X= 2,986,776.37  
Y= 13,734,402.53

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 47°59'34" W	58.81'
L2	S 41°35'33" W	31.48'
L3	N 47°59'34" W	36.44'
L4	S 41°35'33" W	19.31'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	33°41'53"	115.00'	87.64'
C2	68°02'56"	275.00'	328.81'
C3	55°57'22"	310.00'	302.75'

TEXAS ENGINEERING AND MAPPING CO.  
12718 CENTURY DRIVE  
STAFFORD, TEXAS 77477  
PHONE: 817.461.8006 FAX: 817.461.8006  
www.tecm.com  
Surveying Firm No. 16118000 / Engineering Firm No. F-8906

## STANDARD LAND SURVEY

OF  
PROPOSED DRAINAGE EASEMENTS BEING  
A 0.2676 ACRE (11,655 SQ. FT.) TRACT OF LAND AND  
A 0.0263 ACRE (1,146 SQ. FT.) TRACT OF LAND IN THE  
C. B. STEWART WICKSON SURVEY, ABSTRACT NO. 90,  
FORT BEND COUNTY, TEXAS

CREW: RL DRAWN BY: KPR CALC. BY: BSN CK. BY: BSN  
DATE: 06/22/20 SCALE: 1"=80' KEY MAP: 644V JOB NO.: 212-7

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

*Laura Richard*

Laura Richard, County Clerk

Fort Bend County Texas

November 19, 2024 04:32:15 PM

FEE: \$0.00

DP2

**2024113542**

