



**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:

**Perry Mueller Jr.  
9 Bayou Road  
Lake Jackson, TX 77566-3735**

(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 Special District organized under the laws of the state of Texas, (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 0.2977 acre (Easement 39) adjacent to the Westerly side of an existing easement 160 feet in width previously recorded within Volume 323, Page 254 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 1.1613 acres (Easement 40) adjacent to the Northeast side of an existing easement 160 feet in width previously recorded within Volume 323, Page 254 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 0.6459 acres (Easement 42) adjacent to the Westerly side of an existing easement 160 feet in width previously recorded within Volume 323, Page 254 of the Deed Records of Fort Bend County, Texas, and more particularly described within the attachment labeled **EXHIBIT "C"**

The DISTRICT shall have an additional easement totaling 1.5258 acres (Easement 45) adjacent to the Southwest side of an existing easement 160 feet in width previously recorded within Volume 323, Page 254 of the Deed Records of Fort Bend County, Texas, and more particularly described within the attachment labeled **EXHIBIT "D"**

The DISTRICT shall have an additional easement totaling 0.9935 acres (Easement 46) adjacent to the East and Northeast side of an existing easement 160 feet in width previously recorded within Volume 323, Page 254 of the Deed Records of Fort Bend County, Texas, and more particularly described within the attachment labeled **EXHIBIT "E"**

The DISTRICT shall have an additional easement totaling 0.5004 acres (Easement 48) adjacent to the Northeast side of an existing easement 160 feet in width previously recorded within Volume 323, Page 254 of the Deed Records of Fort Bend County, Texas, and more particularly described within the attachment labeled **EXHIBIT "F"**

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 15 day of October, 2025.

Perry Mueller, Jr.  
Perry Mueller, Jr.

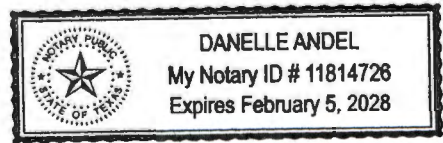
STATE OF TEXAS

COUNTY OF FORT BEND

BEFORE ME Danelle Andel (Notary Name), in and for Fort Bend County, Texas, on this day personally appeared Perry Mueller, Jr. (Grantor Name) 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 15 day of October, 2025.

Danelle Andel  
Notary Public



August 22, 2022

***Drainage Easement 39***

***0.2977 of an acre of land in the Charles B. Stewart Survey, Abstract No. 90  
Fort Bend County, Texas***

Being a 0.2977 of an acre (12,967 square feet) of land in the Charles B. Stewart Survey, Abstract No. 90, Fort Bend County, Texas; said 0.2977 of an acre tract being out of a residual portion of a called 259.42 acre tract (Tract One) described in a deed from Hugo Mueller and wife, Lula Mueller to Perry Mueller, Sr. and wife, Juanita Mueller, recorded in Volume 392, Page 401, Fort Bend County Deed Records (F.B.C.D.R.) and conveyed to Perry Mueller, Jr., by Last Will and Testament of Perry Mueller, Sr., recorded in Case No. 89-CPR-011237, and by Last Will and Testament of Juanita Mueller, Case No. 94-CPR-013458, Probate Court Records Fort Bend County; said 0.2977 of an acre tract of land being more particularly described by metes and bounds as follows with bearings referenced to the Texas Coordinate System, South Central Zone, North American Datum of 1983 (NAD 83), 2011 Adjustment, Epoch 2010.00, which coordinates and distances shown hereon are surface values in U.S. Survey Feet and may be converted to grid by multiplying by a scale factor of 0.99986701753:

**COMMENCING** at a one inch iron pipe found, having coordinates of N=13,734,858.58, E=2,983,067.69, in the existing northeast right-of-way line of Trinity Road (60 feet wide per Volume 551, Page 836, F.B.C.D.R.) and the northwest boundary line of a 4.42 acre tract composed of a called 3.42 acre tract (Tract One) and a called 1.0 acre tract (Tract Two) described in a deed from Meryl M. Sellers to Jesse D. Harrison and wife, Lillie Mae Harrison, recorded in Volume 959, Page 514, F.B.C.D.R., for the southeast corner of a residual portion of said 259.42 acre tract;

**THENCE**, North 41°59'50" East, along the southeast boundary line of a residual portion of said 259.42 acre tract and the northwest boundary line of said 4.42 acre tract, a distance of 293.31 feet to a 3/8-inch iron rod with "Landtech" cap set in the proposed southwest drainage easement for the southerly southeast corner of the herein described tract and the **POINT OF BEGINNING** having coordinates of N=13,735,076.56, E=2,983,263.94; said point being in a curve to the right whose center bears North 47°07'02" East, 465.00 feet;

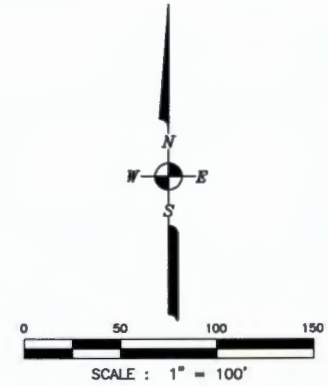
**THENCE**, along said proposed drainage easement the following five (5) courses and distances:

1. Around said curve to the right having a radius of 465.00 feet, an arc length of 74.61 feet, a central angle of 09°11'34", and a chord which bears North 38°17'11" West, 74.53 feet to a 3/8-inch iron rod with "Landtech" cap set for the point of tangency;

2. North 33°41'24" West, a distance of 102.16 feet to a 3/8-inch iron rod with "Landtech" cap set for the point of curvature of a curve to the right;
  3. Around said curve to the right having a radius of 515.00 feet, an arc length of 61.43 feet, a central angle of 06°50'05", and a chord which bears North 30°16'22" West, 61.40 feet to a 3/8-inch iron rod with "Landtech" cap set for the point of tangency;
  4. North 26°51'19" West, a distance of 129.15 feet to a 3/8-inch iron rod with "Landtech" cap set for the point of curvature of a curve to the left;
  5. Around said curve to the left having a radius of 285.00 feet, an arc length of 8.29 feet, a central angle of 01°40'01", and a chord which bears North 27°41'20" West, 8.29 feet to a 3/8-inch iron rod with "Landtech" cap set, having coordinates of N=13,735,395.64, E=2,983,067.96, in the northwest boundary line of a residual portion of said 259.42 acre tract and the southeast boundary line of a called 9.028 acre tract described in a deed from Perry Mueller, Jr., individually and as independent executor and as trustee of the trust created under the will and estate of Juanita Mueller to the State of Texas, recorded under Fort Bend County Clerk's File (F.B.C.C.F.) No. 2020022077, Official Public Records Fort Bend County (O.P.R.F.B.C.), for the northwesterly corner of the herein described tract;
  6. **THENCE**, North 41°55'28" East, along the northwest boundary line of a residual portion of said 259.42 acre tract and the southeast boundary line of said 9.028 acre tract, a distance of 17.46 feet to a 5/8-inch iron rod with TxDOT aluminum cap found for an angle point;
  7. **THENCE**, South 81°51'19" East, continuing along the northwest boundary line of a residual portion of said 259.42 acre tract and the southeast boundary line of said 9.028 acre tract, a distance of 23.00 feet to a point in the existing southwest line of Fort Bend County Drainage District (F.B.C.D.D.) 140 feet wide drainage canal and right-of-way easement, recorded in Volume 323, Page 244, F.B.C.D.R., for the northeasterly corner of the herein described tract and being of a curve to the right whose center bears South 62°53'24" West, 320.00 feet;
- THENCE**, along the existing southwest line of said F.B.C.D.D. easement the following five (5) courses and distances:
8. Around said curve to the right having a radius of 320.00 feet, an arc length of 1.42 feet, a central angle of 00°15'17", and a chord which bears South 26°58'58" East, 1.42 feet to the point of tangency;
  9. South 26°51'19" East, a distance of 129.15 feet to the point of curvature of a curve to the left;



# CHARLES B. STEWART SURVEY ABSTRACT NO. 90



- O.P.R.F.B.C. - OFFICIAL PUBLIC RECORDS FORT BEND COUNTY
- O.R.F.B.C. - OFFICIAL RECORDS FORT BEND COUNTY
- F.B.C.D.R. - FORT BEND COUNTY DEED RECORDS
- F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCING
- FND. - FOUND
- I.R. - IRON ROD
- I.P. - IRON PIPE
- R.O.W. - RIGHT-OF-WAY
- SQ. FT. - SQUARE FEET
- P — PROPERTY LINE
- C — CENTERLINE
- - FOUND (AS NOTED)
- - SET 3/8" I.R. W/LANDTECH CAP (UNLESS OTHERWISE NOTED)

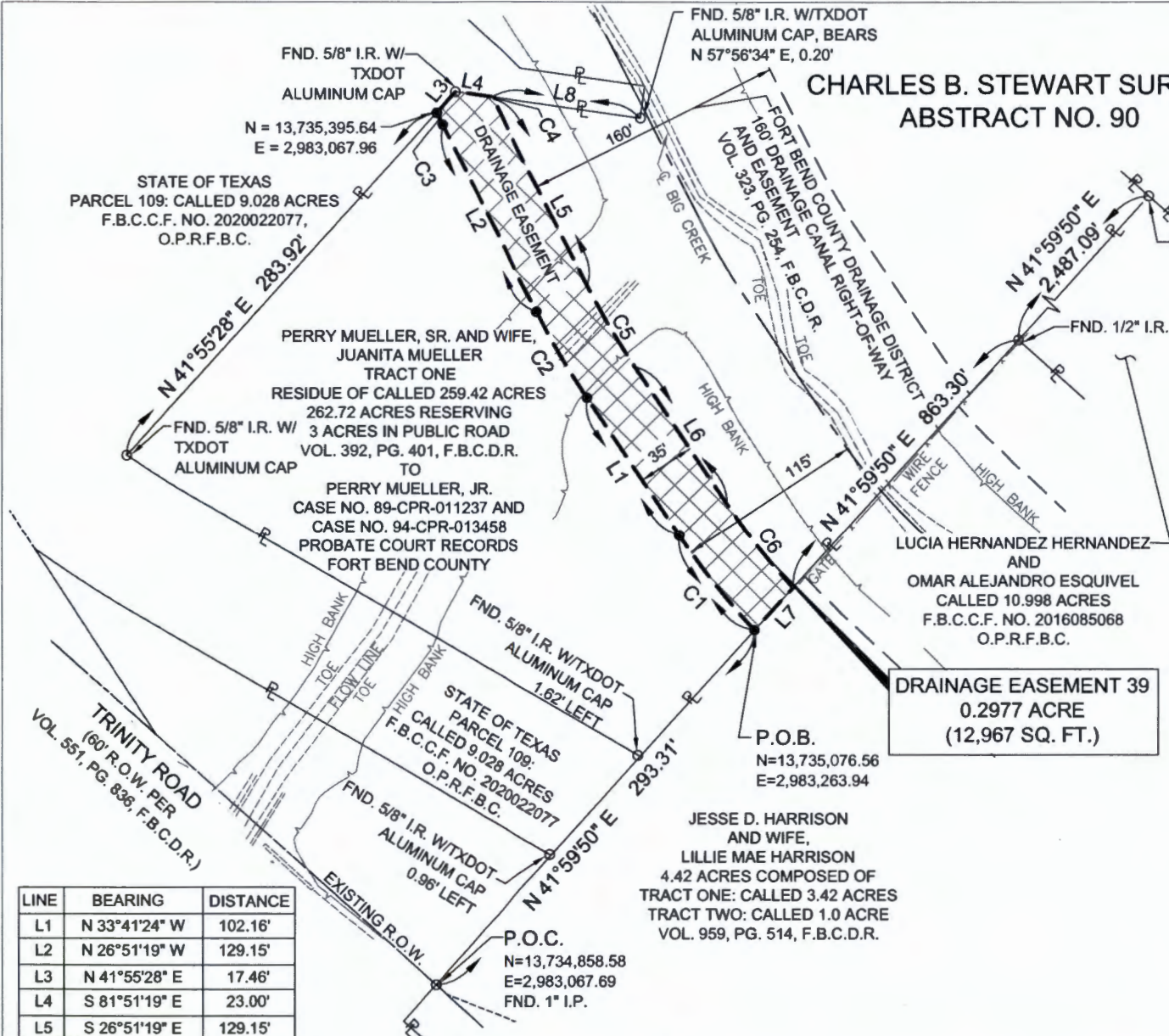
- NOTES:
- 1) ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83), 2011 ADJUSTMENT, EPOCH 2010.00. ALL COORDINATES AND DISTANCES SHOWN ARE SURFACE VALUES IN US SURVEY FEET AND MAY BE CONVERTED TO GRID COORDINATES BY MULTIPLYING BY A SCALE FACTOR OF 0.99986701753.
  - 2) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.
  - 3) FIELD SURVEYS WERE PERFORMED BETWEEN AUGUST, 2021 AND AUGUST, 2022
  - 4) A SEPARATE METES & BOUNDS ACCOMPANIES THIS PLAT

## LANDTECH

2525 North Loop West, Suite 300,  
Houston, Texas 77008  
T: 713-861-7068 F: 713-861-4131  
TBPELS Registration No. 10019100

**PROPOSED DRAINAGE EASEMENT 39**  
0.2977 ACRE (12,967 SQ. FT.) TRACT OF LAND IN THE CHARLES  
B. STEWART SURVEY, ABSTRACT NO. 90  
FORT BEND COUNTY, TEXAS

DATE: AUGUST 22, 2022      SCALE: 1" = 100'  
DRAWING No.: 981-A-\_\_\_\_\_      SHEET No.: 1 OF 1



LINE	BEARING	DISTANCE
L1	N 33°41'24" W	102.16'
L2	N 26°51'19" W	129.15'
L3	N 41°55'28" E	17.46'
L4	S 81°51'19" E	23.00'
L5	S 26°51'19" E	129.15'
L6	S 33°41'24" E	102.16'
L7	S 41°59'50" W	35.15'
L8	S 81°51'19" E	92.27'

CURVE	RADIUS	LENGTH	DELTA	CHORD
C1	465.00'	74.61'	09°11'34"	N 38°17'11" W 74.53'
C2	515.00'	61.43'	06°50'05"	N 30°16'22" W 61.40'
C3	285.00'	8.29'	01°40'01"	N 27°41'20" W 8.29'
C4	320.00'	1.42'	00°15'17"	S 26°58'58" E 1.42'
C5	480.00'	57.26'	06°50'05"	S 30°16'22" E 57.22'
C6	430.00'	65.85'	08°46'29"	S 38°04'39" E 65.79'



I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PLAT REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.  
SURVEY DATE: AUGUST, 2022

*W. R. Wolfram, III*  
**08-22-2022**  
WILLIAM R. WOLFRAM, III  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6244

STATE OF TEXAS  
PARCEL 109: CALLED 9.028 ACRES  
F.B.C.C.F. NO. 2020022077,  
O.P.R.F.B.C.

PERRY MUELLER, SR. AND WIFE,  
JUANITA MUELLER  
TRACT ONE  
RESIDUE OF CALLED 259.42 ACRES  
262.72 ACRES RESERVING  
3 ACRES IN PUBLIC ROAD  
VOL. 392, PG. 401, F.B.C.D.R.  
TO  
PERRY MUELLER, JR.  
CASE NO. 89-CPR-011237 AND  
CASE NO. 94-CPR-013458  
PROBATE COURT RECORDS  
FORT BEND COUNTY

**DRAINAGE EASEMENT 39**  
0.2977 ACRE  
(12,967 SQ. FT.)

JESSE D. HARRISON  
AND WIFE,  
LILLIE MAE HARRISON  
4.42 ACRES COMPOSED OF  
TRACT ONE: CALLED 3.42 ACRES  
TRACT TWO: CALLED 1.0 ACRE  
VOL. 959, PG. 514, F.B.C.D.R.

LUCIA HERNANDEZ HERNANDEZ  
AND  
OMAR ALEJANDRO ESQUIVEL  
CALLED 10.998 ACRES  
F.B.C.C.F. NO. 2016085068  
O.P.R.F.B.C.

August 22, 2022

***Drainage Easement 40***

***1.1613 acres of land in the Charles B. Stewart Survey, Abstract No. 90  
Fort Bend County, Texas***

Being 1.1613 acres (50,588 square feet) of land in the Charles B. Stewart Survey, Abstract No. 90, Fort Bend County, Texas; said 1.1613 acre tract being out of a residual portion of a called 259.42 acre tract (Tract One) described in a deed from Hugo Mueller and wife, Lula Mueller to Perry Mueller, Sr. and wife, Juanita Mueller, recorded in Volume 392, Page 401, Fort Bend County Deed Records (F.B.C.D.R.) and conveyed to Perry Mueller, Jr., by Last Will and Testament of Perry Mueller, Sr., recorded in Case No. 89-CPR-011237, and by Last Will and Testament of Juanita Mueller, Case No. 94-CPR-013458, Probate Court Records Fort Bend County; said 1.1613 acre tract of land being more particularly described by metes and bounds as follows with bearings referenced to the Texas Coordinate System, South Central Zone, North American Datum of 1983 (NAD 83), 2011 Adjustment, Epoch 2010.00, which coordinates and distances shown hereon are surface values in U.S. Survey Feet and may be converted to grid by multiplying by a scale factor of 0.99986701753:

**COMMENCING** at a 1/2-inch iron rod found, having coordinates of N=13,735,744.27, E=2,983,865.09, in the southeast boundary line of a residual portion of said 259.42 acre tract and for the north corner of a called 10.998 acre tract described in a deed from Texas Funding Corporation to Lucia Hernandez Hernandez and Omar Alejandro Esquivel, recorded under Fort Bend County Clerk's File (F.B.C.C.F.) No. 2016085068, Official Public Records Fort Bend County (O.P.R.F.B.C.); from which a 1/2-inch iron rod found for the northeast corner of a residual portion of said 259.42 acre tract bears North 41°59'50" East, 2,487.09 feet;

**THENCE**, South 41°59'50" West, along the southeast boundary line of a residual portion of said 259.42 acre tract and the northwest boundary line of said 10.998 acre tract, a distance of 666.61 feet to a 3/8-inch iron rod with "Landtech" cap set in the proposed northeast drainage easement for the easterly southeast corner of the herein described tract and the **POINT OF BEGINNING** having coordinates of N=13,735,248.86, E=2,983,419.06;

1. **THENCE**, South 41°59'50" West, continuing along the southeast boundary line of a residual portion of said 259.42 acre tract and the northwest boundary line of said 10.998 acre tract, a distance of 35.48 feet to a point in the existing northeast boundary line of Fort Bend County Drainage District (F.B.C.D.D.) 160 feet wide drainage canal and right-of-way easement, recorded in Volume 323, Page 254, F.B.C.D.R, for the southerly southeast corner of the herein described tract and being the beginning of a curve to the right whose center bears North 50°50'18" East, 270.00 feet;

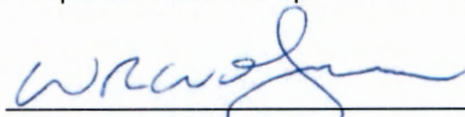
**THENCE**, along the existing northeast line of said F.B.C.D.D. easement the following ten (10) courses and distances:

2. Around said curve to the right having a radius of 270.00 feet, an arc length of 25.78 feet, a central angle of  $05^{\circ}28'18''$ , and a chord which bears North  $36^{\circ}25'33''$  West, 25.77 feet to the point of tangency;
3. North  $33^{\circ}41'24''$  West, a distance of 102.16 feet to the point of curvature of a curve to the right;
4. Around said curve to the right having a radius of 320.00 feet, an arc length of 38.17 feet, a central angle of  $06^{\circ}50'05''$ , and a chord which bears North  $30^{\circ}16'22''$  West, 38.15 feet to the point of tangency;
5. North  $26^{\circ}51'19''$  West, a distance of 129.15 feet to the point of curvature of a curve to the left;
6. Around said curve to the left having a radius of 480.00 feet, an arc length of 69.67 feet, a central angle of  $08^{\circ}19'01''$ , and a chord which bears North  $31^{\circ}00'50''$  West, 69.61 feet to the point of tangency;
7. North  $35^{\circ}10'20''$  West, a distance of 248.35 feet to the point of curvature of a curve to the right;
8. Around said curve to the right having a radius of 70.00 feet, an arc length of 65.49 feet, a central angle of  $53^{\circ}36'26''$ , and a chord which bears North  $08^{\circ}22'07''$  West, 63.13 feet to the point of tangency;
9. North  $18^{\circ}26'06''$  East, a distance of 246.37 feet to the point of curvature of a curve to the left;
10. Around said curve to the left having a radius of 280.00 feet, an arc length of 323.24 feet, a central angle of  $66^{\circ}08'40''$ , and a chord which bears North  $14^{\circ}38'14''$  West, 305.59 feet to the point of tangency;
11. North  $47^{\circ}42'34''$  West, a distance of 187.49 feet to a point in the existing east right-of-way line of SH 36 (width varies per Volume 134, Page 194, F.B.C.D.R. and Document Nos. 2020004142 and 2020022077, O.P.R.F.E.C.) for a westerly northwest corner of the herein described tract;
12. **THENCE**, North  $13^{\circ}31'18''$  East, along the existing east right-of-way line of said SH 36, a distance of 39.93 feet to a 3/8-inch iron rod with "Landtech" cap set in said proposed drainage easement, having coordinates of N=13,736,495.89, E=2,982,929.00, for the northerly northwest corner of the herein described tract;

**THENCE**, along said proposed drainage easement the following ten (10) courses and distances:

13. South 47°42'34" East, a distance of 206.70 feet to a 3/8-inch iron rod with "Landtech" cap set for the point of curvature of a curve to the right;
14. Around said curve to the right having a radius of 315.00 feet, an arc length of 363.65 feet, a central angle of 66°08'40", and a chord which bears South 14°38'14" East, 343.79 feet to a 3/8-inch iron rod with "Landtech" cap set for the point of tangency;
15. South 18°26'06" West, a distance of 246.37 feet to a 3/8-inch iron rod with "Landtech" cap set for the point of curvature of a curve to the left;
16. Around said curve to the left having a radius of 35.00 feet, an arc length of 32.75 feet, a central angle of 53°36'26", and a chord which bears South 08°22'07" East, 31.57 feet to a 3/8-inch iron rod with "Landtech" cap set for the point of tangency;
17. South 35°10'20" East, a distance of 248.35 feet to a 3/8-inch iron rod with "Landtech" cap set for the point of curvature of a curve to the right;
18. Around said curve to the right having a radius of 515.00 feet, an arc length of 74.76 feet, a central angle of 08°19'01", and a chord which bears South 31°00'50" East, 74.69 feet to a 3/8-inch iron rod with "Landtech" cap set for the point of tangency;
19. South 26°51'19" East, a distance of 129.15 feet to a 3/8-inch iron rod with "Landtech" cap set for the point of curvature of a curve to the left;
20. Around said curve to the left having a radius of 285.00 feet, an arc length of 34.00 feet, a central angle of 06°50'05", and a chord which bears South 30°16'22" East, 33.98 feet to a 3/8-inch iron rod with "Landtech" cap set for the point of tangency;
21. South 33°41'24" East, a distance of 102.16 feet to a 3/8-inch iron rod with "Landtech" cap set for the point of curvature of a curve to the left;
22. Around said curve to the left having a radius of 235.00 feet, an arc length of 16.99 feet, a central angle of 04°08'31", and a chord which bears South 35°45'40" East, 16.98 feet to the **POINT OF BEGINNING** and containing 1.1613 acres (50,588 square feet) of land.

A separate Plat accompanies this Metes and Bounds description.



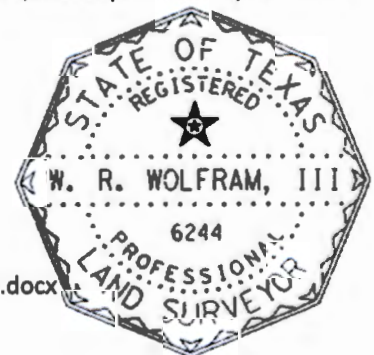
W. R. WOLFRAM, III

08-22-2022

Date

Texas Registered Professional Land Surveyor No. 6244

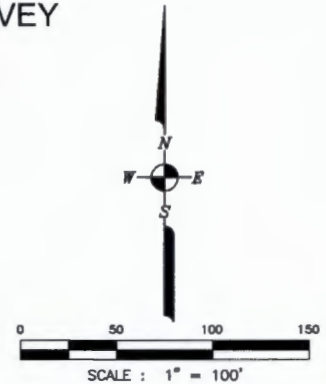
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**CHARLES B. STEWART SURVEY  
ABSTRACT NO. 90**

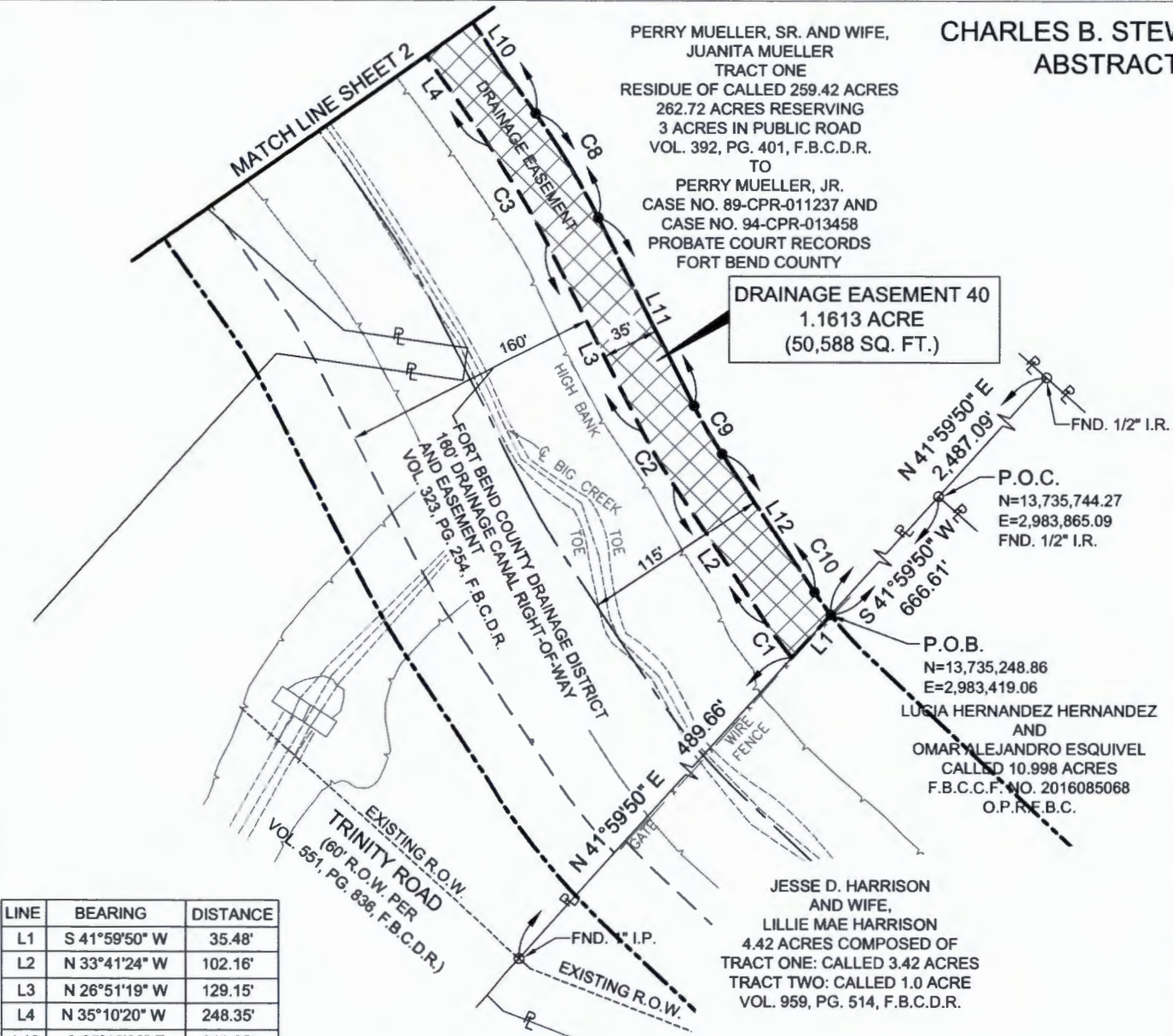
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CASE NO. 94-CPR-013458  
PROBATE COURT RECORDS  
FORT BEND COUNTY

**DRAINAGE EASEMENT 40**  
1.1613 ACRE  
(50,588 SQ. FT.)



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- P.O.C. - POINT OF COMMENCING
- FND. - FOUND
- I.R. - IRON ROD
- I.P. - IRON PIPE
- R.O.W. - RIGHT-OF-WAY
- SQ. FT. - SQUARE FEET
- P — PROPERTY LINE
- C — CENTERLINE
- - FOUND (AS NOTED)
- - SET 3/8" I.R. W/LANDTECH CAP (UNLESS OTHERWISE NOTED)

- NOTES:
- 1) ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83), 2011 ADJUSTMENT, EPOCH 2010.00. ALL COORDINATES AND DISTANCES SHOWN ARE SURFACE VALUES IN US SURVEY FEET AND MAY BE CONVERTED TO GRID COORDINATES BY MULTIPLYING BY A SCALE FACTOR OF 0.99986701753.
  - 2) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.
  - 3) FIELD SURVEYS WERE PERFORMED BETWEEN AUGUST, 2021 AND AUGUST, 2022
  - 4) A SEPARATE METES & BOUNDS ACCOMPANIES THIS PLAT



LINE	BEARING	DISTANCE
L1	S 41°59'50" W	35.48'
L2	N 33°41'24" W	102.16'
L3	N 26°51'19" W	129.15'
L4	N 35°10'20" W	248.35'
L10	S 35°10'20" E	248.35'
L11	S 26°51'19" E	129.15'
L12	S 33°41'24" E	102.16'

CURVE	RADIUS	LENGTH	DELTA	CHORD
C1	270.00'	25.78'	05°28'18"	N 36°25'33" W 25.77'
C2	320.00'	38.17'	06°50'05"	N 30°16'22" W 38.15'
C3	480.00'	69.67'	08°19'01"	N 31°00'50" W 69.61'
C8	515.00'	74.76'	08°19'01"	S 31°00'50" E 74.69'
C9	285.00'	34.00'	06°50'05"	S 30°16'22" E 33.98'
C10	235.00'	16.99'	04°08'31"	S 35°45'40" E 16.98'

JESSE D. HARRISON  
AND WIFE,  
LILLIE MAE HARRISON  
4.42 ACRES COMPOSED OF  
TRACT ONE: CALLED 3.42 ACRES  
TRACT TWO: CALLED 1.0 ACRE  
VOL. 959, PG. 514, F.B.C.D.R.



I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PLAT REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.  
SURVEY DATE: AUGUST, 2022

*W. R. Wolfram, III*  
08-22-2022  
WILLIAM R. WOLFRAM, III  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6244

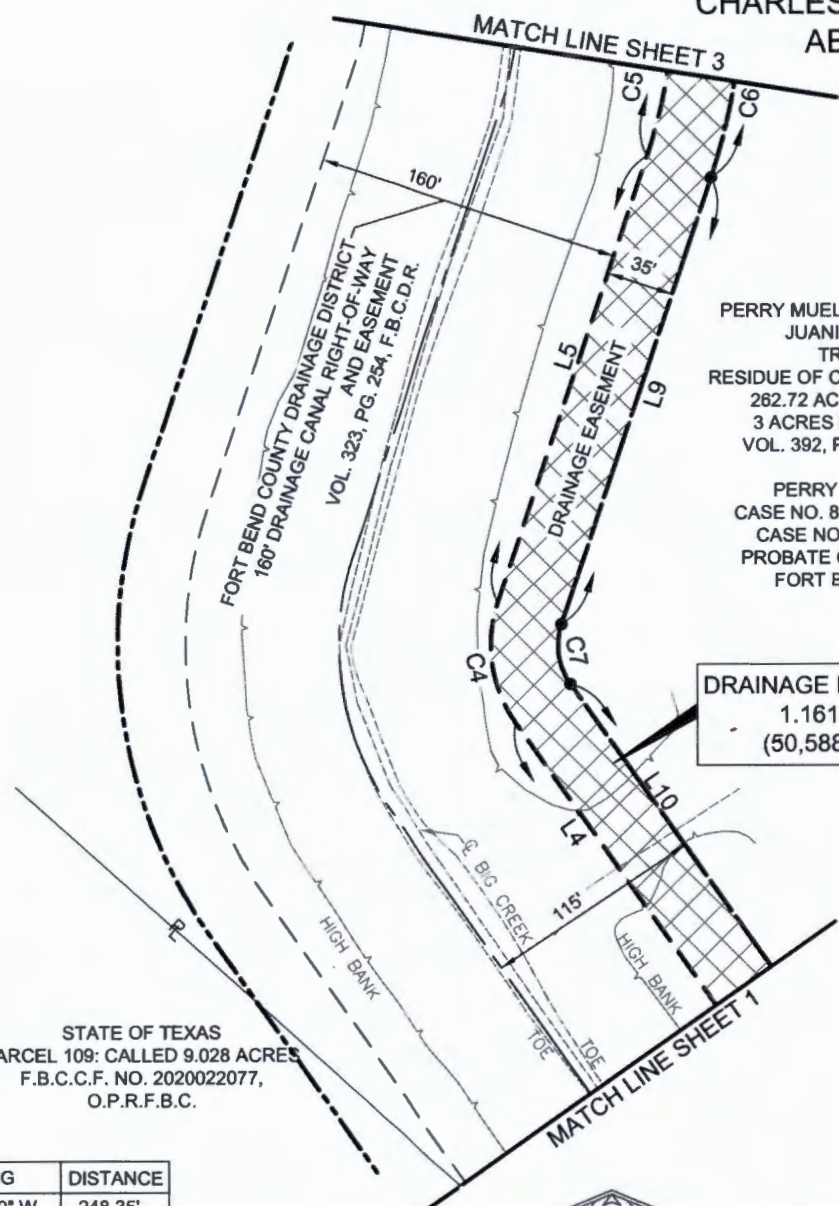
# LANDTECH

2525 North Loop West, Suite 300,  
Houston, Texas 77008  
T: 713-861-7068 F: 713-861-4131  
TBPELS Registration No. 10019100

**PROPOSED DRAINAGE EASEMENT 40**  
1.1613 ACRE (50,588 SQ. FT.) TRACT OF LAND IN THE CHARLES  
B. STEWART SURVEY, ABSTRACT NO. 90  
FORT BEND COUNTY, TEXAS

DATE: AUGUST 22, 2022	SCALE: 1" = 100'
DRAWING No.: 981-A-_____	SHEET No.: 1 OF 3

CHARLES B. STEWART SURVEY  
ABSTRACT NO. 90



PERRY MUELLER, SR. AND WIFE,  
JUANITA MUELLER  
TRACT ONE  
RESIDUE OF CALLED 259.42 ACRES  
262.72 ACRES RESERVING  
3 ACRES IN PUBLIC ROAD  
VOL. 392, PG. 401, F.B.C.D.R.  
TO  
PERRY MUELLER, JR.  
CASE NO. 89-CPR-011237 AND  
CASE NO. 94-CPR-013458  
PROBATE COURT RECORDS  
FORT BEND COUNTY

**DRAINAGE EASEMENT 40**  
1.1613 ACRE  
(50,588 SQ. FT.)

STATE OF TEXAS  
PARCEL 109: CALLED 9.028 ACRES  
F.B.C.C.F. NO. 2020022077,  
O.P.R.F.B.C.

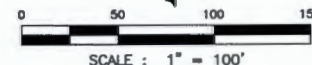
LINE	BEARING	DISTANCE
L4	N 35°10'20" W	248.35'
L5	N 18°26'06" E	246.37'
L9	S 18°26'06" W	246.37'
L10	S 35°10'20" E	248.35'

CURVE	RADIUS	LENGTH	DELTA	CHORD
C4	70.00'	65.49'	53°36'26"	N 08°22'07" W 63.13'
C5	280.00'	323.24'	66°08'40"	N 14°38'14" W 305.59'
C6	315.00'	363.65'	66°08'40"	S 14°38'14" E 343.79'
C7	35.00'	32.75'	53°36'26"	S 08°22'07" E 31.57'



I HEREBY CERTIFY THAT THIS SURVEY WAS MADE  
ON THE GROUND UNDER MY SUPERVISION AND  
THAT THIS PLAT REPRESENTS THE FACTS AS  
FOUND AT THE TIME OF THE SURVEY.  
SURVEY DATE: AUGUST, 2022

*William R. Wolfram, III*  
08-22-2022  
WILLIAM R. WOLFRAM, III  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6244



- O.P.R.F.B.C. - OFFICIAL PUBLIC RECORDS FORT BEND COUNTY
- O.R.F.B.C. - OFFICIAL RECORDS FORT BEND COUNTY
- F.B.C.D.R. - FORT BEND COUNTY DEED RECORDS
- F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE
- P.O.B. - POINT OF BEGINNING
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- FND. - FOUND
- I.R. - IRON ROD
- I.P. - IRON PIPE
- R.O.W. - RIGHT-OF-WAY
- SQ. FT. - SQUARE FEET
- P — - PROPERTY LINE
- C — - CENTERLINE
- - FOUND (AS NOTED)
- - SET 3/8" I.R. W/LANDTECH CAP (UNLESS OTHERWISE NOTED)

NOTES:

- 1) ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83), 2011 ADJUSTMENT, EPOCH 2010.00. ALL COORDINATES AND DISTANCES SHOWN ARE SURFACE VALUES IN US SURVEY FEET AND MAY BE CONVERTED TO GRID COORDINATES BY MULTIPLYING BY A SCALE FACTOR OF 0.99986701753.
- 2) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.
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- 4) A SEPARATE METES & BOUNDS ACCOMPANIES THIS PLAT

**LANDTECH**

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TBPELS Registration No. 10019100

**PROPOSED DRAINAGE EASEMENT 40**  
1.1613 ACRE (50,588 SQ. FT.) TRACT OF LAND IN THE CHARLES  
B. STEWART SURVEY, ABSTRACT NO. 90  
FORT BEND COUNTY, TEXAS

DATE: AUGUST 22, 2022

SCALE: 1" = 100'

DRAWING No.: 981-A-\_\_\_\_\_

SHEET No.: 2 OF 3

CHARLES B. STEWART SURVEY  
ABSTRACT NO. 90



0 50 100 150  
SCALE : 1" = 100'

- O.P.R.F.B.C. - OFFICIAL PUBLIC RECORDS FORT BEND COUNTY
- O.R.F.B.C. - OFFICIAL RECORDS FORT BEND COUNTY
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NOTES:

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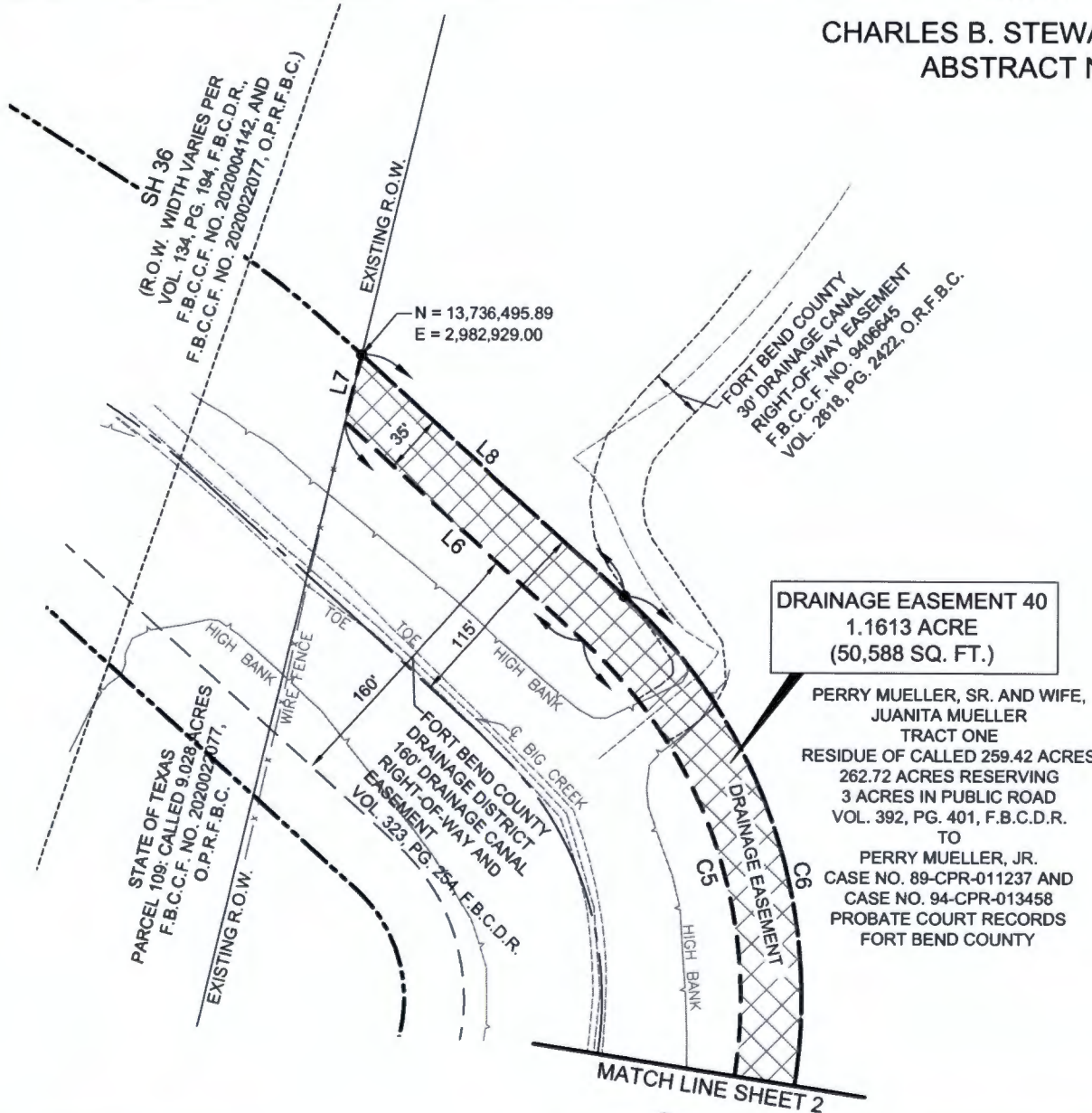
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**PROPOSED DRAINAGE EASEMENT 40**  
1.1613 ACRE (50,588 SQ. FT.) TRACT OF LAND IN THE CHARLES  
B. STEWART SURVEY, ABSTRACT NO. 90  
FORT BEND COUNTY, TEXAS

DATE: AUGUST 22, 2022 SCALE: 1" = 100'  
DRAWING No.: 981-A- SHEET No.: 3 OF 3



**DRAINAGE EASEMENT 40**  
1.1613 ACRE  
(50,588 SQ. FT.)

PERRY MUELLER, SR. AND WIFE,  
JUANITA MUELLER  
TRACT ONE  
RESIDUE OF CALLED 259.42 ACRES  
262.72 ACRES RESERVING  
3 ACRES IN PUBLIC ROAD  
VOL. 392, PG. 401, F.B.C.D.R.  
TO  
PERRY MUELLER, JR.  
CASE NO. 89-CPR-011237 AND  
CASE NO. 94-CPR-013458  
PROBATE COURT RECORDS  
FORT BEND COUNTY

LINE	BEARING	DISTANCE
L6	N 47°42'34" W	187.49'
L7	N 13°31'18" E	39.93'
L8	S 47°42'34" E	206.70'

CURVE	RADIUS	LENGTH	DELTA	CHORD
C5	280.00'	323.24'	66°08'40"	N 14°38'14" W 305.59'
C6	315.00'	363.65'	66°08'40"	S 14°38'14" E 343.79'



I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PLAT REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.  
SURVEY DATE: AUGUST, 2022

*W. R. Wolfram, III*  
08-22-2022  
WILLIAM R. WOLFRAM, III  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6244

August 22, 2022

***Drainage Easement 42***

***0.6459 of an acre of land in the Charles B. Stewart Survey, Abstract No. 90  
Fort Bend County, Texas***

Being a 0.6459 of an acre (28,136 square feet) of land in the Charles B. Stewart Survey, Abstract No. 90, Fort Bend County, Texas; said 0.6459 of an acre tract being out of a residual portion of a called 259.42 acre tract (Tract One) described in a deed from Hugo Mueller and wife, Lula Mueller to Perry Mueller, Sr. and wife, Juanita Mueller, recorded in Volume 392, Page 401, Fort Bend County Deed Records (F.B.C.D.R.) and conveyed to Perry Mueller, Jr., by Last Will and Testament of Perry Mueller, Sr., recorded in Case No. 89-CPR-011237, and by Last Will and Testament of Juanita Mueller, Case No. 94-CPR-013458, Probate Court Records Fort Bend County; said 0.6459 of an acre tract of land being more particularly described by metes and bounds as follows with bearings referenced to the Texas Coordinate System, South Central Zone, North American Datum of 1983 (NAD 83), 2011 Adjustment, Epoch 2010.00, which coordinates and distances shown hereon are surface values in U.S. Survey Feet and may be converted to grid by multiplying by a scale factor of 0.99986701753:

**COMMENCING** at a 5/8-inch iron rod with TxDOT aluminum cap found, having coordinates of N=13,735,891.08, E=2,982,783.55, for an angle point in the existing east right-of-way line of SH 36 (width varies per Volume 134, Page 194, F.B.C.D.R., Fort Bend County Clerk's File (F.B.C.C.F.) Nos. 2020004142 and 2020022077, Official Public Records of Fort Bend County [O.P.R.F.B.C.]) and the west boundary line of a residual portion of said 259.42 acre tract;

**THENCE**, North 13°31'18" East, along the existing east right-of-way line of said SH 36 and the west boundary line of a residual portion of said 259.42 acre tract, a distance of 359.67 feet to a 3/8-inch iron rod with "Landtech" cap set in the proposed southwest drainage easement for westerly northwest corner of the herein described tract and the **POINT OF BEGINNING** having coordinates of N=13,736,240.78, E=2,982,867.65;

1. **THENCE**, North 13°31'18" East, continuing along the existing east right-of-way line of said SH 36 and the west boundary line of a residual portion of said 259.42 acre tract, a distance of 39.93 feet to a point in the existing southwest boundary line of Fort Bend County Drainage District (F.B.C.D.D.) 160 feet wide drainage canal and right-of-way easement, recorded in Volume 323, Page 254, F.B.C.D.R., for the northerly northwest corner of the herein described tract;

**THENCE**, along the existing southwest line of said F.B.C.D.D. easement the following five (5) courses and distances:

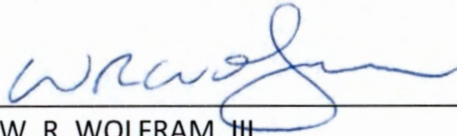
2. South  $47^{\circ}42'34''$  West, a distance of 99.64 feet to the point of curvature of a curve to the right;
3. Around said curve to the right having a radius of 120.00 feet, an arc length of 138.53 feet, a central angle of  $66^{\circ}08'40''$ , and a chord which bears South  $14^{\circ}38'14''$  East, 130.97 feet to the point of tangency;
4. South  $18^{\circ}26'06''$  West, a distance of 246.37 feet to the point of curvature of a curve to the left;
5. Around said curve to the left having a radius of 230.00 feet, an arc length of 215.19 feet, a central angle of  $53^{\circ}36'26''$ , and a chord which bears South  $08^{\circ}22'07''$  East, 207.43 feet to the point of tangency;
6. South  $35^{\circ}10'20''$  East, a distance of 193.98 feet to a point in the southwest boundary line of a residual portion of said 259.42 acre tract and the northeast boundary line of a called 9.028 acre tract (Parcel 109) described in a deed from Perry Mueller Jr., individually and as Independent Executor and as Trustee of the Trusts created under the Will and Estate of Juanita Mueller to State of Texas, recorded under Fort Bend County Clerk's File No. 2020022077, O.P.R.F.B.C., for the southeast corner of the herein described tract; from which a found 5/8-inch iron rod with TxDOT aluminum cap bears South  $48^{\circ}04'32''$  East, 97.80 feet;
7. **THENCE**, North  $48^{\circ}04'32''$  West, along the southwest boundary line of a residual portion of said 259.42 acre tract and the northeast boundary line of said 9.028 acre tract, a distance of 156.73 feet to a 3/8-inch iron rod with "Landtech" cap set in said proposed drainage easement, having coordinates of N=13,735,593.05, E=2,982,931.19, for the southwesterly corner of the herein described tract;

**THENCE**, along said proposed drainage easement the following five (5) courses and distances:

8. North  $35^{\circ}10'20''$  West, a distance of 41.21 feet to a 3/8-inch iron rod with "Landtech" cap set for the point of curvature of a curve to the right;
9. Around said curve to the right having a radius of 265.00 feet, an arc length of 247.94 feet, a central angle of  $53^{\circ}36'26''$ , and a chord which bears North  $08^{\circ}22'07''$  West, 238.99 feet to a 3/8-inch iron rod with "Landtech" cap set for the point of tangency;
10. North  $18^{\circ}26'06''$  East, a distance of 246.37 feet to a 3/8-inch iron rod with "Landtech" cap set for the point of curvature of a curve to the left;

11. Around said curve to the left having a radius of 85.00 feet, an arc length of 98.13 feet, a central angle of 66°08'40", and a chord which bears North 14°38'14" West, 92.77 feet to a 3/8-inch iron rod with "Landtech" cap set for the point of tangency;
12. North 47°42'34" West, a distance of 80.42 feet to the **POINT OF BEGINNING** and containing 0.6459 of an acre (28,136 square feet) of land.

A separate Plat accompanies this Metes and Bounds description.



08-22-2022

W. R. WOLFRAM, III

Date

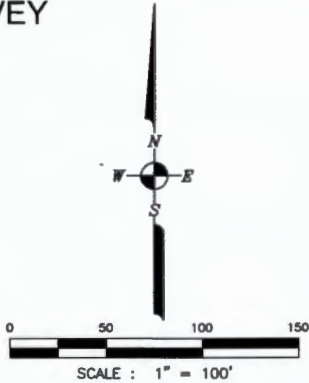
Texas Registered Professional Land Surveyor No. 6244

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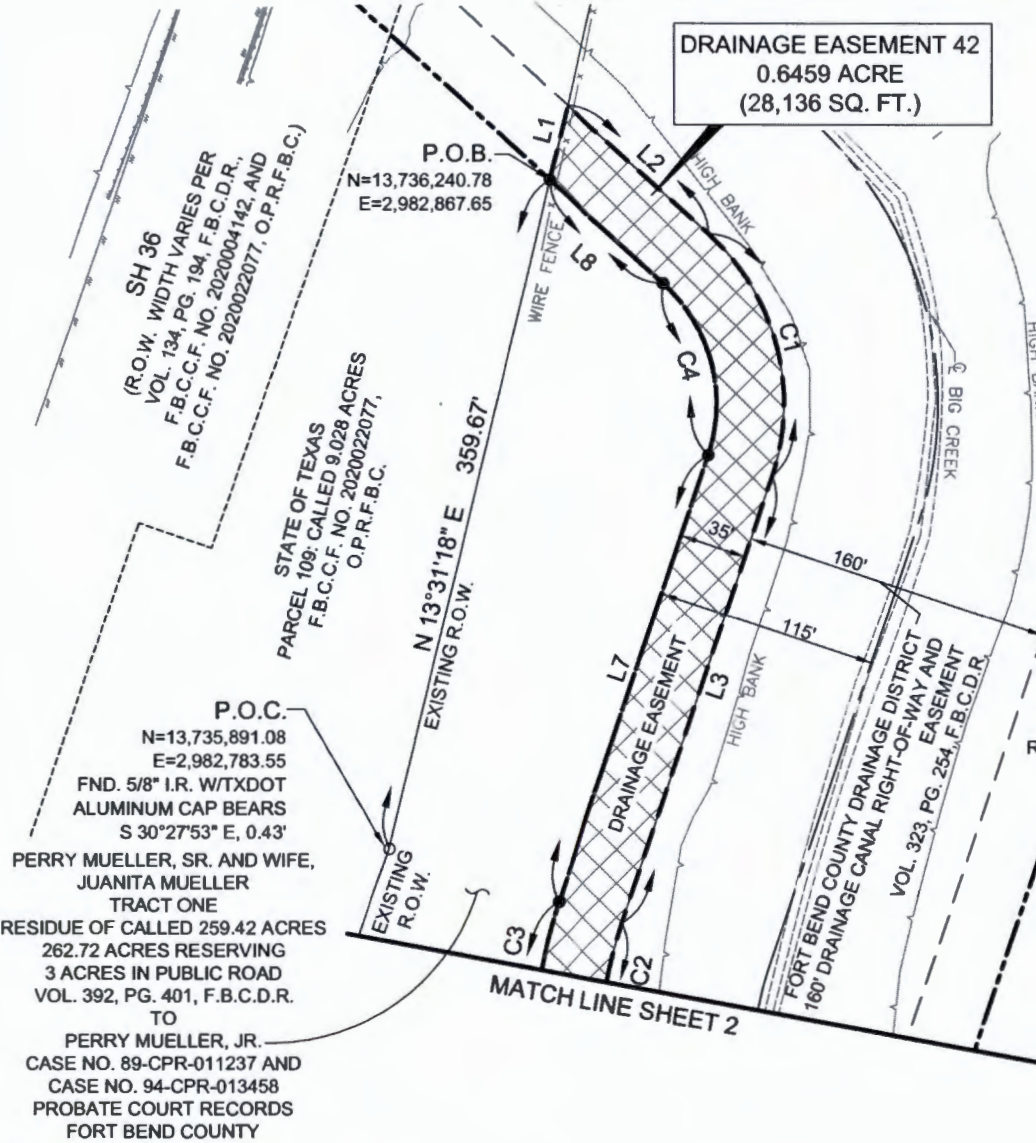
**CHARLES B. STEWART SURVEY  
ABSTRACT NO. 90**

**DRAINAGE EASEMENT 42  
0.6459 ACRE  
(28,136 SQ. FT.)**



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- NOTES:
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**P.O.C.**  
N=13,735,891.08  
E=2,982,783.55  
FND. 5/8" I.R. W/TXDOT ALUMINUM CAP BEARS S 30°27'53" E, 0.43'

**PERRY MUELLER, SR. AND WIFE, JUANITA MUELLER TRACT ONE**  
RESIDUE OF CALLED 259.42 ACRES 262.72 ACRES RESERVING 3 ACRES IN PUBLIC ROAD VOL. 392, PG. 401, F.B.C.D.R. TO PERRY MUELLER, JR. CASE NO. 89-CPR-011237 AND CASE NO. 94-CPR-013458 PROBATE COURT RECORDS FORT BEND COUNTY

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LINE	BEARING	DISTANCE
L1	N 13°31'18" E	39.93'
L2	S 47°42'34" E	99.64'
L3	S 18°26'06" W	246.37'
L7	N 18°26'06" E	246.37'
L8	N 47°42'34" W	80.42'

CURVE	RADIUS	LENGTH	DELTA	CHORD
C1	120.00'	138.53'	66°08'40"	S 14°38'14" E 130.97'
C2	230.00'	215.19'	53°36'26"	S 08°22'07" E 207.43'
C3	265.00'	247.94'	53°36'26"	N 08°22'07" W 238.99'
C4	85.00'	98.13'	66°08'40"	N 14°38'14" W 92.77'



I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PLAT REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.  
SURVEY DATE: AUGUST, 2022

*William R. Wolfram, III*  
08-22-2022  
WILLIAM R. WOLFRAM, III  
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TEXAS REGISTRATION NO. 6244

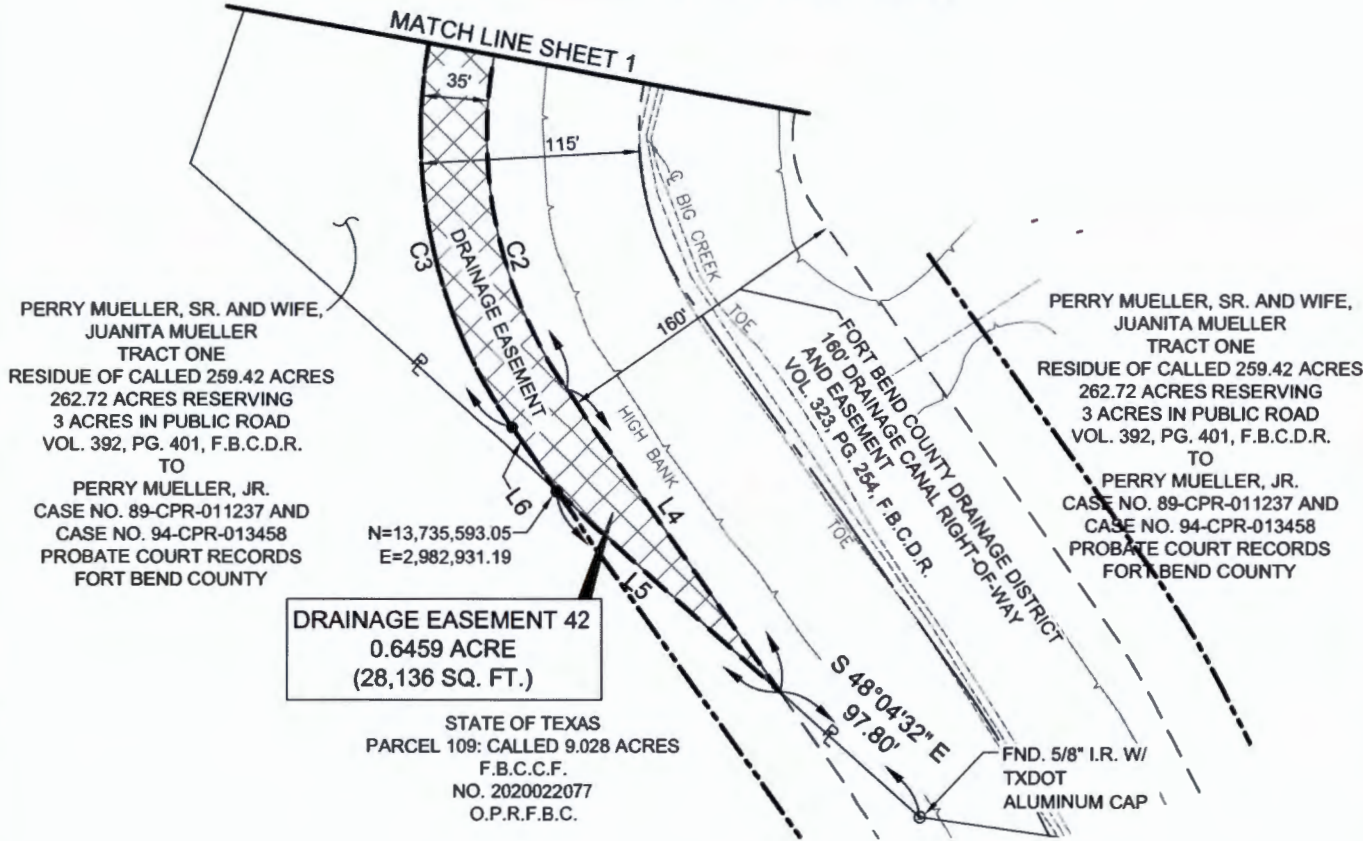
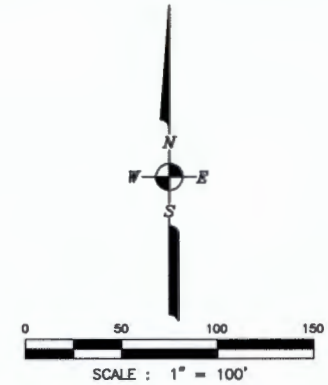
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**PROPOSED DRAINAGE EASEMENT 42**  
0.6459 ACRE (28,136 SQ. FT.) TRACT OF LAND IN THE CHARLES B. STEWART SURVEY, ABSTRACT NO. 90 FORT BEND COUNTY, TEXAS

DATE: AUGUST 22, 2022 SCALE: 1" = 100'  
DRAWING No.: 981-A-\_\_\_\_\_ SHEET No.: 1 OF 2

CHARLES B. STEWART SURVEY  
ABSTRACT NO. 90



- O.P.R.F.B.C. - OFFICIAL PUBLIC RECORDS FORT BEND COUNTY
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**DRAINAGE EASEMENT 42**  
0.6459 ACRE  
(28,136 SQ. FT.)

STATE OF TEXAS  
PARCEL 109: CALLED 9.028 ACRES  
F.B.C.C.F.  
NO. 2020022077  
O.P.R.F.B.C.

LINE	BEARING	DISTANCE
L4	S 35°10'20" E	193.98'
L5	N 48°04'32" W	156.73'
L6	N 35°10'20" W	41.21'

CURVE	RADIUS	LENGTH	DELTA	CHORD
C2	230.00'	215.19'	53°36'26"	S 08°22'07" E 207.43'
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SURVEY DATE: AUGUST, 2022

08-22-2022  
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FORT BEND COUNTY, TEXAS

DATE: AUGUST 22, 2022      SCALE: 1" = 100'  
DRAWING No.: 981-A-\_\_\_\_      SHEET No.: 2 OF 2

August 22, 2022

***Drainage Easement 45***

***1.5258 acres of land in the Charles B. Stewart Survey, Abstract No. 90***

***Fort Bend County, Texas***

Being 1.5258 acres (66,462 square feet) of land in the Charles B. Stewart Survey, Abstract No. 90, Fort Bend County, Texas; said 1.5258 acres tract being out of a residual portion of a called 259.42 acre tract (Tract One) described in a deed from Hugo Mueller and wife, Lula Mueller to Perry Mueller, Sr. and wife, Juanita Mueller, recorded in Volume 392, Page 401, Fort Bend County Deed Records (F.B.C.D.R.) and conveyed to Perry Mueller, Jr., by Last Will and Testament of Perry Mueller, Sr., recorded in Case No. 89-CPR-011237, and by Last Will and Testament of Juanita Mueller, Case No. 94-CPR-013458, Probate Court Records Fort Bend County; said 1.5258 acres tract of land being more particularly described by metes and bounds as follows with bearings referenced to the Texas Coordinate System, South Central Zone, North American Datum of 1983 (NAD 83), 2011 Adjustment, Epoch 2010.00, which coordinates and distances shown hereon are surface values in U.S. Survey Feet and may be converted to grid by multiplying by a scale factor of 0.99986701753:

**COMMENCING** at a 5/8-inch iron rod with TxDOT aluminum cap found, having coordinates of N=13,737,080.48, E=2,980,880.46, in the existing northeast right-of-way line of Spur 10 (width varies per Fort Bend County Clerk's File (F.B.C.C.F.) No. 2013039313, Official Public Records of Fort Bend County [O.P.R.F.B.C.]) for the west corner of a residual portion of said 259.42 acre tract and the southeast corner of a called 16.723 acre tract described in a deed from Annette Schmidt and Jean Allen Hartfiel to Dolores Wleczyk, recorded under F.B.C.C.F. No. 1999075034, O.P.R.F.B.C.;

**THENCE**, North 41°55'09" East, along the west boundary line of a residual portion of said 259.42 acre tract and the east boundary line of said 16.723 acre tract, at a distance of 1,145.19 feet pass a found 5/8-inch iron rod with cap stamped "Kalkomey" 0.72 feet right, continuing for a total distance of 1,172.13 feet to a point (unable to set) in the proposed southwest drainage easement for westerly northwest corner of the herein described tract and the **POINT OF BEGINNING** having coordinates of N=13,737,952.65, E=2,981,663.54;

1. **THENCE**, North 41°55'09" East, continuing along the west boundary line of a residual portion of said 259.42 acre tract and the east boundary line of said 16.723 acre tract, a distance of 24.19 feet to a point in the existing southwest boundary line of Fort Bend County Drainage District (F.B.C.D.D.) 160 feet wide drainage canal and right-of-way easement, recorded in Volume 323, Page 254, F.B.C.D.R, for the northerly northwest corner of the herein described tract and the beginning of a curve to the left whose center bears North 18°42'39" East, 730.00 feet;

**THENCE**, along the existing southwest line of said F.B.C.D.D. easement the following six (6) courses and distances:

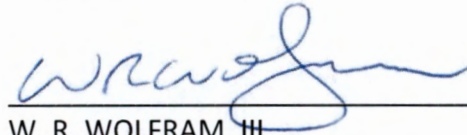
2. Around said curve to the left having a radius of 730.00 feet, an arc length of 92.70 feet, a central angle of  $07^{\circ}16'33''$ , and a chord which bears South  $74^{\circ}55'37''$  East, 92.64 feet to the point of tangency;
3. South  $78^{\circ}33'54''$  East, a distance of 40.35 feet to the point of curvature of a curve to the right;
4. Around said curve to the right having a radius of 220.00 feet, an arc length of 371.49 feet, a central angle of  $96^{\circ}44'55''$ , and a chord which bears South  $30^{\circ}11'26''$  East, 328.90 feet to the point of tangency;
5. South  $18^{\circ}11'01''$  West, a distance of 333.64 feet to the point of curvature of a curve to the left;
6. Around said curve to the left having a radius of 430.00 feet an arc length of 568.06 feet, a central angle of  $75^{\circ}41'31''$ , and a chord which bears South  $19^{\circ}39'45''$  East, 527.65 feet to the point of tangency;
7. South  $57^{\circ}30'30''$  East, a distance of 524.21 feet to a point in the existing west right-of-way line of SH 36 (width varies per Volume 134, Page 194, F.B.C.D.R. and F.B.C.C.F. Nos. 2020004142 and 2020022077, O.P.R.F.B.C.) and the east boundary line of a residual portion of said 259.42 acre tract for the easterly southeast corner of the herein described tract;
8. **THENCE**, South  $26^{\circ}38'14''$  West, along the existing west right-of-way line of said SH 36 and the east boundary line of a residual portion of said 259.42 acre tract, at a distance of 22.07 feet pass a found 5/8-inch iron rod with TxDOT aluminum cap 0.14 feet left, continuing for a total distance of 35.18 feet to a 3/8-inch iron rod with "Landtech" cap set in said proposed drainage easement, having coordinates of  $N=13,736,527.37$ ,  $E=2,982,473.90$ , for the southerly southeast corner of the herein described tract;

**THENCE**, along said proposed drainage easement the following six (6) courses and distances:

9. North  $57^{\circ}30'30''$  West, a distance of 527.80 feet to a 3/8-inch iron rod with "Landtech" cap set for the point of curvature of a curve to the right;
10. Around said curve to the right having a radius of 465.00 feet, an arc length of 614.30 feet, a central angle of  $75^{\circ}41'31''$ , and a chord which bears North  $19^{\circ}39'45''$  West, 570.59 feet to a 3/8-inch iron rod with "Landtech" cap set for the point of tangency;

11. North 18°11'01" East, a distance of 333.64 feet to a 3/8-inch iron rod with "Landtech" cap set for the point of curvature of a curve to the left;
12. Around said curve to the left having a radius of 185.00 feet, an arc length of 290.24 feet, a central angle of 89°53'26", and a chord which bears North 26°45'42" West, 261.38 feet to a 3/8-inch iron rod with "Landtech" cap set for the point of tangency;
13. North 71°42'25" West, a distance of 124.90 feet to a 3/8-inch iron rod with "Landtech" cap set for the point of curvature of a curve to the right;
14. Around said curve to the right having a radius of 765.00 feet, an arc length of 43.64 feet, a central angle of 03°16'06", and a chord which bears North 70°04'23" West, 43.63 feet to the **POINT OF BEGINNING** and containing 1.5258 acres (66,462 square feet) of land.

A separate Plat accompanies this Metes and Bounds description.



**08-22-2022**

W. R. WOLFRAM, III

Date

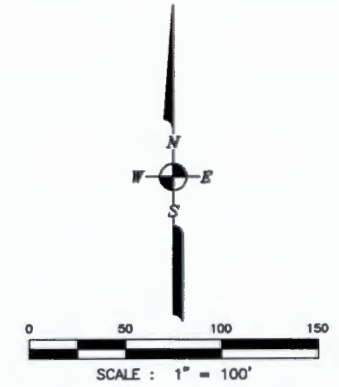
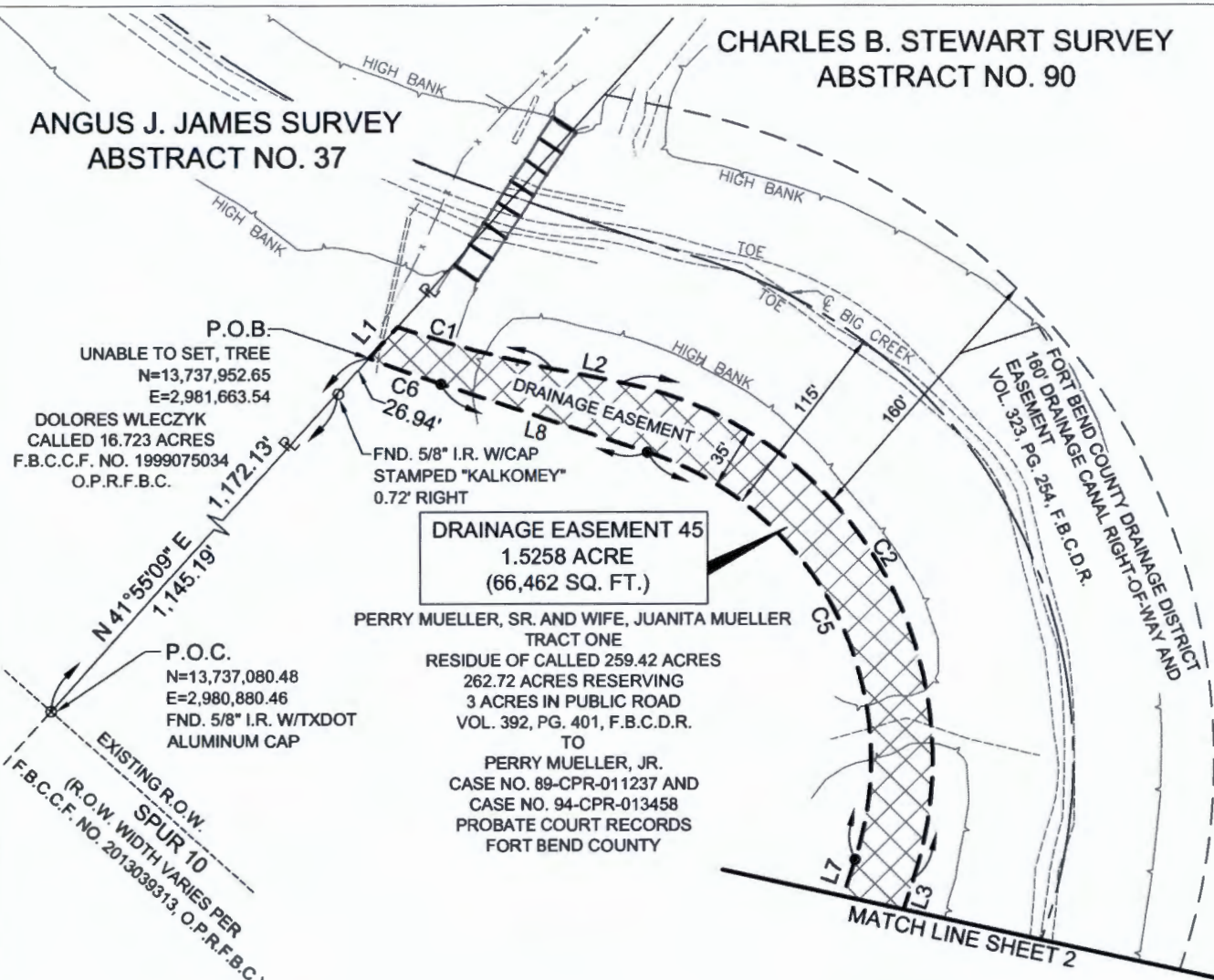
Texas Registered Professional Land Surveyor No. 6244

S:\2021\2120085\SURVEY\Drainage Easement Descriptions\Drainage Easement 45.docx



CHARLES B. STEWART SURVEY  
ABSTRACT NO. 90

ANGUS J. JAMES SURVEY  
ABSTRACT NO. 37



- O.P.R.F.B.C. - OFFICIAL PUBLIC RECORDS FORT BEND COUNTY
- O.R.F.B.C. - OFFICIAL RECORDS FORT BEND COUNTY
- F.B.C.D.R. - FORT BEND COUNTY DEED RECORDS
- F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCING
- FND. - FOUND
- I.R. - IRON ROD
- I.P. - IRON PIPE
- R.O.W. - RIGHT-OF-WAY
- SQ. FT. - SQUARE FEET
- P — PROPERTY LINE
- C — CENTERLINE
- - FOUND (AS NOTED)
- - SET 3/8" I.R. W/LANDTECH CAP (UNLESS OTHERWISE NOTED)

- NOTES:
- 1) ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83), 2011 ADJUSTMENT, EPOCH 2010.00. ALL COORDINATES AND DISTANCES SHOWN ARE SURFACE VALUES IN US SURVEY FEET AND MAY BE CONVERTED TO GRID COORDINATES BY MULTIPLYING BY A SCALE FACTOR OF 0.99986701753.
  - 2) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.
  - 3) FIELD SURVEYS WERE PERFORMED BETWEEN AUGUST, 2021 AND AUGUST, 2022
  - 4) A SEPARATE METES & BOUNDS ACCOMPANIES THIS PLAT

LINE	BEARING	DISTANCE
L1	N 41°55'09" E	24.19'
L2	S 78°33'54" E	40.35'
L3	S 18°11'01" W	333.64'
L7	N 18°11'01" E	333.64'
L8	N 71°42'25" W	124.90'

CURVE	RADIUS	LENGTH	DELTA	CHORD
C1	730.00'	92.70'	07°16'33"	S 74°55'37" E 92.64'
C2	220.00'	371.49'	96°44'55"	S 30°11'26" E 328.90'
C5	185.00'	290.24'	89°53'26"	N 26°45'42" W 261.38'
C6	765.00'	43.64'	03°16'06"	N 70°04'23" W 43.63'



I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PLAT REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.  
SURVEY DATE: AUGUST, 2022

*W. R. Wolfram, III*  
08-22-2022  
WILLIAM R. WOLFRAM, III  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6244

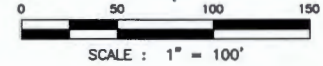
# LANDTECH

2525 North Loop West, Suite 300,  
Houston, Texas 77008  
T: 713-861-7068 F: 713-861-4131  
TBPELS Registration No. 10019100

**PROPOSED DRAINAGE EASEMENT 45**  
1.5258 ACRE (66,462SQ. FT.) TRACT OF LAND IN THE CHARLES  
B. STEWART SURVEY, ABSTRACT NO. 90  
FORT BEND COUNTY, TEXAS

DATE: AUGUST 22, 2022	SCALE: 1" = 100'
DRAWING No.: 981-A-_____	SHEET No.: 1 OF 4

CHARLES B. STEWART SURVEY  
ABSTRACT NO. 90



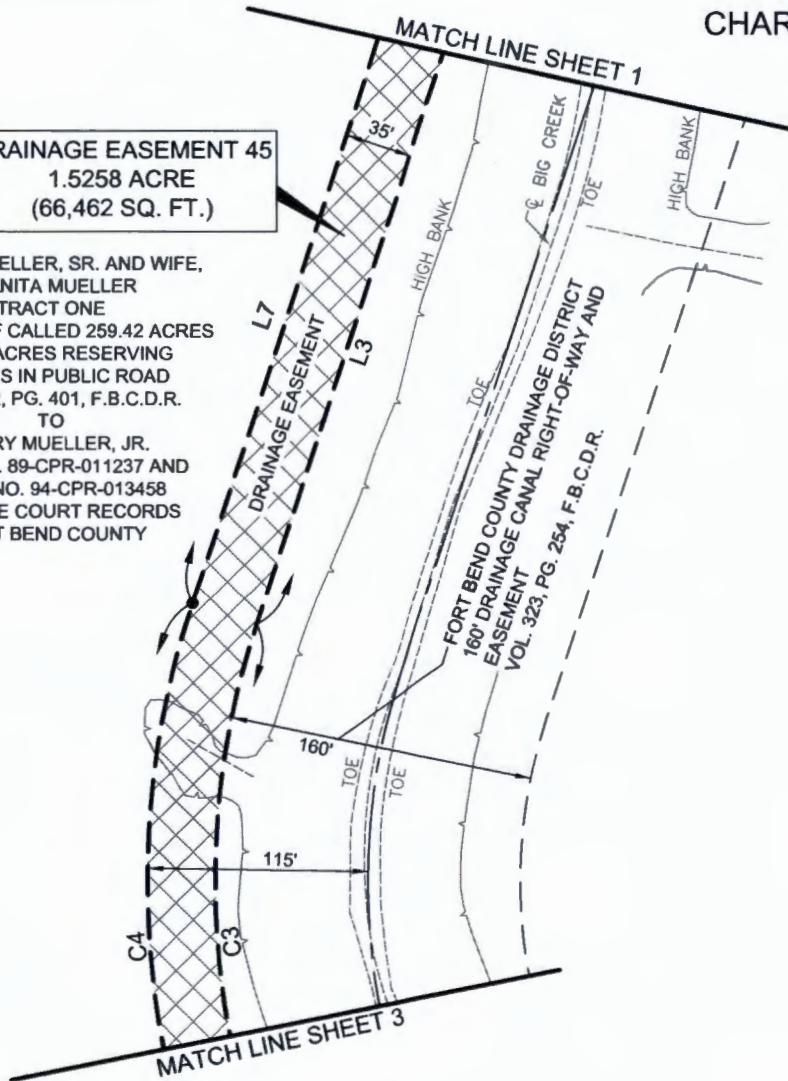
- O.P.R.F.B.C. - OFFICIAL PUBLIC RECORDS FORT BEND COUNTY
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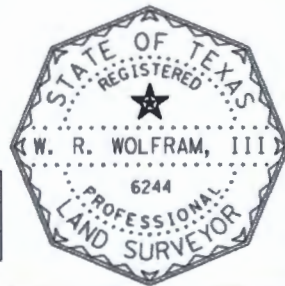
**DRAINAGE EASEMENT 45**  
1.5258 ACRE  
(66,462 SQ. FT.)

PERRY MUELLER, SR. AND WIFE,  
JUANITA MUELLER  
TRACT ONE  
RESIDUE OF CALLED 259.42 ACRES  
262.72 ACRES RESERVING  
3 ACRES IN PUBLIC ROAD  
VOL. 392, PG. 401, F.B.C.D.R.  
TO  
PERRY MUELLER, JR.  
CASE NO. 89-CPR-011237 AND  
CASE NO. 94-CPR-013458  
PROBATE COURT RECORDS  
FORT BEND COUNTY



LINE	BEARING	DISTANCE
L3	S 18°11'01" W	333.64'
L7	N 18°11'01" E	333.64'

CURVE	RADIUS	LENGTH	DELTA	CHORD
C3	430.00'	568.06'	75°41'31"	S 19°39'45" E 527.65'
C4	465.00'	614.30'	75°41'31"	N 19°39'45" W 570.59'



I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PLAT REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.  
SURVEY DATE: AUGUST, 2022

*William R. Wolfram, III*  
08-22-2022  
WILLIAM R. WOLFRAM, III  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6244

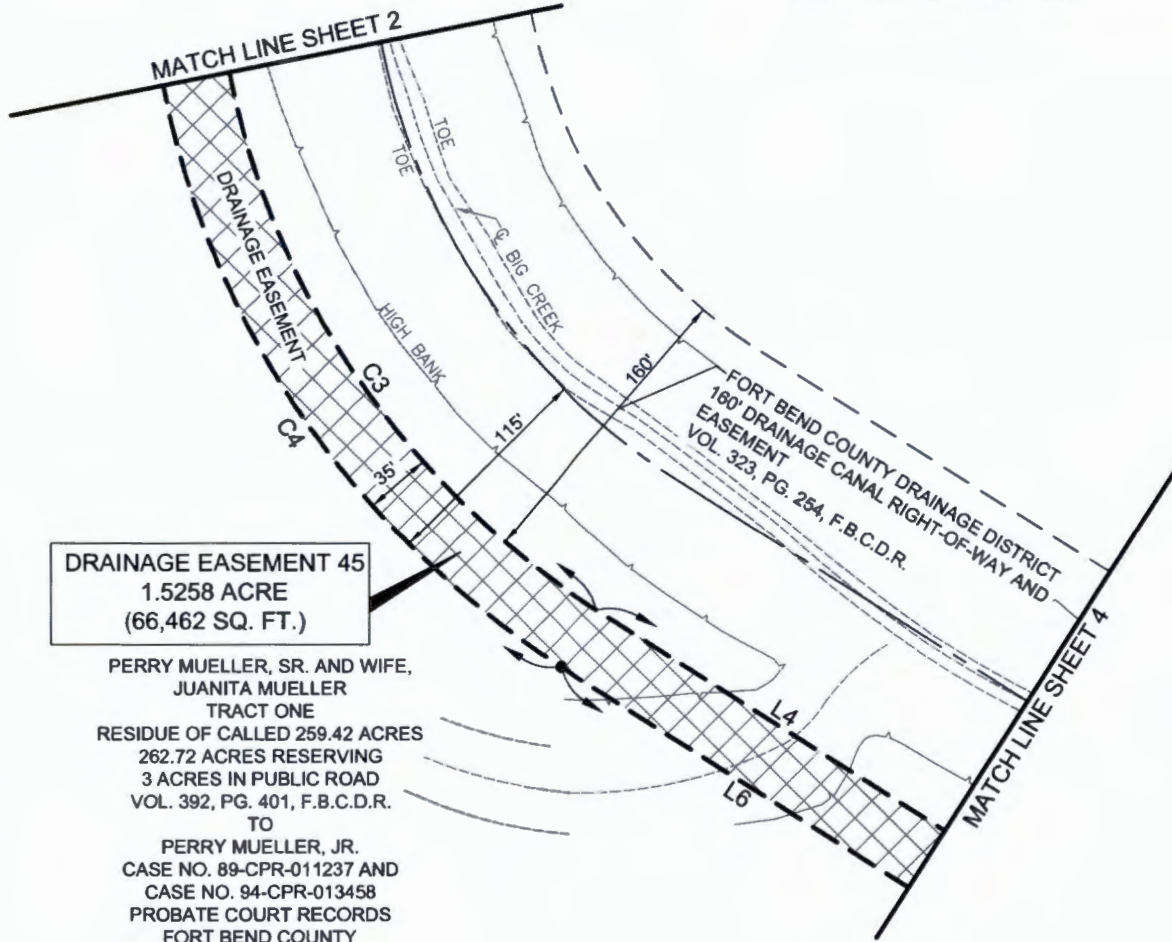
**LANDTECH**

2525 North Loop West, Suite 300,  
Houston, Texas 77008  
T: 713-861-7068 F: 713-861-4131  
TBPELS Registration No. 10019100

**PROPOSED DRAINAGE EASEMENT 45**  
1.5258 ACRE (66,462SQ. FT.) TRACT OF LAND IN THE CHARLES  
B. STEWART SURVEY, ABSTRACT NO. 90  
FORT BEND COUNTY, TEXAS

DATE: AUGUST 22, 2022	SCALE: 1" = 100'
DRAWING No.: 981-A-_____	SHEET No.: 2 OF 4

CHARLES B. STEWART SURVEY  
ABSTRACT NO. 90



**DRAINAGE EASEMENT 45**  
1.5258 ACRE  
(66,462 SQ. FT.)

PERRY MUELLER, SR. AND WIFE,  
JUANITA MUELLER  
TRACT ONE  
RESIDUE OF CALLED 259.42 ACRES  
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3 ACRES IN PUBLIC ROAD  
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TO  
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PROBATE COURT RECORDS  
FORT BEND COUNTY

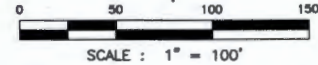
LINE	BEARING	DISTANCE
L4	S 57°30'30" E	524.21'
L6	N 57°30'30" W	527.80'

CURVE	RADIUS	LENGTH	DELTA	CHORD
C3	430.00'	568.06'	75°41'31"	S 19°39'45" E 527.65'
C4	465.00'	614.30'	75°41'31"	N 19°39'45" W 570.59'



I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PLAT REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.  
SURVEY DATE: AUGUST, 2022

*W. R. Wolfram, III*  
08-22-2022  
WILLIAM R. WOLFRAM, III  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6244



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- NOTES:
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  - 2) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.
  - 3) FIELD SURVEYS WERE PERFORMED BETWEEN AUGUST, 2021 AND AUGUST, 2022
  - 4) A SEPARATE METES & BOUNDS ACCOMPANIES THIS PLAT

# LANDTECH

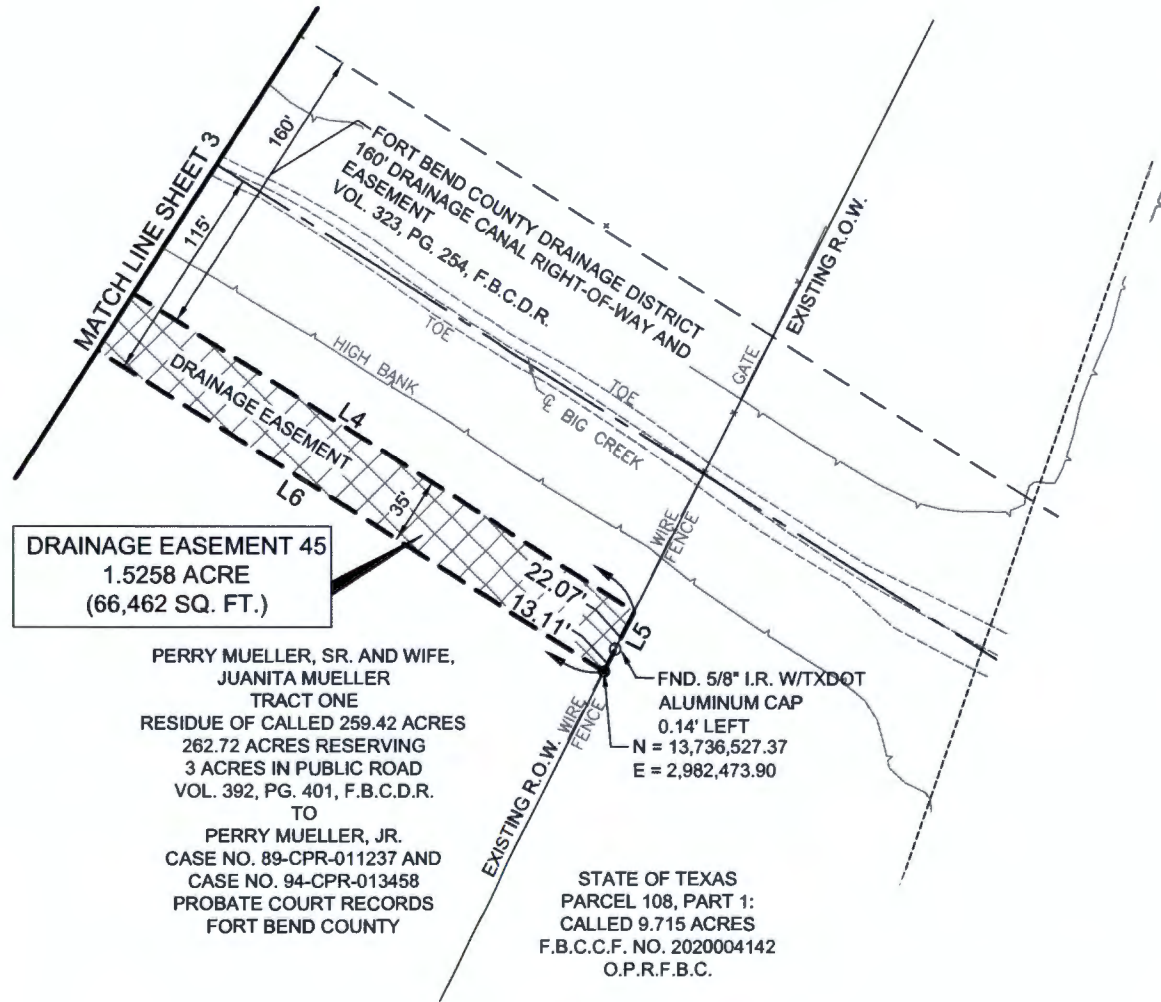
2525 North Loop West, Suite 300,  
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TBPELS Registration No. 10019100

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**PROPOSED DRAINAGE EASEMENT 45**  
1.5258 ACRE (66,462SQ. FT.) TRACT OF LAND IN THE CHARLES  
B. STEWART SURVEY, ABSTRACT NO. 90  
FORT BEND COUNTY, TEXAS

DATE: AUGUST 22, 2022	SCALE: 1" = 100'
DRAWING No.: 981-A-_____	SHEET No.: 3 OF 4

CHARLES B. STEWART SURVEY  
ABSTRACT NO. 90



**DRAINAGE EASEMENT 45**  
1.5258 ACRE  
(66,462 SQ. FT.)

PERRY MUELLER, SR. AND WIFE,  
JUANITA MUELLER  
TRACT ONE  
RESIDUE OF CALLED 259.42 ACRES  
262.72 ACRES RESERVING  
3 ACRES IN PUBLIC ROAD  
VOL. 392, PG. 401, F.B.C.D.R.  
TO  
PERRY MUELLER, JR.  
CASE NO. 89-CPR-011237 AND  
CASE NO. 94-CPR-013458  
PROBATE COURT RECORDS  
FORT BEND COUNTY

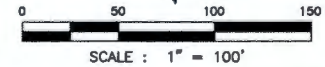
STATE OF TEXAS  
PARCEL 108, PART 1:  
CALLED 9.715 ACRES  
F.B.C.C.F. NO. 2020004142  
O.P.R.F.B.C.



I HEREBY CERTIFY THAT THIS SURVEY WAS MADE  
ON THE GROUND UNDER MY SUPERVISION AND  
THAT THIS PLAT REPRESENTS THE FACTS AS  
FOUND AT THE TIME OF THE SURVEY.  
SURVEY DATE: AUGUST, 2022

*William R. Wolfram, III*  
08-22-2022

WILLIAM R. WOLFRAM, III  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6244



- O.P.R.F.B.C. - OFFICIAL PUBLIC RECORDS FORT BEND COUNTY
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- - SET 3/8" I.R. W/LANDTECH CAP (UNLESS OTHERWISE NOTED)

NOTES:

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- 4) A SEPARATE METES & BOUNDS ACCOMPANIES THIS PLAT

**LANDTECH**

2525 North Loop West, Suite 300,  
Houston, Texas 77008

T: 713-861-7068 F: 713-861-4131

TBPELS Registration No. 10019100

**PROPOSED DRAINAGE EASEMENT 45**  
1.5258 ACRE (66,462SQ. FT.) TRACT OF LAND IN THE CHARLES  
B. STEWART SURVEY, ABSTRACT NO. 90  
FORT BEND COUNTY, TEXAS

DATE: AUGUST 22, 2022

SCALE: 1" = 100'

DRAWING No.: 981-A-\_\_\_\_\_

SHEET No.: 4 OF 4

LINE	BEARING	DISTANCE
L4	S 57°30'30" E	524.21'
L5	S 26°38'14" W	35.18'
L6	N 57°30'30" W	527.80'

August 22, 2022

***Drainage Easement 46***

***0.9935 of an acre of land in the Charles B. Stewart Survey, Abstract No. 90***

***Fort Bend County, Texas***

Being a 0.9935 of an acre (43,276 square feet) of land in the Charles B. Stewart Survey, Abstract No. 90, Fort Bend County, Texas; said 0.9935 of an acre tract being out of a residual portion of a called 259.42 acre tract (Tract One) described in a deed from Hugo Mueller and wife, Lula Mueller to Perry Mueller, Sr. and wife, Juanita Mueller, recorded in Volume 392, Page 401, Fort Bend County Deed Records (F.B.C.D.R.) and conveyed to Perry Mueller, Jr., by Last Will and Testament of Perry Mueller, Sr., recorded in Case No. 89-CPR-011237, and by Last Will and Testament of Juanita Mueller, Case No. 94-CPR-013458, Probate Court Records Fort Bend County; said 0.9935 of an acre tract of land being more particularly described by metes and bounds as follows with bearings referenced to the Texas Coordinate System, South Central Zone, North American Datum of 1983 (NAD 83), 2011 Adjustment, Epoch 2010.00, which coordinates and distances shown hereon are surface values in U.S. Survey Feet and may be converted to grid by multiplying by a scale factor of 0.99986701753:

**COMMENCING** at a point (from which a 5/8-inch iron rod with TxDOT aluminum cap found bent bears South 79°46'34" East, 0.27 feet), having coordinates of N=13,737,633.62, E=2,982,220.09, for a northeasterly corner of a residual portion of said 259.42 acre tract and an interior ell corner of a called 11.141 acre tract (Parcel 108, Part 2) described in a deed from Perry Mueller, Jr., individually and as independent executor and as Trustee of the Trusts created under the Will and Estate of Juanita Mueller, Deceased to the State of Texas, recorded under Fort Bend County Clerk's File (F.B.C.C.F.) No. 2020004142, Official Public Records of Fort Bend County (O.P.R.F.B.C.);

**THENCE**, North 66°54'22" West, along a north boundary line of a residual portion of said 259.42 acre tract and a south boundary line of said 11.141 acre tract, a distance of 49.91 feet to a 3/8-inch iron rod with "Landtech" cap set in the proposed northeast drainage easement for the easterly northeast corner of the herein described tract and the **POINT OF BEGINNING** having coordinates of N=13,737,653.20, E=2,982,174.18; said point being in a curve to the right whose center bears North 80°19'40" West, 415.00 feet;

**THENCE**, along said proposed drainage easement the following four (4) courses and distances:

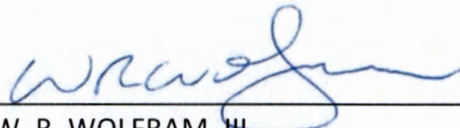
1. Around said curve to the right having a radius of 415.00 feet, an arc length of 61.65 feet, a central angle of 08°30'41", and a chord which bears South 13°55'40" West, 61.59 feet to a 3/8-inch iron rod with "Landtech" cap set for the point of tangency;

2. South 18°11'01" West, a distance of 333.64 feet to a 3/8-inch iron rod with "Landtech" cap set for the point of curvature of a curve to the left;
3. Around said curve to the left having a radius of 235.00 feet, an arc length of 310.45 feet, a central angle of 75°41'31", and a chord which bears South 19°39'45" East, 288.36 feet to a 3/8-inch iron rod with "Landtech" cap set for the point of tangency;
4. South 57°30'30" East, a distance of 504.21 feet to a 3/8-inch iron rod with "Landtech" cap set, having coordinates of N=13,736,734.04, E=2,982,577.56, in the existing west right-of-way line of SH 36 (width varies per Volume 134, Page 194, F.B.C.D.R., and F.B.C.C.F. Nos. 2020004142 and 2020022077 O.P.R.F.B.C.) and an east boundary line of a residual portion of said 259.42 acre tract for the easterly southeast corner of the herein described tract;
5. **THENCE**, South 26°38'14" West, along the existing west right-of-way line of said SH 36 and an east boundary line of a residual portion of said 259.42 acre tract, a distance of 35.18 feet to a point in the existing southwest boundary line of Fort Bend County Drainage District (F.B.C.D.D.) 160 feet wide drainage canal and right-of-way easement, recorded in Volume 323, Page 254, F.B.C.D.R., for the southerly southeast corner of the herein described tract;

**THENCE**, along the existing southwest line of said F.B.C.D.D. easement the following three (3) courses and distances:

6. North 57°30'30" West, a distance of 507.80 feet to the point of curvature of a curve to the right;
7. Around said curve to the right having a radius of 270.00 feet, an arc length of 356.69 feet, a central angle of 75°41'31"; and a chord which bears North 19°39'45" West, 331.31 feet to the point of tangency;
8. North 18°11'01" East, a distance of 333.64 feet to the point of curvature of a curve to the left;
9. Around said curve to the left having a radius of 380.00 feet, an arc length of 64.83 feet, a central angle of 09°46'27", and a chord which bears North 13°17'47" West, 64.75 feet to a point in a north boundary line of a residual portion of said 259.42 acre tract and a south boundary line of said 11.141 acre tract for the northwest corner of the herein described tract;
10. **THENCE**, South 66°54'22" East, along a north boundary line of a residual portion of said 259.42 acre tract and a south boundary line of said 11.141 acre tract a distance of 36.08 feet to the **POINT OF BEGINNING** and containing 0.9935 of an acre (43,276 square feet) of land.

A separate Plat accompanies this Metes and Bounds description.

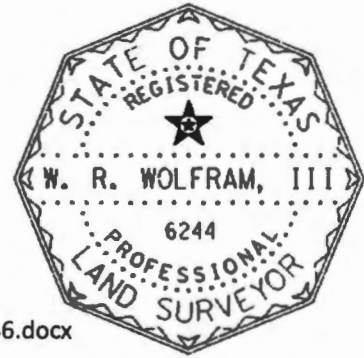
  
\_\_\_\_\_  
W. R. WOLFRAM, III

**08-22-2022**

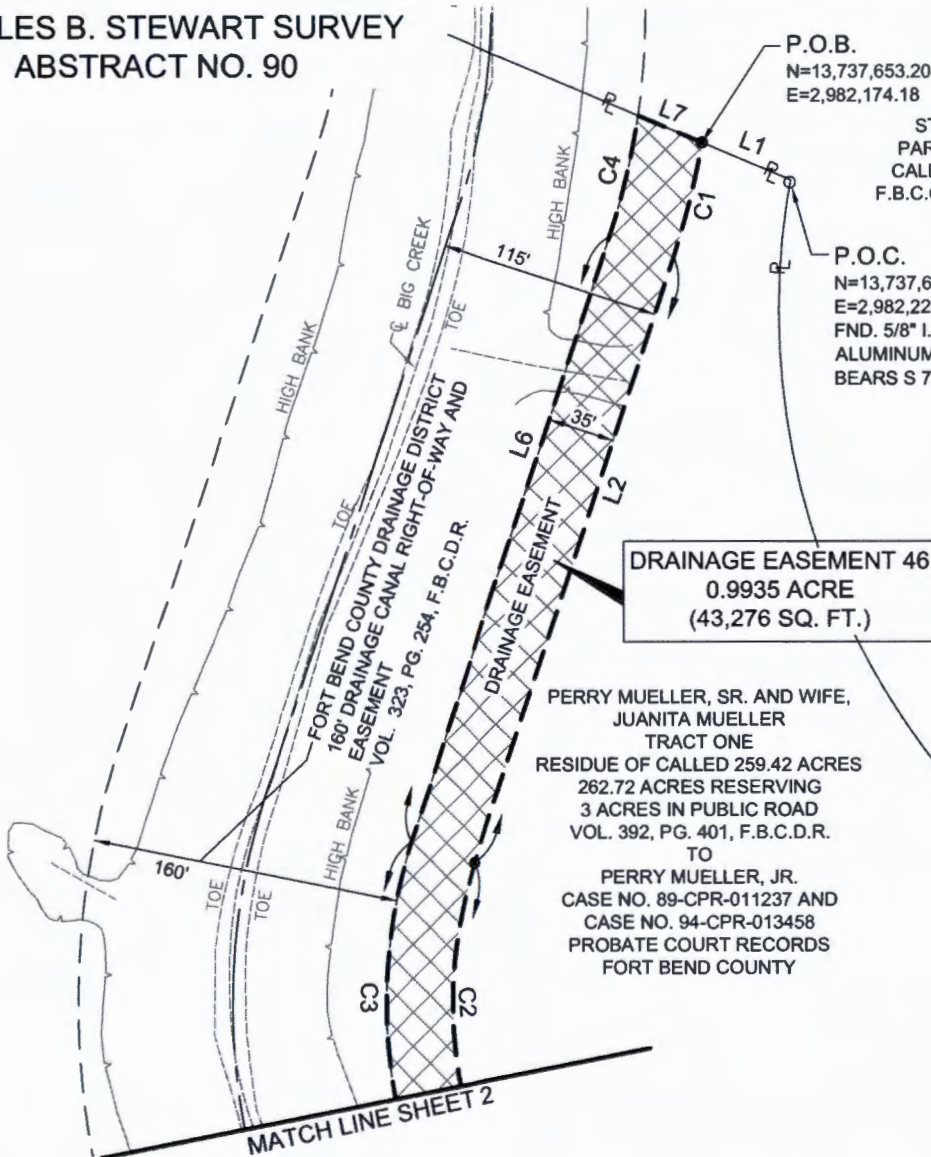
Date

Texas Registered Professional Land Surveyor No. 6244

S:\2021\2120085\SURVEY\Drainage Easement Descriptions\Drainage Easement 46.docx



**CHARLES B. STEWART SURVEY  
ABSTRACT NO. 90**



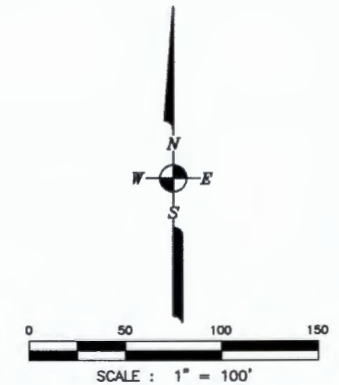
**P.O.B.**  
N=13,737,653.20  
E=2,982,174.18

STATE OF TEXAS  
PARCEL 108, PART 2:  
CALLED 11.141 ACRES  
F.B.C.C.F. NO. 2020004142  
O.P.R.F.B.C.

**P.O.C.**  
N=13,737,633.62  
E=2,982,220.09  
FND. 5/8" I.R. W/TXDOT  
ALUMINUM CAP (BENT)  
BEARS S 79°46'34" E, 0.27'

**DRAINAGE EASEMENT 46**  
0.9935 ACRE  
(43,276 SQ. FT.)

PERRY MUELLER, SR. AND WIFE,  
JUANITA MUELLER  
TRACT ONE  
RESIDUE OF CALLED 259.42 ACRES  
262.72 ACRES RESERVING  
3 ACRES IN PUBLIC ROAD  
VOL. 392, PG. 401, F.B.C.D.R.  
TO  
PERRY MUELLER, JR.  
CASE NO. 89-CPR-011237 AND  
CASE NO. 94-CPR-013458  
PROBATE COURT RECORDS  
FORT BEND COUNTY



- O.P.R.F.B.C. — OFFICIAL PUBLIC RECORDS FORT BEND COUNTY
- O.R.F.B.C. — OFFICIAL RECORDS FORT BEND COUNTY
- F.B.C.D.R. — FORT BEND COUNTY DEED RECORDS
- F.B.C.C.F. — FORT BEND COUNTY CLERK'S FILE
- P.O.B. — POINT OF BEGINNING
- P.O.C. — POINT OF COMMENCING
- FND. — FOUND
- I.R. — IRON ROD
- I.P. — IRON PIPE
- R.O.W. — RIGHT-OF-WAY
- SQ. FT. — SQUARE FEET
- P — PROPERTY LINE
- C — CENTERLINE
- — FOUND (AS NOTED)
- — SET 3/8" I.R. W/LANDTECH CAP (UNLESS OTHERWISE NOTED)

**NOTES:**

- 1) ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83), 2011 ADJUSTMENT, EPOCH 2010.00. ALL COORDINATES AND DISTANCES SHOWN ARE SURFACE VALUES IN US SURVEY FEET AND MAY BE CONVERTED TO GRID COORDINATES BY MULTIPLYING BY A SCALE FACTOR OF 0.99986701753.
- 2) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.
- 3) FIELD SURVEYS WERE PERFORMED BETWEEN AUGUST, 2021 AND AUGUST, 2022
- 4) A SEPARATE METES & BOUNDS ACCOMPANIES THIS PLAT

LINE	BEARING	DISTANCE
L1	N 66°54'22" W	49.91'
L2	S 18°11'01" W	333.64'
L6	N 18°11'01" E	333.64'
L7	S 66°54'22" E	36.08'

CURVE	RADIUS	LENGTH	DELTA	CHORD
C1	415.00'	61.65'	08°30'41"	S 13°55'40" W 61.59'
C2	235.00'	310.45'	75°41'31"	S 19°39'45" E 288.36'
C3	270.00'	356.69'	75°41'31"	N 19°39'45" W 331.31'
C4	380.00'	64.83'	09°46'27"	N 13°17'47" E 64.75'



I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PLAT REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.  
SURVEY DATE: AUGUST, 2022

*W. R. Wolfram, III*  
08-22-2022

WILLIAM R. WOLFRAM, III  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6244

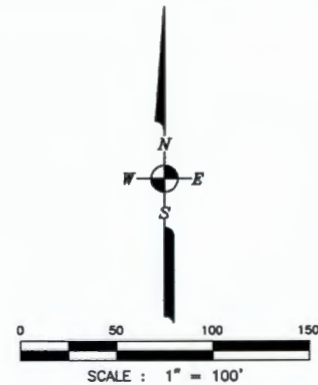
# LANDTECH

2525 North Loop West, Suite 300,  
Houston, Texas 77008  
T: 713-861-7068 F: 713-861-4131  
TBPELS Registration No. 10019100

**PROPOSED DRAINAGE EASEMENT 46**  
0.9935 ACRE (43,276 SQ. FT.) TRACT OF LAND IN THE CHARLES  
B. STEWART SURVEY, ABSTRACT NO. 90  
FORT BEND COUNTY, TEXAS

DATE: AUGUST 22, 2022 SCALE: 1" = 100'  
DRAWING No.: 981-A-\_\_\_\_\_ SHEET No.: 1 OF 2

CHARLES B. STEWART SURVEY  
ABSTRACT NO. 90



PERRY MUELLER, SR. AND WIFE,  
JUANITA MUELLER  
TRACT ONE  
RESIDUE OF CALLED 259.42 ACRES  
262.72 ACRES RESERVING  
3 ACRES IN PUBLIC ROAD  
VOL. 392, PG. 401, F.B.C.D.R.  
TO  
PERRY MUELLER, JR.  
CASE NO. 89-CPR-011237 AND  
CASE NO. 94-CPR-013458  
PROBATE COURT RECORDS  
FORT BEND COUNTY

**DRAINAGE EASEMENT 46**  
0.9935 ACRE  
(43,276 SQ. FT.)

SH 36  
(R.O.W. WIDTH VARIES PER  
VOL. 134, PG. 194, F.B.C.D.R.,  
F.B.C.C.F. NO. 2020004142, AND  
F.B.C.C.F. NO. 2020022077, O.P.R.F.B.C.)

- O.P.R.F.B.C. - OFFICIAL PUBLIC RECORDS FORT BEND COUNTY
- O.R.F.B.C. - OFFICIAL RECORDS FORT BEND COUNTY
- F.B.C.D.R. - FORT BEND COUNTY DEED RECORDS
- F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCING
- FND. - FOUND
- I.R. - IRON ROD
- I.P. - IRON PIPE
- R.O.W. - RIGHT-OF-WAY
- SQ. FT. - SQUARE FEET
- P — - PROPERTY LINE
- C — - CENTERLINE
- - FOUND (AS NOTED)
- - SET 3/8" I.R. W/LANDTECH CAP (UNLESS OTHERWISE NOTED)

- NOTES:
- 1) ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83), 2011 ADJUSTMENT, EPOCH 2010.00. ALL COORDINATES AND DISTANCES SHOWN ARE SURFACE VALUES IN US SURVEY FEET AND MAY BE CONVERTED TO GRID COORDINATES BY MULTIPLYING BY A SCALE FACTOR OF 0.99986701753.
  - 2) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.
  - 3) FIELD SURVEYS WERE PERFORMED BETWEEN AUGUST, 2021 AND AUGUST, 2022
  - 4) A SEPARATE METES & BOUNDS ACCOMPANIES THIS PLAT

LINE	BEARING	DISTANCE
L3	S 57°30'30" E	504.21'
L4	S 26°38'14" W	35.18'
L5	N 57°30'30" W	507.80'

CURVE	RADIUS	LENGTH	DELTA	CHORD
C2	235.00'	310.45'	75°41'31"	S 19°39'45" E 288.36'
C3	270.00'	356.69'	75°41'31"	N 19°39'45" W 331.31'



I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PLAT REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.  
SURVEY DATE: AUGUST, 2022

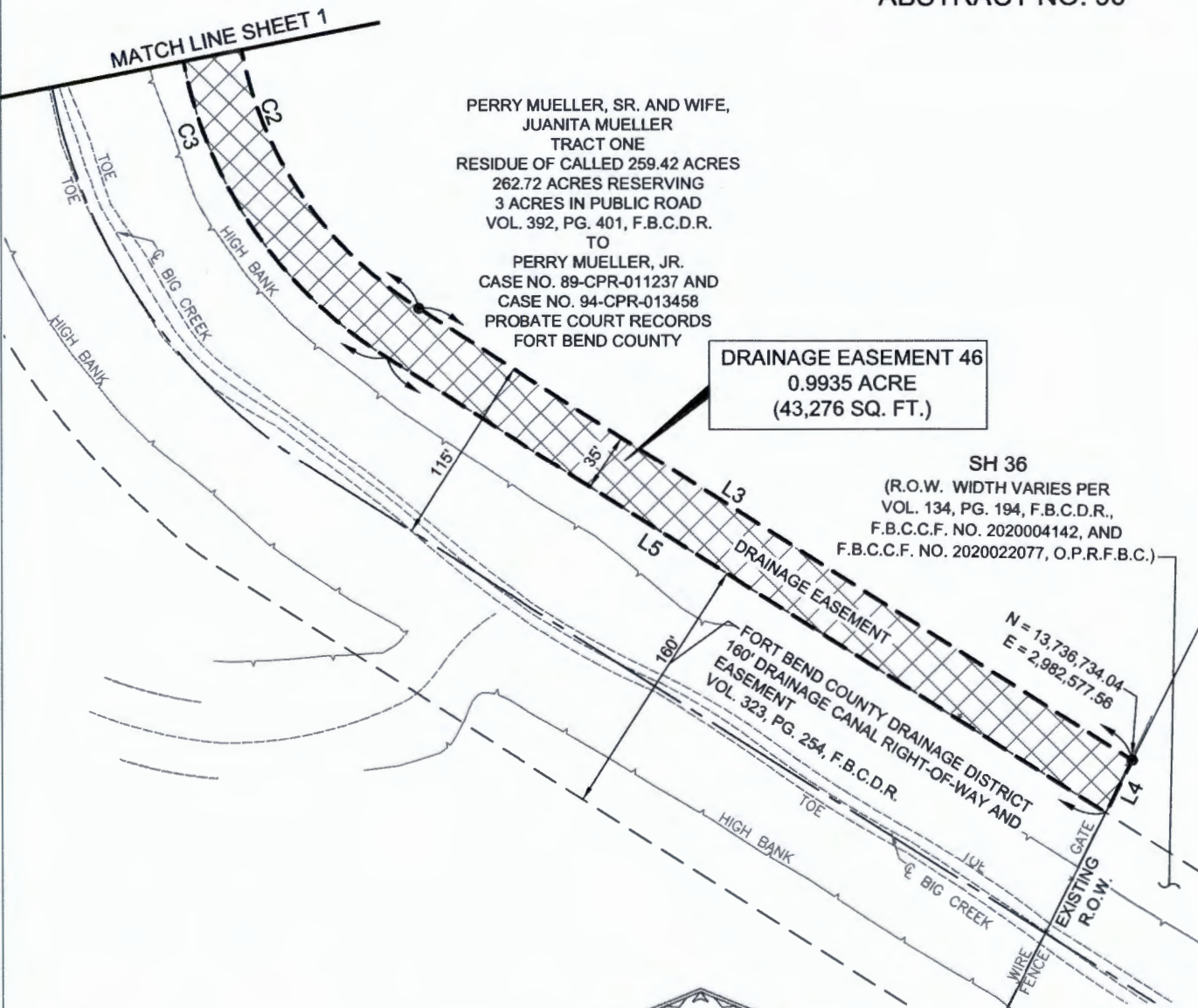
*William R. Wolfram, III*  
08-22-2022  
WILLIAM R. WOLFRAM, III  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6244

# LANDTECH

2525 North Loop West, Suite 300,  
Houston, Texas 77008  
T: 713-861-7068 F: 713-861-4131  
TBPELS Registration No. 10019100

**PROPOSED DRAINAGE EASEMENT 46**  
0.9935 ACRE (43,276 SQ. FT.) TRACT OF LAND IN THE CHARLES  
B. STEWART SURVEY, ABSTRACT NO. 90  
FORT BEND COUNTY, TEXAS

DATE: AUGUST 22, 2022	SCALE: 1" = 100'
DRAWING No.: 981-A-_____	SHEET No.: 2 OF 2



August 22, 2022

**Drainage Easement 48**

**0.5004 of an acre of land in the Charles B. Stewart Survey, Abstract No. 90  
Fort Bend County, Texas**

Being a 0.5004 of an acre (21,797 square feet) of land in the Charles B. Stewart Survey, Abstract No. 90, Fort Bend County, Texas; said 0.5004 of an acre tract being out of a residual portion of a called 259.42 acre tract (Tract One) described in a deed from Hugo Mueller and wife, Lula Mueller to Perry Mueller, Sr. and wife, Juanita Mueller, recorded in Volume 392, Page 401, Fort Bend County Deed Records (F.B.C.D.R.) and conveyed to Perry Mueller, Jr., by Last Will and Testament of Perry Mueller, Sr., recorded in Case No. 89-CPR-011237, and by Last Will and Testament of Juanita Mueller, Case No. 94-CPR-013458, Probate Court Records Fort Bend County; said 0.5004 of an acre tract of land being more particularly described by metes and bounds as follows with bearings referenced to the Texas Coordinate System, South Central Zone, North American Datum of 1983 (NAD 83), 2011 Adjustment, Epoch 2010.00, which coordinates and distances shown hereon are surface values in U.S. Survey Feet and may be converted to grid by multiplying by a scale factor of 0.99986701753:

**COMMENCING** at a point (from which a found 3/4-inch iron rod bears North 48°09'33" West, 1.89 feet), having coordinates of N=13,739,114.56, E=2,982,706.77, in the northwest boundary line of a residual portion of said 259.42 acre tract for the northeast corner of a called 80.00 acre tract described in a deed from Resolution Trust Corporation to Patrick Eicher, recorded under Fort Bend County Clerk's File (F.B.C.C.F.) No. 9305237, Volume 2486, Page 1742, Official Records of Fort Bend County (O.R.F.B.C.);

**THENCE**, South 41°55'09" West, along the northwest boundary line of a residual portion of said 259.42 acre tract and the southeast boundary line of said 80.00 acre tract, at a distance of 762.44 feet pass a found 3/4-inch iron rod 1.56 feet to the right, at a distance of 785.01 feet pass a point (from which a found 3/4-inch iron rod bears North 54°15'10" West, 2.39 feet), continuing for a total distance of 1,311.84 feet to a 3/8-inch iron rod with "Landtech" cap set in the proposed northeast drainage easement for the northerly northwest corner of the herein described tract and the **POINT OF BEGINNING** having coordinates of N=13,738,138.44, E=2,981,830.35;

**THENCE**, along said proposed drainage easement the following two (2) courses and distances:

1. South 71°42'25" East, a distance of 68.45 feet to a 3/8-inch iron rod with "Landtech" cap set for the point of curvature of a curve to the right;

2. Around said curve to the right having a radius of 415.00 feet, an arc length of 568.75 feet, a central angle of  $78^{\circ}31'20''$ , and a chord which bears South  $32^{\circ}26'45''$  East, 525.27 feet to a 3/8-inch iron rod with "Landtech" cap set, having coordinates of  $N=13,737,673.68$ ,  $E=2,982,177.15$ , in a south boundary line of a residual portion of said 259.42 acre tract and the north boundary line of a called 11.141 acre tract described in a deed from Perry Mueller, Jr., individually and as Independent Executor and as Trustee of the Trusts created under the Will and Estate of Juanita Mueller, Deceased to The State of Texas, recorded under F.B.C.C.F. No. 2020004142, Official Public Records of Fort Bend County, for the southeast corner of the herein described tract;

3. **THENCE**, North  $66^{\circ}54'22''$  West, along a south boundary line of a residual portion of said 259.42 acre tract and a north boundary line of said 11.141 acre tract, a distance of 36.61 feet to a point in the existing northeast boundary line of Fort Bend County Drainage District (F.B.C.D.D.) 160 feet wide drainage canal and right-of-way easement, recorded in Volume 323, Page 254, F.B.C.D.R., for a southwesterly corner of the herein described tract and being in a curve to the left whose center bears North  $84^{\circ}43'56''$  West, 380.00 feet;

**THENCE**, along the existing northeast line of said F.B.C.D.D. easement the following three (3) courses and distances:

4. Around said curve to the left having a radius of 380.00 feet, an arc length of 556.00 feet, a central angle of  $83^{\circ}49'58''$ , and a chord which bears North  $36^{\circ}38'55''$  West, 507.71 feet to the point of tangency;

5. North  $78^{\circ}33'54''$  West, a distance of 40.35 feet to the point of curvature of a curve to the right;

6. Around said curve to the right having a radius of 570.00 feet, an arc length of 1.72 feet, a central angle of  $00^{\circ}10'23''$ , and a chord which bears North  $78^{\circ}28'42''$  West, 1.72 feet to a point in the northwest boundary line of a residual portion of said 259.42 acre tract and the southeast boundary line of said 80.00 acre tract for westerly northwest corner of the herein described tract; from which a found 5/8-inch iron rod with TxDOT aluminum cap bears South  $41^{\circ}55'09''$  West, 1,375.16 feet;

7. **THENCE**, North  $41^{\circ}55'09''$  East, along the northwest boundary line of a residual portion of said 259.42 acre tract and the southeast boundary line of said 80.00 acre tract a distance of 46.65 feet to the **POINT OF BEGINNING** and containing 0.5004 of an acre (21,797 square feet) of land.



**ANGUS J. JAMES SURVEY  
ABSTRACT NO. 37**

**CHARLES B. STEWART SURVEY  
ABSTRACT NO. 90**

PATRICK EICHER  
CALLED 80.00 ACRES  
F.B.C.C.F. NO. 9305237  
VOL. 2486, PG. 1742  
O.R.F.B.C.

P.O.C.  
N=13,739,114.56  
E=2,982,706.77  
FND. 3/4" I.R. BEARS  
N 48°09'33" W, 1.89'

P.O.B.  
N=13,738,138.44  
E=2,981,830.35

**DRAINAGE EASEMENT 48  
0.5004 ACRE  
(21,797 SQ. FT.)**

PERRY MUELLER, SR. AND WIFE,  
JUANITA MUELLER  
TRACT ONE  
RESIDUE OF CALLED 259.42 ACRES  
262.72 ACRES RESERVING  
3 ACRES IN PUBLIC ROAD  
VOL. 392, PG. 401, F.B.C.D.R.  
TO  
PERRY MUELLER, JR.  
CASE NO. 89-CPR-011237 AND  
CASE NO. 94-CPR-013458  
PROBATE COURT RECORDS  
FORT BEND COUNTY

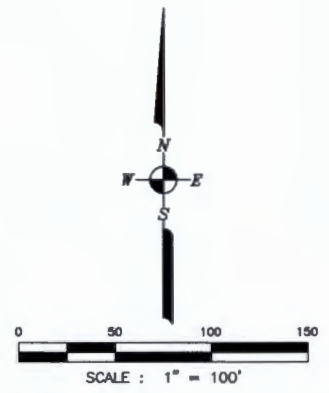
STATE OF TEXAS  
PARCEL 108, PART 2:  
CALLED 11.141 ACRES  
F.B.C.C.F. NO. 2020004142  
O.P.R.F.B.C.

N = 3,737,673.68  
E = 2,982,177.15

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE  
ON THE GROUND UNDER MY SUPERVISION AND  
THAT THIS PLAT REPRESENTS THE FACTS AS  
FOUND AT THE TIME OF THE SURVEY.  
SURVEY DATE: AUGUST, 2022



*W. R. Wolfram, III*  
08-22-2022  
WILLIAM R. WOLFRAM, III  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6244



- O.P.R.F.B.C. — OFFICIAL PUBLIC RECORDS FORT BEND COUNTY
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- I.P. — IRON PIPE
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- SQ. FT. — SQUARE FEET
- — PROPERTY LINE
- — CENTERLINE
- — FOUND (AS NOTED)
- — SET 3/8" I.R. W/LANDTECH CAP (UNLESS OTHERWISE NOTED)

- NOTES:
- 1) ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83), 2011 ADJUSTMENT, EPOCH 2010.00. ALL COORDINATES AND DISTANCES SHOWN ARE SURFACE VALUES IN US SURVEY FEET AND MAY BE CONVERTED TO GRID COORDINATES BY MULTIPLYING BY A SCALE FACTOR OF 0.99986701753.
  - 2) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.
  - 3) FIELD SURVEYS WERE PERFORMED BETWEEN AUGUST, 2021 AND AUGUST, 2022
  - 4) A SEPARATE METES & BOUNDS ACCOMPANIES THIS PLAT

LINE	BEARING	DISTANCE
L1	S 71°42'25" E	68.45'
L2	N 66°54'22" W	36.61'
L3	N 78°33'54" W	40.35'
L4	N 41°55'09" E	46.65'

CURVE	RADIUS	LENGTH	DELTA	CHORD
C1	415.00'	568.75'	78°31'20"	S 32°26'45" E 525.27'
C2	380.00'	556.00'	83°49'58"	N 36°38'55" W 507.71'
C3	570.00'	1.72'	00°10'23"	N 78°28'42" W 1.72'

# LANDTECH

2525 North Loop West, Suite 300,  
Houston, Texas 77008

T: 713-861-7068 F: 713-861-4131  
TBPELS Registration No. 10019100

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**PROPOSED DRAINAGE EASEMENT 48**  
0.5004 ACRE (21,797 SQ. FT.) TRACT OF LAND IN THE CHARLES  
B. STEWART SURVEY, ABSTRACT NO. 90  
FORT BEND COUNTY, TEXAS

DATE: AUGUST 22, 2022	SCALE: 1" = 100'
DRAWING No.: 981-A-_____	SHEET No.: 1 OF 1

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

*Laura Richard*

Laura Richard, County Clerk  
Fort Bend County Texas

November 26, 2025 10:14:01 AM

FEE: \$0.00

DP2

**2025122434**

