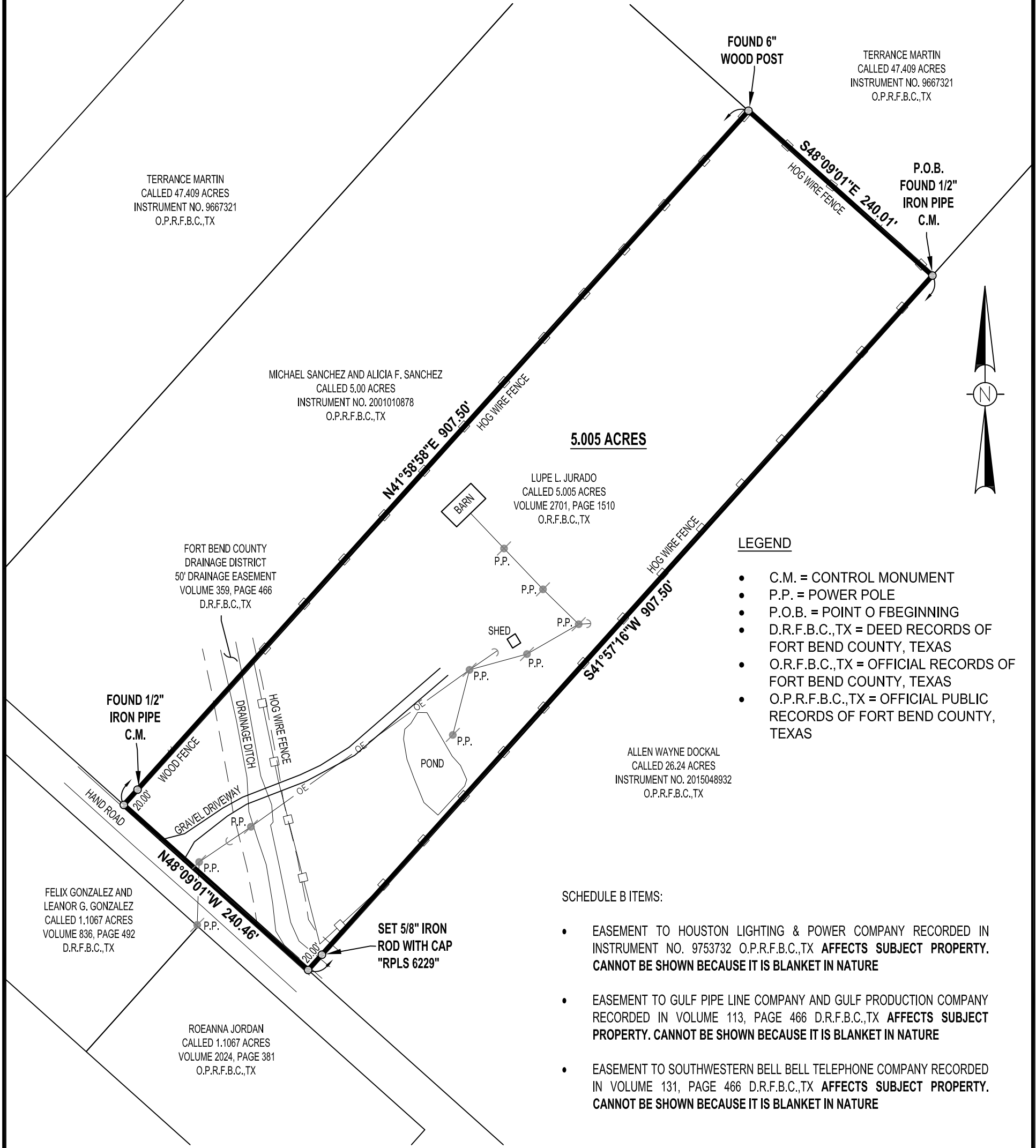


# FORT BEND COUNTY, TEXAS

## GEORGE SCHLEY SURVEY, ABSTRACT NO. 391



**LEGEND**

- C.M. = CONTROL MONUMENT
- P.P. = POWER POLE
- P.O.B. = POINT OF BEGINNING
- D.R.F.B.C.,TX = DEED RECORDS OF FORT BEND COUNTY, TEXAS
- O.R.F.B.C.,TX = OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS
- O.P.R.F.B.C.,TX = OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS

**SCHEDULE B ITEMS:**

- EASEMENT TO HOUSTON LIGHTING & POWER COMPANY RECORDED IN INSTRUMENT NO. 9753732 O.P.R.F.B.C.,TX AFFECTS SUBJECT PROPERTY. CANNOT BE SHOWN BECAUSE IT IS BLANKET IN NATURE
- EASEMENT TO GULF PIPE LINE COMPANY AND GULF PRODUCTION COMPANY RECORDED IN VOLUME 113, PAGE 466 D.R.F.B.C.,TX AFFECTS SUBJECT PROPERTY. CANNOT BE SHOWN BECAUSE IT IS BLANKET IN NATURE
- EASEMENT TO SOUTHWESTERN BELL TELEPHONE COMPANY RECORDED IN VOLUME 131, PAGE 466 D.R.F.B.C.,TX AFFECTS SUBJECT PROPERTY. CANNOT BE SHOWN BECAUSE IT IS BLANKET IN NATURE

**NOTES:**

- LAND SURVEY OF 5.005 ACRES OF LAND BEING ALL OF THAT CALLED 5.005 ACRE TRACT OF LAND RECORDED IN VOLUME 2701, PAGE 1510 O.R.F.B.C.,TX
- THIS SURVEY HAS BEEN PREPARED FROM INFORMATION CONTAINED IN THE COMMITMENT FOR TITLE INSURANCE REFERENCED IN COMMITMENT NO. 022117325, EFFECTIVE MAY 27, 2021
- REFERENCE IS HEREIN MADE TO THE METES AND BOUNDS DESCRIPTION ACCOMPANYING THIS SKETCH

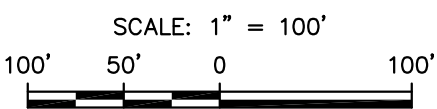
THIS SURVEY WAS PERFORMED ON THE GROUND BY ME, OR UNDER MY SUPERVISION AND COMPLIES WITH THE CURRENT MINIMUM REQUIREMENTS OF THE PROFESSIONAL LAND SURVEY PRACTICE ACT AS PROMULGATED BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS

*Donald Ray Hunter, Jr.*

06/10/2021

DONALD RAY HUNTER JR.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6229

DATE SURVEYED: JUNE 8, 2021  
BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (2011), CENTRAL ZONE, US SURVEY FEET.



ORIGINAL SHEET SIZE = 11" X 17"

REV.	DATE	BY	DESCRIPTION	CHK.

PROJECT NO. 21-134

PREPARED BY: HLS SERVICES, LLC  
15803 ROSE PINE CT., CYPRESS, TX 77429  
PHONE: (832) 690-9007  
FIRM NO. 10194614

**LAND SURVEY OF 5.005 ACRES  
BEING ALL OF THAT CALLED 5.005 ACRE TRACT**

PROPERTY ADDRESS:  
5845 HAND ROAD, RICHMOND, TX 77469

DRAWN BY: DRH	DATE: 06/10/2021	DWG. NO.	REV.
CHECKED BY: DRH	DATE: 06/09/2021	21-134-001	0
SCALE: 1" = 100'	APP.: DRH		

George Schley Survey, Abstract No. 391  
Fort Bend County, Texas  
5.005 Acres  
Project No. 21-134

METES AND BOUNDS DESCRIPTION OF A 5.005 ACRE TRACT OF LAND BEING ALL OF THAT CALLED 5.005 ACRE TRACT OF LAND DESCRIBED IN DEED TO LUPE L. JURADO RECORDED IN VOLUME 2701, PAGE 1510 OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS (O.R.F.B.C.,TX) AND SITUATED IN THE GEORGE SCHLEY SURVEY, ABSTRACT NO. 391 IN FORT BEND COUNTY, TEXAS. SAID 5.005 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a found 1/2 inch iron pipe in the northwest line of a called 26.24 acre tract of land described in deed to Allen Wayne Dockal recorded in Instrument No. 2015048932 of the Official Public Records of Fort Bend County, Texas O.P.R.F.B.C.,TX marking the most easterly corner of said 5.005 acre tract and the most southerly southeast corner of a called 47.409 acre tract of land described in deed to Terrance Martin recorded in Instrument No. 9667321 O.P.R.F.B.C.,TX;

**THENCE** with the southeast line of said 5.005 acre tract and the northwest line of said 26.24 acre tract **South 41 degrees 57 minutes 16 seconds West** at 887.50 feet **passing** a set 5/8 inch iron rod with cap stamped "RPLS 6229" in the northeast right of way line of Hand Road and continuing in all a **total distance of 907.50 feet** to a point with Hand Road marking the most southerly corner of said 5.005 acre tract and the most westerly corner of said 26.24 acre tract;

**THENCE** with the southwest line of said 5.005 acre tract **North 48 degrees 09 minutes 01 seconds West 240.46 feet** to a point marking the most westerly corner of said 5.005 acre tract and the most southerly corner of a called 5.00 acre tract of land described in deed to Michael Sanchez and Alicia F. Sanchez recorded in Instrument No. 2001010878 O.P.R.F.B.C.,TX;

**THENCE** with the northwest line said 5.005 acre tract and the southeast line of said 5.00 acre tract **North 41 degrees 58 minutes 58 seconds East** at 20.00 feet **passing** a 1/2 inch iron pipe found and continuing in all a **total distance of 907.50 acre tract** to a 6 inch wood post found in a southwest line of said 47.409 acre tract marking the most northerly corner of said 5.005 acre tract and the most easterly corner of said 5.00 acre tract;

**THENCE** with a southwest line of said 47.409 acre tract and the northeast line of said 5.005 acre tract **South 48 degrees 09 minutes 01 seconds East 240.01 feet** to the **POINT OF BEGINNING** of the herein described tract and containing 5.005 acres within these metes and bounds.

Reference is herein made to the sketch accompanying this metes and bounds description

Bearing Basis: All bearings shown herein are referenced to the Texas Coordinate System of 1983 (2011), South Central Zone, U.S. Survey Feet derived from G.P.S. observations.



Donald Ray Hunter, Jr.  
Registered Professional Land Surveyor  
No. 6229 – State of Texas  
Prepared by: HLS Services, LLC  
Firm No. 10194614 - Phone: 832-690-9007

