



THE WILLIAM GOODMAN SURVEY,  
 S.A. & M.G. R.R. CO. SURVEY,  
 ABSTRACT 185 & SURVEY,  
 ABSTRACT 327

REMAINDER OF  
 TEBBAL SYNERGIES LLC  
 C.F. NO. 2018025265  
 O.P.R.F.B.C.

11.3028 ACRES  
 (492,352 SQ.FT.)  
 PART OF  
 TEBBAL SYNERGIES LLC  
 C.F. NO. 2018025265  
 O.P.R.F.B.C.  
 (VACANT)

ROGER A. GUNTLE  
 VOL. 678, PG. 550  
 D.R.F.B.C.

KAREN NELSON CARTER  
 FILE NO. 2004076506  
 O.P.R.F.B.C.

HIGHWAY 90-A WEST  
 (R.O.W. VARIES)

BEASLEY WEST END ROAD  
 (60' R.O.W.)

DESCRIPTION OF A TRACT OF LAND CONTAINING 11.3028 ACRES (492,352 SQUARE FEET) SITUATED IN THE WILLIAM GOODMAN SURVEY, ABSTRACT 185 & THE S.A. & M.G. R.R. CO. SURVEY, ABSTRACT 327 SURVEY, FORT BEND COUNTY, TEXAS, BEING PART OF A TRACT OF LAND CONTAINING 42.0935 ACRES (1,833,591 SQUARE FEET), MORE OR LESS, SITUATED IN THE WILLIAM GOODMAN SURVEY, ABSTRACT 185 & THE S.A. & M.G. R.R. CO. SURVEY, ABSTRACT 327 SURVEY, FORT BEND COUNTY, TEXAS, BEING PART OF A TRACT OF LAND CONVEYED UNTO TEBBAL SYNERGIES, LLC BY DEED RECORDED UNDER COUNTY CLERK'S FILE NO. 2018025265 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS. SAID 11.3028-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF HIGHWAY 90-A WEST (RIGHT-OF-WAY VARIES) AND THE WEST LINE OF BEASLEY WEST END ROAD (60.00 FEET WIDE) FOR THE NORTHEAST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 09°00'43" EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID BEASLEY WEST END ROAD, A DISTANCE OF 926.06 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THE SAID TRACT HEREIN DESCRIBED;

THENCE CONTINUING ALONG RIGHT-OF-WAY LINE OF SAID BEASLEY WEST END ROAD A DISTANCE OF 629.33 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" FOR THE EASTERLY SOUTHWEST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 80°17'17" WEST, A DISTANCE OF 243.25 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" FOR AN INTERIOR CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 08°45'07" EAST, A DISTANCE OF 305.62 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" FOR SOUTHERLY SOUTHEAST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 81°08'16" WEST, CONTINUING ALONG SAID CARTER TRACT, A DISTANCE OF 160.43 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" FOR THE SOUTHWEST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 44°36'09" WEST, A DISTANCE OF 234.38 FEET TO POINT OF CURVATURE IN THE WEST LINE OF THE SAID TRACT HEREIN DESCRIBED;

THENCE FOLLOWING THE SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 434.71 FEET, AN ARC LENGTH OF 184.44 FEET, AT A CHORD BEARING OF NORTH 32°26'52" WEST, A CHORD LENGTH OF 183.06 FEET TO A POINT OF TANGENCY IN THE WEST LINE OF THE SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 16°23'22" WEST, A DISTANCE OF 587.78 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" FOR THE NORTHWEST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 81°19'02" EAST, A DISTANCE OF 689.73 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.3028 ACRES (492,352 SQUARE FEET), MORE OR LESS.

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
CT	434.71'	184.44'	N 32°26'52" W	183.06'

- NOTES:
- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED UNTO TEBBAL SYNERGIES LLC RECORDED IN COUNTY CLERK'S FILE NO. 2004076506 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS. POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
  - THIS SURVEY WAS CONDUCTED UNDER THE CLOSEST OF SUPERVISION ON BEHALF OF THE BUYER.
  - THIS SURVEY IS CERTIFIED TO SUEDEANE TEBBAL PH.D. FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
  - ALL EASEMENTS AND EASEMENT LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
  - THERE ARE NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.

**LEGEND**

- POWER POLE
- FENCE
- WIRE
- OVERHEAD UTILITY LINES

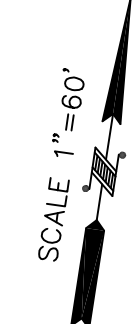
LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 11.3028 ACRES (492,352 SQUARE FEET) SITUATED IN THE WILLIAM GOODMAN SURVEY, ABSTRACT 185 AND THE S.A. & M.G. R.R. CO. SURVEY, ABSTRACT 327, FORT BEND COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS.

CLIENT: TBD  
 ADDRESS: HIGHWAY 90-A WEST

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 survey1@survey1inc.com

**Survey 1, Inc.**  
 Your Land Survey Company  
 Firm Registration No. 100758-00  
 P.O. Box 2543 | Alvin, TX 77512 | (281)393-1382

DATE: 2-10-21  
 JOB#: 2-93119-21



**DESCRIPTION OF A TRACT OF LAND CONTAINING  
11.3028 ACRES (492,352 SQUARE FEET) SITUATED  
IN THE WILLIAM GOODMAN SURVEY, ABSTRACT 185  
& THE S.A.&M.G.R.R. CO. SURVEY, ABSTRACT 327 SURVEY,  
FORT BEND COUNTY, TEXAS**

Being a tract of land containing 11.3028 acres (492,352 square feet), being out of a tract of land containing 42.0935 acres (1,833,591 square feet), more or less, situated in the William Goodman Survey, Abstract 185 & the S.A. & M.G. R.R. Co. Survey, Abstract 327 Survey, Fort Bend County, Texas, being part of a tract of land conveyed unto Tebbal Synergies, LLC by deed recorded under County Clerk's File No. 2018025265 of the Official Public Records of Fort Bend County, Texas. Said 11.3028-acre tract being more particularly described by metes and bounds as follows:

**COMMENCING** at the intersection of Highway 90-A West (Right-of-way varies) and the west line of Beasley West End Road (60.00 feet wide) for the northeast corner of the said tract herein described;

**THENCE** South 09°00'43" East, along the west right-of-way line of said Beasley West End Road, a distance of 926.06 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for the northeast corner and **POINT OF BEGINNING** of the said tract herein described;

**THENCE** continuing along right-of-way line of said Beasley West End Road a distance of 629.33 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for the easterly southeast corner of the said tract herein described;

**THENCE** South 80°17'17" West, a distance of 243.25 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for an interior corner of the said tract herein described;

**THENCE** South 08°45'07" East, a distance of 305.62 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for southerly southeast corner of the said tract herein described;

**THENCE** South 81°08'16" West, continuing along said Carter Tract, a distance of 160.43 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for the southwest corner of the said tract herein described;

**THENCE** North 44°36'09" West, a distance of 234.38 feet to point of curvature in the west line of the said tract herein described;

**THENCE** following the said curve to the right, having a radius of 434.71 feet, an arc length of 184.44 feet, at a chord bearing of North 32°26'52" West, a chord length of 183.06 feet to a point of tangency in the west line of the said tract herein described;

**THENCE** North 16°23'22" West, a distance of 587.78 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for the northwest corner of the said tract herein described;

**THENCE** North 81°19'02" East, a distance of 689.73 feet to the **POINT OF BEGINNING** and containing 11.3028 acres (492,352 square feet), more or less.

*Note: This metes and bounds description is referenced to a survey drawing prepared by Survey 1, Inc. (Firm Registration No. 100758-00) dated February 22, 2021, job number 2-93119-21.*



  
**Survey 1, Inc.**  
Your Land Survey Company