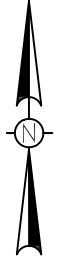


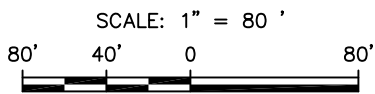
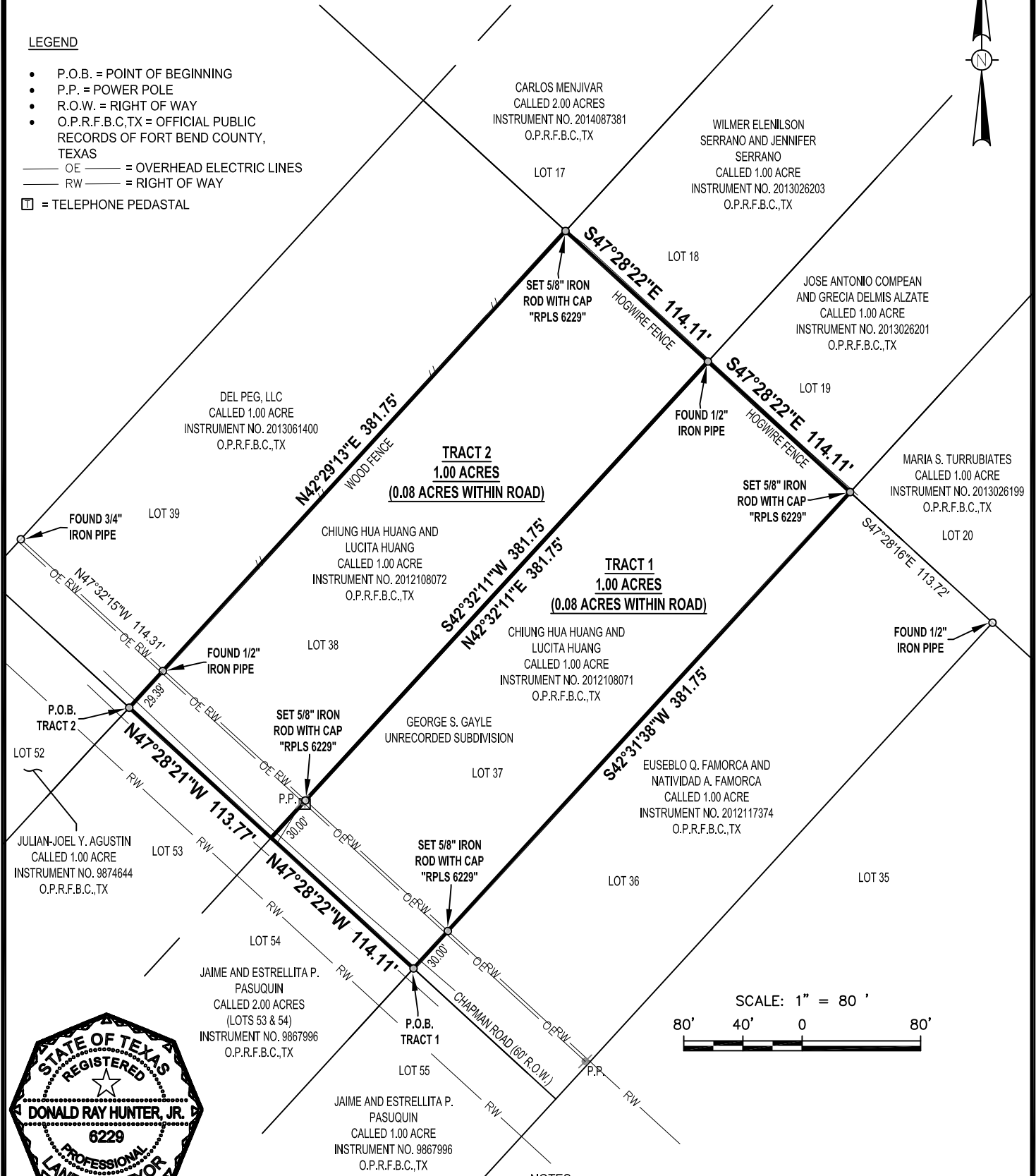
FORT BEND COUNTY, TEXAS

BBB&C RR CO SURVEY, SECTION NO. 5, ABSTRACT NO. 143



LEGEND

- P.O.B. = POINT OF BEGINNING
- P.P. = POWER POLE
- R.O.W. = RIGHT OF WAY
- O.P.R.F.B.C.TX = OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS
- OE — = OVERHEAD ELECTRIC LINES
- RW — = RIGHT OF WAY
- = TELEPHONE PEDASTAL



NOTES:

- LAND SURVEY OF A 1.00 ACRE TRACT OF LAND BEING ALL OF THAT CALLED 1.00 ACRE TRACT OF LAND KNOWN AS LOT 37 OF THE GEORGE S. GAYLE SUBDIVISION (UNRECORDED) RECORDED IN INSTRUMENT NO. 2012108071 O.P.R.F.B.C.,TX AND LAND SURVEY OF A 1.00 ACRE TRACT OF LAND BEING ALL OF THAT CALLED 1.00 ACRE TRACT OF LAND KNOWN AS LOT 38 OF THE GEORGE S. GAYLE SUBDIVISION (UNRECORDED) RECORDED IN INSTRUMENT NO. 2012108072 O.P.R.F.B.C.,TX
- THIS SURVEY HAS BEEN PREPARED FROM INFORMATION CONTAINED IN THE COMMITMENT FOR TITLE INSURANCE REFERENCED IN GF NO. 022218357, EFFECTIVE JANUARY 28, 2022
- 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.
02/22/2022
DONALD RAY HUNTER JR.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6229

DATE SURVEYED: FEBRUARY 14, 2022
BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (2011), SOUTH CENTRAL ZONE, U.S. SURVEY FEET

REV.	DATE	BY	DESCRIPTION	CHK.

PROJECT NO. 22-030

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

LAND SURVEY OF TWO - 1.00 ACRE TRACTS OF LAND KNOWN AS LOTS 37 AND 38 OF THE GEORGE S. GAYLE SUBDIVISION			
PROPERTY ADDRESS CHAPMAN ROAD, BEASLEY, TX 77417			
DRAWN BY: DRH	DATE: 02/15/2022	DWG. NO.	REV.
CHECKED BY: DRH	DATE: 02/15/2022	22-030-001	0
SCALE: 1" = 70'	APP.: DRH		

TRACT ONE

METES AND BOUNDS DESCRIPTION OF A 1.00 ACRE TRACT OF LAND BEING ALL OF THAT CALLED 1.00 ACRES OF LAND KNOWN AS TRACT ONE DESCRIBED IN DEED TO CHIUNG HUA HUANG AND LUCITA HUANG RECORDED IN INSTRUMENT NO. 2012108071 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS (O.P.R.F.B.C.,TX) AND ALSO KNOWN AS LOT 37 OF THE GEORGE S. GAYLE SUBDIVISION (UNRECORDED) AND SITUATED IN THE BBB&C RR CO SURVEY, SECTION NO. 5, ABSTRACT NO. 143 IN FORT BEND COUNTY, TEXAS. SAID 1.00 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a point in the centerline of Chapman Road (60 foot right of way) marking the most southerly corner of a said Huang tract one (Lot 37), the most westerly corner of a called 1.00 acre tract of land described in deed to Euseblo Q. Famorca and Natividad A. Famorca recorded in Instrument No. 2012117374 O.P.R.F.B.C.,TX (Lot 36), the most northerly corner of a called 1.00 acre tract of land described in deed to Jaime and Estrellita P. Pasuquin recorded in Instrument No. 9867996 O.P.R.F.B.C.,TX (Lot 55) and the most easterly corner of a called 2.00 acre tract of land described in deed to Jaime and Estrellita P. Pasuquin recorded in Instrument No. 9867996 O.P.R.F.B.C.,TX (Lot 54) from which a set 5/8 inch iron rod with cap stamped "RPLS 6229" in the northeast right of way line of Chapman Road bears North 42 degrees 31 minutes 38 seconds East 30.00 feet;

THENCE with the centerline of Chapman Road, the southwest line of said Lot 37 and the northeast line of said 2.00 acre tract (Lot 53) **North 47 degrees 28 minutes 22 seconds West 114.11 feet** to a point in the centerline of Chapman Road marking the most westerly corner of said Huang tract one (Lot 37), and the most southerly corner of a called 1.00 acre tract of land known as Tract Two described in deed to Chiung Hua Huang and Lucita Huang recorded in Instrument No. 2012108072 O.P.R.F.B.C.,TX (Lot 38) from which a set 5/8 inch iron rod with cap stamped "RPLS 6229" in the northeast right of way line of Chapman Road bears North 42 degrees 32 minutes 11 seconds East 30.00 feet;

THENCE with the southeast line of said Huang tract two (Lot 38) and the northwest line of said Huang tract one (Lot 37) **North 42 degrees 32 minutes 11 seconds East 381.75 feet** to a found 1/2 inch iron pipe marking the most northerly corner of said Huang tract one (Lot 37), the most easterly corner of said Huang tract two (Lot 38) and the most westerly corner of a called 1.00 acre tract of land described in deed to Jose Antonio Compean and Grecia Delmis Alzate recorded in Instrument No. 2013026201 O.P.R.F.B.C.,TX (Lot 19) and the most southerly corner of a called 1.00 acre tract of land described in deed to Wilmer Elenilson Serrano and Jennifer Serrano recorded in Instrument No. 2013026203 O.P.R.F.B.C.,TX (Lot 18);

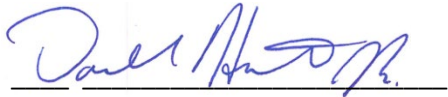
THENCE with the northeast line of said Huang tract one (Lot 37), and the southwest line of said Compean 1.00 acre tract (Lot 19) **South 47 degrees 28 minutes 22 seconds East 114.11 feet** to a set 5/8" iron rod with cap stamped "RPLS 6229" marking the most easterly corner of said Huang tract one (Lot 37), the most northerly corner of said Famorca 1.00 acre tract (Lot 36), the most southerly corner of said Compean 1.00 acre tract (Lot 19) and the most westerly corner of a called 1.00 acre tract described in deed to Maria S. Turrubiates recorded in Instrument No. 2013026199 O.P.R.F.B.C.,TX (Lot 20);

THENCE with the southeast line of said Huang tract one (Lot 37), and the northwest line of said Famorca 1.00 acre tract (Lot 36) **South 42 degrees 31 minutes 38 seconds West 381.75 feet** to the **POINT OF BEGINNING** of the herein described tract and containing 1.00 acres within these metes and bounds of which 0.08 acres falls within Chapman Road.

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

BBB&C RR CO Survey, Section No. 5, Abstract No. 143
Fort Bend County, Texas
Tract 1: 1.00 acres
Project No. 22-030

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
15803 Ros Pine Ct., Cypress, Tx. 77429



BBB&C RR CO Survey, Section No. 5, Abstract No. 143
Fort Bend County, Texas
Tract two: 1.00 acres
Project No. 22-030

TRACT TWO

METES AND BOUNDS DESCRIPTION OF A 1.00 ACRE TRACT OF LAND BEING ALL OF THAT CALLED 1.00 ACRES OF LAND KNOWN AS TRACT TWO DESCRIBED IN DEED TO CHIUNG HUA HUANG AND LUCITA HUANG RECORDED IN INSTRUMENT NO. 2012108071 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS (O.P.R.F.B.C.,TX) AND ALSO KNOWN AS LOT 38 OF THE GEORGE S. GAYLE SUBDIVISION (UNRECORDED) AND SITUATED IN THE BBB&C RR CO SURVEY, SECTION NO. 5, ABSTRACT NO. 143 IN FORT BEND COUNTY, TEXAS. SAID 1.00 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a point in the centerline of Chapman Road (60 foot right of way) marking the most westerly corner of a said Huang tract two (Lot 38), the south corner of a called 1.00 acre tract of land described in deed to Del Peg, LLC recorded in Instrument No. 2013061400 O.P.R.F.B.C.,TX, the most northerly corner of a called 2.00 acre tract of land described in deed to Jaime and Estrellita P. Pasuquin recorded in Instrument No. 9867996 O.P.R.F.B.C.,TX (Lot 53) and the most easterly corner of a called 1.00 acre tract of land described in deed to Julian-Joel Y. Agustin recorded in Instrument No. 9874644 (Lot 52) from which a 1/2 inch iron pipe found in the north right of way line of Chapman Road bears North 42 degrees 29 minutes 13 seconds East 29.39 feet;

THENCE with the northwest line of said Huang tract two (Lot 38), and the southeast line of said Del Peg 1.00 acre tract (Lot 39) **North 42 degrees 29 minutes 13 seconds East 381.75 feet** to a set 5/8" iron rod with cap stamped "RPLS 6229" marking the most northerly corner of said Huang tract two (Lot 38), the most easterly corner of a said Del Peg 1.00 acre tract (Lot 39), the most southerly corner of a called 2.00 acre tract of land described in deed to Carlos Menjivar recorded in Instrument No. 2014087381 O.P.R.F.B.C.,TX (Lot 17) and the most westerly corner of a called 1.00 acre tract of land described in deed to Wilmer Elenilson Serrano and Jennifer Serrano recorded in Instrument No. 2013026203 O.P.R.F.B.C.,TX (Lot 18);

THENCE with the northeast line of said Huang tract two (Lot 38), and the southwest line of said Serrano 1.00 acre tract (Lot 18) **South 47 degrees 28 minutes 22 seconds East 114.11 feet** to a found 1/2 inch iron pipe marking the most easterly corner of said Huang tract two (Lot 38), the most southerly corner of said Serrano 1.00 acre tract (Lot 18), the most westerly corner of a called 1.00 acre tract of land described in deed to Jose Antonio Compean and Grecia Delmis Alzate recorded in Instrument No. 2013026201 O.P.R.F.B.C.,TX (Lot 19) and the most northerly corner of a called 1.00 acre tract of land known as tract one described in deed to Chiung Hua Huang and Lucita Huang recorded in Instrument No. 2012108071 O.P.R.F.B.C.,TX (Lot 37);

THENCE with the southeast line of said Huang tract two (Lot 38), and the northwest line of said Huang tract one (Lot 37), **South 42 degrees 32 minutes 11 seconds West** at 351.75 feet **passing** a set 5/8" iron rod with cap stamped "RPLS 6229" in the northeast right of way line of Chapman Road and continuing in all a **total distance of 381.75 feet** to a point in the centerline of Chapman Road and the north line of said 2.00 acre tract marking the most southerly corner of said Huang tract two (Lot 38), and the most westerly corner of said Huang tract one (Lot 37);

THENCE with the southwest line of said Huang tract two (Lot 38), and the northeast line of said 2.00 acre tract (Lot 53) **North 47 degrees 28 minutes 21 seconds West 113.77 feet** to the **POINT OF BEGINNING** of the herein described tract and containing 1.00 acres within these metes and bounds of which 0.08 acres falls within Chapman Road.

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

BBB&C RR CO Survey, Section No. 5, Abstract No. 143
Fort Bend County, Texas
Tract two: 1.00 acres
Project No. 22-030

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.



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