

H&TC RR CO Survey Section 113, Abstract No. 257

Fort Bend County, Texas

Tract 1: 12.00 Acres

Project No. 21-282

METES AND BOUNDS DESCRIPTION OF TRACT 1 BEING A 12.00 ACRE TRACT OF LAND OUT OF AND PART OF A CALLED 104 ACRE TRACT OF LAND (SURVEYED THIS DAY AS 104.24 ACRES) KNOWN AS THE SOUTHEAST 1/3 OF A 320 ACRE TRACT LESS 8 ACRES FOR HIGHWAY PURPOSES DESCRIBED IN DEED TO GERALD PARKER, TRUSTEE OF THE ZIPP MANAGEMENT TRUST RECORDED IN INSTRUMENT NO. 2018005701 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS (O.P.R.F.B.C.,TX) AND SITUATED IN THE H&TC RR CO SURVEY SECTION 113, ABSTRACT NO. 257 OF FORT BEND COUNTY, TEXAS. SAID 12.00 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a set 5/8 inch iron rod with cap stamped "RPLS 6229" in the northwest right of way line of Beard Road (80 foot right of way) and the southeast line of said 104 acre tract marking the most easterly corner of said Tract 1 and the most southerly corner of Tract 2 this day surveyed being 10.00 acres;

THENCE with the southeast line of said Tract 1, the southeast line of said 104 acre tract and the northwest line of Beard Road **South 41 degrees 46 minutes 38 seconds West 603.61 feet** to a set 5/8 inch iron rod with cap stamped "RPLS 6229" at the intersection of the northwest right of way line of Beard Road with the northeast right of way line of Brumbelow Road (80 foot right of way) marking the most southerly corner of said Tract 1 and the most southerly corner of said 104 acre tract;

THENCE with the southwest line of said 104 acre tract, the northeast right of way line of Brumbelow Road and the southwest line of Tract 1 **North 48 degrees 06 minutes 48 seconds West 867.38 feet** to a found 1 inch iron pipe marking the most westerly corner of said 104 acre tract, the most westerly corner of said Tract 1 and the most southerly corner of a called 104.405 acre tract of land described in deed to Saira Meena and Syed Masood recorded in Instrument No. 2015145395 O.P.R.F.B.C.,TX from which a found 3/4 inch iron rod marking the most westerly corner of said 104.405 acre tract bears North 48 degrees 06 minutes 48 seconds West 866.85 feet;

THENCE with the southeast line of said 104.405 acre tract, the northwest line of said 104 acre tract and the northwest line of said Tract 1 **North 41 degrees 48 minutes 55 seconds East 601.95 feet** to a set 5/8 inch iron rod with cap stamped "RPLS 6229" marking the most westerly corner of said Tract 2 and the most northerly corner of Tract 1;

THENCE on, over and across said 104 acre tract, with the southwest line of Tract 2 and the northeast line of Tract 1 **South 48 degrees 13 minutes 22 seconds East 866.98 feet** to the **POINT OF BEGINNING** of the herein described tract and containing 12.00 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

