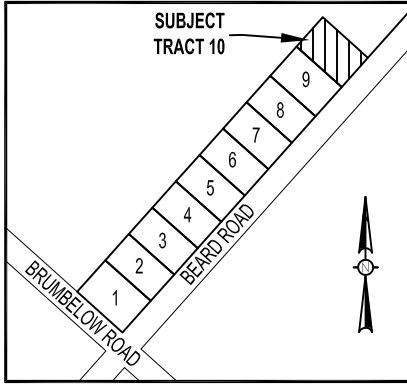
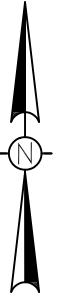


# FORT BEND COUNTY, TEXAS

## H&TC RR CO SURVEY SECTION 113, ABSTRACT NO. 257



VICINITY MAP  
NOT TO SCALE

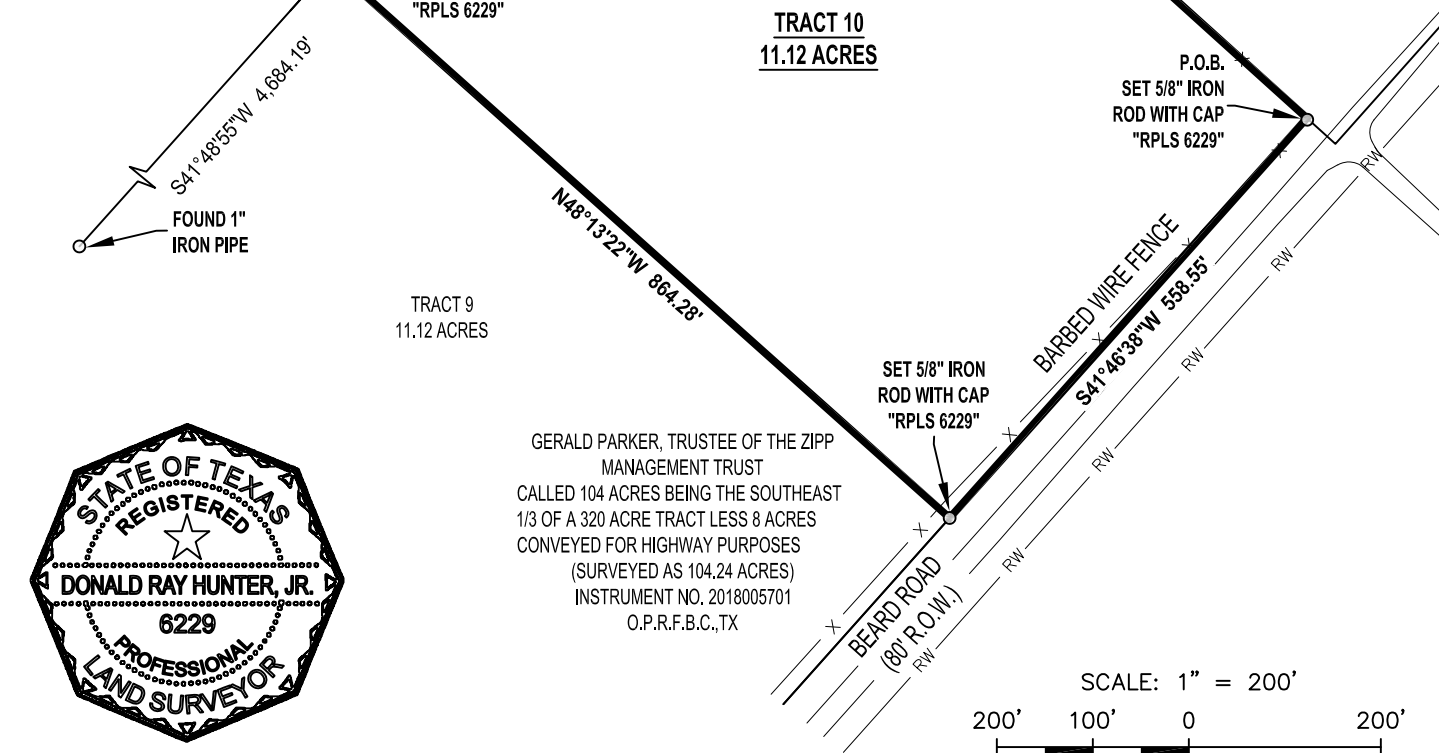


**LEGEND**

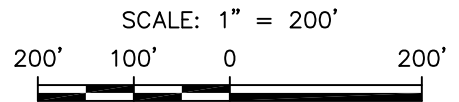
- P.O.B. = POINT OF BEGINNING
- R.O.W. = RIGHT OF WAY
- D.R.F.B.C., TX - DEED RECORDS OF FORT BEND COUNTY, TEXAS
- O.P.R.F.B.C., TX - OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS
- X — = BARBED WIRE FENCE
- RW — = RIGHT OF WAY LINE

S. A. BEARD  
CALLED 633.17 ACRES  
VOLUME 390, PAGE 419  
D.R.F.B.C., TX

SAIRA MEENA AND SYED MASOOD  
CALLED 104.405 ACRES  
INSTRUMENT NO. 2015145395  
O.P.R.F.B.C., TX



GERALD PARKER, TRUSTEE OF THE ZIPP  
MANAGEMENT TRUST  
CALLED 104 ACRES BEING THE SOUTHEAST  
1/3 OF A 320 ACRE TRACT LESS 8 ACRES  
CONVEYED FOR HIGHWAY PURPOSES  
(SURVEYED AS 104.24 ACRES)  
INSTRUMENT NO. 2018005701  
O.P.R.F.B.C., TX



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.*  
02/02/2022  
DONALD RAY HUNTER JR.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6229

DATE SURVEYED: 01/17/2022  
BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (2011), SOUTH CENTRAL ZONE, U.S. SURVEY FEET

**NOTES:**

- LAND SURVEY OF TRACT 10 BEING A 11.12 ACRE TRACT OF LAND OUT OF AND A PART OF A CALLED 104 ACRE TRACT BEING THE SOUTHEAST 1/3 OF 320 ACRE TRACT LESS 8 ACRES CONVEYED FOR HIGHWAY PURPOSES RECORDED IN INSTRUMENT NO. 2018005701 O.P.R.F.B.C., TX (SURVEYED AS 104.24 ACRES)
- THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THERE MAY BE EASEMENTS AFFECTING SUBJECT PROPERTY UNKNOWN TO THE SURVEYOR
- REFERENCE IS HEREIN MADE TO THE METES AND BOUNDS DESCRIPTION ACCOMPANYING THIS SKETCH

REV.	DATE	BY	DESCRIPTION	CHK.

LAND SURVEY OF TRACT 10 BEING A 11.12 ACRE TRACT OF LAND OUT OF AND A PART OF A CALLED 104 ACRE TRACT OF LAND

PROJECT NO. 21-282

PROPERTY ADDRESS  
BEARD RD, NEEDVILLE, TX 77461

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

DRAWN BY: DRH	DATE: 01/20/2022	DWG. NO.	REV.
CHECKED BY: DRH	DATE: 01/20/2022	21-282-10	0
SCALE: 1" = 200'	APP.: DRH		

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

Fort Bend County, Texas

Tract 10: 11.12 Acres

Project No. 21-282

METES AND BOUNDS DESCRIPTION OF TRACT 10 BEING A 11.12 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 11.12 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 southwest line of a called 633.17 acre tract of land described in deed to S.A. Beard recorded in Volume 390, Page 419 of the Deed Records Fort Bend County, Texas marking the most easterly corner of said 104 acre tract and the most easterly corner of said Tract 10;

**THENCE** with the southeast line of said Tract 10, the southeast line of said 104 acre tract and the northwest line of Beard Road **South 41 degrees 46 minutes 38 seconds West 558.55 feet** to a set 5/8 inch iron rod with cap stamped "RPLS 6229" marking the most easterly corner of Tract 9 this day surveyed being 11.12 acres and the most southerly corner of said Tract 10;

**THENCE** on, over and across said 104 acre tract, with the northeast line of said Tract 9 and the southwest line of said Tract 10 **North 48 degrees 13 minutes 22 seconds West 864.28 feet** to a set 5/8 inch iron rod with cap stamped "RPLS 6229" in the northwest line of said 104 acre tract and in the southeast line 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 marking the most westerly corner of said Tract 10 and the most northerly corner of said Tract 9 from which a found 1 inch iron pipe marking the most westerly corner of said 104 acre tract bears South 41 degrees 48 minutes 55 seconds West 4,684.19 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 10 **North 41 degrees 48 minutes 55 seconds East 562.85 feet** to a set 5/8 inch iron rod with cap stamped "RPLS 6229" in the southwest line of said 633.17 acre tract marking the most easterly corner of said 104.405 acre tract, the most northerly corner of said 104 acre tract and the most northerly corner of said Tract 10;

**THENCE** with the northeast line of said 104 acre tract, the southwest line of said 633.17 acre tract and the northeast line of said Tract 10 **South 47 degrees 56 minutes 15 seconds East 863.91 feet** to the **POINT OF BEGINNING** of the herein described tract and containing 11.12 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

