

H. & T.C. R.R. CO. SURVEY  
SECTION 26  
ABSTRACT NO. 756

H. & T.C. R.R. CO. SURVEY  
SECTION 26  
ABSTRACT NO. 486

ALEX FERRER, et ux  
22.13 ACRE  
(F.B.C.C.F. NO. 1999026508)

H. & T.C. R.R. CO. SURVEY  
SECTION 26  
ABSTRACT NO. 560

LEGEND

- A/C - AIR CONDITIONER
- BWF - BARBED WIRE FENCE
- CLF - CHAIN LINK FENCE
- CD - CLEAN DIRT
- CONC - CONCRETE
- CP - CABLE PEDESTAL
- DG - DOWN GUY
- EB - ELECTRIC BDX
- F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE
- F.B.C.D.R. - FORT BEND COUNTY DEED RECORDS
- F.B.C.P.R. - FORT BEND COUNTY PLAT RECORDS
- FND - FOUND
- GP - GATE POST
- HTP - HOT TUB PUMP
- HWF - HDG WIRE
- IP - IRON PIPE
- IR - IRON ROD
- LS - LIGHT STANDARD
- P- - OVERHEAD POWER LINE
- DPF - DRAINAGE PIN FLAG
- P.D.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- PP - POWER POLE
- PRF - PIPE RAIL FENCE
- R.O.W. - RIGHT OF WAY
- SD - SATELLITE DISH
- SL - SEPTIC LID
- SP - SEPTIC PUMP
- SQ.FT. - SQUARE FEET
- SW - SAMPLE WELL
- TP - TELEPHONE PEDESTAL
- V - WITH
- WDF - WOOD FENCE
- WF - WATER FAUCET
- WT - WATER TANK
- WW - WATER WELL

MATILDA STREET  
(60' R.O.W.)

THE JUDY T. KASTROP TRUST  
1.033 ACRES  
(F.B.C.C.F. NO. 2002065323)

KEVIN LEE ARCHER AND  
AMANDA ARCHER  
1.9021 ACRE  
(F.B.C.C.F. NO. 2021159683)

1.4769 ACRE  
(64,332 SQ. FT.)

DAVID L. LUEDEKE, et ux  
1.0 ACRE  
(VOL. 726, PG. 134; F.B.C.D.R.)

DAVID L. LUEDEKE  
REMAINDER OF  
CALLED 6.78 ACRES  
(F.B.C.C.F. NO. 2018135347)

TROY A. SVATEK, et ux  
1.00 ACRE  
(F.B.C.C.F. NO. 2007061715)

GLENN A. SCHROEDER, et al  
4.81 ACRES  
(VOL. 367, PG. 417; F.B.C.D.R.)

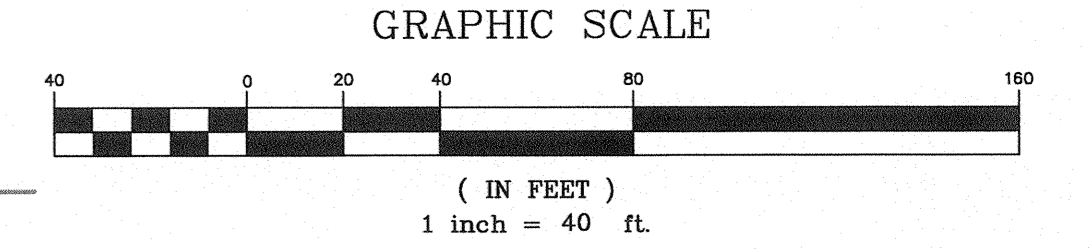
GLENN A. SCHROEDER  
3.3920 ACRES  
(F.B.C.C.F. NO. 2021105902)

PATRICIA LATHAM SACARIS  
160 ACRES  
(F.B.C.C.F. NO. 2013009622)

H. & T.C. R.R. CO. SURVEY  
SECTION 26  
ABSTRACT NO. 518

H. & T.C. R.R. CO. SURVEY  
SECTION 26  
ABSTRACT NO. 477

VALKA BROTHERS SUBDIVISION  
(VOL. 279, PG. 322; F.B.C.P.R.)



NOTES:

- 1.) BEARINGS SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83) USING NGS CONTINUOUSLY OPERATING REFERENCE STATIONS.
- 2.) THE SURVEYOR HAS NOT ABSTRACTED THIS PROPERTY. DEED INFORMATION SHOWN HEREON WAS RESEARCHED AND PROVIDED BY OTHERS.
- 3.) THE CERTIFICATE SHOWN HEREON IS VALID ONLY IF THIS DOCUMENT CONTAINS AN ORIGINAL STAMPED OR IMPRESSION SEAL AND SIGNATURE OF THE SURVEYOR. SAID CERTIFICATION SHALL NOT APPLY TO ANY COPIES OR ALTERED ORIGINALS.
- 4.) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. ADDITIONAL ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN.
- 5.) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48157-C-0400 M, EFFECTIVELY DATED JANUARY 29, 2021, THIS PROPERTY LIES IN ZONE "X", AN AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- 6.) A METES-AND-BOUNDS DESCRIPTION WAS COMPILED IN CONJUNCTION WITH THIS SURVEY.
- 7.) ALL RODS SET ARE 5/8" IRON RODS WITH CAPS STAMPED: T.E.A.M. - 281-491-2525.
- 8.) THIS TRACT OF LAND WAS SURVEYED IN THE FIELD ON AUGUST 26, 2022. ANY CHANGES MADE AFTER THIS DATE ARE NOT SHOWN HEREON.

I, Robert Chris Kelly, a Registered Professional Land Surveyor of the State of Texas, hereby certify that the above plot correctly represents the facts found at the time of the survey made on the ground under my supervision. This survey substantially complies with the current Texas Society of Professional Surveyors' Standards and Specifications for a Category II, Condition II, Survey.



Robert Chris Kelly  
Registered Professional Land Surveyor  
State of Texas No. 6833

**MCKIM & CREED**  
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TSPS Firm Registration No. 10317600

STANDARD LAND SURVEY

OF  
A 1.4769 ACRE (64,332 SQ. FT.) TRACT OF LAND  
IN THE H. & T.C. R.R. CO. SURVEY,  
SECTION 26, ABSTRACT NO. 486,  
FORT BEND COUNTY, TEXAS

CREW: RL	DRAWN BY: RCA	CALC. BY: CK	CK BY: CK
DATE: 09/12/22	SCALE: 1"=40'	KEY MAP: 683 Z	JOB NO.: 09165-0001

September 12, 2022

***1.4769 acres of land in the H. & T. C. R. R. Co. Survey, Section 26, Abstract No. 486, Fort Bend County, Texas***

A FIELD NOTE DESCRIPTION of a 1.4769 acres (64,332 square feet) tract of land in the H. & T. C. R.R. Co. Survey, Section 26, Abstract No. 486, Fort Bend County, Texas; said 1.4769 acre tract being the remainder of a called 6.78 acre tract of land conveyed to David L. Luedeke, as recorded in Fort Bend County Clerk's File No. 2018135347 and being all of a 1.0 acre tract of land conveyed to David L. Luedeke, et ux, as recorded in Volume 726, Page 134 of the Fort Bend County Deed Records; said tract being more particularly described by metes-and-bounds as follows with the bearings being based on Texas State Plane Coordinate System, South Central Zone (NAD83) per GPS Observations using National Geodetic Survey Continuously Operating Reference Stations:

COMMENCING FOR REFERENCE at a 3/4-inch iron pipe found for the west corner of Lot 1, Block 9, Replat of Skrabanek Meadows Section 2, according to the map or plat recorded in Slide No. 687 A of the Fort Bend County Plat Records, for the north corner of Lot 8, Valka Brothers Subdivision, according to the map or plat recorded in Volume 279, Page 322 of the Fort Bend County Deed Records, for the east corner of a 160 acre tract of land conveyed to Patricia Latham Sacaris, as recorded in Fort Bend County Clerk's File No. 2013009622, for the south corner of said 6.78 acre tract, and for the south corner of a 3.3920 acre tract of land conveyed to Glenn A. Schroeder, as recorded in Fort Bend County Clerk's File No. 2021105902; from which a bent 1/2-inch iron rod found bears South 11° 10' 04" East – 1.58 feet; also from which a 3/4-inch iron pipe found for the west corner of said 6.78 acre tract and for the west corner of said 3.3920 acre tract bears North 47° 58' 01" West – 416.78 feet;

THENCE, North 41° 57' 55" East – 352.37 feet with the southeast line of said 6.78 acre tract, with the northwest line of said Block 9, and with the southeast line of said 3.3920 acre tract to a 5/8-inch iron rod with cap stamped "TEAM" set for the east corner of said 3.3920 acre tract and for the south corner and POINT OF BEGINNING of this tract;

THENCE, North 48° 06' 19" West - 185.81 feet with the northeast line of said 3.3920 acre tract to a 5/8-inch iron rod with cap stamped "TEAM" set for the south corner of a 1.9021 acre tract of land conveyed to Kevin Lee Archer and Amanda Archer, as recorded in Fort Bend County Clerk's File No. 2021159683 and for the west corner of this tract; from which a 1-1/2-inch iron pipe found for the north corner of said 3.3920 acre tract and for the west corner of said 1.9021 acre tract bears North 48° 06' 19" West – 237.27 feet;


THENCE, North 42° 06' 12" East +with the southeast line of said 1.9021 acre tract, at a distance of 109.47 feet pass a 1/2-inch iron pipe found for the west corner of said 1.0 acre tract and continuing with the southeast line of said 1.9021 acre tract and with the northwest line of said 1.0 acre tract for a total distance of 345.76 feet to a 5/8-inch iron rod with cap stamped "TEAM" set in the southwest right-of-way line of Banker Road (60 feet wide) for the east corner of said 1.9021 acre tract, for the north corner of said 1.0 acre tract, and for the north corner of this tract; from which a 3/4-inch iron pipe found for the north corner of said 6.78 acre tract and for the north corner of said 1.9021 acre tract bears North 48° 52' 13" West – 244.27 feet;

THENCE, South 48° 52' 13" East - 185.00 feet with the southwest right-of-way line of said Banker Road, with the northeast line of said 6.78 acre tract, and with the northeast line of said 1.0 acre tract to a 1/2-inch iron pipe found for the north corner of a 1.0 acre tract of land conveyed to Troy A. Svatek, et ux, as recorded in Fort Bend County Clerk's File No. 2007061715, for the east corner of said 6.78 acre tract, for the east corner of said Luedeke 1.0 acre tract, and for the east corner of this tract; from which a 1/2-inch iron pipe found at the intersection of the southwest right-of-way line of said Banker Road with the northwest right-of-way line of Beasley Avenue (60 feet wide), according to the map or plat recorded in Slide No. 687 A of the Fort Bend County Plat Records bears South 49° 19' 45" East – 203.00 feet;

THENCE, South 41° 57' 55" West with the southeast line of said 6.78 acre tract, with the southeast line of said Luedeke 1.0 acre tract, with the northwest line of said Svatek 1.00 acre tract, and with the northwest line of said Block 9, at a distance of 236.01 feet pass a 5/8-inch iron rod with cap stamped "TEAM" set for the south corner of said Luedeke 1.0 acre tract and continuing with the southeast line of said 6.78 acre tract and with the northwest line of said Block 9 for a total distance of 348.23 feet to the POINT OF BEGINNING and containing 1.4769 acre (64,332 square feet) of land.

Note: This metes-and-bounds description was compiled in conjunction with a survey performed on even date.

COMPILED BY:  
MCKIM & CREED.  
Engineers, Planners, Surveyors  
Stafford, Texas  
Firm Registration No. 10177600  
Job No. 09165-0001  
Y:\legals\1530-1\_1.5 acres.docx

  
Robert Chris Kelly  
Registered Professional Land Surveyor  
State of Texas No. 6833

