

**MOSES SHIPMAN**  
LEAGUE  
ABSTRACT 86

**TRACT 26**  
MARGARET NEWTON THOMSON  
C.F. NO. 2012080094  
O.P.R.F.B.C.

**TRACT 25**  
JAMES A. CAMPBELL  
& ROXIE R. CAMPBELL  
C.F. NO. 2006161958  
O.P.R.F.B.C.

SCALE 1" = 40'

S 32°38'10" E  
67.37'

S 10°56'10" E  
35.35'

POINT IN WATER

OYSTER CREEK

50.00'

SET 1/2" I.R.  
W/CAP MARKED  
"SURVEY 1"

334.91'

444.53'

S 67°00'00" W

334.91'

SET 1/2" I.R.  
W/CAP MARKED  
"SURVEY 1"

269.81'

N 67°00'00" E 440.81'

334.91'

444.53'

S 67°00'00" W

334.91'

(UNRECORDED)  
WATERBROOK

**TRACT 7**  
JOHN D. JOBE  
& MARLICE A. JOBE  
VOL. 2666, PG. 2403  
D.R.F.B.C.

**TRACT 6**  
JACOB GUILLORY  
& ARYN GUILLORY  
C.F. NO. 2020069169  
O.P.R.F.B.C.

1.026 ACRES  
(44,714 SQ.FT.)  
(VACANT)

**TRACT 5**  
RICHARD E. BRYAN  
& LINDA S. BRYAN  
C.F. NO. 9823724  
O.P.R.F.B.C.

SET 1/2" I.R.  
W/CAP MARKED  
"SURVEY 1"

299.78'

FND 1/2" I.R.  
(S7625 W-0.4')

N 23°00'00" W 100.00'

SET 1/2" I.R.  
W/CAP MARKED  
"SURVEY 1"

334.91'

444.53'

S 67°00'00" W

334.91'

**MCKEEVER ROAD**

60' ROADWAY & UTILITY EASEMENT  
VOL. 739, PG. 683  
D.R.F.B.C.

(60' R.O.W.)

FND 1/2" I.R.  
W/CAP ILLEGIBLE  
(A)

299.78'

FND 1/2" I.R.  
(S7625 W-0.4')

N 23°00'00" W 100.00'

SET 1/2" I.R.  
W/CAP MARKED  
"SURVEY 1"

334.91'

444.53'

S 67°00'00" W

P.O.B.  
SW CORNER OF  
GUILLORY TRACT  
& NW CORNER OF  
BRYAN TRACT

**NOTES:**

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED UNTO JACOB GUILLORY AND ARYN GUILLORY RECORDED IN COUNTY CLERK'S FILE NO. 2020069169 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.
2. THIS SURVEY COMPLETED WITHOUT THE BENEFIT OF HORIZONTAL CONTROL.
3. THIS SURVEY IS CERTIFIED TO JACOB GUILLORY FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
4. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
5. THERE ARE NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 1.026 ACRES (44,714 SQUARE FEET) SITUATED IN THE MOSES SHIPMAN LEAGUE, ABSTRACT 86, HARRIS COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

CLIENT: TBD

ADDRESS: MCKEEVER ROAD



SURVEYORS CERTIFICATE:  
IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE  
FACTS FOUND ON THE GROUND DURING THE COURSE OF A  
BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON  
JULY 23, 2020 AND THAT THIS PLAT SUBSTANTIALLY  
COMPLIES WITH THE CURRENT STANDARDS ADOPTED BY  
THE BOARD OF PROFESSIONAL LAND SURVEYORS AND  
THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS  
EXCEPT AS SHOWN

RICHARD FUSSELL  
RPLS# 4148

**LEGEND**

- FENCE
- 66-66-66 CHAIN LINK
- WATER
- WOOD BULKHEAD
- ASPHALT



**Survey 1, Inc.**  
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DATE: 08-05-20  
JOB# 7-86311-20  
TECH: RK  
FIELD CREW: JO  
DRAFTER: JB  
FINAL CHECK: JB