

H. & T. C. RR COMPANY SURVEY
SECTION 115, ABSTRACT 258

JAMES D. YELDERMAN
CALLED 640 ACRE TRACT
VOL. 241, PG. 88
F.B.C.D.R.

POINT OF BEGINNING
SET BRIDGE SPIKE
X = 3014964.89
Y = 13684423.38

SET BRIDGE SPIKE
N 41°54'43" E
165.40'

FND. 3/4" I.P.
AT 40.00'

SET 5/8" I.R. W/ICAP
AT 2001.32
(TYP.)

SIDNEY B. BEARD, III &
SANDRA S. BEARD
CALLED 2.0 ACRE TRACT
CLERK'S FILE NO. 2012-044608
F.B.C.O.R.

SIDNEY B. BEARD
CALLED 80.0 ACRE TRACT
VOL. 708, PG. 687
F.B.C.D.R.

POINT OF COMMENCEMENT
FOUND COTTON PICKER SPINDLE
WEST CORN. OF CADWELL 50.88 ACRE TRACT
X = 3014700.93
Y = 13684129.32

SET BRIDGE SPIKE
N 41°54'43" E
165.40'

BARBED WIRE FENCE

FND. 3/4" I.P.

BEARD ROAD - COUNTY ROAD 9 (80' R.O.W.)
TOP WIRE ASPHALT FINISH

OPEY & GREEN SURVEY
ABSTRACT 583

S. B. BEARD
CALLED 4.0 ACRE TRACT
VOL. 815, PG. 277
F.B.C.D.R.

PROPOSED
5.1653 ACRE TRACT

SUBJECT
10.0300 ACRE TRACT

PROPOSED
18.7717 ACRE TRACT

S. B. BEARD, JR.
CALLED 65.12 ACRE TRACT
VOL. 1292, PG. 151
F.B.C.O.R.

W. L. HANCOCK SURVEY
ABSTRACT 714

LUTHER & ELAINE CADWELL
CALLED 50.88 ACRE TRACT
CLERK'S FILE NO. 2005-135268
F.B.C.O.R.

KEVIN CADWELL
CALLED 33.92 ACRE TRACT
CLERK'S FILE NO. 2019-095092
F.B.C.O.R.

DOROTHY BEARD MASSEY
CALLED 50.33 ACRE TRACT
VOL. 1292, PG. 141
F.B.C.O.R.

I. R. BRYAN SURVEY
ABSTRACT 543

DOROTHY BEARD MASSEY
CALLED 3.0 ACRE TRACT
VOL. 815, PG. 274
F.B.C.D.R.

DOROTHY BEARD MASSEY
CALLED 106.667 ACRE TRACT
VOL. 708, PG. 687
F.B.C.D.R.

D. J. FORD SURVEY
ABSTRACT 726

SURVEY PLAT OF
10.0300 ACRE TRACT

BEING A PORTION OF ALL THAT CERTAIN
LUTHER & ELAINE CADWELL
CALLED 50.88 ACRE TRACT
AS RECORDED IN
CLERK'S FILE NO. 2005-135268

OF THE
FORT BEND COUNTY OFFICIAL RECORDS
IN THE
H. & T. C. RR COMPANY SURVEY
SECTION 118, ABSTRACT 583
FORT BEND COUNTY, TEXAS
FOR

REBECCA BEARD JUNKER,
SIDNEY B. BEARD &
SANDRA SYDOW BEARD
o BEARD ROAD - COUNTY ROAD 9
FILE NO.: 2025893

Doyle & Wachtstetter, Inc.
Surveying and Mapping GPS/GIS
131 COMMERCE STREET, CLUTE, TEXAS 77531
OFFICE: 979.265.3622 FIRM NO.: 10024500 FAX: 979.265.9940

DATE: 6-09-23
DRAWN BY: WPD
CHECKED: WPD
REVISED: WPD

LEGEND

- FOUND PROPERTY CORNER AS NOTED
- SET 3/4" IRON ROD W/SURVEY CAP MARKED "WPD 4467"
- SUBJECT PROPERTY LINE
- TRACT LINE
- BARBED WIRE FENCE
- BURIED PIPELINE
- P/L PIPELINE MARKER SIGN
- F.B.C.D.R. FORT BEND COUNTY DEED RECORDS
- F.B.C.O.R. FORT BEND COUNTY OFFICIAL RECORDS
- F.B.C.P.R. FORT BEND COUNTY PLAT RECORDS

NOTES:

1. ALL BEARINGS ARE LAMBERT GRID BEARINGS AND ARE RELATIVE TO THE TEXAS STATE PLANE COORDINATE SYSTEM.
2. ALL DISTANCES ARE HORIZONTAL SURFACE LEVEL LENGTHS. (S.F. #0-9998461964)
3. THIS SURVEY RELIED ON THE TITLE COMMITMENT FROM STEWART TITLE COMPANY, FILE NO.: 2070527, EFFECTIVE DATE: JUNE 22, 2023, ISSUED DATE: JULY 7, 2023, FOR ALL ITEM OF RECORD.
4. THIS PLAT IS ACCOMPANIED BY A METES AND BOUNDS DESCRIPTION ON FILE IN THE OFFICE OF DOYLE & WACHTSTETTER, INC., DATED: APRIL 21, 2023.

WM PATRICK DOYLE
REGISTERED PROFESSIONAL LAND SURVEYOR
TXAS REGISTRATION NUMBER 4467
DATE SURVEYED: JUNE 2, 2023

USER: \\united\workspaces\...
 DATE: 6/9/2023 10:40:09 AM
 C:\Users\blondora\Fort Bend\Survey\Plot\Luther & Elaine Cadwell\10.0300 Acre Tract at O. Beard Road in Our Rev. L.don