

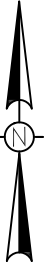
FORT BEND COUNTY, TEXAS

H&TC RR CO SURVEY, SECTION 117, ABSTRACT NO. 259

LEGEND

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

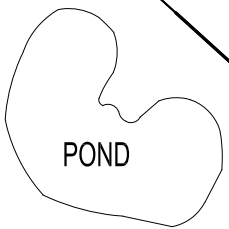
TRACT 7
11.20 ACRES



NEIL O. YELDERMAN, PAULINE YELDERMAN
ANDERSON, TRACI LYNN YELDERMAN,
JAMES D. YELDERMAN, III
CALLED 160 ACRES
INSTRUMENT NO. 2020009096
O.P.R.F.B.C., TX

TRACT 6
10.50 ACRES

LINE TABLE		
LINE	BEARING	LENGTH
L1	S42°11'25"W	1,119.75'



TRACT 5
10.50 ACRES

FAROUK ALATTAR AND
RIMA ALATTAR
CALLED 119.73 ACRES
INSTRUMENT NO. 2022099555
O.P.R.F.B.C., TX

TRACT 4
10.50 ACRES

TRACT 3
10.50 ACRES

SET 5/8" IRON
ROD WITH CAP
"RPLS 6229"

BEARD ROAD
(80' R.O.W.)

P.O.B.

SET 5/8" IRON
ROD WITH CAP
"RPLS 6229"

FOUND MAG NAIL
WITH SHINER
"JONES/CARTER"

N47°48'35"W 1,225.20'

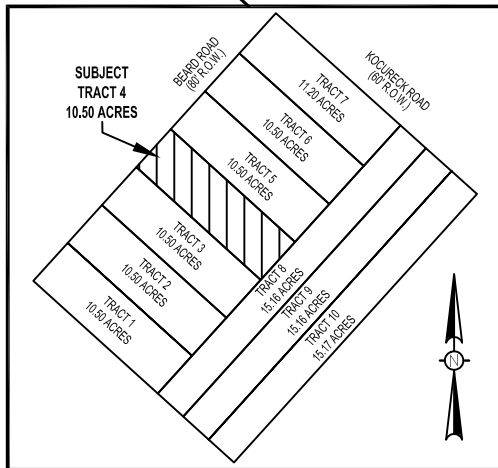
S47°48'35"E 1,224.85'

S42°08'12"W 373.37'

TRACT 8
15.16 ACRES

TRACT 9
15.16 ACRES

TRACT 2
10.50 ACRES

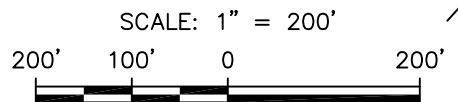


VICINITY MAP
NOT TO SCALE

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. 04/24/2023
DONALD RAY HUNTER JR.
REGISTERED PROFESSIONAL LAND SURVEYOR NO.
6229

DATE SURVEYED: FEBRUARY 13, 2023
BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (2011), SOUTH CENTRAL ZONE, U.S. SURVEY FEET



NOTES:

- LAND SURVEY OF A 10.50 ACRE TRACT OF LAND KNOWN AS TRACT 4 OUT OF AND A PART OF A CALLED 119.73 ACRE TRACT OF LAND RECORDED IN INSTRUMENT NO. 2022099555 O.P.R.F.B.C., TX
- 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

LAND SURVEY OF A 10.50 ACRE TRACT OF LAND
OUT OF AND A PART OF A CALLED 119.73 ACRE TRACT

PROPERTY ADDRESS
BEARD ROAD, GUY, TEXAS 77444

REV.	DATE	BY	DESCRIPTION	CHK.

PROJECT NO. 23-021



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

DRAWN BY: K LH	DATE: 04/24/2023	DWG. NO.	REV.
CHECKED BY: DRH	DATE: 04/24/2023	23-021-001	0
SCALE: 1" = 200'	APP.: DRH		

TRACT 4

METES AND BOUNDS DESCRIPTION OF A 10.50 ACRE TRACT OF LAND KNOWN AS TRACT 4 OUT OF AND A PART OF THAT CALLED 119.73 ACRE TRACT OF LAND DESCRIBED IN DEED TO FAROUK ALATTAR AND RIMA ALATTAR RECORDED IN INSTRUMENT NO. 2022099555 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 NO. 117, ABSTRACT NO. 259 OF FORT BEND COUNTY, TEXAS. SAID 10.50 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a point in the northwest line of said 119.73 acre tract, the southeast line of a called 160 acre tract of land described in deed to Neil O. Yelderman, Pauline Yelderman Anderson, Traci Lynn Yeldermann and James D. Yelderman III recorded in Instrument No. 2020009096 O.P.R.F.B.C.,TX and a line within Beard Road (80 foot right of way) marking the most westerly corner of the herein described tract and the most northerly corner of a called 10.50 acre tract of land known as Tract 3 this day surveyed from which a set 5/8 inch iron rod bears South 47 degrees 48 minutes 35 seconds East 40.00 feet and a found mag nail with shiner stamped "Jones/Carter" marking the most westerly corner of said 119.73 acre tract bears South 42 degrees 11 minutes 25 seconds West 1,119.75 feet;

Thence with the northwest line of said 119.73 acre tract, the southeast line of said 160 acre tract and a line within Beard Road **North 42 degrees 11 minutes 25 seconds East 373.36 feet** to a point marking the most northerly corner of the herein described tract and the most westerly corner of called 10.50 acre tract of land known as Tract 5 this day surveyed from which a set 5/8 inch iron rod with cap stamped "RPLS 6229" bears South 47 degrees 48 minutes 35 seconds East 40.00 feet and a found mag nail with shiner stamped "Jones/Carter" marking the most northerly corner of said 119.73 acre tract bears North 42 degrees 11 minutes 25 seconds East 1,142.99 feet;

Thence on, over and across said 119.73 acre tract and with the southwest line of said Tract 5 **South 47 degrees 48 minutes 35 seconds East** at 40.00 feet **passing** said set 5/8 inch iron rod with cap stamped "RPLS 6229" and continuing in all a **total distance of 1,224.85 feet** to a set 5/8 inch iron rod with cap stamped "RPLS 6229" in the northwest line of a called 15.16 acre tract of land known as Tract 8 this day surveyed marking the most southerly corner of said Tract 5;

Thence continuing on, over and across said 119.73 acre tract and with the northwest line of said Tract 8 **South 42 degrees 08 minutes 12 seconds West 373.37 feet** to a set 5/8 inch iron rod with cap stamped "RPLS 6229" marking the most southerly corner of the herein described tract and the most easterly corner of said Tract 3;

Thence continuing on, over and across said 119.73 acre tract and with the northeast line of said Tract 3 **North 47 degrees 48 minutes 35 seconds West** at 1,185.20 feet **passing** a set 5/8 inch iron rod with cap stamped "RPLS 6229" and continuing in all a **total distance of 1,225.20 feet** to the **POINT OF BEGINNING** of the herein described tract and containing 10.50 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 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
Texas Firm No. 10194614

