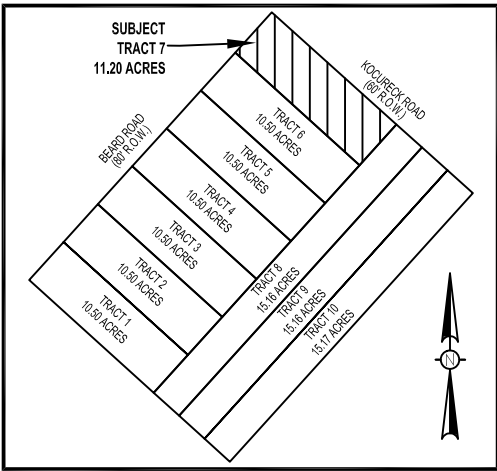
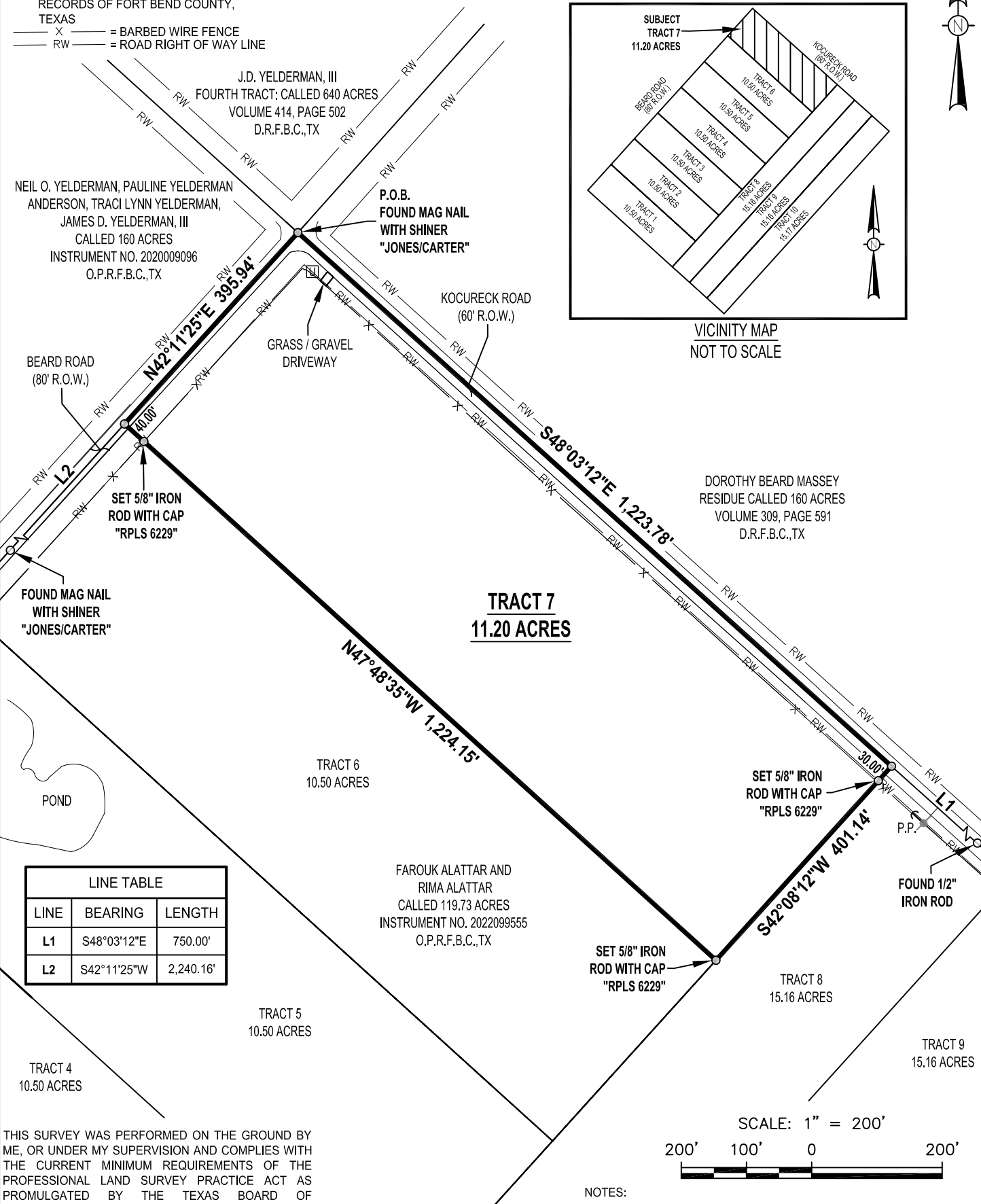


LEGEND

- P.P. = POWER POLE
- 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

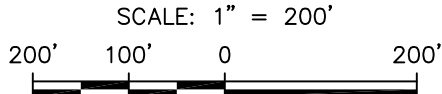
FORT BEND COUNTY, TEXAS

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



VICINITY MAP
NOT TO SCALE

LINE TABLE		
LINE	BEARING	LENGTH
L1	S48°03'12\"E	750.00'
L2	S42°11'25\"W	2,240.16'



NOTES:

- LAND SURVEY OF A 11.20 ACRE TRACT OF LAND KNOWN AS TRACT 7 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

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.
04/25/2023
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

REV.	DATE	BY	DESCRIPTION	CHK.

LAND SURVEY OF A 11.20 ACRE TRACT OF LAND OUT OF AND A PART OF A CALLED 119.73 ACRE TRACT

PROPERTY ADDRESS
BEARD ROAD, GUY, TEXAS 77444

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: KLH	DATE: 04/25/2023	DWG. NO.	REV.
CHECKED BY: DRH	DATE: 04/25/2023	23-021-001	0
SCALE: 1" = 200'	APP.: DRH		

TRACT 7

METES AND BOUNDS DESCRIPTION OF A 11.20 ACRE TRACT OF LAND KNOWN AS TRACT 7 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 11.20 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a found mag nail with shiner stamped "Jones/Carter" at the intersection of Beard Road (80 foot right of way) with Kocureck Road (60 foot right of way) marking the most northerly corner of said 119.73 acre tract, the most easterly corner of a called 160 acre tract of land described in deed to Neil O. Yelderman, Pauline Yelderman Anderson, Traci Lynn Yelderman and James D. Yelderman III recorded in Instrument No. 2020009096 O.P.R.F.B.C.,TX, the most southerly corner of a called 640 acre tract of land known as Fourth Tract described in deed to J.D. Yelderman III recorded in Volume 414, Page 502 of the Deed Records of Fort Bend County, Texas (D.R.F.B.C.,TX) and the most westerly corner of a called residue of a 160 acre tract of land described in deed to Dorothy Beard Massey recorded in Volume 309, Page 591 D.R.F.B.C.,TX;

Thence with the northeast line of said 119.73 acre tract, the southwest line of said residue of a 160 acre tract and a line within Kocureck Road **South 48 degrees 03 minutes 12 seconds East 1,223.78 feet** to a point marking the most easterly corner of the herein described tract and the most northerly corner of a called 15.16 acre tract known as Tract 8 this day surveyed from which a set 5/8 inch iron rod with cap stamped "RPLS 6229" bears South 42 degrees 08 minutes 12 seconds West 30.00 feet and a found 1/2 inch iron rod marking the most easterly corner of said 119.73 acre tract bears South 48 degrees 03 minutes 12 seconds East 750.00 feet;

Thence 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** at 30.00 feet **passing** said set 5/8 inch iron rod with cap stamped "RPLS 6229" and continuing in all a **total distance of 401.14 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 a called 10.50 acre tract of land known as Tract 6 this day surveyed;

Thence continuing on, over and across said 119.73 acre tract and with the northeast line of said Tract 6 **North 47 degrees 48 minutes 35 seconds West** at 1,184.15 feet **passing** a set 5/8 inch iron rod with cap stamped "RPLS 6229" and continuing in all a **total distance of 1,224.15 feet** to a point in the northwest line of said 119.73 acre tract, in the southeast line of said 160 acre tract and a point within Beard Road marking the most westerly corner of the herein described tract and the most northerly corner of said Tract 6 from which 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 2,240.16 feet;

Thence with the northwest line of said 119.73 and the southeast line of said 160 acre tract **North 42 degrees 11 minutes 25 seconds East 395.94 feet** to the **POINT OF BEGINNING** of the herein described tract and containing 11.20 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

