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JACOB Y. BURNETT
1/3 LEAGUE
ABSTRACT NO. 111

BAREK ROAD
(60' R.O.W.)

QUAIL COVEY LANE
(60' R.O.W.)
(SLIDE NO. 633A; F.B.C.P.R.)

R.E. COKER SURVEY ABSTRACT NO. 588

SCOTT TAJCHMAN, et ux
4.991 ACRES
(F.B.C.F.F. NO. 2002080188)

N 41°56'22" E - 1,014.64'
(CALLED N 45°00'00" E - 1,014.99' PER F.B.C.C.F. NO. 2020125603)
(CALLED N 44°57'40" E - 1,014.86' PER F.B.C.C.F. NO. 2002080188)

5.000 ACRES
(0.096 ACRE IN ROAD R.O.W.)
(4.904 ACRES NET)

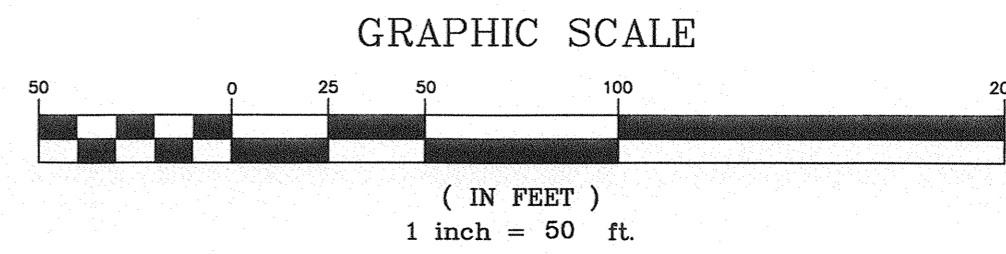
ABHISH ABRAHAM AND ROBY ABRAHAM VARGHESE
(F.B.C.F.F. NO. 2020125603)

S 41°57'31" W - 1,017.70'
(CALLED S 45°00'00" W - 1,017.79' PER F.B.C.C.F. NO. 2020125603)

N 41°57'31" E - 2,028.43'
(CALLED N 45° E - 2,028.5'
PER VOL. 1967, PG. 72; F.B.C.D.R.)

GUY FARMS, INC.
121.3145 ACRES
(F.B.C.F.F. NO. 2014135488)

I. & G.N. R.R. CO. SURVEY ABSTRACT NO. 453



GUY ESTATES
(SLIDE NO. 633A; F.B.C.P.R.)

JOSE G. GONZALES, JR, et ux
4.00 ACRES
(F.B.C.F.F. NO. 2016065349)

FND 2" IP
-EAST CORNER OF 90.883 ACRE TRACT
(VOL. 327, PG. 483; F.B.C.D.R.)
(VOL. 1967, PG. 72; F.B.C.D.R.)
-EAST CORNER OF GUY ESTATES
(SLIDE NO. 633A; F.B.C.P.R.)

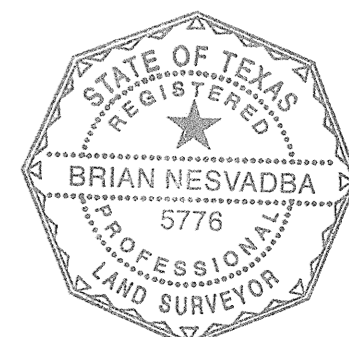
LEGEND

- A/C AIR CONDITIONER
- BWF BARBED WIRE FENCE
- CLS CRUSHED LIMESTONE
- CMF CORRUGATED METAL PIPE
- CMG CABLE MARKER STGN
- CO CLEAN OUT
- CONC CONCRETE
- CP CABLE PEDESTAL
- DG DOWN GUY
- EB ELECTRIC BOX
- 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
- FP FLAG POLE
- FND FOUND
- FOM FIBER OPTIC CABLE MARKER
- GM GATE MOTOR
- GV GAS VALVE
- HWF HOE WIRE FENCE
- IP IRON PIPE
- IR IRON ROD
- MB MAIL BOX
- MDH METAL DOG HOUSE
- MP METER POLE
- MFP METAL FENCE
- OP OVERHEAD POWER LINE
- P.O.B. POINT OF BEGINNING
- PP POWER POLE
- RPC REINFORCED CONCRETE PIPE
- R.O.W. RIGHT OF WAY
- SL SEPTIC LID
- SQ.FT. SQUARE FEET
- SRF SPLIT RAIL FENCE
- TP TELEPHONE PEDESTAL
- UCM UNDERGROUND CABLE MARKER
- WZ WITH
- WDF WOOD FENCE
- WF WATER FAUCET
- WT WATER TANK
- WM WATER WELL
- VP VERTICAL POST
- (NFV) NDT FIELD VERIFIED

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-0525 M EFFECTIVELY DATED DECEMBER 21, 2017, 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) THIS TRACT OF LAND WAS SURVEYED IN THE FIELD ON NOVEMBER 17, 2020. ANY CHANGES MADE AFTER THIS DATE ARE NOT SHOWN HEREON.
- 8) UNDERGROUND UTILITIES ARE NOT SHOWN HEREON. FOR THE LOCATION OF ANY UTILITIES THAT MAY EXIST, PLEASE CALL THE "TEXAS ONE CALL" LOCATING SERVICE.

I, Brian Nesvada, a Registered Professional Land Surveyor of the State of Texas, hereby certify that the above plat 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 1B, Condition II, Survey.



Brian Nesvada
Registered Professional Land Surveyor
State of Texas No. 5776

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Surveying Firm No. 10119000 / Engineering Firm No. P-2908

STANDARD LAND SURVEY
OF
A 5.000 ACRE TRACT OF LAND
IN THE R. E. COKER SURVEY,
ABSTRACT NO. 588,
FORT BEND COUNTY, TEXAS

CREW: RL	DRAWN BY: RCA	CALC. BY: CK	CK BY: CK
DATE: 12/11/20	SCALE: 1"=50'	KEY MAP: 755 B	JOB NO.: 1583-1

December 11, 2020

**5.000 acres of land in the R. E. Coker Survey, Abstract No. 588,
Fort Bend County, Texas**

A FIELD NOTE DESCRIPTION of a 5.000 acre tract of land in the R. E. Coker Survey, Abstract No. 588, Fort Bend County, Texas; said 5.000 acre tract being the same tract of land conveyed to Abhish Abraham and Roby Abraham Varghese, as recorded in Fort Bend County Clerk's File No. 2020125603; 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:

BEGINNING at a 1-1/2-inch iron pipe found for the south corner of an original 90.833 acre tract of land, as recorded in Volume 327, Page 483 and Volume 1967, Page 72 of the Fort Bend County Deed Records and for the south corner of this tract;

THENCE, North 47° 18' 35" West (called North 44° 15' 00" West per Fort Bend County Clerk's File No. 2020125603) with southwest line of said 90.833 acre tract, at a distance of 75.00 feet pass a point in the south east line of Barek Road (60 feet wide) and continuing with the southwest line of said 90.833 acre tract and with said centerline of Barek Road for a total distance of 214.16 feet (called 214.34 feet per Fort Bend County Clerk's File No. 2020125603) to a 3/4-inch iron pipe found for the south corner of a 4.991 acre tract of land conveyed to Scott Tajchman, et ux, as recorded in Fort Bend County Clerk's File No. 2002080188 and for the west corner of this tract;

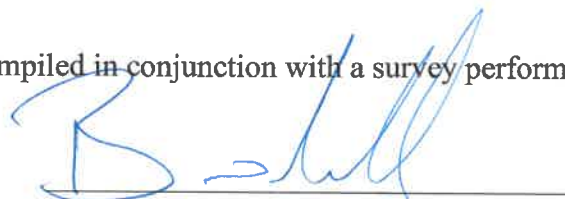
THENCE, North 41° 56' 22" East (called North 45° 00' 00" East per Fort Bend County Clerk's File No. 2020125603) (called North 44° 57' 40" East per Fort Bend County Clerk's File No. 2002080188) with the southeast line of said 4.991 acre tract, at a distance of 30.00 feet pass a 1/2-inch iron pipe found in the northeast right-of-way line of said Barek Road and continuing with the southeast line of said 4.991 acre tract for a total distance of 1,014.64 feet (called 1,014.99 feet per Fort Bend County Clerk's File No. 2020125603) (called 1,014.86 feet per Fort Bend County Clerk's File No. 2002080188) to a 1/2-inch iron pipe found in the southwest line of Guy Estates, as recorded in Slide No. 633A of the Fort Bend County Plat Records, for the east corner of said 4.991 acre tract and for the north corner of this tract; from which a 5/8-inch iron rod found bears North 48° 04' 26" West – 214.87 feet (called North 45° 10' 08" West – 214.20 feet per Fort Bend County Clerk's File No. 2002080188) (called North 45° West – 214.89 feet per Volume 1134, Page 33 of the Fort Bend County Deed Records); also from which a 5/8-inch iron rod found bears North 51° 03' 32" West – 0.38 feet;

THENCE, South 48° 07' 41" East - 214.48 feet (called South 45° 00' 00" East - 214.31 feet per Fort Bend County Clerk's File No. 2020125603) with the southwest line of said Guy Estates to a 1/2-inch iron pipe found in the northwest line of a 121.3145 acre tract of land conveyed to Guy Farms, Inc., as recorded in Fort Bend County Clerk's File No. 2014135488 for the south corner of said Guy Estates and for the east corner of this tract; from which a 2-inch iron pipe found bears North 41° 57' 31" East – 1,010.74 feet (called North 45° East – 1,010.71 feet per Slide No. 633A of the Fort Bend County Plat Records) for the east corner of said Guy Estates and for the east corner of said 90.833 acre tract;

THENCE, South 41° 57' 31" West – 1,017.70 feet (called South 45° 00' 00" West – 1,017.79 feet) with the southeast line of said 90.833 acre tract and with the northwest line of said 121.3145 acre tract to the POINT OF BEGINNING and containing 5.0000 acres of land with 0.096 acre being in the right-of-way of said Barek Road, leaving a net area of 4.904 acres.

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

COMPILED BY:
TEXAS ENGINEERING AND MAPPING CO.
Civil Engineers - Land Surveyors
Stafford, Texas
Firm Registration No. 10119000
Job No. 1583-1
W:\1583-1_Overall.docx



Brian Nesvadba
Registered Professional Land Surveyor
State of Texas No. 5776

