

# FORT BEND COUNTY, TEXAS

## JOSEPH M MCCORMICK SURVEY, ABSTRACT NO. 57

**NOTES:**

- LAND SURVEY OF A 27.55 ACRES TRACT BEING ALL OF THAT CALLED 28.065 ACRE TRACT OF LAND RECORDED IN VOLUME 1877, PAGE PAGE 1381 O.R.F.B.C.,TX
- REFERENCE IS HEREIN MADE TO THE METES AND BOUNDS DESCRIPTION ACCOMPANYING THIS SKETCH
- THIS SURVEY HAS BEEN PREPARED FROM INFORMATION CONTAINED IN THE PRELIMINARY COMMITMENT FOR TITLE INSURANCE REFERENCED IN GF NO. 022117034

LINE TABLE		
LINE	BEARING	LENGTH
L1	S68°02'57"W	108.29'
L2	S75°41'42"W	133.96'
L3	S77°43'26"W	119.55'
L4	S70°27'26"W	109.08'
L5	S45°06'12"W	97.97'
L6	S57°56'08"W	79.10'
L7	S63°01'50"W	81.74'
L8	S73°34'12"W	163.69'
L9	S77°46'05"W	105.54'
L10	S80°42'46"W	75.29'
L11	N78°29'49"W	48.84'
L12	N62°32'18"W	16.00'
L13	N23°31'40"W	21.02'
L14	N21°39'29"E	47.53'
L15	N54°02'31"E	65.11'
L16	N45°18'53"E	41.20'
L17	N31°54'24"W	32.37'



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.*  
07/06/2021

DONALD RAY HUNTER JR.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6229

DATE SURVEYED: JUNE 18, 2021  
BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (2011), SOUTH CENTRAL ZONE, US SURVEY FEET.

GARY T. KRENEK AND PATRICIA ANN KRENEK  
CALLED 54.328 ACRES  
VOLUME 824, PAGE 96  
D.R.W.C.,TX

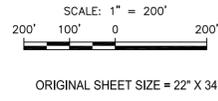


**LEGEND**

- C.M. = CONTROL MONUMENT
- P.O.B. = POINT OF BEGINNING
- D.R.F.B.C.,TX = DEED RECORDS OF FORT BEND COUNTY, TEXAS
- O.R.F.B.C.,TX = OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS
- O.P.R.F.B.C.,TX = OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS
- = POWER POLE
- RW — RW — = RIGHT OF WAY LINE
- X — X — = BARBED WIRE FENCE
- OE — OE — = OVERHEAD ELECTRIC

**SCHEDULE B ITEMS:**

- EASEMENT TO HOUSTON LIGHTING & POWER COMPANY BEING 10' WIDE AND 445' IN LENGTH RECORDED IN VOLUME 930, PAGE 601 D.R.F.B.C.,TX **AFFECTS SUBJECT PROPERTY AS SHOWN**
- PIPELINE EASEMENT TO MUSTANG EXPLORATION CO. RECORDED IN VOLUME 774, PAGE 417 D.R.F.B.C.,TX **DOES NOT AFFECT SUBJECT PROPERTY** AS THE EASEMENT WAS NOT PERPETUAL IN USE. THE LINE WAS TO BE LAID ON TOP OF THE GROUND ACROSS THE SUBJECT TRACT AND WAS NOT FOUND DURING THE COURSE OF THIS SURVEY. ALSO, NO RECORD OF THIS LINE CURRENTLY EXIST IN THE TEXAS RAILROAD COMMISSION DATABASE.



LAND SURVEY OF A 27.55 ACRE TRACT BEING ALL OF THAT CALLED 28.065 ACRE TRACT			
JOSEPH M MCCORMICK SURVEY, ABSTRACT NO. 57 FORT BEND COUNTY, TEXAS			
1	07/06/21	DRH	ADDED HL&P EASEMENT TO SURVEY
REV.	DATE	BY	DESCRIPTION
PROJECT NO.		21-131	
DRAWN BY: DRH		DATE: 06/23/2021	DWG. NO.
CHECKED BY: DRH		DATE: 06/30/2021	REV.
SCALE: 1" = 200'		APP: DRH	21-131-01
PREPARED BY: HLS SERVICES, LLC 15803 ROSE PINE CT., CYPRESS, TX 77429 PHONE: (832) 690-9007 FIRM NO. 10194614			1

METES AND BOUNDS DESCRIPTION OF A 27.55 ACRE TRACT OF LAND BEING ALL OF THAT CALLED 28.065 ACRE TRACT OF LAND DESCRIBED IN DEED TO JOHN W. EDGAR AND ANNA MARIE EDGAR RECORDED IN VOLUME 1877, PAGE 1381 OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS (O.R.F.B.C.,TX) AND SITUATED IN THE JOSEPH M MCCORMICK SURVEY, ABSTRACT NO. 57 IN FORT BEND COUNTY, TEXAS. SAID 27.55 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** 5/8 inch iron rod found in the north line of Battle Road and the south line of a called 68.58 acre tract of land described in deed to W. I. Alton et al. recorded in Volume 194, Page 636 of the Deed Records of Fort Bend County, Texas (D.R.F.B.C.,TX) marking the most northerly corner of said 28.065 acre tract and the most westerly corner of a called 3.031 acre tract of land described in deed to Abraham D. Alcala recorded in Instrument No. 2010117092 of the Official Public Records of Fort Bend County, Texas (O.P.R.F.B.C.,TX) from which a railroad spike found near the intersection of Battle Road with Alton Road bears North 58 degrees 24 minutes 11 seconds East 1,378.55 feet;

**THENCE** with the southwest line of said 3.031 acre tract and the northeast line of said 28.065 acre tract **South 32 degrees 58 minutes 57 seconds East 874.37 feet** to a 5/8 inch iron rod found in a north line of a called 18.156 acre tract of land described in deed to Anala, Inc. recorded in Instrument No. 2002064007 O.P.R.F.B.C.,TX marking the most easterly corner of said 28.065 acre tract and the most southerly corner of said 3.031 acre tract;

**THENCE** with the southeast line of said 28.065 acre tract and the northwest line of said 18.156 acre tract **South 58 degrees 27 minutes 23 seconds West** at 1,675.71 feet **passing** a 5/8 inch iron rod found for reference and continuing in all a **total distance of 1,917.02 feet** to the east bank of the San Bernard River;

**THENCE** with the east bank of the San Bernard River the following sixteen (16) courses:

1. **South 68 degrees 02 minutes 57 seconds West 108.29 feet;**
2. **South 75 degrees 41 minutes 42 seconds West 133.96 feet;**
3. **South 77 degrees 43 minutes 26 seconds West 119.55 feet;**
4. **South 70 degrees 27 minutes 26 seconds West 109.08 feet;**
5. **South 45 degrees 06 minutes 12 seconds West 97.97 feet;**
6. **South 57 degrees 56 minutes 08 seconds West 79.10 feet;**
7. **South 63 degrees 01 minutes 50 seconds West 81.74 feet;**
8. **South 73 degrees 34 minutes 12 seconds West 163.69 feet;**
9. **South 77 degrees 46 minutes 05 seconds West 105.54 feet;**
10. **South 80 degrees 42 minutes 46 seconds West 75.29 feet;**
11. **North 78 degrees 29 minutes 49 seconds West 48.84 feet;**
12. **North 62 degrees 32 minutes 18 seconds West 16.00 feet;**
13. **North 23 degrees 31 minutes 40 seconds West 21.02 feet;**
14. **North 21 degrees 39 minutes 29 seconds East 47.53 feet;**
15. **North 54 degrees 02 minutes 31 seconds East 65.11 feet;**
16. **North 45 degrees 18 minutes 53 seconds East 41.20 feet;**

**THENCE** with a northwest line of said 28.065 acre tract and the southeast line of Timber Lot 28 as shown in the Kendall Subdivision recorded in Volume 11, Page 423 D.R.F.B.C.,TX the following two (2) courses:

1. **North 56 degrees 32 minutes 35 seconds East 1,373.70 feet** to a set 5/8 inch iron rod with cap stamped "RPLS 6229";
2. **North 58 degrees 27 minutes 23 seconds East 959.44 feet** to a found 1 inch iron pipe marking the most easterly corner of said Timber Lot 28 and an interior corner of said 28.065 acre tract;

**THENCE** with a southwest line of said 28.065 acre tract and the northeast line of said Timber Lot 28 the following two (2) courses:

Joseph M McCormick Survey, Abstract No. 57  
Fort Bend County, Texas  
27.55 Acres  
Project No. 21-131

1. **North 31 degrees 54 minutes 24 seconds West 32.37 feet** to a set 5/8 inch iron rod with cap stamped "RPLS 6229";
2. **North 32 degrees 12 minutes 34 seconds West** at 252.79 feet **passing** the most northerly corner of Timber Lot 28 and the most easterly corner of Timber Lot 29 and continuing in all a **total distance of 473.67 feet** to a 3/4 inch iron rod found in the south line of a called 8.121 acre tract of land described in deed to John K. Patton and Frances E. Patton recorded in Volume 1945, Page 2533 O.R.F.B.C.,TX marking the most northerly west corner of said 28.065 acre tract;

**THENCE** with a northwest line of said 28.065 acre tract **North 58 degrees 11 minutes 18 seconds East 503.79 feet** to the **POINT OF BEGINNING** of the herein described tract and containing 27.55 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 are 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  
15803 Rose Pine Ct.  
Cypress, Tx. 77429

