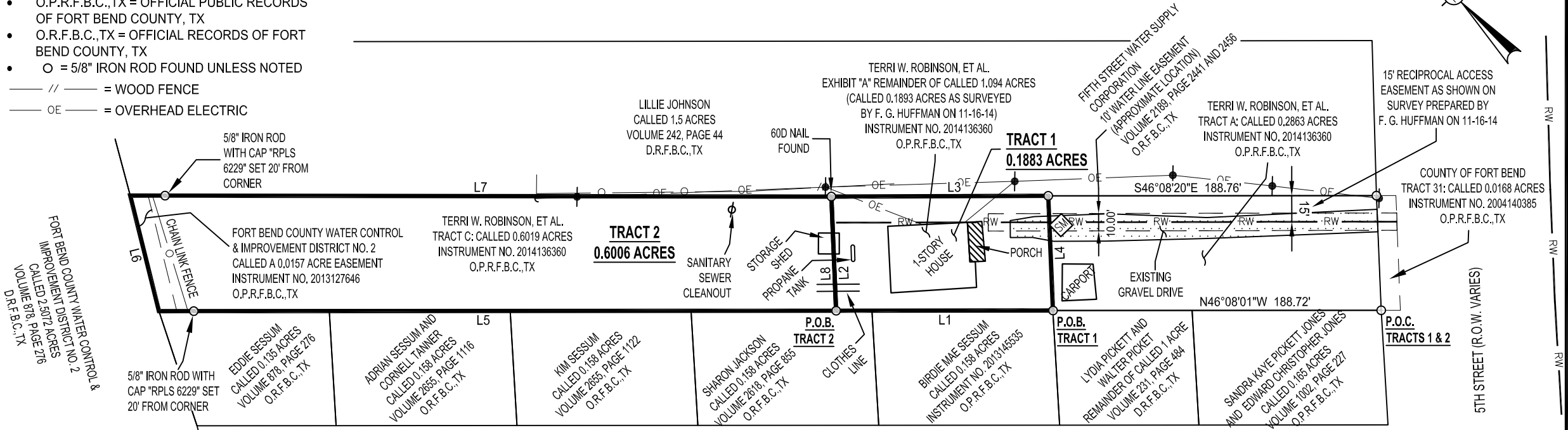
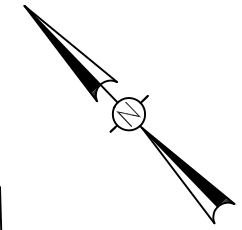


**LEGEND**

- C.M. = CONTROLLING MONUMENT
- ● = POWER POLE
- SM = SANITARY SEWER MANHOLE
- O.P.R.F.B.C.,TX = OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TX
- O.R.F.B.C.,TX = OFFICIAL RECORDS OF FORT BEND COUNTY, TX
- ○ = 5/8" IRON ROD FOUND UNLESS NOTED
- // — = WOOD FENCE
- OE — = OVERHEAD ELECTRIC

# FORT BEND COUNTY, TEXAS

## WILLIAM NEEL SURVEY, ABSTRACT NO. 64



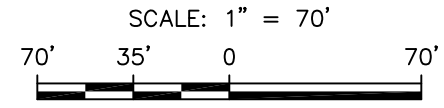
THIS SURVEY WAS PERFORMED ON THE GROUND BY ME, OR UNDER MY SUPERVISION AND COMPLIES WITH THE CURRENT MINIMUM REQUIREMENTS OF THE PROFESSIONAL LAND SURVEY PRACTICE ACT AS PROMULGATED BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS

*Donald Ray Hunter, Jr.*  
10/05/2020

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

DATE SURVEYED: OCTOBER 1, 2020  
BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (2011), SOUTH CENTRAL ZONE, US SURVEY FEET.

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



LINE TABLE		
LINE	BEARING	LENGTH
L1	N46°09'22"W	124.70'
L2	N41°30'55"E	65.66'
L3	S46°18'22"E	124.69'
L4	S41°31'11"W	65.99'

LINE TABLE		
LINE	BEARING	LENGTH
L5	N46°08'20"W	389.38'
L6	N29°56'47"E	68.47'
L7	S46°01'03"E	403.16'
L8	S41°30'55"W	65.66'

**NOTES:**

- BEING A 0.6006 AND 0.1883 ACRE TRACT OF LAND OUT OF AND A PART OF A CALLED 1.094 ACRE TRACT OF LAND RECORDED IN INSTRUMENT NO. 2014136360, O.P.R.F.B.C.,TX
- THIS SURVEY HAS BEEN PREPARED FROM INFORMATION CONTAINED IN THE COMMITMENT FOR TITLE INSURANCE REFERENCED IN GF NO. 022015165, EFFECTIVE SEPTEMBER 19, 2020
- PROPERTY IS NOT SUBJECT TO HOUSTON GULF GAS COMPANY EASEMENT RECORDED IN VOLUME 112, PAGE 106, D.R.F.B.C.,TX
- REFERENCE IS HEREIN MADE TO THE METES AND BOUNDS DESCRIPTION ACCOMPANYING THIS SKETCH

REV.	DATE	BY	DESCRIPTION	CHK.

PROJECT NO. **20-045**

**PROPERTY ADDRESS**  
2846 1/2 5TH STREET REAR, SUGAR LAND, TX 77477

SURVEY OF 0.6006 AND 0.1883 ACRES  
FORT BEND COUNTY, TEXAS

DRAWN BY: DRH	DATE: 10/03/2020	DWG. NO.	REV.
CHECKED BY: DRH	DATE: 10/05/2020	<b>20-045-01</b>	<b>0</b>
SCALE: 1" = 70'	APP.: DRH		

William Neel Survey, Abstract No. 64  
Fort Bend County, Texas  
Tract 1: 0.1883 Acres and Tract 2: 0.6006 Acres  
Project No. 20-045

BEING A 0.1883 AND 0.6006 ACRE TRACT OF LAND OUT OF AND A PART OF ALL THAT CERTAIN TRACT CALLED 1.094 ACRES KNOWN AS EXHIBIT "A" AND ALL THAT CERTAIN TRACT CALLED 0.6019 ACRES KNOWN AS TRACT "C" DESCRIBED IN DEED TO TERRI W. ROBINSON, DEMETRIA A. WOODS, JUNE Y. WOODS AND MARLON K. WOODS RECORDED IN INSTRUMENT NO. 2014136360 OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS (O.P.R.F.B.C.,TX). SAID 0.1883 and 0.6006 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**TRACT 1: 0.1883 ACRES**

**COMMENCING FOR REFERENCE** at a 5/8 inch iron rod found in the northwest right of way line of 5<sup>th</sup> Street marking the most southerly corner of said 1.094 acre tract, the most southerly corner of a called 0.2863 acre tract of land known as Tract "A" described in deed mentioned above and the most easterly corner of a called 0.165 acre tract of land described in deed to Sandra Kaye Pickett Jones and Edward Christopher Jones recorded in Volume 1002, Page 227 O.P.R.F.B.C.,TX;

**THENCE** with the southwest line of said 0.2863 and 1.094 acre tracts North 46 degrees 08 minutes 01 seconds West 188.72 feet to a 5/8 inch iron rod found marking the most westerly corner of said 0.2863 acre tract and the most southerly corner and **POINT OF BEGINNING** of the herein described 0.1883 acre tract;

**THENCE** continuing with the southwest line of said 1.094 acre tract North 46 degrees 09 minutes 22 seconds West 124.70 feet to a 5/8 inch iron rod found marking the most southerly corner of said 0.6019 acre tract and the most westerly corner of the herein described tract;

**THENCE** on, over and across said 1.094 acre tract and with the southeast line of said 0.6019 acre tract North 41 degrees 30 minutes 55 seconds East 65.66 feet to a 60D Nail found in the northeast line of said 1.094 acre tract and the southwest line of a called 1.5 acre tract of land described in deed to Lillie Johnson recorded in Volume 242, Page 44 Deed Record of Fort Bend County, Texas marking the most easterly corner of said 0.6019 acre tract;

**THENCE** with the northeast line of said 1.094 acre tract and the southwest line of said 1.5 acre tract South 46 degrees 18 minutes 22 seconds East 124.69 feet to a 5/8 inch iron rod found marking the most northerly corner of said 0.2863 acre tract and the most easterly corner of the herein described tract;

**THENCE** on, over and across said 1.094 acre tract and with the northwest line of said 0.2863 acre tract South 41 degrees 31 minutes 11 seconds West 65.99 feet to the **POINT OF BEGINNING** of the herein described tract and containing 0.1883 acres within these metes and bounds.

**TRACT 2: 0.6006 ACRES**

**COMMENCING FOR REFERENCE** at a 5/8 inch iron rod found in the northwest right of way line of 5<sup>th</sup> Street marking the most southerly corner of said 1.094 acre tract, the most southerly corner of a called 0.2863 acre tract of land known as Tract "A" described in deed mentioned above and the most easterly corner of a called 0.165 acre tract of land described in deed to Sandra Kaye Pickett Jones and Edward Christopher Jones recorded in Volume 1002, Page 227 O.P.R.F.B.C.,TX;

**THENCE** with the southwest line of said 0.2863 and 1.094 acre tracts North 46 degrees 08 minutes 01 seconds West 188.72 feet to a 5/8 inch iron rod found marking the most westerly corner of said 0.2863 acre tract and the most southerly corner of Tract 1 described above;

**THENCE** continuing with the southwest line of said 1.094 acre tract and the southwest line of said Tract 1 North 46 degrees 09 minutes 22 seconds West 124.70 feet to a 5/8 inch iron rod found marking the most southerly corner of said 0.6019 acre tract and the most westerly corner of said Tract 1 for the most southerly corner and **POINT OF BEGINNING** of the herein described 0.6006 acre tract;

**THENCE** continuing with the southwest line of said 1.094 acre tract and the southwest line of said 0.6019 acre tract North 46 degrees 08 minutes 20 Seconds West at 369.38 feet **passing** a 5/8 inch iron rod with

William Neel Survey, Abstract No. 64  
Fort Bend County, Texas  
Tract 1: 0.1883 Acres and Tract 2: 0.6006 Acres  
Project No. 20-045

cap stamped "RPLS 6229" set for reference and continuing in all a **total distance** of 389.38 feet to a point in the southeast line of a called 2.5072 acre tract of land described in deed to Fort Bend County Water Control & Improvement District No. 2 recorded in Volume 878, Page 276 Deed Records of Fort Bend County, Texas marking the most westerly corner of said 1.094 acre tract and said 0.6019 acre tract;

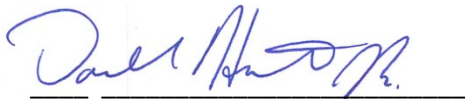
**THENCE** with the southeast line of said 2.5072 acre tract and the northwest lines of said 1.094 and 0.6019 acre tracts North 29 degrees 56 minutes 47 seconds East 68.47 feet to a point marking the most northerly corners of said 1.094 and 0.6019 acre tracts and the most westerly corner of a called 1.5 acre tract of land described in deed to Lillie Johnson recorded in Volume 242, Page 44 Deed Record of Fort Bend County, Texas from which a 5/8 inch iron rod with cap stamped "RPLS 6229" set for reference bears South 46 degrees 01 minutes 03 seconds East 20.00 feet;

**THENCE** with the northeast line of said 1.094 and 0.6019 acre tracts and the southwest line of said 1.5 acre tract South 46 degrees 01 minutes 03 seconds East 403.16 feet to a 60D Nail found marking the most easterly corner of said 1.094 and 0.6019 acre tracts and the most northerly corner of said Tract 1;

**THENCE** on, over and across said 1.094 acre tract and with the southeast line of said 0.6019 acre tract and the northwest line of said Tract 1 South 41 degrees 30 minutes 55 seconds West 65.66 feet to the **POINT OF BEGINNING** of the herein described tract and containing 0.6006 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  
Firm No. 10194614  
15803 Rose Pine Ct., Cypress,  
Texas 77429  
Phone: 832-690-9007

