

EDDA MAE BROWN KITCHEN
51.15 ACRES
GEORGE MENEFEE SURVEY
ABSTRACT 389
VOL. 263 PG. 161
F.B.C.D.R.

FIELD NOTES
OF A SURVEY OF

10.00 ACRES OF LAND, MORE OR LESS, LOCATED WITHIN THE GEORGE MENEFEE SURVEY, ABSTRACT NO. 389, FORT BEND COUNTY TEXAS, BEING A PORTION OF A CALLED 51.15 ACRE TRACT IN THE NAME OF NANCY ELIZABETH COBURN, MELFORD DALE ESCHER AND DEBORAH BENTON BROWN, AS RECORDED IN VOLUME 2239, PAGE 166 OF THE FORT BEND COUNTY DEED RECORDS, SAID 10.00 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A POINT FOR CORNER ON THE WEST LINE OF A CALLED 7.01 ACRE TRACT IN THE NAME OF RITA C. VALET AS RECORDED IN FORT BEND COUNTY CLERK FILE NUMBER 2014123151, OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS, SAME BEING THE EAST LINE OF A CALLED 223 ACRE TRACT IN THE NAME OF RITA C. VALLET AS RECORDED IN FORT BEND COUNTY CLERKS FILE NUMBER 2014123151 OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS;

THENCE SOUTH 03°32'01" EAST, A DISTANCE OF 42.21 FEET TO A POINT;

THENCE NORTH 87°46'20" EAST (CALLED N 87°39'41" E) A DISTANCE OF 3,823.91 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, BEING ON THE SOUTH LINE OF THE ABOVE REFERENCED TRACT, SAME BEING IN BEARD ROAD AND ALSO BEING THE SOUTHEAST CORNER OF A 10.000 ACRE TRACT GRANTED UNTO DAVID ABDOLLAHI IN FORT BEND COUNTY CLERKS FILE NUMBER 2021180935;

THENCE NORTH 01°59'28" WEST OVER AND ACROSS THE ABOVE REFERENCED TRACT LAND, ALSO BEING ALONG THE COMMON LINE OF SAID ABDOLLAHI TRACT, PASSING AT 45.00 FEET A 5/8 INCH IRON ROD (FOUND) ON THE APPARENT NORTH RIGHT OF WAY LINE OF SAID BEARD ROAD, AND CONTINUING FOR A TOTAL OF 1,507.05' TO A 5/8 INCH IRON ROD FOUND FOR CORNER, BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, ALSO BEING THE NORTHEAST CORNER OF SAID ABDOLLAHI TRACT, ALSO BEING IN THE SOUTH LINE OF A 51.15 ACRE TRACT GRANTED UNTO EDDA MAE BROWN KITCHEN IN VOLUME 263, PAGE 161 OF THE FORT BEND COUNTY DEED RECORDS;

THENCE NORTH 87°45'04" EAST, ALONG THE COMMON LINE OF SAID KITCHEN TRACT, A DISTANCE OF 289.03 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, ALSO BEING THE NORTHWEST CORNER OF A 11.209 ACRE TRACT GRANTED UNTO JUAN PEREZ AGUILAR UNDER FORT BEND COUNTY CLERKS FILE NUMBER 2023084162;

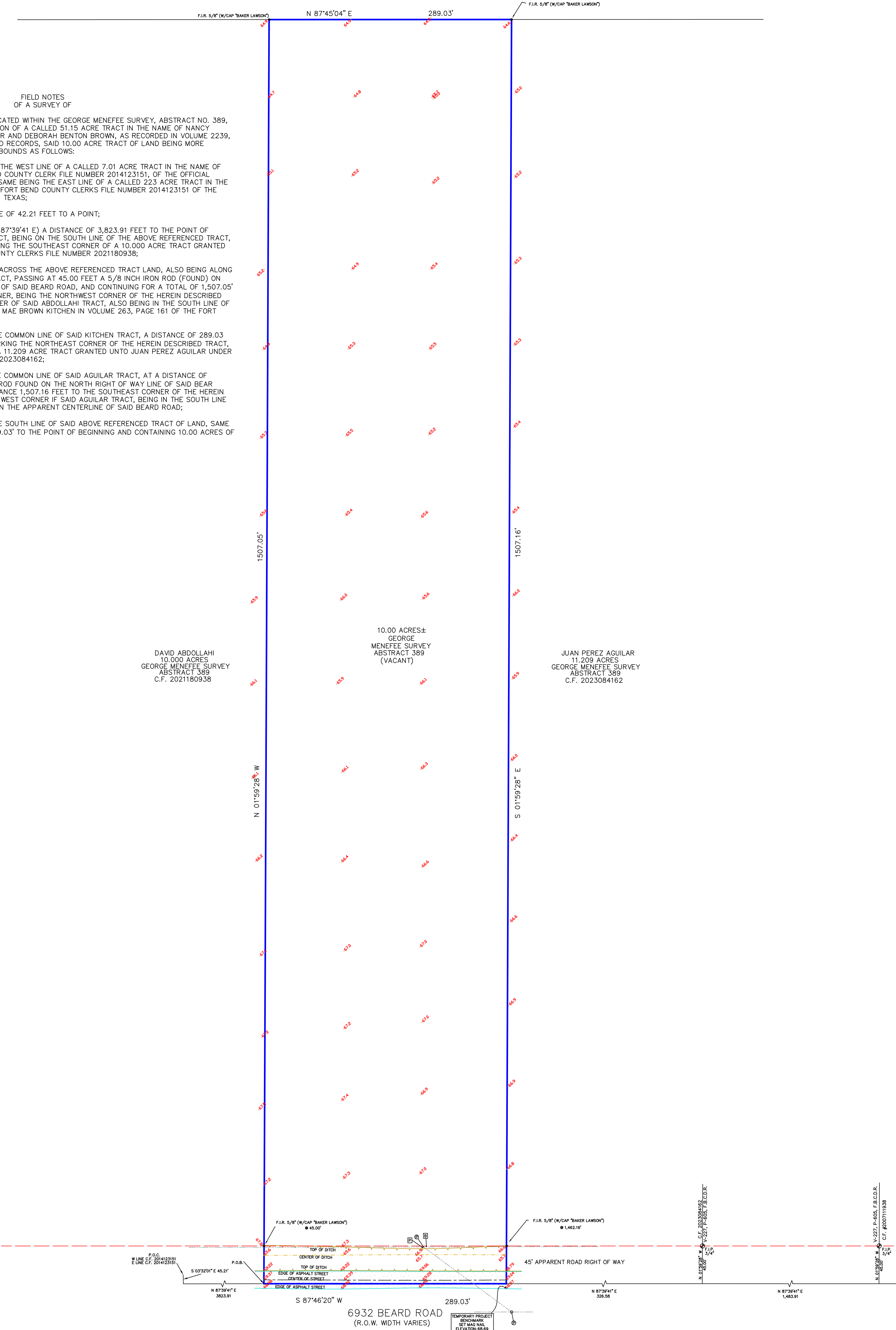
THENCE SOUTH 01°59'26" EAST, ALONG THE COMMON LINE OF SAID AGUILAR TRACT, AT A DISTANCE OF 1,462.16 FEET, PASSING A 5/8 INCH IRON ROD FOUND ON THE NORTH RIGHT OF WAY LINE OF SAID BEAR ROAD, AND CONTINUING FOR A TOTAL DISTANCE 1,507.16 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, ALSO BEING THE SOUTHWEST CORNER IF SAID AGUILAR TRACT, BEING IN THE SOUTH LINE OF ABOVE REFERENCE TRACT, AND BEING IN THE APPARENT CENTERLINE OF SAID BEARD ROAD;

THENCE SOUTH 87°46'20" WEST, ALONG THE SOUTH LINE OF SAID ABOVE REFERENCED TRACT OF LAND, SAME BEING IN BEARD ROAD, A DISTANCE OF 289.03' TO THE POINT OF BEGINNING AND CONTAINING 10.00 ACRES OF LAND, MORE OR LESS.

DAVID ABDOLLAHI
10.000 ACRES
GEORGE MENEFEE SURVEY
ABSTRACT 389
C.F. 2021180938

10.00 ACRES±
GEORGE
MENEFEE SURVEY
ABSTRACT 389
(VACANT)

JUAN PEREZ AGUILAR
11.209 ACRES
GEORGE MENEFEE SURVEY
ABSTRACT 389
C.F. 2023084162



LEGEND * ITEMS THAT MAY APPEAR IN * DRAWING ABOVE	
A.E. = ADJACENT EASEMENT B.S. = BOUNDARY SURVEY C.F. = COUNTY FILE NUMBER D.E. = DEED EASEMENT F.B. = FORT BEND COUNTY F.L. = FOUND IRON ROD F.P. = FOUND POINT F.R. = FOUND ROD F.T. = FOUND TIE F.W. = FOUND WALL F.Y. = FOUND YARD F.Z. = FOUND ZONE F.A. = FOUND AREA F.C. = FOUND CORNER F.D. = FOUND DISTANCE F.E. = FOUND ELEVATION F.F. = FOUND FENCE F.G. = FOUND GROUND F.H. = FOUND HOLE F.I. = FOUND IRON F.J. = FOUND JUNCTION F.K. = FOUND KITCHEN F.L. = FOUND LAND F.M. = FOUND MOUNTAIN F.N. = FOUND NATURE F.O. = FOUND OFFICE F.P. = FOUND POINT F.Q. = FOUND QUARTER F.R. = FOUND ROAD F.S. = FOUND SURFACE F.T. = FOUND TIE F.U. = FOUND UTILITY F.V. = FOUND VENT F.W. = FOUND WALL F.X. = FOUND X F.Y. = FOUND YARD F.Z. = FOUND ZONE	● = CONTROL MONUMENT ○ = PROPERTY CORNER — = PROPERTY LINE — = EASEMENT LINE — = BUILDING SETBACK LINE — = BUILDING WALL — = MODERN FENCE — = CHAIN LINK FENCE — = METAL FENCE — = WIRE FENCE — = WOODEN FENCE — = POWER POLE — = SERVICE DROP — = ELEVATIONS — = TELEPHONE FERRIS — = BURIED CABLE MARKER

NOTES:
— BEARING BASIS: C.F. #202403066
— SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS
— SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED PROPERTY IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY
— THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS
— THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT/COMMITMENT; ADDITIONAL BUILDING SETBACK LINES, EASEMENTS OR RIGHTS-OF-WAY MAY APPLY ENFORCED BY LOCAL MUNICIPALITIES
— ALL ELEVATIONS BASED ON NGD MONUMENT HGS20 71 (PID AHS478), NAVD83, ELEVATION: 88.20'

LEGAL DESCRIPTION
10.00 ACRES OF LAND, MORE OR LESS, LOCATED WITHIN THE GEORGE MENEFEE SURVEY, ABSTRACT NO. 389, FORT BEND COUNTY TEXAS, BEING A PORTION OF A CALLED 51.15 ACRE TRACT IN THE NAME OF NANCY ELIZABETH COBURN, MELFORD DALE ESCHER AND DEBORAH BENTON BROWN, AS RECORDED IN VOLUME 2239, PAGE 166 OF THE FORT BEND COUNTY DEED RECORDS, SAID 10.00 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

RICHARD LOUREY		ADDRESS 6932 BEARD ROAD	
		JOB #	2502225
		DATE	2-21-2025
		OFF	N/A
		P.O. BOX 1344, FORT BEND COUNTY, TEXAS 77441 PHONE: 817-494-1113, FAX: 817-494-0513 EMAIL: info@pro-surv.com TOLL FREE: 1-800-451-1500 ONLY SURVEY MAPS WITH THE SURVEYOR'S ORIGINAL SIGNATURE ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND DRAWING. © 2025 PRO-SURV ALL RIGHTS RESERVED	