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April 12, 2024

FIELD NOTES OF A 12.1500 ACRES TRACT OF LAND, SITUATED IN THE JACOB Y. BURNEY SURVEY, ABSTRACT No. 111, FORT BEND COUNTY, TEXAS. BEING OUT OF A 22.297 ACRES TRACT OF LAND, DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN, DATED AUGUST 6, 2021 FROM SHARON S. SMITH TO JEREMY BRANDON PERRY AND MEGAN ELLISE PERRY, RECORDED IN COUNTY CLERK'S FILE No. 2021132147 OF THE OFFICIAL DEED RECORDS OF FORT BEND COUNTY, TEXAS. SAID 12.1500 ACRES TRACT OF LAND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

NOTE: All bearings shown hereon are based on the Texas coordinate system of (NAD83 2011), South Central Zone (FIPS 4204), U.S. Survey Feet.

BEGINNING: at a point along the Northwest line of Abraham Darst Survey, Abstract No. 61 (Brazoria County, Texas) and the Southeast line of the Jacob Y. Burney Survey, Abstract No. 111 (Fort bend County, Texas) and being along the centerline of County Road No. 522 (80-foot-wide Right-of-Way, recorded in Volume 271, Page of the Official Deed Records of Fort Bend, Texas.) Said point being the South corner of the said 22.297 acres tract of land recorded in County Clerk's File Number 2021132147 Official Deed Records of Fort Bend, Texas., and the South corner hereof;


THENCE: N 46° 53' 08" W, (Ref. bearing N 44° 29' 46" W, Clerk's File No. 2021132147 O. D. R. F. B. Co. TX.) in at 40.00 feet passing a 2-inch iron pipe (Called 5-inch) found in the said Right-of-Way line of County Road No. 522, continuing in the Northeast line of a called 20.08 acres tract of land recorded in County Clerk's File Number 20217033411 Official Deed Records of Fort Bend, Texas., and the Southwest line of the said 22.297 acres tract of land for a total distance of 1,166.11 feet to a 5/8-inch iron rod found for the re-entry corner of the said 20.08 acres tract of land and the West corner of the said 22.297 acres tract of land and hereof;

THENCE: N 42° 28' 24" E, in the Southeast line of a called 20.08 acres tract of land and the Northwest line of the said 22.297 acres tract of land a distance of 453.68 feet to a 5/8-inch iron rod "Stamped 1535-4035" set for the North corner hereof;

THENCE: S 46° 53' 08" E, over and across the said 22.297 acres tract of land, at 1,127.19 feet passing a 5/8-inch iron rod "Stamped 1535-4035" set in the Northwest Right-of-Way line of County Road No. 522, continuing for a total distance of 1,167.19 feet to a point along the said lines and in the Southeast line of the said 22.297 acres tract of land for the East corner hereof;

THENCE: S 42° 36' 34" W, along the said lines and in the Southeast line of the said 22.297 acres tract of land a distance of 453.67 feet to the **PLACE OF BEGINNING, Containing 12.1500 acres of land, more or less. Of which 0.4166 acre lies within the 80-foot-wide Right-of-way of County Road No. 522.**

Surveyed on the ground under my supervision April 04 and 12, 2024.
Witness my hand this April 12, 2024.

 (Franklin R. Schodek)
Registered Professional Land Surveyor No. 1535

