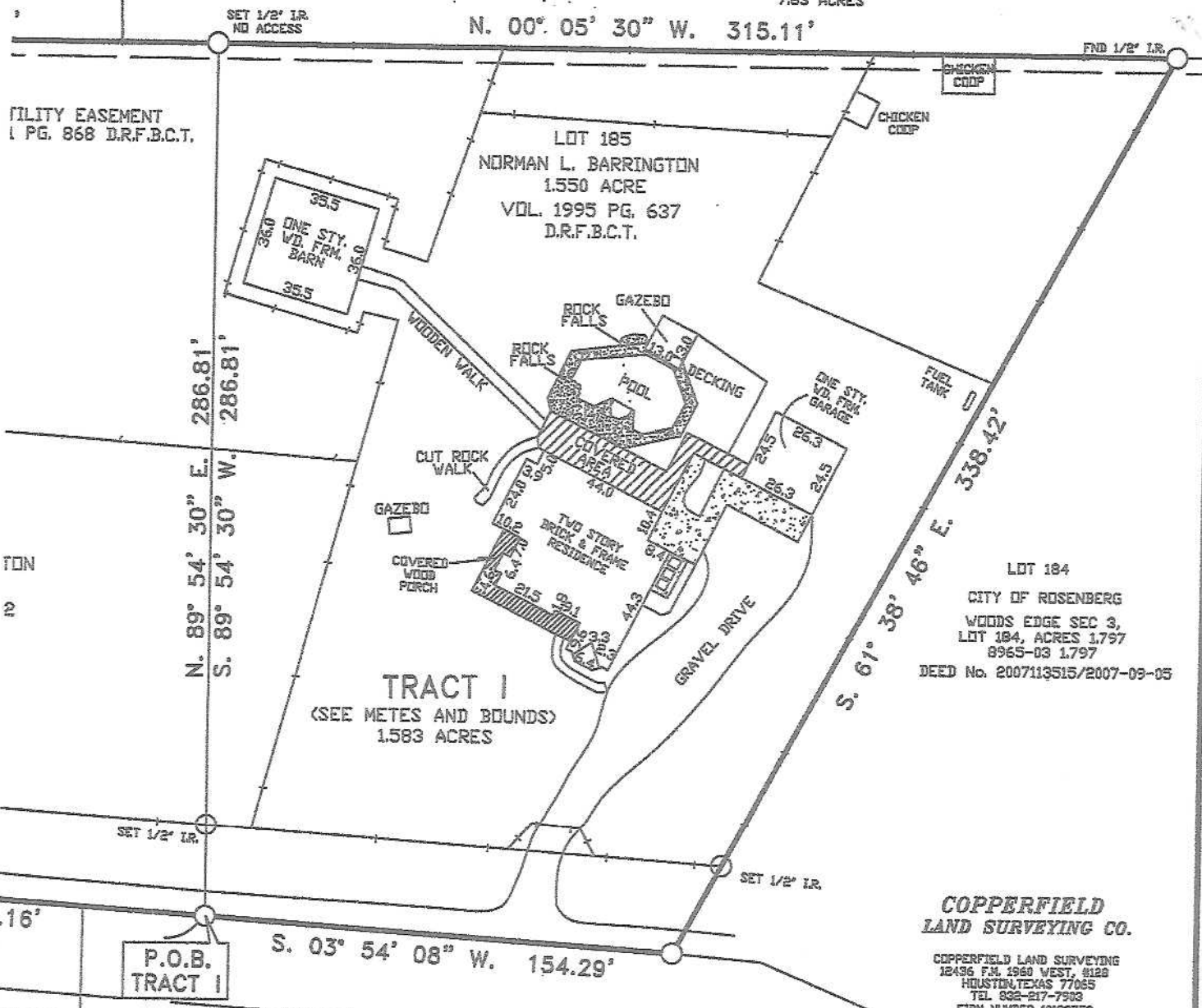


AD, RICHMOND, TEXAS, 77406

PECAN CREEK, LOT 22  
A&B, ACRES 4.0, (TR 47, A-2) 6495-004  
Volume 2074  
Page 1561

FORT BEND COUNTY  
PECAN CREEK SUBDIVISION  
DEED NO. 2004127969  
F.B.C.R.P.R.F.B.C.T.  
7.63 ACRES

SCALE 1" = 50'



UTILITY EASEMENT  
PG. 868 D.R.F.B.C.T.

TON  
2

.16'

CHERRY RIDGE ROAD

CITY OF ROSENBERG  
LOT 166 OF  
WOODS EDGE  
1.799 ACRES  
DEED No. 2015019665/2015-02-20

**COPPERFIELD  
LAND SURVEYING CO.**  
COPPERFIELD LAND SURVEYING  
12496 F.M. 1960 WEST, #122  
HOUSTON, TEXAS 77065  
TEL 832-217-7903  
FIRM NUMBER 10193722

**FEMA DATA**  
THIS SURVEY IS VALID FOR THIS TRANSACTION ONLY.  
ALL BEARINGS BASED ON THE DEED OF RECORD UNLESS OTHERWISE NOTED.  
SUBJECT PROPERTY IS & IS NOT LOCATED IN A FEDERAL INSURANCE ADMINISTRATION DESIGNATED FLOOD HAZARD AREA ZONE "X" AND "X1" AS PER MAP FORT BEND COUNTY 480222 PANEL 48157C0201 DATED 4-12-2014.  
THE FLOOD INFORMATION IS FROM A FEMA MAP. WE ARE NOT RESPONSIBLE FOR ITS ACCURACY.

**SELECT TITLE CO.**  
G.P. No. 022012734

TRACT I LOT 185 1.583 ACRE (SEE METES AND BOUNDS)		SURVEY:	
TRACT II LOT 186 1.550 ACRE (SEE METES AND BOUNDS)		WOODS EDGE ESTATES SECTION THREE(3) U.R.	
COUNTY:	FORT BEND	STATE:	TEXAS
RECORDATION:	VOL. 1995 PG. 367 D.R.F.B.C.T.	JOB NO.	5602C
PURCHASER:	EDWARD E. BRYANT IV AND MELISSA J. BRYANT	MORTGAGE CO.	FIELD WORK
ADDRESS:	5602 CHERRY RIDGE ROAD	TITLE CO.	4-21-20 SR
			DRAFTING
			4-23-20 JEC
			FINAL CHECK
			4-28-20 SR

4-28-20

STEPHEN RODRIGUEZ R.P.L.S. No. 5325

**5602 CHERRY RIDGE**

FORT BEND COUNTY  
PECAN CREEK SUBDIVISION  
DEED NO. 2004127969  
D.R.F.B.C.T.  
7.63 ACRES

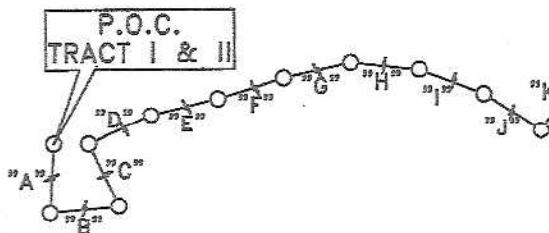
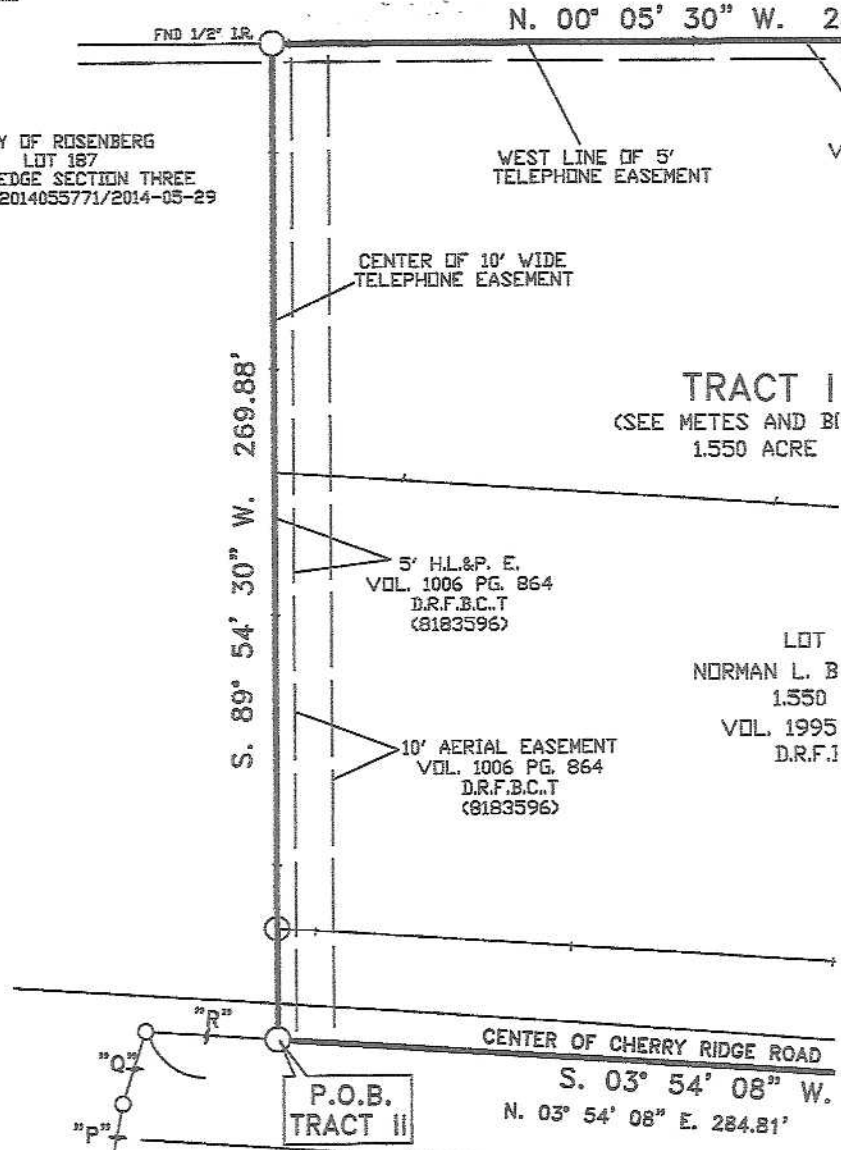
**LEGEND**

IRON ROD	IR	COVERED AREA	
UTILITY EASEMENT	U.E.	CONCRETE	
BUILDING LINE	B.L.	WOOD	
AERIAL EASEMENT	A.E.	CONTROL MONUMENT	
WOOD FENCE			
WIRE FENCE			
CHAIN LINK FENCE			
GARAGE BUILDING LINE	G.B.L.		
WATER LINE EASEMENT	W.L.E.		
EXISTING CONTOUR LINE			
25' ELEVATION GRID/OTHER			
FIRE HYDRANT SYMBOL			
WATER VALVE	W.V.		
WATER METER	W.M.		

CITY OF ROSENBERG  
LOT 187  
WOODS EDGE SECTION THREE  
DEED NO. 2014053771/2014-05-29

**LINE DATA:**

- "A" NORTH 89 DEG. 46 MIN. EAST, 2,521.41 FEET
- "B" NORTH 09 DEG. 05 MIN. 32 SEC. WEST, 1437.28 FEET
- "C" SOUTH 60 DEG. 53 MIN. 46 SEC. WEST, 1016.73 FEET
- "D" NORTH 29 DEG. 06 MIN. 14 SEC. WEST, 195.0 FEET
- "E" NORTH 17 DEG. 27 MIN. WEST, 233.14 FEET
- "F" NORTH 21 DEG. 10 MIN. 46 SEC. WEST, 323.68 FEET
- "G" NORTH 16 DEG. 11 MIN. 33 SEC. WEST, 117.20
- "H" NORTH 02 DEG. 38 MIN. 32 SEC. EAST, 116.76 FEET
- "I" NORTH 17 DEG. 21 MIN. 21 SEC. EAST, 88.58 FEET
- "J" NORTH 30 DEG. 16 MIN. 27 SEC. EAST, 1319.96 FEET
- "K" NORTH 60 DEG. 03 MIN. 48 SEC. WEST, 418.89 FEET
- "L" NORTH 59 DEG. 18 MIN. 51 SEC. WEST, 350.02 FEET
- "M" NORTH 58 DEG. 04 MIN. 47 SEC. WEST, 497.75 FEET T
- "N" SOUTH 48 DEG. 55 MIN. 49 SEC. WEST, 61.46 FEET
- "O" SOUTH 71 DEG. 57 MIN. 31 SEC. WEST, 74.16 FEET
- "P" NORTH 82 DEG. 55 MIN. 37 SEC. WEST, 166.33 FEET
- "Q" NORTH 74 DEG. 44 MIN. 45 SEC. WEST, 165.13 FEET
- "R" NORTH 03 DEG. 54 MIN. 08 SEC. EAST, 41.65 FEET



ACUNA AURELIANO & MARISELA  
WOODS EDGE SEC 3,  
LOT 165,  
1.032 ACRES 8965-03 1.832  
DEED NO. & DATE  
2015096747/2015-08-24

**NOTES:**

1. RESTRICTIVE COVENANTS BY THE UNRECORDED MAP OF WOODS EDGE ESTATES, SECTION THREE (3).
2. DEDICATION OF EASEMENTS FOR ROAD AND DRAINAGE AND UTILITY PURPOSES BY VOL. 959 PG. 201 D.R.F.B.C.T. AND IN VOLUME 986 PG. 31 D.R.F.B.C.T.

## EXHIBIT "A" CONT.

THENCE NORTH 00 DEG. 05 MIN. 30 SEC. WEST, ALONG THE WEST LINE OF A FIVE (5) FOOT WIDE TELEPHONE EASEMENT, 315.11 FEET TO A 1/2" IRON ROD FOUND ON THE EAST LINE OF SAID PECAN CREEK SUBDIVISION AND AT THE SOUTHWEST CORNER OF A 1.797 ACRE TRACT DEEDED TO THE CITY OF ROSENBERG BY DEED No. 2007113515 R.P.R.F.B.C.T. AND NORTHWEST CORNER OF THE HEREIN DESCRIBE TRACT;

THENCE SOUTH 61 DEG. 38 MIN. 46 SEC. EAST, 338.42 FEET TO A POINT IN THE CENTER OF CHERRY RIDGE ROAD (60' ROAD AND UTILITY EASEMENT) ON THE WEST LINE OF A TRACT OF LAND DEEDED TO THE CITY OF ROSENBERG FILED UNDER DEED No. 2015019665 AND BEING THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 03 DEG. 54 MIN. 08 SEC. WEST, ALONG THE CENTERLINE OF SAID CHERRY RIDGE ROAD, 154.29 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.583 ACRES OF LAND, MORE OR LESS.

## TRACT II:

A TRACT OR PARCEL CONTAINING 1.550 ACRE OF LAND, MORE OR LESS, OUT OF A 142.955 ACRE TRACT OF LAND; SAMUEL ISAACS LEAGUE, ABSTRACT #35, FORT BEND COUNTY, TEXAS, ALSO KNOWN AS LOT 186, IN WOODS EDGE ESTATES SECTION THREE (3), AN UNRECORDED SUBDIVISION IN FORT BEND COUNTY, TEXAS, SAID 1.550 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A POINT IN THE NORTH RIGHT-OF-WAY LINE OF STATE FARM MARKET ROAD #359, BEING IN THE WEST LINE OF SAID S. ISAACS LEAGUE, AND THE EAST LINE OF THE WILLIAM ANDRUS LEAGUE, ABSTRACT #3; SAID POINT MARKING THE SOUTHWEST CORNER OF SAID ORIGINAL 412.5 ACRE TRACT AND THE SOUTHEAST CORNER OF THE GARY GREENE, TRUSTEE 170.75 ACRE TRACT (VOL. 508, PG. 93; DEED RECORDS);

THENCE, NORTH 89° 46' EAST, ALONG THE NORTH LINE OF SAID FARM MARKET ROAD, 2521.41 FEET TO A POINT MARKING THE SOUTHWEST CORNER OF WOODS EDGE SECTION ONE, A 194.129 ACRE TRACT (VOL. 831, PG. 271; DEED RECORDS);

THENCE, NORTH 09° 05' 32" WEST, ALONG THE CENTERLINE OF WOODS EDGE DRIVE, 1437.28 FEET TO THE INTERSECTION OF THE CENTERLINE OF MIMOSA LANE (60 FOOT WIDE ROAD EASEMENT);

THENCE, SOUTH 60° 53' 46" WEST, ALONG THE CENTERLINE OF SAID MIMOSA LANE, 1016.73 FEET TO A POINT FOR ANGLE;

THENCE, NORTHWESTERLY AND NORTHEASTERLY, ALONG THE CENTERLINE OF DOGWOOD TRAIL (60 FOOT WIDE ROAD EASEMENT), WITH THE FOLLOWING COURSES AND DISTANCES:

NORTH 29° 06' 14" WEST, 195.0 FEET TO A POINT FOR ANGLE;

NORTH 17° 27' WEST, 233.14 FEET TO A POINT FOR ANGLE;

NORTH 21° 10' 46" WEST, 323.68 FEET TO A POINT FOR ANGLE;

NORTH 16° 11' 33" WEST, 117.20 FEET TO A POINT FOR ANGLE;

NORTH 02° 38' 32" EAST, 116.76 FEET TO A POINT FOR ANGLE;

NORTH 17° 21' 21" EAST, 88.58 FEET TO A POINT FOR ANGLE;

NORTH 30° 16' 27" EAST, 1319.96 FEET TO A POINT BEING THE CENTERLINE INTERSECTION OF CEDAR CREEK (60 FOOT WIDE ROAD EASEMENT) AND A POINT FOR CORNER;

EXHIBIT "A" CONT.

TRACT II (CONTINUED)

THENCE, NORTHWESTERLY, ALONG THE CENTERLINE OF CEDAR CREEK WITH THE FOLLOWING COURSES AND DISTANCES:  
 NORTH 60° 03' 48" WEST, 418.89 FEET TO A POINT FOR ANGLE;  
 NORTH 59° 18' 51" WEST, 350.02 FEET TO A POINT FOR ANGLE;  
 NORTH 58° 04' 47" WEST, 497.75 FEET TO A POINT BEING THE CENTERLINE INTERSECTION OF CHERRY RIDGE ROAD (60 FOOT WIDE ROAD EASEMENT) AND A POINT FOR CORNER;  
 THENCE, ALONG THE CENTERLINE OF SAID CHERRY RIDGE ROAD WITH THE FOLLOWING

COURSES AND DISTANCES:  
 SOUTH 48° 55' 49" WEST, 61.46 FEET TO A POINT FOR ANGLE;  
 SOUTH 71° 57' 31" WEST, 74.16 FEET TO A POINT FOR ANGLE;  
 NORTH 82° 55' 37" WEST, 166.33 FEET TO A POINT FOR ANGLE;  
 NORTH 74° 44' 45" WEST, 165.13 FEET TO A POINT FOR ANGLE;


NORTH 03° 54' 08" EAST, 41.65 FEET TO A POINT MARKING THE NORTHEAST CORNER OF A TRACT OF LAND DEEDED TO THE CITY OF ROSENBERG AND KNOWN AS LOT 187 OF WOODS EDGE SECTION THREE (UR) SHOWN IN DEED NO. 2014055771 D.R.F.B.C.T. AND ON THE WEST LINE OF A TRACT OF LAND DEEDED TO ACUNA AURELIANO AND MARISELA AURELIANO BY DEED SHOWN IN DEED No. 2018096747 R.P.R.F.B.C.T. AND SOUTHEAST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED 1.550 ACRE TRACT;

THENCE, SOUTH 89° 54' 30" WEST, ALONG THE CENTERLINE OF A 10 FOOT WIDE TELEPHONE EASEMENT, 269.88 FEET TO A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID LOT 187 AND ON THE EAST LINE OF PECAN CREEK SUBDIVISION DEED RECORDED IN DEED No. 2004127969 D.R.F.B.C.T. AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 0° 05' 30" WEST, ALONG THE WEST LINE OF A 5 FOOT WIDE TELEPHONE EASEMENT, 242.57 FEET TO A 1/2" IRON ROD SET IN THE EAST LINE OF SAID PECAN CREEK SUBDIVISION AND AT THE SOUTHWEST CORNER OF A 1.55 ACRE TRACT DEEDED TO NORMAN L. BARRINGTON AND KNOWN AS LOT 185 OF WOODS EDGE ESTATES, SECTION THREE (UR) RECORDED UNDER VOLUME 1995 PAGE 637 D.R.F.B.C.T. , AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 89° 54' 30" EAST, 286.81 FEET TO A POINT AT THE SOUTHEAST CORNER OF SAID BARRINGTON TRACT AND ON THE WEST LINE OF A TRACT OF LAND DEEDED TO THE CITY OF ROSENBERG BY DEED No. 2015019665 D.R.F.B.C.T., AND NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 03° 54' 08" WEST, PARTIALLY WITH THE WEST LINE OF SAID CITY OF ROSENBERG TRACT THEN WITH SAID WEST LINE OF SAID ACUNA TRACT AND ALONG THE CENTERLINE OF SAID CHERRY RIDGE ROAD (60' WIDE), A DISTANCE OF 243.16 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.550 ACRES OF LAND, MORE OR LESS.



02-82-17

STEPHEN RODRIGUEZ R.P.L.S. No. 5325  
 FIRM NUMBER 10193752