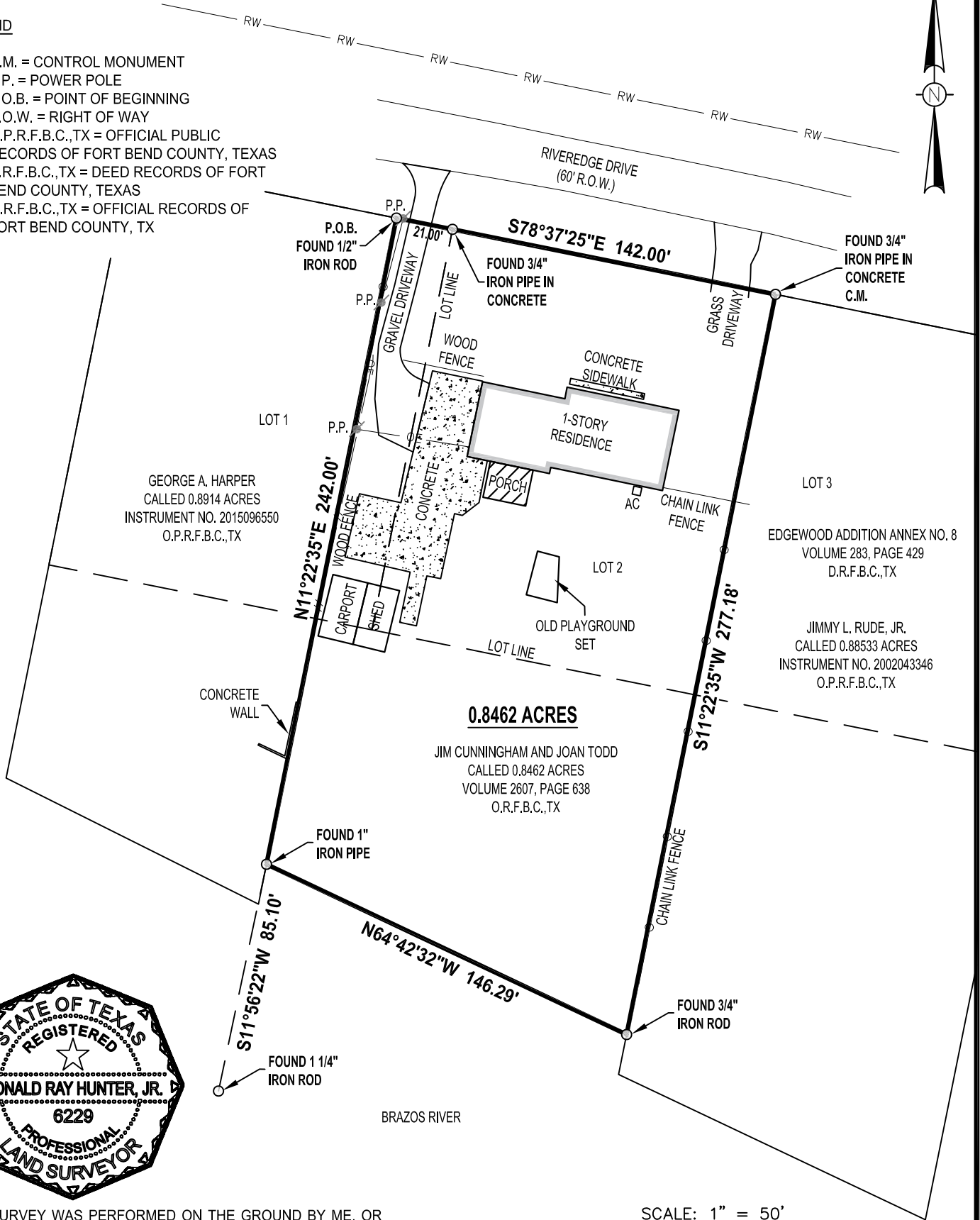
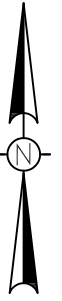


FORT BEND COUNTY, TEXAS

WILLIAM MORTON SURVEY, ABSTRACT NO. 62

LEGEND

- C.M. = CONTROL MONUMENT
- P.P. = POWER POLE
- P.O.B. = POINT OF BEGINNING
- R.O.W. = RIGHT OF WAY
- O.P.R.F.B.C., TX = OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS
- 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, TX



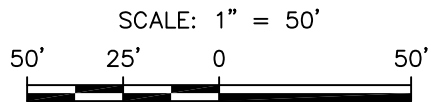
THIS SURVEY WAS PERFORMED ON THE GROUND BY ME, OR UNDER MY SUPERVISION AND COMPLIES WITH THE CURRENT MINIMUM REQUIREMENTS OF THE PROFESSIONAL LAND SURVEY PRACTICE ACT AS PROMULGATED BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS

Donald Ray Hunter, Jr.
 08/09/2021
 DONALD RAY HUNTER JR.
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6229

DATE SURVEYED: JULY 29, 2021
 BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (2011), SOUTH CENTRAL ZONE, U.S. SURVEY FEET

NOTES:

- LAND SURVEY OF 0.8462 ACRES OF LAND BEING ALL OF THAT CALLED 0.8462 ACRE TRACT RECORDED IN VOLUME 2607, PAGE 638 O.R.F.B.C., TX
- THIS SURVEY HAS BEEN PREPARED FROM INFORMATION CONTAINED IN THE COMMITMENT FOR TITLE INSURANCE REFERENCED IN GF NO. 022117576, EFFECTIVE JULY 6, 2021



REV.	DATE	BY	DESCRIPTION	CHK.
PROJECT NO.			21-178	
PREPARED BY: HLS SERVICES, LLC 15803 ROSE PINE CT., CYPRESS, TX 77429 PHONE: (832) 690-9007 FIRM NO. 10194614				

LAND SURVEY OF 0.8462 ACRES OF LAND BEING ALL OF THAT CALLED 0.8462 ACRE TRACT			
PROPERTY ADDRESS 606 RIVEREDGE DRIVE, RICHMOND, TX 77406			
DRAWN BY: DRH	DATE: 08/07/2021	DWG. NO.	REV.
CHECKED BY: DRH	DATE: 08/09/2021	21-178-01	0
SCALE: 1" = 50'	APP.: DRH		

William Morton Survey, Abstract No. 62
Fort Bend County, Texas
0.8462 Acres
Project No. 21-178

METES AND BOUNDS DESCRIPTION OF A 0.8462 ACRE TRACT OF LAND BEING ALL OF THAT CALLED 0.8462 ACRE TRACT OF LAND DESCRIBED IN DEED TO JIM CUNNINGHAM AND JOAN TODD RECORDED IN VOLUME 2607, PAGE 638 OF THE OFFICIAL RECORDS OF FORT BEND COUNTY TEXAS AND ALSO BEING ALL OF LOT 1 AND THE EAST 21 FEET OF LOT 2 OF THE EDGEWOOD ADDITION ANNEX NO. 8 RECORDED IN VOLUME 283, PAGE 429 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS (D.R.F.B.C.,TX) AND SITUATED IN THE WILLIAM MORTON SURVEY, ABSTRACT NO. 62 IN FORT BEND COUNTY, TEXAS. SAID 0.8462 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod found in the south right of way line of Riveredge Drive (60 foot right of way) and the north line of Lot 1 marking the northwest corner of said 0.8462 acre tract and the northeast corner of a called 0.8914 acre tract of land described in deed to George A. Harper recorded in Instrument No. 2015096550 of the Official Public Records of Fort Bend County, Texas (O.P.R.F.B.C.,TX);

THENCE with the south right of way line of Riveredge Drive, the north line of Lot 1 and the north line of said 0.8462 acre tract **South 78 degrees 37 minutes 25 seconds East** at 21.00 feet **passing** a 3/4 inch iron pipe in concrete found marking the northeast corner of Lot 1 and the northwest corner of Lot 2 and continuing in all a **total distance of 142.00 feet** to a 3/4 inch iron pipe in concrete found marking the northeast corner of Lot 2, the northeast corner of said 0.8462 acre tract, the northwest corner of Lot 3 and the northwest corner of a called 0.88533 acre tract of land described in deed to Jimmy L. Rude, Jr. recorded in Instrument No. 2002043346 O.P.R.F.B.C.,TX ;

THENCE with the east line of said 0.8462 acre tract, the east line of Lot 2, the west line of Lot 3 and the west line of said 0.88533 acre tract **South 11 degrees 22 minutes 35 seconds West** at 150.00 feet **passing** the calculated southeast corner of Lot 2 and the southwest corner of Lot 3 and continuing in all a **total distance of 277.18 feet** to a 3/4 inch iron rod found marking the southeast corner of said 0.8462 acre tract from which the calculated southwest corner of said 0.88533 acre tract bears South 11 degrees 22 minutes 35 seconds West 15.00 feet;

THENCE with the south line of said 0.8462 acre tract **North 64 degrees 42 minutes 32 seconds West 146.29 feet** to a 1 inch iron pipe found in the east line of said 0.8914 acre tract marking the southwest corner of said 0.8462 acre tract from which a 1-1/4 inch iron pipe found for reference bears South 11 degrees 56 minutes 22 seconds West 85.10 feet;

THENCE with the west line of said 0.8462 acre tract and the east line of said 0.8914 acre tract **North 11 degrees 22 minutes 35 seconds East** at 92.00 feet **passing** the south line of Lot 1 and continuing in all a **total distance of 242.00 feet** to the **POINT OF BEGINNING** of the herein described tract and containing 0.8462 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 - Phone: 832-690-9007
Email: donald.hunter@hlsservices.biz

