



H&TC RR CO Survey, Abstract No. 542  
Fort Bend County, Texas  
146.84 Acres  
Project No. 21-015

METES AND BOUNDS DESCRIPTION OF A 146.84 ACRE TRACT OF LAND BEING ALL THAT CERTAIN TRACT CALLED 149.5 ACRES DESCRIBED IN DEED TO DARRELL MCNUTT, MICHELLE ESSEX, DEBORAH SULLIVAN, STEVEN STONE AND JAMES MCNUTT RECORDED IN INSTRUMENT NO 2017098560 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS (O.P.R.F.B.C.,TX) AND SITUATED IN THE H&TC RR CO SURVEY, ABSTRACT NO. 542 IN FORT BEND COUNTY, TEXAS. SAID 146.84 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 5/8 inch iron rod with cap "RRC Surveying" found in the southeast line of a called 161.127 acre tract of land known as Tract 2 described in deed to Landgrant Resources recorded in Volume 1908, Page 150 O.P.R.F.B.C.,TX marking the most westerly corner of said 149.5 acre tract and the most northerly corner of a called 872.602 acre tract of land known as Tract 3 described in deed to Landgrant Resources recorded in Volume 1908, Page 150 O.P.R.F.B.C.,TX and having state plane coordinate values of Northing: 13,694,442.15 feet and Easting: 3,007,145.10 feet;

**THENCE** with the southeast line of said 161.127 acre tract and the northwest line of said 149.5 acre tract North 41 degrees 48 minutes 51 seconds East at 746.88 feet **passing** the calculated most easterly corner of said 161.127 acre tract and the most southerly corner of a called 110 acre tract of land described in deed to Angela B. Echhardt F/K/A/ Angela B. Levingston and Heather Levingston recorded in Instrument No. 2014079254 O.P.R.F.B.C.,TX And continuing in all a **total distance** of 2,826.45 feet to a 1 inch iron pipe found marking the most westerly north corner of said 149.5 acre tract and the most westerly corner of a called 83.22 acre tract of land described in deed to Rafael Melendez and Jose Alfredo Melendez recorded in Instrument No. 2016145679 O.P.R.F.B.C.,TX and having state plane coordinate values of Northing: 13,696,548.73 feet and Easting: 3,009,029.54 feet;

**THENCE** with a southwest and southeast line of said 83.22 acre tract and a northeast and northwest line of said 149.5 acre tract the following two (2) courses:

1. South 45 degrees 34 minutes 31 seconds East 738.91 feet to a 1 inch iron pipe found;
2. North 42 degrees 14 minutes 01 seconds East 728.42 feet to a 6 inch wood post found used as a fence corner in the southwest right of way line of Brumbelow Road (80 foot right of way);

**THENCE** with the southwest line of said Brumbelow Road, a southwest line of said 83.22 acre tract and the northeast line of said 149.5 acre tract South 48 degrees 33 minutes 22 seconds East 1,223.54 feet to a 5/8 inch iron rod with cap "RPLS 6229" set in the centerline of Kemp Road (60 foot right of way) and in the northwest line of a called 4.2746 acre tract of land described in deed to Houston Pipeline Company recorded in Volume 1991, Page 1114 O.P.R.F.B.C.,TX marking the most southerly corner of said 83.22 acre tract and the most easterly corner of said 149.5 acre tract;

**THENCE** with the centerline of Kemp Road, the northwest line of said 4.2746 are tract and the southeast line of said 149.5 acre tract South 41 degrees 54 minutes 49 seconds West at 176.17 feet passing the calculated most westerly corner of said 4.2746 acre tract and an exterior corner of a called 79.785 acre tract of land known as Tract 1 described in deed to Landgrant Resources recorded in Volume 1908, Page 150 O.P.R.F.B.C.,TX and continuing the northwest line of said 79.785 acre tract at 893.74 feet **passing** the calculated most westerly corner of said 79.785 acre tract and the most northerly corner of a called 320 acre tract of land described in deed to Landgrant Resources recorded in Volume 1908, Page 150 O.P.R.F.B.C.,TX and continuing with the northwest line of said 320 acre tract in all a **total distance** of 3,532.63 feet to a 5/8 inch iron rod with cap "RPLS 6229" set at the point of intersection of the centerline of said Kemp Road with Hughes Road (60 foot right of way) in the northeast line of said 872.602 acre tract marking the most westerly corner of said 320 acre tract and the most southerly corner of said 149.5 acre tract;

**THENCE** with the northeast line of said 872.602 acre tract and the southwest line of said 149.5 acre tract North 48 degrees 04 minutes 57 seconds West 1,960.87 feet to the **POINT OF BEGINNING** of the herein described tract and containing 146.84 acres within these metes and bounds of which 3.76 acres lies within the road right of ways leaving a total net acreage of 143.08 acres.

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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),  
Central Zone, U.S. Survey Feet derived from G.P.S. observations.



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