

FORT BEND COUNTY, TEXAS

M.M. BATTLE LEAGUE, ABSTRACT NO. 9

DONALD A. ORIN AND
REBECCA LYNN ORIN
CALLED 0.671 ACRES
INSTRUMENT NO. 9750420
O.P.R.F.B.C.,TX

POINT FROM WHICH A
WOOD FENCE CORNER
POST FOUND BEARS
S14°59'56"E 2.05'

POINT FROM WHICH A
WOOD FENCE CORNER
POST FOUND BEARS
S61°14'13"E 1.17'

N88°25'32"E 60.00'

N01°34'28"W 125.00'

S01°34'28"E 125.00'

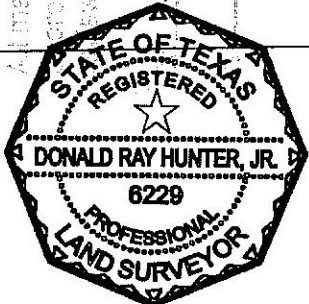
S88°25'32"W 60.00'

LEGEND

- C.M. = CONTROL MONUMENT
- T = TELEPHONE PEDESTAL
- B.L. = BUILDING LINE
- P.P. = POWER POLE
- WM = WATER METER
- A.E. = ARIEL EASEMENT
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- R.O.W. = RIGHT OF WAY
- O.P.R.F.B.C.,TX = OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS
- P.R.F.B.C.,TX = PLAT RECORDS OF FORT BEND COUNTY, TEXAS

All matters appearing hereon, including any commitments or provisions, have been reviewed and accepted by the undersigned.

Date: 6-7-21



LOT 5
BLOCK 4

LOT 6
BLOCK 4

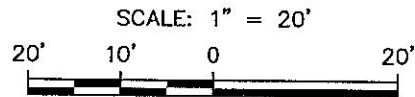
LOT 7
BLOCK 4

PHEASANT CREEK
SECTION ONE
VOLUME 22, PAGE 32
P.R.F.B.C.,TX

5/8" IRON
ROD FOUND
C.M.

1/2" IRON
ROD FOUND
C.M.

COBBLE RIDGE DRIVE
(60' R.O.W.)



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.
06/01/2021
DONALD RAY HUNTER JR.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6229

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

NOTES:

- LAND SURVEY OF LOT 6, BLOCK 4 OF PHEASANT CREEK SECTION ONE RECORDED IN VOLUME 22, PAGE 32 P.R.F.B.C.,TX
- THIS SURVEY HAS BEEN PREPARED FROM INFORMATION CONTAINED IN THE COMMITMENT FOR TITLE INSURANCE REFERENCED IN GF NO. 022117036, EFFECTIVE APRIL 1, 2021
- 5' 6" ARIEL EASEMENT TO HOUSTON LIGHTING & POWER COMPANY RECORDED IN VOLUME 826, PAGE 482 OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS AFFECTS SUBJECT PROPERTY AS SHOWN

**LAND SURVEY OF LOT 6, BLOCK 4
PHEASANT CREEK SECTION ONE**

PROPERTY ADDRESS
2610 COBBLE RIDGE DR., SUGARLAND, TX 77498

REV.	DATE	BY	DESCRIPTION	CHK.
PROJECT NO.			21-124	
PREPARED BY: HLS SERVICES, LLC 15803 ROSE PINE CT., CYPRESS, TX 77429 PHONE: (832) 690-9007 FIRM NO. 10194614				
DRAWN BY: DRH		DATE: 05/31/2021		DWG. NO.
CHECKED BY: DRH		DATE: 06/01/2021		21-124-01
SCALE: 1" = 20'		APP.: DRH		REV.
				0