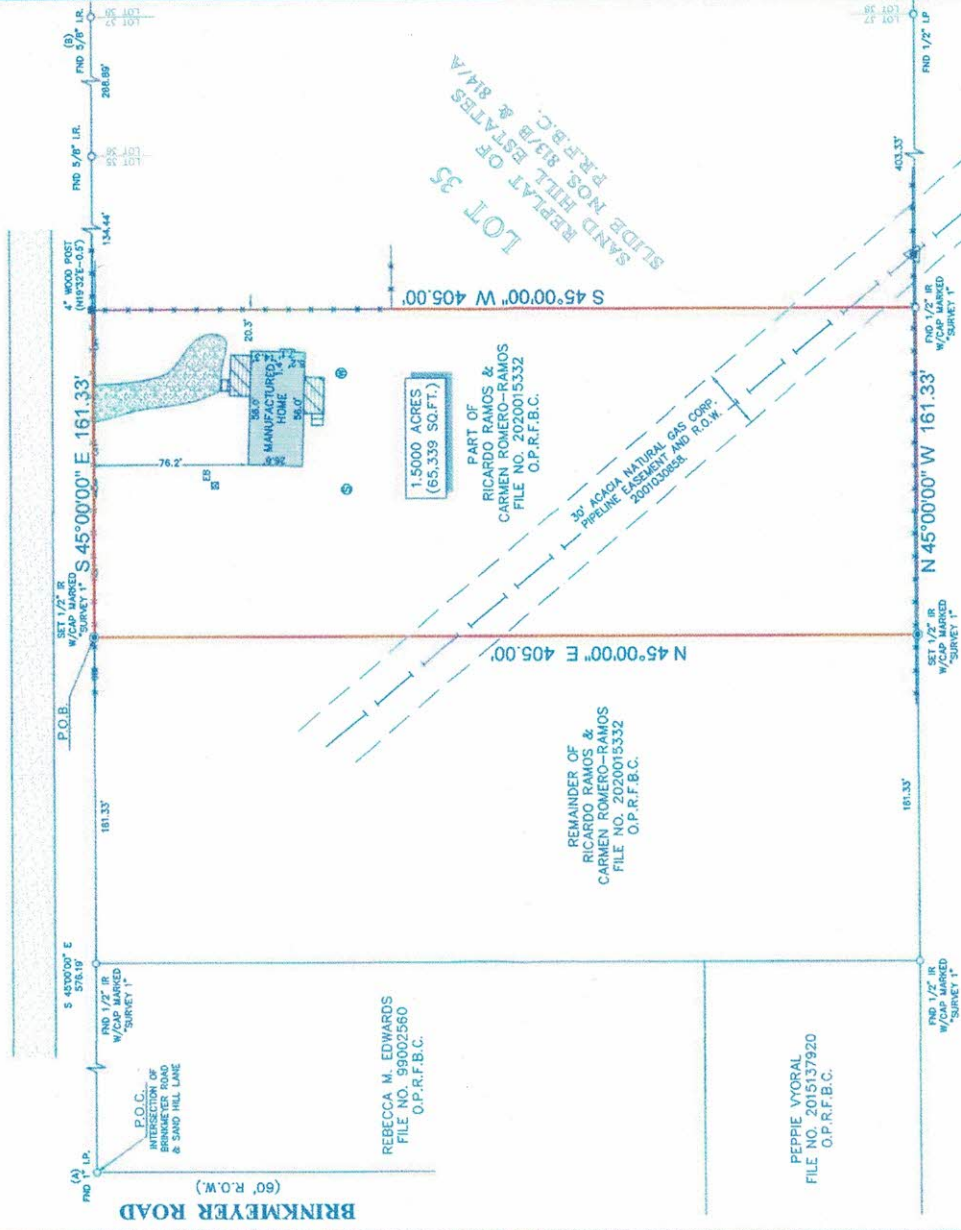


H&T.C. RAILROAD SURVEY, SECTION 76 (CHRISTOPHER KETTLER SURVEY, ABSTRACT 50)



SAND HILL LANE
(60' R.O.W.)



LOT 35
SAND REPLAT OF
SLIDE NOS. 810A & 814A
SAND HILL ESTATES

1,5000 ACRES
(65,339 SQ.FT.)
PART OF
RICARDO RAMOS &
CARMEN ROMERO-RAMOS
FILE NO. 2020015332
O.P.R.F.B.C.

REMAINDER OF
RICARDO RAMOS &
CARMEN ROMERO-RAMOS
FILE NO. 2020015332
O.P.R.F.B.C.

REBECCA M. EDWARDS
FILE NO. 99002560
O.P.R.F.B.C.

PEPIE VYORAL
FILE NO. 2015137920
O.P.R.F.B.C.

ELTON KRAMER
& LORINE KRAMER
VOL. 494, PG. 498
D.R.F.B.C.

LEGEND

	STEPS		ROCK
	COVERED AREA		ELECTRIC BOX
	WOOD DECK		SEPTIC LID
	GRAVEL		POWER POLE
	APPROXIMATE PIPELINE LOCATION		WATER WELL
			OVERHEAD UTILITY LINES

- NOTES**
- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PROBE DEEP CONVERTED INTO JAWET L. JENSEN'S RECORDED SURVEY, ABSTRACT 50, SECTION 76, H&T.C. RAILROAD SURVEY, SECTION 76, COUNTY OF FORT BEND, TEXAS. PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.
 - THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF INFORMATION CONTAINED IN A TITLE REPORT PER THE RECORDS OF FORT BEND COUNTY, TEXAS.
 - THIS SURVEY IS CERTIFIED TO RICARDO RAMOS FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 - THESE ARE THE ONLY INTERESTS AND CLAIMS TO BE SHOWN ON THIS SURVEY.
 - THERE ARE NO NATURAL DRAINAGE COURSES SHOWN ON THIS SURVEY UNLESS OTHERWISE NOTED.

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 1,5000 ACRES (65,339 SQUARE FEET) SITUATED IN THE H.&T.C. RAILROAD SURVEY, SECTION 76 (CHRISTOPHER KETTLER SURVEY, ABSTRACT 520), FORT BEND COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

CLIENT: TBD ADDRESS: 4530 SAND HILL LANE

RICHARD FUSSELL
 4148
 COMMISSION EXPIRES 07/31/2025

www.survey1inc.com
 P.O. Box 2543 | AVE., TX 77512
 (281) 355-1100 | (281) 355-3338

Survey 1, Inc.
 Land Survey Company

DATE: FEB. 1, 2022
 JOB# 1-107166B-22

**DESCRIPTION OF A TRACT OF LAND CONTAINING
1.5000 ACRES (SQUARE FEET) SITUATED
IN THE H.&T.C. RAILROAD SURVEY, SECTION 76,
(CHRISTOPHER KETTLE SURVEY, ABSTRACT 520)
FORT BEND COUNTY, TEXAS**

Being a tract of land containing 1.5000 acres (65,339 square feet), situated in the H.&T.C. Railroad Survey, Section 76 (Christopher Kettler Survey, Abstract 520), Fort Bend County, Texas, being part of a tract of land conveyed unto Ricardo Ramos and Carmen Romero-Ramos by deed recorded in County Clerk's File No. 2020015332 of the Official Public Records of Fort Bend County, Texas. Said 1.5000-acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a found 1-inch iron pipe at the intersection of the southeast right-of-way line of Brinkmeyer Road (60 feet wide) with the southwest right-of-way line of Sand Hill Lane (60 feet wide);

THENCE South 45° 00' 00" East along the southwest right-of-way line of said Sand Hill Lane, a distance of 414.86 feet to a found 1/2-inch iron rod with cap marked "Survey 1" for the north corner and **POINT OF BEGINNING** of said tract herein described;

THENCE continuing South 45° 00' 00" East along the southwest right-of-way line of said Sand Hill Lane, a distance of 161.33 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for the east corner of said tract herein described;

THENCE South 45° 00' 00" West along the northwest line of the remainder of said Ramos Tract, a distance of 405.00 feet to a set 1/2-inch iron rod with cap marked "Survey 1" for the north line of a tract of land conveyed unto Elton Kramer and Lorine Kramer by deed recorded in Volume 494, Page 498 of the Official Public Records of Fort Bend County, Texas, and for the south corner of said tract herein described;

THENCE North 45° 00' 00" West, a distance of 161.33 feet to a found 1/2-inch iron rod with cap marked "Survey 1" for the west corner of said tract herein described;

THENCE North 45° 00' 00" East, a distance of 405.00 feet to the **POINT OF BEGINNING** and containing 1.5000 acres (65,339 square feet), more or less.

Note: This metes and bounds description is referenced to a survey drawing prepared by Survey 1, Inc. (Firm Registration No. 100758-00) dated February 1, 2022, job number 1-1071664-22.

