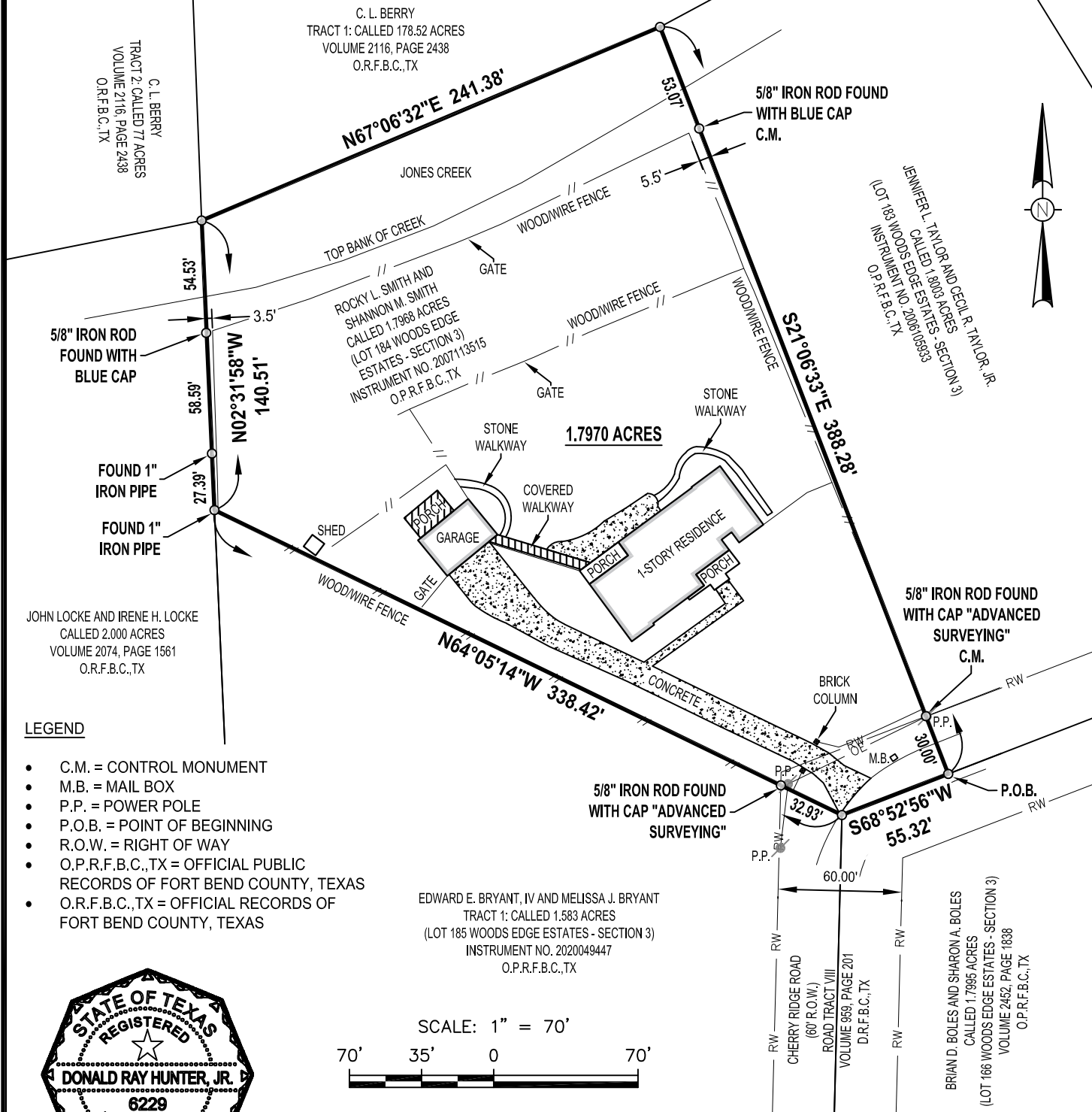


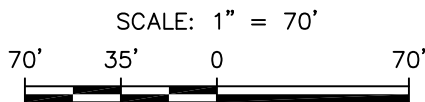
FORT BEND COUNTY, TEXAS

SAMUEL ISAACS LEAGUE, ABSTRACT NO. 35



LEGEND

- C.M. = CONTROL MONUMENT
- M.B. = MAIL BOX
- 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
- O.R.F.B.C.,TX = OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS



NOTES:

- LAND SURVEY OF 1.7970 ACRES OF LAND BEING ALL OF THAT CALLED 1.7968 ACRE TRACT OF LAND RECORDED IN INSTRUMENT NO. 2007113515 O.P.R.F.B.C.,TX AND ALSO CALLED LOT 184 OF WOODS EDGE ESTATES, SECTION 3, AN UNRECORDED SUBDIVISION IN FORT BEND COUNTY, TEXAS
- THIS SURVEY HAS BEEN PREPARED FROM INFORMATION CONTAINED IN THE COMMITMENT FOR TITLE INSURANCE REFERENCED IN GF NO. 022117036, EFFECTIVE APRIL 1, 2021
- PROPERTY IS SUBJECT TO EASEMENTS FOR ROAD, DRAINAGE AND UTILITY PURPOSES RECORDED IN VOLUME 959, PAGE 201 AND VOLUME 986, PAGE 314 D.R.F.B.C.,TX
- PROPERTY IS SUBJECT TO EASEMENTS AND RESTRICTIONS RECORDED IN VOLUME 956, PAGE 855, VOLUME 959, PAGE 201, VOLUME 986, PAGE 314, VOLUME 1138, PAGE 470 VOLUME 2264, PAGE 26, D.R.F.B.C.,TX AND INSTRUMENT NO.'S 9063994, 2018108989, 2019013123, 2019022947, 2019036173 AND 2020019846 O.P.R.F.B.C.,TX
- EASEMENT TO HOUSTON LIGHTING AND POWER COMPANY RECORDED IN VOLUME 1056, PAGE 665 D.R.F.B.C.,TX AFFECTS SUBJECT PROPERTY

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.
 07/05/2021
 DONALD RAY HUNTER JR.
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6229

DATE SURVEYED: JULY 3, 2021
 BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (2011), SOUTH CENTRAL ZONE, U.S. SURVEY FEET

LAND SURVEY OF 1.7970 ACRES OF LAND LOT 184 OF WOODS EDGE ESTATES, SECTION 3				
PROPERTY ADDRESS 5514 CHERRY RIDGE ROAD, RICHMOND, TX 77406				
REV.	DATE	BY	DESCRIPTION	CHK.
PROJECT NO. 21-153				
			PREPARED BY: HLS SERVICES, LLC 15803 ROSE PINE CT., CYPRESS, TX 77429 PHONE: (832) 690-9007 FIRM NO. 10194614	
DRAWN BY: DRH		DATE: 07/03/2021		DWG. NO.
CHECKED BY: DRH		DATE: 07/05/2021		21-153-01
SCALE: 1" = 70'		APP.: DRH		

Samuel Isaacs League, Abstract No. 35
Fort Bend County, Texas
1.7970 Acres
Project No. 21-153

METES AND BOUNDS DESCRIPTION OF A 1.7970 ACRE TRACT OF LAND BEING ALL OF THAT CALLED 1.7968 ACRE TRACT DESCRIBED IN DEED TO ROCKY L. SMITH AND SHANNON M. SMITH RECORDED IN INSTRUMENT NO. 2007113515 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS (O.P.R.F.B.C.,TX) AND ALSO KNOWN AS LOT 184 OF WOODS EDGE ESTATES, SECTION 3, AN UNRECORDED SUBDIVISION AND SITUATED IN THE SAMUEL ISAACS LEAGUE, ABSTRACT NO. 35 IN FORT BEND COUNTY, TEXAS. SAID 1.7970 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a point in the centerline of Cherry Ridge Road and the northwest line of a called 1.7995 acre tract of land described in deed to Brian D. Boles and Sharon A. Boles recorded in Volume 2452, Page 1838 O.P.R.F.B.C.,TX marking the southeast corner of said 1.7968 acre tract and the southwest corner of a called 1.8003 acre tract of land described in deed to Jennifer L. Taylor and Cecil R. Taylor, Jr. recorded in Instrument No. 2006105933 O.P.R.F.B.C.,TX;

THENCE with the centerline of Cherry Ridge Road, the southeast line of said 1.7968 acre tract and the northwest line of said 1.8003 acre tract **South 68 degrees 52 minutes 56 seconds West 55.32 feet** to a point marking the most southerly west corner of said 1.7968 acre tract and the northeast corner of a called 1.583 acre tract of land described in deed to Edward E. Bryant, IV and Melissa J. Bryant recorded in Instrument No. 2020049447 O.P.R.F.B.C.,TX ;

THENCE with the southwest line of said 1.7968 acre tract and the northeast line of said 1.583 acre tract **North 64 degrees 05 minutes 14 seconds West** at 32.93 feet **passing a 5/8 inch iron rod with cap stamped "Advanced Surveying"** in the northwest right of way line of Cherry Ridge Road and continuing in all a **total distance of 338.42 feet** to a 1 inch iron pipe found at the base of a wood post in the east line of a called 2.000 acre tract of land described in deed to John Locke and Irene H. Locke recorded in Volume 2074, Page 1561 of the Official Records of Fort Bend County, Texas (O.R.F.B.C.,TX) marking an exterior corner of said 1.7968 acre tract and the most northerly corner of said 1.583 acre tract;

THENCE with the west line of side 1.7968 acre tract and the east line of said 2.000 acre tract **North 02 degrees 31 minutes 58 seconds West** at 27.39 feet **passing a 1 inch iron pipe found**, at 85.98 feet **passing a 5/8 inch iron rod with blue cap found** and continuing in all a **total distance of 140.51 feet** to a point within Jones Creek and the south line of a called 178.52 acre tract of land described in deed to C. L. Berry recorded in Volume 2116, Page 2438 O.R.F.B.C.,TX marking the northwest corner of said 1.7968 acre tract;

THENCE along Jones Creek, with the south line of said 178.52 acre tract and the northwest line of said 1.7968 acre tract **North 67 degrees 06 minutes 32 seconds East 241.38 feet** to a point marking the northeast corner of said 1.7968 acre tract and the northwest corner of said 1.8003 acre tract;

THENCE with the northeast line of said 1.7968 acre tract and the southwest line of said 1.8003 acre tract **South 21 degrees 06 minutes 33 seconds East** at 53.07 feet **passing a 5/8 inch iron rod with blue cap found** at 358.28 feet **passing a found 5/8 inch iron rod with cap stamped "Advanced Surveying"** in the northwest right of way line of Cherry Ridge Road and continuing in all a **total distance of 388.28 feet** to the **POINT OF BEGINNING** of the herein described tract and containing 1.7970 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

