

FORT BEND COUNTY, TEXAS

H&TC RR CO SURVEY, ABSTRACT NO. 542

LEGEND

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

= PIPELINE MARKER

= OVERHEAD ELECTRIC LINES
 = BARBED WIRE FENCE

ANGELA B. ECHHARDT F/K/A ANGELA B. LEVINGSTON AND HEATHER LEVINGSTON
 CALLED 110 ACRES
 INSTRUMENT NO. 2014079254
 O.P.R.F.B.C., TX

HOUSTON PIPELINE COMPANY
 50' WIDE PIPELINE EASEMENT
 VOLUME 296, PAGE 185
 D.R.F.B.C., TX

HSC PARTNERSHIP, LLC
 30' PERMANENT EASEMENT
 INSTRUMENT NO. 2011049640
 O.P.R.F.B.C., TX

LANDGRANT RESOURCES
 TRACT 2: CALLED 161.127 ACRES
 VOLUME 1908, PAGE 150
 O.P.R.F.B.C., TX

LOT 7
 21.06 ACRES

LOT 8
 11.12 ACRES

RAMSAKI, LLC
 CALLED 146.84 ACRES
 INSTRUMENT NO. 2021046748
 O.P.R.F.B.C., TX

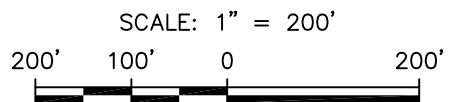
LOT 9
 10.43 ACRES

LOT 10
 10.43 ACRES

LANDGRANT RESOURCES
 TRACT 3: CALLED 872.602 ACRES
 VOLUME 1908, PAGE 150
 O.P.R.F.B.C., 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



NOTES:

- LAND SURVEY OF LOT 8 BEING 11.12 ACRES OF LAND OUT OF AND A PART OF A CALLED 146.84 ACRE TRACT RECORDED IN INSTRUMENT NO. 2021046748 O.P.R.F.B.C., TX
- REFERENCE IS HEREIN MADE TO THE METES AND BOUNDS DESCRIPTION ACCOMPANYING THIS SKETCH

Donald Ray Hunter, Jr.
 09/27/2021
 DONALD RAY HUNTER JR.
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6229

DATE SURVEYED: SEPTEMBER 9, 2021
 BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (2011), SOUTH CENTRAL ZONE, U.S. SURVEY FEET

REV.	DATE	BY	DESCRIPTION	CHK.

PROJECT NO. 21-015

	PREPARED BY: HLS SERVICES, LLC 15803 ROSE PINE CT., CYPRESS, TX 77429 PHONE: (832) 690-9007 FIRM NO. 10194614	DRAWN BY: DRH	DATE: 09/23/2021
		CHECKED BY: DRH	DATE: 09/27/2021
		SCALE: 1" = 200'	APP.: DRH

LAND SURVEY OF LOT 8 BEING 11.12 ACRES OF LAND OUT OF A CALLED 146.84 ACRE TRACT			
PROPERTY ADDRESS: HUGHES ROAD, NEEDVILLE, TX			
DWG. NO.	REV.		
21-015-08	0		

H&TC RR CO Survey, Abstract No. 542
Fort Bend County, Texas
Lot 8, Block 1 – 11.12 Acres
Project No. 21-015

METES AND BOUNDS DESCRIPTION OF A 11.12 ACRE TRACT OF LAND OUT OF AND A PART OF ALL THAT CERTAIN TRACT CALLED 146.84 ACRES DESCRIBED IN DEED TO RAMSAKI, LLC RECORDED IN INSTRUMENT NO. 2021046748 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS (O.P.R.F.B.C.,TX) AND KNOWN AS LOT 8, BLOCK 1 OF RASA, AN UNRECORDED SUBDIVISION AND SITUATED IN THE H&TC RR CO SURVEY, ABSTRACT NO. 542 IN FORT BEND COUNTY, TEXAS. SAID 11.12 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a set 5/8 inch iron rod with yellow plastic cap stamped "RPLS 6229" in the northwest line of said 146.84 acre tract and the southeast line 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 marking the most northerly corner of Lot 8 and the most westerly corner of Lot 7;

THENCE on, over and across said 146.84 acre tract and with the common line of Lots 7 and 8 **South 48 degrees 04 minutes 57 seconds East 512.57 feet** to a set 5/8 inch iron rod with yellow plastic cap stamped "RPLS 6229" marking the most easterly corner of Lot 8 and the most northerly corner of Lot 9;

THENCE with the common line of Lots 8 and 9 **South 41 degrees 55 minutes 03 seconds West** at 916.96 feet **passing** a set 5/8 inch iron rod with yellow plastic cap stamped "RPLS 6229" in the northeast right of way line of Hughes Road (60 foot right of way) and continuing in all a **total distance of 946.96 feet** to a point in the centerline of Hughes Road and the southwest line of said 146.84 acre tract marking the most southerly corner of Lot 8 and the most westerly corner of Lot 9;

THENCE with the centerline of Hughes Road, the southwest line of said 146.84 acre tract and the southwest line of Lot 8 **North 48 degrees 04 minutes 57 seconds West 510.87 feet** to a found 5/8 inch iron rod with cap stamped "RRC Surveying" in the southeast line of a called 161.127 acre tract of land 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 146.84 acre tract and the most westerly corner of Lot 8;

THENCE with the northwest line of said 146.84 acre tract, the southeast line of said 161.127 acre tract and the northwest line of Lot 8 **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 said 110 acre tract and continuing in all a **total distance of 946.96 feet** to the **POINT OF BEGINNING** of the herein described tract and containing 11.12 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), 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

