

**DANIEL VILLA, JR., P.E., R.P.L.S.**

19315 HAYS SPRING DRIVE  
CYPRESS, TX 77433  
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JULY 07, 2020

**METES AND BOUNDS**

BEING A 17.19 ACRES OUT OF A 18.19 ACRE TRACT DESCRIBED IN DEED RECORDED UNDER FORT BEND COUNTY CLERK'S FILE NUMBER (F.B.C.C.F. NO.) 2008123346 , BOTH BEING OUT OF LOT 33 OF THE SLAVIN & GEORGE SUBDIVISION (VOL. 64, PAGES 252-253 OF THE DEED RECORDS) IN SECTION 13, S. A. & M. G. R.R. COMPANY SURVEY, ABSTRACT 328, IN FORT BEND COUNTY, TEXAS, BEING A PART OF THAT CERTAIN 18.19 ACRE TRACT OF LAND DESCRIBED IN DEED RECORDED UNDER FORT BEND COUNTY CLERK'S FILE NO. 2008123346, SAID 17.19 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

**BEGINNING** AT A 1" IRON PIPE FOUND IN THE EAST LINE OF HAMLINK ROAD, MARKING THE MOST WESTERLY CORNER OF THAT CERTAIN 93.1462 ACRE TRACT OF LAND CONVEYED TO OLEN D. TUCKER, III AND WIFE, CHRISTY S. TUCKER, AS DESCRIBED IN DEED RECORDED UNDER FORT BEND COUNTY CLERK'S FILE NO. 2012030209, ALSO MARKING THE MOST SOUTHERLY CORNER OF HEREIN DESCRIBED TRACT;

**THENCE** NORTH 38°37'20" WEST, A DISTANCE OF 671.04 FEET TO A ½ INCH CAPPED IRON ROD SET FOR A CORNER THE HEREIN DESCRIBED TRACT ALONG THE EAST LINE OF SAID HAMLINK ROAD, SAID POINT ALSO MARKING THE MOST SOUTHWESTERLY CORNER OF A CALLED 1.00 ACRE TRACT OF LAND DESCRIBED IN DEED RECORDED UNDER FORT BEND COUNTY CLERK'S FILE NO. 2006079658;

**THENCE** NORTH 83°21'30" EAST, A DISTANCE OF 91.74 FEET WITH THE SOUTH LINE OF SAID 1.00 ACRE TRACT TO A ½ INCH CAPPED IRON ROD SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT ALSO MARKING THE SOUTHEASTERLY CORNER OF SAID 1.00 ACRE TRACT;

**THENCE** NORTH 06°38'30" WEST, A DISTANCE OF 254.47 FEET, WITH THE EAST LINE OF SAID 1.00 ACRE TRACT TO A ½ INCH CAPPED IRON ROD SET MARKING A CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT ALSO MARKING THE NORTHEASTERLY CORNER OF SAID 1.00 ACRE TRACT;

**THENCE** SOUTH 83°21'30" WEST, A DISTANCE OF 250.63 FEET WITH THE NORTH LINE OF SAID 1.00 ACRE TRACT TO A ½ INCH CAPPED IRON ROD SET MARKING A CORNER OF THE HEREIN DESCRIBED TRACT, AT THE EAST LINE OF HAMLINK ROAD, ALSO BEING THE NORTHWESTERLY CORNER OF SAID 1.00 ACRE TRACT;

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**THENCE** NORTH 38°37'20" WEST, A DISTANCE OF 23.58 FEET ,ALONG THE EAST LINE OF SAID HAMLINK ROAD TO A ½ INCH CAPPED IRON ROD SET MARKING THE MOST NORTHWESTERLY CORNER OF HEREIN DESCRIBED TRACT; SAID POINT BEING ON THE SOUTH LINE OF RANDON SCHOOL ROAD/

**THENCE** NORTH 83°21'10" EAST, A DISTANCE OF 1878.24 FEET, ALONG THE SAID SOUTH LINE OF RANDON SCHOOL ROAD TO A ½ INCH CAPPED IRON ROD SET MARKING THE MOST NORTHEASTERLY CORNER OF HEREIN DESCRIBED TRACT;

**THENCE** SOUTH 51°22'40" WEST, AT A DISTANCE OF 43.91 FEET PASSING A FOUND 1" IRON PIPE MARKING THE MOST EASTERLY CORNER OF SAID 93.1462 ACRE TRACT OF LAND CONVEYED TO OLEN D. TUCKER, III AND WIFE, CHRISTY S. TUCKER, AS DESCRIBED IN DEED RECORDED UNDER FORT BEND COUNTY CLERK'S FILE NO. 2012030209, TO A TOTAL DISTANCE OF 1593.27 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 17.19 ACRES (OR 748,788 SQUARE FEET) MORE OR LESS.

  
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**DANIEL VILLA, JR.**  
**REGISTRATION NO. 6751**