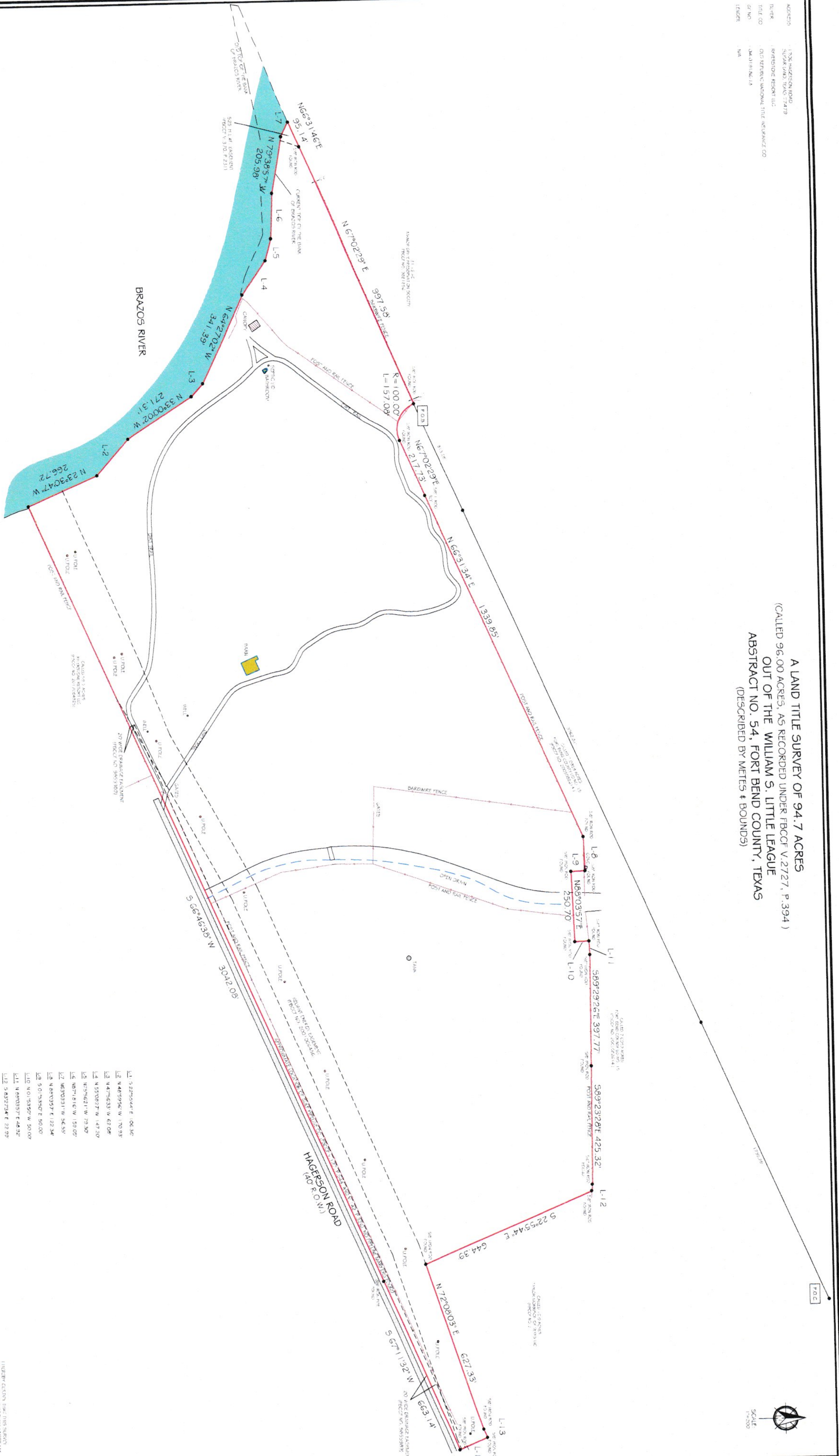


A LAND TITLE SURVEY OF 94.7 ACRES  
 (CALLED 96.00 ACRES, AS RECORDED UNDER FBOCF V.2727, P. 394 )  
 OUT OF THE WILLIAM S. LITTLE LEAGUE  
 ABSTRACT NO. 54, FORT BEND COUNTY, TEXAS  
 (DESCRIBED BY METES & BOUNDS)



L1	N 82°55'44"E	106.30'
L2	N 44°59'56"W	70.93'
L3	N 47°56'53"W	62.00'
L4	N 55°08'27"W	147.20'
L5	N 79°56'21"W	79.30'
L6	N 67°18'16"W	159.05'
L7	N 63°03'11"W	56.55'
L8	N 48°03'57"E	122.34'
L9	S 01°58'00"E	50.00'
L10	N 01°58'00"W	50.00'
L11	N 86°03'57"E	44.32'
L12	S 83°23'44"E	22.99'
L13	N 67°01'14"E	162.07'

**LEGEND:**  
 L1-L13 - CONVEYOR'S BOUNDARIES  
 F.B.C.F. - FORT BEND COUNTY RECORDS

**TITLE INFORMATION:**  
 THIS SURVEY WAS MADE IN ACCORDANCE WITH THE 1991 TEXAS PROFESSIONAL LAND SURVEYING ACT AND AS AUTHORIZED BY TITLE INSURANCE COMPANY OF TEXAS.

**NOTES:**  
 1. THIS SURVEY WAS MADE BASED ON THE SURVEY FIELD DATA.



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SHERI A. DEBSKI, S.P.L.S., No. 5832  
 (EXP. 12-31-24)  
 DATE: JANUARY 21, 2019

State of Texas

County of Fort Bend

**LEGAL DESCRIPTION of LAND**

A 94.7 acre tract of land out of the William S. Little League, Abstract No. 54 Fort Bend, Texas. Said 94.7 acre is the same tract, as a called 96.00 acre recorded under F.B.C.C.F. V.2727, Pg. 394, and being further described by metes and bounds as follows:

**COMMENCING** at the common easterly corner of Pecan Manor, an unrecorded subdivision, and that certain called 217.397 acre tract, recorded under F.B.C.C.F. No. 9484041;

**THENCE:** South 65°41'43" West, a distance of 1730.28 feet, to a point;

**THENCE:** South 66°31'43" West, a distance of 3962.81 feet, to the point;

**THENCE:** South 67°02'29" West, a distance of 313.28 feet to the 5/8" iron rod found on the curve to the left, and the **POINT of the BEGINNING** of herein described tract. Said point being the westerly corner of that certain 12.8314 acre Fort Bend County Levee Improvement District No. 15 tract;

**THENCE:** with said curve to the left, having radius of 100.00 feet, a curve length of 157.08 feet, a chord bearing of South 67°57'31" East, and a chord distance of 141.42 feet with common line of said 12.8314 acre tract, to a 5/8" iron rod found on the corner;

**THENCE:** North 67°02'29" East, a distance of 217.73 feet, continuing with a common line of said 12.8314 acre tract, to a 5/8" iron rod set for the angle point

**THENCE:** North 66°31'34" East, a distance of 1339.85 feet, continuing with a common line of said 12.8314 acre tract, to a 5/8" iron rod found the angle point;

**THENCE:** North 88°03'57" East, a distance of 122.34 feet, continuing with a common line of said 12.8314 acre tract, to a 5/8" iron rod found the angle point;

**THENCE:** South 01°56'03" East, a distance of 50.00 feet, continuing with a common line of said 12.8314 acre tract, to a 5/8" iron rod found the angle point;

**THENCE:** North 88°03'57" East, a distance of 250.70 feet, continuing with a common line of said 12.8314 acre tract, to a 5/8" iron rod found the angle point;

**THENCE:** North 01°56'03" West, a distance of 50.00 feet, continuing with a common line of said 12.8314 acre tract, to a 5/8" iron rod found the angle point;

**THENCE:** North 88°03'57" East, a distance of 48.92 feet, continuing with a common line of said 12.8314 acre tract, to a 5/8" iron rod found the angle point;

**THENCE:** South 89°29'26" East, a distance of 397.77 feet, continuing with a common line of said 12.8314 acre tract, to a 5/8" iron rod found;

**THENCE:** South 89°23'28" East, a distance of 425.32 feet, continuing with a common line of said 12.8314 acre tract, to a 5/8" iron rod found;

**THENCE:** South 83°27'34" East, a distance of 22.99 feet, continuing with a common line of said 12.8314 acre tract, to a 5/8" iron rod found on the northwesterly corner of that certain 10 acre Taylor Morrison of Texas Inc. tract;

**THENCE:** South 22°55'44" East, a distance of 644.39 feet, with common line of said 10 acre tract, to a 5/8" iron rod found on the corner;

**THENCE:** North 72°08'03" East, a distance of 627.33 feet, continuing with the common line of said 10 acre tract, to a 5/8" iron rod found on the corner;

**THENCE:** North 67°04'14" East, a distance of 32.87 feet, continuing with common line of said 10 acre tract, to a 5/8" iron rod found on the corner;

**THENCE:** South 22°55'44" East, a distance of 106.36 feet, to a 5/8" iron rod found on the southerly line of said called 217.397 acre tract, and northerly line of Hagerson Road (40' wide);

**THENCE:** South 67°11'32" West, a distance of 663.14 feet with common line of said Hagerson Road, and said called 217.397 acre tract, to the 3/4" iron pipe found on the angle point;

**THENCE:** South 66°46'38" West, a distance of 3042.08 feet, continuing with southerly line of said 217.397 acre tract, to a point on the top of the bank of the Brazos River;

**THENCE:** with top of the bank of the Brazos River the following courses, and distances:

North 23°30'47" West, a distance of 266.72 feet;  
North 48°59'56" West, a distance of 170.93 feet;  
North 33°00'02" West, a distance of 271.31 feet;  
North 47°56'33" West, a distance of 62.08 feet;  
North 64°27'02" West, a distance of 341.39 feet;  
North 55°08'27" West, a distance of 147.20 feet;  
North 75°56'01" West, a distance of 79.30 feet;  
North 87°18'16" West, a distance of 159.05 feet;  
North 79°38'57" West, a distance of 205.98 feet;  
North 63°03'31" West, a distance of 56.55 feet to a point on the northerly line of said 217.397 acre tract;

**THENCE:** North 66°31'46" East, a distance of 95.14 feet, with common line of said 217.397 acre tract to a 5/8" iron rod found on the southwesterly corner of that certain called 31.12 acre tract, as recorded under F.B.C.C.F. No. 9881856;

**THENCE:** North 67°02'29" East, a distance of 997.58 feet, continuing with the common line of said called 31.12 acre tract. to the **POINT of BEGINNING** and containing 94.7 acre of land.



Piotr A. Debski,  
RPLS 5902

GF No. 04-019186-18  
File# 19-01-79  
April 08, 2019