



**3.9393 ACRE TRACT  
FORT BEND COUNTY, TEXAS**

**BEING A 3.9393 ACRE TRACT OUT OF THE JOSEPH KUYKENDALL LEAGUE, ABSTRACT 49 IN FORT BEND COUNTY, TEXAS, BEING THE SAME TRACT DESCRIBED AS TRACT 1 CALLED 3.9484 ACRES BY DEED RECORDED IN VOLUME 792, PAGE 500 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING** at 1" metal pipe found on the West line of a 10.926 acre tract described in CF. NO. 2021064522, Official Public Records, Fort Bend County, Texas (O.P.R.F.B.C.T.), at the East corner of a 12.52 acre tract described in CF. NO. 2021064524, (O.P.R.F.B.C.T.), for the South corner of this tract.

THENCE N64°45'50"W along the Northeast line of said 12.52 acre tract, a distance of 803.50 feet to a ½" iron rod set on said line at the South corner of a 1.00 acre tract described in 2011023838(O.P.R.F.B.C.T.), same being the Southeast corner of a 20' access easement, locally known as Payne lane, described as tract II in said Volume 792, Page 500, for the West corner of this tract, from which the West corner of said 1.00 acre tract, same being the an "ell" corner of said 20' access easement, bears N64°45'50"W, a distance of 207.68 feet.

THENCE N24°42'27"E along the East line of said 1.00 acre tract, passing the Northeast line of said 20' Access easement, a total distance of 213.30 feet to a ½" iron rod found on the Southwest line of a 40.17 acre tract described in 2021064515(O.P.R.F.B.C.T.), same being the East corner of said 1.00 acre tract, for the North corner of this tract.

THENCE S64°49'43"E, along the Southwest line of said 40.17 acre tract, a distance of 802.13 to calculated point on said line at the North corner of said 10.926 acre tract, for the East corner of this tract, from which a fence post found for reference bears S24°26'23"W, a distance of 1.31 feet.

THENCE S24°20'36"W along the West line of said 10.926 acre tract, a distance of 214.22 feet to the **POINT OF BEGINNING** of this tract and containing 3.9393 acres of land, more or less.