

A 0.1993 acre (8,683 sq. ft.) tract of land, out of a called 1 acre tract, more or less, as described in deed to Sandy Mcdade, in Volume 64, Page 150, Fort Bend County Deed Records, being divided into thirds by partition deed recorded in Volume 778 Page 461, Fort Bend County Deed Records, in the Isaac McGary League, Abstract no. 58, Fort Bend County, Texas and being more particularly described by metes and bounds as follows:

**COMMENCING**, at the northeast corner of the remainder of said 1 acre tract, in the south right-of-way line of Old Highway 59, from which a found 5/8-inch iron rod bears South 77°25' West a distance of 0.5 feet;

**THENCE**, South 54°05'24" West, along the south right-of-way line of Old Highway 59, a distance of 47.84 feet to a found 5/8-inch iron rod with cap being the **POINT OF BEGINNING** of herein described tract;

**THENCE**, South 30°22'19" East, a distance of 189.39 feet to a found 1/2-inch iron rod in the north line of a 15-foot alley;

**THENCE**, South 57°20'59" West, along the north line of said 15-foot alley, a distance of 44.76 feet to a found 1/2-inch iron rod;

**THENCE**, North 31°15'25" West, a distance of 186.58 feet to a found 1/2-inch iron rod in the south right-of-way line of Old Highway 59;

**THENCE**, North 54°05'24" East, along the south right-of-way line of Old Highway 59, a distance of 47.83 feet to the **POINT OF BEGINNING** and containing 0.1993 acre of land, more or less.

This metes and bounds description was compiled in conjunction with a survey performed on the same date.

WITNESS my hand and seal this 12<sup>th</sup> day of December, 2022.



Georg Lardizabal  
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