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METES AND BOUNDS DESCRIPTION

**0.3485-ACRE (15,180 SQUARE FEET.)
J. MCCORMACK SURVEY 5, ABSTRACT NO. 85
FORT BEND COUNTY, TEXAS**

BEING 0.3485-ACRE (15,180 SQUARE FEET) TRACT OF LAND SITUATED IN THE D. SHELBY, J. FRAZIER AND J.MCCORMACK SURVEY 5, ABSTRACT NO. 85, IN FORT BEND COUNTY, TEXAS, BEING A PORTION OF A CALLED 0.697-ACRES TRACT KNOWN AS TRACT 1 OF THE SUBDIVISION OF THE NELLIE JOHNSON ESTATE RECORDED IN VOLUME 339, PAGE 556 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS (D.R.F.B.C.T.) AND PREVIOUSLY RECORDED UNDER FORT BEND COUNTY CLERK'S FILE (F.B.C.C.F.) NO. 2010029540 OFFICIAL PUBLIC RECORDS FORT BEND COUNTY, TEXAS (O.P.R.F.B.C.T.), SAID 0.3485-ACRE TRACT KNOWN AS THE WEST HALF OF TRACT 1 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING At a 3/4-inch iron rod found, in the westerly right-of-way (R.O.W.) of Macha Road (60 feet wide) marking the southeast corner of a called 3.00-Acres tract recorded in Volume 2464, Page 2410 D.R.F.B.C.T., and the northeast corner of said Tract 1;

THENCE South 89°57'55" West, with the northerly line of said Tract 1, a distance of 113.54 feet, to a 5/8-inch iron rod with cap (DART) set marking the **POINT OF BEGINNING** and the northeast corner of the herein described tract;

THENCE South 00°03'15" West, over and across said Tract 1, a distance of 133.75 feet to a 5/8-inch iron rod with cap (DART) set marking the southeast corner of the herein described tract;

THENCE North 89°58'54" West, with the northerly lines of a Tract recorded under F.B.C.C.F. No. 2000037288 O.P.R.F.B.C.T. and a called 0.697-Acre tract known as Tract 3, recorded under F.B.C.C.F. No. 2009065116 O.P.R.F.B.C.T. , a distance of 113.55 feet to a 5/8-inch iron rod with cap (YELLOW) found marking the southwest corner of the herein described tract;

THENCE North 00°03'15" East, with the east lines of said Tract 3, and a called 0.697-Acre tract known as Tract 2 recorded under F.B.C.C.F. No. 2009065116 O.P.R.F.B.C.T., a distance of 133.64 feet to a 5/8-inch iron rod with cap (ARTHUR) found marking the northwest corner of the herein described tract;

THENCE North 89°57'55" East, with the southerly line of said 3.00-Acres tract, a distance of 113.55 feet to the **POINT OF BEGINNING** and containing 0.3485-Acre (15,180 Square feet) more or less.

Benjamin Jauma
R.P.L.S. No. 6417
September 2, 2022



Job No. 2022-08-125
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