

**DESCRIPTION OF A TRACT OF LAND CONTAINING  
3,000 ACRES (130,680 SQUARE FEET) SITUATED  
IN THE EDWARD ROBERTSON LEAGUE, ABSTRACT 80  
FORT BEND COUNTY, TEXAS**

Being a tract of land containing 3,000 acres (130,680 square feet), situated in the Edward Robertson League, Abstract 80, Fort Bend County, Texas, being the westerly 1.00 acre of Lot 35 of Pecan Bend, Section 1, recorded in Volume 22, Page 12, Plat Records, Fort Bend County, Texas, and the westerly 2.00 acres of Lot 34 of said Pecan Bend, Section 1, being all of a tract conveyed unto Riccardo Rosa by deed recorded under Clerk's File No. 2007040934, of the Official Public Records of Fort Bend County, Texas. Said 3,000-acre tract being more particularly described by metes and bounds as follows:

BEGINNING at the northwest corner of the said tract herein described, the northwest corner of said 35, the northeast corner of Lot 36 of said Pecan Bend, Section 1, lying on the northeast line of Lot 19 of said Pecan Bend, Section 1, and lying on the centerline of Lakeview Road (60 feet wide);

THENCE South 88°57'50" East, along the north line of said Lot 35, the southeast line of said Lot 19 and the centerline of said Lakeview Road, a distance of 267.70 feet to the northerly northeast corner of the said tract herein described;

THENCE South 29°06'20" West, at a distance of 34.00 feet pass a set 1/2-inch iron rod with cap marked "Survey 1" in the south right-of-way line of said Lakeview Road, and continuing for a total distance of 247.48 feet to a set 1/2-inch iron rod with cap marked "Survey 1" for an interior corner of the said tract herein described, lying on the south line of said Lot 35, north of said Lot 34;

THENCE South 60°52'17" East, along the south line of said Lot 35 and the north line of said Lot 34, a distance of 62.09 feet to a found 5/8-inch iron rod for the easterly northeast corner of the said tract herein described;

THENCE South 29°06'20" West, a distance of 292.04 feet to a found 5/8-inch iron rod for the southeast corner of the said tract herein described, lying on the south line of said Lot 34, and the north line of Lot 33 of said Pecan Bend, Section 1;

THENCE North 60°54'39" West, along the south line of said Lot 34 and the north line of said Lot 33, at 273.22 feet pass a found 1/2-inch iron rod for reference lying on the east line of a 50 foot wide drainage easement and continuing for a total distance of 298.22 feet to the southwest corner of the said tract herein described, the southwest corner of the said Lot 34 and lying on the east line of said Lot 36;

THENCE North 29°06'20" East, along the west line of said Lot 34, the west line of said Lot 35 and the east line of said Lot 36, a distance of 413.71 feet to the POINT OF BEGINNING and containing 3,000 acres (130,680 square feet), more or less.

*Note: This metes and bounds description is referenced to a survey drawing prepared by Survey 1, Inc. (Firm Registration No. 100758-00) dated December 29, 2021, job number 12-106187-21.*



A handwritten signature in blue ink, appearing to be "R. Fussell", written over a light blue horizontal line.



*Your Land Survey Company*