

STATE OF TEXAS

COUNTY OF FORT BEND

METES AND BOUNDS DESCRIPTION
22910 CESSNA ROAD
NEEDVILLE, TEXAS. 77461

ALL THAT CERTAIN 2.625 ACRE TRACT OF LAND BEING SITUATED IN THE K. W. DAVIS LEAGUE, ABSTRACT NO. 22, FORT BEND COUNTY, TEXAS, SAID 2.625 ACRE TRACT ALSO BEING OUT OF AND PART OF A CALLED 58.873 ACRE TRACT OF LAND DESCRIBED IN VOLUME 815, PAGES 174, 178 AND 182 OF THE FORT BEND COUNTY DEED RECORDS; FURTHERMORE, SAID 2.625 ACRE TRACT OF LAND BEING THE SAME DESCRIBED IN FORT BEND COUNTY CLERK'S FILE NO. 2019102914 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Basis for bearings: Control monuments per Fort Bend County Clerk's File No. 2019102914.

BEGINNING at 1/2 inch iron rod with cap set for the Southwest corner of the herein described 2.625 acre tract of land, said point lying at the intersection of the North R.O.W. line of Farm-to-Market Road 1462 (100 feet R.O.W.), with the East R.O.W. line of Cessna Road (35 feet wide R.O.W. and drainage easement);

THENCE along the East R.O.W. line of Cessna Road, North 00° 52' 10" West a distance of 301.00 feet to a 1/2 inch iron rod found for the Northwest corner of the herein described 2.625 acre tract of land, said point also being the Southwest corner of a 1.556 acre tract of land described in Fort Bend County Clerk's File No. 2007097302;

THENCE along the South line of said 1.556 acre tract of land, South 89° 23' 40" East a distance of 385.96 feet to a 1 inch iron pipe found for the Northeast corner, said point also lying in the West line of a 9.006 acre tract of land called the South portion of a runway strip, as described in Fort Bend County Clerk's File No. 2009135669;

THENCE along the West line of said runway strip, South 00° 49' 44" West a distance of 195.44 feet to a 1 inch iron pipe found for an angle point;

THENCE continuing along the East line of said runway strip, South 20° 05' 15" West a distance of 112.55 feet to a 1 inch iron pipe found for the Southeast corner of the herein described 2.625 acre tract of land, said point also lying in the North R.O.W. line of said Farm-to-Market Road 1462;

THENCE along the North R.O.W. line of Farm-to-Market Road 1462, North 89° 18' 20" West a distance of 349.05 feet to the **POINT OF BEGINNING** and containing 2.625 acres of land, more or less.

PLAT ATTACHED



BARRY D. ADKINS, R.P.L.S. No. 6137
March 19, 2020



Job # S202077461-Cessna22910