

METES AND BOUNDS DESCRIPTION  
9.576 ACRES (417,119 SQ. FT.)  
BEING OF ALL  
CALLED 1.5966 ACRES &  
CALLED 1.5966 ACRES &  
CALLED 6.3866 ACRES  
G.S. PENTECOST LABOR, ABSTRACT NO. 298  
FORT BEND COUNTY, TEXAS

Being a tract or parcel of land containing 9.576 acres (417,119 square feet), situated in the G.S. Pentecost Labor Survey, Abstract No. 298, in Fort Bend County, Texas, being all of that certain tract called 1.5966 acres conveyed to Frederick Allen Wygrys and Shawn Burton Wygrys as described in Vol. 2131, Pg. 23, of the Fort Bend County Deed Records, and all of that certain tract called 1.5966 acres conveyed to Frederick A. Wygrys as described in Fort Bend County Clerk's File No. 2005092033, and all of that certain tract called 6.3866 acres conveyed to Frederick Allen Wygrys as described in Fort Bend County Clerk's File No. 954644, being further all of that certain tract called 9.583 acres Tract No. 2 conveyed to Frank Wygrys as described in Vol. 440, Pg. 276, of the Fort Bend County Clerk's Deed Records, said 9.576 acre tract being more particularly described by metes and bounds as follows (with all bearings referenced to the Texas Coordinate System, South Central Zone, NAD '83):

BEGINNING at a 5/8-inch iron rod found on the northwest line of that certain tract called 0.9860 acres Tract 15 of Mc Clellan Acres, as recorded in Vol. 5, Pg. 35, of the Fort Bend County Plat Records, conveyed to Danny F. Marek and wife, Janice K. Marek, as described in Vol. 600, Pg. 479, of the Fort Bend County Deed Records, for the east corner of that certain tract called 1.785 acres Tract 19 of said Mc Clellan Acres, conveyed to Adrian M. Padilla and spouse, Dariela A. Salazar, as described in Vol. 600, Pg. 479, of the Fort Bend County Deed Records, being also the south corner of said 9.583 acre Wygrys Tract No. 2 and of herein described 9.576 acre tract;

THENCE North 47°36'46" West (called N45°W), along the northeast line of said 1.785 acre Tract 19 and the southwest line of said 9.583 acre Wygrys Tract No. 2, at a distance of 294.84 feet pass a 5/8-inch iron rod found for the east corner of that certain tract called 1.611 acres Tract 21 of said Mc Clellan Acres, conveyed to David A. Thielemann and Shawn M. Thielemann, Husband and Wife, as described in Fort Bend County Clerk's File No. 2006150399, and continuing a total distance of 555.40 feet to a 5/8-inch iron pipe found on the southeast line of that certain tract called 13.4516 acres Tract 3 conveyed to Lee R. Hanzik Irrevocable Trust dated June 26<sup>th</sup>, 2012, as recorded in Fort Bend County Clerk's File No. 2014046670 for the north corner of said 1.611 acre Tract 21, being also the west corner of said 9.583 acre Wygrys Tract No. 2 and of herein described tract;

THENCE North 42°28'52" East along the southeast line of said 13.4516 acre tract and the northwest line of said 9.583 acre Wygrys Tract No. 2 (called N45°20'50"E), at a distance of 100.34 feet pass a 5/8-inch iron pipe found for the most southerly south corner of Restricted Reserve "A", of Block 1, Fairpark Village Section 9, as recorded in Plat No. 20180091, being also the east corner of said 13.4516 acre tract, and continuing along the southeast line of said Fairpark Village Section 9 (called N42°31'31"E), a total distance of 731.55 feet (called 732.86 feet) to the west corner of that certain tract called 2.6405 acres conveyed to Catherine B. Bitner, as described in Fort Bend County Clerk's

File No. 2021117470 and for the north corner of said 9.583 acre Wygrys Tract No. 2 and of the herein described tract, from which a found 5/8-inch iron rod with cap stamped "MILLER" bears S42°W, 1.14 feet and a found 5/8-inch iron rod cap stamped "1535-4035" bears N43°E, 0.95;

THENCE South 47°15'34" East (called N44°28'30"E), along northeast line of said 9.583 acre Wygrys Tract No. 2 and the southwest line said 2.6405 acre tract, at a distance of 337.90 feet pass a 5/8-inch iron pipe found for the west corner of that certain tract called 6.00 acres Tract No. 5 of Frank Wygrys, Sr. 77.66 acre tract as described in Vol. 440, Pg. 276, of the Fort Bend County Deed Records, and continuing a total distance of 581.14 feet (called 580.69 feet) to a 5/8-inch iron rod cap stamped "1535-4035" found on the southwest line of that certain tract called 3.640 acres conveyed to Larry James Bittner, as described in Fort Bend County Clerk's File No. 2013143211, being also the north corner of that certain tract call 4.436 acres conveyed to Drew Johnson, Trustee of the DMJ Living Trust, as described in Fort Bend County Clerk's File No. 2016078186, for the east corner of said 9.583 acre Wygrys Tract No. 2 and of the herein described tract;

THENCE South 42°44'26" West (called N45°31'30"E), along the southeast line of said 9.583 acre Wygrys Tract No. 2, a distance of 213.85 feet and angle point for said 9.583 acre Wygrys Tract No. 2 and of the herein described tract, from which a found 5/8-inch iron rod bears S54°E, 2.23 feet, and a found 5/8-inch iron rod cap stamped "SURVEY" bears N40°W, 2.59 feet;

THENCE South 45°14'20" West, along the southeast line of said 9.583 acre Wygrys Tract No. 2 (called S48°04'50"W), a distance of 514.75 feet (called 514.95 feet) to the POINT OF BEGINNING and containing 9.576 acres (417,119 square feet) of land, more or less.

Note: This metes and bounds description is accompanied by a Plat of Survey of even date herewith.

PEDRAZA SURVEYING, LLC  
TBPELS FIRM NO. 10194739  
Ph. (281) 240-9099  
Job No. 44-2241  
Date: October 10, 2022

