

METES AND BOUNDS  
5.52 ACRE PARCEL  
LOCATED IN THE  
L.E. CROSS SURVEY,  
ABSTRACT 419,  
FORT BEND COUNTY, TEXAS

Being a 5.52 acre parcel of land situated in the L.E. Cross Survey, Abstract 419, Fort Bend County, Texas, and being the same called 5.539 acres as described in deed recorded in Fort Bend County Clerk's File 1999053294 with the basis of bearings being said deed, and being more particularly described as follows:

**BEGINNING** at a 5/8" iron rod found in the northeastern right of way of Spur 10 (unknown R.O.W.) for the west corner of the called 64.87 acres as described in F.B.C.C.F. 2012097185, and marking the south corner of the herein described parcel;

**THENCE**, along the northeastern right of way of Sour 10 and a curve to the right having a radius of 2975.00 feet, an arc length of 217.53 feet, and a chord bearing North 45° 14' 15" West, a distance of 217.48 feet to a 1/2" iron rod set with plastic cap for the south corner of the called 5.499 acres as described in F.B.C.C.F. 2006071885, and marking the west corner of the herein described parcel;

**THENCE**, North 46° 58' 21" East (called North 46° 58' 32" East), along the southeastern line of the called 5.499 acres, passing at a distance of 1488.18 feet a 5/8" iron rod found for reference, and continuing for a total distance of 1517.37 feet to a point for corner in the centerline of Coon Creek for the east corner of the called 5.499 acres, and marking the north corner of the herein described parcel;

**THENCE**, South 47° 49' 17" East (called South 47° 47' 59" East) along the centerline of Coon Creek, a distance of 98.96 feet to a point for corner for the north corner of the called 64.87 acres, and marking the east corner of the herein described parcel;

**THENCE**, South 42° 29' 57" West (called South 42° 32' 28" West), along the northwestern line of the called 64.87 acres, passing at a distance of 28.39 feet a 5/8" iron rod found for reference, and continuing for a total distance of 1521.89 feet back to the **POINT OF BEGINNING** and containing 5.52 acres of land.

This metes and bounds description was made in conjunction with a survey plat.



David E. King, Jr.

Overland Surveyor's Consortium, Inc.

February 11, 2021

Job Number 2102024599

