

METES AND BOUNDS DESCRIPTION

4.856 ACRES IN THE
J. G. GOTH SURVEY, ABSTRACT 471
FORT BEND COUNTY, TEXAS

A 4.856-ACRE TRACT OF LAND SITUATED IN THE J. G. GOTH SURVEY, ABSTRACT 471, FORT BEND COUNTY, TEXAS, BEING OUT OF AND PART OF A CALLED 5.00-ACRE TRACT OF LAND DESCRIBED IN A DEED TO CHARLES L. HANLY RECORDED UNDER FORT BEND COUNTY CLERK'S FILE NUMBER 2018141110 AND OUT OF AND PART OF A CALLED 5.5072-ACRE TRACT OF LAND DESCRIBED IN A DEED TO CHARLES L. HANLY RECORDED UNDER FORT BEND COUNTY CLERK'S FILE NUMBER 2018141111 OF THE OFFICIAL PUBLIC RECORDS, SAID 4.856-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (4204), AS DETERMINED BY GPS MEASUREMENTS):

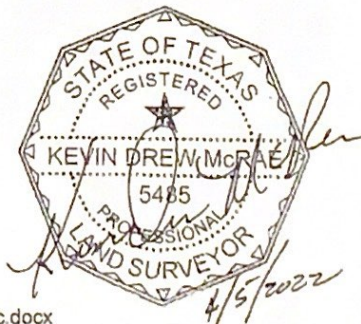
BEGINNING at a 5/8-inch iron rod set with cap stamped "RPLS 5485" in the northwest right-of-way line of F.M. 1994 (100-foot width) marking the south corner of a called 5.652-acre (Tract 1) this day surveyed, from which a 5/8-inch iron rod set with cap stamped "RPLS 5485" bears North 41°52'43" East, 217.45 feet marking the east corner of said called 5.5072-acre tract of land;

- (1) **THENCE** South 41°52'43" West, 285.15 feet along the common line of said F. M. 1994 and said called 5.5072-acre tract of land and said called 5.00-acre tract of land to a found 1/2-inch iron pipe with cap stamped "KALKOMEY SURVEYING" marking the east corner of a called 3.5-acre tract of land described in a deed to Mark Martinez recorded under Fort Bend County Clerk's File Number 2012020109 of the Official Public Records and the south corner of said called 5.00-acre tract of land and of the herein described tract of land;
- (2) **THENCE** North 48°29'29" West, 932.79 feet along the common line of said called 3.5-acre tract of land and said called 5.00-acre tract of land to a found 3/4-inch iron pipe in the southeast line of a called 84.961-acre tract of land described in a deed to Centerpoint Energy Houston Electric, LLC recorded under Fort Bend County Clerk's File Number 2006059233 of the Official Public Records marking the north corner of said called 3.5-acre tract of land and the west corner of said called 5.00-acre tract of land and of the herein described tract of land;
- (3) **THENCE** North 46°46'48" East, 173.63 feet to a 5/8-inch iron rod set with cap stamped "RPLS 5485" marking the west corner of said Tract 1 this day surveyed and the north corner of the herein described tract of land, from which a found 1/2-inch iron pipe bears 63.43 feet marking the west corner of said called 5.5072-acre tract of land and the north corner of said called 5.00-acre tract of land;
- (4) **THENCE** South 55°27'27" East, 925.51 feet over and across said called 5.00-acre tract of land and said called 5.5072-acre tract of land and along the common line of said Tract 1 and of the herein described tract of land to the **POINT OF BEGINNING** and containing 4.856 acres (211,511 square feet) of land. This description accompanies a Boundary Survey, prepared by KM Surveying, LLC and dated this the 5th day of April, 2022.

KM SURVEYING, LLC

Kevin Drew McRae, R.P.L.S.
Texas Registration No. 5485
3902 Reese Road, Suite C-100
Rosenberg, Tx 77471

Date: 4/6/2022 sem Job No: 1851-2209
File No: //...documents/technical/1851-2209 pb sls01 Tract 2-desc.docx



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