

DESCRIPTION

A TRACT OR PARCEL CONTAINING 1.3266 ACRES OR 57,787 SQUARE FEET OF LAND SITUATED IN THE I. & G. N. RR. SURVEY, ABSTRACT NO. 285, FORT BEND COUNTY, TEXAS, BEING OUT OF UNRESTRICTED RESERVE "B" BLOCK 1, PARKWAY MARKET, MAP OR PLAT THEREOF RECORDED UNDER PLAT NO. 20200073, FORT BEND COUNTY PLAT RECORDS (F.B.C.P.R.) DESCRIBED IN DEED TO KATY PARKWAY MARKET, LLC. RECORDED UNDER FORT BEND COUNTY CLERK'S FILE (F.C.C.F.) NO. 2017122750, WITH SAID 7.3266 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83):

COMMENCING, AT A MAG NAIL FOUND, ON THE WEST RIGHT-OF-WAY (R.O.W.) LINE OF GRAND PARKWAY (WIDTH VARIES) RECORDED UNDER VOL. 2170, PG. 2295 FORT BEND COUNTY DEED RECORDS (F.B.C.D.R.) AND HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NO. M425634, MARKING THE SOUTHEAST CORNER OF UNRESTRICTED RESERVE "C" OF SAID PARKWAY MARKET, AND THE NORTHEAST CORNER OF RESTRICTED RESERVE "B" BLOCK 1 FALCON LANDING, SECTION TWO, MAP OR PLAT THEREOF RECORDED UNDER SLIDE NO(S). 1669A AND B, F.B.C.P.R.;

THENCE, SOUTH 87 DEG. 56 MIN. 08 SEC. WEST, ALONG THE NORTH LINE OF SAID RESTRICTED RESERVE "B", A DISTANCE OF 236.24 FEET TO A POINT ON THE EAST LINE OF SAID UNRESTRICTED RESERVE "B", SAME BEING THE SOUTHWEST CORNER OF SAID UNRESTRICTED RESERVE "C", AND THE NORTHWEST CORNER OF SAID RESTRICTED RESERVE "B";

THENCE, NORTH 01 DEG. 31 MIN. 05 SEC. WEST, ALONG THE WEST LINE OF SAID UNRESTRICTED RESERVE "C", A DISTANCE OF 50.43 FEET TO AN "X" SET IN CONCRETE MARKING THE SOUTHEAST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 88 DEG. 31 MIN. 28 SEC. WEST, OVER AND ACROSS SAID UNRESTRICTED RESERVE "B", A DISTANCE OF 490.89 FEET TO CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE EAST LINE OF LOT 43, BLOCK 1 OF FALCON LANDING SECTION THREE PARTIAL REPLAT, MAP OR PLAT THEREOF RECORDED UNDER SLIDE NO. 1839A AND 1839B, F.B.C.P.R., AND MARKING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 08 DEG. 47 MIN. 24 SEC. WEST, ALONG THE WEST LINE OF SAID FALCON LANDING SEC 3 PARTIAL REPLAT, A DISTANCE OF 116.95 FEET TO A CUT X ON A BRICK WALL SET MARKING THE SOUTHWEST CORNER OF UNRESTRICTED RESERVE "A" OF SAID PARKWAY MARKET, THE NORTHWEST CORNER OF SAID UNRESTRICTED RESERVE "B", AND OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 88 DEG. 31 MIN. 48 SEC. EAST, ALONG THE SOUTH LINE OF SAID UNRESTRICTED RESERVE "A", A DISTANCE OF 505.69 FEET TO A CUT X SET IN CONCRETE ON THE WEST LINE OF SAID UNRESTRICTED RESERVE "C", AND MARKING THE SOUTHEAST CORNER OF SAID UNRESTRICTED RESERVE "A", THE NORTHEAST CORNER OF UNRESTRICTED RESERVE "B" AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 01 DEG. 31 SEC. 05 MIN. EAST, ALONG THE WEST LINE OF SAID UNRESTRICTED RESERVE "C", A DISTANCE OF 115.95 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.3266 ACRES OR 57,787 SQUARE FEET OF LAND.