

Lot 7
0.74 Acres
Fort Bend County, Texas

Being 0.74 acres (32,111 square feet) of land situated in the Gail Borden Jr. Survey, Abstract Number 12, Fort Bend County, Texas and being out, and a part of that called 37.84 acre tract as described under Clerk's File Number 2019086518, of the Official Records of Fort Bend County, Texas, said 0.74 acres being more particularly described as follows with all bearings being referenced to the Texas State Plane Coordinate System, South Central Zone, NAD83;

COMMENCING at a 5/8 inch iron rod, found on the intersection of the south right-of-way line of a roadway called Galveston Street, and the west right-of-way line of a roadway called Long Lane, same being the northeast corner of said 37.84 acre tract;

THENCE South 87°31'44" West, along the south right-of-way line of said Galveston Street, and the north line of said 37.98 acre tract, a distance of 428.16 feet to a 5/8 inch iron rod with cap stamped "Bourland Surveying;", set in the south right-of-way line of said Galveston Street, for the northwest corner of lot eight (8), same being the northeast corner of the herein described tract, and the actual **POINT OF BEGINNING**;

THENCE South 02°26'44" East, along the common west line of said lot eight, and the east line of said 0.74 acre tract, a distance of 225.00 feet, to a 5/8 inch iron rod with cap stamped "Bourland Surveying;", set for the southwest corner of said lot eight, same being the southeast corner of the herein described tract;

THENCE South 87°31'44" West, over and across, said 37.87 acre tract, a distance of 142.72 feet, to a 5/8 inch iron rod with cap stamped "Bourland Surveying;", set in the southeast corner of lot six (6), for the southwest corner of the herein described tract;

THENCE North 02°26'44" West, along the common east line of said lot six, and the west line of the herein described tract, a distance of 225.00 feet to a 5/8 inch iron rod with cap stamped "Bourland Surveying;", set in the northeast corner of said lot six, for the northwest corner of the herein described tract;

THENCE North 87°31'44" East, along the south right-of-way line of said Galveston Street, and the north line of said 0.74 acre tract, a distance of 142.72 feet to the **POINT OF BEGINNING**, containing 0.74 acres (32,111 square feet) in Fort Bend County, Texas.