

METES AND BOUNDS  
1.94 ACRE PARCEL  
LOCATED IN THE  
H&TCRR SURVEY,  
ABSTRACT 675,  
FORT BEND COUNTY, TEXAS

Being a 1.94 acre parcel of land situated in the H&TCRR Survey, Abstract 675, Fort Bend County, Texas, and being the same property as described in deed recorded in Fort Bend County Clerk's File 2014083109, with the basis of bearings being said deed, and being more particularly described as follows:

**BEGINNING** at a 1" iron pipe found in the northeastern right of way of Sunset Trail (60' R.O.W.) for the west corner of the called 1.94 acres as described in F.B.C.C.F. 2017060047, and marking the south corner of the herein described parcel;

**THENCE**, North 45° 00' 00" West, a distance of 246.91 feet along the northeastern right of way of Sunset Trail to a 1" iron pipe found for the south corner of the called 4.00 acres as described in Volume 2087, Page 904 of the Deed Records of Fort Bend County, and marking the west corner of the herein described parcel;

**THENCE**, North 44° 53' 00" East, a distance of 342.42 feet along the southeastern line of the called 4.00 acres to a 1/2" iron rod set with plastic cap in the southwestern line of the called 32.3028 acres as described in F.B.C.C.F. 2014083109 for the east corner of the called 4.00 acres, and marking the north corner of the herein described parcel;

**THENCE**, South 45° 00' 00" East, a distance of 246.91 feet along the southwestern line of the called 32.3028 acres to a 1/2" iron rod set with plastic cap for the north corner of the called 1.94 acres, and marking the east corner of the herein described parcel;

**THENCE**, South 44° 53' 00" West, a distance of 342.32 feet along the northwestern line of the called 1.94 acres back to the **POINT OF BEGINNING** and containing 1.94 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.

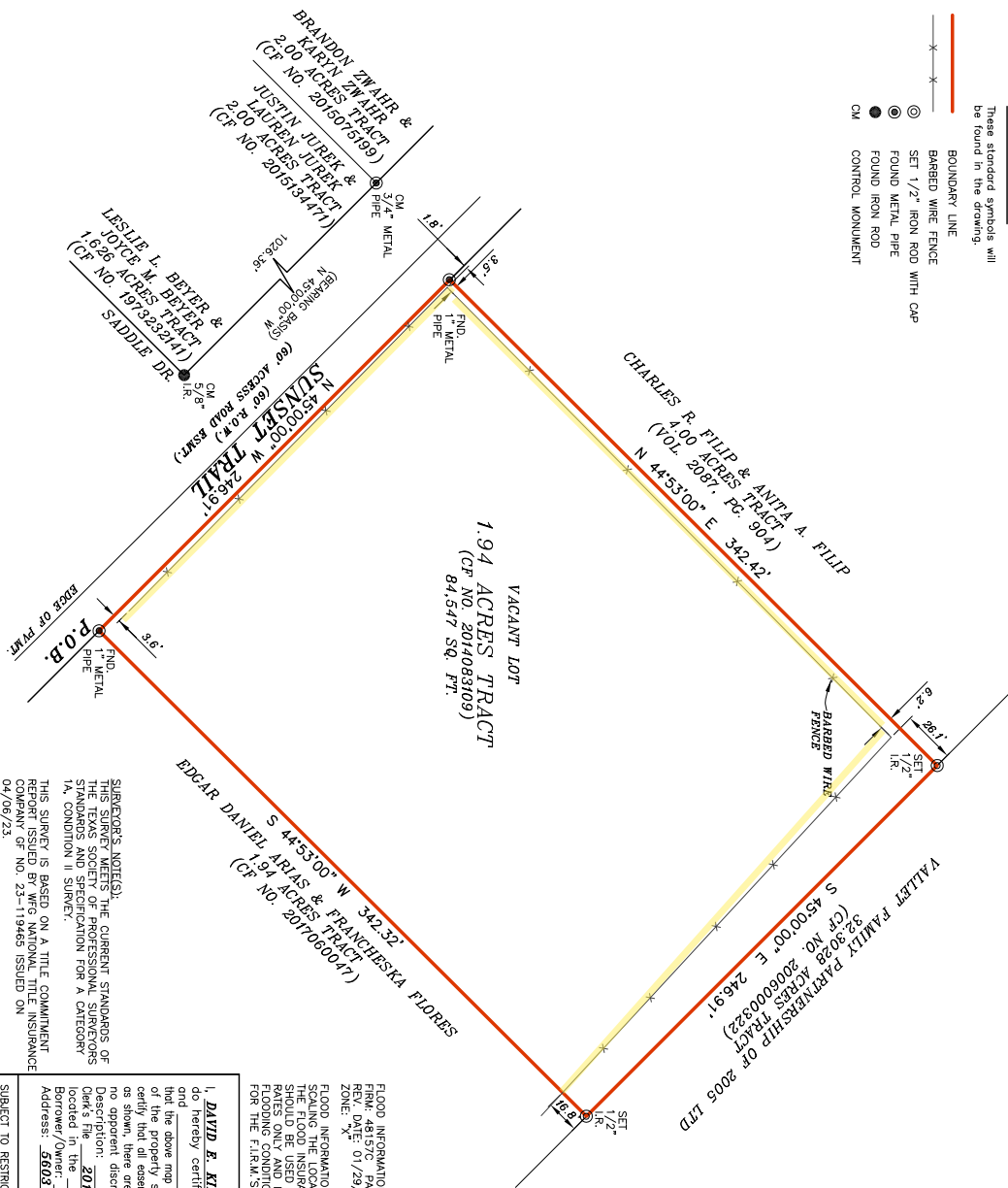
April 17, 2023

Job Number 2304039067



These standard symbols will be found in the drawing.

-  BOUNDARY LINE
-  BARBED WIRE FENCE
-  SET 1/2" IRON ROD WITH CAP
-  FOUND METAL PIPE
-  FOUND IRON ROD
-  CONTROL MONUMENT



Bearing a 194 acre parcel of land situated in the B.C.R.C.B. survey, Abstract 6755, The Board of County Commissioners, Texas, and being the same property as described in deed recorded in said county clerk's office, Volume 2087, Page 904 of the Deed Records of said county, and being more particularly described as follows:

**BEGINNING**, a 1<sup>st</sup> iron pipe found in the northeastern right of way of Sunset Trail at 60' R.O.W. for the west corner of the called 194 acres as shown on plat attached hereto; thence S 65° 00' 00" E, distance of 246.91 feet along the northeastern right of way of Sunset Trail to a 1<sup>st</sup> iron pipe found for the south corner of the called .001 acres; thence N 65° 00' 00" E, distance of 246.91 feet along the northeastern right of way of Sunset Trail to a 1<sup>st</sup> iron pipe found for the south corner of the called .001 acres as described in Volume 2087, Page 904 of the Deed Records of said county; and marking the west corner of the herein described parcel;

**THENCE**, South 64° 53' 00" East, a distance of 342.32 feet along the southwestern line of the called 4.00 acres to a 12<sup>th</sup> iron rod set with electric tape mark in the center of the called 194 acres; thence S 64° 53' 00" East, a distance of 342.32 feet along the southwestern line of the called 4.00 acres, and marking the north corner of the herein described parcel;

**THENCE**, South 65° 00' 00" East, a distance of 246.91 feet along the southwestern line of the called 32.3078 acres to a 12<sup>th</sup> iron rod set with electric tape mark in the center of the called 194 acres; and marking the east corner of the herein described parcel;

**THENCE**, South 64° 53' 00" East, a distance of 342.32 feet along the northeastern line of the called 194 acres back to the POINT OF BEGINNING; and containing 194 acres of land.



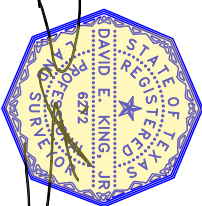
Figure 1 shows a 1D lattice with 12 sites. The sites are arranged in a horizontal row. Sites 1, 3, 5, 7, 9, and 11 are black, while sites 2, 4, 6, 8, 10, and 12 are white. A dashed line connects site 1 on the left to site 12 on the right.

JOB NO.:	2304039067	NO.	REVISION	DATE
DATE:	04/16/23			
DRAWN BY:	MIR/DT			
APPROVED BY:	DEK			

JOB NO:	2304039067	NO.	REVISION	DATE
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DATE:	04/16/23		
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APPROVED BY:	DEK		
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FIRM REGISTRATION NO. 10190700

DAVID E KING, R.P.L.S.

Registered Professional Land Surveyor  
 Registration No. 00370

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