

STATE OF TEXAS

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COUNTY OF FORT BEND

A TRACT OR PARCEL OF LAND CONTAINING 10.7924 ACRES, (470,116 SQUARE FEET), SITUATED IN THE EAST QUARTER OF THE B. B. B. & C. RAILROAD COMPANY SURVEY, SECTION 9, ABSTRACT NUMBER 118, FORT BEND COUNTY, TEXAS, SAID 10.7924 ACRE TRACT OF LAND BEING THAT CERTAIN CALLED 13.1448 ACRE TRACT OF LAND AS CONVEYED TO TRI HUE THICH BY INSTRUMENT RECORDED IN DOCUMENT NO. 2003064129 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS, SAVE AND EXCEPT THAT CERTAIN CALLED 0.2657 ACRE TRACT OF LAND AS CONVEYED TO CITY OF MISSOURI CITY, TEXAS BY INSTRUMENT RECORDED IN VOLUME 1954, PAGE 364, OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS, SAVE AND EXCEPT THAT CERTAIN CALLED 2.349 ACRE DRAINAGE EASEMENT LYING NORTHWESTERLY OF AND ADJOINING THE SOUTHEASTERLY LINE OF SAID 13.1448 ACRE TRACT AS DESIGNATED BY INSTRUMENT RECORDED IN DOCUMENT NO. 9881890 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS, SAVE AND EXCEPT THAT CERTAIN CALLED 0.49 ACRE TRACT OF LAND BEING PARCEL 8, AS SHOWN ON THE STATE DEPARTMENT OF HIGHWAYS AND TRANSPORTATION MAP OF FM 2234, CONTROL NO. 2105-1-14, AS CONVEYED TO THE STATE OF TEXAS, (NO DEED FOUND), AS DESIGNATED BY INSTRUMENT RECORDED IN DOCUMENT NO. 9881890 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS, SAVE AND EXCEPT THAT CERTAIN TRACT OF LAND LYING WITHIN THE EXISTING RIGHT-OF-WAY LINE OF SAID FM 2234 AS SHOWN ON SAID STATE DEPARTMENT OF HIGHWAYS AND TRANSPORTATION MAP OF FM 2234, CONTROL NO. 2105-1-14, (NO DEED FOUND), AS DESIGNATED BY INSTRUMENT RECORDED IN DOCUMENT NO. 9881890 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS, SAID 10.7924 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARING BASIS: DOCUMENT NO. 2003064129 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS).

BEGINNING at a ¾” iron pipe found for the intersection of the northwesterly line of said 2.349 Acre Drainage Easement with the existing northeasterly right-of-way line of FM 2234, (variable width right-of-way per said State Map of FM 2234), same being the south corner and the POINT OF BEGINNING of the herein described tract;

Thence, N 48°03’53” W, along the existing northeasterly right-of-way line of FM 2234, a distance of 209.93 feet to a capped, (Precision Surveyors), iron rod set for the southeasterly corner of said 0.49 Acre Tract, (Parcel 8), same being the point of curvature of a curve to the left;

Thence, Northwesterly, along the northeasterly line of said 0.49 Acre Tract, with the arc of said curve to the left, having an included angle of 05°52’42”, a radius of 1,495.39 feet, a chord that bears, N 38°31’49” W, a chord distance of 153.36 feet, for an arc distance of 153.42 feet to a 5/8” iron rod found for the northeast corner of that certain called 0.249 acre tract of land being Parcel 7 of said State Map of FM 2234, as conveyed to the State of Texas by instrument recorded in Volume 1757, Page 176, of the Deed Records of Fort Bend County, Texas, same being the south corner of Amending Plat of Garden Park Village, a subdivision in Fort Bend County, Texas, according to the map or plat thereof recorded in Plat No. 20060007 of the Map Records of Fort Bend County, Texas, same being the north corner of said 0.49 Acre Tract, same being the west corner of the herein described tract;

Thence, N 41°56’07” E, along the common line of said Amending Plat of Garden Park Village, pass at a distance of 1,218.34 feet a 3/8” iron pipe found on the southwest

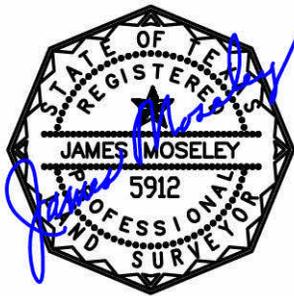
line of a 50 foot wide drainage easement for the east corner of said Amending Plat of Garden Park Village, and continuing for a total distance of 1,268.34 feet to a capped, (Precision Surveyors), iron rod set on the southwesterly line of Craven Village, Section 2, a subdivision in Fort Bend County, Texas, according to the map or plat thereof recorded in Volume 18, Page 13, of the Map Records of Fort Bend County, Texas, same being the northeasterly line of said 50 foot wide drainage easement, for the north corner of the herein described tract;

Thence, S 48°03'53" E, along the southwesterly line of said Craven Village, Section 2, same being the northeasterly line of said 50 foot wide drainage easement, a distance of 394.66 feet to a capped, (Precision Surveyors), iron rod set on the northwesterly line of said 2.349 Acre Drainage Easement for the east corner of the herein described tract;

Thence, S 41°56'07" W, across said 50 foot wide drainage easement, along the common line of said 2.349 Acre Drainage Easement, a distance of 49.99 feet to a capped, (Precision Surveyors), iron rod set for the north corner of said 0.2657 Acre Tract, same being a corner of the herein described tract;

Thence, S 47°51'01" W, along the common line of said 0.2657 Acre Tract, a distance of 369.48 feet to a ¾" iron pipe found on the northwesterly line of said 2.349 Acre Drainage Easement for the west corner of said 0.2657 Acre Tract, same being a corner of the herein described tract;

Thence, S 41°38'07" W, along the common line of said 2.349 Acre Drainage Easement, a distance of 876.24 feet to the POINT OF BEGINNING and containing 10.7924 acres or 470,116 square feet of land, more or less.



James E. Moseley
Registered Professional Land Surveyor,
No. 5912
Job No. 23-03052
May 25, 2023
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See Drawing Attached