

Metes and Bounds Description
0.7522 Acre (32,769 Sq. Ft.)
William Stafford League, A – 89
Fort Bend County, Texas

Being a 0.7522 acre (32,769 square feet) tract of land situated in the William Stafford League, Abstract Number 89, Fort Bend County, Texas and being the remainder of a called 0.7600 acre tract of land conveyed to Joseph Charles LaBarbera by Special Warranty Deed, executed April 19, 2000 and recorded under File Number 2000032041 of the Official Public Records of Real Property, Fort Bend County, Texas (O.P.R.R.P.F.B.C.T.) and being the remainder of Unrestricted Restricted Reserve "C" of the Replat of Tract 9 Stafford Oaks, a subdivision of record according to the map or plat thereof recorded in Slide 1589 B of the Map Records of Fort Bend County, Texas (M.R.F.B.C.T.), said 0.7522 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a set "X" cut in concrete (N=13,792,867.1699, E=3,055,207.7197 for the point of intersection of the westerly line of said 0.7600 acre tract and said Unrestricted Reserve "C" and the easterly line of a tract of land described as Lot 8 of Stafford Oaks, a subdivision of record according to the map or plat thereof recorded in Volume 255, Page 484 of the Deed Records of Fort Bend County, Texas (D.R.F.B.C.T.) and conveyed to Chartmath Auto, Inc. by Special Warranty Deed, executed September 13, 2000 and recorded under File Number 2000080629 of the O.P.R.R.P.F.B.C.T. and being in the existing southerly right-of-way line of US Highway 90 A (width varies) and a 0.0077 acre tract conveyed to the State of Texas by Deed, executed January 12, 2004 and recorded under File Number 2004028250 of the O.P.R.R.P.F.B.C.T.;

THENCE, South 63°55'44" East, along the existing southerly right-of-way line of said US Highway 90 A and the southerly line of said 0.0077 acre tract, a distance of 99.34 feet to a 5/8-inch iron rod with plastic cap stamped "TRANSYSTEMS CORPORATION" set for the point of intersection with the easterly line of said 0.7600 acre tract and said Unrestricted Reserve "C" and a called 2.6221 acre tract also described as Lots 10 and 11 of said Stafford Oaks and conveyed to The Attayi Family Limited Partnership by General Warranty Deed, executed October 21, 1998 and recorded under File Number 9893252 of the O.P.R.R.P.F.B.C.T.;

THENCE, South 02°14'16" East, departing the existing southerly right-of-way line of said US Highway 90 A and along the line common to said 0.7600 acre tract, Unrestricted Reserve "C" and said 2.6221 acre tract, a distance of 329.69 feet to a 5/8-inch iron rod with plastic cap found for the most northeasterly corner common to said 0.7600 acre tract and said Unrestricted Reserve "C" and Unrestricted Reserve "A" of said Replat of Tract 9 Stafford Oaks;

THENCE, South 87°45'44" West, departing the line common to said 0.7600 acre tract and said Unrestricted Reserve "C" and said 2.6221 acre tract and along the most northerly line common to said 0.7600 acre tract and said Unrestricted Reserve "C" and said Unrestricted Reserve "A", a distance of 50.00 feet to a 5/8-inch iron rod with plastic cap found for the most northwesterly corner common to said 0.7600 acre tract and said Unrestricted Reserve "C" and said Unrestricted Reserve "A";

THENCE, South 02°14'16" East, along the most westerly line common to said 0.7600 acre tract, Unrestricted Reserve "C" and said 2.6221 acre tract, a distance of 50.00 feet to a 5/8-inch iron rod with plastic cap found for the most southwesterly corner common to said 0.7600 acre tract and said Unrestricted Reserve "C" and said Unrestricted Reserve "A", being in the northerly line of Unrestricted Reserve "B" of said Replat of Tract 9 Stafford Oaks;

THENCE, South 87°45'44" West, departing the most westerly line common to said 0.7600 acre tract and said Unrestricted Reserve "C" and said Unrestricted Reserve "A" and along the line common to said 0.7600 acre tract and said Unrestricted Reserve "C" and said Unrestricted Reserve "B", a distance of 37.46 feet to a 5/8-inch iron rod with plastic cap stamped "TRANSYSTEMS CORPORATION" set for the common westerly corner of said 0.7600 acre tract and said Unrestricted Reserve "C" and said Unrestricted Reserve "B", being in the easterly line of said Lot 8;

THENCE, North 02°14'16" West, departing the line common to said 0.7600 acre tract and said Unrestricted Reserve "C" and said Unrestricted Reserve "B" and along the line common to said 0.7600 acre tract and said Unrestricted Reserve "C" and said Lot 8, a distance of 426.81 feet to the **POINT OF BEGINNING**, containing 0.7522 acre (32,769 square feet) of land.

Notes:

All bearings are referenced to the Texas Coordinate System, South Central Zone (4204) NAD 83 and based on the monumented westerly line of Unrestricted Reserve "A", having a bearing of South 02°14'16" East. All distances and coordinates are surface values expressed in US Survey Feet and may be converted to grid by multiplying by a combined scale factor of 0.999870.

This property description was prepared in conjunction with a parcel plat of even date.

Surveyed on the ground in October, 2014.

I, Richard R. Dorr, a Registered Professional Land Surveyor, do hereby certify that the property description hereon and the accompanying parcel plat of even date represent an actual on the ground survey made by me or under my supervision.

 10/28/2014
Date

Richard R. Dorr
Registered Professional Land Surveyor
Texas Registration No. 4780



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