

County: Fort Bend
Project: SHOUSE – Boundary
C.I. No.: 1218-23
Job Number: 2023189-020

METES AND BOUNDS FOR 958.46 ACRES

Being a 61.70 acre tract of land (TRACT “A”) located in the Abner Kuykendall Survey, A-48, a 690.84 acre tract of land (TRACT “B”) located in the Joseph Kuykendall Survey, A-49 and the Abner Kuykendall Survey, A-48, and a 205.92 acre tract of land (TRACT “C”) located in the Abner Kuykendall Survey, A-48 in Fort Bend County, Texas; said tracts being all of the remainder of a calculated 982.194 acre tract of land recorded in the name Little Creek Polly Ltd., et al, in Clerk’s File Number 2016036560 of the Official Public Records of Fort Bend County (O.P.R.F.B.C.), said 982.194 acre tract being comprised of a called 20.00-acre tract of land described in Clerk’s File Number 9632087 of the O.P.R.F.B.C. (said 20.00 acre tract also being a portion of Reserve “B” of the Tom R. Booth Estate Division No.1, a subdivision recorded under Slide Number 1206A of the Fort Bend County Plat Records (F.B.C.P.R.)), a called 180.08-acre tract of land (First Tract) and a called 681.81-acre tract of land (Second Tract) described in Clerk’s File Number 1969003018 of the O.P.R.F.B.C., a called 99.978-acre tract of land described in Clerk’s File Number 2000005339 of the O.P.R.F.B.C. and a called 0.326-acre tract of land described in Clerk’s File Number 2000005342 of the O.P.R.F.B.C.; said Tracts “A”, “B”, and “C” being more particularly described in three tracts by metes and bounds as follows (all bearings are based on the Texas Coordinate System, South Central Zone):

TRACT “A”: 61.70 ACRES

Beginning at a 4-inch by 4-inch concrete monument found for the southwest corner of Greatwood Lake Sec 1, a subdivision recorded in Plat Number 20140242 of the F.B.C.P.R., same being on the north Right-of-Way (R.O.W.) line of F.M. 2759 (width varies) as established by Volume 2, Page 4 of the Fort Bend County Deed Records (F.B.C.D.R.) and in Volume 195, Pages 123, 129, 137 and 144 of the F.B.C.D.R.;

1. Thence, with said north R.O.W. line, North 83 degrees 11 minutes 21 seconds West, a distance of 3,370.87 feet to a 5/8-inch iron rod with cap stamped “COSTELLO INC” set in Macek Road (called 70-feet wide in Slide Nos. 769A-B of the F.B.C.P.R.), same being on the west line of aforesaid 681.81-acre tract;
2. Thence, within said Macek Road R.O.W. and with the west line of said 681.81-acre tract, North 22 degrees 49 minutes 11 seconds East, a distance of 1,301.32 feet to an “X” in concrete set for the northwest corner of said 681.81-acre tract;

3. Thence, with the north line of said 681.81-acre tract, South 66 degrees 30 minutes 48 seconds East, at a distance of 48.76 feet passing a 1/2-inch iron pipe found for the southeast corner of a called 1.474 acre R.O.W. Dedication and the southwest corner of Reserve "A" of Lamar C.I.S.D. Elementary 18, a subdivision recorded in Plat Number 20060214 of the F.B.C.P.R., in all, a total distance of 726.00 feet to a 1/2-inch iron pipe found;
4. Thence, continuing with the north line of said 681.81-acre tract and south line of said subdivision, South 67 degrees 22 minutes 15 seconds East, a distance of 413.54 feet to a 5/8-inch iron rod with cap found for the southeast corner of said subdivision and the southwest corner of Greatwood Lake Sec 2B, a subdivision recorded in Plat Number 20210205 of the F.B.C.P.R.;
5. Thence, continuing with the north line of said 681.81-acre tract and with the south line of said Sec 2B, South 67 degrees 20 minutes 19 seconds East, a distance of 770.10 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
6. Thence, continuing with the north line of said 681.81-acre tract and the south line of said Sec 2B, South 66 degrees 53 minutes 25 seconds East, a distance of 331.08 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
7. Thence, continuing with the north line of said 681.81-acre tract and the south line of said Sec 2B, South 67 degrees 19 minutes 45 seconds East, passing at a distance of 103.77 feet the southeast corner of said Sec 2B and a southwesterly corner of aforesaid Greatwood Lake Sec 1, in all, a total distance of 550.61 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
8. Thence, continuing with the north line of said 681.81-acre tract and the south line of said Sec 1, South 66 degrees 32 minutes 06 seconds East, a distance of 432.15 feet to a 5/8-inch iron rod found for an interior corner of said Sec 1;
9. Thence, with the westerly line of said Sec 1, South 20 degrees 10 minutes 04 seconds West, a distance of 362.00 feet to the **Point of Beginning** and containing 61.70 acres of land in Tract A.

TRACT "B": 690.84 ACRES

Beginning at a 1-inch iron pipe found at the southeast corner of aforesaid 180.08-acre tract, the east corner of a called 47.76-acre tract of land recorded in Clerk's File Number 9711400 of the O.P.R.F.B.C. and the north corner of Lonely Oak, a subdivision recorded in Plat Number 20070294 of the Fort Bend County Plat Records (F.B.C.P.R.), same being on the northwest line of aforesaid 681.81-acre tract;

1. Thence, with the common line of said 180.08-acre tract and said 47.76-acre tract, North 67 degrees 13 minutes 42 seconds West, a distance of 2,463.20 feet to a Railroad Iron found for the southwest corner of said 180.08-acre tract and the southeast corner of aforesaid 20.00-acre tract;
2. Thence, with the common line of said 20.00-acre tract and said 47.76-acre tract, North 67 degrees 43 minutes 13 seconds West, a distance of 282.78 feet to a 1/2-inch iron rod found on the easterly R.O.W. of F.M. 762 (width varies) as recorded in Clerk's File Number's 2017131581, 2017126404 and 2017083892 of the O.P.R.F.B.C.;
3. Thence, with said easterly R.O.W. line, North 20 degrees 27 minutes 39 seconds West, a distance of 807.25 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
4. Thence, continuing with said easterly R.O.W. line, 242.77 feet along the arc of a curve to the left, said curve having a central angle of 01 degrees 14 minutes 35 seconds, a radius of 11,190.00 feet and a chord that bears North 21 degrees 04 minutes 56 seconds West, a distance of 242.76 feet to a 5/8-inch iron rod found at the common line of said 20.00-acre tract and Cornerstone Community Bible Church, a subdivision recorded in Plat Number 20090123 of the F.B.C.P.R.;
5. Thence, with said common line, North 83 degrees 09 minutes 59 seconds East, a distance of 1,137.53 feet to a 1/2-inch iron pipe found for the northeast corner of said 20.00-acre tract and the southeast corner of said Cornerstone Community Bible Church, same being on the northwest line of aforesaid 180.08-acre tract;
6. Thence, with the common line of said 180.08-acre tract and said Cornerstone Community Bible Church, North 22 degrees 08 minutes 53 seconds East, a distance of 730.21 feet to a 5/8-inch iron rod with cap found for the northeast corner of said Cornerstone Community Bible Church and the southeast corner of a called 22.93-acre tract of land recorded in Clerk's File Number 2007040033 of the O.P.R.F.B.C.;

7. Thence, with the common line of said 180.08-acre tract and said 22.93-acre tract, North 22 degrees 06 minutes 44 seconds East, a distance of 769.08 feet to the northwest corner of said 180.08-acre tract, from which an iron rod with cap found at the northeast corner of said 22.93-acre tract bears N21°37'06"E, a distance of 0.86 feet, same being on the southerly line of the Gulf Colorado & Sante Fe Railway Company R.O.W. (recognized as 100-feet wide; no deed information found);
8. Thence, with the northerly lines of said 180.08-acre tract, aforesaid 681.81-acre tract and aforesaid 0.326-acre tract and the southerly line of said railroad R.O.W., South 83 degrees 11 minutes 51 seconds East, a distance of 8,693.89 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set for the northeast corner of said 0.326-acre tract and being on the westerly line of Royal Lakes Estates Section Two, a subdivision recorded in Slide Nos. 2020B-2021A of the F.B.C.P.R.;
9. Thence, with the common line of said 0.326-acre tract and said Section Two, South 22 degrees 07 minutes 23 seconds West, a distance of 787.42 feet to a 5/8-inch iron rod with cap found for the southeast corner of said 0.326-acre tract and the northeast corner of Royal Lakes Manor Section One, a subdivision recorded in Plat Number 20040170 of the F.B.C.P.R.;
10. Thence, with the southerly line of said 0.326-acre tract, a southerly line of aforesaid 681.81-acre tract and the northerly line of said Section One, North 67 degrees 53 minutes 47 seconds West, a distance of 714.19 feet to a 5/8-inch iron rod with cap found for the northwest corner of said Section One and the northeast corner of aforesaid 99.978-acre tract, from which an 1/2-inch iron pipe found bears N73°34'00"W a distance of 4.20 feet;
11. Thence, with the common line of said Section One and said 99.978-acre tract, South 22 degrees 07 minutes 50 seconds West, a distance of 3,102.18 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set at the northeast corner of a called 1.802-acre tract of land (Parcel 18) recorded in Case Number 21-CCV-070265 of the Fort Bend County Court at Law (F.B.C.C.L.);

Thence, with the north line of said Parcel 18 and the north line of a called 11.04-acre tract of land (Parcel 14) recorded in Case Number 21-CCV-070259 of the F.B.C.C.L., the following twelve (12) courses:

12. North 77 degrees 48 minutes 42 seconds West, a distance of 251.74 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;

13. 547.73 feet along the arc of a curve to the left, said curve having a central angle of 28 degrees 47 minutes 28 seconds, a radius of 1,090.00 feet and a chord that bears South 87 degrees 47 minutes 33 seconds West, a distance of 541.98 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
14. South 73 degrees 23 minutes 49 seconds West, a distance of 320.18 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
15. 290.63 feet along the arc of a curve to the right, said curve having a central angle of 16 degrees 49 minutes 13 seconds, a radius of 990.00 feet and a chord that bears South 81 degrees 48 minutes 26 seconds West, a distance of 289.59 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
16. North 89 degrees 46 minutes 57 seconds West, a distance of 929.90 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
17. 199.29 feet along the arc of a curve to the right, said curve having a central angle of 05 degrees 37 minutes 30 seconds, a radius of 2,030.00 feet and a chord that bears North 86 degrees 58 minutes 12 seconds West, a distance of 199.21 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
18. North 84 degrees 09 minutes 28 seconds West, a distance of 704.76 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
19. 251.13 feet along the arc of a curve to the left, said curve having a central angle of 06 degrees 45 minutes 18 seconds, a radius of 2,130.00 feet and a chord that bears North 87 degrees 32 minutes 07 seconds West, a distance of 250.98 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
20. South 89 degrees 05 minutes 14 seconds West, a distance of 631.32 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
21. 200.22 feet along the arc of a curve to the right, said curve having a central angle of 11 degrees 35 minutes 16 seconds, a radius of 990.00 feet and a chord that bears North 85 degrees 07 minutes 09 seconds West, a distance of 199.88 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
22. North 79 degrees 06 minutes 25 seconds West, a distance of 1,178.34 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;

23. 86.12 feet along the arc of a curve to the left, said curve having a central angle of 04 degrees 31 minutes 36 seconds, a radius of 1,090.00 feet and a chord that bears North 81 degrees 22 minutes 14 seconds West, a distance of 86.10 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set at the northwest corner of said Parcel 14, same being on the common line of aforesaid 681.81 acre tract and aforesaid Lonely Oak subdivision;
24. Thence, with said common line, North 22 degrees 59 minutes 49 seconds East, a distance of 605.97 feet to the **Point of Beginning** and containing 690.84 acres of land in Tract B.

TRACT "C": 205.92 ACRES

Beginning at the southwest corner of Royal Lakes Manor Section Two, a subdivision recorded in Plat Number 20150062 of the F.B.C.P.R. and the southeast corner of aforesaid 99.978-acre tract from which a 5/8-inch iron rod found bears S06°11'09"W a distance of 0.64 feet and a bent axle found bears N85°33'18"W a distance of 3.56 feet, same being on the north line of a called 2433-acre tract of land (3rd Tract) recorded in Volume 64, Page 106 of the F.B.C.D.R.;

1. Thence, with the southerly line of said 99.978-acre tract, the southerly line of aforesaid 681.81-acre tract, the northerly line of said 2433-acre tract and the northerly line of Lamar C.I.S.D. George Ranch High School, a subdivision recorded in Plat Number 20080195 of the F.B.C.P.R., North 67 degrees 40 minutes 17 seconds West, a distance of 5,224.65 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set at the most southerly corner of a called 5.645-acre tract of land (Parcel 25) recorded in Case Number 21-CCV-070276 of the F.B.C.C.L.;

Thence, with the southerly and easterly lines of said Parcel 25, the following four (4) courses:

2. 144.64 feet along the arc of a curve to the right, said curve having a central angle of 47 degrees 47 minutes 37 seconds, a radius of 173.40 feet and a chord that bears North 58 degrees 50 minutes 15 seconds East, a distance of 140.49 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
3. North 82 degrees 44 minutes 03 seconds East, a distance of 222.36 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
4. 8.72 feet along the arc of a curve to the right, said curve having a central angle of 01 degrees 45 minutes 34 seconds, a radius of 283.99 feet and a chord that bears North 83 degrees 36 minutes 51 seconds East, a distance of 8.72 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;

5. North 23 degrees 01 minutes 58 seconds East, a distance of 789.07 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set at the northeast corner of said Parcel 25 and being on the south line of aforesaid Parcel 14;

Thence, with the south lines of said Parcel 14 and aforesaid Parcel 18, the following eleven (11) courses:

6. South 79 degrees 06 minutes 25 seconds East, a distance of 988.72 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
7. 220.64 feet along the arc of a curve to the left, said curve having a central angle of 11 degrees 35 minutes 53 seconds, a radius of 1,090.00 feet and a chord that bears South 85 degrees 06 minutes 51 seconds East, a distance of 220.26 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
8. North 89 degrees 05 minutes 14 seconds East, a distance of 631.32 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
9. 239.34 feet along the arc of a curve to the right, said curve having a central angle of 06 degrees 45 minutes 18 seconds, a radius of 2,030.00 feet and a chord that bears South 87 degrees 32 minutes 07 seconds East, a distance of 239.20 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
10. South 84 degrees 09 minutes 28 seconds East, a distance of 704.76 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
11. 209.11 feet along the arc of a curve to the left, said curve having a central angle of 05 degrees 37 minutes 30 seconds, a radius of 2,130.00 feet and a chord that bears South 86 degrees 58 minutes 12 seconds East, a distance of 209.02 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
12. South 89 degrees 46 minutes 57 seconds East, a distance of 929.90 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
13. 319.99 feet along the arc of a curve to the left, said curve having a central angle of 16 degrees 49 minutes 13 seconds, a radius of 1,090.00 feet and a chord that bears North 81 degrees 48 minutes 26 seconds East, a distance of 318.84 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
14. North 73 degrees 23 minutes 49 seconds East, a distance of 320.18 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;

15. 497.48 feet along the arc of a curve to the right, said curve having a central angle of 28 degrees 47 minutes 29 seconds, a radius of 990.00 feet and a chord that bears North 87 degrees 47 minutes 33 seconds East, a distance of 492.26 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
16. South 77 degrees 48 minutes 42 seconds East, a distance of 234.21 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set at the southeast corner of said Parcel 18, same being on the common line of aforesaid 99.978 acre tract and aforesaid Royal Lakes Manor Section One;
17. Thence, with said common line, South 22 degrees 07 minutes 50 seconds West, a distance of 93.13 feet to an iron rod with cap stamped "TEAMS" found for the southwest corner of said Section One and the northwest corner of aforesaid Royal Lakes Manor Section Two;
18. Thence, with the common line of said 99.978 acre tract and said Section Two, South 22 degrees 08 minutes 18 seconds West, a distance of 2,743.14 feet to the **Point of Beginning** and containing 205.92 acres of land in Tract C.

TRACT "A"	61.70 Acres
TRACT "B"	690.84 Acres
TRACT "C"	<u>205.92 Acres</u>
TOTAL	958.46 Acres

Mark D. Armstrong
09/27/2023



