

COUNTY OF FORT BEND

METES AND BOUNDS DESCRIPTION
BAKER ROAD
ROSENBERG, TEXAS 77471

ALL THAT CERTAIN 18.245 ACRE TRACT OF LAND SITUATED IN THE JOHN FOSTER 2 ½ LEAGUE GRANT, ABSTRACT NUMBER 26, FORT BEND COUNTY, TEXAS AND BEING THE SAME PROPERTY DESCRIBED AS TRACT 3 IN DEED RECORDED IN FORT BEND COUNTY CLERK'S FILE NUMBER 2023001485 OF THE OFFICIAL PUBLIC RECORDS FORT BEND COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Basis for bearings: Above-referenced deed recorded in Clerk's File Number 202301485 Official Public Records of Fort Bend County, Texas.

BEGINNING at a Mag Nail found in the East R.O.W. line of Baker Road, a 60 foot wide road and utility easement described in Volume 478, Page 235 of the Deed Records of Fort Bend County, Texas, for the common Southeast corner of called 3.00 acre tract of land described as Tract 2 in deed recorded in Fort Bend County Clerk's File Number 202301485 of the Official Public Records of Fort Bend County, Texas and most Easerly corner of the herein described 18.245 acre tract of land;

THENCE along said East R.O.W. line of Baker Road, South, a distance of 30.35 feet to a point for the common most Northerly, East corner of a called 7.45 acre tract of land described as Tract I in deed recorded in Fort Bend County Clerk's File Number 2009030507 of the Official Public Records of Fort Bend County, Texas, and being also described as a save and except parcel to Tract 3 in deed recorded in Fort Bend County Clerk's File Number 2023001485 of the Official Public Records of Fort Bend County, Texas, and South corner of the herein described 18.245 acre tract of land;

THENCE departing said East R.O.W. line of Baker Road and along the Northerly line of said 7.45 acre tract of land, North 80° 01' 14" West, a distance of 173.75 feet to a 10 inch metal post found for the common interior corner of said 7.45 acre tract and a point for corner in the South line of the herein described 18.245 acre tract of land;

THENCE continuing along said Northerly line of said 7.45 acre tract of land, North 48° 53' 00" West, a distance of 668.43 feet to a 10 inch metal post found for the common most Northerly corner of said 7.45 acre tract and interior corner in the South line of the herein described 18.245 acre tract of land;

THENCE continuing along said Northerly line of said 7.45 acre tract of land, South 74° 53' 47" West, a distance of 318.28 feet to a common point for corner of said 7.45 acre tract and interior corner in the South line of the herein described 18.245 acre tract of land;

THENCE continuing along said Northerly line of said 7.45 acre tract of land, South 50° 27' 48" West, a distance of 51.28 feet to a point in the bank of the Brazos River for the common Northwest corner of said 7.45 acre tract and Southwest corner of the herein described 18.245 acre tract of land;

THENCE along said bank of the Brazos River, North 21° 25' 09" West, a distance of 1294.03 feet to a point for the common Southwest corner of a called 4.202 acre tract of land described in deed recorded in Fort Bend County Clerk's File Number 9556083 of the Official Public Records of Fort Bend County and Northwest corner of the herein described 18.245 acre tract of land;

THENCE along the South line of said 4.202 acre tract, North 89° 58' 45" East, a distance of 513.64 feet to a ½ inch iron rod found for the common Northwest corner of a called 2.56 acre tract of land described in deed recorded in Fort Bend County Clerk's File Number 9556082 of the Official Public Records of Fort Bend County and Northeast corner of the herein described 18.245 acre tract of land;

THENCE along the West line of said 2.56 acre tract, South 26° 59' 33" East, passing at a distance of 297.57 feet the common Southwest corner of said 2.56 acre tract and Northwest corner of a called 5.00 acre tract of land described in Fort Bend County Clerk's File Number 2014007109 of the Official Public Records of Fort Bend County, Texas, and continuing along the West line of said 5.00 acre tract in all a total distance of 407.76 feet to a point for the common angle point of said 5.00 acre tract and point for corner in the East line of the herein described 18.245 acre tract of land;

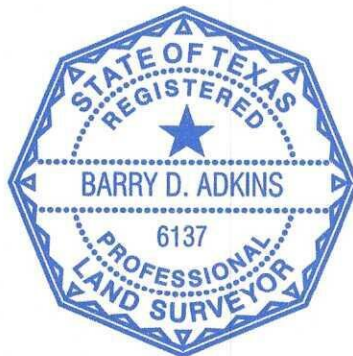
THENCE continuing along the West line of said 5.00 acre tract, South 40° 11' 25" East, a distance of 250.11 feet to a 5/8 inch iron rod with cap found for the common Southwest corner of said 5.00 acre tract, Northwest corner of a called 5.01 acre tract of land described as Tract 1 in deed recorded in Fort Bend County Clerk's File Number 2023001485 of the Official Public Records of Fort Bend County, Texas and point for corner in the East line of the herein described 18.245 acre tract of land;

THENCE along the West line of said 5.01 acre tract, South 28° 19' 40" East, a distance of 474.18 feet to a 5/8 inch iron rod with cap found for the common Southwest corner of said 5.01 acre tract and Northwest corner of the above-referenced called 3.00 acre tract described as Tract 2 in deed recorded in Fort Bend County Clerk's File Number 2023001485 of the Official Public Records of Fort Bend County, Texas and point for corner in the East line of the herein described 18.245 acre tract of land;

THENCE along the West line of said 3.00 acre tract, South 32° 08' 24" East, a distance of 657.11 feet to a 5/8 inch iron rod with cap found for the common Southwest corner of said 3.00 acre tract and interior corner on the East line of the herein described 18.245 acre tract of land;

THENCE along the South line of said 3.00 acre tract, South 89° 57' 26" East, a distance of 60.00 feet to the **POINT OF BEGINNING**, containing 18.245 acre of land, more or less.

PLAT ATTACHED



FOR DARAM ENGINEERS, INC
BARRY D. ADKINS, R.P.L.S. No. 6137

Job # S202677471-Baker-0-SelectTitle