



County: Fort Bend  
Project: 10.000 Acres – Tract 4  
Job No.: 14925

### FIELD NOTES FOR 10.000 ACRES

Being a 10.000 acre tract of land located within the George Menefee Survey, Abstract No. 389, Fort Bend County, Texas being a portion of a called 51.15 acre tract in the name of Nancy Elizabeth Coburn, Melford Dale Escher and Deborah Benton Brown, as recorded in Volume 2239, Page 166 of the Fort Bend County Deed Records (F.B.C.D.R.), referred to herein after as the above referenced tract of land, said 10.000 acre tract of land being more particularly described by metes and bounds as follows (bearings are based on the Texas Coordinate System of 1983, (NAD83) South Central Zone, per GPS observations):

**COMMENCING** at a 3/4" iron pipe found on the West line of a called 70.01 acre tract in the name of Rita C. Vallet as recorded in Fort Bend County Clerks File (F.B.C.C.F.) No. 2014123151, of the Official Records of Fort Bend County, Texas (O.R.F.B.C.T.), same being the East line of a called 223 acre tract in the name of Rita C. Vallet as recorded in F.B.C.C.F. No. 2014123151 of the O.R.F.B.C.T.;

**THENCE** South 03°32'01" East, a distance of 45.21 feet to a point;

**THENCE** North 87°39'41" East, a distance of 3,823.91 feet to the **POINT OF BEGINNING** of the herein described tract, being on the South line of the above referenced tract of land, same being in Beard Road;

**THENCE** North 01°59'28" West, over and across the above referenced tract of land, passing a 5/8" iron rod with cap stamped "Baker & Lawson" set for reference at a distance of 45.03 feet, continuing for a total distance of 1,507.05 feet to a 5/8" iron rod with cap stamped "Baker & Lawson" set for corner, being on the North line of the above referenced tract of land, same being the South line of a called 51.15 acre tract in the name of Edda Mae Brown Kitchen are recorded in Volume 263, Page 161 of the F.B.C.D.R.;

**THENCE** North 87°45'04" East, along the North line of the above referenced tract of land, same being the South line of said called 51.15 acre tract, a distance of 289.03 feet to a 5/8" iron rod with cap stamped "Baker & Lawson" set for corner;

**THENCE** South 01°59'28" East, over and across the above referenced tract of land, passing a 5/8" iron rod with cap stamped "Baker & Lawson" set corner for reference at a distance of 1,462.47, continuing for a total distance of 1,507.16 feet to a point for corner, being on the South line of the above referenced tract of land;

**THENCE** South 87°46'20" West, along the South line of the above referenced tract of land, same being in Beard Road, a distance of 289.03 to the **POINT OF BEGINNING** of the herein described tract and containing 10.000 acres of land, more or less, 0.298 acres within road R.O.W., net acreage 9.702 acres.

A survey plat the herein described tract has been prepared by Baker & Lawson Inc. and accompanies this metes and bounds description.

  
04/10/2024  
Darrel Heidrich, R.P.L.S. 5378

