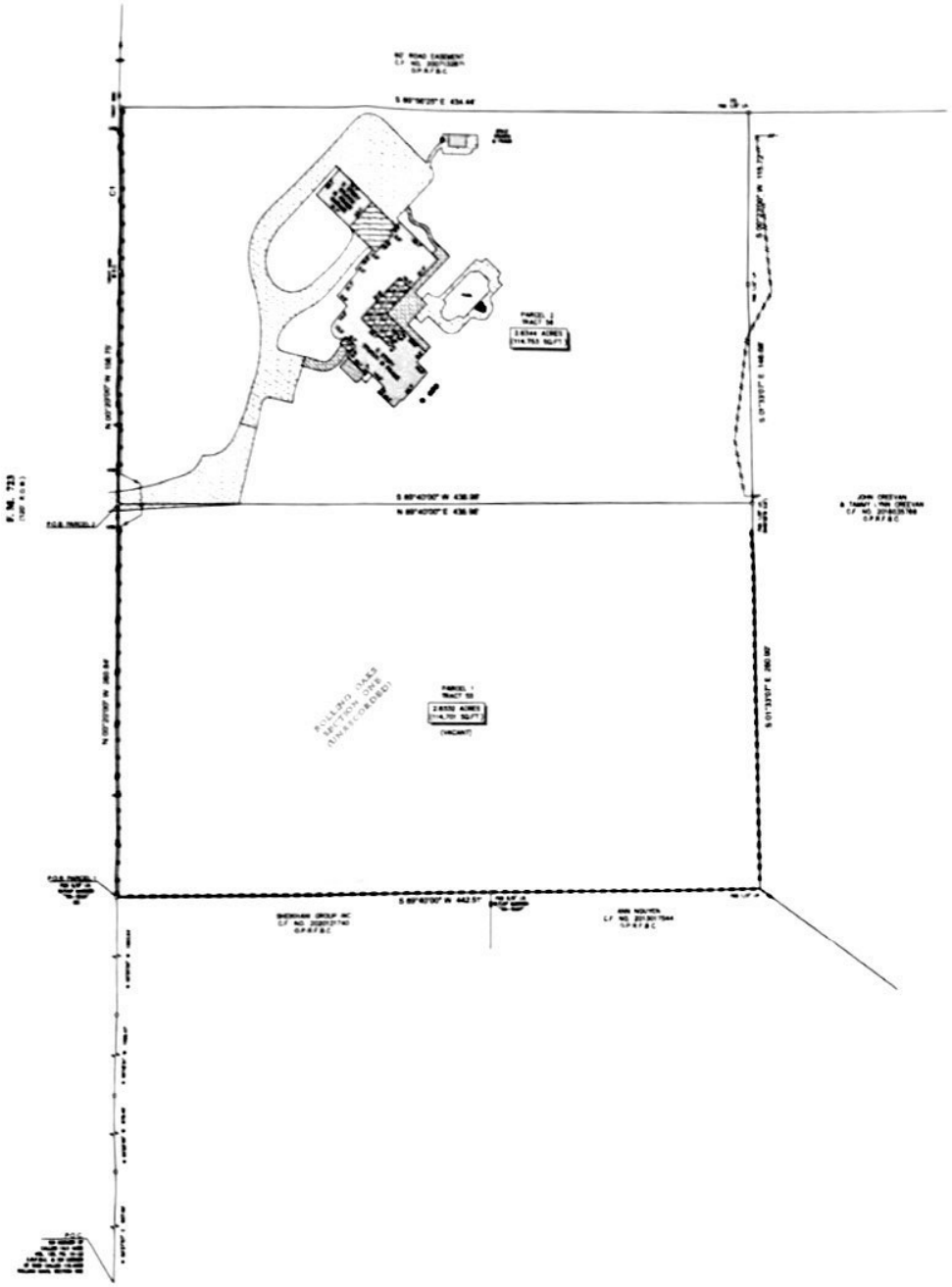

PARCEL 1
DESCRIPTION OF A TRACT OF LAND CONTAINING
2.6334 ACRES (114,751 SQUARE FEET) SITUATED
IN THE WILLIAM ANDRUS LEAGUE, ABSTRACT 1
FORT BEND COUNTY, TEXAS

BEING A TRACT OF LAND CONTAINING 2.6334 ACRES (114,751 SQUARE FEET), SITUATED IN THE WILLIAM ANDRUS LEAGUE, ABSTRACT 1, FORT BEND COUNTY, TEXAS, BEING ALL OF A TRACT OF LAND CONVEYED UNTO JOHN & TRACY BY DEED AS RECORDED UNDER COUNTY CLERK'S FILE NO. 2016057164 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS, BEING KNOWN AS TRACT 1B, OUT OF ROLLING OAKS, SECTION ONE, AN UNRECORDED SUBDIVISION OF A CALLED 114.6298 ACRE TRACT OF LAND AND OUT OF A CALLED 14.0 ACRE TRACT OF LAND AS RECORDED IN VOLUME 120, PAGES 14-22, OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS, SAID 2.6334-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID CALLED 14.0 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID CALLED 114.6298 ACRE TRACT, BEING IN THE EAST RIGHT OF WAY LINE OF F. M. 723 (120.00 FEET WIDE);

THENCE NORTH 88°26'27" EAST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 827.00 FEET TO AN ANGLE POINT;

THENCE NORTH 00°00'40" WEST, A DISTANCE OF 679.48 FEET TO AN ANGLE POINT;

THENCE NORTH 00°00'19" WEST, A DISTANCE OF 1066.47 FEET TO AN ANGLE POINT;

THENCE NORTH 00°00'00" WEST, A DISTANCE OF 1,034.48 FEET TO THE SOUTHWEST CORNER AND POINT OF BEGINNING OF SAID TRACT HEREIN DESCRIBED;

THENCE CONTINUING NORTH 00°00'00" WEST, A DISTANCE OF 136.70 FEET TO A 78.00FT DISC FOR A POINT OF CURVATURE;

THENCE IN A NORTHWESTERLY DIRECTION AND BEING A CURVE TO THE LEFT HAVING A RADIUS OF 878.00 FEET AN ARC LENGTH OF 108.56 FEET, A CHORD BEARING OF NORTH 04°17'13" EAST, AND A CHORD DISTANCE OF 108.56 FEET TO A 78.00FT DISC IN THE SOUTH LINE OF A 60.00 FEET WIDE ROAD EASEMENT AS RECORDED UNDER COUNTY CLERK'S FILE NO. 2007135877 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS, THE NORTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 88°26'33" EAST, ALONG SAID ROAD EASEMENT, A DISTANCE OF 434.44 FEET TO A FOUND 1/2-INCH IRON PIPE FOR THE NORTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 01°33'57" WEST, A DISTANCE OF 115.73 FEET TO A FOUND 1/2-INCH IRON PIPE FOR AN ANGLE POINT;

THENCE SOUTH 01°33'57" EAST, A DISTANCE OF 146.98 FEET TO THE SOUTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED (FROM WHICH A FOUND 1/2-INCH IRON PIPE BEARS NORTH 40°08 WEST, A DISTANCE OF 0.6 FEET);

THENCE SOUTH 88°40'00" WEST, A DISTANCE OF 436.98 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.6334 ACRES (114,753 SQUARE FEET), MORE OR LESS.

PARCEL 2
DESCRIPTION OF A TRACT OF LAND CONTAINING
2.6344 ACRES (114,753 SQUARE FEET), SITUATED
IN THE WILLIAM ANDRUS LEAGUE, ABSTRACT 1
FORT BEND COUNTY, TEXAS

BEING A TRACT OF LAND CONTAINING 2.6344 ACRES (114,753 SQUARE FEET), SITUATED IN THE WILLIAM ANDRUS LEAGUE, ABSTRACT 1, FORT BEND COUNTY, TEXAS, BEING ALL OF A TRACT OF LAND CONVEYED UNTO JOHN & TRACY BY DEED AS RECORDED UNDER COUNTY CLERK'S FILE NO. 2016057164 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS, BEING KNOWN AS TRACT 1A, OUT OF ROLLING OAKS, SECTION ONE, AN UNRECORDED SUBDIVISION OF A CALLED 114.6298 ACRE TRACT OF LAND AND OUT OF A CALLED 14.0 ACRE TRACT OF LAND AS RECORDED IN VOLUME 120, PAGES 14-22, OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS, SAID 2.6344-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID CALLED 14.0 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID CALLED 114.6298 ACRE TRACT, BEING IN THE EAST RIGHT OF WAY LINE OF F. M. 723 (120.00 FEET WIDE);

THENCE NORTH 88°26'27" EAST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 827.00 FEET TO AN ANGLE POINT;

THENCE NORTH 00°00'40" WEST, A DISTANCE OF 679.48 FEET TO AN ANGLE POINT;

THENCE NORTH 00°00'19" WEST, A DISTANCE OF 1066.47 FEET TO AN ANGLE POINT;

THENCE NORTH 00°00'00" WEST, A DISTANCE OF 1,034.48 FEET TO THE SOUTHWEST CORNER AND POINT OF BEGINNING OF SAID TRACT HEREIN DESCRIBED;

THENCE CONTINUING NORTH 00°00'00" WEST, A DISTANCE OF 136.70 FEET TO A 78.00FT DISC FOR A POINT OF CURVATURE;

THENCE IN A NORTHWESTERLY DIRECTION AND BEING A CURVE TO THE LEFT HAVING A RADIUS OF 878.00 FEET AN ARC LENGTH OF 108.56 FEET, A CHORD BEARING OF NORTH 04°17'13" EAST, AND A CHORD DISTANCE OF 108.56 FEET TO A 78.00FT DISC IN THE SOUTH LINE OF A 60.00 FEET WIDE ROAD EASEMENT AS RECORDED UNDER COUNTY CLERK'S FILE NO. 2007135877 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS, THE NORTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 88°26'33" EAST, ALONG SAID ROAD EASEMENT, A DISTANCE OF 434.44 FEET TO A FOUND 1/2-INCH IRON PIPE FOR THE NORTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 01°33'57" WEST, A DISTANCE OF 115.73 FEET TO A FOUND 1/2-INCH IRON PIPE FOR AN ANGLE POINT;

THENCE SOUTH 01°33'57" EAST, A DISTANCE OF 146.98 FEET TO THE SOUTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED (FROM WHICH A FOUND 1/2-INCH IRON PIPE BEARS NORTH 40°08 WEST, A DISTANCE OF 0.6 FEET);

THENCE SOUTH 88°40'00" WEST, A DISTANCE OF 436.98 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.6344 ACRES (114,753 SQUARE FEET), MORE OR LESS.

LEGEND

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