

County: Fort Bend  
Project: Austin Point  
C.I. No.: 1329-20R  
Job Number: 2019-100- 120

**METES AND BOUNDS FOR 6.40 ACRES**

Being a 6.40 acre tract of land located in the W.T. Austin League, A-5, the Michael Young League, A-99, the Barnabas Wickson League, A-95 and the Elizabeth Lippincott Survey, A-51 in Fort Bend County, Texas; said 6.40 acre tract being a portion of Boothline Road (60-feet wide) as shown in the Fort Bend County Commissioners Court Minutes dated April, 28, 1986; said 6.40 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the Texas Coordinate System, South Central Zone):

**Beginning** at a 5/8-inch iron rod with cap stamped "COSTELLO INC" found on the southeast Right-of-Way (R.O.W.) line of said Boothline Road (all R.O.W. lines based on centerline of existing asphalt roads), same being on the common line of a called 3.00 acre tract of land recorded in Clerk's File Number 2000094613 of the Official Records of Fort Bend County and the remainder of a called 120.85 acre tract of land recorded in Clerk's File Number 2014102513 of the O.R.F.B.C.;

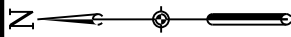
Thence, with said southeast R.O.W. line, the following three (3) courses:

1. South 42 degrees 22 minutes 50 seconds West, a distance of 1,462.89 feet;
2. South 42 degrees 18 minutes 51 seconds West, a distance of 1,596.06 feet;
3. South 42 degrees 06 minutes 14 seconds West, a distance of 1,555.98 feet;
4. Thence, crossing said Boothline Road, North 67 degrees 39 minutes 48 seconds West, a distance of 63.76 feet to the intersection of the northeast R.O.W. line of Psencik Road (60-feet wide) and the northwest R.O.W. line of said Boothline Road;

Thence, with said northwest R.O.W. line, the following four (4) courses:

5. North 42 degrees 06 minutes 14 seconds East, a distance of 1,577.60 feet;
6. North 42 degrees 18 minutes 51 seconds East, a distance of 1,596.23 feet;
7. North 42 degrees 22 minutes 51 seconds East, a distance of 1,462.60 feet;
8. North 42 degrees 02 minutes 12 seconds East, a distance of 19.21 feet;
9. Thence, crossing said Boothline Road, South 48 degrees 43 minutes 19 seconds East, a distance of 60.00 feet to the southeast R.O.W. line of said Boothline Road;

10. Thence, with said southeast R.O.W. line, South 42 degrees 02 minutes 12 seconds West, a distance of 20.00 feet to the **Point of Beginning** and containing 6.40 acres of land.



MICHAEL YOUNG LEAGUE, A-99  
THE GEORGE FOUNDATION

SIG ROSENBERG LLC  
CALLED 529.59 ACRES  
C.F. NO.2020005128  
O.R.F.B.C.

W.T. AUSTIN LEAGUE, A-5

REMAINDER OF CALLED 120.85 ACRES  
C.F. NO.2014102513  
O.R.F.B.C.

POINT OF BEGINNING  
A  
B  
CENTERLINE  
BIG CREEK

CENTERLINE  
BIG CREEK

60' RIGHT-OF-WAY  
FORT BEND COUNTY  
COMMISSIONERS COURT MINUTES  
DATED APRIL 28, 1986

VILLAGE OF FAIRCHILDS ETJ LINE

BARNABAS WICKSON  
LEAGUE, A-95

BRIAN-TINH VAN VU  
CALLED 160.28 ACRES  
C.F. NO.2018107673  
O.R.F.B.C.

BOOTHLINE ROAD  
6.40 ACRES

ELIZABETH LIPPINCOTT SURVEY, A-51  
BIG CREEK LTD.  
CALLED 1247.85 ACRES  
C.F. NO.2001123290  
O.R.F.B.C.

VILLAGE OF FAIRCHILDS  
ETJ LINE  
D  
C  
VILLAGE OF FAIRCHILDS  
CORPORATE LIMITS  
E  
F  
PSENCIK  
ROAD

A: TODD DOUCET / CALLED 3.00 ACRES / C.F. NO.2000094613  
B: CALVIN BOWERS / CALLED 8.469 ACRES / C.F. NO.2000094615  
C: ALLEN CHAVES / CALLED 7.617 ACRES / C.F. NO.2017109208  
D: BUY ART IN HOUSTON.COM INC. / CALLED 3.00 ACRES / C.F. NO.2006137350  
E: LUIS MURUA / CALLED 1.00 ACRES / C.F. NO.2019031734  
F: RICHARD CAMACHO JR. / CALLED 2.500 ACRES / C.F. NO.2019029466

**Costello**

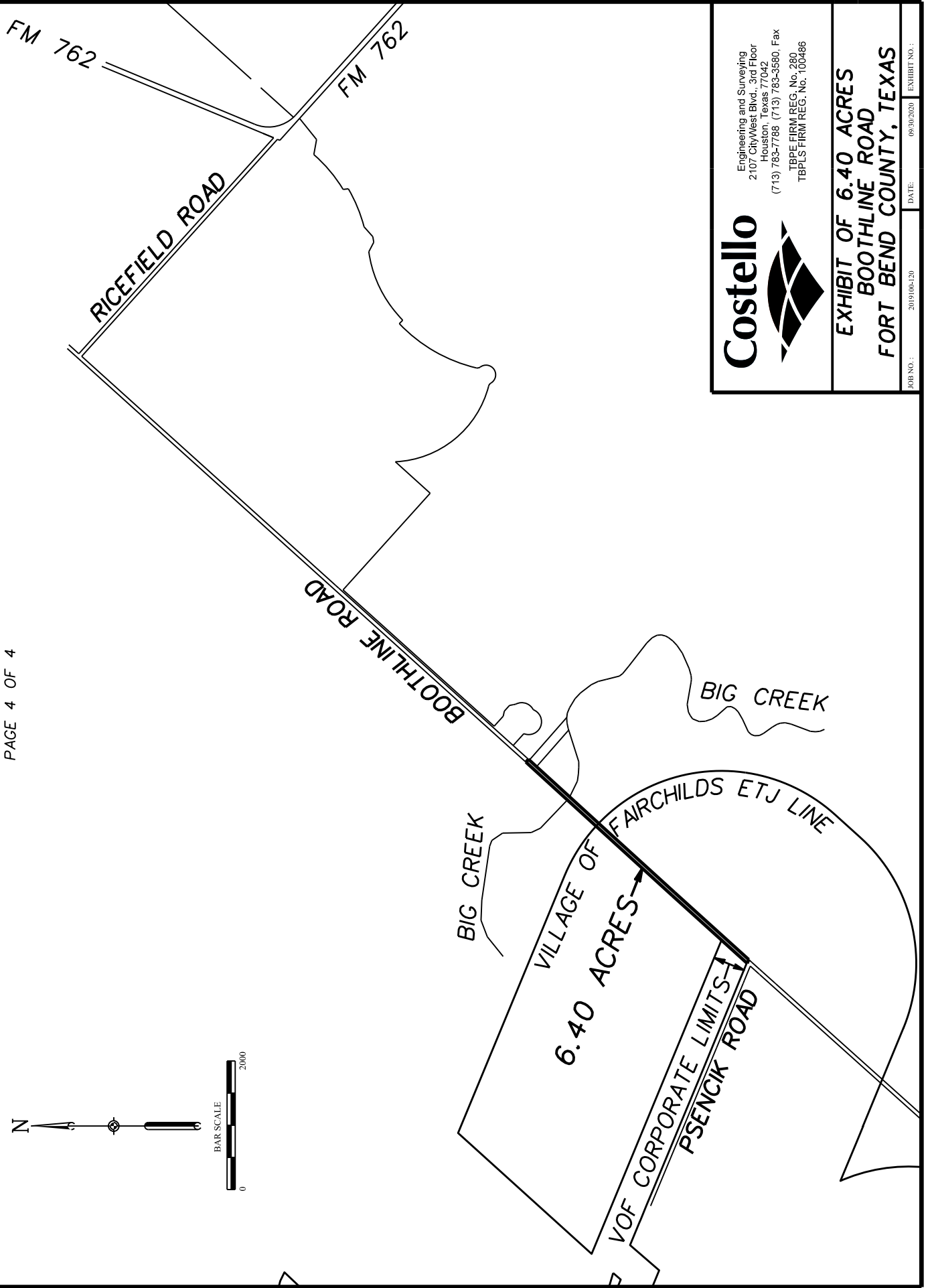


Engineering and Surveying  
2107 CityWest Blvd., 3rd Floor  
Houston, Texas 77042  
(713) 783-7788 (713) 783-3580, Fax  
TBPE FIRM REG. No. 280  
TBPLS FIRM REG. No. 100486

**EXHIBIT OF 6.40 ACRES  
BOOTHLINE ROAD  
FORT BEND COUNTY, TEXAS**

JOB NO. : 2019100-120

DATE: 09/30/2020 | 132920R-1



<b>Costello</b>  Engineering and Surveying 2107 CityWest Blvd., 3rd Floor Houston, Texas 77042 (713) 783-7788 (713) 783-3580, Fax TBPE FIRM REG. No. 280 TBPLS FIRM REG. No. 100486	DATE: 09/30/2020	EXHIBIT NO.:
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<b>EXHIBIT OF 6.40 ACRES BOOTHLINE ROAD FORT BEND COUNTY, TEXAS</b>		