

Date: November 30, 2021

PROPOSED GIFT TO HARRIS COUNTY, TEXAS

DEPARTMENT ACCEPTING GIFT AND SUBMITTING REQUEST TO COMMISSIONERS COURT

| | Fund | Department # |
|--------------------------|------|--------------|
| Harris County Precinct 4 | 3249 | 10420802 |

DEPARTMENT RETAINING GIFT UPON COMMISSIONERS COURT APPROVAL (IF DIFFERENT FROM ABOVE DEPARTMENT)

| Department Name | Fund | Department # |
|-----------------|------|--------------|
| | | |

9.7 acres of land, collectively as three tracts, situated in the T.K. Wheeler Survey,
Abstract 826, Harris County, Texas

Gift Description*

\$ 3,887,202.40
Total Dollar Amount or Estimated Market Value*

Hewlett Packard Enterprise Company, a Delaware corporation

Name of Donor(s)

***Harris County's acceptance of this donation/gift does not represent Harris County's agreement with the property owner's appraised value or claimed fair market value.**

Special Purposes/Restrictions: None

NOTE: If there are no restrictions, please indicate. If more space is required, please identify or summarize above and indicate that there is an attachment.

Accepted:

Harris County, Texas

By: Lina Hidalgo, County Judge

Per Commissioners Court Order: Volume _____ Page _____ Date _____

HEWLETT PACKARD ENTERPRISE COMPANY
11445 Compaq Center Drive West
Houston, Texas 77070

CONFIDENTIAL

October 28, 2021

Harris County Precinct 4
Attn: Commissioner Jack Cagle
1001 Preston, Suite 950
Houston, Texas 77002

Re: Donation of Parcels of Land along Cypress Creek Situated in the T.K. Wheeler Survey,
Abstract 826, Harris County, Texas, by Hewlett Packard Enterprise Company to Harris
County

Ladies and Gentlemen:

This letter ("Letter Agreement") is intended to memorialize the key terms of our agreement concerning the donation by Hewlett Packard Enterprise Company (together with its successors and assigns, "HPE") to Harris County, a body politic and corporate under the laws of the State of Texas (together with its successors and assigns, the "County") of two (2) parcels of land, designated "Parcel E-N-235A" and "Parcel E-N-235B" (each a "Parcel", and together, collectively, the "Parcels") as more particularly described in the legal descriptions attached hereto as Exhibits A-1 and A-2, respectively.

1. *Conveyance.* HPE will convey the Parcels to the County pursuant to a deed without warranties (the "Deed"), which Deed will convey all of the right, title and interest of HPE in the Parcels without any covenant or warranty whatsoever. The County agrees to accept the Parcels in their "as is", "where is" condition, including, without limitation, environmental conditions and compliance/non-compliance with any applicable laws, rules, regulations, or governmental orders, determinations or approvals. The Deed will be in form and content mutually acceptable to HPE and the County. The County will execute the Deed as grantee in order to evidence its acceptance of the Parcels conveyed subject to the provisions set forth therein. HPE will not provide title insurance to the County. The County will be responsible for recording the Deed in the real property records.
2. *Costs and Expenses.* As this conveyance is a donation from HPE to the County, there shall be no consideration or purchase price payable by the County to HPE for the conveyance of the Parcels. However, the County will reimburse HPE for all costs and expenses customarily incurred by a grantor in connection with the conveyance of real property, including survey, (but excluding re-platting costs, if required under applicable subdivision laws) and legal fees and expenses, paid or incurred by HPE in connection with the conveyance of the Parcels to the County as identified on Schedule I attached hereto and made a part hereof ("HPE's Transaction Expenses"). The County will make such payment on or before the delivery of the Deed by HPE to the County, and HPE will not be required to deliver the Deed to the County unless and until the County has reimbursed HPE for all HPE's Transaction Expenses in full.

Notwithstanding anything to the contrary set forth in this Letter Agreement, the maximum amount of reimbursement of HPE's Transaction Expenses required to be paid by the County shall not exceed Fifty-Thousand and No/100 Dollars (\$50,000.00).

3. *Use of the Parcels.* In order to implement the intent of the parties to this transaction, the Parcels will be restricted to use for passive recreational purposes only (i.e., hiking, walking, unmotorized bicycling), subject to the right of the County to bring vehicles (including, but not limited to, security vehicles) and equipment onto the Parcels from time to time in order to maintain its facilities thereon. This restriction will be a perpetual restriction and will be set forth in the Deed. This use restriction will be specifically enforceable by HPE and its successors in title to any portion of the land currently owned by HPE adjacent to any of the Parcels (collectively, "HPE Landowner").
4. *Fencing.* The County and its successors in title to any portion of the Parcels will be required, at their sole cost and expense, to install or erect a fence a minimum height of six (6) feet, along the boundaries between the Parcels and the abutting land currently owned by HPE, within one-hundred-eighty (180) days from the date of the delivery of the Deed by HPE to the County, which fence shall match the existing fence, in order to prevent trespassing onto the land of HPE by users of the Parcels. The County and its successors in title will be required, at their sole cost and expense, to maintain such fencing in good condition at all times. This requirement will be imposed on the Parcels in perpetuity and will be set forth in the Deed. If the County fails to install and/or to maintain such fence, HPE or the HPE Landowner shall have the right to do so at the expense of the County.
5. *Easements.* The Deed will contain the reservation by HPE of easements over, across and beneath the surface of the Parcels for purposes of (i) operating, maintaining, repairing, replacing, removing, relocating, adding to, or otherwise modifying the existing drainage lines and facilities located within the Parcels serving any portion of the land owned by HPE; and (ii) installing, operating, maintaining, repairing, replacing, removing, relocating, adding to, or otherwise modifying pipes, lines, wires, equipment and other appurtenances for the provision of utilities or services to any portion of the HPE land in such locations as HPE may, from time to time, deem appropriate. All work performed by HPE pursuant to these reserved easement rights will be performed at the sole cost and expense of HPE, and upon completion, HPE, at its sole cost and expense, shall restore the Parcels to substantially their condition as existed prior to the performance of any such work (including landscaping and pavement, if any). The exercise of these easement rights will not materially interfere with (other than on a temporary basis during construction, repair and maintenance periods) the public's access to and use of the Parcels as passive recreational facilities. Any repairs or replacements to any installations made by HPE pursuant to these easement rights which are required as a result of acts by the County or members of the public while on the Parcels will be performed by HPE or the HPE Landowner at the sole expense of the County.
6. *Specific Enforcement.* The provisions of the Deed relating to (i) the restriction on the uses of the Parcels, and (ii) the required fencing, will be specifically enforceable by HPE and its successors in title to any portion of the land adjacent to any of the Parcels.

7. *Schedule.* It is the intent of the parties to execute, deliver and record the Deed and any other documents or instruments necessary to consummate the transaction contemplated by this Letter Agreement not later than December 15, 2021. In the event that the Deed has not been fully executed, delivered and recorded in accordance with this Letter Agreement by December 15, 2021, the Deed (if previously executed) shall not be recorded and shall be void and of no force or effect, and this Letter Agreement will terminate, without the necessity of action by or notice to either party hereto, which termination will be without further recourse to or obligation of either party hereto other than the obligations of the County under Paragraph 2 above, which will survive the termination of this Letter Agreement with respect to reimbursement by the County of HPE's Transaction Expenses incurred by HPE prior to such termination.
8. *Confirmation by the County.* The County hereby confirms that it has obtained all approvals required under any law, rule, regulation, order or determination, or by any internal policy adopted by the County, in order for the County to execute this Letter Agreement and perform its obligations hereunder, including the execution and delivery of the Deed. The County further confirms that the person signing this Letter Agreement on behalf of the County has been fully authorized to do so and thereby bind the County to the terms hereof.
9. *Confirmation by HPE.* HPE hereby confirms that it has obtained all approvals required pursuant to any organizational document of HPE, or by any internal policy adopted by HPE, in order for HPE to execute this Letter Agreement and perform its obligations hereunder, including the execution and delivery of the Deed. HPE further confirms that the person signing this Letter Agreement on behalf of HPE has been fully authorized to do so and thereby bind HPE to the terms hereof.

The County hereby represents and warrants that it has obtained the requisite governmental approval and appropriation for the obligations occurring within the appropriations year. To the extent not appropriated, the parties agree and acknowledge that the County is subject to statute(s) or constitutional provision(s) limiting its ability to incur a debt or undertake a pecuniary obligation that constitutes a debt, those statute(s) and constitutional provision(s) shall apply, but only to the extent that any provisions of this Letter Agreement are judicially determined to violate any such limitations, and the County shall not be bound by such provisions, but only to the extent of such statutory or constitutional limitations. Notwithstanding anything to the contrary set forth in this Letter Agreement, the County shall take any and all lawful steps in its power to ensure that the terms and conditions of this Letter Agreement and/or the Deed contemplated herein that are related to unfunded or contingent liabilities (including, without limitation, indemnity obligations) do not create a "debt" in violation of the Texas Constitution, including without limitation, taking such steps to that end as are outlined in applicable case law (*see Brown v. Jefferson County*, 406 S.W.2d 185 (Tex. 1966)). In the event of a determination of a violation or a claim by the County of a violation and/or inability to perform under this Letter Agreement or the Deed, HPE (or a successor HPE Landowner) shall have the right, at its sole election, to elect to have title to the Property, free and clear of any liens or County uses, revert back to such party.

This Letter Agreement constitutes the entire agreement and understanding between the parties with respect to the subject matter hereof and supersedes all negotiations, representations, prior discussions and

preliminary agreements between the parties relating to the Parcels. This Letter Agreement will be binding upon and inure to the benefit of the parties and their respective successors and assigns. If any provision of this Letter Agreement or the application thereof, will for any reason and to any extent be determined by a court of competent jurisdiction to be invalid or unenforceable under applicable law, the remaining provisions of this Letter Agreement will be interpreted so as best to reasonably effect the intent of the parties. If any action is instituted by a party to enforce any provisions of this Letter Agreement, attorneys' fees and costs will be awarded to the substantially prevailing party.

Please acknowledge your acceptance of the terms of this Letter Agreement by executing it where indicated below and returning a copy to the undersigned. For purposes of the execution of this Letter Agreement, signatures transmitted electronically, or affixed by means of software applications such as DocuSign, will have the same force and effect as an original ink signature.

[Signatures to Follow]

Sincerely yours,

HEWLETT PACKARD ENTERPRISE COMPANY

By: Steven Love

Name: Steven Love

Title: Director, AMS Strategy, Planning & Transactions

The foregoing terms and provisions are hereby acknowledged and agreed to.

HARRIS COUNTY, a body politic and corporate
under the laws of the State of Texas

By: _____

Name: Lina Hidalgo

Title: County Judge

Date: _____

APPROVED AS TO FORM:

Christian D. Menefee

Harris County Attorney

By: Justina Daniel-Wariya

Justina Daniel-Wariya

Assistant County Attorney

CAO File No. 21RPD0200

SCHEDULE I

HPE's TRANSACTION EXPENSES

| Type of Cost or Expense – Vendor | Estimated Amount |
|--|-------------------------|
| Surveying Fees and Expenses – MBCO Engineering & Surveying | \$33,000.00 |
| Legal Fees and Expenses – Sherin & Lodgen, LLP | \$17,000.00 |
| | |
| | |

EXHIBIT A-1

METES AND BOUNDS AND PLAN OF PARCEL E-N-235A

[see attached pages]

PROPERTY DESCRIPTION FOR PARCEL E-N-235A

Being a 6.119 acre (266,543 square feet) tract of land situated in the Tobias K. Wheeler Survey, Abstract Number 826, in Harris County, Texas, being a portion of Restricted Reserve "E" of Cypress Crossing-Section One, a subdivision of record in Volume 342, Page 95 in the Map Records of Harris County, Texas (M.R.H.C.T.) and a portion of that certain called 58.55 acre tract (described as Tract 2) and all of that certain called 4.142 acre tract (described as Tract 3) conveyed from Hewlett-Packard Company to Hewlett Packard Enterprise Company by an instrument of record dated July 16, 2015 and filed for record under File Number 20150322745 in the Official Public Records of Real Property of Harris County, Texas (O.P.R.R.P.H.C.T.), said 6.119 acre tract being more particularly described in two parts by metes and bounds as follows (all bearings and coordinates shown hereon are based on the Texas Coordinate System, South Central Zone, North American Datum of 1983 (NAD83) 2001 adjustment as defined by GPS observations relative to Tropical Storm Allison Recovery Project Monuments 110105, 110470, 110530, 110065, and 150725 in July 2016);

PART ONE

BEGINNING at a 5/8-inch iron rod with cap stamped "HALFF ASSOC. INC." found for the northeast corner of said 58.55 acre tract, said point being the northwest corner of that certain called 28.725 acre tract conveyed from SG Cypress Real Estate Ventures II, LP to MFI COMPAQ LP by an instrument of record dated September 14, 2020 and filed for record under File Number RP-2020-440896, O.P.R.R.P.H.C.T., said 28.725 acre tract being a portion of Restricted Reserve "A" of Compaq Center a subdivision of record in Volume 335, Page 40, M.R.H.C.T., same being the common south corner of that certain called 7.637 acre tract, described as "Tract I" conveyed from HP Inc. to CCI-Cypress Crossing I, LP by an instrument of record in File Number RP-2020-256851, O.P.R.R.P.H.C.T., same being the southwest end of

the Common Boundary Line described in the Boundary Line Agreement filed for record under File Number 20100441016, O.P.R.R.P.H.C.T. and located on the east line of a 130 foot wide drainage easement described under File Number J803364, O.P.R.R.P.H.C.T., and having surface coordinates of X=3,051,387.53 and Y=13,924,267.10;

Thence, South 13° 01' 37" East (called South 13° 02' 01" East), with the east line of said 58.55 acre tract and said Restricted Reserve "E" and the west line of said 28.725 acre tract and said Restricted Reserve "A", passing at 130.75 feet to a found 5/8-inch iron rod with cap stamped "LJA ENG", continuing along said common line for a total distance of 255.62 feet to a point for the most easterly southeast corner of said 58.55 acre tract, the most westerly southwest corner of said 28.725 acre tract, the northwest corner of said 4.142 acre tract, and the northeast corner of that certain called 0.8975 acre tract conveyed to Malcomson Road Utility District by an instrument of record dated February 10, 1984 and filed for record under File Number J388904, O.P.R.R.P.H.C.T., from which a found 5/8-inch iron rod with cap stamped "HALFF ASSOC. INC." bears South 44° 46' 51" West, 0.27 feet;

Thence, North 76° 55' 19" West (called North 77° 01' 29" West), departing the east line of said Reserve "E" and the west line of said 28.725 acre tract and said Reserve "A", and along a south line of said 58.55 acre tract and the north line of said 0.8975 acre tract, 144.77 feet (called 144.65 feet) to a 5/8-inch iron rod with cap stamped "LJA ENG" found for the northwest corner of said 0.8975 acre tract and an internal corner on the east line of said 58.55 acre tract;

Thence, South 13° 01' 37" East (called South 13° 02' 01" East), with an east line of said 58.55 acre tract and the west line of said 0.8975 acre tract, at 326.62 pass a 5/8-inch iron rod with cap stamped "LJA ENG" found at the common west corner of said 0.8975 acre tract and that certain called 0.4340 acre tract conveyed to Malcomson Road Utility District by an instrument of record dated February 10, 1984 and filed for record under File Number J388904, O.P.R.R.P.H.C.T., continuing along the east line of said 58.55 acre tract and the west line of

said 0.4340 acre tract, in all a total distance of 467.34 feet (called 467.07 feet) to a point for the southeast corner of the herein described tract and said 58.55 acre tract, said point being on the southerly line of said Restricted Reserve "E" of said Cypress Crossing-Section One, said point also being on a north line of that certain called 98.0421 acre tract conveyed from Bayou Land Conservancy to County of Harris by an instrument of record dated April 19, 2013 and filed for record under File Number 20130190661, O.P.R.R.P.H.C.T.;

Thence, South $82^{\circ} 13' 54''$ West (called South $82^{\circ} 13' 31''$ West), along the southerly line of said Restricted Reserve "E" and said 58.55 acre tract, 150.93 feet (called 150.93 feet) to a 5/8-inch iron rod with cap stamped "LJA ENG" found for corner;

Thence, South $76^{\circ} 36' 22''$ West (called South $76^{\circ} 35' 59''$ West), continuing along the southerly line of said Restricted Reserve "E" and said 58.55 acre tract, 116.20 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" found for corner;

Thence, North $05^{\circ} 10' 26''$ East, departing the southerly line of said Restricted Reserve "E" and said 58.55 acre tract, 141.16 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" found for corner;

Thence, North $48^{\circ} 48' 27''$ East, 213.70 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" found for corner;

Thence, North $13^{\circ} 01' 37''$ West, 212.73 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" found for corner;

Thence, North $13^{\circ} 37' 55''$ East, 75.78 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;

Thence, North 13° 01' 37" West, 161.96 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEYING" set for corner in a north line of the aforementioned 58.55 acre tract, same being the south line of the aforementioned 7.637 acre tract;

Thence, South 89° 31' 42" East (called South 89° 32' 12" East), along the north line of said 58.55 acre tract and the south line of said 7.637 acre tract, 133.69 feet to the POINT OF BEGINNING of the herein described tract and containing 1.977 acres (86,097 square feet) of land.

PART TWO

COMMENCING for reference at a 5/8-inch iron rod with cap stamped "HALFF ASSOC. INC." found for the northeast corner of said 58.55 acre tract, said point being the northwest corner of that certain called 28.725 acre tract conveyed from SG Cypress Real Estate Ventures II, LP to MFI COMPAQ LP by an instrument of record dated September 14, 2020 and filed for record under File Number RP-2020-440896, O.P.R.R.P.H.C.T., said 28.725 acre tract being a portion of Restricted Reserve "A" of Compaq Center a subdivision of record in Volume 335, Page 40, M.R.H.C.T., same being the common south corner of that certain called 7.637 acre tract, described as "Tract I" conveyed from HP Inc. to CCI-Cypress Crossing I, LP by an instrument of record in File Number RP-2020-256851, O.P.R.R.P.H.C.T., same being the southwest end of the Common Boundary Line described in the Boundary Line Agreement filed for record under File Number 20100441016, O.P.R.R.P.H.C.T. and located on the east line of a 130 foot wide drainage easement described under File Number J803364, O.P.R.R.P.H.C.T.;

Thence, South 13° 01' 37" East (called South 13° 02' 01" East), with the east line of said 58.55 acre tract and said Restricted Reserve "E" and the west line of said 28.725 acre tract and said Restricted Reserve "A", 255.62 feet (called 255.62 feet) to the POINT OF BEGINNING of the herein described tract, same being the most westerly southwest corner of the aforementioned 28.725 acre tract, the northwest corner of the aforementioned 4.142 acre tract, and the northeast corner of the aforementioned 0.8975 acre tract, and having surface coordinates of X=3,051,445.15 and Y=13,924,018.06, from which a found 5/8-inch iron rod with cap stamped "HALFF ASSOC. INC." bears South 44° 46' 51" West, 0.27 feet;

Thence, along the most easterly northeast lines of said Restricted Reserve "E", the northerly line of said 4.142 acre tract, the southwesterly lines of said Restricted Reserve "A" and said 28.725 acre tract the following four (4) courses:

1. South 76° 55' 19" East, 127.56 feet (called South 76° 55' 43" East, 127.56 feet) to a 5/8-inch iron rod with cap stamped "LJA ENG" found for corner;
2. South 48° 15' 07" East, 409.90 feet (called South 48° 15' 33" East, 409.90 feet) to a 5/8-inch iron rod with cap stamped "LJA ENG" found for corner;
3. South 72° 08' 07" East, 267.24 feet (called South 72° 08' 33" East, 267.24 feet) to a 5/8-inch iron rod with cap stamped "LJA ENG" found for corner;
4. South 24° 02' 07" East, 226.18 feet (called South 24° 02' 33" East, 226.18 feet) to a 5/8-inch iron rod with cap stamped "LJA ENG" found for the southeast corner of the herein described tract and said 4.142 acre tract, said point being the southeast corner of said Restricted Reserve "E" of said Cypress Crossing-Section One, and said point also being on a north line of that certain area

dedicated to Harris County Flood Control District in fee as shown on Cypress Crossing-Section One;

Thence, North 76° 13' 01" West (called North 76° 13' 25" West), along the south line of said 4.142 acre tract and said Restricted Reserve "E", 698.59 feet, (called 698.59 feet) to a point for the southwest corner of said 4.142 acre tract, said point being on the east line of the aforementioned 0.4340 acre tract;

Thence, North 13° 01' 37" West (called North 13° 02' 01" West), along the west line of said 4.142 acre tract and the east line of said 0.4340 acre tract, at 160.25 feet pass a 5/8-inch iron rod with cap stamped "LJA ENG" found at the common east corner of said 0.4340 acre tract and the aforementioned 0.8975 acre tract, continuing along the west line of said 4.142 acre tract and the east line of said 0.8975 acre tract, in all a total distance of 435.11 feet (called 435.11 feet) to the POINT OF BEGINNING of the herein described tract and containing 4.142 acres (180,447 square feet) of land.

Said Part One (1.977 acres) and Part Two (4.142 acres) containing a total of 6.119 acres (266,544 square feet) of land.

This description prepared from a survey and plat prepared by the undersigned dated May 27, 2021.



Gary D. Nutter
Registered Professional Land Surveyor
Texas Registration No. 5659
LJA Surveying, Inc.
Job No. LJA001-1904-2005



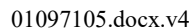


EXHIBIT A-2

METES AND BOUNDS AND PLAN OF PARCEL E-N-235B

[see attached pages]

Parcel E-N-235B
Cypress Creek Greenway
Project UPIN 21104MF1Z201
May 3, 2021
Job No. LJAS001-1904-2005
Page 1 of 5

PROPERTY DESCRIPTION FOR PARCEL E-N-235B

Being a 3.581 acre (155,979 square feet) tract of land situated in the Tobias K. Wheeler Survey, Abstract Number 826, in Harris County, Texas, being a portion of Restricted Reserve "E" of Cypress Crossing-Section One, a subdivision of record in Volume 342, Page 95 in the Map Records of Harris County, Texas (M.R.H.C.T.) and being a portion of that certain called 58.55 acre tract (described as Tract 2) conveyed from Hewlett-Packard Company to Hewlett Packard Enterprise Company by an instrument of record dated July 16, 2015 and filed for record under File Number 20150322745 in the Official Public Records of Real Property of Harris County, Texas (O.P.R.R.P.H.C.T.), said 3.581 acre tract being more particularly described by metes and bounds as follows (all bearings and coordinates shown hereon are based on the Texas Coordinate System, South Central Zone, North American Datum of 1983 (NAD83) 2001 adjustment as defined by GPS observations relative to Tropical Storm Allison Recovery Project Monuments 110105, 110470, 110530, 110065, and 150725 in July 2016);

COMMENCING at a 3/4-inch iron rod found for the southeast corner of Restricted Reserve "B" of said Cypress Crossing-Section One, same being the southeast corner of that certain called 3.0825 acre tract conveyed from Harry J. Glausner, III and Cypress Creek Properties, LTD to Harris County Municipal Utility District No. 286 by an instrument of record dated November 7, 1986 and filed for record under File Number K837587, O.P.R.R.P.H.C.T., same being the most southerly southwest corner of said Restricted Reserve "E" and said 58.55 acre tract, said point also being on the north line of that certain called 12.09863 acre tract conveyed from Malcomson Road Utility District to Harris County Flood Control District by an instrument of record dated March 24, 1988 and filed for record under File Number L815963, O.P.R.R.P.H.C.T.;

S:\Sectors\Survey\Projects\LJAS001\1904\2005\07 Documents\Tract B-N-235B 3.581Ac M&B.doc

Thence, South 73° 28' 00" East (called South 73° 28' 23" East), with the common line of said Restricted Reserve "E" and said 12.09863 acre tract, 341.71 feet (called 341.71 feet) to a 5/8-inch iron rod with cap stamped "LJA SURVEY" set for the POINT OF BEGINNING and a westerly corner of the herein described tract;

Thence, North 42° 33' 13" East, departing the common line of said Restricted Reserve "E" and said 12.09863 acre tract, 15.98 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;

Thence, South 89° 49' 11" East, 78.22 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" set for corner;

Thence, North 34° 46' 55" East, 130.84 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" set for corner;

Thence, North 19° 10' 13" East, 82.94 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" set for corner;

Thence, North 34° 13' 51" East, 48.30 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" set for corner;

Thence, North 26° 52' 15" East, 132.82 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" set for corner;

Thence, North 72° 17' 08" East, at 150 feet pass a 5/8-inch iron rod with cap stamped "LJA SURVEY" set for reference, continuing in all 310.69 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" set for corner;

Thence, South 54° 39' 27" East, 97.07 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" set for corner;

Thence, South 43° 51' 43" East, 37.08 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" set for corner;

Thence, South 35° 13' 03" East, 79.48 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" set for corner;

Thence, North 58° 09' 11" East, 239.55 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" set for corner;

Thence, North 89° 29' 41" East, 157.75 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" set for corner on the south line of the south lines of the aforementioned Restricted Reserve "E" and the aforementioned 58.55 acre tract;

Thence, along the south lines of said Restricted Reserve "E" and said 58.55 acre tract the following twelve (12) courses:

1. Thence, South 64° 44' 36" West (called South 64° 44' 13" West), 171.91 feet to a point for corner;
2. Thence, South 55° 41' 20" West, 360.41 feet (called South 55° 40' 57" West, 360.41') to a point for corner;
3. Thence, North 24° 33' 27" West, 13.00 feet (called North 24° 33' 50" West, 13.00 feet) to a point for corner;

4. Thence, North 33° 36' 07" West, 139.28 feet (called North 33° 36' 30" West, 139.28 feet) to a point for corner;
5. Thence, North 63° 43' 13" West, 57.50 feet (called North 63° 43' 36" West, 57.50 feet) to a point for corner;
6. Thence, South 84° 42' 45" West, 140.10 feet (called South 84° 42' 22" West, 140.10 feet) to a point for corner;
7. Thence, South 31° 45' 37" West, 48.65 feet (called South 31° 45' 14" West, 48.65 feet) to a point for corner;
8. Thence, South 08° 50' 38" West, 75.26 feet (called South 08° 50' 15" West, 75.26 feet) to a point for corner;
9. Thence, South 04° 48' 23" East, 84.02 feet (South 04° 48' 46" East, 84.02 feet) to a point for corner;
10. Thence, South 18° 25' 04" West, 154.51 feet (South 18° 25' 27" West, 154.51 feet) to a point for corner;
11. Thence, South 60° 13' 46" West, 67.69 feet (called South 60° 13' 23" West, 67.69 feet) to the south corner of the herein described tract;

12. Thence, North $87^{\circ} 00' 51''$ West, 286.77 feet (North $87^{\circ} 01' 14''$ West, 286.77 feet) to the southwest corner of the herein described tract, in the southerly line of the aforementioned Restricted Reserve "E" and the aforementioned 58.55 acre tract, common to the east line of the aforementioned 12.09863 acre tract;

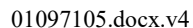
Thence, North $43^{\circ} 59' 10''$ East, 14.31 feet (called North $43^{\circ} 58' 47''$ East, 14.31 feet) along said common line to a point for corner;

Thence, North $42^{\circ} 18' 08''$ East, 81.56 feet (called North $42^{\circ} 17' 45''$ East, 81.56 feet) along said common line to the POINT OF BEGINNING and containing 3.581 acres of land.

This description prepared from a survey and plat prepared by the undersigned dated May 3, 2021.


Gary D. Nutter
Registered Professional Land Surveyor
Texas Registration No. 5659
LJA Surveying, Inc.





NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

DEED WITHOUT WARRANTY

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF HARRIS §

THAT HEWLETT PACKARD ENTERPRISE COMPANY, a Delaware corporation with an address of c/o Global Real Estate Dept., 11445 Compaq Center Dr. W., Houston, TX 77070, Attn: Director of Real Estate ("Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration paid to Grantor by HARRIS COUNTY, a body politic and corporate under the laws of the State of Texas with an address of 10555 Northwest Freeway, Houston, Texas 77092 ("Grantee"), the receipt of which is hereby acknowledged, by these presents does hereby GRANT, SELL AND CONVEY unto Grantee the following described real property in Harris County, Texas, and described on Exhibit "A" attached hereto and incorporated herein by reference, together with any and all improvements now located on and affixed thereto (collectively, the "Property"), subject to the limitations, reservations, restrictions and other provisions of this Deed.

The conveyance is made and accepted subject to (i) those validly existing and enforceable title exceptions and encumbrances of record in the Official Public Records of Harris County and relating to or affecting the Property to the extent such matters are still in force and effect, (ii) all standby fees, taxes and assessments by any taxing authority for the current year and all prior and subsequent years, and all liens securing the payment of any of the foregoing, (iii) any and all zoning laws, regulations and ordinances of municipal, county and other governmental authorities affecting the Property, and (iv) all other matters as visible and apparent on the Property.

1. USE RESTRICTION

The Property is being conveyed and transferred by Grantor subject to and burdened with the following limited uses, and is hereby restricted from any other use, operation or occupancy (the "Use Restriction"): use by members of the public for single-passenger electric vehicles and passive recreational purposes only (i.e., hiking, walking, bicycling, boards, scooters, Segway, and other aided single-passenger wheeled devices, excluding motor cycles or gas powered vehicles), subject to the right of the County to bring vehicles (including, but not limited to, security vehicles) and equipment onto the Parcels from time to time in order to perform its obligations hereunder or to maintain and repair its facilities thereon (such limited uses being collectively referred to herein as the "Restricted Uses"). Grantee shall take all reasonable measures to enforce this Use Restriction upon members of

the public while on the Property, including, but not limited to, posting signs clearly stating the Restricted Uses. This Use Restriction shall be appurtenant to, and for the benefit of, the land of Grantor described on **Exhibit "B"** attached hereto and incorporated herein by reference (the "**Benefitted Land**"). This Use Restriction shall be perpetual in nature, shall run with the land and shall not be amended or modified in any manner whatsoever except by a written instrument executed and acknowledged by Grantee and the owner(s) of the Benefitted Land as then appearing in the Official Public Records of Harris County, and duly recorded with the Official Public Records of Harris County. This Use Restriction shall be specifically enforceable by the owner, from time to time, of any portion of the Benefitted Land.

2. FENCE

In consideration of the donation and conveyance of the Property to Grantee, Grantee covenants and agrees, at its sole cost and expense, to install or erect within one hundred eighty (180) days after the recording of this Deed, a fence along the boundaries between the Property and the Benefitted Land, which fence shall be no less than six (6) feet in height and constructed with good workmanship and materials of good quality, to match the existing fence to the extent practicable, in order to prevent trespassing onto the Benefitted Land by members of the public and other persons entering upon the Property for the Restricted Uses. Grantee shall be required, at its sole cost and expense, to maintain such fencing, including, but not limited to, posting of "No Trespassing" signs, in good condition at all times. This covenant and agreement shall be perpetual in nature, shall run with the land, shall be appurtenant to, and for the benefit of, the Benefitted Land, and shall not be amended or modified in any manner whatsoever except by a written instrument executed and acknowledged by Grantee and the owner(s) of the Benefitted Land as then appearing in the Official Public Records of Harris County, and duly recorded with the Official Public Records of Harris County. In the event that Grantee fails to install the fence required by this Paragraph, or if after such installation Grantee at any time fails to maintain such fence, the owner, from time to time, of any portion of the Benefitted Land (i) may (but shall not be obligated to) perform such work and shall, to the extent allowed by law, be entitled to recover from Grantee the actual out of pocket costs so incurred, or (ii) may seek specific performance by Grantee of such work through an appropriate court proceeding.

3. RESERVED EASEMENT RIGHTS

Grantor hereby reserves for and to itself, its successors and assigns, and this conveyance is further made and accepted subject to such reservation by Grantor, as owner of Benefitted Land, of, the following non-exclusive perpetual rights and easements in and to the Property, as appurtenant to, and for the benefit of, the Benefitted Land:

(a) The uninterrupted right and easement to use, at no cost, those portions of the Property described as "STM1", "STM2", "STM3", "STM4", "STM5", "STM6" and "STM7" in **Exhibit "C"** attached hereto and incorporated herein by reference and shown on the plans attached hereto as part of said **Exhibit "C"** (each a "**Drainage Easement Area**" and collectively, the "**Drainage Easement Areas**") for the purpose of conveying storm water from the Benefitted Land including, without limitation, the right to access by foot and by vehicle, inspect, maintain, repair, replace,

relocate, add to, and improve the existing drainage lines and other existing equipment and facilities for the transmission of storm water located within the Drainage Easement Areas (collectively, the “Drainage Lines”). All portions or components of the Drainage Lines now in place or hereafter installed within any of the Drainage Easement Areas shall at all times be and remain the sole property of the owner of the Benefitted Land from time to time, which shall be solely responsible, at its sole cost and expense, for the operation, maintenance, repair, and replacement of the Drainage Lines.

(b) The uninterrupted right and easement, at its sole cost and expense, to install on, above or beneath the surface of the Property, from time to time, such additional pumps, drains, berms, culverts, ditches, swales, channels, inlets, pipes, lines, conduits, wires, cables, machinery, equipment and other facilities for the purpose of providing all forms of utilities and/or services to all or any portion of the Benefitted Land (collectively, “New Installations”), and after such installation to inspect, maintain, repair, replace, relocate, add to, and improve such New Installations, provided that the performance of such work and the operation of the New Installation shall not materially interfere with (other than on a temporary basis during construction, repair and maintenance periods) the public’s access to and use of the Property for the Restricted Uses. The landowner intending to install a New Installation shall (i) provide to Grantee on an informational basis only, a reasonably detailed description of the location and scope of such work, together with a plan showing the location thereof, prior to commencing the work of such installation, and (ii) be solely responsible for obtaining all necessary permits and approvals therefor (but Grantee shall reasonably cooperate, at no expense to Grantee, with Grantor in obtaining the same).

The exercise of the foregoing rights and easements shall be subject to the following:

(i) The performance of such work shall not materially interfere with (other than on a temporary basis during construction, repair and maintenance periods) the public’s access to and use of the Property for the Restricted Uses;

(ii) Any repairs or replacements to any lines, pipes, equipment, or facilities owned by the owner of any of the Benefitted Land (including, without limitation, the Drainage Lines and any New Installations) and situated on, above or beneath the surface of the Property which are required as a result of acts by Grantee or by members of the public while on the Property shall be performed by the owner thereof and, to the extent allowed by law or covered by insurance, at the sole expense of Grantee;

(iii) All such work shall be performed in a good and workerlike manner and in compliance with all laws, rules, regulations, ordinances, codes, orders and permits applicable to the Property or to such work; and

(iv) After completion of such work, the owner performing such work shall promptly restore and repair the portion of the Property affected thereby to as good as or better than the condition that existed prior to the performance of such work, without limitation, the restoration and repair of any landscaped, seeded, graded, paved, or other area which has been damaged, destroyed, or disturbed during the performance of such work, but excluding any building or structure

Grantee may construct within a Drainage Easement Area that obstructs or interferes with the purpose of such Drainage Easement Area.

4. RIGHT OF REVERSION

Grantee agrees that in the event (a) Grantee ceases using the Property for the Restricted Uses or (b) a claim is asserted by Grantee of an inability to perform any of its obligations under this Deed (including, without limitation, to reimburse Grantor for expenses or to indemnify Grantor where herein provided) due to statutory or constitutional provision(s) limiting Grantee's ability to incur a debt or undertake a pecuniary obligation that constitutes a debt, then the Property will be subject to a right of reversion in favor of Grantor and/or the successor owner(s) of the Benefitted Land (the "Reversionary Interest" and each such party a "Reversion Beneficiary"). In order to exercise the Reversionary Interest, any one of the Reversion Beneficiaries shall first give written notice to Grantee (the "Reversionary Interest Notice") setting forth (1) the default(s) of Grantee, (2) that Grantee shall have a period of ninety (90) days from the giving of such notice in which to cure such default(s), and (3) that if Grantee fails to cure the default(s) within such 90-day period, the Reversion Beneficiary(ies) intend to invoke the Reversionary Interest remedy. Upon the expiration of the 90-day cure period without the cure of such default, the title to the Property shall automatically transfer, free and clear of any and all liens, encumbrances and the Use Restriction, (but remaining subject to Grantor's reserved easement rights set forth in Paragraph 3 above), to the Reversion Beneficiaries. In the event that there are more than one Reversion Beneficiaries at the time of such reversion of title, the Property shall be divided for purposes of the operation of this Paragraph by extending through the Property the boundary lines of the portion of the Benefitted Land immediately adjacent thereto owned by each Reversion Beneficiary (without changing the direction or course of such boundaries from the direction or course of the same where they intersect with the Property), such that title to each portion of the Property shall revert to the Reversion Beneficiary which then owns the land immediately adjacent thereto. Each Reversionary Beneficiary who acquires title to a portion of the Property pursuant to this Paragraph shall record with the Official Public Records of Real Property of Harris County a Certificate made under the pains and penalties of perjury setting forth the facts demonstrating compliance with the provisions of this Paragraph by one or more Reversion Beneficiaries (who need not include the Reversion Beneficiary making such Certificate) and including a metes and bounds description of the portion of the Property to which title has reverted to such Reversion Beneficiary pursuant to this Paragraph. The reversion of title set forth in this Paragraph shall not require any action on the part of Grantee, but Grantee shall, if requested, execute a deed conveying the Property (or portions of the Property) to the applicable Reversion Beneficiary(ies) (if there be more than one) as provided herein, in confirmation of such reversion.

5. GENERAL

(a) Grantee shall be solely responsible, at its cost and expense, for maintaining all trails and other improvements from time to time constructed by Grantee on the Property. Grantee shall periodically remove all trash and rubbish from the Property.

(b) If Grantee fails to perform any work which it is required by the terms of this Deed to perform, and such failure continues for thirty (30) days after written notice of such failure is

given to Grantee, then, in addition to any other rights and remedies available at law or in equity, the owner of any portion of the Benefitted Land may (but shall not be obligated to) perform such work and shall be entitled, to the extent allowed by law, to recover from Grantee the actual out of pocket costs so incurred.

(c) Grantee is self-funded for Auto and General Liability exposures with maximum liability limits of One-Hundred Thousand and No/100 Dollars (\$100,000.00) per person and Three-Hundred Thousand and No/100 Dollars (\$300,000.00) per occurrence as set forth in Title 5, Chapter 101 of the Texas Civil Practice and Remedies Code. Grantee is also self-funded for statutory Workers Compensation exposures pursuant to Chapter 504 of the Texas Labor Code. Upon request, Grantee shall deliver a certificate of such insurance to Grantor.

(d) As limited by the Constitution and the laws of the State of Texas, Grantee further agrees to indemnify, defend, and hold Grantor (which, for the purposes of this paragraph, shall include the officers, directors, partners, trustees, beneficiaries, employees, agents, tenants, or contractors of Grantor) harmless from and against any and all loss, claim, damage, cause of action, penalty, fine, cost, or expense, including reasonable attorneys' fees, suffered by any such indemnified party as a result of the act or omission of Grantee or any member of the public while on the Property hereunder, even if such loss, claim, damage, cause of action, penalty, fine, cost, or expense is attributable in part to the negligence of the indemnified party (but the foregoing indemnification shall not include any loss, claim, damage, cause of action, penalty, fine, cost, or expense to the extent to which it arises solely from negligence on the part of the indemnified party). Notwithstanding anything to the contrary set forth herein, Grantee, to the extent legally applicable, is subject to statute(s) or constitutional provision(s): (1) limiting its insurance liability and/or limiting its ability to obtain insurance in compliance with this Agreement or any exhibit hereto; (2) limiting its ability to indemnify and hold harmless one or more parties under certain circumstances; or (3) limiting its ability to incur a debt or undertake an pecuniary obligation, and to the extent those statute(s) and constitutional provision(s) shall apply, and to the extent that any provisions of this Agreement are judicially determined to violate any such limitations, Grantee shall not be bound by such provisions, but only to the extent of such statutory and/or constitutional limitations. Grantee shall take any and all lawful steps within its power to ensure that the terms and conditions of this Deed related to unfunded or contingent liabilities (including, without limitation, indemnity obligations) do not create a "debt" in violation of the Texas Constitution, including without limitation, taking such steps to that end as are outlined in applicable case law (*See Brown v. Jefferson County*, 406 S.W2d 185 (Tex. 1966)) and/or obtaining a third-party indemnification in which the contractor provides the indemnification. Nothing in this subparagraph (d) shall be deemed to affect the right of reversion hereunder.

(e) As used herein, (i) the terms "Grantor" and "Grantee" shall include their respective successors, assigns, and successors in title to their respective properties (or portions thereof), where the context so permits. The provisions contained herein shall be covenants running with the land, and shall be binding upon and inure to the benefit of those, respectively, claiming title to or interests in the Benefitted Land or the Property, respectively, or any portion thereof.

(f) All notices and other communications provided for or permitted hereunder shall be in writing and shall be deemed given (i) upon the hand delivery thereof during business

hours provided a receipt is obtained, or (ii) upon the earlier of delivery or tender for delivery if sent by certified mail, return receipt requested, postage charges prepaid, or (iii) on the next business day following delivery to a recognized overnight delivery service such as Federal Express or Express Mail, freight charges prepaid, in each case addressed or delivered to the respective parties at their respective addresses set forth above (or at such other addresses designated by any party at any time by notice to the other parties in the manner set forth herein. Any notice may be given by an attorney for a party.

(g) If any term or provision of this Deed or the application thereof to any person or circumstance shall, to any extent, be found by a court of competent jurisdiction to be invalid or unenforceable, the remainder of this Deed, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby and each other term or provision of this Deed shall be valid and be enforced to the fullest extent permitted by law.

TO HAVE AND TO HOLD the above described Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, Grantee's heirs, executors, administrators, successors and assigns forever, WITHOUT ANY EXPRESS OR IMPLIED WARRANTY, WHATSOEVER. All warranties that might arise by common law and the warranties in Section 5.023 of the Texas Property Code (or its successor) are hereby excluded.

[Signature Page Follows]

IN WITNESS WHEREOF, this Deed is executed by Grantor as of the ____ day of _____, 2021.

GRANTOR:

HEWLETT PACKARD ENTERPRISE
COMPANY,
a Delaware corporation

By: _____
Name: Steven A. Love
Title: Director, AMS Strategy, Planning and
Transactions

ACKNOWLEDGMENT

STATE OF OREGON §

COUNTY OF _____ §

Before me, the undersigned authority, on this day personally appeared Steven A. Love, as Director, AMS Strategy, Planning and Transactions, of Hewlett Packard Enterprise Company, [check one] ___ known to me or ___ proved to me through _____ (description of identity card) to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that said person executed the same in such capacity and for the purposes and consideration therein expressed.

Given under my hand and seal of office this ____ day of _____, 2021.

Notary Public, State of _____
Printed name:
Commission expires:

IN WITNESS WHEREOF, this Deed is executed by Grantee as of the ____ day of _____, 2021.

GRANTEE:

HARRIS COUNTY, a body politic and corporate under the laws of the State of Texas


By: _____

Name: Lina Hidalgo

Title: County Judge

APPROVED AS TO FORM:

Christian D. Menefee
Harris County Attorney

By:  _____

Justina Daniel-Wariya
Assistant County Attorney
CAO File No. 21RPD0200

ACKNOWLEDGMENT

STATE OF TEXAS §

COUNTY OF HARRIS §

Before me, the undersigned authority, on this day personally appeared Lina Hidalgo, County Judge of Harris County, Texas, [check one] ___ known to me or ___ proved to me through _____ (description of identity card) to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that said person executed the same in such capacity and for the purposes and consideration therein expressed.

Given under my hand and seal of office this ____ day of _____, 2015.

Notary Public, State of

Printed name:

Commission expires:

EXHIBIT A

DESCRIPTION OF THE PROPERTY

PROPERTY DESCRIPTION FOR PARCEL E-N-235A

Being a 6.119 acre (266,543 square feet) tract of land situated in the Tobias K. Wheeler Survey, Abstract Number 826, in Harris County, Texas, being a portion of Restricted Reserve "E" of Cypress Crossing-Section One, a subdivision of record in Volume 342, Page 95 in the Map Records of Harris County, Texas (M.R.H.C.T.) and a portion of that certain called 58.55 acre tract (described as Tract 2) and all of that certain called 4.142 acre tract (described as Tract 3) conveyed from Hewlett-Packard Company to Hewlett Packard Enterprise Company by an instrument of record dated July 16, 2015 and filed for record under File Number 20150322745 in the Official Public Records of Real Property of Harris County, Texas (O.P.R.R.P.H.C.T.), said 6.119 acre tract being more particularly described in two parts by metes and bounds as follows (all bearings and coordinates shown hereon are based on the Texas Coordinate System, South Central Zone, North American Datum of 1983 (NAD83) 2001 adjustment as defined by GPS observations relative to Tropical Storm Allison Recovery Project Monuments 110105, 110470, 110530, 110065, and 150725 in July 2016);

PART ONE

BEGINNING at a 5/8-inch iron rod with cap stamped "HALFF ASSOC. INC." found for the northeast corner of said 58.55 acre tract, said point being the northwest corner of that certain called 28.725 acre tract conveyed from SG Cypress Real Estate Ventures II, LP to MFI COMPAQ LP by an instrument of record dated September 14, 2020 and filed for record under File Number RP-2020-440896, O.P.R.R.P.H.C.T., said 28.725 acre tract being a portion of Restricted Reserve "A" of Compaq Center a subdivision of record in Volume 335, Page 40, M.R.H.C.T., same being the common south corner of that certain called 7.637 acre tract, described as "Tract I" conveyed from HP Inc. to CCI-Cypress Crossing I, LP by an instrument of record in File Number RP-2020-256851, O.P.R.R.P.H.C.T., same being the southwest end of

the Common Boundary Line described in the Boundary Line Agreement filed for record under File Number 20100441016, O.P.R.R.P.H.C.T. and located on the east line of a 130 foot wide drainage easement described under File Number J803364, O.P.R.R.P.H.C.T., and having surface coordinates of X=3,051,387.53 and Y=13,924,267.10;

Thence, South 13° 01' 37" East (called South 13° 02' 01" East), with the east line of said 58.55 acre tract and said Restricted Reserve "E" and the west line of said 28.725 acre tract and said Restricted Reserve "A", passing at 130.75 feet to a found 5/8-inch iron rod with cap stamped "LJA ENG", continuing along said common line for a total distance of 255.62 feet to a point for the most easterly southeast corner of said 58.55 acre tract, the most westerly southwest corner of said 28.725 acre tract, the northwest corner of said 4.142 acre tract, and the northeast corner of that certain called 0.8975 acre tract conveyed to Malcomson Road Utility District by an instrument of record dated February 10, 1984 and filed for record under File Number J388904, O.P.R.R.P.H.C.T., from which a found 5/8-inch iron rod with cap stamped "HALFF ASSOC. INC." bears South 44° 46' 51" West, 0.27 feet;

Thence, North 76° 55' 19" West (called North 77° 01' 29" West), departing the east line of said Reserve "E" and the west line of said 28.725 acre tract and said Reserve "A", and along a south line of said 58.55 acre tract and the north line of said 0.8975 acre tract, 144.77 feet (called 144.65 feet) to a 5/8-inch iron rod with cap stamped "LJA ENG" found for the northwest corner of said 0.8975 acre tract and an internal corner on the east line of said 58.55 acre tract;

Thence, South 13° 01' 37" East (called South 13° 02' 01" East), with an east line of said 58.55 acre tract and the west line of said 0.8975 acre tract, at 326.62 pass a 5/8-inch iron rod with cap stamped "LJA ENG" found at the common west corner of said 0.8975 acre tract and that certain called 0.4340 acre tract conveyed to Malcomson Road Utility District by an instrument of record dated February 10, 1984 and filed for record under File Number J388904, O.P.R.R.P.H.C.T., continuing along the east line of said 58.55 acre tract and the west line of

said 0.4340 acre tract, in all a total distance of 467.34 feet (called 467.07 feet) to a point for the southeast corner of the herein described tract and said 58.55 acre tract, said point being on the southerly line of said Restricted Reserve "E" of said Cypress Crossing-Section One, said point also being on a north line of that certain called 98.0421 acre tract conveyed from Bayou Land Conservancy to County of Harris by an instrument of record dated April 19, 2013 and filed for record under File Number 20130190661, O.P.R.R.P.H.C.T.;

Thence, South 82° 13' 54" West (called South 82° 13' 31" West), along the southerly line of said Restricted Reserve "E" and said 58.55 acre tract, 150.93 feet (called 150.93 feet) to a 5/8-inch iron rod with cap stamped "LJA ENG" found for corner;

Thence, South 76° 36' 22" West (called South 76° 35' 59" West), continuing along the southerly line of said Restricted Reserve "E" and said 58.55 acre tract, 116.20 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" found for corner;

Thence, North 05° 10' 26" East, departing the southerly line of said Restricted Reserve "E" and said 58.55 acre tract, 141.16 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" found for corner;

Thence, North 48° 48' 27" East, 213.70 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" found for corner;

Thence, North 13° 01' 37" West, 212.73 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" found for corner;

Thence, North 13° 37' 55" East, 75.78 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;

Thence, North 13° 01' 37" West, 161.96 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEYING" set for corner in a north line of the aforementioned 58.55 acre tract, same being the south line of the aforementioned 7.637 acre tract;

Thence, South 89° 31' 42" East (called South 89° 32' 12" East), along the north line of said 58.55 acre tract and the south line of said 7.637 acre tract, 133.69 feet to the POINT OF BEGINNING of the herein described tract and containing 1.977 acres (86,097 square feet) of land.

PART TWO

COMMENCING for reference at a 5/8-inch iron rod with cap stamped "HALFF ASSOC. INC." found for the northeast corner of said 58.55 acre tract, said point being the northwest corner of that certain called 28.725 acre tract conveyed from SG Cypress Real Estate Ventures II, LP to MFI COMPAQ LP by an instrument of record dated September 14, 2020 and filed for record under File Number RP-2020-440896, O.P.R.R.P.H.C.T., said 28.725 acre tract being a portion of Restricted Reserve "A" of Compaq Center a subdivision of record in Volume 335, Page 40, M.R.H.C.T., same being the common south corner of that certain called 7.637 acre tract, described as "Tract I" conveyed from HP Inc. to CCI-Cypress Crossing I, LP by an instrument of record in File Number RP-2020-256851, O.P.R.R.P.H.C.T., same being the southwest end of the Common Boundary Line described in the Boundary Line Agreement filed for record under File Number 20100441016, O.P.R.R.P.H.C.T. and located on the east line of a 130 foot wide drainage easement described under File Number J803364, O.P.R.R.P.H.C.T.;

Thence, South $13^{\circ} 01' 37''$ East (called South $13^{\circ} 02' 01''$ East), with the east line of said 58.55 acre tract and said Restricted Reserve "E" and the west line of said 28.725 acre tract and said Restricted Reserve "A", 255.62 feet (called 255.62 feet) to the POINT OF BEGINNING of the herein described tract, same being the most westerly southwest corner of the aforementioned 28.725 acre tract, the northwest corner of the aforementioned 4.142 acre tract, and the northeast corner of the aforementioned 0.8975 acre tract, and having surface coordinates of $X=3,051,445.15$ and $Y=13,924,018.06$, from which a found 5/8-inch iron rod with cap stamped "HALFF ASSOC. INC." bears South $44^{\circ} 46' 51''$ West, 0.27 feet;

Thence, along the most easterly northeast lines of said Restricted Reserve "E", the northerly line of said 4.142 acre tract, the southwesterly lines of said Restricted Reserve "A" and said 28.725 acre tract the following four (4) courses:

1. South $76^{\circ} 55' 19''$ East, 127.56 feet (called South $76^{\circ} 55' 43''$ East, 127.56 feet) to a 5/8-inch iron rod with cap stamped "LJA ENG" found for corner;
2. South $48^{\circ} 15' 07''$ East, 409.90 feet (called South $48^{\circ} 15' 33''$ East, 409.90 feet) to a 5/8-inch iron rod with cap stamped "LJA ENG" found for corner;
3. South $72^{\circ} 08' 07''$ East, 267.24 feet (called South $72^{\circ} 08' 33''$ East, 267.24 feet) to a 5/8-inch iron rod with cap stamped "LJA ENG" found for corner;
4. South $24^{\circ} 02' 07''$ East, 226.18 feet (called South $24^{\circ} 02' 33''$ East, 226.18 feet) to a 5/8-inch iron rod with cap stamped "LJA ENG" found for the southeast corner of the herein described tract and said 4.142 acre tract, said point being the southeast corner of said Restricted Reserve "E" of said Cypress Crossing-Section One, and said point also being on a north line of that certain area


dedicated to Harris County Flood Control District in fee as shown on Cypress Crossing-Section One;

Thence, North 76° 13' 01" West (called North 76° 13' 25" West), along the south line of said 4.142 acre tract and said Restricted Reserve "E", 698.59 feet, (called 698.59 feet) to a point for the southwest corner of said 4.142 acre tract, said point being on the east line of the aforementioned 0.4340 acre tract;

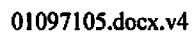
Thence, North 13° 01' 37" West (called North 13° 02' 01" West), along the west line of said 4.142 acre tract and the east line of said 0.4340 acre tract, at 160.25 feet pass a 5/8-inch iron rod with cap stamped "LJA ENG" found at the common east corner of said 0.4340 acre tract and the aforementioned 0.8975 acre tract, continuing along the west line of said 4.142 acre tract and the east line of said 0.8975 acre tract, in all a total distance of 435.11 feet (called 435.11 feet) to the POINT OF BEGINNING of the herein described tract and containing 4.142 acres (180,447 square feet) of land.

Said Part One (1.977 acres) and Part Two (4.142 acres) containing a total of 6.119 acres (266,544 square feet) of land.

This description prepared from a survey and plat prepared by the undersigned dated May 27, 2021.


Gary D. Nutter
Registered Professional Land Surveyor
Texas Registration No. 5659
LJA Surveying, Inc.
Job No. LJAS001-1904-2005





Parcel E-N-235B
Cypress Creek Greenway
Project UPIN 21104MF1Z201
May 3, 2021
Job No. LJAS001-1904-2005
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PROPERTY DESCRIPTION FOR PARCEL E-N-235B

Being a 3.581 acre (155,979 square feet) tract of land situated in the Tobias K. Wheeler Survey, Abstract Number 826, in Harris County, Texas, being a portion of Restricted Reserve "E" of Cypress Crossing-Section One, a subdivision of record in Volume 342, Page 95 in the Map Records of Harris County, Texas (M.R.H.C.T.) and being a portion of that certain called 58.55 acre tract (described as Tract 2) conveyed from Hewlett-Packard Company to Hewlett Packard Enterprise Company by an instrument of record dated July 16, 2015 and filed for record under File Number 20150322745 in the Official Public Records of Real Property of Harris County, Texas (O.P.R.R.P.H.C.T.), said 3.581 acre tract being more particularly described by metes and bounds as follows (all bearings and coordinates shown hereon are based on the Texas Coordinate System, South Central Zone, North American Datum of 1983 (NAD83) 2001 adjustment as defined by GPS observations relative to Tropical Storm Allison Recovery Project Monuments 110105, 110470, 110530, 110065, and 150725 in July 2016);

COMMENCING at a 3/4-inch iron rod found for the southeast corner of Restricted Reserve "B" of said Cypress Crossing-Section One, same being the southeast corner of that certain called 3.0825 acre tract conveyed from Harry J. Glausner, III and Cypress Creek Properties, LTD to Harris County Municipal Utility District No. 286 by an instrument of record dated November 7, 1986 and filed for record under File Number K837587, O.P.R.R.P.H.C.T., same being the most southerly southwest corner of said Restricted Reserve "E" and said 58.55 acre tract, said point also being on the north line of that certain called 12.09863 acre tract conveyed from Malcomson Road Utility District to Harris County Flood Control District by an instrument of record dated March 24, 1988 and filed for record under File Number L815963, O.P.R.R.P.H.C.T.;

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Thence, South 73° 28' 00" East (called South 73° 28' 23" East), with the common line of said Restricted Reserve "E" and said 12.09863 acre tract, 341.71 feet (called 341.71 feet) to a 5/8-inch iron rod with cap stamped "LJA SURVEY" set for the POINT OF BEGINNING and a westerly corner of the herein described tract;

Thence, North 42° 33' 13" East, departing the common line of said Restricted Reserve "E" and said 12.09863 acre tract, 15.98 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;

Thence, South 89° 49' 11" East, 78.22 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" set for corner;

Thence, North 34° 46' 55" East, 130.84 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" set for corner;

Thence, North 19° 10' 13" East, 82.94 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" set for corner;

Thence, North 34° 13' 51" East, 48.30 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" set for corner;

Thence, North 26° 52' 15" East, 132.82 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" set for corner;

Thence, North 72° 17' 08" East, at 150 feet pass a 5/8-inch iron rod with cap stamped "LJA SURVEY" set for reference, continuing in all 310.69 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" set for corner;

Thence, South 54° 39' 27" East, 97.07 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" set for corner;

Thence, South 43° 51' 43" East, 37.08 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" set for corner;

Thence, South 35° 13' 03" East, 79.48 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" set for corner;

Thence, North 58° 09' 11" East, 239.55 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" set for corner;

Thence, North 89° 29' 41" East, 157.75 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" set for corner on the south line of the south lines of the aforementioned Restricted Reserve "E" and the aforementioned 58.55 acre tract;

Thence, along the south lines of said Restricted Reserve "E" and said 58.55 acre tract the following twelve (12) courses:

1. Thence, South 64° 44' 36" West (called South 64° 44' 13" West), 171.91 feet to a point for corner;
2. Thence, South 55° 41' 20" West, 360.41 feet (called South 55° 40' 57" West, 360.41') to a point for corner;
3. Thence, North 24° 33' 27" West, 13.00 feet (called North 24° 33' 50" West, 13.00 feet) to a point for corner;

4. Thence, North 33° 36' 07" West, 139.28 feet (called North 33° 36' 30" West, 139.28 feet) to a point for corner;
5. Thence, North 63° 43' 13" West, 57.50 feet (called North 63° 43' 36" West, 57.50 feet) to a point for corner;
6. Thence, South 84° 42' 45" West, 140.10 feet (called South 84° 42' 22" West, 140.10 feet) to a point for corner;
7. Thence, South 31° 45' 37" West, 48.65 feet (called South 31° 45' 14" West, 48.65 feet) to a point for corner;
8. Thence, South 08° 50' 38" West, 75.26 feet (called South 08° 50' 15" West, 75.26 feet) to a point for corner;
9. Thence, South 04° 48' 23" East, 84.02 feet (South 04° 48' 46" East, 84.02 feet) to a point for corner;
10. Thence, South 18° 25' 04" West, 154.51 feet (South 18° 25' 27" West, 154.51 feet) to a point for corner;
11. Thence, South 60° 13' 46" West, 67.69 feet (called South 60° 13' 23" West, 67.69 feet) to the south corner of the herein described tract;

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12. Thence, North 87° 00' 51" West, 286.77 feet (North 87° 01' 14" West, 286.77 feet) to the southwest corner of the herein described tract, in the southerly line of the aforementioned Restricted Reserve "E" and the aforementioned 58.55 acre tract, common to the east line of the aforementioned 12.09863 acre tract;

Thence, North 43° 59' 10" East, 14.31 feet (called North 43° 58' 47" East, 14.31 feet) along said common line to a point for corner;

Thence, North 42° 18' 08" East, 81.56 feet (called North 42° 17' 45" East, 81.56 feet) along said common line to the POINT OF BEGINNING and containing 3.581 acres of land.

This description prepared from a survey and plat prepared by the undersigned dated May 3, 2021.


Gary D. Nutter
Registered Professional Land Surveyor
Texas Registration No. 5659
LJA Surveying, Inc.



EXHIBIT B

DESCRIPTION OF THE BENEFITTED LAND

TRACT I
METES AND BOUNDS DESCRIPTION
52.99 ACRES (2,308,140 SQUARE FEET)
CYPRESS CROSSING-SECTION ONE
T.K. WHEELER SURVEY, ABSTRACT NUMBER 826
HARRIS COUNTY, TEXAS

Being a tract or parcel containing 52.99 acres (2,308,140 square feet) of land situated in the T.K. Wheeler Survey, Abstract Number 826 and the P.J. Menard Survey, Abstract Number 592, Harris County, Texas, being out of and a portion of a Restricted Reserve “B” and out of and a portion of a Restricted Reserve “E” of Cypress Crossing-Section One, a subdivision plat of record in Volume (Vol.) 342, Page (Pg.) 95 of the Harris County Map Records (H.C.M.R.), same being all of the remainder of a called 58.55 acre tract of land conveyed to Hewlett Packard Enterprise Company filed for record under Harris County Clerk’s File Number (H.C.C.F. No.) 20150322745, said 52.99 acre tract being more particularly described as follows (bearings herein are based on the Texas Coordinate System of 1983, South Central Zone No. 4204, NAD 83);

COMMENCING, for reference at a found 5/8-inch iron with cap stamped “Terra Surveying” marking the southerly corner of said Compaq Center Restricted Reserve “F” (Also Known As (A.K.A.) the former south Right-of-Way (R.O.W.) line of Park River Drive and A.K.A. Compaq Center Drive), same being a southerly corner of Tract 1 conveyed to Compaq Center Drive West Owners Association filed for record under H.C.C.F. No. 20130328767, same marking the common north corner of Restricted Reserve “A”, Block 1 of Compaq Center, a subdivision plat of record at Vol. 335, Pg. 40 H.C.M.R. and of Restricted Reserve “E” of said Cypress Crossing-Section One, same being in the east line of a called 130 feet wide Harris County Flood Control District (H.C.F.C.D.) Drainage Easement (Unit No. K-158-00-00) filed for record under H.C.C.F. Nos. J152851, J803364, J803366, and J803367, the northeast corner of a called 7.637 acre tract of land conveyed to CCI-CYPRESS CROSSING I, LP filed for record under H.C.C.F. No. RP-2020-256851 and marking the northwest corner of a called 4.218 acre tract of land conveyed to CCI-CYPRESS CROSSING I, LP filed for record under H.C.C.F. No. RP-2020-256851;

THENCE, South 01°40’20” East, departing the south line of said Tract 1 and said Compaq Center Restricted Reserve “F”, along the common line of said Restricted Reserve “A” of Compaq Center and Restricted Reserve “E” of said Cypress Crossing-Section One, the west line of said called 4.218 acre, and along the east line of said 130 feet wide H.C.F.C.D. Drainage Easement, a distance of 40.00 feet to a found 5/8-inch iron rod marking an angle point;

THENCE, South 13°01’11” East, continuing along said common line, a distance of 557.67 feet to a point for the most southerly corner of said called 4.218 acre tract, and the most westerly corner of a called 28.725 acre tract of land conveyed to MFI COMPAQ LP filed for record under H.C.C.F. No. RP-2020-440896, same being the northeast corner of a called 1.977 acre tract of land conveyed to the COUNTY OF HARRIS, STATE OF TEXAS filed for record herewith, from which a found 5/8-inch iron rod with cap stamped “Halff & Associates” bears North 34°34” West, 0.41 feet;

THENCE, North 89°31’21” West, departing said common line, over and across said 130 feet wide H.C.F.C.D. Drainage Easement, said Restricted Reserve “E” and along the north line of said called 1.977 acre tract, a distance of 133.69 feet to a found 5/8-inch iron rod with cap stamped “LJA” in the south line of a said called 7.637 acre tract, same being in the west line of said 130 feet wide H.C.F.C.D. Drainage Easement, marking northwest corner of said called 1.977 acre tract of land, the **POINT OF BEGINNING** and northeast corner of the herein described tract;

THENCE, continuing over and across said Restricted Reserve “E” and along the west lines of said called 1.977 acre tract, the following five (5) courses:

South 13°01’05” East, a distance of 162.00 feet (Called 161.96 feet) to a found 5/8-inch iron rod with cap stamped “LJA” marking an angle point;

South 13°38’27” West, departing the west line of said 130 feet wide H.C.F.C.D. Drainage Easement, a distance of 75.78 feet to a 5/8-inch iron rod with cap stamped “MBCO ENG” set marking an angle point;



South 13°01'05" East, a distance of 212.73 feet to a found 5/8-inch iron rod with cap stamped "LJA" marking the most easterly southeast corner of the herein described tract;

South 48°48'59" West, a distance of 213.70 feet to a found 5/8-inch iron rod with cap stamped "LJA" marking and angle point;

South 05°10'58" West, a distance of 141.12 feet to a found 5/8-inch iron rod with cap stamped "LJA" in the north line of the meanders of Cypress Creek (Unit No. K100-00-00), same being in the south line of the aforesaid Restricted Reserve "E" and marking the most southerly southeast corner of the herein described tract;

THENCE, South 76°36'49" West, along the common lines of said Restricted Reserve "E" and said meanders of said Cypress Creek, a distance of 277.69 feet to a found 5/8-inch iron rod marking an angle point in a southerly line of the herein described tract;

THENCE, South 64°45'03" West, continuing along said common lines, a distance of 197.34 feet to a found 5/8-inch iron rod with cap stamped "LJA" marking the east corner of a called 3.581 acre tract of land conveyed to the COUNTY OF HARRIS, STATE OF TEXAS filed for record herewith and marking an angle point in a southerly line of the herein described tract;

THENCE, departing said common line, over and across said Restricted Reserve "E" and along the north lines of said called 3.581 acre tract, the following twelve (12) courses:

South 89°32'35" West, a distance of 158.07 feet (Called 157.75) to a found 5/8-inch iron rod with cap stamped "LJA" marking an angle point;

South 58°12'05" West, a distance of 239.55 feet to an angle point, from which a found 5/8-inch iron rod with cap stamped "LJA" bears South 71°58" East, 0.59 feet;

North 35°10'09" West, a distance of 79.48 feet to an angle point, from which a found 5/8-inch iron rod with cap stamped "LJA" bears South 80°22" East, 0.50 feet;

North 43°48'49" West, a distance of 37.08 feet to an angle point, from which a found 5/8-inch iron rod with cap stamped "LJA" bears South 69°36" East, 0.55 feet;

North 54°36'33" West, a distance of 97.09 feet to an angle point, from which a found 5/8-inch iron rod with cap stamped "LJA" bears South 49°44" East, 0.55 feet;

South 72°15'20" West, a distance of 310.69 feet to a found 5/8-inch iron rod with cap stamped "LJA" marking an angle point;

South 26°50'27" West, a distance of 132.82 feet to a found 5/8-inch iron rod with cap stamped "LJA" marking an angle point;

South 34°12'03" West, a distance of 48.30 feet to a found 5/8-inch iron rod with cap stamped "LJA" marking an angle point;

South 19°08'25" West, a distance of 82.94 feet to a found 5/8-inch iron rod with cap stamped "LJA" marking an angle point;

South 34°45'07" West, a distance of 130.84 feet to a found 5/8-inch iron rod with cap stamped "LJA" marking an angle point;

South 89°50'59" West, a distance of 78.22 feet to a found 5/8-inch iron rod with cap stamped "LJA" marking an angle point;

South 42°31'25" West, a distance of 15.98 feet to a found 5/8-inch iron rod (Bent) in the west line of said called 3.581 acre tract, same marking the intersection of the north line of Faulkey Gulley (Unit No.142-00-00) with the north line of the aforesaid Cypress Creek and the most southerly corner of the herein described tract;

THENCE, North 73°27'33" West, a distance of 341.71 feet to a found 3/4-inch iron rod marking the south corner Restricted Reserve "B" of the aforesaid Cypress Crossing-Section One, of the remainder of a called 3.0825 acre tract of land conveyed to Harris County Municipal Utility District (H.C.M.U.D.) No. 286 recorded under H.C.C.F. No. K837587, same being the southwest corner of said Restricted Reserve "E" and a southwesterly corner of the herein described tract;



THENCE, North 37°24'27" East, departing the Meanders of said Faulkey Gulley and along the east line of said Restricted Reserve "B" common with westerly lines of said Restricted Reserve "E", a distance of 87.15 to a 5/8-inch iron rod with cap stamped "MBCO ENG" set marking an angle point of the remainder of said called 3.0825 acre tract and of the herein described tract;

THENCE, North 02°22'23" West, continuing along the east line of said Restricted Reserve "B" common with westerly lines of said Restricted Reserve "E", a distance of 238.42 feet to an "X" cut in concrete set marking the northeast corner of the remainder of said called 3.0825 acre tract and an interior corner of the herein described tract;

THENCE, South 87°37'37" West, over and across said Restricted Reserve "B" and along a northerly line of the remainder of said called 3.0825 acre tract, a distance of 301.60 feet to a found 5/8-inch iron rod with cap stamped "Terra Surveying" marking an interior corner of the remainder of said called 3.0825 acre tract and a southwesterly corner of the herein described tract;

THENCE, North 02°22'23" West, along an interior line of the remainder of said called 3.0825 acre tract, a distance of 32.50 feet to a found 5/8-inch iron rod with cap stamped "Terra Surveying" marking a point in the common line of said Restricted Reserve "B" and said Restricted Reserve "E", same being an interior corner of the herein described tract;

THENCE, South 87°37'37" West, along the common lines of said Restricted Reserve "B" and said Restricted Reserve "E", a distance of 98.40 feet to a found 5/8-inch iron rod with cap stamped "Terra Surveying" marking the most westerly southwest corner of the herein described tract;

THENCE, North 19°55'26" West, along the common lines of said Restricted Reserve "B" and said Restricted Reserve "E", a distance of 416.67 feet to a found 5/8-inch iron rod in the east R.O.W. line of Jones Road (called 100 feet wide) as recorded in Vol. 342, Pg. 95 of the H.C.M.R., same marking the most northerly corner of said Restricted Reserve "B", of the remainder of said called 3.0825 acre tract and the most westerly corner of the herein described tract;

THENCE, along said east R.O.W. line common with the west lines of said Restricted Reserve "E", the following three (3) courses;

North 14°46'41" East, a distance of 1.48 feet to a found 3/4-inch iron rod marking a point of curvature to the left;

Northerly, along said curve to the left, having a central angle of 16°20'56", a radius of 1,250.00 feet, and a chord which bears North 06°36'13" East, 355.47 feet, and continuing in all an arc distance of 356.68 feet, to a found 5/8-inch iron rod with cap stamped "Terra Surveying" marking a point of tangency;

North 01°34'15" West, a distance of 1.40 feet to a found 3/4-inch iron rod in the approximate common survey line of the A. Schouten Survey, Abstract No. 685 with the P.J. Menard Survey, Abstract No. 592, marking the southwest corner of Block 43 of Lakewood Forest Section Two, a subdivision plat of record in Vol. 203, Pg. 8 of the H.C.M.R., same marking the most westerly northwest corner of said Restricted Reserve "E" and of the herein described tract;

THENCE, North 87°37'37" East, departing said east R.O.W. line, along a common line of said Restricted Reserve "E", said Lakewood Forest and said common survey line, a distance of 594.68 feet to a found 5/8-inch iron rod with cap stamped "Terra Surveying" marking the intersection of the T.K. Wheeler Survey, Abstract No. 826 with said common survey line, same being the southeast corner of said Block 43 of Lakewood Forest Section Two and an interior corner of the herein described tract;

THENCE, North 02°16'22" West, departing the common survey line of said A. Schouten Survey, Abstract No. 685 and said P.J. Menard Survey, Abstract No. 592, continuing along a common line of said Restricted Reserve "E", said Block 43 of Lakewood Forest Section Two and the common survey line of said T.K. Wheeler Survey, Abstract No. 826 and said A. Schouten Survey, Abstract No. 685, a distance of 553.76 feet to a point in the east line of said Block 43 of Lakewood Forest Section Two, the southwest corner of a called 20.83 acre tract of land conveyed to Lonestar College System recorded under H.C.C.F. No. 20100536294 and being a westerly corner of the herein described tract, from which a found "V" on concrete wall bears North 87°43' East, 1.41 feet;

THENCE, North 87°43'24" East, departing said common line, over and across said Restricted Reserve "E", a distance of 491.76 feet to a found 5/8-inch iron rod with plastic cap stamped "Terra Surveying" marking the southeast corner of said called 20.83 acre tract and an angle point of the herein described tract;



THENCE, North $42^{\circ}10'21''$ East, continuing over and across said Restricted Reserve "E", a distance of 251.00 feet to a 5/8-inch iron rod with cap stamped "MBCO ENG" set marking a point in a southeast line of said called 20.83 acre tract, same being the most northerly corner of the herein described tract;

THENCE, South $47^{\circ}49'39''$ East, a distance of 17.40 feet to a 5/8-inch iron rod with cap stamped "MBCO ENG" set marking a point in the west line of a called Tract 7 conveyed to Compaq Center Drive West Owners Association recorded under H.C.C.F. No. 20130328767, same being the most northerly northeast corner of the herein described tract;

THENCE, continuing over and across said Restricted Reserve "E", along the westerly, southerly and easterly lines of said Tract 7, the following fourteen (14) courses;

South $40^{\circ}47'28''$ West, a distance of 220.39 feet to an "X" cut in concrete set marking a point of curvature to the left;

Southerly, along said curve to the left, having a central angle of $29^{\circ}57'56''$, a radius of 186.95 feet, and a chord which bears South $25^{\circ}48'30''$ West, 96.66 feet, and continuing in all an arc distance of 97.77 feet, to an "X" cut in concrete set marking a point of tangency;

South $10^{\circ}49'32''$ West, a distance of 23.00 feet to a 5/8-inch iron rod with cap stamped "MBCO ENG" set marking a point of curvature to the left;

Southerly, along said curve to the left, having a central angle of $41^{\circ}19'49''$, a radius of 246.87 feet, and a chord which bears South $09^{\circ}50'16''$ East, 174.24 feet, and continuing in all an arc distance of 178.08 feet, to an "X" cut in concrete set marking a point of reverse curvature;

Southerly, along said curve to the right, having a central angle of $15^{\circ}32'44''$, a radius of 314.49 feet, and a chord which bears South $26^{\circ}25'30''$ East, 85.07 feet, and continuing in all an arc distance of 85.33 feet, to an "X" cut in concrete set marking a point of tangency;

South $17^{\circ}51'10''$ East, a distance of 257.16 feet to an "X" cut in concrete set marking a point of curvature to the left;

Southerly, along said curve to the left, having a central angle of $14^{\circ}19'06''$, a radius of 90.00 feet, and a chord which bears South $25^{\circ}00'43''$ East, 22.43 feet, and continuing in all an arc distance of 22.49 feet, to an "X" cut in concrete set marking a point of compound curvature;

Southeasterly, along said curve to the left, having a central angle of $13^{\circ}59'08''$, a radius of 769.15 feet, and a chord which bears South $39^{\circ}09'50''$ East, 187.28 feet, and continuing in all an arc distance of 187.74 feet, to an "X" cut in concrete set marking a point of tangency;

South $53^{\circ}01'01''$ East, a distance of 35.42 feet to an "X" cut in concrete set marking a point of curvature to the left;

Southeasterly, along said curve to the left, having a central angle of $46^{\circ}33'03''$, a radius of 127.06 feet, and a chord which bears South $74^{\circ}13'07''$ East, 100.42 feet, and continuing in all an arc distance of 103.23 feet to an "X" cut in concrete set marking a point of compound curvature;

Northeasterly, along said curve to the left, having a central angle of $34^{\circ}06'53''$, a radius of 244.07 feet, and a chord which bears North $61^{\circ}35'12''$ East, 143.19 feet, and continuing in all an arc distance of 145.33 feet to an "X" cut in concrete set marking a point of reverse curvature;

Northeasterly, along said curve to the right, having a central angle of $03^{\circ}51'55''$, a radius of 4,104.68 feet, and a chord which bears North $47^{\circ}01'56''$ East, 276.85 feet, and continuing in all an arc distance of 276.90 feet to an "X" cut in concrete set marking a point of reverse curvature;

Northerly, along said curve to the left, having a central angle of $34^{\circ}45'51''$, a radius of 123.15 feet, and a chord which bears North $26^{\circ}25'23''$ East, 73.58 feet, and continuing in all an arc distance of 74.72 feet to an "X" cut in concrete set marking a point of tangency;

North $09^{\circ}02'27''$ East, a distance of 114.68 feet to an "X" cut in concrete set marking a point in an easterly line of said Tract 7, same being the southwest corner of the aforesaid called 7.637 acre tract and an interior corner of the herein described tract;



THENCE, departing an easterly line of said Tract 7, continuing over and across said Restricted Reserve "E" and along the southerly lines of said called 7.637 acre tract, the following seven (7) courses;

South 70°45'26" East, a distance of 80.49 feet to an "X" cut in concrete set marking an angle point;

South 64°26'33" East, along the edge of the concrete slab of Parking Garage 5 (PG5), a distance of 272.12 feet to an "X" cut set in the west face of the Central Plant West (CPW), same being an angle point (Corner not set);

North 25°39'54" East, along the west face of said CPW, a distance of 22.90 feet to a found 5/8-inch iron rod with cap stamped "Terra Surveying" set marking an angle point;

North 00°47'38" East, continuing along the west face of said CPW, a distance of 56.35 feet to a 5/8-inch iron rod with cap stamped "MBCO ENG" set marking an angle point;

North 12°49'02" East, a distance of 3.50 feet to a 5/8-inch iron rod with cap stamped "MBCO ENG" set marking an angle point in the south face of the common wall of the CCM3 and said CPW;

South 75°51'12" East, along said common wall, a distance of 120.94 feet to an "X" cut in concrete set marking an angle point;

South 89°31'21" East, a distance of 144.75 feet to the **POINT OF BEGINNING** and containing 52.99 acres (2,308,140 square feet) of land.



A handwritten signature in blue ink that reads "Marion R. Clark".

Marion R. Clark, RPLS 1881



TRACT II
METES AND BOUNDS DESCRIPTION
10.66 ACRES (464,468 SQUARE FEET)
CYPRESS CROSSING-SECTION ONE
T.K. WHEELER SURVEY, ABSTRACT NUMBER 826
HARRIS COUNTY, TEXAS

Being a tract or parcel containing 10.66 acres (464,468 square feet) of land situated in the T.K. Wheeler Survey, Abstract Number 826 and the P.J. Menard Survey, Abstract Number 592, Harris County, Texas, comprising four tracts of land, being out of and a portion of a Restricted Reserve "B" and out of and a portion of a Restricted Reserve "E" of Cypress Crossing-Section One, a subdivision plat of record in Volume (Vol.) 342, Page (Pg.) 95 of the Harris County Map Records (H.C.M.R.), same being all of a called 10.66 acre tract of land conveyed to Hewlett Packard Enterprise Company recorded under Harris County Clerk's File Number (H.C.C.F. No.) 20150322745, said 10.66 acre tract being more particularly described as follows (bearings herein are based on the Texas State Plane coordinate System, South Central Zone No. 4204, NAD 83);

COMMENCING, for reference at a found 5/8-inch iron rod with cap stamped "Terra Surveying" marking the southerly corner of said Compaq Center Restricted Reserve "F" (Also Known As (A.K.A.) the former south Right-Of-Way (R.O.W.) line of Park River Drive and A.K.A. Compaq Center Drive), same being a southerly corner of Tract 1 conveyed to Compaq Center Drive West Owners Association recorded under H.C.C.F. No. 20130328767, same marking the common north corner of Restricted Reserve "A", Block 1 of Compaq Center, a subdivision plat of record at Vol. 335, Pg. 40 H.C.M.R. and of Restricted Reserve "E" of said Cypress Crossing-Section One, same being in the east line of a called 130 feet wide Harris County Flood Control District (H.C.F.C.D.) Drainage Easement (Unit No. K-158-00-00) as recorded under H.C.C.F. Nos. J152851, J803364, J803366, and J803367, the northeast corner of the remainder of a called 94.0130 acre tract of land conveyed to Compaq Computer Corporation recorded under H.C.C.F. No. K573913 and marking the northwest corner of the remainder of a called 40.8855 acre tract of land conveyed to Compaq Computer Corporation recorded under H.C.C.F. No. J256894, refiled under H.C.C.F. No. J571968 and further described as a called 4.292 acre tract of land as referenced in a Boundary Line Agreement recorded under H.C.C.F. No. 20100441016;

THENCE, along southerly lines of said Tract 1, said Compaq Center Restricted Reserve "F" and the northerly lines of said Restricted Reserve "E", Block 1 of Cypress Crossing-Section One, the following four (4) courses;

South 88°19'40" West, a distance of 130.01 feet to a found "X" in concrete marking the beginning of a curve to the left;

In a westerly direction, along the arc of said curve to the left, having a radius of 500.00 feet, a central angle of 21°07'19" and a chord which bears South 77°46'01" West, 183.28 feet, a total arc distance of 184.32 feet, to a found 5/8-inch iron rod marking a point of tangency;

South 67°12'21" West, a distance of 64.16 feet to a found 3/4-inch iron rod marking the beginning of a curve to the right;

In a westerly direction, along the arc of said curve to the right, having a radius of 750.00 feet, a central angle of 19°46'22" and a chord which bears South 77°05'32" West, 257.54, a total arc of 258.83 feet, to a 5/8-inch iron rod with cap stamped "Terra Surveying" found marking an angle point in a southerly line of said Tract 1, same being the **POINT OF BEGINNING** and most northerly northeast corner of the herein described tract;

THENCE, South 03°24'12" East, departing said southerly line of Compaq Center, Restricted Reserve "F", over and across said Restricted Reserve "E", Block 1 of Cypress Crossing-Section One and along an interior line of said Tract 1, a distance of 10.00 feet to a 5/8-inch iron rod with cap stamped "MBCO ENG" set marking point of curvature to the left;



THENCE, Easterly, along the arc of said curve to the left, having a radius of 760.00 feet, a central angle of $02^{\circ}51'33''$ and a chord which bears North $85^{\circ}32'39''$ East, 37.92 feet, a total arc distance of 37.93 feet to an "X" cut in concrete set marking point for corner of a called Tract 7 conveyed to Compaq Center Drive West Owners Association recorded under H.C.C.F. No. 20130328767, same being a point of curvature to the right and most easterly northeast corner of the herein described tract;

THENCE, continuing over and across said Restricted Reserve "E", Block 1 of Cypress Crossing-Section One and along the interior lines of said Tract 7, the following twenty (20) courses;

Southerly, along the arc of said curve to the right, having a radius of 35.67 feet, a central angle of $21^{\circ}16'41''$ and a chord which bears South $11^{\circ}18'06''$ East, 13.17 feet, a total arc distance of 13.25 feet to an "X" cut in concrete set marking a point of compound curvature;

Southerly, along the arc of said curve to the right, having a radius of 376.27 feet, a central angle of $21^{\circ}40'40''$ and a chord which bears South $18^{\circ}01'37''$ West, 141.52 feet, a total arc distance of 142.36 feet to an "X" cut in concrete set marking a point of reverse curvature;

Southerly, along the arc of said curve to the left, having a radius of 256.97 feet, a central angle of $31^{\circ}55'08''$ and a chord which bears South $10^{\circ}33'15''$ West, 141.31 feet, a total arc distance of 143.15 feet to a 5/8-inch iron rod with cap stamped "MBCO ENG" set marking a point of compound curvature;

Southerly, along the arc of said curve to the left, having a radius of 96.56 feet, a central angle of $16^{\circ}04'42''$ and a chord which bears South $21^{\circ}39'42''$ East, 27.01 feet, a total arc distance of 27.10 feet to an "X" cut in concrete set marking a point of reverse curvature;

Southerly, along the arc of said curve to the right, having a radius of 34.28 feet, a central angle of $37^{\circ}10'42''$ and a chord which bears South $09^{\circ}22'43''$ East, 21.86 feet, a total arc distance of 22.24 feet to an "X" cut in concrete set marking a point of tangency;

South $09^{\circ}30'34''$ West, a distance of 132.34 feet to a 5/8-inch iron rod with cap stamped "MBCO ENG" set marking a point of curvature to the right;

Southerly, along the arc of said curve to the right, having a radius of 80.16 feet, a central angle of $31^{\circ}27'57''$ and a chord which bears South $23^{\circ}18'45''$ West, 43.47 feet, a total arc distance of 44.02 feet to an "X" cut in concrete set marking a point of reverse curvature;

Southwesterly, along the arc of said curve to left, having a radius of 2,365.28 feet, a central angle of $06^{\circ}51'33''$ and a chord which bears South $46^{\circ}57'25''$ West, 282.99 feet, a total arc distance of 283.16 feet to an "X" cut in concrete set marking a point of reverse curvature;

Southwesterly, along the arc of said curve to the right, having a radius of 222.56 feet, a central angle of $31^{\circ}46'11''$ and a chord which bears South $61^{\circ}09'47''$ West, 121.83 feet, a total arc distance of 123.41 feet to an "X" cut in concrete set marking the most southerly corner of the herein described tract and a point of compound curvature;

Westerly, along the arc of said curve to the right, having a radius of 88.15 feet, a central angle of $46^{\circ}26'20''$ and a chord which bears North $73^{\circ}51'15''$ West, 69.51 feet, a total arc distance of 71.45 feet to an "X" cut in concrete set marking a point of tangency;

North $53^{\circ}57'17''$ West, a distance of 33.08 feet to an "X" cut in concrete set marking a point of curvature to the right;

Northwesterly, along the arc of said curve to the right, having a radius of 921.19 feet, a central angle of $10^{\circ}34'11''$ and a chord which bears North $40^{\circ}06'34''$ West, 169.70 feet, a total arc distance of 169.94 feet to a 5/8-inch iron rod with cap stamped "MBCO ENG" set marking a point of compound curvature;

Northwesterly, along the arc of said curve to the right, having a radius of 50.00 feet, a central angle of $16^{\circ}58'18''$ and a chord which bears North $26^{\circ}20'19''$ West, 14.76 feet, a total arc distance of 14.81 feet to an "X" cut in concrete set marking a point of tangency;



North 17°51'10" West, a distance of 265.56 feet to an "X" cut in concrete set marking a point of curvature to the left;

Northwesterly, along the arc of said curve to the left, having a radius of 272.34 feet, a central angle of 17°00'00" and a chord which bears North 25°40'02" West, 80.51 feet, a total arc distance of 80.80 feet to an "X" cut in concrete set marking a point of tangency;

North 30°14'50" West, a distance of 51.55 feet to an "X" cut in concrete set marking a point of curvature to the right;

Northerly, along the arc of said curve to the right, having a radius of 93.09 feet, a central angle of 28°15'58" and a chord which bears North 15°30'54" West, 45.46 feet, a total arc distance of 45.92 feet to a 5/8-inch iron rod with cap stamped "MBCO ENG" set marking the most westerly corner of the herein described tract and a point of compound curvature;

Northeasterly, along the arc of said curve to the right, having a radius of 280.28 feet, a central angle of 31°52'14" and a chord which bears North 18°35'09" East, 153.90 feet, a total arc distance of 155.91 feet to an "X" cut in concrete set marking a point of compound curvature;

Northeasterly, along the arc of said curve to the right, having a radius of 3,131.27 feet, a central angle of 04°22'15" and a chord which bears North 40°26'58" East, 238.81 feet, a total arc distance of 238.87 feet to an "X" cut in concrete set marking a point of compound curvature;

Northeasterly, along the arc of said curve to the right, having a radius of 30.75 feet, a central angle of 39°53'53" and a chord which bears North 61°40'12" East, 20.98 feet, a total arc distance of 21.41 feet, to an "X" cut in concrete found marking a point in the common line of the aforesaid Compaq Center, Restricted Reserve "F" and the aforesaid Restricted Reserve "E", Block 1 of Cypress Crossing-Section One and of the aforesaid Tract 1, same being the most northerly northeast corner of said Tract 7 and the northwest corner of the herein described tract, being a point of curvature to the left;

THENCE, along said common line and the north lines of the herein described tract, the following four (4) courses;

Easterly, along the arc of said curve to the left, having a radius of 745.00 feet, a central angle of 22°38'36" and a chord which bears South 62°14'54" East, 292.51 feet, a total arc distance of 294.43 feet to a found "X" cut in concrete marking a point of tangency;

South 73°34'12" East, a distance of 38.41 feet to a found 3/4-inch iron rod making the beginning of a curve to the left;

Easterly, along the arc of said curve to the left, having a radius of 600.00 feet, a central angle of 14°50'06" and a chord which bears South 80°59'15" East, 154.92 feet, a total arc distance of 155.35 feet to a found 3/4-inch iron rod marking a point of compound curvature;

Easterly, along the arc of said curve to the left, having a radius of 750.00 feet, a central angle of 04°36'58" and a chord which bears North 89°17'12" East, 60.41 feet, a total arc distance of 60.42 feet to the **POINT OF BEGINNING** and containing 10.66 acres (464,468 square feet) of land.




Marion R. Clark, RPLS 1881



TRACT III
METES AND BOUNDS DESCRIPTION
1.515 ACRES (65,993 SQUARE FEET)
CYPRESS CROSSING-SECTION ONE
T.K. WHEELER SURVEY, ABSTRACT NUMBER 826
HARRIS COUNTY, TEXAS

Being a tract or parcel containing 1.515 acres (65,993 square feet) of land situated in the T.K. Wheeler Survey, Abstract Number 826 and the P.J. Menard Survey, Abstract Number 592, Harris County, Texas, being all of Restricted Reserve “C” of Cypress Crossing-Section One, a subdivision plat of record in Volume (Vol.) 342, Page (Pg.) 95 of the Harris County Map Records (H.C.M.R.), same being all of the remainder of a called 1.515 acre tract of land conveyed to Hewlett Packard Enterprise Company filed for record under Harris County Clerk’s File Number (H.C.C.F. No.) 20150322745, said 1.515 acre tract being more particularly described as follows (bearings herein are based on the Texas Coordinate System of 1983, South Central Zone No. 4204, NAD 83);

BEGINNING at a found 5/8-inch iron rod in the curved west R.O.W. line of Jones Road (called 100 feet wide), same being in the common survey line of the A. Schouten Survey, Abstract No. 685 with the P.J. Menard Survey, Abstract No. 592, being the southeast corner of Block 42 of Lakewood Forest Section Two, a subdivision plat of record in Vol. 203, Pg. 8 of the H.C.M.R. and the northeast corner of said Restricted Reserve “C” and of the herein described tract, same being a point of curvature to the right;

THENCE, Southerly, along said curve to the right and said west R.O.W. line, having a central angle of 16°20’56”, a radius of 1,150.00 feet, and a chord which bears South 06°36’13” West, 327.03 feet, an arc distance of 328.15 feet, to a 5/8-inch iron rod with cap “MBCO” set in a northeasterly line of the meanders of Faulkey Gulley (Unit No. 142-00-00), same being the south corner of the herein described tract and a point of curvature to the left;

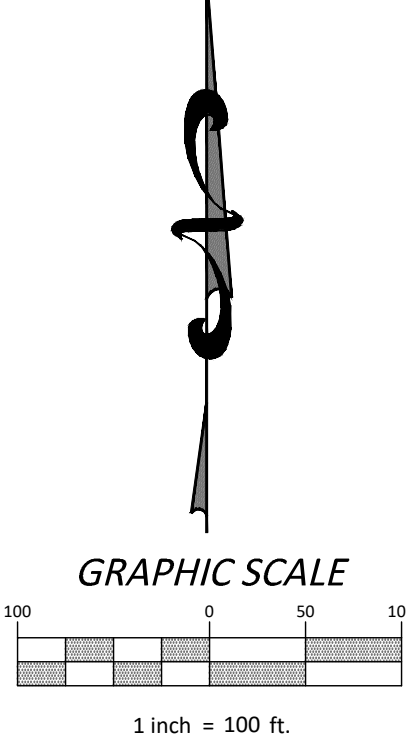
THENCE, Northwesterly, along said curve to the left and said meanders of Faulkey Gulley, having a central angle of 58°05’57”, a radius of 685.00 feet and a chord which bears North 63°19’18” West, 665.23 feet, an arc distance of 694.61 feet, to a 5/8-inch iron rod with cap “MBCO” set in the south line of Block 42 of the aforesaid Lakewood Forest Section Two, same being the northwest corner of the herein described tract;

THENCE, North 87°37’37” East, departing the meanders of said Faulkey Gulley and along the south line of Block 42 of said Lakewood Forest Section Two, a distance of 632.56 feet to the **POINT OF BEGINNING** and containing 1.515 acres (65,993 square feet) of land.




Marion R. Clark, RPLS 1881



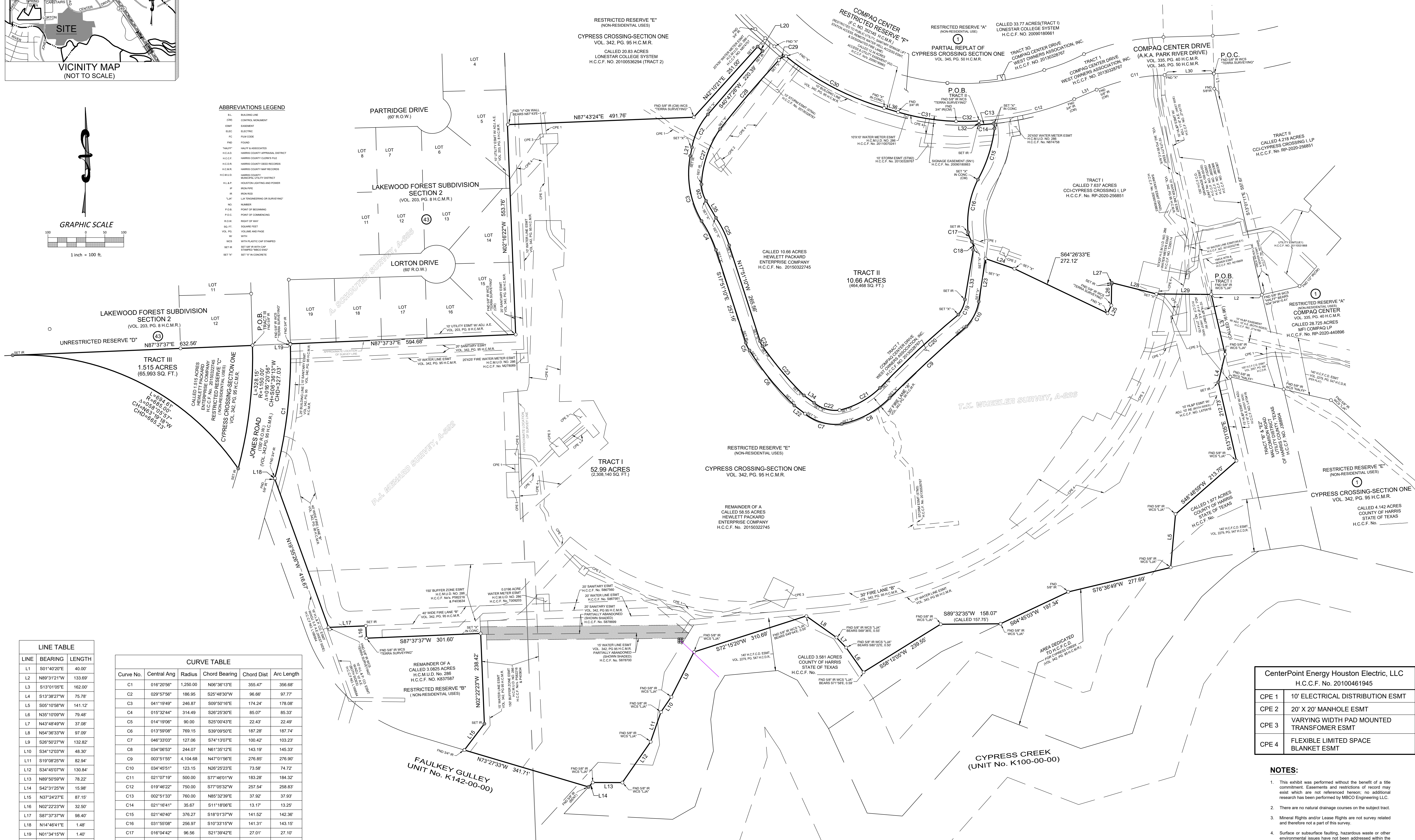


ABBREVIATIONS LEGEND

| | |
|------------|--|
| R.L. | REL. LOCATION |
| CDM | CONTRACT, MOUNTAIN |
| EGMT | ELEMENT |
| EDM | ELECTRIC |
| FC | FIRM CODE |
| FND | FUND |
| "H&F" | H&F ASSOCIATES |
| H.C.A.D. | HARRIS COUNTY APPRAISAL DISTRICT |
| H.C.C.F. | HARRIS COUNTY CLERK'S OFFICE |
| H.C.D.R. | HARRIS COUNTY DEED RECORDS |
| H.C.M.R. | HARRIS COUNTY MAP RECORDS |
| H.C.M.U.D. | HARRIS COUNTY MUNICIPAL UTILITY DISTRICT |
| H.L.A.P. | HOLSTON LIGHTS AND POWER |
| IP | IRON PIPE |
| IR | IRON ROD |
| "L&K" | LEWIS & KENNEDY SURVEYING |
| LN | NUMBER |
| P.D. | POINT OF BEGINNING |
| P.O.C. | POINT OF COMMENCING |
| R.O.C. | RIGHT OF WAY |
| SQ. FT. | SQUARE FEET |
| VOL. PG. | VOLUME AND PAGE |
| W | WITH |
| WCS | WITH PLASTIC CAP STAMPED |
| SET R | SET B/W R WITH CAP STAMPING INFO EMP |
| SET "X" | SET "X" IN CONCRETE |

| LINE TABLE | | |
|------------|-------------|---------|
| LINE | BEARING | LENGTH |
| 1 | S61°40'20"E | 40.00' |
| 2 | N80°31'21"W | 133.69' |
| 3 | S13°01'15"E | 126.00' |
| 4 | S13°38'27"W | 75.75' |
| 5 | N65°10'58"W | 141.00' |
| 6 | N35°10'09"W | 79.48' |
| 7 | N45°48'49"W | 37.65' |
| 8 | N54°36'33"W | 97.60' |
| 9 | S26°50'27"W | 132.82' |
| 10 | S34°12'03"W | 82.94' |
| 11 | S19°08'25"W | 48.36' |
| 12 | S34°46'07"W | 138.22' |
| 13 | N69°50'55"W | 70.82' |
| 14 | S42°31'25"W | 15.95' |
| 15 | S71°24'22"E | 87.18' |
| 16 | N62°22'23"W | 39.50' |
| 17 | S87°37'33"W | 92.40' |
| 18 | N14°46'45"E | 1.45' |
| 19 | N03°14'35"E | 145.00' |
| 20 | N4°49'02"E | 17.40' |
| 21 | N81°49'02"E | 35.00' |
| 22 | S55°01'10"E | 23.42' |
| 23 | N00°02'27"E | 114.68' |
| 24 | S70°45'28"E | 80.69' |
| 25 | N25°54'54"E | 22.50' |
| 26 | N00°47'38"E | 56.85' |
| 27 | N12°49'02"E | 3.50' |
| 28 | S75°51'12"E | 120.94' |
| 29 | S89°31'21"W | 144.75' |
| 30 | S88°19'40"W | 100.75' |
| 31 | S67°12'21"W | 64.16' |
| 32 | S03°24'12"E | 10.05' |
| 33 | S03°30'34"W | 33.34' |
| 34 | N55°57'17"W | 132.08' |
| 35 | N30°14'50"W | 51.51' |
| 36 | S73°34'12"E | 58.45' |

| CURVE TABLE | | | | | |
|-------------|-------------|----------|---------------|------------|------------|
| Curve No. | Central Ang | Radius | Chord Bearing | Chord Dist | Arc Length |
| C1 | 01°19'20"6" | 1,250.00 | N06°36'13"E | 355.47 | 356.68 |
| C2 | 029°57'56" | 186.95 | S25°48'30"W | 96.66 | 97.78 |
| C3 | 041°19'46" | 248.87 | S00°50'16"E | 174.24 | 178.08 |
| C4 | 015°32'44" | 314.48 | S26°25'30"E | 85.07 | 85.33 |
| C5 | 014°19'00" | 90.00 | S25°00'43"E | 22.43 | 22.49 |
| C6 | 013°59'08" | 769.15 | S38°09'50"E | 187.28 | 187.74 |
| C7 | 048°33'00" | 127.06 | N74°13'07"E | 100.42 | 103.23 |
| C8 | 034°06'53" | 244.07 | N61°39'12"E | 143.19 | 145.33 |
| C9 | 003°51'55" | 4,106.68 | N40°10'56"E | 276.85 | 276.90 |
| C10 | 034°45'51" | 123.15 | N25°26'23"E | 73.58 | 74.72 |
| C11 | 021°07'19" | 500.00 | S77°46'01"W | 183.28 | 184.32 |
| C12 | 019°46'22" | 750.00 | S77°05'32"W | 257.54 | 258.83 |
| C13 | 002°51'33" | 760.00 | N85°32'39"E | 37.92 | 37.83 |
| C14 | 021°16'41" | 35.87 | N11°18'06"E | 13.17 | 13.25 |
| C15 | 027°42'40" | 378.27 | N10°33'37"W | 142.12 | 143.28 |
| C16 | 031°55'08" | 258.97 | N10°33'39"W | 141.31 | 143.15 |
| C17 | 016°04'42" | 86.56 | S21°39'04"E | 27.01 | 27.10 |
| C18 | 037°10'42" | 84.08 | S09°22'53"E | 21.87 | 22.24 |
| C19 | 031°27'57" | 32.26 | S23°18'45"E | 4.47 | 44.02 |
| C20 | 006°51'33" | 2,365.28 | S48°57'25"W | 282.99 | 283.16 |
| C21 | 031°46'11" | 22.55 | N61°08'47"W | 12.83 | 123.41 |
| C22 | 046°20'29" | 88.16 | N73°51'15"W | 69.51 | 71.45 |
| C23 | 010°34'11" | 921.19 | N40°06'34"W | 169.70 | 169.94 |
| C24 | 018°58'18" | 50.00 | N26°20'19"W | 14.76 | 14.81 |
| C25 | 017°00'00" | 272.34 | N25°40'02"W | 80.51 | 80.80 |
| C26 | 028°15'53" | 93.09 | N15°30'54"W | 45.45 | 45.92 |
| C27 | 031°52'14" | 280.28 | N16°30'58"E | 153.90 | 155.91 |
| C28 | 004°22'15" | 3,131.27 | N40°26'58"E | 208.81 | 208.87 |
| C29 | 039°53'53" | 30.75 | N61°40'12"E | 20.98 | 21.43 |
| C30 | 022°38'38" | 745.00 | S62°14'54"E | 29.51 | 29.43 |
| C31 | 014°50'06" | 60.00 | S80°59'15"E | 16.42 | 16.35 |
| C32 | 004°36'58" | 750.00 | N89°17'12"E | 60.91 | 60.92 |



| | |
|---|--|
| CenterPoint Energy Houston Electric, LLC H.C.C.F. No. 20.100461945 | |
| CPE 1 | 10' ELECTRICAL DISTRIBUTION ESMT |
| CPE 2 | 20' X 20' MANHOLE ESMT |
| CPE 3 | VARYING WIDTH PAD MOUNTED TRANSFORMER ESMT |
| CPE 4 | FLEXIBLE LIMITED SPACE BLANKET ESMT |

NOTES:

1. This exhibit was performed without the benefit of a title commitment. Easements and restrictions of record may exist which are not referenced herein; no additional research has been performed by MBCO Engineering LLC.
2. There are no natural drainage courses on the subject tract.
3. Mineral Rights and/or Lease Rights are not survey related and therefore not a part of this survey.
4. Surface or subsurface faulting, hazardous waste or other environmental issues have not been addressed within the scope of this survey.
5. All bearings shown herein are based on the Texas Coordinate System of 1983, South Central Zone No. 4204.
6. Corners have not been staked, unless noted otherwise; in addition, no boundary surveying has been performed on Tract III at the time of this survey.



Marion R. Clark
Marion R. Clark
Registered Professional Land Surveyor
Texas Registration No. 1881

[illegible]

EXHIBIT C

DESCRIPTIONS OF THE DRAINAGE EASEMENT AREAS

STM1

METES & BOUNDS DESCRIPTION
0.0304 ACRE (1,322 SQ. FT.)
10 FEET WIDE STORM SEWER EASEMENT
T. K. WHEELER SURVEY, A-826

Being a 10 feet wide Storm Sewer Easement containing 0.0304 acre (1,322 square feet) of land situated in the T. K. Wheeler Survey, A-826, being out of Restricted Reserve "E" of Cypress Crossing-Section One, a subdivision plat of record in Volume 342, Page 95 of the Harris County Map Records and out of a called 3.581 acre tract of land conveyed to County of Harris, State of Texas by deed filed for record herewith, said 0.0304 acre easement being further described by metes and bounds as follows: (Bearings and distances are referenced to the Texas Coordinate System of 1983, South Central Zone No. 4204.)

COMMENCING for reference at a 5/8-inch iron rod set marking the northeast corner of the remainder of a called 3.0825 acre tract of land conveyed to Harris County Municipal Utility District No. 286 by deed filed for record under H.C.C.F. No. K837587, same being the northeast corner of Restricted Reserve "B" of said Cypress-Crossing Section One, an interior corner of the remainder of a called 58.55 acre tract of land conveyed to Hewlett Packard Enterprise Company by deed filed for record under H.C.C.F. No. 20150322745 and an interior corner of said Restricted Reserve "E";

THENCE, South 66°26'09" East, departing the northeast corner of the remainder of said called 3.0825 acre tract and said Restricted Reserve "B", over and across the remainder of said called 58.55 acre tract and said Restricted Reserve "E", a distance of 518.53 feet to a found 5/8-inch iron rod with cap stamped "LJA" marking an angle point in a common line of the remainder of said called 58.55 acre tract and of said called 3.581 acre tract;

THENCE, North 34°12'03" East, continuing along said common line, a distance of 10.42 feet to the **POINT OF BEGINNING** and southwest corner of the herein described easement;

THENCE, North 34°12'03" East, a distance of 14.53 feet to the northwest corner of the herein described easement;

THENCE, departing said common line, over and across said called 3.581 acre tract, the following three (3) courses:

North 77°40'38" East, a distance of 126.98 feet to the northeast corner of the herein described easement;



STM1

South 12°19'22" East, a distance of 10.00 feet to the southeast corner of the herein described easement;

South 77°40'38" West, a distance of 137.52 feet to the said **POINT OF BEGINNING**, said description containing 0.0304 acre (1,322 square feet) of land. This description is based on an Exhibit, MBCO Project No. 5-0117-2101, dated October 31, 2021.



A handwritten signature in blue ink that reads "Marion R. Clark". The signature is written in a cursive style and is positioned above a horizontal line.

Marion R. Clark, RPLS 1881

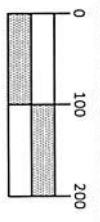


REMAINDER OF A
CALLED 58.55 ACRES
HEWLETT PACKARD
ENTERPRISE COMPANY
H.C.C.F. NO. 20150322745
P.O.C.

RESTRICTED RESERVE "E"
(NON-RESIDENTIAL USES)
CYPRESS CROSSING-SECTION ONE
VOL. 342, PG. 95 H.C.M.R.

CALLED 3.581 ACRES
COUNTY OF HARRIS
STATE OF TEXAS

RESTRICTED RESERVE "B"
(NON-RESIDENTIAL USES)
REMAINDER OF A
CALLED 3.0825 ACRES
H.C.M.U.D. NO. 286
H.C.C.F. NO. K837587



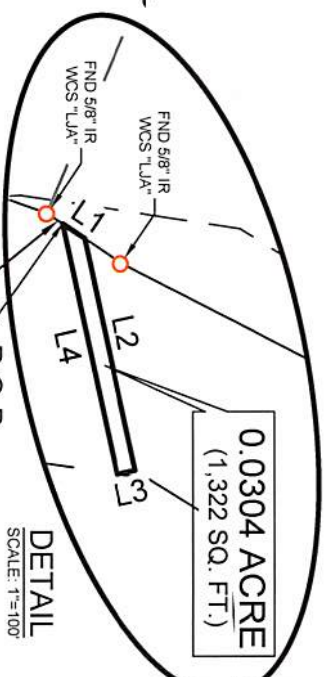
1 inch = 200 ft.

P.J. MERRINO SURVEY, A-6302

T.K. WHEELER SURVEY, A-826

SEE DETAIL

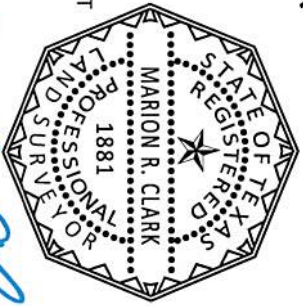
CYPRESS CREEK



ABBREVIATIONS LEGEND:

| ESMT | EASEMENT |
|----------|----------------------------------|
| F.C. | FILM CODE |
| F.N. | FILE NUMBER |
| F.ND | FOUND |
| H.C.C.F. | HARRIS COUNTY CLERKS FILE |
| H.C.D.R. | HARRIS COUNTY DEED RECORDS |
| H.C.A.D. | HARRIS COUNTY APPRAISAL DISTRICT |
| H.C.M.R. | HARRIS COUNTY MAP RECORDS |
| IR | IRON ROD |
| IP | IRON PIPE |
| No. | NUMBER |
| PG. | PAGE |
| (R) | PER RECORD DRAWING |
| VOL | VOLUME |
| W/ | WITH |

| LINE TABLE | |
|------------|-------------|
| LINE | BEARING |
| LENGTH | |
| L1 | N34°12'03"E |
| | 14.53' |
| L2 | N77°40'38"E |
| | 126.98' |
| L3 | S12°19'22"E |
| | 10.00' |
| L4 | S77°40'38"W |
| | 137.52' |



Marion R. Clark

Marion R. Clark
Registered Professional Land Surveyor
Texas Registration No. 1881

NOTES:

1. There exists a separate Metes and Bounds description of this easement.
2. Corners have not been staked, unless noted otherwise.
3. All bearings shown hereon are based on the Texas State Plane Coordinate System of 1983, South Central Zone No. 4204.

| NO. | DATE | REVISION |
|-----|------|----------|
|-----|------|----------|

| | | |
|---------------|------------------|----------------------|
| | | |
| DRAWN BY: RF | SCALE: 1"=200' | FB NO. N/A |
| APP'VD BY: GM | DATE: 10/31/2021 | PRJ. NO. 5-0117-2101 |

AN EXHIBIT OF
10' WIDE STORM SEWER EASEMENT
0.0304 ACRE (1,322 SQ. FT.)
SITUATED IN THE
T.K. WHEELER SURVEY, A-826
HARRIS COUNTY, TEXAS



1505 Highway 6 South
Suite 180
Houston, Texas 77077
TBPLS Reg. No. F16850
TBPLS Reg. No. 10194112
Phone: 281-760-1656
www.mbcengineering.com

STM 1

METES & BOUNDS DESCRIPTION
0.0219 ACRE (954 SQ. FT.)
10 FEET WIDE STORM SEWER EASEMENT
T. K. WHEELER SURVEY, A-826

Being a 10 feet wide Storm Sewer Easement containing 0.0219 acre (954 square feet) of land situated in the T. K. Wheeler Survey, A-826, being out of Restricted Reserve "E" of Cypress Crossing-Section One, a subdivision plat of record in Volume 342, Page 95 of the Harris County Map Records and out of a called 3.581 acre tract of land conveyed to County of Harris, State of Texas by deed filed for record herewith, said 0.0219 acre easement being further described by metes and bounds as follows: (Bearings and distances are referenced to the Texas Coordinate System of 1983, South Central Zone No. 4204.)

COMMENCING for reference at a 5/8-inch iron rod set marking the northeast corner of the remainder of a called 3.0825 acre tract of land conveyed to Harris County Municipal Utility District No. 286 by deed filed for record under H.C.C.F. No. K837587, same being the northeast corner of Restricted Reserve "B" of said Cypress-Crossing Section One, an interior corner of the remainder of a called 58.55 acre tract of land conveyed to Hewlett Packard Enterprise Company by deed filed for record under H.C.C.F. No. 20150322745 and an interior corner of said Restricted Reserve "E";

THENCE, South 85°02'13" East, departing the northeast corner of the remainder of said called 3.0825 acre tract and said Restricted Reserve "B", over and across the remainder of said called 58.55 acre tract and said Restricted Reserve "E", a distance of 564.53 feet to a found 5/8-inch iron rod with cap stamped "LJA" marking an angle point in a common line of the remainder of said called 58.55 acre tract and of said called 3.581 acre tract;

THENCE, South 26°50'27" West, continuing along said common line, a distance of 6.07 feet to the **POINT OF BEGINNING** and north corner of the herein described easement;

THENCE, departing said common line, over and across said called 3.581 acre tract, the following three (3) courses:

South 47°22'01" East, a distance of 96.82 feet to the east corner of the herein described easement;

South 42°37'59" West, a distance of 10.00 feet to the south corner of the herein described easement;



North 47°22'01" West, a distance of 93.99 feet to the west corner of the herein described easement;

THENCE, North 26°50'27" East, a distance of 10.39 feet to the said **POINT OF BEGINNING**, said description containing 0.0219 acre (954 square feet) of land. This description is based on an Exhibit, dated October 31, 2021, MBCO Project No. 5-0117-2101.




Marion R. Clark, RPLS 1881



11/11/2021 10:30 AM

RESTRICTED RESERVE "E"
(NON-RESIDENTIAL USES)

CYPRESS CROSSING-SECTION ONE
VOL. 342, PG. 95 H.C.M.R.

CALLLED 3.581 ACRES
COUNTY OF HARRIS
STATE OF TEXAS

REMAINDER OF A
CALLED 58.55 ACRES
HEWLETT PACKARD
ENTERPRISE COMPANY
H.C.C.F. NO. 20150322745



P.O.C.
SET 5/8" IR
RESTRICTED RESERVE "B"
(NON-RESIDENTIAL USES)
REMAINDER OF A
CALLED 3.0825 ACRES
H.C.M.U.D. No. 286
H.C.C.F. NO. K837587

T.K. WHEELER SURVEY, A-826
S85°02'13"E 564.53'
FND 5/8" IR
WCS "LJA"

SEE DETAIL

FND 5/8" IR
WCS "LJA"

P.O.B.

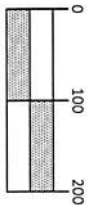
140' H.C.F.C.D. ESMT
VOL. 2278, PG. 547 H.C.D.R.
(PER PLAT)

CYPRESS CREEK

DETAIL
SCALE: 1"=100'

0.0219 ACRE
(954 SQ. FT.)

GRAPHIC SCALE

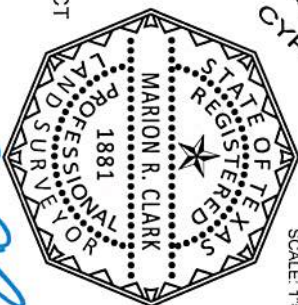


1 inch = 200 ft.

P.J. MENARD SURVEY, A-828

ABBREVIATIONS LEGEND:

| ESMT | EASEMENT |
|----------|----------------------------------|
| F.C. | FILM CODE |
| F.N. | FILE NUMBER |
| FND | FOUND |
| H.C.C.F. | HARRIS COUNTY CLERKS FILE |
| H.C.D.R. | HARRIS COUNTY DEED RECORDS |
| H.C.A.D. | HARRIS COUNTY APPRAISAL DISTRICT |
| H.C.M.R. | HARRIS COUNTY MAP RECORDS |
| IR | IRON ROD |
| IP | IRON PIPE |
| No. | NUMBER |
| PG. | PAGE |
| (R) | PER RECORD DRAWING |
| VOL | VOLUME |
| W/ | WITH |



NOTES:

1. There exists a separate Metes and Bounds description of this easement.
2. Corners have not been staked, unless noted otherwise.
3. All bearings shown hereon are based on the Texas State Plane Coordinate System of 1983, South Central Zone No. 4204.

STM 2

LINE TABLE

| LINE | BEARING | LENGTH |
|------|-------------|--------|
| L5 | N26°50'27"E | 10.39' |
| L6 | S47°22'01"E | 96.82' |
| L7 | S42°37'59"W | 10.00' |
| L8 | N47°22'01"W | 93.99' |

| NO. | DATE | REVISION |
|-----|------|----------|
|-----|------|----------|

| | | |
|---------------|------------------|----------------------|
| DRAWN BY: RF | SCALE: 1"=200' | FB No. N/A |
| APP'VD BY: GM | DATE: 10/31/2021 | PRJ. No. 5-0117-2101 |

AN EXHIBIT OF

10' WIDE STORM SEWER EASEMENT
0.0219 ACRES (954 SQ. FT.)
SITUATED IN THE
T.K. WHEELER SURVEY, A-826
HARRIS COUNTY, TEXAS



1505 Highway 6 South
Suite 180
Houston, Texas 77077
TBPE Reg. No. F16850
TBPLS Reg. No. 10194112
Phone: 281-760-1656
www.mbcengineering.com

METES & BOUNDS DESCRIPTION
0.0199 ACRE (867 SQ. FT.)
10 FEET WIDE STORM SEWER EASEMENT
T. K. WHEELER SURVEY, A-826

Being a 10 feet wide Storm Sewer Easement containing 0.0199 acre (867 square feet) of land situated in the T. K. Wheeler Survey, A-826, being out of Restricted Reserve "E" of Cypress Crossing-Section One, a subdivision plat of record in Volume 342, Page 95 of the Harris County Map Records and out of a called 3.581 acre tract of land conveyed to County of Harris, State of Texas by deed filed for record herewith, said 0.0199 acre easement being further described by metes and bounds as follows: (Bearings and distances are referenced to the Texas Coordinate System of 1983, South Central Zone No. 4204.)

COMMENCING for reference at a 5/8-inch iron rod set marking the northeast corner of the remainder of a called 3.0825 acre tract of land conveyed to Harris County Municipal Utility District No. 286 by deed filed for record under H.C.C.F. No. K837587, same being the northeast corner of Restricted Reserve "B" of said Cypress-Crossing Section One, an interior corner of the remainder of a called 58.55 acre tract of land conveyed to Hewlett Packard Enterprise Company by deed filed for record under H.C.C.F. No. 20150322745 and an interior corner of said Restricted Reserve "E";

THENCE, South 85°02'13" East, departing the northeast corner of the remainder of said called 3.0825 acre tract and said Restricted Reserve "B", over and across the remainder of said called 58.55 acre tract and said Restricted Reserve "E", a distance of 564.53 feet to a found 5/8-inch iron rod with cap stamped "LJA" marking an angle point in a common line of the remainder of said called 58.55 acre tract and of said called 3.581 acre tract;

THENCE, North 72°15'20" East, continuing along said common line, a distance of 25.23 feet to the **POINT OF BEGINNING** and west corner of the herein described easement;

THENCE, North 72°15'20" East, a distance of 10.73 feet to the north corner of the herein described easement;

THENCE, departing said common line, over and across said called 3.581 acre tract, the following three (3) courses:

South 39°00'41" East, a distance of 84.71 feet to the east corner of the herein described easement;



STM3

South 50°59'19" West, a distance of 10.00 feet to the south corner of the herein described easement;

North 39°00'41" West, a distance of 88.60 feet to the said **POINT OF BEGINNING**, said description containing 0.0199 acre (867 square feet) of land. This description is based on an Exhibit, dated October 31, 2021, MBCO Project No. 5-0117-2101.



A handwritten signature in blue ink that reads "Marion R. Clark". The signature is fluid and cursive, written over a horizontal line.

Marion R. Clark, RPLS 5522



RESTRICTED RESERVE "E"
(NON-RESIDENTIAL USES)

CYPRESS CROSSING-SECTION ONE
VOL. 342, PG. 95 H.C.M.R.

REMAINDER OF A
CALLED 58.55 ACRES
HEWLETT PACKARD
ENTERPRISE COMPANY
H.C.C.F. NO. 20150322745

CALLLED 3.581 ACRES
COUNTY OF HARRIS
STATE OF TEXAS

T.K. WHEELER SURVEY, A-826

P.O.C.

SET 5/8" IR

RESTRICTED RESERVE "B"
(NON-RESIDENTIAL USES)
REMAINDER OF A
CALLED 3.0825 ACRES
H.C.M.U.D. No. 286
H.C.C.F. NO. K837587

S85°02'13"E 564.53'

FND 5/8" IR
WCS "LJA"

P.O.B.

FND 5/8" IR
WCS "LJA"

N72°15'20"E 25.23'

P.O.B.

DETAIL
SCALE: 1"=100'
0.0199 ACRE
(867 SQ. FT.)

P.J. MARANO SURVEY, A-582

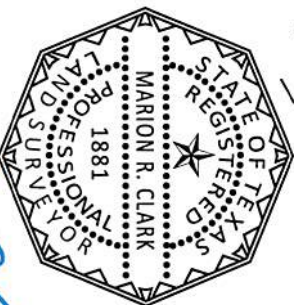
140' H.C.F.C.D. ESMT
VOL. 2279, PG. 547 H.C.D.R.
(PER PLAT)

SEE DETAIL

CYPRESS CREEK

LINE TABLE

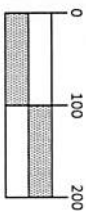
| LINE | BEARING | LENGTH |
|------|-------------|--------|
| L9 | N72°15'20"E | 10.73' |
| L10 | S39°00'41"E | 84.71' |
| L11 | S50°59'19"W | 10.00' |
| L12 | N39°00'41"W | 88.60' |



Marion R. Clark

Registered Professional Land Surveyor
Texas Registration No. 1881

GRAPHIC SCALE



1 inch = 200 ft.

NO. DATE REVISION

AN EXHIBIT OF
10' WIDE STORM SEWER EASEMENT
0.0199 ACRES (867 SQ. FT.)

SITUATED IN THE
T.K. WHEELER SURVEY, A-826
HARRIS COUNTY, TEXAS

NOTES:

1. There exists a separate Metes and Bounds description of this easement.
2. Corners have not been staked, unless noted otherwise.
3. All bearings shown hereon are based on the Texas State Plane Coordinate System of 1983, South Central Zone No. 4204.

ABBREVIATIONS LEGEND:

| | |
|----------|----------------------------------|
| ESMT | EASEMENT |
| F.C. | FILM CODE |
| F.N. | FILE NUMBER |
| FND | FOUND |
| H.C.C.F. | HARRIS COUNTY CLERKS' FILE |
| H.C.D.R. | HARRIS COUNTY DEED RECORDS |
| H.C.A.D. | HARRIS COUNTY APPRAISAL DISTRICT |
| H.C.M.R. | HARRIS COUNTY MAP RECORDS |
| IR | IRON ROD |
| IP | IRON PIPE |
| No. | NUMBER |
| PG. | PAGE |
| (R) | PER RECORD DRAWING |
| VOL | VOLUME |
| W/ | WITH |

STM 3



1505 Highway 6 South
Suite 180
Houston, Texas 77077
TBPE Reg. No. F16850
TBPLS Reg. No. 10194112
Phone: 281-760-1656
www.mbcengineering.com

METES & BOUNDS DESCRIPTION
0.0193 ACRE (840 SQ. FT.)
10 FEET WIDE STORM SEWER EASEMENT
T. K. WHEELER SURVEY, A-826

Being a 10 feet wide Storm Sewer Easement containing 0.0193 acre (840 square feet) of land situated in the T. K. Wheeler Survey, A-826, being out of Restricted Reserve "E" of Cypress Crossing-Section One, a subdivision plat of record in Volume 342, Page 95 of the Harris County Map Records and out of a called 3.581 acre tract of land conveyed to County of Harris, State of Texas by deed filed for record herewith, said 0.0193 acre easement being further described by metes and bounds as follows: (Bearings and distances are referenced to the Texas Coordinate System of 1983, South Central Zone No. 4204.)

COMMENCING for reference at a 5/8-inch iron rod set marking the northeast corner of the remainder of a called 3.0825 acre tract of land conveyed to Harris County Municipal Utility District No. 286 by deed filed for record under H.C.C.F. No. K837587, same being the northeast corner of Restricted Reserve "B" of said Cypress-Crossing Section One, an interior corner of the remainder of a called 58.55 acre tract of land conveyed to Hewlett Packard Enterprise Company by deed filed for record under H.C.C.F. No. 20150322745 and an interior corner of said Restricted Reserve "E";

THENCE, South 85°02'13" East, departing the northeast corner of the remainder of said called 3.0825 acre tract and said Restricted Reserve "B", over and across the remainder of said called 58.55 acre tract and said Restricted Reserve "E", a distance of 564.53 feet to a found 5/8-inch iron rod with cap stamped "LJA" marking an angle point in a common line of the remainder of said called 58.55 acre tract and of said called 3.581 acre tract;

THENCE, North 72°15'20" East, continuing along said common line, a distance of 182.34 feet to the **POINT OF BEGINNING** and west corner of the herein described easement;

THENCE, North 72°15'20" East, a distance of 10.23 feet to the north corner of the herein described easement;

THENCE, departing said common line, over and across said called 3.581 acre tract, the following three (3) courses:

South 29°48'58" East, a distance of 82.93 feet to the east corner of the herein described easement;



STM4

South 60°11'02" West, a distance of 10.00 feet to the south corner of the herein described easement;

North 29°48'58" West, a distance of 85.07 feet to the said **POINT OF BEGINNING**, said description containing 0.0193 acre (840 square feet) of land. This description is based on an Exhibit, dated October 31, 2021, MBCO Project No. 5-0117-2101.



A handwritten signature in blue ink that reads "Marion R. Clark". The signature is written in a cursive style and is positioned above a horizontal line.

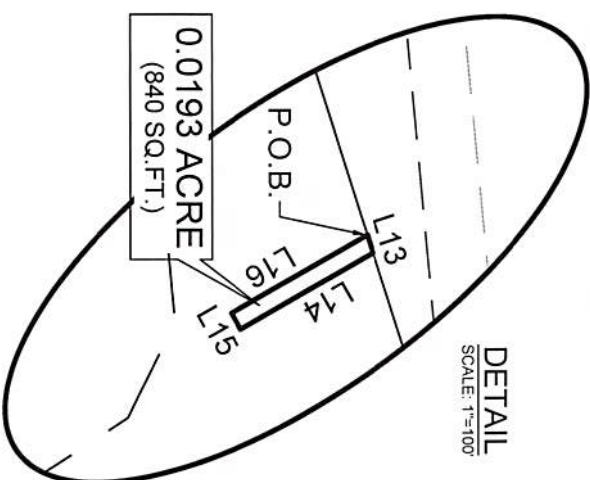
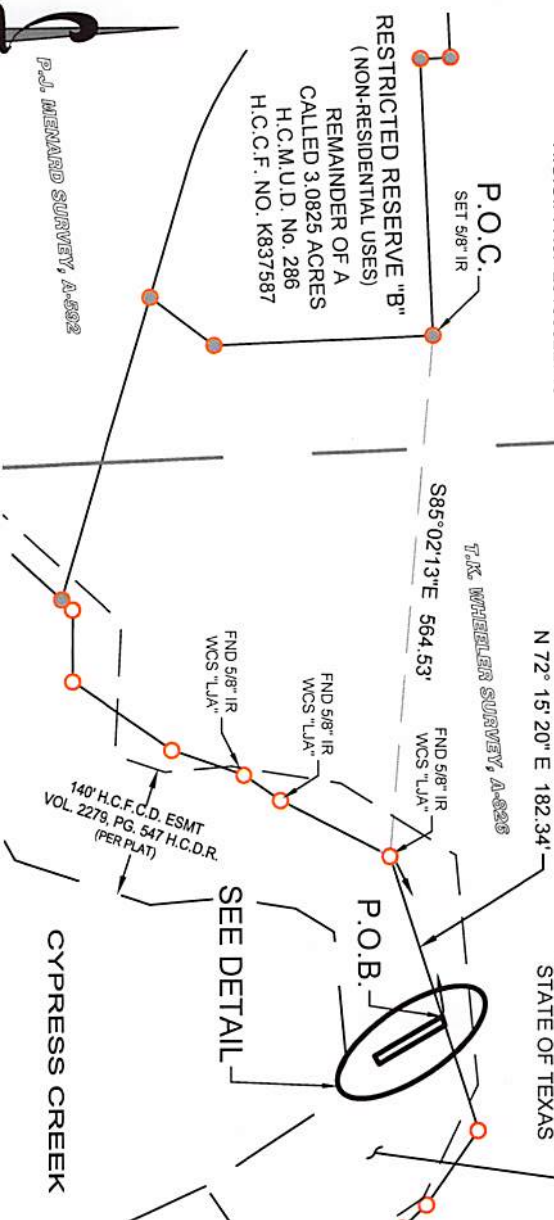
Marion R. Clark, RPLS 1881



REMAINDER OF A
CALLED 58.55 ACRES
HEWLETT PACKARD
ENTERPRISE COMPANY
H.C.C.F. NO. 20150322745

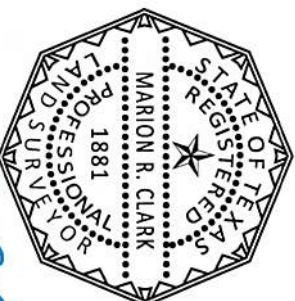
RESTRICTED RESERVE "E"
(NON-RESIDENTIAL USES)
CYPRESS CROSSING-SECTION ONE
VOL. 342, PG. 95 H.C.M.R.

CALLED 3.581 ACRES
COUNTY OF HARRIS
STATE OF TEXAS



ABBREVIATIONS LEGEND:

| ESMT | EASEMENT |
|----------|----------------------------------|
| F.C. | FILM CODE |
| F.N. | FILE NUMBER |
| FND | FOUND |
| H.C.C.F. | HARRIS COUNTY CLERK'S FILE |
| H.C.D.R. | HARRIS COUNTY DEED RECORDS |
| H.C.A.D. | HARRIS COUNTY APPRAISAL DISTRICT |
| H.C.M.R. | HARRIS COUNTY MAP RECORDS |
| IP | IRON PIPE |
| No. | NUMBER |
| PG. | PAGE |
| (R) | PER RECORD DRAWING |
| VOL | VOLUME |
| W/ | WITH |



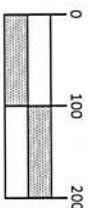
Marion R. Clark
Registered Professional Land Surveyor
Texas Registration No. 1881

NOTES:

1. There exists a separate Metes and Bounds description of this easement.
2. Corners have not been staked, unless noted otherwise.
3. All bearings shown hereon are based on the Texas State Plane Coordinate System of 1983, South Central Zone No. 4204.

| LINE TABLE | | |
|------------|-------------|--------|
| LINE | BEARING | LENGTH |
| L13 | N72°15'20"E | 10.23' |
| L14 | S29°48'58"E | 82.93' |
| L15 | S60°11'02"W | 10.00' |
| L16 | N29°48'58"W | 85.07' |

GRAPHIC SCALE



1 inch = 200 ft.

| NO. | DATE | REVISION |
|-----|------|----------|
|-----|------|----------|

DRAWN BY: RF
SCALE: 1"=200'
APPVD BY: GM
DATE: 10/31/2021
PRJ. No. 5-0117-2101

AN EXHIBIT OF
10' WIDE STORM SEWER EASEMENT
0.0193 ACRES (840 SQ. FT.)
SITUATED IN THE
T.K. WHEELER SURVEY, A-826
HARRIS COUNTY, TEXAS



1505 Highway 6 South
Suite 180
Houston, Texas 77077
TBP Reg. No. F16850
TBP Reg. No. 10194112
Phone: 281-760-1656
www.mbcengineering.com

STM 4

STM5

METES & BOUNDS DESCRIPTION
0.0267 ACRE (1,165 SQ. FT.)
10 FEET WIDE STORM SEWER EASEMENT
T. K. WHEELER SURVEY, A-826

Being a 10 feet wide Storm Sewer Easement containing 0.0267 acre (1,165 square feet) of land situated in the T. K. Wheeler Survey, A-826, being out of Restricted Reserve "E" of Cypress Crossing-Section One, a subdivision plat of record in Volume 342, Page 95 of the Harris County Map Records and out of a called 1.977 acre tract of land conveyed to County of Harris, State of Texas by deed filed for record herewith, said 0.0267 acre easement being further described by metes and bounds as follows: (Bearings and distances are referenced to the Texas Coordinate System of 1983, South Central Zone No. 4204.)

COMMENCING for reference at a 5/8-inch iron rod set marking the northeast corner of the remainder of a called 3.0825 acre tract of land conveyed to Harris County Municipal Utility District No. 286 by deed filed for record under H.C.C.F. No. K837587, same being the northeast corner of Restricted Reserve "B" of said Cypress-Crossing Section One, an interior corner of the remainder of a called 58.55 acre tract of land conveyed to Hewlett Packard Enterprise Company by deed filed for record under H.C.C.F. No. 20150322745 and an interior corner of said Restricted Reserve "E";

THENCE, North 84°32'29" East, departing the northeast corner of the remainder of said called 3.0825 acre tract and said Restricted Reserve "B", over and across the remainder of said called 58.55 acre tract and said Restricted Reserve "E", a distance of 1,827.49 feet to a found 5/8-inch iron rod with cap stamped "LJA" marking an angle point in a common line of the remainder of said called 58.55 acre tract and of said called 1.977 acre tract;

THENCE, North 05°10'58" East, continuing along said common line, a distance of 93.92 feet to the **POINT OF BEGINNING** and west corner of the herein described easement;

THENCE, North 05°10'58" East, a distance of 11.94 feet to the north corner of the herein described easement;

THENCE, departing said common line, over and across said called 1.977 acre tract, the following three (3) courses:

South 51°42'27" East, a distance of 119.78 feet to the east corner of the herein described easement;

South 38°17'33" West, a distance of 10.00 feet to the south corner of the herein described easement;



STM5

North 51°42'27" West, a distance of 113.26 feet to the said **POINT OF BEGINNING**, said description containing 0.0267 acre (1,165 square feet) of land. This description is based on an Exhibit, dated October 31, 2021, MBCO Project No. 5-0117-2101.



A handwritten signature in blue ink that reads "Marion R. Clark". The signature is written in a cursive style and is positioned above a horizontal line.

Marion R. Clark, RPLS 1881



| LINE TABLE | | |
|------------|-------------|---------|
| LINE | BEARING | LENGTH |
| L17 | N05°10'58"E | 11.94' |
| L18 | S51°42'27"E | 119.78' |
| L19 | S38°17'33"W | 10.00' |
| L20 | N51°42'27"W | 113.26' |

RESTRICTED RESERVE "E"
(NON-RESIDENTIAL USES)
CYPRESS CROSSING-SECTION ONE
VOL. 342, PG. 95 H.C.M.R.

REMAINDER OF A
CALLED 58.55 ACRES
HEWLETT PACKARD
ENTERPRISE COMPANY
H.C.C.F. NO. 20150322745

T.K. WHEELER SURVEY, A-826

P.O.B.

N05°10'58"E 93.92'

N84°32'29"E 1,827.49'

FND 5/8" IR

WCS "LJA"

140' H.C.F.C.D. ESMT

VOL. 2279, PG. 547 H.C.D.R.

(PER PLAT)

AREA DEDICATED

TO H.C.F.C.D. CREEK

FOR CYPRESS T.O. H.C.M.R.

(VOL. 342, PG. 98 H.C.M.R.)

SEE DETAIL

CYPRESS CREEK

CALLED 1.977 ACRES

COUNTY OF HARRIS

STATE OF TEXAS

TRACT "B" & "E2"

MALCOMSON ROAD

UTILITY DISTRICT

H.C.C.F. NO. J388904

FND 5/8" IR

WCS "LJA"

P.O.B.

L17

L18

L19

L20

0.0267 ACRE

(1,165 SQ. FT.)

SCALE: 1"=100'

DETAIL

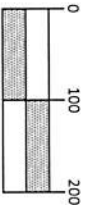
RESTRICTED RESERVE "E"

(NON-RESIDENTIAL USES)

CYPRESS CROSSING-SECTION ONE

VOL. 342, PG. 95 H.C.M.R.

GRAPHIC SCALE



1 inch = 200 ft.

P.J. MENARD SURVEY, A-823

RESTRICTED RESERVE "B"
(NON-RESIDENTIAL USES)
REMAINDER OF A
CALLED 3,0825 ACRES
H.C.M.U.D. NO. 286
H.C.C.F. NO. K837587

P.O.C.

SET 5/8" IR

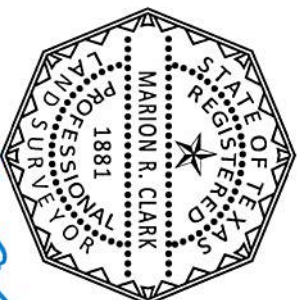
ABBREVIATIONS LEGEND:

| | |
|----------|----------------------------------|
| ESMT | EASEMENT |
| F.C. | FILM CODE |
| F.N. | FILE NUMBER |
| FND | FOUND |
| H.C.C.F. | HARRIS COUNTY CLERK'S FILE |
| H.C.D.R. | HARRIS COUNTY DEED RECORDS |
| H.C.A.D. | HARRIS COUNTY APPRAISAL DISTRICT |
| H.C.M.R. | HARRIS COUNTY MAP RECORDS |
| IP | IRON ROD |
| No. | IRON PIPE |
| PG. | NUMBER |
| (R) | PAGE |
| VOL | PER RECORD DRAWING |
| WI | VOLUME WITH |

AN EXHIBIT OF

10' WIDE STORM SEWER EASEMENT
0.0267 ACRES (1,165 SQ. FT.)

SITUATED IN THE
T.K. WHEELER SURVEY, A-826
HARRIS COUNTY, TEXAS



Marion R. Clark

Registered Professional Land Surveyor
Texas Registration No. 1881

STM 5

NOTES:

1. There exists a separate Metes and Bounds description of this easement.
2. Corners have not been staked, unless noted otherwise.
3. All bearings shown hereon are based on the Texas State Plane Coordinate System of 1983, South Central Zone No. 4204.



1505 Highway 6 South
Suite 180
Houston, Texas 77077
TBPE Reg. No. F16850
TBPLS Reg. No. 10194112
Phone: 281-760-1656
www.mbcengineering.com

METES & BOUNDS DESCRIPTION
0.0078 ACRE (342 SQ. FT.)
10 FEET WIDE STORM SEWER EASEMENT
T. K. WHEELER SURVEY, A-826

Being a 10 feet wide Storm Sewer Easement containing 0.0078 acre (342 square feet) of land situated in the T. K. Wheeler Survey, A-826, being out of Restricted Reserve "E" of Cypress Crossing-Section One, a subdivision plat of record in Volume 342, Page 95 of the Harris County Map Records and out of a called 1.977 acre tract of land conveyed to County of Harris, State of Texas by deed filed for record herewith, said 0.0078 acre easement being further described by metes and bounds as follows: (Bearings and distances are referenced to the Texas Coordinate System of 1983, South Central Zone No. 4204.)

COMMENCING for reference at a 5/8-inch iron rod set marking the northeast corner of the remainder of a called 3.0825 acre tract of land conveyed to Harris County Municipal Utility District No. 286 by deed filed for record under H.C.C.F. No. K837587, same being the northeast corner of Restricted Reserve "B" of said Cypress-Crossing Section One, an interior corner of the remainder of a called 58.55 acre tract of land conveyed to Hewlett Packard Enterprise Company by deed filed for record under H.C.C.F. No. 20150322745 and an interior corner of said Restricted Reserve "E";

THENCE, North 77°08'09" East, departing the northeast corner of the remainder of said called 3.0825 acre tract and said Restricted Reserve "B", over and across the remainder of said called 58.55 acre tract and said Restricted Reserve "E", a distance of 2,044.09 feet to a found 5/8-inch iron rod with cap stamped "LJA" marking an angle point in a common line of the remainder of said called 58.55 acre tract and of said called 1.977 acre tract;

THENCE, North 13°01'05" West, continuing along said common line, a distance of 78.40 feet to the **POINT OF BEGINNING** and southwest corner of the herein described easement;

THENCE, North 13°01'05" West, a distance of 10.02 feet to the northwest corner of the herein described easement;

THENCE, departing said common line, over and across said called 1.977 acre tract, the following two (2) courses:

North 73°29'51" East, a distance of 24.54 feet to a north corner of the herein described easement;



STM6

North 86°12'15" East, a distance of 9.64 feet to the northeast corner of the herein described easement in the common line of said called 1.977 acre tract and a tract called "Tract "B" & E2"" conveyed to Malcomson Road Utility District by deed filed for record under H.C.C.F. No. J388904;

THENCE, South 13°01'11" East, along said common line, a distance of 10.13 feet the southeast corner of the herein described easement;

THENCE, departing said common line, over and across said called 1.977 acre tract, the following two (2) courses:

South 86°12'15" West, a distance of 10.15 feet to a south interior corner of the herein described easement;

South 73°29'51" West, a distance of 24.04 feet to the said **POINT OF BEGINNING**, said description containing 0.0078 acre (342 square feet) of land. This description is based on an Exhibit, dated October 31, 2021, MBCO Project No. 5-0117-2101.



Marion R. Clark, RPLS 1881



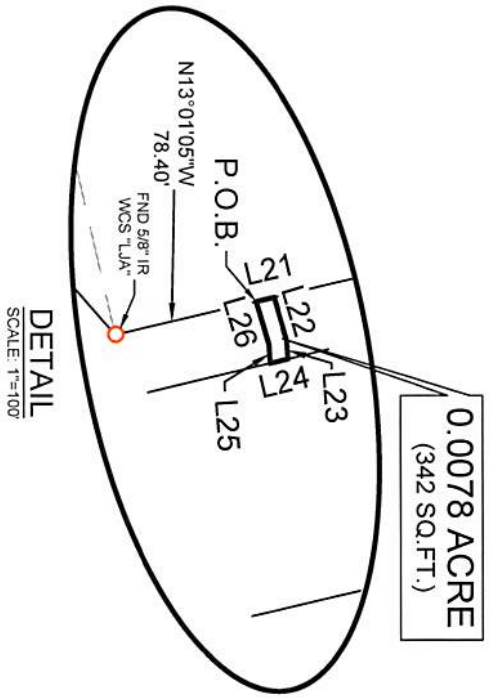
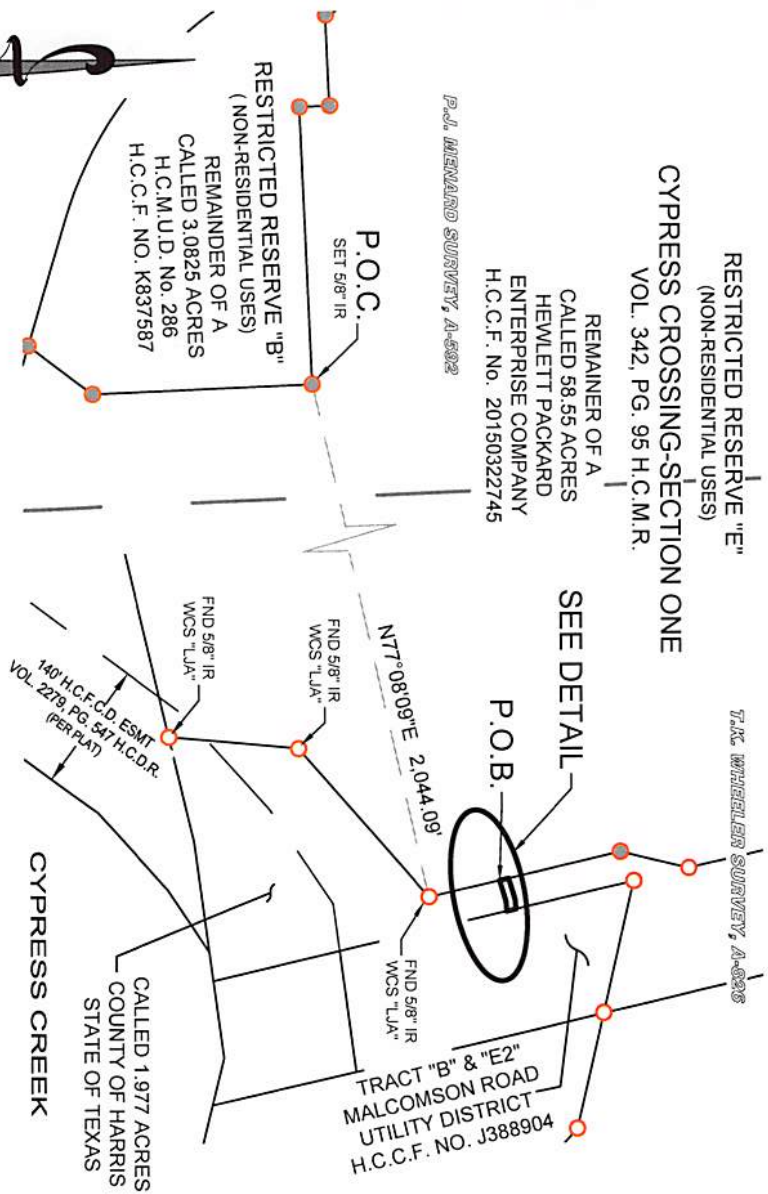
RESTRICTED RESERVE "E"
(NON-RESIDENTIAL USES)

CYPRESS CROSSING-SECTION ONE
VOL. 342, PG. 95 H.C.M.R.

REMAINDER OF A
CALLED 58.55 ACRES
HEWLETT PACKARD
ENTERPRISE COMPANY
H.C.C.F. NO. 20150322745

P.D. MENARD SURVEY, A-822

T.K. WHEELER SURVEY, A-826



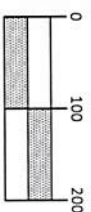
NOTES:

1. There exists a separate Metes and Bounds description of this easement.
2. Corners have not been staked, unless noted otherwise.
3. All bearings shown hereon are based on the Texas State Plane Coordinate System of 1983, South Central Zone No. 4204.

ABBREVIATIONS LEGEND:

| LINE TABLE | | |
|------------|-------------|--------|
| LINE | BEARING | LENGTH |
| L21 | N13°01'05"W | 10.02' |
| L22 | N73°29'51"E | 24.54' |
| L23 | N86°12'15"E | 9.64' |
| L24 | S13°01'11"E | 10.13' |
| L25 | S86°12'15"W | 10.15' |
| L26 | S73°29'51"W | 24.04' |

GRAPHIC SCALE

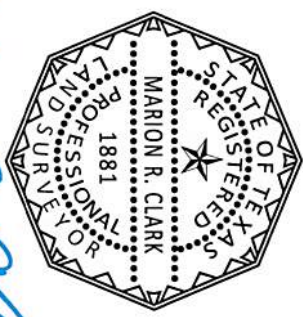


| NO. | DATE | REVISION |
|-----|------|----------|
| | | |

| | | |
|---------------|------------------|----------------------|
| DRAWN BY: RF | SCALE: 1"=200' | FB NO. N/A |
| APPROV BY: GM | DATE: 10/31/2021 | PRJ. No. 5-0117-2101 |

AN EXHIBIT OF

10' WIDE STORM SEWER EASEMENT
0.0078 ACRES (342 SQ. FT.)
SITUATED IN THE
T.K. WHEELER SURVEY, A-826
HARRIS COUNTY, TEXAS



Marion R. Clark
Marion R. Clark
Registered Professional Land Surveyor
Texas Registration No. 1881

STM 6



1505 Highway 6 South
Suite 180
Houston, Texas 77077
TBPE Reg. No. F16850
TBPLS Reg. No. 10194112
Phone: 281-760-1656
www.mbcengineering.com

STM7

METES & BOUNDS DESCRIPTION
0.0222 ACRE (969 SQ. FT.)
10 FEET WIDE STORM SEWER EASEMENT
T. K. WHEELER SURVEY, A-826

Being a 10 feet wide Storm Sewer Easement containing 0.0222 acre (969 square feet) of land situated in the T. K. Wheeler Survey, A-826, being out of Restricted Reserve "E" of Cypress Crossing-Section One, a subdivision plat of record in Volume 342, Page 95 of the Harris County Map Records and out of a called 3.581 acre tract of land conveyed to County of Harris, State of Texas by deed filed for record herewith, said 0.0222 acre easement being further described by metes and bounds as follows: (Bearings and distances are referenced to the Texas Coordinate System of 1983, South Central Zone No. 4204.)

COMMENCING for reference at a 5/8-inch iron rod set marking the northeast corner of the remainder of a called 3.0825 acre tract of land conveyed to Harris County Municipal Utility District No. 286 by deed filed for record under H.C.C.F. No. K837587, same being the northeast corner of Restricted Reserve "B" of said Cypress-Crossing Section One, an interior corner of the remainder of a called 58.55 acre tract of land conveyed to Hewlett Packard Enterprise Company by deed filed for record under H.C.C.F. No. 20150322745 and an interior corner of said Restricted Reserve "E";

THENCE, South 85°02'13" East, departing the northeast corner of the remainder of said called 3.0825 acre tract and said Restricted Reserve "B", over and across the remainder of said called 58.55 acre tract and said Restricted Reserve "E", a distance of 564.53 feet to a found 5/8-inch iron rod with cap stamped "LJA" marking an angle point in a common line of the remainder of said called 58.55 acre tract and of said called 3.581 acre tract, same marking the **POINT OF BEGINNING** and most northerly northwest corner of the herein described easement;

THENCE, North 72°15'20" East, continuing along said common line, a distance of 2.61 feet to the most northerly corner of the herein described easement;

THENCE, departing said common line, over and across said called 3.581 acre tract, the following three (3) courses:

South 46°26'19" East, a distance of 96.69 feet to the east corner of the herein described easement;

South 43°33'41" West, a distance of 10.00 feet to the south corner of the herein described easement;



North 46°26'19" West, a distance of 95.62 feet to the west corner of the herein described easement;

THENCE, North 26°50'27" East, a distance of 8.05 feet to the said **POINT OF BEGINNING**, said description containing 0.0222 acre (969 square feet) of land. This description is based on an Exhibit, dated October 31, 2021, MBCO Project No. 5-0117-2101.




Marion R. Clark, RPLS 1881



REMAINDER OF A
CALLED 58.55 ACRES
HEWLETT PACKARD
ENTERPRISE COMPANY
H.C.C.F. NO. 20150322745

RESTRICTED RESERVE "E"
(NON-RESIDENTIAL USES)
CYPRESS CROSSING-SECTION ONE
VOL. 342, PG. 95 H.C.M.R.

CALLLED 3.581 ACRES
COUNTY OF HARRIS
STATE OF TEXAS

P.O.C.
SET 5/8" IR
RESTRICTED RESERVE "B"
(NON-RESIDENTIAL USES)
REMAINDER OF A
CALLED 3.0825 ACRES
H.C.M.U.D. NO. 286
H.C.C.F. NO. K837587

T.K. WHEELER SURVEY, A-826
P.O.B.
FND 5/8" IR
WCS "LJA"
S85°02'13"E 564.53'

SEE DETAIL

FND 5/8" IR
WCS "LJA"

FND 5/8" IR
WCS "LJA"

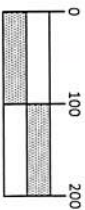
140' H.C.F.C.D. ESMT
VOL. 2279, PG. 547 H.C.D.R.
(PER PLAT)

CYPRESS CREEK

DETAIL
SCALE: 1"=100'

0.0222 ACRE
(969 SQ. FT.)

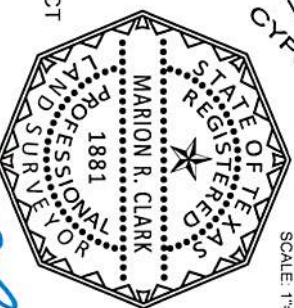
GRAPHIC SCALE



1 inch = 200 ft. P.J. MENARD SURVEY, A-632

ABBREVIATIONS LEGEND:

| ESMT | EASEMENT |
|----------|----------------------------------|
| F.C. | FILM CODE |
| F.N. | FILE NUMBER |
| FND | FOUND |
| H.C.C.F. | HARRIS COUNTY CLERK'S FILE |
| H.C.D.R. | HARRIS COUNTY DEED RECORDS |
| H.C.A.D. | HARRIS COUNTY APPRAISAL DISTRICT |
| H.C.M.R. | HARRIS COUNTY MAP RECORDS |
| IR | IRON ROD |
| IP | IRON PIPE |
| No. | NUMBER |
| PG. | PAGE |
| (R) | PER RECORD DRAWING |
| VOL | VOLUME |
| W/ | WITH |



NOTES:

1. There exists a separate Metes and Bounds description of this easement.
2. Corners have not been staked, unless noted otherwise.
3. All bearings shown hereon are based on the Texas State Plane Coordinate System of 1983, South Central Zone No. 4204.

STM 7

LINE TABLE

| LINE | BEARING | LENGTH |
|------|-------------|--------|
| L27 | N72°15'20"E | 2.61' |
| L28 | S46°26'19"E | 96.66' |
| L29 | S43°33'41"W | 10.00' |
| L30 | N46°26'19"W | 95.62' |
| L31 | N26°50'27"E | 8.05' |

NO. DATE REVISION

AN EXHIBIT OF
10' WIDE STORM SEWER EASEMENT
0.0222 ACRES (969 SQ. FT.)
SITUATED IN THE
T.K. WHEELER SURVEY, A-826
HARRIS COUNTY, TEXAS

Marion R. Clark
Registered Professional Land Surveyor
Texas Registration No. 1881



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