

FINDINGS AND DECLARATIONS:

WHEREAS, Commissioners Court of Harris County, Texas, has received and reviewed the survey(s) of property to be acquired for the public project known as Sidewalk - N. Eldridge Pkwy - 2022, UPIN 23103MF2RP01, for the purpose of sidewalk construction, one (1) roadway easement, one (1) sidewalk easement and two (2) unobstructed visibility easement tracts in Harris County, Texas (referred to herein as "the Project"), it is **FOUND AND DECLARED** that:

Public necessity exists for the acquisition of the real property identified and/or described in the survey(s) attached hereto as exhibits and any improvements thereon (referred to herein as "the Property").

IT IS, THEREFORE, DECLARED that:

1. Public necessity exists for the Project and for the mandatory acquisition of the Property;
2. The Real Property Division is authorized and directed to obtain appraisal(s), survey(s), title information pertaining to the Property; that official purchase offer(s) be made based on appraised value and to negotiate for the purchase of roadway, sidewalk and unobstructed visibility easements in the Property, including, but not necessarily limited to closing costs;
3. The Real Property Division is authorized and directed to provide relocation assistance to displaced property owners or tenants;
4. The Real Property Division is authorized and directed to sign any and all documents required to close the transactions contemplated hereby;
5. The County Attorney of Harris County, Texas, is authorized the use of the power of eminent domain to acquire the Property in the event negotiations fail;
6. The County Judge, County Attorney, the County Clerk, the County Auditor, the County Treasurer; and Harris County Engineering Department are authorized and directed to perform any and all necessary acts, within their respective duties, toward the final acquisition of the Property within the Project and the payment of compensation therefor.

<u>Tract No.</u>	<u>Size</u>	<u>Property interest</u>
1	0.0374 acres	roadway easement
2	0.0065 acres	sidewalk easement
3	0.0022 acres	unobstructed visibility easement
4	0.031 acres	unobstructed visibility easement

Being a tract of land containing 1,631 square feet or 0.0374 acres situated in the D.E. Smith Survey, Abstract No. 713 in Harris County, Texas. Said 1,631-square foot tract being out of Block 2, Restricted Reserve "B" in Cy-Fair High School #7, a subdivision according to the map thereof recorded at Film Code No. 494076 of the Harris County Map Records in said Harris County, Texas. Said 1,631-square foot tract being more particularly out of a 97.69-acre tract conveyed unto Cypress Fairbanks Independent School District by deed recorded under Harris County Clerk's File No. R513300 of the Official Public Records for Real Property in said Harris County, Texas. Said 1,631-square foot tract being more particularly described by metes and bounds as follows; all bearings recited herein are referenced to the Texas Coordinate System of 1983, South Central Zone 4204-NAD83 Datum:

BEGINNING at a 5/8-inch iron rod set in the existing east right-of-way line of a public road known as North Eldridge Parkway (100' wide at this point per H.C.C.F. No. J136547 and Film Code No. 494076, H.C.M.R.). Said **POINT OF BEGINNING** also being the northwest corner of a 4,100-square foot tract dedicated for right-of-way purposes by the recorded plat of said Cy-Fair High School #7 subdivision. Said **BEGINNING POINT** also being the lower northwest corner of said tract herein described, and having grid coordinate values, North (Y) = 13,886,996.80 and East (X) = 3,043,808.86; Scale Factor = 0.9999111;

THENCE (L1) North 01°56'29" West with the existing east right-of-way line of said North Eldridge Parkway (based on a width of 100 feet), a distance of 12.00 feet to a 5/8-inch iron rod set for the northwest corner of said tract herein described;

THENCE (L2) South 46°56'32" East, a distance of 34.73 feet to a 5/8-inch iron rod set for an angle point of said tract herein described;

THENCE (L3) North 88°03'31" East, a distance of 8.00 feet to a 5/8-inch iron rod set for the northeast corner of said tract herein described;


THENCE South 01°56'29" East, a distance of 56.84 feet to a chain link fence post located for the southeast corner of said tract herein described;

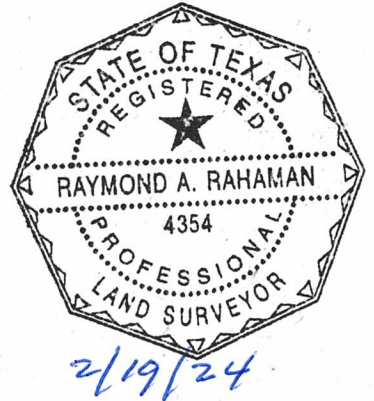
THENCE (L4) South 34°25'47" West, a distance of 33.73 feet to a 5/8-inch iron rod set for the southwest corner of said tract herein described. Said point located in the east line of said 4,100 square foot tract and in the existing east right-of-way line of said North Eldridge Parkway (based on a width of 112.56 feet),

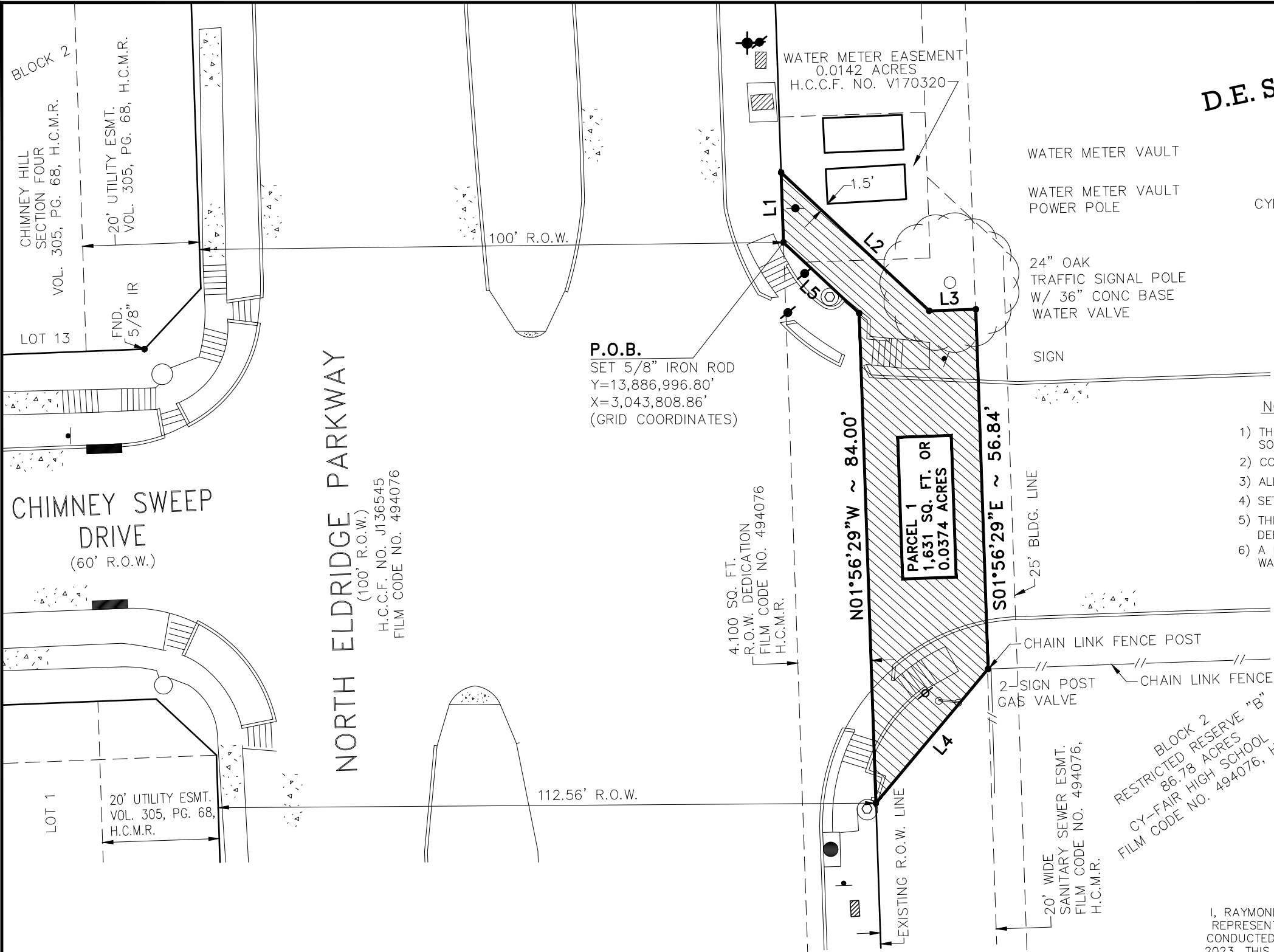
THENCE North 01°56'29" West with the existing east right-of-way line of said North Eldridge Parkway (based on a width of 112.56 feet), a distance of 84.00 feet to a 5/8-inch iron rod set for an angle point of said tract herein described and the northeast corner of said 4,100 square foot tract;

THENCE (L5) North 46°56'32" West with the north line of said 4,100 square foot tract, a distance of 17.76 feet to the **POINT OF BEGINNING** and containing 1,631 square feet or 0.0374 acres of land.

A parcel map of even date (02/19/2024) was prepared in conjunction with this property description.

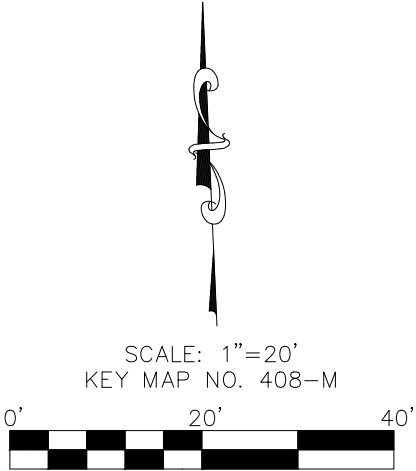

Raymond A. Rahaman
Registered Professional Land Surveyor No. 4354
Western Group Consultants
Texas Firm No. 10038100
11111 Katy Freeway, Suite 520
Houston, Texas 77079
(713) 465-6655





D.E. SMITH SURVEY
A-716

CYPRESS FAIRBANKS INDEPENDENT
SCHOOL DISTRICT
97.69 ACRES
H.C.C.F. NO. R513300



NOTES:

- 1) THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED UPON TEXAS SOUTH CENTRAL ZONE NO. 4204, STATE PLANE GRID COORDINATES (NAD83).
- 2) COORDINATES SHOWN ARE GRID VALUES, SCALE FACTOR = 0.9999111.
- 3) ALL DISTANCES SHOWN ARE SURFACE VALUES.
- 4) SET 5/8" IRON RODS AT ALL CORNERS UNLESS OTHERWISE SHOWN.
- 5) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. DEED ABSTRACTING WAS PROVIDED BY TITLE HOUSTON HOLDINGS (CPL 7910-23-3958).
- 6) A METES AND BOUND DESCRIPTION OF EVEN DATE (02/19/2024) WAS PREPARED IN CONJUNCTION WITH THIS PARCEL MAP.

LINE TABLE		
LINE NO.	DISTANCE	BEARING
L1	12.00'	N01°56'29"W
L2	34.73'	S46°56'32"E
L3	8.00'	N88°03'31"E
L4	33.73'	S34°25'47"W
L5	17.76'	N46°56'32"W



02-19-2024

SURVEYOR'S CERTIFICATION:

I, RAYMOND A. RAHAMAN HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS THE FACTS FOUND AS A RESULT OF AN ACTUAL SURVEY CONDUCTED UNDER MY SUPERVISION DURING THE MONTH OF SEPTEMBER 2023, THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION 2 SURVEY.

Anahaman

RAYMOND A. RAHAMAN, R.P.L.S. NO. 4354
TEXAS FIRM REGISTRATION NO. 10038100

TRACT TABLE						
PARCEL NO.	ACREAGE	TAKING	REMAINING ACRES	PROPERTY OWNER	HARRIS COUNTY DEED NUMBER	HCAD ACCOUNT NUMBER
PARCEL 1	97.69 ACRES	1,631 SQ. FT. OR 0.0374 ACRES	97.6526 ACRES	CYPRESS FAIRBANKS INDEPENDENT SCHOOL DISTRICT	H.C.C.F. NO. R513300	1223580020001

NO.	REVISIONS	DATE	NAME
1	PER HARRIS COUNTY COMMENTS	12/11/23	R.A.R.

HARRIS COUNTY
ENGINEERING DEPARTMENT



WGC
WESTERN GROUP CONSULTANTS
11111 Katy Freeway, Suite 520
Houston, Texas 77079
Phone: 713/465-6655

PROJECT TITLE:	
Drawn By:	Sidewalk - N. Eldridge Pkwy - 2022
D.T.	LAND TITLE SURVEY
QTD BY:	PARCEL MAP 1
R.A.R.	SHEET 1 OF 4
SCALE:	UPIN 23103MF2RP01
1"=20'	
DATE:	
02-19-2024	

Being a tract of land containing 282 square feet or 0.0065 acres situated in the Charles Scarbrough Survey, Abstract No. 718 in Harris County, Texas. Said 282-square foot tract being out of Lot 40 in Block 1 of Eldridge Meadow Section 3, a subdivision according to the map thereof recorded at Film Code No. 419014 of the Harris County Map Records in said Harris County, Texas. Said Lot 40 conveyed unto Alma Meza by deed recorded under Harris County Clerk's File No. 20120363420 of the Official Public Records for Real Property in said Harris County, Texas. Said 282-square foot tract being more particularly described by metes and bounds as follows; all bearings recited herein are referenced to the Texas Coordinate System of 1983, South Central Zone 4204-NAD83 Datum:

BEGINNING at a 5/8-inch iron rod set for the northeast cutback corner of the intersection of the existing east right-of-way line of a public road known as Verde Meadow Court (50' wide per Film Code No. 419014, H.C.M.R.) with existing south right-of-way line of a public road known as Crossing Drive (60 feet wide per Volume 320, Page 61, H.C.M.R.). Said **POINT OF BEGINNING** also being the northwest corner of said tract herein described and the most northerly northwest corner of said Lot 40. Said **BEGINNING POINT** having grid coordinate values, North (Y) = 13,883,891.50 and East (X) = 3,042,957.73; Scale Factor = 0.9999111;

THENCE North 72°32'36" East with the north line of said Lot 40 and the existing south right-of-way line of said Crossing Drive, a distance of 45.80 feet to a 5/8-inch iron rod set for the beginning of a curve to the right;

THENCE (C1) in a northeasterly direction with the north line of said Lot 40 and the existing south right-of-way line of said Crossing Drive, along said curve to the right having a radius of 176.73 feet, central angle of 03°23'05", chord distance of 10.44 feet, chord bearing of North 74°14'08" East for an arc distance of 10.44 feet to a 5/8-inch iron rod set for the northeast corner of said tract herein described;

THENCE (L1) South 27°32'36" West, a distance of 6.77 feet to a 5/8-inch iron rod set for the southeast corner of said tract herein described, located in a curve to the left;

THENCE (C2) in a southwesterly direction with a line concentric to and located 5 feet south of the north line of said Lot 40 and south of the existing south right-of-way line of said Crossing Drive, along said curve to the left having a radius of 171.73 feet, central angle of 01°53'06", chord distance of 5.65 feet, chord bearing of South 73°29'13" West for an arc distance of 5.65 feet to a 5/8-inch iron rod set for the point of tangency;

THENCE South 72°32'36" West with a line parallel to and located 5 feet south of the north line of said Lot 40 and the existing south right-of-way line of said Crossing Drive, a distance of 50.80 feet to a 5/8-inch iron rod set for the southwest corner of said tract herein described. Said point located in the cutback line of the intersection of said existing east right-of-way line of said Verde Meadow Court with existing south right-of-way line of said Crossing Drive;

Sidewalk – N. Eldridge Pkwy-2022

UPIN 23103MF2RP01

Parcel 2

Page 2 of 2

THENCE (L2) North 27°32'36" East with the cutback line of said intersection, a distance of 7.07 feet to the **POINT OF BEGINNING** and containing 282 square feet or 0.0065 acres of land.

A parcel map of even date (02/19/2024) was prepared in conjunction with this property description.

Raymond A. Rahaman

Raymond A. Rahaman

Registered Professional Land Surveyor No. 4354

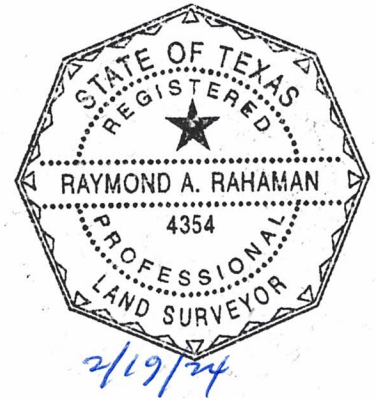
Western Group Consultants

Texas Firm No. 10038100

11111 Katy Freeway, Suite 520

Houston, Texas 77079

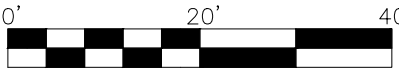
(713) 465-6655



TRACT TABLE						
PARCEL NO.	ACREAGE	TAKING	REMAINING ACRES	PROPERTY OWNER	HARRIS COUNTY DEED NUMBER	HCAD ACCOUNT NUMBER
PARCEL 2	0.1624 ACRES	282 SQ. FT. OR 0.0065 ACRES	0.1559 ACRES	ALMA MEZA	NO. 20120363480	1201180010040

CHARLES SCARBROUGH
SURVEY, A-718

SCALE: 1"=20'
KEY MAP NO. 408-R



CURVE TABLE					
NO.	RADIUS	DELTA	CHORD DIST.	CHORD BEARING	ARC LENGTH
C1	176.73'	03°23'05"	10.44'	N74°14'08"E	10.44'
C2	171.73'	01°53'06"	5.65'	S73°29'13"W	5.65'

LINE TABLE		
LINE NO.	DISTANCE	BEARING
L1	6.77'	S27°32'36"W
L2	7.07'	N27°32'36"E



02-19-2024

SURVEYOR'S CERTIFICATION:

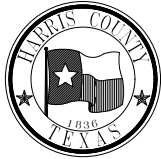
I, RAYMOND A. RAHAMAN HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS THE FACTS FOUND AS A RESULT OF AN ACTUAL SURVEY CONDUCTED UNDER MY SUPERVISION DURING THE MONTH OF SEPTEMBER 2023, THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION 2 SURVEY.

Anahaman

RAYMOND A. RAHAMAN, R.P.L.S. NO. 4354
TEXAS FIRM REGISTRATION NO. 10038100

NOTES:

- 1) THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED UPON TEXAS SOUTH CENTRAL ZONE NO. 4204, STATE PLANE GRID COORDINATES (NAD83).
- 2) COORDINATES SHOWN ARE GRID VALUES, SCALE FACTOR = 0.9999111.
- 3) ALL DISTANCES SHOWN ARE SURFACE VALUES.
- 4) SET 5/8" IRON RODS AT ALL CORNERS UNLESS OTHERWISE SHOWN.
- 5) THIS SURVEY WAS PREFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. DEED ABSTRACTING WAS PROVIDED BY TITLE HOUSTON HOLDINGS (CPL 7910-23-3956).
- 6) A METES AND BOUND DESCRIPTION OF EVEN DATE (02/19/2024) WAS PREPARED IN CONJUNCTION WITH THIS PARCEL MAP.



WGC

WESTERN GROUP CONSULTANTS
11111 Katy Freeway, Suite 520
Houston, Texas 77079
Phone: 713/465-6655

PROJECT TITLE:	Sidewalk - N. Eldridge Pkwy - 2022
DRAWN BY:	D.T.
SHEET DESCRIPTION:	LAND TITLE SURVEY
DATE BY:	R.A.R.
	PARCEL MAP 2
SCALE:	1"=20'
	SHEET 2 OF 4
DATE:	02-19-2024
	UPIN 23103MF2RP01

HARRIS COUNTY
ENGINEERING DEPARTMENT

VERDE MEADOW COURT
(50' R.O.W.) H.C.M.R.
FILM CODE 419014

CROSSING DRIVE
(60' R.O.W.)
(VOL. 320, PG. 61, H.C.M.R.)

NORTH ELDRIDGE PARKWAY
(100' R.O.W.)
(VOL. 320, PG. 61, H.C.M.R.)

PARCEL 2
282 SQ. FT. OR
0.0065 ACRES

10' WATERLINE ESMT.
(VOL. 320, PG.61, H.C.M.R.)

ALMA MEZA
LOT 40
H.C.M.R. NO. 20120363480

BLOCK 1
ELDRIDGE MEADOW
SECTION 3
FILM CODE NO. 419014, H.C.M.R.

2 STORY
BRICK HOUSE
7130

20' WIDE STORM
SEWER EASEMENT
FILM CODE 419014
H.C.M.R.

STORM MANHOLE

AT&T BOX
12" MAGNOLIA

AT&T METER BOX

24" BUSH

36" BUSH

AT&T VAULT

AT&T BOX

P.O.B.
SET 5/8" IRON ROD
Y=13,883,891.50'
X=3,042,957.73'
(GRID COORDINATES)

NO.	REVISIONS	DATE	NAME
1	PER HARRIS COUNTY COMMENTS	12/11/23	R.A.R.

Sidewalk – N. Eldridge Pkwy-2022
UPIN 23103MF2RP01
Parcel 3

Being a tract of land containing 97 square feet or 0.0022 acres situated in the Charles Scarbrough Survey, Abstract No. 718 in Harris County, Texas. Said 97-square foot tract being out of Restricted Reserve "A" in Eldridge Meadow Section 2, a subdivision according to the map thereof recorded at Film Code No. 402026 of the Harris County Map Records in said Harris County, Texas. Said Restricted Reserve "A" containing 1.7839 acres conveyed unto Chimney Hill IV by deed recorded under Harris County Clerk's File No. T325332 of the Official Public Records for Real Property in said Harris County, Texas. Said 97-square foot tract being more particularly described by metes and bounds as follows; all bearings recited herein are referenced to the Texas Coordinate System of 1983, South Central Zone 4204-NAD83 Datum:

BEGINNING at a 5/8-inch iron rod set for the northeast cutback corner of the intersection of the existing west right-of-way line of a public road known as North Eldridge Parkway (100' wide per Volume 320, Page 61, H.C.M.R.) with existing north right-of-way line of a public road known as Crossing Drive (60 feet wide per Volume 320, Page 61, H.C.M.R.). Said **POINT OF BEGINNING** also being an angle point of said Restricted Reserve "A" and the southeast corner of said tract herein described, and having grid coordinate values, North (Y) = 13,883,988.82 and East (X) = 3,043,080.22; Scale Factor = 0.9999111;

THENCE (L1) South 43°59'48" West with the cutback line of said intersection, a distance of 4.18 feet to a 5/8-inch iron rod set for southwest corner of said tract herein described;

THENCE North 01°18'45" East, at a distance of 16.79 feet passing the south line of a 60-foot wide easement conveyed unto Magnolia Pipe Line Company by deed recorded in Volume 999, Page 610 of the Harris County Deed Records, and continuing for a total distance of 67.81 feet to a 5/8-inch iron rod set for the north corner of said tract herein described. Said point located in the existing west right-of-way line of said North Eldridge Parkway, in a curve to the right;

THENCE (C1) in a southeasterly direction with the existing west right-of-way line of said North Eldridge Parkway, along said curve to the right having a radius of 17,516.53 feet, central angle of 00°12'43", chord distance of 64.80 feet, chord bearing of South 01°11'39" East for an arc distance of 64.80 feet to the **POINT OF BEGINNING** and containing 97 square feet or 0.0022 acres of land.

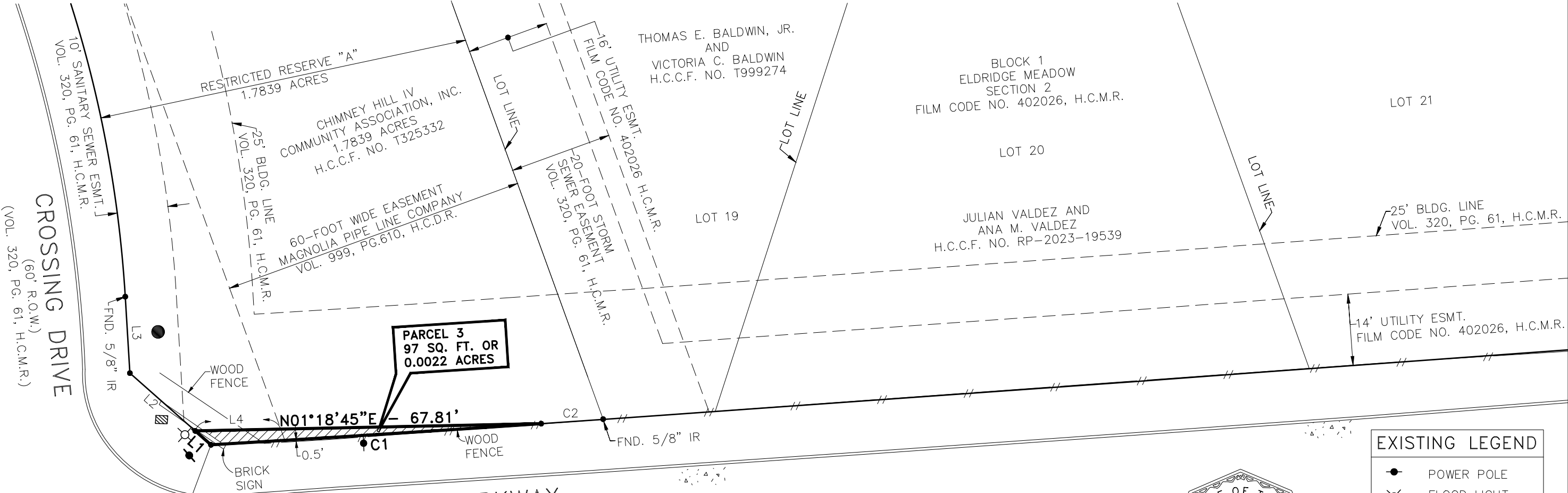
A parcel map of even date (02/19/2024) was prepared in conjunction with this property description.


Raymond A. Rahaman
Registered Professional Land Surveyor No. 4354
Western Group Consultants
Texas Firm No. 10038100
11111 Katy Freeway, Suite 520
Houston, Texas 77079
(713) 465-6655



TRACT TABLE						
PARCEL NO.	ACREAGE	TAKING	REMAINING ACRES	PROPERTY OWNER	HARRIS COUNTY DEED NUMBER	HCAD ACCOUNT NUMBER
PARCEL 3	1.7839 ACRES	97 SQ. FT. OR 0.0022 ACRES	1.7817 ACRES	CHIMNEY HILL IV COMMUNITY ASSOCIATION, INC.	H.C.C.F. NO. T325332	1195960010055

CHARLES SCARBROUGH
SURVEY, A-718



P.O.B.
SET 5/8" IRON ROD
Y=13,883,988.82'
X=3,043,080.22'
(GRID COORDINATES)

NOTES:

- 1) THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED UPON TEXAS SOUTH CENTRAL ZONE NO. 4204, STATE PLANE GRID COORDINATES (NAD83).
- 2) COORDINATES SHOWN ARE GRID VALUES, SCALE FACTOR = 0.9999111.
- 3) ALL DISTANCES SHOWN ARE SURFACE VALUES.
- 4) SET 5/8" IRON RODS AT ALL CORNERS UNLESS OTHERWISE SHOWN.
- 5) THIS SURVEY WAS PREFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. DEED ABSTRACTING WAS PROVIDED BY TITLE HOUSTON HOLDINGS (CPL 7910-23-3957).
- 6) A METES AND BOUND DESCRIPTION OF EVEN DATE (02/19/2024) WAS PREPARED IN CONJUNCTION WITH THIS PARCEL MAP.

SURVEYOR'S CERTIFICATION:

I, RAYMOND A. RAHAMAN HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS THE FACTS FOUND AS A RESULT OF AN ACTUAL SURVEY CONDUCTED UNDER MY SUPERVISION DURING THE MONTH OF SEPTEMBER 2023, THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION 2 SURVEY.

Anahaman

RAYMOND A. RAHAMAN, R.P.L.S. NO. 4354
TEXAS FIRM REGISTRATION NO. 10038100



02-19-2024

EXISTING LEGEND

- POWER POLE
- FLOOD LIGHT
- WATER VALVE
- ELEC. VAULT
- SAN. M.H.

LINE TABLE

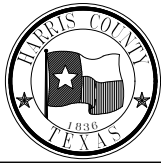
LINE NO.	DISTANCE	BEARING
L1	4.18'	S43°59'48"W
L2	17.00'	S43°59'48"W
L3	14.98'	S89°03'25"W
L4	16.79'	N01°18'45"E

CURVE TABLE

NO.	RADIUS	DELTA	CHORD DIST.	CHORD BEARING	ARC LENGTH
C1	17,516.53'	00°12'43"	64.80'	S01°11'39"E	64.80'
C2	17,516.53'	00°02'23"	12.14'	S01°18'50"E	12.14'

NO.	REVISIONS	DATE	NAME
1	PER HARRIS COUNTY COMMENTS	12/11/23	R.A.R.

HARRIS COUNTY
ENGINEERING DEPARTMENT



WGC
WESTERN GROUP CONSULTANTS
11111 Katy Freeway, Suite 520
Houston, Texas 77079
Phone: 713/465-6655

PROJECT TITLE:	Sidewalk - N. Eldridge Pkwy - 2022
DRAWN BY:	D.T.
CHECKED BY:	R.A.R.
SCALE:	1"=20'
DATE:	02-19-2024
SHEET DESCRIPTION:	LAND TITLE SURVEY
	PARCEL MAP 3
	SHEET 3 OF 4
	UPIN 23103MF2RP01

Sidewalk – N. Eldridge Pkwy-2022
UPIN 23103MF2RP01
Parcel 4

Being a tract of land containing 1,350 square feet or 0.0310 acres situated in the Charles Scarbrough Survey, Abstract No. 731 in Harris County, Texas. Said 1,350-square foot tract being out of Restricted Reserve "A" in Camfield Section 2, a subdivision according to the map thereof recorded in Volume 344, Page 72 of the Harris County Map Records in said Harris County, Texas. Said 1,350-square foot tract being more particularly out of a 63.515-acre tract conveyed unto TVH Land Company by deed recorded under Harris County Clerk's File No. X963900 of the Official Public Records for Real Property in said Harris County, Texas. Said 1,350-square foot tract being more particularly described by metes and bounds as follows; all bearings recited herein are referenced to the Texas Coordinate System of 1983, South Central Zone 4204-NAD83 Datum:

BEGINNING at a 5/8-inch iron rod set for the northeast cutback corner of the intersection of the existing west right-of-way line of a public road known as North Eldridge Parkway (100' wide per H.C.C.F. No. J136547) with existing north right-of-way line of a public road known as Traders Village Drive (60 feet wide per Volume 344, Page 72, H.C.M.R.). Said **POINT OF BEGINNING** also being the southeast corner of said tract herein described, and having grid coordinate values, North (Y) = 13,887,323.20 and East (X) = 3,043,697.94; Scale Factor = 0.9999111;

THENCE South 42°57'16" West with the cutback line of said intersection, a distance of 21.27 feet to a 5/8-inch iron rod set for the southwest cutback corner of said intersection and the southwest corner of said tract herein described;

THENCE North 02°30'17" East, a distance of 195.66 feet to a 5/8-inch iron rod set for the north corner of said tract herein described. Said point located in the east line of said Restricted Reserve "A" and in existing west right-of-way line of said North Eldridge Parkway;

THENCE South 01°53'32" East with the existing west right-of-way line of said North Eldridge Parkway and the east line of said Restricted Reserve "A", a distance of 180.00 feet to the **POINT OF BEGINNING** and containing 1,350 square feet or 0.0310 acres of land.

A parcel map of even date (02/19/2024) was prepared in conjunction with this property description.


Raymond A. Rahaman
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Western Group Consultants
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