

SPECIAL WARRANTY DEED

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

THAT **HARRIS COUNTY FLOOD CONTROL DISTRICT**, a political subdivision of the State of Texas (hereinafter “**Grantor**”), for and in consideration of Grantor’s intent to donate to the **COUNTY OF HARRIS**, a body politic and corporate under the laws of the State of Texas (hereinafter “**Grantee**”), certain land to be used by Grantee for the public purpose of facilitating flood control and drainage maintenance, being a public purpose that benefits and services the public interest of Grantor, such donation being made pursuant to Local Government Code §272.001(l), has GRANTED and CONVEYED and by these presents does GRANT and CONVEY unto Grantee the following described property situated in Harris County, Texas, to-wit:

Being 10.788 acres (469,930 square feet) of land, out of the A. Mays Survey, Abstract No. 543, Harris County, Texas, being more particularly described as an 8.790 acre (382,896 square feet) tract of land identified as *Tract “A”* herein, and 1.998 acre (87,034 square feet) tract of land identified as *Tract “B”* herein, said lands being more particularly depicted and described by metes and bounds on Exhibit “A” attached hereto and made a part hereof.

This conveyance is made by Grantor and accepted by the Grantee subject to all requirements of Local Government Code §272.001(l), and subject to all valid and subsisting encumbrances, conditions, covenants, restrictions, reservations, exceptions, rights-of-way, and easements appearing of record in the Official Public Records of Real Property of Harris County, Texas, relative to the above-described property. Grantor and Grantee acknowledge and agree that the property herein conveyed shall be used only for flood control, drainage maintenance, and related purposes. If the property herein conveyed ceases to be used for flood control, drainage maintenance, or related purposes, then title to the property shall revert to Grantor without any further action by Grantor.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, Grantee’s successors and assigns, forever, and Grantor does hereby bind Grantor, Grantor’s successors, and assigns to Warrant and Forever Defend all and singular the said premises unto the said Grantee, Grantee’s successors and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise, except as to the reservations from and exceptions to warranty and conveyance described above.

EXECUTED this _____ day of _____, 2024.


GRANTOR:

HARRIS COUNTY FLOOD CONTROL DISTRICT,
a political subdivision of the State of Texas

By: _____
Lina Hidalgo, County Judge

APPROVED AS TO FORM:

Christian D. Menefee
Harris County Attorney

By:  _____
Justina Daniel-Wariya
Assistant County Attorney
CAO File No. 23RPD0107

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the _____ day of _____, 2024, by Lina Hidalgo, as County Judge of Harris County, Texas and the presiding officer of the Commissioners Court of Harris County, Texas, on behalf of Commissioners Court of Harris County, Texas, as the governing body of Harris County Flood Control District.

Notary Public

Grantor's Address:
1111 Fannin Street, 11th Floor
Houston, Texas 77002

AGREED TO and ACCEPTED this _____ day of _____, 2024.


GRANTEE:

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

By: _____
Lina Hidalgo, County Judge

APPROVED AS TO FORM:

Christian D. Menefee
Harris County Attorney

By:  _____
Justina Daniel-Wariya
Assistant County Attorney
CAO File No. 23RPD0107

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

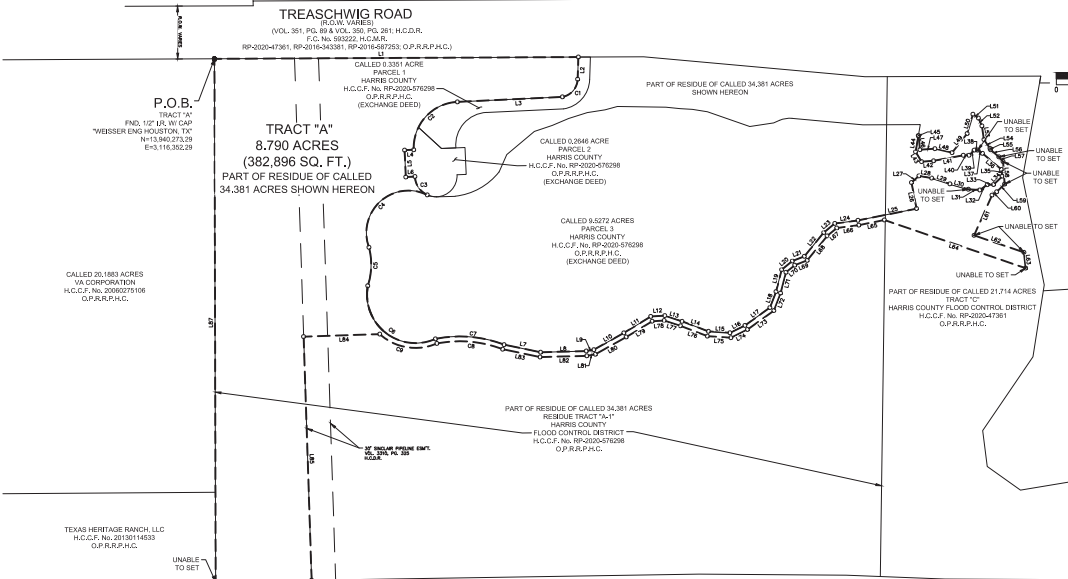
This instrument was acknowledged before me on the _____ day of _____, 2024, by Lina Hidalgo, as County Judge of Harris County, Texas and the presiding officer of the Commissioners Court of Harris County, Texas, on behalf of Commissioners Court of Harris County, Texas, as the governing body of County of Harris.

Notary Public

Grantee's Address:
1111 Fannin Street, 11th Floor
Houston, Texas 77002

**AFTER RECORDING, PLEASE HOLD FOR
HARRIS COUNTY REAL PROPERTY DIVISION**

Exhibit “A”



Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction
L1	758.14	N56° 09' 27"E	L45	0.96'	S61° 35' 09"E
L2	46.08'	S31° 45' 57"E	L46	28.63'	S39° 31' 41"E
L3	218.92'	S53° 44' 17"W	L47	31.21'	N52° 44' 51"E
L4	18.99'	S53° 54' 26"W	L48	36.62'	N69° 20' 37"E
L5	56.00'	S36° 05' 26"E	L49	50.66'	N40° 07' 07"E
L6	19.00'	N53° 54' 24"E	L50	41.82'	N16° 51' 02"W
L7	77.62'	N68° 12' 32"E	L51	13.87'	S89° 24' 30"E
L8	95.36'	N54° 58' 40"E	L52	17.88'	S57° 16' 55"E
L9	15.96'	N46° 07' 08"E	L53	28.92'	S42° 00' 17"E
L10	71.74'	N27° 13' 30"E	L54	22.12'	S68° 03' 25"E
L11	65.53'	N20° 04' 38"E	L55	30.77'	S56° 28' 05"E
L12	29.41'	N52° 54' 47"E	L56	22.97'	S83° 00' 37"E
L13	37.82'	N74° 43' 16"E	L57	12.94'	S75° 48' 45"E
L14	58.75'	N77° 18' 33"E	L58	47.26'	S37° 25' 07"E
L15	45.00'	N60° 16' 47"E	L59	22.86'	S12° 04' 11"W
L16	34.79'	N30° 09' 58"E	L60	12.00'	S21° 30' 17"E
L17	63.89'	N20° 47' 55"E	L61	91.78'	S90° 32' 03"E
L18	35.67'	N12° 23' 50"E	L62	109.59'	N75° 14' 31"E
L19	47.24'	N19° 13' 05"W	L63	33.08'	S40° 46' 06"E
L20	28.59'	N17° 18' 26"E	L64	310.84'	S75° 14' 51"W
L21	26.30'	N35° 20° 39' 40"E	L65	54.23'	S45° 03' 37"E
L22	63.98'	N05° 39' 41"E	L66	46.38'	S48° 54' 33"W
L23	29.79'	N16° 55' 13"E	L67	25.94'	S105° 59' 41"W
L24	48.91'	N48° 54' 30"E	L68	65.65'	S56° 39' 10"W
L25	124.22'	N43° 03' 37"E	L69	27.82'	S35° 25' 40"E
L26	55.26'	N44° 29' 33"E	L70	23.70'	S71° 18' 26"W
L27	20.83'	N14° 30' 07"E	L71	44.54'	S19° 13' 05"E
L28	26.98'	N65° 56' 13"E	L72	39.25'	S120° 23' 05"E
L29	39.74'	N74° 11' 31"E	L73	67.69'	S20° 47' 55"W
L30	40.11'	N72° 46' 31"E	L74	38.30'	S30° 09' 58"W
L31	23.99'	N59° 43' 38"E	L75	49.19'	S60° 16' 47"E
L32	19.12'	N21° 32' 02"E	L76	60.02'	S77° 18' 33"W
L33	13.08'	N55° 22' 39"E	L77	35.67'	S74° 37' 18"E
L34	25.01'	N12° 22' 19"E	L78	25.01'	S52° 54' 35"W
L35	14.22'	N41° 10' 46"W	L79	63.24'	S25° 04' 40"W
L36	51.52'	N82° 56' 27"E	L80	73.59'	S27° 13' 30"W
L37	11.90'	N89° 49' 19"W	L81	18.40'	S47° 08' 06"W
L38	7.44'	S57° 37' 38"E	L82	97.29'	S54° 58' 40"W
L39	15.41'	S11° 18' 01"W	L83	79.60'	S68° 12' 32"W
L40	11.87'	S56° 58' 43"E	L84	158.62'	S54° 33' 16"W
L41	63.00'	S45° 57' 41"W	L85	50.82'	S35° 26' 42"E
L42	25.03'	S51° 54' 19"W	L86	200.00'	S55° 31' 31"E
L43	24.25'	N64° 52' 43"W	L87	1,089.40'	S41° 41' 53"W

C.M. = CONTROL MONUMENT
D.M. = DOME

IND.	=	FOUND
H.C.C.F.	=	HARRIS COUNTY CLERK'S FILE
H.C.R.	=	HARRIS COUNTY DEED RECORDS
H.C.M.R.	=	HARRIS COUNTY MAP RECORDS
I.P.	=	IRON PIPE
I.R.F.	=	IRON ROD
N.F.	=	NOT FOUND IN FIELD
N.	=	NUMBER
O.P.A.R.P.C.	=	OFFICIAL PUBLIC ACCOUNTS, REAL PROPERTY, HARRIS COUNTY, TEXAS
P.F.P.	=	FINISHED TOP PIPE
P.C.G.	=	ADJUTANT CLERK P.C.P.
R.C.P.	=	REINFORCED CONCRETE PIPE
R.O.B.	=	RIGHT-OF-WAY
S.O.F.	=	SQUARE FOOT/FEET
S.M.B.T.	=	SOUTHWESTERN BELL TELEPHONE
T.	=	TYPICAL
VOL. PG.	=	VOLUME, PAGE

NOTE:
THIS SURVEY IS BEING CREATED SOLELY
FOR THE PARTIES HEREDIN STATED; NO
LICENSE HAS BEEN CREATED, EXPRESS OR
IMPLIED, TO COPY THIS SURVEY EXCEPT AS
IS NECESSARY IN CONJUNCTION WITH THIS
TRANSACTION.

BASIS OF BEARINGS:
TEXAS STATE PLANE COORDINATE
SYSTEM, SOUTH CENTRAL ZONE
No. 4204 (NAD 83) (2001 Adg)
THE COORDINATES SHOWN HEREON
ARE GRID COORDINATES AND MAY
BE BROUGHT TO SURFACE BY
MULTIPLYING BY THE COMBINED
SCALE FACTOR OF 1.000062364.
ALL DISTANCES ARE SURFACE.

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS
MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1B, CONDITION 3, STANDARD LAND SURVEY.



PARCEL No.	EXISTING ACRES	OWNER	RECORDING INFORMATION	TAKING ACRES	TAKING SQ. FT.	AREA IN EXIST. ROW	REMAINER ACRES
TRACT A	24.854	HARRIS COUNTY	H.C.C.F. No. RP-2020-576298	8.136	354,425		16.718
TRACT A	21.127	HARRIS COUNTY	H.C.C.F. No. RP-2020-47361	0.6536	28,471		20.473

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	52.75'	95.61'	77° 52' 16"	S07° 10' 26"W	48.78'
C2	149.95'	38.64'	89° 49' 57"	S08° 49' 17"W	135.06'
C3	48.60'	44.00'	63° 17' 26"	S67° 41' 59"E	46.19'
C4	208.72'	87.91'	136° 41' 17"	S14° 31' 42"W	163.41'
C5	81.03'	139.69'	33° 14' 10"	S31° 51' 32"E	79.90'
C6	220.12'	101.18'	124° 39' 33"	S85° 21' 25"E	179.21'
C7	145.45'	256.45'	32° 29' 48"	N61° 11' 25"E	143.51'
C8	139.51'	246.45'	32° 26' 02"	S61° 24' 12"W	137.66'
C9	127.48'	111.18'	65° 41' 41"	S65° 45' 14"W	120.61'

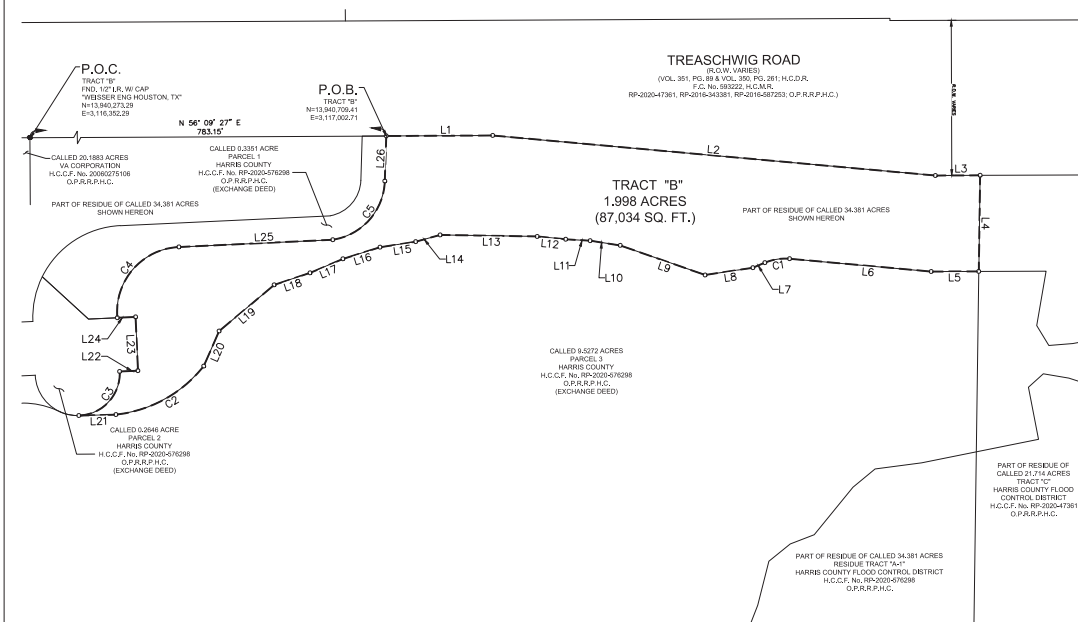
NO.	REVISIONS	DATE	NAME
1.	REVISED OWNERSHIP	11/01/23	S.P.
2.	ADDRESSED COMMENTS	12/11/23	S.P.
3.	SET PROPERTY CORNERS	02/07/24	S.P.
4.	CALCULATED REMAINDER ACREAGE	02/08/24	S.P.

HARRIS COUNTY
ENGINEERING DEPARTMENT



PROJECT TITLE:		TREASCHWIG ROAD	
DRAWN BY:	D.G.		
CK'D BY:	S.P.	SHEET DESCRIPTION:	
		TRACT "A" EXHIBIT	
SCALE:	1"=100'		
DATE:	08/25/23	APPROVED BY:	SHEET NO:
			01 / 01

AMBROSE MAYS SURVEY, A-543



Line Table		
Line #	Length	Direction
L1	110.87	N56° 09' 27"
L2	462.95	N61° 36' 05"
L3	46.58	N56° 13' 58"
L4	100.02	S32° 46' 58"
L5	49.54	S56° 13' 58"
L6	148.14	S61° 36' 05"
L7	13.60	S33° 26' 38"
L8	50.30	S47° 49' 07"
L9	93.62	S75° 37' 44"
L10	31.68	S66° 22' 05"
L11	25.61	S59° 47' 32"
L12	29.74	S62° 04' 18"
L13	101.10	S57° 20' 20"
L14	26.53	S40° 56' 34"
L15	37.48	S47° 39' 42"
L16	40.56	S38° 59' 49"
L17	37.24	S33° 24' 06"
L18	39.32	S37° 52' 23"
L19	74.92	S16° 28' 32"
L20	39.81	S09° 49' 38"

Line Table		
Line #	Length	Direction
L21	38.58'	S54° 58' 04"W
L22	19.00'	N53° 54' 25"E
L23	56.00'	N36° 05' 34"W
L24	19.00'	S53° 54' 26"W
L25	160.50'	N53° 44' 17"E
L26	46.99'	N31° 45' 57"W

PARCEL No.	EXISTING ACRES	OWNER	RECORDING INFORMATION	TAXING ACRES	TAXING SQ. FT.	AREA IN EXIST. ROW	REMAINDER ACRES
TRACT B:	24.854	HARRIS COUNTY	H.C.C.F. No. RP-2020-574298	1.998	87,034		22.856

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	26.31'	55.35'	27° 13' 54"	S47° 27' 06"W	26.06'
C2	107.31'	135.15'	45° 29' 30"	S27° 30' 27"W	104.51'
C3	69.62'	44.00'	90° 38' 55"	N09° 13' 50"E	62.58'
C4	109.17'	67.61'	92° 30' 53"	N07° 27' 01"E	97.69'
C5	88.61'	63.82'	79° 33' 09"	N08° 00' 51"E	81.65'

NOTE:
THIS SURVEY IS BEING CREATED SOLELY
FOR THE PARTIES HEREIN STATED; NO
LICENSE HAS BEEN CREATED, EXPRESS OR
IMPLIED, TO COPY THIS SURVEY EXCEPT AS
IS NECESSARY IN CONJUNCTION WITH THIS
TRANSACTION.

BASIS OF BEARINGS:

BASIS OF BEARINGS:
TEXAS STATE PLANE COORDINATE
SYSTEM, SOUTH CENTRAL ZONE
No. 4204 (NAD 83) (2001 Adj.)
THE COORDINATES SHOWN HEREON
ARE GRID COORDINATES AND MAY
BE BROUGHT TO SURFACE BY
MULTIPLYING BY THE COMBINED
SCALE FACTOR OF 1.000062364.
ALL DISTANCES ARE SURFACE.

○ SET 5/8" I.R. W/CAP STAMPED
"WEISSER ENG HOUSTON, TX"

● FOUND MONUMENT
(LABELED ON SURVEY)

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS
MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1B, CONDITION 3, STANDARD LAND SURVEY.



WALTER P. SASS
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS, No. 4410

ABBREVIATIONS	
C.M.	= CONTROL, MONUMENT
F.M.C.	= FENCE
F.D.	= FORD
H.C.G.F.	= HARRIS COUNTY HARRIS' FILE
H.C.H.A.	= HARRIS COUNTY HARRIS' AREA
H.C.M.R.	= HARRIS COUNTY HARRIS' RECORD
I.P.	= IRON PIPE
L.P.	= IRON ROD
N.A.F.	= NOT FOUND IN FIELD
N.	= NUMBER
O.P.A.R.A.C.	= OFFICIAL PUBLIC ACCORDING TO ACCORD, TEXAS
P.P.	= PINEOY TOP PIPE
P.X.L.	= POLYMER, CHLORINE PIPE
R.C.P.	= REINFORCED CONCRETE PIPE
R.O.E.	= RIGHT-OF-WAY
S.S. FT.	= SQUARE FOOT/FEET
S.M.T.	= SOUTHWESTERN BELL TELEPHONE
T.P.	= TYPICAL
VOL. PG.	= VOLUME, PAGE

NO.	REVISIONS	DATE	NAME
1.	REVISED OWNERSHIP	11/01/23	S.P.
2.	ADDRESSED COMMENITS	12/11/23	S.P.
3.	SET PROPERTY CORNERS	02/07/24	S.P.
4.	CALCULATED REMAINDER ACREAGE	02/08/24	S.P.

HARRIS COUNTY
ENGINEERING DEPARTMENT



WEISSER
**Engineering &
Surveying**
11500 Park Row | Houston, Texas 77064
T & F, Eng. No. 7-60 | T & F, S. Eng. No. 1014024

PROJECT TITLE:		TREASCHWIG ROAD	
DRAWN BY: D.G.	SHEET DESCRIPTION:	TRACT "B" EXHIBIT	
CHECKED BY: S.P.			
SCALE: 1"=50'			
DATE: 08/25/23	APPROVED BY:	SHEET NO: 01 / 01	

**DESCRIPTION OF A 8.790-ACRE
(382,896 SQ. FT.) TRACT OF LAND
SITUATED IN THE AMBROSE MAY
SURVEY, A-543, HARRIS COUNTY, TEXAS**

TRACT "A"

Being a description of an 8.790-acre (382,896 square foot) tract of land situated in the Ambrose Mays Survey, A-543, Harris County, Texas. Said 8.790-acre tract being part of residue of called 34.381-acre tract of land (Residue Tract "A-1"), conveyed to Harris County Flood Control District, by deed recorded under Harris County Clerk's File No. RP-2020-576298 (hereinafter H.C.C.F.) of the Official Public Records of Real Property, Harris County, Texas (hereinafter O.P.R.R.P.H.C.), and being part of residue of called 21.714-acre tract of land (Tract "C"), conveyed to Harris County Flood Control District, by deed recorded under H.C.C.F. No. RP-2020-47361 of the O.P.R.R.P.H.C., and being further described by metes and bounds as follows with the basis of bearings being the Texas State Plane Coordinate System, South Central Zone No. 4204, NAD 83 (2001 adj.), all coordinates shown hereon are grid coordinates and may be converted to surface by multiplying by the combined scale factor of 1.000062364. All distances are surface:

BEGINNING (N=13,940,273.29, E=3,116,352.29) at a 1/2-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" found in the southeast right-of-way line of Treaschwig Road (Right-Of-Way Varies), by deeds recorded in Volume 351, Page 89 & Vol. 350, Page 261 of the Harris County Deed Records (hereinafter H.C.D.R.), H.C.C.F. Nos. RP-2020-47361, RP-2016-587253 & RP-2016-343381 of the O.P.R.R.P.H.C., for the northeast corner of a called 20.1883-acre tract of land conveyed to VA Corporation, by deed recorded under H.C.C.F. No. 20060275106 of the O.P.R.R.P.H.C., for the northwest corner of said part of residue of the 34.381-acre tract and for the northwest corner of said tract herein described;

THENCE North 56 deg. 09 min. 27 sec. East, with the southeast right-of-way line of said Treaschwig Road, with the northwest line of said part of residue of the 34.381-acre tract and with a northwest line of said tract herein described, a distance of 758.14 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the northwest corner of a called 0.3351-acre tract of land (Parcel 1), conveyed to Harris County, by deed recorded under H.C.C.F. No. RP-2020-576298 of the O.P.R.R.P.H.C. and for a northeast corner of said tract herein described;

THENCE South 31 deg. 45 min. 57 sec. East, over and across said part of residue of the 34.381-acre tract, with a southwest line of said 0.3351-acre tract and with a northeast line of said tract herein described, a distance of 46.08 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for an angle point and for the beginning of a curve to the right;

THENCE in a southerly direction, over and across said part of residue of the 34.381-acre tract, with a west line of said 0.3351-acre tract and along said curve to the right, having a radius of 38.81 feet, a central angle of 77 deg. 52 min. 16 sec., a chord bearing South 07 deg. 10 min. 26 sec. West, a chord distance of 48.78 feet and an arc length of 52.75 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for an angle point;

THENCE South 53 deg. 44 min. 17 sec. West, over and across said part of residue of the 34.381-acre tract, with a northwest line of said 0.3351-acre tract and with a southeast line of said tract herein described, a distance of 218.92 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for an angle point and for the beginning of a curve to the left;

THENCE in a southerly direction, over and across said part of residue of the 34.381-acre tract, with a west line of said 0.3351-acre tract, with a west line of a called 0.2646-acre tract of land (Parcel 2), conveyed to Harris County, by deed recorded under H.C.C.F. No. RP-2020-576298 of the O.P.R.R.P.H.C., and along said curve to the left, having a radius of 95.64 feet, a central angle of 89 deg. 49 min. 57 sec., a chord bearing South 08 deg. 49 min. 17 sec. West, a chord distance of 135.06 feet and an arc length of 149.95 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for an angle point;

THENCE South 53 deg. 54 min. 26 sec. West, over and across said part of residue of the 34.381-acre tract, with a northwest line of said 0.2646-acre tract and with a southeast line of said tract herein described, a distance of 18.99 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for an interior angle point;

THENCE South 36 deg. 05 min. 36 sec. East, over and across said part of residue of the 34.381-acre tract, with a southwest line of said 0.2646-acre tract and with a northeast line of said tract herein described, a distance of 56.00 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for an interior angle point;

THENCE North 53 deg. 54 min. 24 sec. East, over and across said part of residue of the 34.381-acre tract, with a southeast line of said 0.2646-acre tract and with a northwest line of said tract herein described, a distance of 19.00 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for an angle point and for the beginning of a curve to the left;

THENCE in a southeasterly direction, over and across said part of residue of the 34.381-acre tract, with a southwest line of said 0.2646-acre tract and along said curve to the left, having a radius of 44.00 feet, a central angle of 63 deg. 17 min. 26 sec., a chord bearing South 67 deg. 41 min. 59 sec. East, a chord distance of 46.19 feet and an arc length of 48.60 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for a point of reverse curvature, being in a northwest line of a called 9.5272-acre tract of land (Parcel 3), conveyed to Harris County, by deed recorded under H.C.C.F. No. RP-2020-576298 of the O.P.R.R.P.H.C.;

THENCE in a southwesterly direction, over and across said part of residue of the 34.381-acre tract, with a northwest line of said 9.5272-acre tract and along a curve to the left, having a radius of 87.91 feet, a central angle of 136 deg. 41 min. 17 sec., a chord bearing South 14 deg. 31 min. 42 sec. West, a chord distance of 163.41 feet and an arc length of 209.72 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for a point of reverse curvature;

THENCE in a southeasterly direction, over and across said part of residue of the 34.381-acre tract, with a southwest line of said 9.5272-acre tract and along a curve to the right, having a radius of 139.69 feet, a central angle of 33 deg. 14 min. 10 sec., a chord bearing South 31 deg. 51 min. 32 sec. East, a chord distance of 79.90 feet and an arc length of 81.03 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for a point of reverse curvature;

THENCE in an easterly direction, over and across said part of residue of the 34.381-acre tract, with a south line of said 9.5272-acre tract and along a curve to the left, having a radius of 101.18 feet, a central angle of 124 deg. 39 min. 03 sec., a chord bearing South 85 deg. 21 min. 25 sec. East, a chord distance of 179.21 feet and an arc length of 220.12 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for a point of reverse curvature;

THENCE in a northeasterly direction, over and across said part of residue of the 34.381-acre tract, with a southeast line of said 9.5272-acre tract and along a curve to the right, having a radius of 256.45 feet, a central angle of 32 deg. 29 min. 48 sec., a chord bearing North 61 deg. 11 min. 25 sec. East, a chord distance of 143.51 feet and an arc length of 145.45 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for an angle point;

THENCE over and across said part of residue of the 34.381-acre tract and with said 9.5272-acre tract, the following eighteen (18) courses and distances to a set 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX":

THENCE North 68 deg. 12 min. 32 sec. East, a distance of 77.62 feet to an angle point;
THENCE North 54 deg. 58 min. 40 sec. East, a distance of 95.36 feet to an angle point;
THENCE North 46 deg. 07 min. 08 sec. East, a distance of 15.96 feet to an angle point;
THENCE North 27 deg. 13 min. 30 sec. East, a distance of 71.74 feet to an angle point;
THENCE North 25 deg. 04 min. 47 sec. East, a distance of 65.53 feet to an angle point;
THENCE North 52 deg. 54 min. 38 sec. East, a distance of 29.41 feet to an angle point;
THENCE North 74 deg. 43 min. 18 sec. East, a distance of 37.82 feet to an angle point;
THENCE North 77 deg. 18 min. 33 sec. East, a distance of 58.75 feet to an angle point;
THENCE North 60 deg. 16 min. 47 sec. East, a distance of 45.00 feet to an angle point;
THENCE North 30 deg. 09 min. 58 sec. East, a distance of 34.79 feet to an angle point;
THENCE North 20 deg. 47 min. 55 sec. East, a distance of 63.89 feet to an angle point;
THENCE North 12 deg. 23 min. 50 sec. West, a distance of 35.67 feet to an angle point;
THENCE North 19 deg. 13 min. 05 sec. West, a distance of 47.24 feet to an angle point;
THENCE North 17 deg. 18 min. 26 sec. East, a distance of 28.59 feet to an angle point;
THENCE North 35 deg. 25 min. 40 sec. East, a distance of 26.76 feet to an angle point;
THENCE North 05 deg. 39 min. 41 sec. East, a distance of 63.98 feet to an angle point;
THENCE North 16 deg. 55 min. 10 sec. East, a distance of 29.79 feet to an angle point;
THENCE North 48 deg. 54 min. 33 sec. East, a distance of 48.91 feet to an angle point;

THENCE North 45 deg. 03 min. 37 sec. East, over and across said part of residue of the 34.381-acre tract, over and across said part of residue of the 21.714-acre tract, with a southeast line of said 9.5272-acre tract and with a northwest line of said tract herein described, a distance of 124.22 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for an interior angle point;

THENCE over and across said part of residue of the 21.714-acre tract and with said 9.5272-acre tract, the following four (4) courses and distances to a set 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX":

THENCE North 44 deg. 29 min. 33 sec. West, a distance of 55.26 feet to an angle point;
THENCE North 14 deg. 30 min. 07 sec. East, a distance of 20.83 feet to an angle point;
THENCE North 65 deg. 56 min. 13 sec. East, a distance of 26.98 feet to an angle point;

THENCE North 74 deg. 11 min. 31 sec. East, a distance of 39.74 feet to an angle point;

THENCE North 72 deg. 46 min. 51 sec. East, over and across said part of residue of the 21.714-acre tract and with said 9.5272-acre tract, a distance of 40.11 feet to an angle point;

THENCE over and across said part of residue of the 21.714-acre tract and with said 9.5272-acre tract, the following six (6) courses and distances to a set 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX":

THENCE North 59 deg. 43 min. 38 sec. East, a distance of 23.99 feet to an angle point;
THENCE North 21 deg. 32 min. 02 sec. East, a distance of 19.12 feet to an angle point;
THENCE North 55 deg. 22 min. 39 sec. East, a distance of 13.08 feet to an angle point;
THENCE North 12 deg. 22 min. 19 sec. East, a distance of 25.01 feet to an angle point;
THENCE North 41 deg. 10 min. 46 sec. West, a distance of 14.27 feet to an angle point;
THENCE North 82 deg. 56 min. 27 sec. West, a distance of 51.52 feet to an angle point;

THENCE North 89 deg. 49 min. 19 sec. West, over and across said part of residue of the 21.714-acre tract and with said 9.5272-acre tract, a distance of 11.90 feet to an angle point;

THENCE over and across said part of residue of the 21.714-acre tract and with said 9.5272-acre tract, the following six (6) courses and distances to a set 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX":

THENCE South 57 deg. 37 min. 41 sec. West, a distance of 7.44 feet to an angle point;
THENCE South 11 deg. 18 min. 01 sec. West, a distance of 15.41 feet to an angle point;
THENCE South 56 deg. 58 min. 50 sec. West, a distance of 11.87 feet to an angle point;
THENCE South 45 deg. 57 min. 41 sec. West, a distance of 63.00 feet to an angle point;
THENCE South 51 deg. 54 min. 19 sec. West, a distance of 25.03 feet to an angle point;
THENCE North 64 deg. 52 min. 43 sec. West, a distance of 24.25 feet to an angle point;

THENCE North 23 deg. 49 min. 25 sec. West, over and across said part of residue of the 21.714-acre tract, with a northeast line of said 9.5272-acre tract and with a southwest line of said tract herein described, a distance of 34.25 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for a point in a northeast line of said 9.5272-acre tract and for an angle point of said tract herein described;

THENCE over and across said part of residue of the 21.714-acre tract, the following eleven (11) courses and distances to a set 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX":

THENCE South 61 deg. 35 min. 09 sec. East, a distance of 0.96 feet to an angle point;
THENCE South 39 deg. 31 min. 41 sec. East, a distance of 28.63 feet to an angle point;
THENCE North 52 deg. 44 min. 51 sec. East, a distance of 31.21 feet to an angle point;
THENCE North 69 deg. 20 min. 37 sec. East, a distance of 36.62 feet to an angle point;
THENCE North 04 deg. 47 min. 07 sec. East, a distance of 50.66 feet to an angle point;
THENCE North 16 deg. 51 min. 02 sec. West, a distance of 41.82 feet to an angle point;
THENCE South 89 deg. 24 min. 35 sec. East, a distance of 13.87 feet to an angle point;
THENCE South 57 deg. 16 min. 50 sec. East, a distance of 17.88 feet to an angle point;

THENCE South 42 deg. 00 min. 15 sec. East, a distance of 28.92 feet to an angle point;
THENCE South 68 deg. 03 min. 25 sec. East, a distance of 22.12 feet to an angle point;
THENCE South 56 deg. 28 min. 05 sec. East, a distance of 3.07 feet to an angle point;

THENCE South 83 deg. 00 min. 37 sec. East, over and across said part of residue of the 21.714-acre tract, a distance of 22.97 feet to an angle point;

THENCE South 75 deg. 48 min. 45 sec. East, over and across said part of residue of the 21.714-acre tract, a distance of 12.94 feet to an angle point;

THENCE South 37 deg. 25 min. 07 sec. East, over and across said part of residue of the 21.714-acre tract, a distance of 47.26 feet to an angle point;

THENCE South 12 deg. 04 min. 11 sec. West, over and across said part of residue of the 21.714-acre tract, a distance of 22.86 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for an angle point;

THENCE South 21 deg. 30 min. 17 sec. West, over and across said part of residue of the 21.714-acre tract, a distance of 12.00 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for an angle point;

THENCE South 09 deg. 32 min. 03 sec. East, over and across said part of residue of the 21.714-acre tract, a distance of 91.78 feet to an angle point;

THENCE North 75 deg. 14 min. 51 sec. East, over and across said part of residue of the 21.714-acre tract, a distance of 109.59 feet to an angle point;

THENCE South 39 deg. 40 min. 36 sec. East, over and across said part of residue of the 21.714-acre tract, a distance of 33.08 feet to an angle point;

THENCE South 75 deg. 14 min. 51 sec. West, over and across said part of residue of the 21.714-acre tract, over and across said part of residue of the 34.381-acre tract and with a southeast line of said tract herein described, a distance of 310.84 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG. HOUSTON, TX" set for an angle point;

THENCE over and across said part of residue of the 34.381-acre tract, the following nineteen (19) courses and distances to a set 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX":

THENCE South 45 deg. 03 min. 37 sec. West, a distance of 54.23 feet to an angle point;
THENCE South 48 deg. 54 min. 33 sec. West, a distance of 46.38 feet to an angle point;
THENCE South 16 deg. 55 min. 10 sec. West, a distance of 25.94 feet to an angle point;
THENCE South 05 deg. 39 min. 41 sec. West, a distance of 65.65 feet to an angle point;
THENCE South 35 deg. 25 min. 40 sec. West, a distance of 27.82 feet to an angle point;
THENCE South 17 deg. 18 min. 26 sec. West, a distance of 23.70 feet to an angle point;
THENCE South 19 deg. 13 min. 05 sec. East, a distance of 44.54 feet to an angle point;
THENCE South 12 deg. 23 min. 50 sec. East, a distance of 39.25 feet to an angle point;
THENCE South 20 deg. 47 min. 55 sec. West, a distance of 67.69 feet to an angle point;

THENCE South 30 deg. 09 min. 58 sec. West, a distance of 38.30 feet to an angle point;
THENCE South 60 deg. 16 min. 47 sec. West, a distance of 49.19 feet to an angle point;
THENCE South 77 deg. 18 min. 33 sec. West, a distance of 60.02 feet to an angle point;
THENCE South 74 deg. 43 min. 18 sec. West, a distance of 35.67 feet to an angle point;
THENCE South 52 deg. 54 min. 38 sec. West, a distance of 25.01 feet to an angle point;
THENCE South 25 deg. 04 min. 47 sec. West, a distance of 63.24 feet to an angle point;
THENCE South 27 deg. 13 min. 30 sec. West, a distance of 73.59 feet to an angle point;
THENCE South 46 deg. 07 min. 08 sec. West, a distance of 18.40 feet to an angle point;
THENCE South 54 deg. 58 min. 40 sec. West, a distance of 97.29 feet to an angle point;
THENCE South 68 deg. 12 min. 32 sec. West, a distance of 79.60 feet to an angle point;

THENCE in a southwesterly direction, over and across said part of residue of the 34.381-acre tract and along a curve to the left, having a radius of 246.45 feet, a central angle of 32 deg. 26 min. 02 sec., a chord bearing South 61 deg. 24 min. 27 sec. West, a chord distance of 137.66 feet and an arc length of 139.51 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for a point of reverse curvature;

THENCE in a southwesterly direction, over and across said part of residue of the 34.381-acre tract and along a curve to the right, having a radius of 111.18 feet, a central angle of 65 deg. 41 min. 41 sec., a chord bearing South 65 deg. 45 min. 14 sec. West, a chord distance of 120.61 feet and an arc length of 127.48 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for an angle point;

THENCE South 54 deg. 33 min. 18 sec. West, over and across said part of residue of the 34.381-acre tract and with a southeast line of said tract herein described, a distance of 158.62 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for an interior angle point;

THENCE South 35 deg. 26 min. 42 sec. East, over and across said part of residue of the 34.381-acre tract and with a northeast line of said tract herein described, a distance of 507.82 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for a point in the southeast line of said part of residue of the 34.381-acre tract and for the southeast corner of said tract herein described;

THENCE South 55 deg. 31 min. 41 sec. West, with the southeast line of said part of residue of the 34.381-acre tract and with a southeast line of said tract herein described, a distance of 200.00 feet to a point for a southeast corner of a tract of land conveyed to Texas Heritage Ranch, LLC, by deed recorded under H.C.C.F. No. 20130114533 of the O.P.R.R.P.H.C., for the southwest corner of said part of residue of the 34.381-acre tract and for the southwest corner of said tract herein described;

THENCE North 33 deg. 41 min. 53 sec. West, with a northeast line of said Texas Heritage Ranch, LLC tract, with the northeast line of said 20.1883-acre tract, with the southwest line of said part of residue of the 34.381-acre tract and with the southwest line of said tract herein described, a distance of 1,089.40 feet to the **POINT OF BEGINNING** and containing 8.790 acres (382,896 square feet) of land;

This description is accompanied by an exhibit.

Compiled by:

Weisser Engineering & Surveying
19500 Park Row
Houston, Texas 77084
TBPLS Reg. No. 10194324
TBPE Reg. No.: F-68
Job No. EJ104
Date: 08/25/2023
Revised: 12/08/2023
Revised: 02/07/2024



**DESCRIPTION OF A 1.998-ACRE
(87,034 SQ. FT.) TRACT OF LAND
SITUATED IN THE AMBROSE MAY
SURVEY, A-543, HARRIS COUNTY, TEXAS**

TRACT "B"

Being a description of a 1.998-acre (87,034 square foot) tract of land situated in the Ambrose Mays Survey, A-543, Harris County, Texas. Said 1.998-acre tract being part of residue of called 34.381-acre tract of land (Residue Tract "A-1"), conveyed to Harris County Flood Control District, by deed recorded under Harris County Clerk's File No. RP-2020-576298 (hereinafter H.C.C.F.) of the Official Public Records of Real Property, Harris County, Texas (hereinafter O.P.R.R.P.H.C.), and being further described by metes and bounds as follows with the basis of bearings being the Texas State Plane Coordinate System, South Central Zone No. 4204, NAD 83 (2001 adj.), all coordinates shown hereon are grid coordinates and may be converted to surface by multiplying by the combined scale factor of 1.000062364. All distances are surface:

COMMENCING (N=13,940,273.29, E=3,116,352.29) at a 1/2-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" found in the southeast right-of-way line of Treaschwig Road (Right-Of-Way Varies), by deeds recorded in Volume 351, Page 89 & Vol. 350, Page 261 of the Harris County Deed Records (hereinafter H.C.D.R.), H.C.C.F. Nos. RP-2020-47361, RP-2016-587253 and RP-2016-343381 of the O.P.R.R.P.H.C., for the northeast corner of a called 20.1883-acre tract of land conveyed to VA Corporation, by deed recorded under H.C.C.F. No. 20060275106 of the O.P.R.R.P.H.C. and for the northwest corner of said part of residue of the 34.381-acre tract;

THENCE North 56 deg. 09 min. 27 sec. East, with the southeast right-of-way line of said Treaschwig Road and with the northwest line of said part of residue of the 34.381-acre tract, a distance of 783.15 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the northeast corner of a called 0.3351-acre tract of land (Parcel 1), conveyed to Harris County, by deed recorded under H.C.C.F. No. RP-2020-576298 of the O.P.R.R.P.H.C., and for the northwest corner and **POINT OF BEGINNING (N=13,940,709.41, E=3,117,002.71)** of said tract herein described;

THENCE North 56 deg. 09 min. 27 sec. East, with the southeast right-of-way line of said Treaschwig Road, with the northwest line of said part of residue of the 34.381-acre tract and with a northwest line of said tract herein described, a distance of 110.97 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for an angle point of said tract therein described;

THENCE North 61 deg. 36 min. 05 sec. East, with the southeast right-of-way line of said Treaschwig Road, with the northwest line of said part of residue of the 34.381-acre tract and with a northwest line of said tract herein described, a distance of 462.95 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for an angle point of said tract therein described;

THENCE North 56 deg. 13 min. 58 sec. East, with the southeast right-of-way line of said Treaschwig Road, with the northwest line of said part of residue of the 34.381-acre tract and with a northwest line of said tract herein described, a distance of 46.58 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the northwest corner of part of residue of called 21.714-acre tract of land (Tract "C"), conveyed to Harris County Flood Control District, by deeds recorded under H.C.C.F. Nos. RP-2020-47361 & RP-2020-576298 of the O.P.R.R.P.H.C., for the northeast corner of said part of residue of the 34.381-acre tract and for the northeast corner of said tract therein described;

THENCE South 32 deg. 46 min. 16 sec. East, with the southwest line of said part of residue of the 21.714-acre tract, with the northeast line of said part of residue of the 34.381-acre tract and with the northeast line of said tract herein described, a distance of 100.02 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set in a northwest line of a called 9.5272-acre tract of land (Parcel 3), conveyed to Harris County, by deed recorded under H.C.C.F. No. RP-2020-576298 of the O.P.R.R.P.H.C. and for a southeast corner of said tract herein described;

THENCE South 56 deg. 13 min. 58 sec. West, over and across said part of residue of the 34.381-acre tract, with a northwest line of said 9.5272-acre tract and with a southeast line of said tract herein described, a distance of 49.54 feet to 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for an angle point;

THENCE South 61 deg. 36 min. 05 sec. West, over and across said part of residue of the 34.381-acre tract, with a northwest line of said 9.5272-acre tract and with a southeast line of said tract herein described, a distance of 148.14 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for an angle point and the for beginning of a curve to the left;

THENCE in a southwesterly direction, over and across said part of residue of the 34.381-acre tract, with a northwest line of said 9.5272-acre tract and along said curve to the left, having a radius of 55.35 feet, a central angle of 27 deg. 13 min. 54 sec., a chord bearing South 47 deg. 27 min. 06 sec. West, a chord distance of 26.06 feet and an arc length of 26.31 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for an angle point;

THENCE over and across said part of residue of the 34.381-acre tract and along said 9.5272-acre tract, the following fourteen (14) courses and distances to a set 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX":

THENCE South 33 deg. 26 min. 37 sec. West, a distance of 13.60 feet;
THENCE South 47 deg. 49 min. 07 sec. West, a distance of 50.30 feet;
THENCE South 75 deg. 37 min. 44 sec. West, a distance of 93.62 feet;
THENCE South 65 deg. 22 min. 05 sec. West, a distance of 31.68 feet;
THENCE South 59 deg. 47 min. 32 sec. West, a distance of 25.61 feet;
THENCE South 62 deg. 04 min. 18 sec. West, a distance of 29.74 feet;
THENCE South 57 deg. 20 min. 29 sec. West, a distance of 101.10 feet;
THENCE South 40 deg. 56 min. 34 sec. West, a distance of 26.53 feet;
THENCE South 47 deg. 39 min. 42 sec. West, a distance of 37.48 feet;

THENCE South 38 deg. 59 min. 49 sec. West, a distance of 40.56 feet;
THENCE South 33 deg. 24 min. 06 sec. West, a distance of 37.24 feet;
THENCE South 37 deg. 52 min. 23 sec. West, a distance of 39.32 feet;
THENCE South 16 deg. 28 min. 32 sec. West, a distance of 74.92 feet;
THENCE South 09 deg. 49 min. 30 sec. East, a distance of 39.81 feet for the beginning of a curve to the right;

THENCE in a southwesterly direction, over and across said part of residue of the 34.381-acre tract, with said 9.5272-acre tract and along said curve to the right, having a radius of 135.15 feet, a central angle of 45 deg. 29 min. 30 sec., a chord bearing South 27 deg. 30 min. 27 sec. West, a chord distance of 104.51 feet and an arc length of 107.31 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for an angle point;

THENCE South 54 deg. 58 min. 04 sec. West, over and across said part of residue of the 34.381-acre tract, with a northwest line of said 9.5272-acre tract and with a southeast line of said tract herein described, a distance of 38.58 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set in the south line of a called 0.2646-acre tract of land (Parcel 2), conveyed to Harris County, by deed recorded under H.C.C.F. No. RP-2020-576298 of the O.P.R.R.P.H.C., in a north line of said 9.5272-acre tract, for the southwest corner of said tract herein described and for the beginning of a curve to the left;

THENCE in a northeasterly direction, over and across said part of residue of the 34.381-acre tract, with the southeast line of said 0.2646-acre tract and along said curve to the left, having a radius of 44.00 feet, a central angle of 90 deg. 38 min. 55 sec., a chord bearing North 09 deg. 13 min. 50 sec. East, a chord distance of 62.58 feet and an arc length of 69.62 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for an angle point;

THENCE North 53 deg. 54 min. 25 sec. East, over and across said part of residue of the 34.381-acre tract, with the southeast line of said 0.2646-acre tract and with a northwest line of said tract herein described, a distance of 19.00 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for an angle point;

THENCE North 36 deg. 05 min. 34 sec. West, over and across said part of residue of the 34.381-acre tract, with the northeast line of said 0.2646-acre tract and with a southwest line of said tract herein described, a distance of 56.00 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for an angle point;

THENCE South 53 deg. 54 min. 26 sec. West, over and across said part of residue of the 34.381-acre tract, with the northwest line of said 0.2646-acre tract and with a southeast line of said tract herein described, a distance of 19.00 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the southeast corner of a called 0.3351-acre tract of land (Parcel 1), conveyed to Harris County, by deed recorded under H.C.C.F. No. RP-2020-576298 of the O.P.R.R.P.H.C., in the northwest line of said 0.2646-acre tract, for an angle point of said tract herein described and for the beginning of a curve to the right;

THENCE in a northeasterly direction, over and across said part of residue of the 34.381-acre tract, with a southeast line of said 0.3351-acre tract and along said curve to the right, having a radius of 67.61 feet, a central angle of 92 deg. 30 min. 53 sec., a chord bearing North 07 deg. 27 min. 01 sec. East, a chord distance of 97.69 feet and an arc length of 109.17 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for an angle point;

THENCE North 53 deg. 44 min. 17 sec. East, over and across said part of residue of the 34.381-acre tract, with a southeast line of said 0.3351-acre tract and with a northwest line of said tract herein described, a distance of 160.50 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for an angle point and for the beginning of a curve to the left;

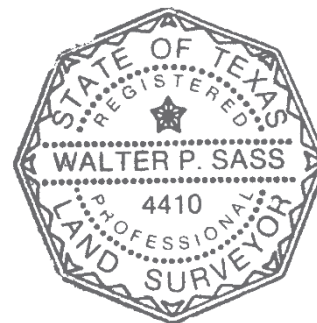
THENCE in a northwesterly direction, over and across said part of residue of the 34.381-acre tract, with a southeast line of said 0.3351-acre tract and along said curve to the left, having a radius of 63.82 feet, a central angle of 79 deg. 33 min. 09 sec., a chord bearing North 08 deg. 00 min. 51 sec. East, a chord distance of 81.65 feet and an arc length of 88.61 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for an angle point;

THENCE North 31 deg. 45 min. 57 sec. West, over and across said part of residue of the 34.381-acre tract, with said 0.3351-acre tract and with a southwest line of said tract herein described, a distance of 46.99 feet to the **POINT OF BEGINNING** and containing 1.998 acres (87,034 square feet) of land;

This description is accompanied by an exhibit.

Compiled by:

Weisser Engineering & Surveying
19500 Park Row
Houston, Texas 77084
TBPLS Reg. No. 10194324
TBPE Reg. No.: F-68
Job No. EJ104
Date: 08/25/2023
Revised: 12/08/2023
Revised: 02/07/2024



A handwritten signature in blue ink, appearing to read "Walter P. Sass", written over a faint, circular, scribbled line.