

FINDINGS AND DECLARATIONS:

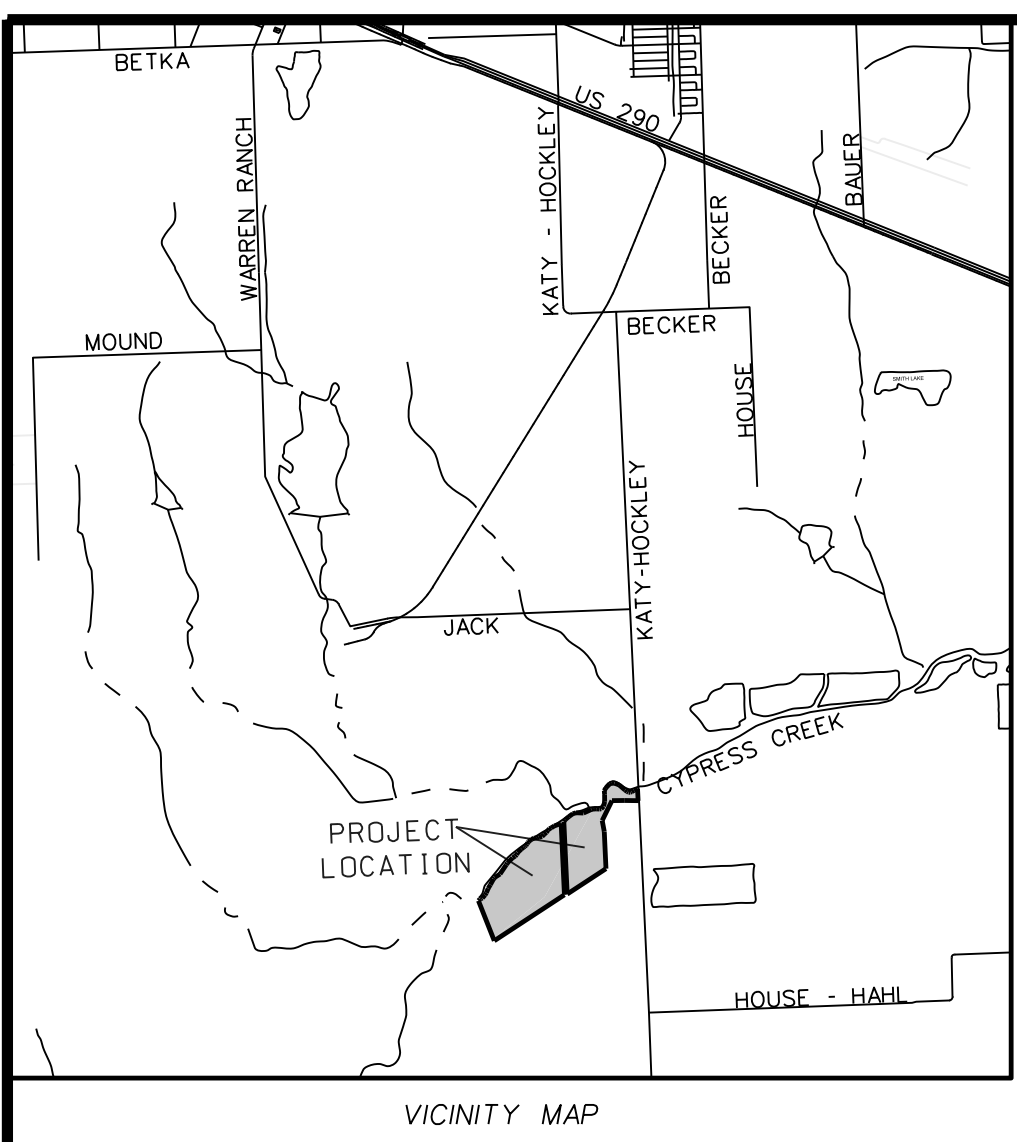
WHEREAS, Commissioners Court of Harris County, Texas, has received and reviewed the survey(s) of property to be acquired for the public project known as West Harris County Wetlands Mitigation Bank, for the purpose of wetlands mitigation, in Harris County, Texas (referred to herein as “the Project”), and the Harris County Real Property Division on behalf of the Harris County Flood Control District is authorized to acquire 2 tracts.

IT IS, THEREFORE, DECLARED that:

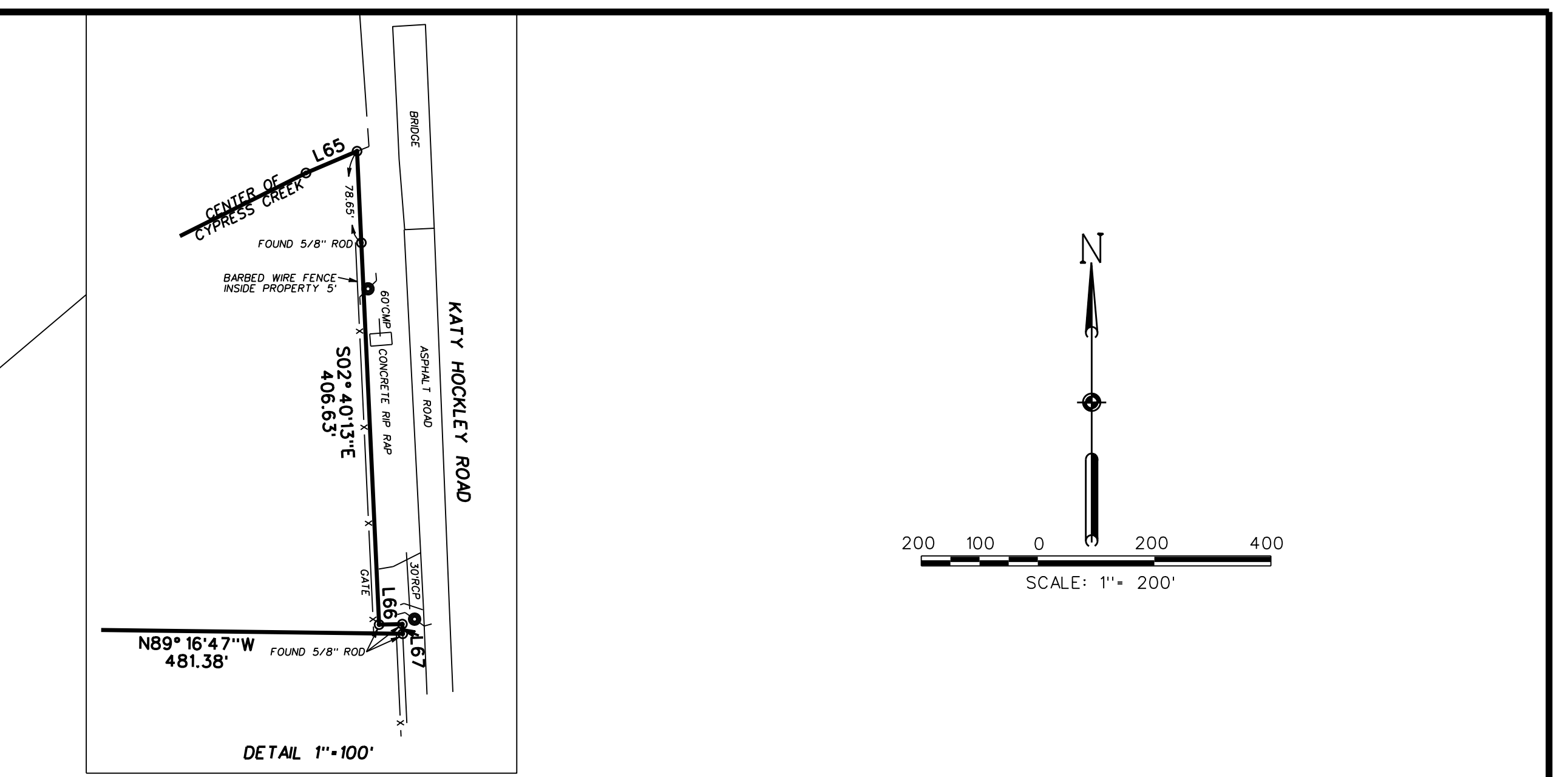
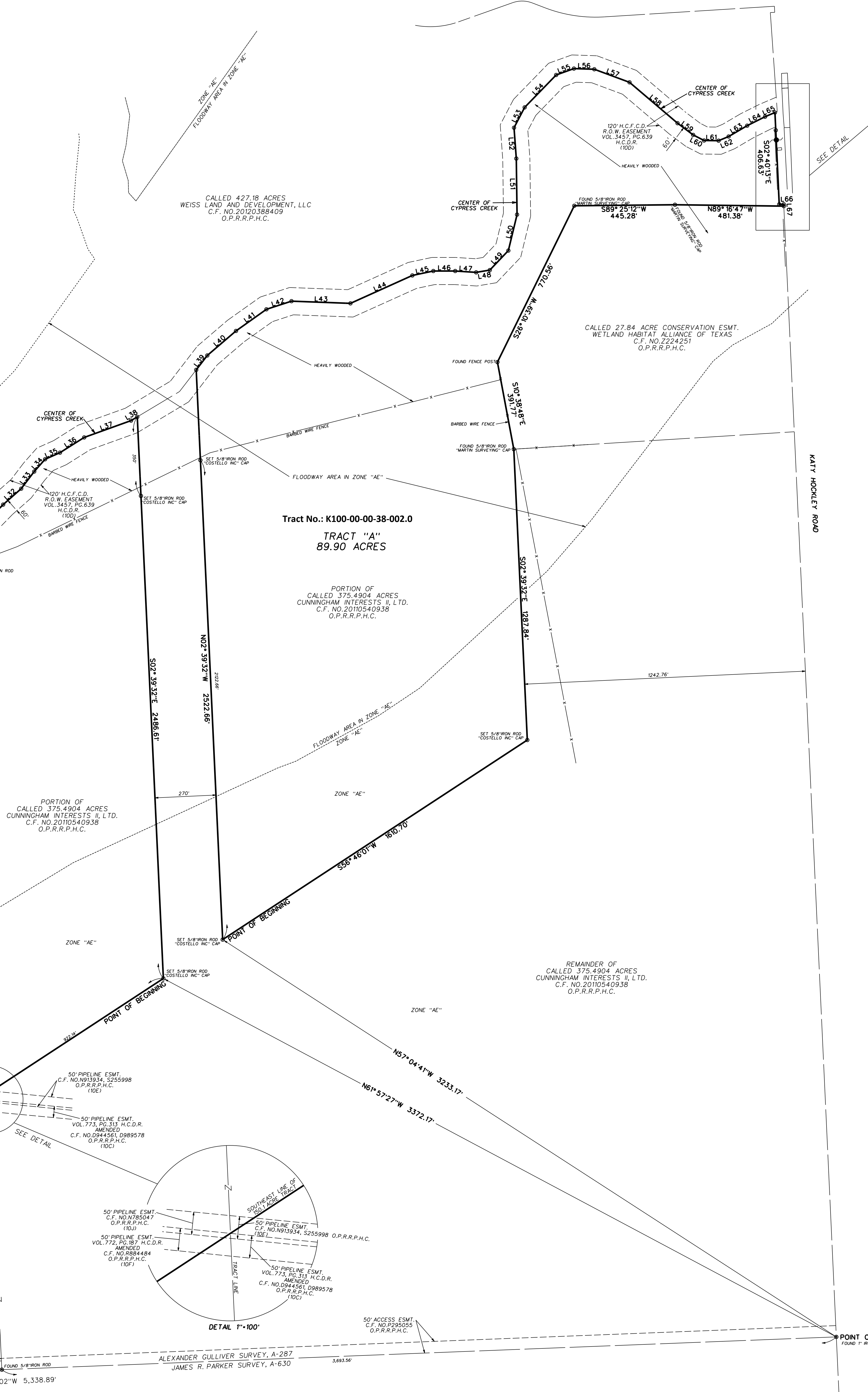
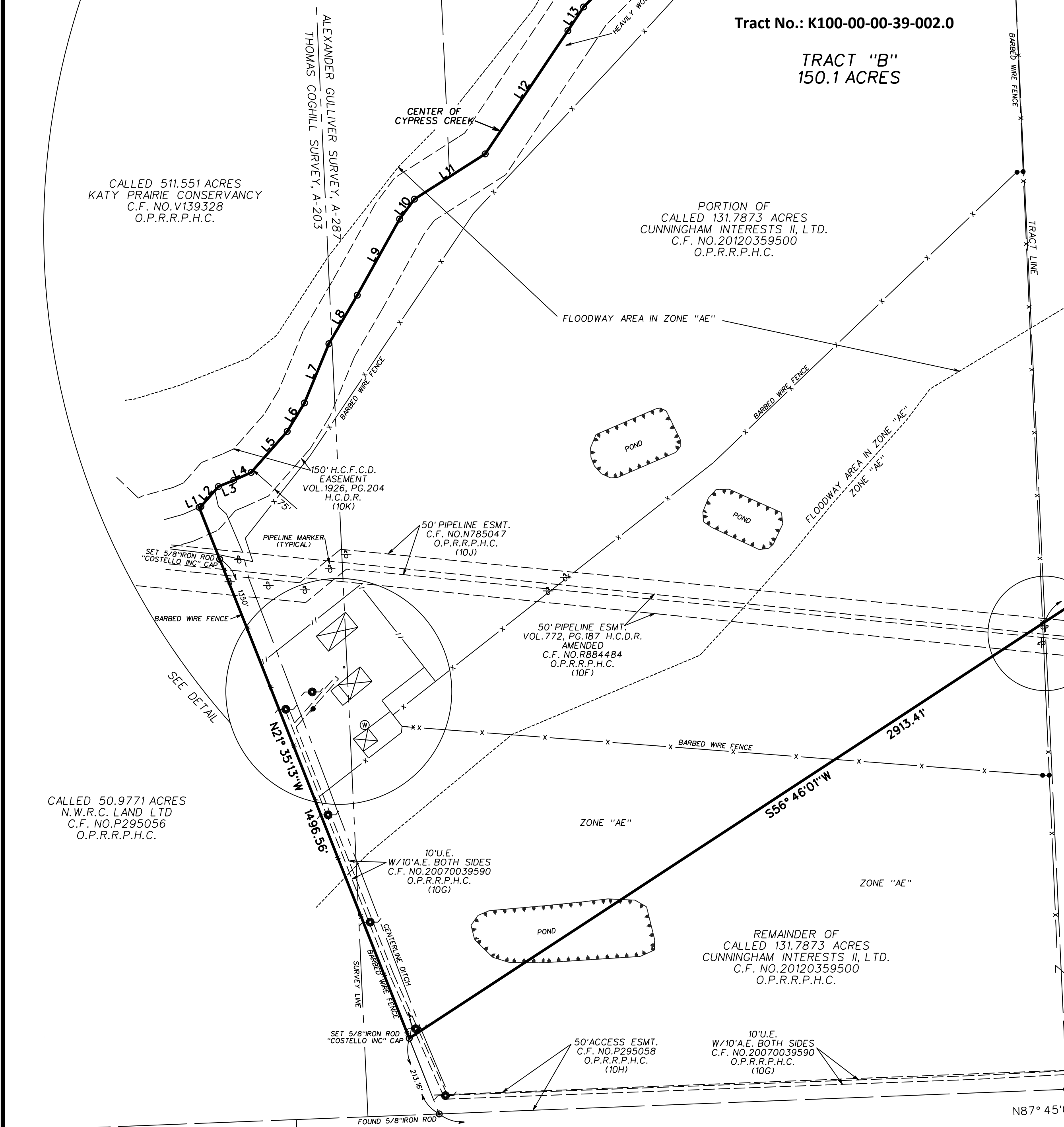
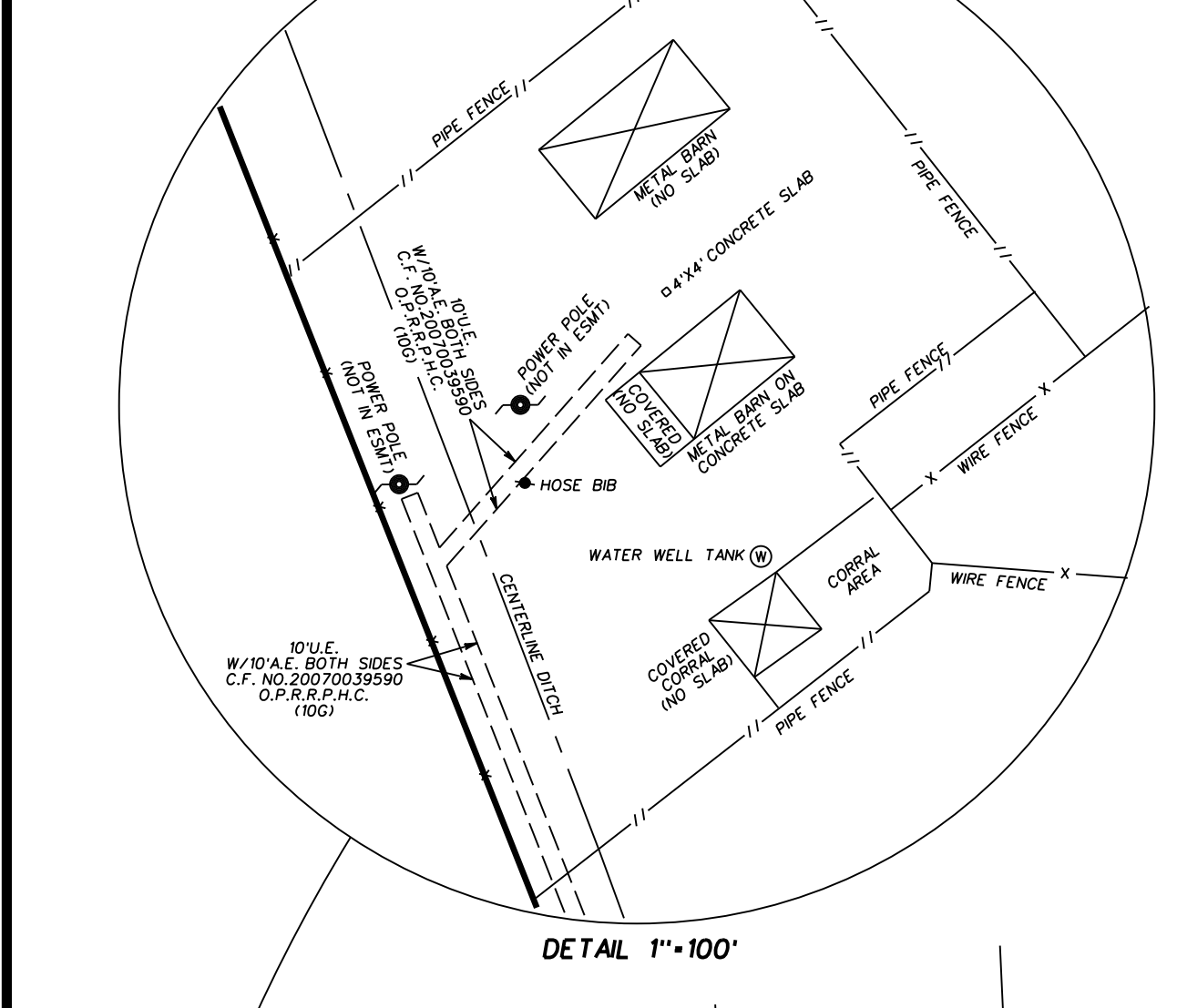
1. Public necessity exists for the Project and for the voluntary acquisition of the Property;
2. The Real Property Division is authorized and directed to obtain appraisal(s), survey(s), title information pertaining to the Property; that official purchase offer(s) be made based on appraised value and to negotiate for the purchase of fee simple 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 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.

Tract List

Tract No.	Address	Acreage	Survey	Property Interest
K100-00-00-38-002.0	0 Katy Hockley Cut Off Rd., Hockley, TX 77493	89.9	(ABST 287) A Gulliver	fee simple
K100-00-00-39-002.0	11165 Katy Hockley Rd., Hockley, TX 77493	150.1	(ABST 203) T Coghill (ABST 287) A Gulliver	fee simple



NUMBER	DIRECTION	DISTANCE
L1	N66°12'24"E	0.00
L2	N41°17'27"E	69.62
L3	N67°07'54"E	43.23
L4	N65°36'00"E	50.00
L5	N41°19'52"E	143.30
L6	N31°15'16"E	87.38
L7	N02°23'22"E	107.97
L8	N30°18'05"E	147.28
L9	N29°54'43"E	228.24
L10	N08°14'09"E	60.35
L11	N07°23'00"E	220.03
L12	N33°52'43"E	388.69
L13	N33°23'38"E	74.65
L14	N44°58'43"E	232.63
L15	N58°24'49"E	105.62
L16	N45°15'11"E	153.77
L17	N25°48'01"E	64.14
L18	N48°18'20"E	179.24
L19	N01°13'58"E	101.84
L20	N07°07'57"E	48.03
L21	N49°03'05"E	48.75
L22	N38°08'40"E	65.23
L23	N01°10'30"E	51.84
L24	N40°38'18"E	39.55
L25	N48°19'56"E	68.13
L26	N55°05'42"E	63.95
L27	N64°59'52"E	87.60
L28	N78°55'21"E	144.63
L29	N78°48'55"E	70.44
L30	N78°05'52"E	105.00
L31	N44°24'27"E	96.79
L32	N48°32'58"E	106.47
L33	N37°19'22"E	65.13
L34	N41°28'03"E	72.42
L35	N68°13'21"E	71.06
L36	N07°50'43"E	106.67
L37	N70°14'30"E	220.19
L38	N59°53'50"E	52.13
L39	N37°14'10"E	80.36
L40	N49°27'39"E	166.89
L41	N64°16'00"E	165.30
L42	N73°00'01"E	116.65
L43	N67°51'58"E	260.91
L44	N65°14'32"E	300.28
L45	N78°04'04"E	94.91
L46	S89°58'41"E	96.66
L47	S88°19'17"E	92.62
L48	S80°15'15"E	91.24
L49	N43°33'52"E	119.05
L50	N19°16'16"E	153.77
L51	N00°46'18"W	247.87
L52	N04°13'35"W	106.84
L53	N07°17'53"E	101.84
L54	N44°11'08"E	199.86
L55	N70°14'30"E	63.51
L56	S88°07'50"E	90.17
L57	S69°17'55"E	166.16
L58	S49°36'29"E	278.78
L59	S53°07'11"E	68.45
L60	S52°51'13"E	64.27
L61	S59°19'25"E	64.27
L62	S67°12'03"E	61.01
L63	N59°37'50"E	94.89
L64	N63°24'31"E	98.44
L65	N68°54'44"E	47.63
L66	N88°51'41"E	106.84
L67	S52°09'39"E	6.28



- METES AND BOUNDS FOR 240.0 ACRES**
- Being an 89.90 acre tract of land (Tract "A") located in the Alexander Gulliver Survey, A-287 and a 150.1 acre tract of land (Tract "B") located in the Alexander Gulliver Survey, A-287 and the Thomas Coghill Survey, A-203 in Harris County, Texas, said 89.90 acre tract being a portion of a called 375.4904 acre tract of land recorded in Clerk's File Number 2012054938 of the Official Public Records of Real Property of Harris County (O.P.R.P.H.C.) said 150.1 acre tract being a portion of said 375.4904 acre tract and a portion of a called 131.7873 acre tract of land recorded in Clerk's File Number 2012035900 of the O.P.R.P.H.C. (all bearings are referenced to the Texas Coordinate System, South Central Zone, NAD83):
- TRACT "A": 89.90 ACRES**
- Commencing at a 1-inch iron pipe found for the southeast corner of said 375.4904 acre tract and the northeast corner of a called 440.7637 acre tract of land recorded in Clerk's File Number 44374 of the O.P.R.P.H.C., same being on the west Right-of-Way (R.O.W.) line of Katy Hockley Road (called 60-foot wide);
- Thence, through said 375.4904 acre tract, North 57 degrees 04 minutes 41 seconds West, a distance of 3,372.17 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set for the Point of Beginning of the herein described tract of land;
1. Thence, continuing through said 375.4904 acre tract of land, North 02 degrees 19 minutes 12 seconds West, at a distance of 2,122.66 feet passing a 5/8-inch iron rod with cap stamped "COSTELLO INC" set for reference, in all, a total distance of 2,522.66 feet to the centerline of Cypress Creek, said centerline of creek being the north line of said 375.4904 acre tract and the south line of a called 427.18 acre tract recorded in Clerk's File Number 2012035840 of the O.P.R.P.H.C.;
- Thence, with the north line of said 375.4904 acre tract and the south line of said 427.18 acre tract and with the centerline meanders of said Cypress Creek, the following twenty-seven (27) courses (no monuments set):
- North 37 degrees 34 minutes 55 seconds East, a distance of 80.39 feet;
 - North 49 degrees 27 minutes 39 seconds East, a distance of 166.89 feet;
 - North 54 degrees 36 minutes 06 seconds East, a distance of 165.12 feet;
 - North 72 degrees 00 minutes 01 seconds East, a distance of 116.65 feet;
 - South 87 degrees 51 minutes 58 seconds East, a distance of 260.91 feet;
 - North 65 degrees 43 minutes 25 seconds East, a distance of 300.28 feet;
 - North 78 degrees 04 minutes 04 seconds East, a distance of 94.91 feet;
 - South 89 degrees 58 minutes 44 seconds East, a distance of 96.66 feet;
 - South 86 degrees 19 minutes 17 seconds East, a distance of 92.62 feet;
 - North 80 degrees 31 minutes 15 seconds East, a distance of 61.24 feet;
 - North 43 degrees 33 minutes 52 seconds East, a distance of 119.05 feet;
 - North 04 degrees 13 minutes 36 seconds West, a distance of 136.84 feet;
 - North 27 degrees 37 minutes 33 seconds East, a distance of 101.47 feet;
 - North 44 degrees 11 minutes 08 seconds East, a distance of 199.86 feet;
 - North 70 degrees 14 minutes 38 seconds East, a distance of 83.51 feet;
 - South 88 degrees 07 minutes 55 seconds East, a distance of 90.17 feet;
 - South 69 degrees 37 minutes 36 seconds East, a distance of 166.15 feet;
 - South 49 degrees 36 minutes 29 seconds East, a distance of 278.78 feet;
 - South 53 degrees 07 minutes 31 seconds East, a distance of 86.45 feet;
 - South 62 degrees 51 minutes 13 seconds East, a distance of 54.24 feet;
 - South 89 degrees 19 minutes 25 seconds East, a distance of 64.27 feet;
 - South 67 degrees 32 minutes 03 seconds East, a distance of 48.01 feet;
 - North 59 degrees 37 minutes 55 seconds East, a distance of 94.89 feet;
 - North 63 degrees 24 minutes 31 seconds East, a distance of 88.46 feet;
 - North 66 degrees 34 minutes 44 seconds East, a distance of 47.63 feet to the northeast corner of a called 375.4904 acre tract, same being on the west R.O.W. line of aforesaid Katy Hockley Road (called 60-foot wide);
 - Thence, with said west R.O.W. line, South 02 degrees 40 minutes 13 seconds East, a distance of 78.65 feet passing a 5/8-inch iron rod found for reference, in all, a total distance of 406.63 feet to a 5/8-inch iron rod found;
 - Thence, continuing with said west R.O.W. line changing from 80-foot wide to 60-foot wide, North 88 degrees 51 minutes 46 seconds East, a distance of 139.92 feet to a 5/8-inch iron rod found;
 - Thence, continuing with said west R.O.W. line (60-foot wide) South 02 degrees 09 minutes 38 seconds East, a distance of 8.28 feet to a 5/8-inch iron rod found for the northeast corner of a called 27.84 acre Conservation tract recorded in Clerk's File Number 2224251 of the O.P.R.P.H.C.;
 - Thence, with the north line of said 27.84 acre Conservation tract, North 89 degrees 16 minutes 47 seconds West, a distance of 481.38 feet to a 5/8-inch iron rod with "MARTIN SURVEYING" cap found;
 - Thence, continuing with said north line, South 89 degrees 25 minutes 12 seconds West, a distance of 445.28 feet to a 5/8-inch iron rod with "MARTIN SURVEYING" cap found;
 - Thence, with the west line of said 27.84 acre Conservation tract, South 26 degrees 10 minutes 39 seconds West, a distance of 770.56 feet to a fence post found;
 - Thence, continuing with said west line, South 10 degrees 38 minutes 48 seconds East, a distance of 391.77 feet to a 5/8-inch iron rod with "MARTIN SURVEYING" cap found at the southwest corner of said 27.84 acre Conservation tract;
- TRACT "B": 150.1 ACRES**
- Commencing at a 1-inch iron pipe found for the southeast corner of said 375.4904 acre tract and the northeast corner of aforesaid 440.7637 acre tract, same being on the west R.O.W. line of aforesaid Katy Hockley Road (called 60-foot wide);
- Thence, through said 375.4904 acre tract, North 61 degrees 57 minutes 27 seconds West, a distance of 3,372.17 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set for the Point of Beginning of the herein described tract of land;
- Thence, continuing through said 375.4904 acre tract, South 02 degrees 46 minutes 01 seconds West, at a distance of 922.14 feet passing the common line of said 375.4904 acre tract and aforesaid 131.7873 acre tract, in all, a total distance of 2,513.41 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set for reference, in all, a total distance of 1,486.56 feet to the centerline of Cypress Creek, said centerline of creek being the north line of said 131.7873 acre tract and the south line of a called 511.551 acre tract of land recorded in Clerk's File Number 2012035900 of the O.P.R.P.H.C.;
 - Thence, with said common line, North 21 degrees 35 minutes 13 seconds West, at a distance of 1,350.00 feet passing a 5/8-inch iron rod with cap stamped "COSTELLO INC" set for reference, in all, a total distance of 1,486.56 feet to the centerline of Cypress Creek, said centerline of creek being the north line of said 131.7873 acre tract and the south line of a called 511.551 acre tract of land recorded in Clerk's File Number 2012035900 of the O.P.R.P.H.C.;
 - Thence, with the north line of said 131.7873 acre tract, the north line of aforesaid 375.4904 acre tract the south line of said 511.551 acre tract, the south line of a called 126.2 acre tract recorded in Clerk's File Number 7630240 of the O.P.R.P.H.C., and the south line of aforesaid 427.18 acre tract and with the centerline meanders of said Cypress Creek, the following thirty-eight (38) courses (no monuments set):
 - North 66 degrees 12 minutes 24 seconds East, a distance of 5.19 feet;
 - North 41 degrees 17 minutes 27 seconds East, a distance of 69.62 feet;
 - North 67 degrees 51 minutes 54 seconds East, a distance of 43.27 feet;
 - North 65 degrees 36 minutes 05 seconds East, a distance of 50.00 feet;
 - North 41 degrees 19 minutes 15 seconds East, a distance of 143.02 feet;
 - North 31 degrees 15 minutes 16 seconds East, a distance of 87.38 feet;
 - North 22 degrees 23 minutes 22 seconds East, a distance of 167.91 feet;
 - North 30 degrees 18 minutes 15 seconds East, a distance of 228.24 feet;
 - North 29 degrees 04 minutes 43 seconds East, a distance of 65.13 feet;
 - North 36 degrees 44 minutes 09 seconds East, a distance of 63.13 feet;
 - North 57 degrees 12 minutes 00 seconds East, a distance of 220.03 feet;
 - North 33 degrees 52 minutes 38 seconds East, a distance of 388.69 feet;
 - North 33 degrees 23 minutes 38 seconds East, a distance of 74.65 feet;
 - North 44 degrees 58 minutes 44 seconds East, a distance of 252.83 feet;
 - North 58 degrees 24 minutes 49 seconds East, a distance of 105.62 feet;
 - North 45 degrees 15 minutes 17 seconds East, a distance of 73.14 feet;
 - North 25 degrees 46 minutes 01 seconds East, a distance of 84.14 feet;
 - North 46 degrees 18 minutes 20 seconds East, a distance of 179.24 feet;
 - North 51 degrees 13 minutes 58 seconds East, a distance of 101.84 feet;
 - North 57 degrees 07 minutes 57 seconds East, a distance of 48.03 feet;
 - North 49 degrees 28 minutes 33 seconds East, a distance of 48.75 feet;
 - North 38 degrees 08 minutes 43 seconds East, a distance of 65.23 feet;
 - North 37 degrees 16 minutes 29 seconds East, a distance of 57.84 feet;
 - North 40 degrees 38 minutes 15 seconds East, a distance of 39.55 feet;
 - North 48 degrees 19 minutes 16 seconds East, a distance of 61.24 feet;
 - North 55 degrees 05 minutes 42 seconds East, a distance of 63.96 feet;
 - North 64 degrees 59 minutes 52 seconds East, a distance of 87.60 feet;
 - North 78 degrees 55 minutes 21 seconds East, a distance of 104.63 feet;
 - North 78 degrees 48 minutes 35 seconds East, a distance of 70.44 feet;
 - North 76 degrees 20 minutes 52 seconds East, a distance of 115.00 feet;
 - North 48 degrees 24 minutes 27 seconds East, a distance of 96.79 feet;
 - North 48 degrees 32 minutes 56 seconds East, a distance of 106.49 feet;
 - North 46 degrees 15 minutes 22 seconds East, a distance of 95.13 feet;
 - North 41 degrees 29 minutes 03 seconds East, a distance of 72.42 feet;
 - North 66 degrees 03 minutes 22 seconds East, a distance of 72.06 feet;
 - North 57 degrees 50 minutes 43 seconds East, a distance of 126.67 feet;
 - North 70 degrees 14 minutes 39 seconds East, a distance of 32.13 feet;
 - Thence, through aforesaid 375.4904 acre tract, South 02 degrees 39 minutes 32 seconds East, at a distance of 350.00 feet passing a 5/8-inch iron rod with cap stamped "COSTELLO INC" set for reference, in all, a total distance of 2,486.63 feet to the Point of Beginning and containing 150.1 acres of land.

GENERAL NOTES

- THIS SURVEY IS BASED ON A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, G.F. NO. CH-3501-105001200279-SS, ISSUED AUGUST 24, 2021, EFFECTIVE DATE OF AUGUST 17, 2021 AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES AND ENCUMBRANCES STIPULATED THEREIN.
- ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR HARRIS COUNTY, TEXAS, MAP NUMBERS 4802C030B AND 4802C030B, MAP REVISED OCTOBER 16, 2013, THIS TRACT IS LOCATED WITHIN ZONE "AE" AND THE FLOODWAY AREAS IN ZONE "AE".
- ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE.
- ABBREVIATIONS: O.P.R.P.H.C. INDICATES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY; C.O.R. INDICATES HARRIS COUNTY DEED RECORDS; U.I.E. INDICATES UTILITY EASEMENT; A.E. INDICATES AERIAL EASEMENT.
- ALL UTILITIES SHOWN ARE BASED ON ABOVE GROUND VISIBLE FEATURES AND NO EFFORT WAS MADE TO LOCATE BELOW GROUND UTILITY LINES.
- NO MONUMENTS WERE SET ALONG THE CENTERLINE OF CYPRESS CREEK.
- NO VISIBLE EVIDENCE OF THE UNLOCATABLE PIPELINE EASEMENT RECORDED IN VOLUME 1501, PAGE 223 WAS FOUND ON THE SUBJECT TRACTS.

SURVEYOR'S CERTIFICATION

TO: HARRIS COUNTY FLOOD CONTROL DISTRICT
CUNNINGHAM INTERESTS II, LTD.
FIDELITY NATIONAL TITLE INSURANCE COMPANY

I, MARK D. ARMSTRONG, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION DURING THE MONTH OF AUGUST, 2021 AND SUBSTANTIALLY COMPLES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 3A, CONDITION III LAND SURVEY.

Mark D. Armstrong
MARK D. ARMSTRONG
TEXAS REGISTRATION NO. 5363

08/26/2021

LAND TITLE SURVEY
240.0 ACRES

Costello

Engineering and Surveying
2100 Commerce Street, Suite 100
Houston, Texas 77057
(713) 865-7818 / (713) 865-7820, Fax
TOLL FREE: 1-800-855-1000

LOCATED IN THE
ALEXANDER GULLIVER SURVEY, A-287
AND THE
THOMAS COGHILL SURVEY, A-203
HARRIS COUNTY, TEXAS

JOB NO.: 202118-20 | DATE: 08/26/2021 | EXHIBIT NO.: MBS 12021

County: Harris
Project: Katy Hockley Road; HCFCF Tract
C.I. No.: 1238-21
Job Number: 2021185-20

METES AND BOUNDS DESCRIPTION FOR 240.0 ACRES

Being an 89.90 acre tract of land (Tract "A") located in the Alexander Gulliver Survey, A-287 and a 150.1 acre tract of land (Tract "B") located in the Alexander Gulliver Survey, A-287 and the Thomas Coghill Survey, A-203 in Harris County, Texas; said 89.90 acre tract being a portion of a called 375.4904 acre tract of land recorded in Clerk's File Number 20110540938 of the Official Public Records of Real Property of Harris County (O.P.R.R.P.H.C.), said 150.1 acre tract being a portion of said 375.4904 acre tract and a portion of a called 131.7873 acre tract of land recorded in Clerk's File Number 20120359500 of the O.P.R.R.P.H.C. (all bearings are referenced to the Texas Coordinate System, South Central Zone, NAD 83):

TRACT "A": HCFCF Tract: K100-00-00-38-002.0 89.9 Acres

Commencing at a 1-inch iron pipe found for the southeast corner of said 375.4904 acre tract and the northeast corner of a called 440.7637 acre tract of land recorded in Clerk's File Number V437474 of the O.P.R.R.P.H.C., same being on the west Right-of-Way (R.O.W.) line of Katy Hockley Road (called 60-feet wide);

Thence, through said 375.4904 acre tract, North 57 degrees 04 minutes 41 seconds West, a distance of 3233.17 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set for the **Point of Beginning** of the herein described tract of land;

1. Thence, continuing through said 375.4904 acre tract of land, North 02 degrees 39 minutes 32 seconds West, at a distance of 2122.66 feet passing a 5/8-inch iron rod with cap stamped "COSTELLO INC" set for reference, in all, a total distance of 2,522.66 feet to the centerline of Cypress Creek, said centerline of creek being the north line of said 375.4904 acre tract and the south line of a called 427.18 acre tract recorded in Clerk's File Number 20120388409 of the O.P.R.R.P.H.C.;

Thence, with the north line of said 375.4904 acre tract and the south line of said 427.18 acre tract and with the centerline meanders of said Cypress Creek, the following twenty-seven (27) courses (no monuments set):

2. North 37 degrees 34 minutes 55 seconds East, a distance of 80.39 feet;
3. North 49 degrees 27 minutes 39 seconds East, a distance of 166.89 feet;
4. North 54 degrees 36 minutes 06 seconds East, a distance of 165.12 feet;

5. North 72 degrees 00 minutes 01 seconds East, a distance of 116.65 feet;
6. South 87 degrees 51 minutes 58 seconds East, a distance of 260.91 feet;
7. North 65 degrees 43 minutes 25 seconds East, a distance of 300.28 feet;
8. North 78 degrees 04 minutes 04 seconds East, a distance of 94.91 feet;
9. South 89 degrees 58 minutes 44 seconds East, a distance of 96.69 feet;
10. South 86 degrees 19 minutes 17 seconds East, a distance of 92.82 feet;
11. North 80 degrees 31 minutes 15 seconds East, a distance of 61.24 feet;
12. North 43 degrees 33 minutes 52 seconds East, a distance of 119.05 feet;
13. North 13 degrees 35 minutes 15 seconds East, a distance of 163.77 feet;
14. North 00 degrees 46 minutes 15 seconds West, a distance of 247.87 feet;
15. North 04 degrees 13 minutes 36 seconds West, a distance of 136.84 feet;
16. North 27 degrees 37 minutes 33 seconds East, a distance of 101.47 feet;
17. North 44 degrees 11 minutes 08 seconds East, a distance of 199.86 feet;
18. North 70 degrees 14 minutes 38 seconds East, a distance of 83.51 feet;
19. South 88 degrees 07 minutes 55 seconds East, a distance of 90.17 feet;
20. South 69 degrees 37 minutes 36 seconds East, a distance of 166.15 feet;
21. South 49 degrees 36 minutes 29 seconds East, a distance of 278.78 feet;
22. South 53 degrees 07 minutes 31 seconds East, a distance of 86.45 feet;
23. South 62 degrees 51 minutes 13 seconds East, a distance of 54.24 feet;
24. South 89 degrees 19 minutes 25 seconds East, a distance of 64.27 feet;
25. North 67 degrees 32 minutes 03 seconds East, a distance of 48.01 feet;
26. North 59 degrees 37 minutes 55 seconds East, a distance of 94.89 feet;
27. North 63 degrees 24 minutes 31 seconds East, a distance of 88.46 feet;

28. North 66 degrees 54 minutes 44 seconds East, a distance of 47.63 feet to the northeast corner of aforesaid 375.4904 acre tract, same being on the west R.O.W. line of aforesaid Katy Hockley Road (called 80-feet wide);
29. Thence, with said west R.O.W. line, South 02 degrees 40 minutes 13 seconds East, at a distance of 78.65 feet passing a 5/8-inch iron rod found for reference, in all, a total distance of 406.63 feet to a 5/8-inch iron rod found;
30. Thence, continuing with said west R.O.W. line changing from 80-feet wide to 60-feet wide, North 88 degrees 51 minutes 46 seconds East, a distance of 19.92 feet to a 5/8-inch iron rod found;
31. Thence, continuing with said west R.O.W. line (60-feet wide) South 02 degrees 09 minutes 39 seconds East, a distance of 8.28 feet to a 5/8-inch iron rod found for the northeast corner of a called 27.84 acre Conservation tract recorded in Clerk's File Number Z224251 of the O.P.R.R.P.H.C.;
32. Thence, with the north line of said 27.84 acre Conservation tract, North 89 degrees 16 minutes 47 seconds West, a distance of 481.38 feet to a 5/8-inch iron rod with "MARTIN SURVEYING" cap found;
33. Thence, continuing with said north line, South 89 degrees 25 minutes 12 seconds West, a distance of 445.28 feet to a 5/8-inch iron rod with "MARTIN SURVEYING" cap found;
34. Thence, with the west line of said 27.84 acre Conservation tract, South 26 degrees 10 minutes 39 seconds West, a distance of 770.56 feet to a fence post found;
35. Thence, continuing with said west line, South 10 degrees 38 minutes 48 seconds East, a distance of 391.77 feet to a 5/8-inch iron rod with "MARTIN SURVEYING" cap found at the southwest corner of said 27.84 acre Conservation tract;
36. Thence, through aforesaid 375.4904 acre tract, South 02 degrees 39 minutes 32 seconds East, a distance of 1,287.84 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
37. Thence, continuing through said 375.4904 acre tract, South 56 degrees 46 minutes 01 seconds West, a distance of 1,610.70 feet to the **Point of Beginning** and containing 89.90 acres of land.

TRACT "B": HCFC D Tract: K100-00-00-39-002.0 150.1 Acres

Commencing at a 1-inch iron pipe found for the southeast corner of said 375.4904 acre tract and the northeast corner of aforesaid 440.7637 acre tract, same being on the west R.O.W. line of aforesaid Katy Hockley Road (called 60-feet wide);

Thence, through said 375.4904 acre tract, North 61 degrees 57 minutes 27 seconds West, a distance of 3,372.17 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set for the **Point of Beginning** of the herein described tract of land;

1. Thence, continuing through said 375.4904 acre tract, South 56 degrees 46 minutes 01 seconds West, at a distance of 922.14 feet passing the common line of said 375.4904 acre tract and aforesaid 131.7873 acre tract, in all, a total distance of 2,913.41 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set on the common line of said 131.7873 acre tract and a called 50.9771 acre tract of land recorded in Clerk's File Number P295056 of the O.P.R.R.P.H.C.;
2. Thence, with said common line, North 21 degrees 35 minutes 13 seconds West, at a distance of 1350.00 feet passing a 5/8-inch iron rod with cap stamped "COSTELLO INC" set for reference, in all, a total distance of 1,496.56 feet to the centerline of Cypress Creek, said centerline of creek being the north line of said 131.7873 acre tract and the south line of a called 511.551 acre tract of land recorded in Clerk's File Number V139328 of the O.P.R.R.P.H.C.;

Thence, with the north line of said 131.7873 acre tract, the north line of aforesaid 375.4904 acre tract the south line of said 511.51 acre tract, the south line of a called 126.2 acre tract recorded in Clerk's File Number Y630240 of the O.P.R.R.P.H.C., and the south line of aforesaid 427.18 acre tract and with the centerline meanders of said Cypress Creek, the following thirty-eight (38) courses (no monuments set):

3. North 66 degrees 12 minutes 24 seconds East, a distance of 5.19 feet;
4. North 41 degrees 17 minutes 27 seconds East, a distance of 69.62 feet;
5. North 67 degrees 51 minutes 54 seconds East, a distance of 43.27 feet;
6. North 65 degrees 36 minutes 05 seconds East, a distance of 50.00 feet;
7. North 41 degrees 19 minutes 55 seconds East, a distance of 143.02 feet;
8. North 31 degrees 15 minutes 16 seconds East, a distance of 87.38 feet;
9. North 22 degrees 23 minutes 22 seconds East, a distance of 167.91 feet;
10. North 30 degrees 18 minutes 15 seconds East, a distance of 147.28 feet;
11. North 29 degrees 04 minutes 43 seconds East, a distance of 228.24 feet;
12. North 36 degrees 44 minutes 09 seconds East, a distance of 65.13 feet;
13. North 57 degrees 23 minutes 00 seconds East, a distance of 220.03 feet;

14. North 33 degrees 52 minutes 43 seconds East, a distance of 388.69 feet;
15. North 33 degrees 23 minutes 38 seconds East, a distance of 74.65 feet;
16. North 44 degrees 58 minutes 43 seconds East, a distance of 252.83 feet;
17. North 58 degrees 24 minutes 49 seconds East, a distance of 105.62 feet;
18. North 45 degrees 15 minutes 17 seconds East, a distance of 73.14 feet;
19. North 25 degrees 46 minutes 01 seconds East, a distance of 84.14 feet;
20. North 46 degrees 18 minutes 20 seconds East, a distance of 179.24 feet;
21. North 51 degrees 13 minutes 58 seconds East, a distance of 101.84 feet;
22. North 57 degrees 01 minutes 57 seconds East, a distance of 49.03 feet;
23. North 49 degrees 26 minutes 33 seconds East, a distance of 48.75 feet;
24. North 38 degrees 08 minutes 40 seconds East, a distance of 65.23 feet;
25. North 27 degrees 16 minutes 29 seconds East, a distance of 57.84 feet;
26. North 40 degrees 38 minutes 15 seconds East, a distance of 39.55 feet;
27. North 48 degrees 15 minutes 16 seconds East, a distance of 69.13 feet;
28. North 55 degrees 05 minutes 42 seconds East, a distance of 63.96 feet;
29. North 64 degrees 59 minutes 52 seconds East, a distance of 87.60 feet;
30. North 78 degrees 55 minutes 21 seconds East, a distance of 104.63 feet;
31. North 78 degrees 48 minutes 35 seconds East, a distance of 70.44 feet;
32. North 76 degrees 20 minutes 52 seconds East, a distance of 115.00 feet;
33. North 44 degrees 24 minutes 27 seconds East, a distance of 96.79 feet;
34. North 48 degrees 32 minutes 56 seconds East, a distance of 106.49 feet;
35. North 37 degrees 15 minutes 22 seconds East, a distance of 95.13 feet;
36. North 41 degrees 29 minutes 03 seconds East, a distance of 72.42 feet;

37. North 66 degrees 03 minutes 22 seconds East, a distance of 72.06 feet;
38. North 57 degrees 50 minutes 43 seconds East, a distance of 126.67 feet;
39. North 70 degrees 14 minutes 39 seconds East, a distance of 220.12 feet;
40. North 59 degrees 03 minutes 50 seconds East, a distance of 32.13 feet;
41. Thence, through aforesaid 375.4904 acre tract, South 02 degrees 39 minutes 32 seconds East, at a distance of 350.00 feet passing a 5/8-inch iron rod with cap stamped "COSTELLO INC" set for reference, in all, a total distance of 2,486.61 feet to the **Point of Beginning** and containing 150.1 acres of land.

TRACT "A": 89.90 ACRES

TRACT "B": 150.1 ACRES

TOTAL: 240.0 ACRES

08/19/2021

Mark D. Armstrong

