

PROPERTY DESCRIPTION:

47.759 ACRES OF LAND SITUATED IN THE B.B.B.& C. R.R. CO. SURVEY, ABSTRACT NUMBER 174, AND IN THE JOHN SCHNELL SURVEY, ABSTRACT NUMBER 741, HARRIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED TRACT ONE, 36.796 ACRES OF LAND, A PORTION OF THAT CERTAIN CALLED TRACT TWO, 31.279 ACRES OF LAND AND A PORTION OF THAT CERTAIN CALLED TRACT THREE, 26.881 ACRES OF LAND ALL AS DESCRIBED IN DEED AND RECORDED IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS, UNDER COUNTY CLERK'S FILE NUMBER D057800, ALSO BEING A PORTION OF THAT CERTAIN CALLED 1.1122 ACRES OF LAND AS DESCRIBED IN DEED AND RECORDED IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS, UNDER COUNTY CLERK'S FILE NUMBER H244855, SAID 47.759 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND IN THE EASTERLY RIGHT-OF-WAY LINE OF SPEARS ROAD (60 FOOT RIGHT-OF-WAY), FOR THE NORTHWESTERLY CORNER OF SAID 36.796 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID 1.1122 ACRE TRACT;

THENCE, NORTH 02°44'08" WEST, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID SPEARS ROAD, A DISTANCE OF 50.78 FEET TO A 5/8 INCH IRON ROD WITH CAP SET FOR THE SOUTHWESTERLY END OF A 10 FOOT CUT-BACK LINE BETWEEN THE EASTERLY RIGHT-OF-WAY LINE OF SAID SPEARS ROAD AND THE SOUTHERLY RIGHT-OF-WAY LINE RUSHCREEK DRIVE (60 FOOT RIGHT-OF-WAY) AS SHOWN ON MAP OR PLAT RECORDED UNDER VOLUME 324, PAGE 26 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS;

THENCE, NORTH 42°14'55" EAST, ALONG SAID 10 FOOT CUT-BACK LINE, A DISTANCE OF 14.15 FEET TO A 1 INCH IRON PIPE FOUND FOR THE NORTHEASTERLY END OF SAID 10 FOOT CUT-BACK LINE;

THENCE, NORTH 87°13'57" EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID RUSHCREEK DRIVE, A DISTANCE OF 119.98 TO A 5/8 INCH IRON ROD WITH CAP SET FOR A POINT OF CURVATURE TO THE RIGHT;

THENCE, IN AN EASTERLY DIRECTION, CONTINUING ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID RUSHCREEK DRIVE, WITH SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 13°31'42", A RADIUS OF 1970.00 FEET, AN ARC LENGTH OF 465.14 FEET, A CHORD BEARING OF SOUTH 86°00'12" EAST AND A CHORD LENGTH OF 464.06 FEET TO A 5/8 INCH IRON ROD WITH CAP SET FOR A POINT OF TANGENCY;

THENCE, SOUTH 79°14'21" EAST, CONTINUING ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID RUSHCREEK DRIVE, A DISTANCE OF 100.00 FEET TO A 5/8 INCH IRON ROD WITH CAP FOUND FOR A POINT OF CURVATURE TO THE LEFT;

THENCE, IN AN EASTERLY DIRECTION, CONTINUING ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID RUSHCREEK DRIVE, WITH SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 13°26'56", A RADIUS OF 2030.00 FEET, AN ARC LENGTH OF 476.44 FEET, A CHORD BEARING OF SOUTH 85°57'46" EAST AND A CHORD LENGTH OF 475.34 FEET TO A 5/8 INCH IRON ROD WITH CAP SET FOR A POINT OF TANGENCY;

THENCE, NORTH 87°18'49" EAST, CONTINUING ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID RUSHCREEK DRIVE, A DISTANCE OF 551.45 FEET TO A 5/8 INCH IRON ROD WITH CAP FOUND FOR THE

NORTHWESTERLY CORNER OF THAT CERTAIN CALLED 5.73 ACRES OF LAND DESCRIBED IN DEED AND RECORDED IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS, UNDER COUNTY CLERK'S FILE NUMBER S072478;

THENCE, SOUTH 02°41'52" EAST, ALONG THE WESTERLY LINE OF SAID 5.73 ACRE TRACT, A DISTANCE OF 434.99 FEET TO A "T" RAIL FOUND FOR THE NORTHWESTERLY CORNER OF SAID 31.279 ACRE AND THE SOUTHWESTERLY CORNER OF SAID 5.73 ACRE TRACT;

THENCE, NORTH 87°01'47" EAST, ALONG THE SOUTHERLY LINE OF SAID 5.73 ACRE TRACT, A DISTANCE OF 506.54 FEET TO A 5/8 INCH IRON ROD WITH CAP FOUND FOR THE NORTHWESTERLY CORNER OF SAID 26.881 ACRE TRACT, FROM WHICH A FOUND 5/8 INCH IRON ROD BEARS SOUTH 33°12'30" WEST, 1.15 FEET;

THENCE, NORTH 87°33'46" EAST, CONTINUING ALONG THE SOUTHERLY LINE OF SAID 5.73 ACRE TRACT, A DISTANCE OF 43.47 FEET TO A 5/8 INCH IRON ROD WITH CAP FOUND FOR A POINT OF NON-TANGENT CURVATURE TO THE RIGHT AND THE NORTHWESTERLY CORNER OF ELLA BOULEVARD (100 FOOT PERPETUAL RIGHT-OF-WAY EASEMENT) AS DESCRIBED IN DEED AND RECORDED IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS, UNDER COUNTY CLERK'S FILE NUMBER 20090433467;

THENCE, IN A SOUTHWESTERLY DIRECTION, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID ELLA BOULEVARD, WITH SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 35°33'18", A RADIUS OF 1950.00 FEET, AN ARC LENGTH OF 1210.07 FEET, A CHORD BEARING OF SOUTH 15°04'15" WEST AND A CHORD LENGTH OF 1190.75 FEET TO A ¾ INCH IRON ROD WITH CAP FOUND FOR A POINT OF TANGENCY;

THENCE, SOUTH 32°50'54" WEST, CONTINUING ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID ELLA BOULEVARD, A DISTANCE OF 323.45 FEET TO A ¾ INCH IRON ROD WITH CAP FOUND IN THE EASTERLY LINE OF THAT CERTAIN CALLED 95.9524 ACRES OF LAND DESCRIBED IN DEED AND RECORDED IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS, UNDER COUNTY CLERK'S FILE NUMBER W064498;

THENCE, NORTH 02°35'47" WEST, ALONG THE EASTERLY LINE OF SAID 95.9524 ACRE TRACT, A DISTANCE OF 839.44 FEET TO A ¾ INCH SQUARE BAR FOUND FOR THE NORTHEASTERLY CORNER OF SAID 95.9524 ACRE TRACT AND THE SOUTHEASTERLY CORNER OF SAID 36.796 ACRE TRACT;

THENCE, SOUTH 87°14'46" WEST, ALONG THE NORTHERLY LINE OF SAID 95.9524 ACRE TRACT, A DISTANCE OF 1192.19 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE SOUTHEASTERLY CORNER OF THAT CERTAIN CALLED 2.50 ACRES OF LAND DESCRIBED IN DEED AND RECORDED IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS, UNDER COUNTY CLERK'S FILE NUMBER H002779;

THENCE, NORTH 02°35'25" WEST, ALONG THE EASTERLY LINE OF SAID 2.50 ACRE TRACT AND ALONG THE EASTERLY LINE OF THAT CERTAIN CALLED 2.0410 ACRES OF LAND DESCRIBED IN DEED AND RECORDED IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS, UNDER COUNTY CLERK'S FILE NUMBER S238259, A DISTANCE OF 420.71 FEET TO A ½ INCH IRON ROD FOUND FOR THE NORTHEASTERLY CORNER OF SAID 2.0410 ACRE TRACT;

THENCE, SOUTH 87°06'30" WEST, ALONG THE NORTHERLY LINE OF SAID 2.0410 ACRE TRACT AND ALONG THE NORTHERLY LINE OF THAT CERTAIN CALLED 0.45913 OF ONE ACRE OF LAND DESCRIBED IN DEED AND RECORDED IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS, UNDER COUNTY CLERK'S FILE NUMBER F685981, A DISTANCE OF 519.84 FEET TO A 5/8 INCH IRON ROD WITH CAP FOUND IN THE EASTERLY RIGHT-OF-WAY LINE OF SAID SPEARS ROAD, FOR THE NORTHWESTERLY CORNER OF SAID 0.45913 ACRE TRACT;

THENCE, NORTH 02°44'08" WEST, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID SPEARS ROAD, A DISTANCE OF 644.98 FEET TO THE POINT OF BEGINNING AND CONTAINING 47.759 ACRE OF LAND.

AND

1.341 ACRES OF THE RIGHT OF WAY PORTION OF RUSHCREEK DRIVE:

BEGINNING AT AN EXISTING SOUTHERLY FULL PURPOSE CITY OF HOUSTON CITY LIMIT LINE, THIS LINE ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF RUSHCREEK DRIVE AND ITS INTERSECTION WITH AN EXISTING WESTERLY CITY LIMIT LINE, THIS LINE ALSO BEING THE NORTHERLY EXTENSION IN THE SAME COURSE OF THE EASTERLY BOUNDARY LINE OF TRACT 5 IN THE JOHN SCHNELL SURVEY, ABSTRACT NUMBER 741 (HARRIS COUNTY APPRAISAL DISTRICT ACCOUNT # 0450450000005, AS OF APRIL 29, 2021);

THENCE IN A SOUTHERLY DIRECTION ALONG THAT WESTERLY CITY LIMIT LINE OR THAT NORTHERLY EXTENSION IN THE SAME COURSE OF THAT EASTERLY BOUNDARY LINE OF THAT TRACT 5 TO ITS INTERSECTION WITH THE GENERALLY NORTHERLY BOUNDARY LINE OF THAT TRACT, THIS LINE ALSO BEING THE GENERALLY SOUTHERLY RIGHT-OF-WAY LINE OF RUSHCREEK DRIVE;

THENCE IN A GENERALLY WESTERLY DIRECTION ALONG THAT GENERALLY SOUTHERLY RIGHT-OF-WAY LINE OF RUSHCREEK DRIVE TO ITS INTERSECTION WITH THE NORTHERLY EXTENSION IN THE SAME COURSE OF THE EASTERLY RIGHT-OF-WAY LINE OF SPEARS ROAD;

THENCE IN A NORTHERLY DIRECTION ALONG THAT NORTHERLY EXTENSION IN THE SAME COURSE OF THAT EASTERLY RIGHT-OF-WAY LINE OF SPEARS ROAD TO ITS INTERSECTION WITH AN EXISTING SOUTHERLY FULL PURPOSE CITY OF HOUSTON CITY LIMIT LINE, THIS LINE ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF RUSHCREEK DRIVE;

THENCE IN AN EASTERLY DIRECTION ALONG THAT SOUTHERLY FULL PURPOSE CITY OF HOUSTON CITY LIMIT LINE OR THAT NORTHERLY RIGHT-OF-WAY LINE OF RUSHCREEK DRIVE TO ITS INTERSECTION WITH AN EXISTING WESTERLY CITY LIMIT LINE, THIS LINE ALSO BEING THE NORTHERLY EXTENSION IN THE SAME COURSE OF THE EASTERLY BOUNDARY LINE OF TRACT 5 IN THE JOHN SCHNELL SURVEY, ABSTRACT NUMBER 741 (HARRIS COUNTY APPRAISAL DISTRICT ACCOUNT # 0450450000005, AS OF APRIL 29, 2021), SUCH POINT BEING THE POINT OF BEGINNING.