

Recorded by Texas State Title
1820122914

**RECIPROCAL EASEMENT AGREEMENT WITH
COVENANTS AND CONDITIONS**
(Ella @ Rankin)

THIS RECIPROCAL EASEMENT AGREEMENT WITH COVENANTS AND CONDITIONS ("**Agreement**") is entered into effective May 10, 2019, by and between G 30 Land, LLC, a Texas limited liability company ("**Owner**").

RECITALS

- A. The Owner is the owner of an approximate **28.5** acre tract of land in the City of Houston, County of Harris, Texas, more particularly described on Exhibit "**A**" ("**Parcel A**").
- B. The Owner is the owner of an approximate **2.0** acre tract of land in the City of Houston, County of Harris, Texas, more particularly described on Exhibit "**B**" ("**Parcel B**").
- C. The Owners desires to create and impose easements and restrictions with respect to the Parcels, for the reciprocal benefit of Parcel A and Parcel B and the present and future owners and occupants of the Parcels.

The Owner agrees that the Parcels and all present and future owners and occupants of the Parcels will be subject to the terms, the easements and the restrictions in this Agreement, so that the Parcels will be maintained, sold and used in compliance with this Agreement.

AGREEMENTS

1. **Definitions.**

(a) The term "**Owner**", "**Owners**", "**Parcel Owner**", or "**Parcel Owners**" will interchangeably mean any Owner of Parcel A and any Owner of Parcel B (as to Parcel B) and their successors or assigns as the owner or owners of all or any portion of Parcel A or Parcel B whether acquired by sale, assignment, inheritance, operation of law, trustee's sale, foreclosure, or otherwise.

(b) The term "**Lender**" will mean the owner and holder of any mortgage or deed of trust lien on a Parcel or portion of a Parcel.

(c) The term "**Parcel**" or "**Parcels**" will mean each separately identified parcel of real property now constituting a part of the real property subjected to this Agreement as described on Exhibit "A", that is, Parcel A and Parcel B, and any future subdivisions or portion of either Parcel A or Parcel B.

(d) The term "**Permittees**" will mean as applicable the tenants or occupants of a Parcel, and the respective employees, agents, contractors, customers, invitees and licensees of (i) the Owner of a Parcel, or (ii) any tenant(s) or occupant(s) of a Parcel.

(e) The term "Site Plan" will mean the site plan of the Parcels attached as Exhibit "C" to this Agreement. Except with respect to the locations of the Accessways, Access Openings and the drive thru window located on Parcel B, the Site Plan is only for identification purposes

(f) The term "Access Openings" will mean the access points at the specific locations shown on the Site Plan to establish access between the Parcels or to public streets as well as any access improvements, curbing, entrances and exits.

(g) The term "Accessways" will mean the access area at the specific locations shown on the Site Plans to establish access between the Parcels or to public streets as well as the location, construction and maintenance of any access improvements, lighting fixtures, landscaping, paving, curbing, entrances exits and related features within the Accessways.

(h) The term "Easement Area" will mean any area located upon a Parcel upon which an easement right or use is imposed pursuant to Section 2.1 of this Agreement.

(i) The term "Common Area" will mean those portions of Parcel A and Parcel B that are outside of the exterior walls of buildings or other structures as same may be located upon a Parcel from time to time, and which are either unimproved, or improved as (without limitation) parking areas, landscaped areas, driveways, roadways, walkways, light standards, curbing, paving, entrances, exits, Access Openings or Accessways and other similar exterior site improvements.

2. Easements.

2.1 Grant of Easements. Subject to matters of record and this Agreement, the Owner grants, conveys and agrees that the Parcels, as well as all Owners and Permittees of the Parcels, will be benefited and burdened by the following nonexclusive, perpetual (unless otherwise stipulated) and reciprocal easements which are imposed upon the identified Parcels and all present and future Owner's, Permittees and Lenders of the Parcels:

(a) Easement for Accessways/Access Openings. An easement for the free and uninterrupted access, ingress, and egress for vehicles and pedestrians over and across Access Openings and Accessways as reflected on the Site Plan in order to provide permanent and fixed access points between Parcel A, Parcel B and public streets.

(b) Utility Easement. An easement over, under and across the Accessways or Access Opening located on Parcel A for the purpose of locating lighting fixtures to produce illumination, and to provide underground utility service for water, drainage, electrical, gas and telephone to serve Parcels A and B.

(c) Common Area Easement. An easement for reasonable access, ingress and egress over all paved driveways, roadways, and walkways as may be now or in the future constructed and which constitute a part of the Common Area of Parcels A and B, to provide for the passage of motor vehicles and

pedestrians between all portions of the Common Area of the Parcels, to and from businesses and improvements which may be located upon the Parcels, and all abutting streets or rights of way furnishing access to and from the Parcels.

2.2 Indemnification. Each Parcel Owner using an easement not on its own Parcel will indemnify and defend the Owner upon whose Parcel an easement is located against all claims relating to accidents, injuries, loss, or damage to persons or properties arising from the negligent, intentional or willful acts or omissions of the indemnifying Owner, or entities or persons acting on behalf of the indemnifying Owner in their use of the easement.

2.3 Drainage Lines. Any Owner or future Owner of a portion of the Parcel will have the right to construct and connect to any utility line in existence or to be constructed within an Accessway to provide utility service and storm water drainage service for the Parcel.

2.4 Access Openings/Accessways. Without the consent of all Parcel Owners, Access Openings and Accessways will not be blocked, altered, or removed and will at all times remain in place at the location shown on the Site Plan. There will be maintained between the Access Openings, Accessways and the Parcels a smooth and level grade transition to allow the use of these areas for pedestrian and vehicular ingress and egress pursuant to the easements granted in Section 2. Except with respect to the Access Openings and Accessways, each Owner will be permitted to maintain a fence, curbing, landscaping or other improvements along the boundary line of its Parcel. No parking is permitted within Access Openings or Accessways.

2.5 Consent to Public Right of Way Encroachment. Each Parcel Owner consents to the encroachment into any public right of way which adjoins a Parcel to the extent necessary to permit the installation of culverts and radius curb entries for all Access Openings.

2.6 Reservation. A Parcel Owner will have the right to use all or any portion of a Parcel for any use not prohibited by this Agreement, so long as its use will not interfere with the right of any other Parcel Owner to utilize any easement granted pursuant to Section 2.1.

2.6 Reasonable Use. The easements granted above will be used in a reasonable manner so as not to unreasonably interfere with, obstruct or delay the conduct and operations of the business of any Owner or its Permittees conducted on Parcel Owner's Parcel, including, without limitation, public access to and from any business on a Parcel or the receipt or delivery of merchandise to and from any business on a Parcel.

3. Maintenance.

3.1 General. Until such time as improvements are constructed on a Parcel, each Parcel Owner will maintain its Parcel in a clean and neat condition and will take reasonable measures to control grass, weeds, blowing dust, dirt, litter or debris.

3.2 Buildings and Appurtenances. Each Parcel Owner will maintain, at its sole cost and expense, any buildings located on its respective Parcel in good order, condition and repair. Once constructed, in the event of any damage or destruction of a building on a

Parcel, the Owner of that Parcel will, at its sole cost and expense, and with due diligence either (a) repair and rebuild the building to a condition similar to that prior to the damage or destruction - or with changes which do not conflict with this Agreement, or (b) demolish and remove all portions of the damaged or destroyed building, including any debris, and otherwise clean and restore the area affected by the casualty to a level, graded condition. Nothing in this Section 3.2 will be deemed to (i) require a Parcel Owner to rebuild; or (ii) allow an Owner to avoid a more stringent obligation for repair, restoration and rebuilding contained in a lease or other written agreement between an Owner and its Permittee; or (iii) permit the alteration of any Access Openings or Accessways.

3.3 Parking. No cross parking between Parcels is permitted. Each Parcel will comply with applicable governmental parking ratio requirements without taking into account the parking provided on the other Owner's Parcel, in order that each Parcel will be self sufficient for vehicular parking.

3.4 Common Area/Accessways/Access Openings. Each Parcel Owner will at all times during the term of this Agreement maintain or cause to be maintained at its expense the Common Area, Accessways and Access Openings, including any improvement located within the Accessways or Access Openings located on its Parcel, in good order, condition and repair. Following the construction of improvements, maintenance will include all acts necessary to maintain the Common Area, Accessways and Access Openings on its own Parcel in a clean, safe and orderly manner, including, without limitation, (i) maintaining, repairing and replacing as necessary all sidewalks, parking and roadway areas; (ii) maintaining, repairing and replacing all Accessways and Access Openings; (iii) removing all papers, debris and other refuse from and periodically sweeping all Common Areas to the extent necessary to maintain the same in a clean, safe and orderly condition; (iv) maintaining appropriate lighting fixtures for all parking areas and Accessways and Access Openings; (v) maintaining marking, directional signs, lines and striping as needed; and (vi) maintaining landscaping and signage in good condition and repair. Except as set forth in section 3.5, in the event of any damage to or destruction of all or a portion of the Common Area, Accessways or Access Openings on any Parcel, the Owner of the affected Parcel will, at its sole cost and expense and with due diligence, repair and restore the affected Common Area, Accessways and Access Openings to its condition prior to the damage or destruction (or with such changes which will not conflict with this Agreement).

3.5 Alteration of Common Areas and Modification of Site Plan. Once constructed each Owner reserves the right to amend or modify the Site Plan and Common Areas (but not the Accessways or Access Openings) as it effects its Parcel, subject to the following conditions: (i) any reciprocal easements between the Parcels granted in Section 2 of this Agreement will not be closed or materially impaired; (ii) the Access Openings and the Accessways will not be altered, relocated or blocked without the express written consent of all Owners; and (iii) any reconfiguration must not violate any of the provisions of this Agreement.

3.6 Temporary Construction Easement. The Parcel B Owner has the right, but not the obligation to construct the Accessways and the Access Openings, including any improvements to be located within these areas, and in furtherance of this right, is granted a temporary construction easement on Parcel A until completion of construction.

3.7 Light Fixtures. A Parcel Owner may relocate any light fixture within an Accessway located upon its Parcel so long as the level of illumination previously established is not unduly effected and remains within the requirements of any applicable governmental regulations.'

4. Construction of Improvements.

4.1 Maintenance. The Accessways, the Access Openings, every building and all improvements which are located now or constructed in the future on a Parcel or within the Accessways or the Access Openings, will be constructed, operated and maintained in a manner to comply with this Agreement and with all applicable governmental requirements.

4.2 Right to Construct. Either Parcel Owner will have the right – without contribution from the other or non-constructing Parcel Owner – to construct the necessary improvements within the Accessways and Access Openings in order to provide level and smooth and uninterrupted ingress and egress over and across the roadways/driveways within the Accessways and Access Openings. All roadways/driveways are to be concrete and must conform to all applicable building codes and regulation for the construction of such improvements.

5. Intentionally omitted.

6. Insurance. Each Owner will procure and maintain liability insurance against claims for injury (including contractual liability arising under the indemnity contained in Section 2.2), death, or property damage occurring on an Owner's Parcel, with single limit coverage of not less than an aggregate of **\$1,000,000** including umbrella coverage, if any, and naming each other Owner (provided the Owner obtaining the insurance has been supplied with the name of the other Owner) as additional insureds.

7. Taxes and Assessments. Each Owner will pay when due all taxes, assessments, or charges of any type levied or made by any governmental body or agency with respect to its Parcel.

8. No Rights in Public; No Implied Easements.

8.1 No Public or Implied Easements. Nothing in this Agreement will be construed as creating any rights in the general public or as dedicating for public use any portion of Parcel A or Parcel B. No easements, except those set forth in Sections 2 and 3, are implied by this Agreement.

8.2 No Cross Parking, Drainage, Signage or Utilities. Each Parcel Owner acknowledges that except as may be set out in Section 2 no other easements are granted or implied by this Agreement.

9. Remedies and Enforcement.

9.1 All Legal and Equitable Remedies Available. In the event of a breach or threatened breach by a Parcel Owner or its Permittees of any of the terms of this Agreement, the other Parcel Owners will be entitled to all injunctive and specific

performance available to an aggrieved party as well as all other legal and equitable remedies which may also be available as a result of a breach of this Agreement.

9.2 Self-Help. In the event a Parcel Owner is in breach of an obligation relating to the maintenance of an Accessway or Access Opening, the non-defaulting Parcel Owner may give written notice specifying the nature of the breach and the reasonable requirements to cure the breach. The defaulting Parcel Owner will have 30 days from receipt of this notice in which to either cure the breach or, if the breach cannot reasonably be cured within this period, to commence and to diligently proceed to cure the breach. Thereafter, if the defaulting Parcel Owner fails to cure the default, the nondefaulting Parcel Owner will have the right to cure the default on behalf of the defaulting Parcel Owner and be reimbursed by the defaulting Parcel Owner for its reasonable costs and expenses including attorney's fees and interest at 10% per annum. The sums due under this Section 9.2 will be payable 30 days after the nondefaulting Parcel Owner has notified the defaulting Parcel Owner of the completion of the curative work and the amount expended by the nondefaulting Parcel Owner. In the event of (i) an emergency; (ii) blockage or material impairment of an easement or access right; or (iii) unauthorized parking, a nondefaulting Parcel Owner may immediately cure the default and be reimbursed in the manner set out above.

10. Term, Amendment and Enforcement.

- A. Term. The easements and restrictions contained in this Agreement will be effective commencing on the date of recordation of this Agreement in the office of the Harris County Recorder/Clerk and will remain in full force and effect in perpetuity.
- B. Amendment. This Agreement will only be modified or terminated with the written consent of (i) all of the then record Owners of Parcel A and Parcel B.

11. Rights of Lenders and Others.

11.1 Breach Will Not Defeat a Mortgage This Agreement is superior and senior to any lien, mortgage, or deed of trust placed on any Parcel or a portion of any Parcel by any lender ("Lender"). A Lender is not obligated to perform any terms, covenants, or conditions of its borrower-Parcel Owner under this Agreement unless and until the Lender acquires title to the borrower-Parcel Owner's Parcel, and, then, only for the period during which the Lender retains title to any Parcel. Any Parcel Owner, including a Lender, who acquires title to a Parcel as a result of a default under a mortgage or deed of trust is obligated to perform all terms, covenants, and conditions of the defaulting borrower-Parcel Owner under this Agreement. However, neither the making of a mortgage or deed of trust by a borrower-Parcel Owner on its Parcel nor the subsequent foreclosure of any mortgage or deed of trust relieves the borrower-Parcel Owner of its liability under this Agreement.

11.2 Notice to Lender. A duplicate copy of any and all notices a Parcel Owner may give to or serve on another Parcel Owner pursuant to or related to this Agreement, must be mailed to a Lender for the affected Parcel, IF the Lender has given a "Request for Notices" to the noticing Parcel Owner in a writing that also contains the Lender's name, address, and a description of the Lender's security interest in the Parcel. Notices

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permitted or required to be served or given to a Lender are deemed given to the Lender when delivered or mailed to the Lender in accordance with the terms of this Agreement.

11.3 Subordination of Lien Claims to First Encumbrances. A lien created under the terms of this Agreement is subordinate to the interest of any Lender under a deed of trust or mortgage recorded on that Parcel in good faith and for fair value, whether the claim of lien is recorded before or after the deed of trust or mortgage.

12. Miscellaneous.

12.1 Attorneys' Fees. In the event a party institutes any legal action or proceeding for the enforcement of any right or obligation in this Agreement, the prevailing party after a final adjudication will be entitled to recover its costs and reasonable attorneys' fees incurred in their preparation and prosecution.

12.2 Consents. Wherever in this Agreement the consent or approval of a Parcel Owner is required, unless otherwise indicated, consent or approval will not be unreasonably withheld delayed or conditioned. Any request for consent or approval will: (a) be in writing; (b) specify the section which requires that such notice be given or that such consent or approval be obtained; and (c) be accompanied by a reasonable level of background information to permit a Parcel Owner to make an informed decision. The consent of an Owner under this Agreement, to be effective, must be in writing.

12.3 No Waiver. No waiver of any default of any obligation by any Parcel Owner will be implied from the failure of the other party to take any action with respect to a default.

12.4 No Agency. Nothing in this Agreement will be deemed or construed by either party or by any third person to create the relationship of principal and agent or of limited or general partners or of joint venturers or of any other association between the parties.

12.5 Covenants to Run with Land. It is intended that each of the easements, restrictions, rights and obligations in this Agreement will run with the land and will create equitable servitudes in favor of Parcel A and Parcel B to bind every person having a fee, leasehold or other interest in a Parcel. This Agreement will inure to the benefit of the respective Parcel Owners and their successors, assigns, heirs, and personal representatives.

12.6 Grantee's Acceptance. The grantee of any Parcel or any portion of a Parcel, by acceptance of a deed conveying title to a Parcel or acceptance of a contract for the purchase of a Parcel pursuant to a so-called "Contract for Deed", whether from an original party or from a subsequent owner of a Parcel, will accept the deed or contract subject to this Agreement. By acceptance, the new grantee and his successors and assigns agree to assume the burdens and obligations of this Agreement and comply with the terms of this Agreement.

12.7 Separability. Each provision of this Agreement and its application to Parcel A and Parcel B are declared to be independent of and severable from the remainder of this Agreement. If any provision is held to be invalid or to be unenforceable or not to run with the land, this holding will not affect the validity or enforceability of the remainder of this Agreement. In the event the validity or enforceability of any provision of this

Agreement is held to be dependent upon the existence of a specific legal description, the parties agree to promptly cause this legal description to be prepared. Ownership of both Parcels by the same person or entity will not terminate this Agreement nor in any manner affect or impair the validity or enforceability of this Agreement.

12.8 Entire Agreement. This Agreement contains the complete understanding and agreement of the parties, and all prior representations, negotiations, and understandings are superseded by this Agreement.

12.9 Notices. Notices or other communication hereunder will be in writing and will be sent certified or registered mail, return receipt requested, or by other national overnight courier company, or personal delivery. Notice will be deemed given upon receipt or refusal to accept delivery. Any party may change from time to time their respective address for notice hereunder by like notice to the other parties. The notice addresses of the Parcel A Owner and the Parcel B Owner are as follows:

Parcel A and Parcel B

G 30 Land, LLC
5718 Westheimer Rd. – Suite 1440
Houston, Texas 77057

12.10 Governing Law. The laws of the State in which the Parcels are located will govern this Agreement.

12.11 Estoppel Certificates. Each Parcel Owner, within 20 days of its receipt of a written request from any other Parcel Owners will from time to time provide the requesting Owner, a certificate binding upon the executing party stating: (a) to the best of the Parcel Owner's knowledge, if any party to this Agreement is in default or violation of this Agreement and if so identifying the default or violation; and (b) that this Agreement is in full force and effect and identifying any amendments to the Agreement as of the date of such certificate.

12.12 Bankruptcy. In the event of any bankruptcy affecting any Owner or Permittee, the parties agree that this Agreement will, to the maximum extent permitted by law, be considered an agreement that runs with the land and which is not rejectable, in whole or in part, by the bankrupt person or entity.

12.13 Condemnation. In the event of condemnation or a similar taking of all or any portion of any easement by the duly constituted authority for public or quasi-public use, compensation for the condemned portion within the easement will be payable to the Owner on whose property the easement is located, and no claim will be made by the any other Parcel Owner. Another Parcel Owner may file a collateral claim over and above the value of the underlying fee title to the real estate property so taken, to the extent of any damage suffered by another Parcel Owner as a result of the severance of the easement from its own Parcel.

12.14 Termination of Liability. When a transfer of ownership of all or any portion of either Parcel A or Parcel B takes place, the transferor will not be liable for a breach of this Agreement which occurs after a transfer.

12.15 Multiple Counterparts. This document may be signed in Multiple Counterparts.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

PARCEL A OWNER:

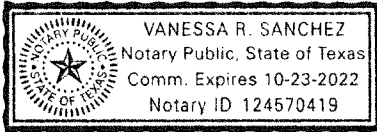
G 30 Land, LLC

By: 

Name: Kareem Gamal
Title: Manager

THE STATE OF TEXAS §
COUNTY OF Harris §

This instrument was acknowledged before me on this day of May, 2019, by Kareem Gamal, Manager of G 30 Land, LLC.




Notary Public, State of Texas

- Exhibit "A" - Legal Descriptions of Parcels A and B.
- Exhibit "B" - Legal Description of Parcel B
- Exhibit "B" - Site Plan to Identify Parcels A and B, the Access Openings, and Accessways

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PARCEL A

(28,5027)

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Parcel A

**LEGAL DESCRIPTION
28.5027 ACRES (1,241,578 SQUARE FEET)**

A 28.5027 ACRES (1,241,578 SQ. FT.) TRACT OF LAND, BEING A PORTION OF RESTRICTED RESERVE "K", OF NORTHBOROUGH SECTION 3, RECORDED IN VOLUME 292, PAGE 73, HARRIS COUNTY MAP RECORDS, AND ALL OF RESTRICTED RESERVE "A", OF BAYOU OAKS TOWNHOME APARTMENTS, RECORDED IN FILM CODE NO. 349058, HARRIS COUNTY MAP RECORDS, IN THE DANIEL O'NEAL SURVEY, ABSTRACT NO. 617 AND P. SULLIVAN SURVEY, ABSTRACT NO. 750, HARRIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, AT A 5/8 INCH CAPPED IRON ROD STAMPED "ADVANCE SURVEYING" SET, MARKING THE SOUTHEASTERLY CORNER OF A 10' BY 10' CUTBACK AT THE INTERSECTION OF THE NORTHERLY LINE OF RANKIN ROAD (100-FEET RIGHT-OF-WAY) AS RECORDED UNDER HARRIS COUNTY CLERK FILE NO. G176470 AND THE EAST LINE OF ELLA BOULEVARD (100-FEET RIGHT-OF-WAY);

THENCE, NORTH 57°42'11" WEST, ALONG SAID CUTBACK, A DISTANCE OF 16.38 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "ADVANCE SURVEYING" SET, IN THE EAST LINE OF ELLA BOULEVARD IN A CURVE TO THE RIGHT;

THENCE, ALONG SAID CURVE TO THE RIGHT, A LENGTH OF 68.00 FEET, A RADIUS OF 2050.00 FEET, A DELTA OF 01°54'02", AND A CHORD BEARING NORTH 23°47'29" WEST, A DISTANCE OF 68.00 FEET, TO A 5/8 INCH IRON ROD FOUND MARKING A POINT OF TANGENCY;

THENCE, NORTH 24°44'30" WEST, ALONG ELLA BOULEVARD, A DISTANCE OF 180.35 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "ADVANCE SURVEYING" SET FOR THE MOST WESTERLY SOUTHWEST CORNER AND THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 24°44'30" WEST, CONTINUING ALONG ELLA BOULEVARD, WITH THE WESTERLY LINE OF SAID UNRESTRICTED RESERVE "K", TO A POINT OF CURVATURE IN THE HEREIN DESCRIBED TRACT AND THE BEGINNING OF A TANGENTIAL CURVE TO THE RIGHT;

THENCE, ALONG SAID CURVE TO THE RIGHT, AT A LENGTH OF 118.88 FEET PASS A FOUND 5/8-INCH IRON ROD WITH CAP BEING THE COMMON WESTERLY CORNER OF RESTRICTED RESERVE "K" AND RESTRICTED RESERVE "A", CONTINUE ALONG A TOTAL LENGTH OF 292.16 FEET, A RADIUS OF 1950.00 FEET, A DELTA OF 08°35'04", AND A CHORD BEARING NORTH 20°26'54" WEST, A DISTANCE OF 291.89 FEET, TO A 5/8 INCH CAPPED IRON ROD STAMPED "ADVANCE SURVEYING" SET, BEING THE SOUTHWEST CORNER OF A CALLED 6.08 ACRE TRACT CONVYED TO ELLA REAL ESTATE HOLDINGS, LTD., BY DEED DATED OCTOBER 4, 2010 AND FILED OF RECORD UNDER H.C.C.F. NO. 201100429926 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, SAME BEING THE WESTERLY CORNER OF SAID UNRESTRICTED RESERVE "A" AND THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 67°41'28" EAST, ALONG THE NORTH LINE OF RESTRICTED RESERVE "A", COMMON WITH THE SOUTHEASTERLY LINE OF SAID CALLED 6.08 ACRE TRACT, A DISTANCE OF 173.00 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "ADVANCE SURVEYING" SET, FOR AN ANGLE POINT;

THENCE, NORTH 44°10'38" EAST, ALONG THE NORTH LINE OF RESTRICTED RESERVE "A", COMMON WITH THE A DISTANCE OF 86.10 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "ADVANCE SURVEYING" SET, FOR AN ANGLE POINT;

THENCE, NORTH 00°49'22" WEST, ALONG THE WEST LINE OF RESTRICTED RESERVE "A" AND THE HEREIN DESCRIBED TRACT, A DISTANCE OF 382.40 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "ADVANCE SURVEYING" SET, FOR THE MOST WESTERLY NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT AND THE BEGINNING OF A NON-TANGENTIAL CURVE TO THE RIGHT;

THENCE, ALONG SAID CURVE TO THE RIGHT, ALONG A LENGTH OF 28.68 FEET, A RADIUS OF 438.67 FEET, A DELTA OF 03°44'43", AND A CHORD BEARING SOUTH 87°38'09" EAST, A DISTANCE OF 28.67 FEET, TO A 5/8 INCH CAPPED IRON ROD STAMPED "ADVANCE SURVEYING" SET FOR A POINT OF TANGENCY IN THE HEREIN DESCRIBED TRACT;

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THENCE, SOUTH 85°45'47" EAST, ALONG THE NORTH LINE OF RESTRICTED RESERVE "A", A DISTANCE OF 127.15 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "ADVANCE SURVEYING" SET FOR A POINT OF CURVATURE IN THE TRACT HEREIN DESCRIBED AND THE BEGINNING OF A TANGENTIAL CURVE TO THE LEFT;

THENCE, ALONG SAID CURVE TO THE LEFT, ALONG A LENGTH OF 62.35 FEET, A RADIUS OF 513.00 FEET, A DELTA OF 06°57'49", AND A CHORD BEARING SOUTH 89°14'42" EAST, A DISTANCE OF 62.31 FEET, TO A 5/8 INCH CAPPED IRON ROD STAMPED "ADVANCE SURVEYING" SET A POINT OF TANGENCY IN THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 87°16'24" EAST, ALONG THE NORTH LINE OF RESTRICTED RESERVE "A", A DISTANCE OF 73.50 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "ADVANCE SURVEYING" SET FOR AN INTERIOR CORNER OF SAID RESTRICTED RESERVE "A" AND THE HEREIN DESCRIBED TRACT,

THENCE, NORTH 02°43'35" WEST, ALONG THE WEST LINE OF RESTRICTED RESERVE "A", A DISTANCE OF 179.01 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "ADVANCE SURVEYING" SET, FOR A POINT OF CURVATURE IN THE TRACT HEREIN DESCRIBED AND THE BEGINNING OF A TANGENTIAL CURVE TO THE LEFT;

THENCE, ALONG SAID CURVE TO THE LEFT, ALONG A LENGTH OF 30.33 FEET, A RADIUS OF 59.60 FEET, A DELTA OF 29°07'25", AND A CHORD BEARING NORTH 17°17'14" WEST, A DISTANCE OF 30.01 FEET, TO A 5/8 INCH CAPPED IRON ROD STAMPED "ADVANCE SURVEYING" SET FOR CORNER;

THENCE, NORTH 32°25'39" EAST, ALONG THE NORTHWEST LINE OF RESTRICTED RESERVE "A" AND THE TRACT HEREIN DESCRIBED, A DISTANCE OF 103.16 FEET TO A FOUND 5/8-INCH IRON ROD WITH CAP IN THE SOUTH LINE OF A 200 FEET WIDE DRAINAGE EASEMENT DEDICATED TO THE HARRIS COUNTY FLOOD CONTROL DISTRICT BY DEED FILED OF RECORD UNDER VOLUME 292, APGE 73 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS;

THENCE, SOUTH 57°34'21" EAST, ALONG THE SOUTH LINE OF SAID 200-FOOT-WIDE DRAINAGE EASEMENT, COMMON WITH THE NORTHEAST LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 65.00 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "ADVANCE SURVEYING" SET, BEING THE NORTHEAST CORNER OF SAID RESTRICTED RESERVE "A" AND THE MOST NORTHERLY NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 02°43'35" EAST, ALONG THE EAST LINE OF RESTRICTED RESERVE "A", A DISTANCE OF 586.65 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "ADVANCE SURVEYING" SET, MARKING THE SOUTHEAST CORNER OF RESTRICTED RESERVE "A" AND THE NORTHERLY CORNER OF RESTRICTED RESERVE "K";

THENCE, NORTH 87°39'49" EAST, ALONG THE NORTH LINE OF RESTRICTED RESERVE "K" AND THE HEREIN DESCRIBED TRACT, A DISTANCE OF 266.30 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "ADVANCE SURVEYING" SET FOR AN ANGLE POINT;

THENCE, NORTH 87°12'12" EAST, ALONG THE NORTH LINE OF RESTRICTED RESERVE "K", A DISTANCE OF 299.65 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "ADVANCE SURVEYING" SET, IN THE SOUTH LINE OF SAID 200-FOOT-WIDE DRAINAGE EASEMENT, MARKING THE MOST EASTERLY NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED AND THE BEGINNING OF A NON-TANGENTIAL CURVE TO THE LEFT;

THENCE, ALONG SAID CURVE TO THE LEFT, ALONG A LENGTH OF 162.12 FEET, A RADIUS OF 375.00 FEET, A DELTA OF 24°47'03", AND A CHORD BEARING SOUTH 37°03'50" EAST, A DISTANCE OF 160.95 FEET, CONTINUING ALONG THE SOUTHWESTERLY LINE OF SAID 200-FOOT-WIDE DRAINAGE EASEMENT AND THE EASTERLY LINE OF THE HEREIN DESCRIBED TRACT, TO A 5/8 INCH CAPPED IRON ROD STAMPED "ADVANCE SURVEYING" SET FOR A POINT OF TANGENCY IN THE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 49°27'21" EAST, ALONG THE SOUTHWESTERLY LINE OF SAID 200 FEET DRAINAGE EASEMENT, A DISTANCE OF 30.00 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "ADVANCE SURVEYING" SET FOR A POINT OF CURVATURE IN THE TRACT HEREIN DESCRIBED AND THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE, ALONG SAID CURVE TO THE RIGHT, ALONG A LENGTH OF 445.41 FEET, A RADIUS OF 900.00 FEET, A DELTA OF 28°21'21", AND A CHORD BEARING SOUTH 35°18'40" EAST, A DISTANCE OF 440.88 FEET, TO A FOUND 5/8-INCH IRON ROD WITH CAP MARKING A POINT OF TANGENCY IN THE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 21°08'00" EAST, ALONG THE SOUTH LINE OF SAID 200 FEET DRAINAGE EASEMENT, A DISTANCE OF 285.43 FEET TO A FOUND 5/8-INCH IRON ROD WITH CAP IN THE NORTH RIGHT-OF-WAY LINE OF WEST RANKIN ROAD MARKING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 74°56'00" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF WEST RANKIN ROAD, A DISTANCE OF 171.96 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "ADVANCE SURVEYING" SET FOR A POINT OF CURVATURE IN THE TRACT HEREIN DESCRIBED AND THE BEGINNING OF A TANGENTIAL CURVE TO THE RIGHT;

THENCE, ALONG SAID CURVE TO THE RIGHT, ALONG A LENGTH OF 425.76 FEET, A RADIUS OF 1972.20 FEET, A DELTA OF 12°22'08", AND A CHORD BEARING SOUTH 81°07'04" WEST, A DISTANCE OF 424.93 FEET, WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID RANKIN ROAD AND THE SOUTHERLY LINE OF SAID UNRESTRICTED RESERVE "K", TO A FOUND 1-INCH IRON PIPE, MARKING A POINT OF TANGENCY IN SAID UNRESTRICTED RESERVE "K" AND THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 87°18'08" WEST, CONTINUING ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF RANKIN ROAD, COMMON WITH THE SOUTHERLY LINE OF SAID UNRESTRICTED RESERVE "K", A DISTANCE OF 461.80 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "ADVANCE SURVEYING" SET FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 02°41'52" EAST, CUTTING THROUGH AND ACROSS SAID UNRESTRICTED RESERVE "K", DEPARTING THE NORTHERLY RIGHT-OF-WAY LINE OF SAID RANKIN ROAD, A DISTANCE OF 240.00 FEET, TO A 5/8 INCH CAPPED IRON ROD STAMPED "ADVANCE SURVEYING" SET, FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 87°18'18" WEST, CONTINUING THROUGH AND ACROSS SAID UNRESTRICTED RESERVE "K", ALONG A NORTHERLY, SOUTH LINE OF THE HEREIN DESCRIBED TRACT TO THE POINT OF BEGINNING AND CONTAINING WITHIN THESE METES AND BOUNDS, 28.5027 ACRES OR 1,241,578 SQUARE FEET OF LAND; COPY OF THESE METES AND BOUNDS BEING FILED IN THE OFFICES OF ADVANCE SURVEYING, INC., UNDER PROJECT NUMBER 029515-19-02.

PARCEL B
(2.0 ACRES)

RP-2019-194661

LEGAL DESCRIPTION
2.0000 ACRES (87,120 SQUARE FEET)

BEING 2.0000 ACRES (87,120 SQUARE FEET) OF LAND SITUATED IN THE DANIEL O'NEAL SURVEY, ABSTRACT NO. 617, BEING A PORTION OF UNRESTRICTED RESERVE "K" OF NORTHBOROUGH, SECTION 3, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 292, PAGE 73 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARINGS BASED ON SAID PLAT OF NORTHBOROUGH, SECTION 3)

BEGINNING AT, A 5/8 INCH IRON ROD FOUND AT THE SOUTHERLY END OF A RIGHT-OF-WAY CUT-BACK LINE IN THE NORTHERLY RIGHT-OF-WAY LINE OF RANKIN ROAD (100 FEET WIDE) AT ITS INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF ELLA BOULEVARD (100 FEET WIDE) MARKING THE SOUTHERLY SOUTHWEST CORNER OF SAID UNRESTRICTED RESERVE "K" AND THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 57 DEGREES 42 MINUTES 11 SECONDS WEST, 16.38 FEET WITH SAID RIGHT-OF-WAY CUTBACK LINE TO A 5/8 INCH IRON ROD FOUND AT THE BEGINNING OF A CURVE TO THE LEFT MARKING THE NORTHERLY, SOUTHWEST CORNER OF SAID UNRESTRICTED RESERVE "K" AND THE TRACT HEREIN DESCRIBED;

THENCE, WITH THE EASTERLY RIGHT-OF-WAY LINE OF SAID ELLA BOULEVARD ALONG SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 01 DEGREES 54 MINUTES 02 SECONDS, A RADIUS OF 2,050.00 FEET, AN ARC LENGTH OF 68.00 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 23 DEGREES 47 MINUTES 29 SECONDS WEST, 68.00 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "ADVANCE SURVEYING" SET FOR A POINT OF TANGENCY IN THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 24 DEGREES 44 MINUTES 30 SECONDS WEST, 180.35 FEET, CONTINUING ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID ELLA BOULEVARD, COMMON WITH THE EASTERLY LINE OF SAID UNRESTRICTED RESERVE "K" AND THE HEREIN DESCRIBED TRACT TO A 5/8 INCH CAPPED IRON ROD STAMPED "ADVANCE SURVEYING" SET FOR THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 87 DEGREES 18 MINUTES 08 SECONDS EAST, 411.62 FEET, DEPARTING THE EASTERLY RIGHT-OF-WAY LINE OF SAID ELLA BOULEVARD, CUTTING THROUGH AND ACROSS SAID UNRESTRICTED RESERVE "K", ALONG THE NORTHERLY LINE OF THE HEREIN DESCRIBED TRACT, TO A 5/8 INCH CAPPED IRON ROD STAMPED "ADVANCE SURVEYING" SET FOR THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

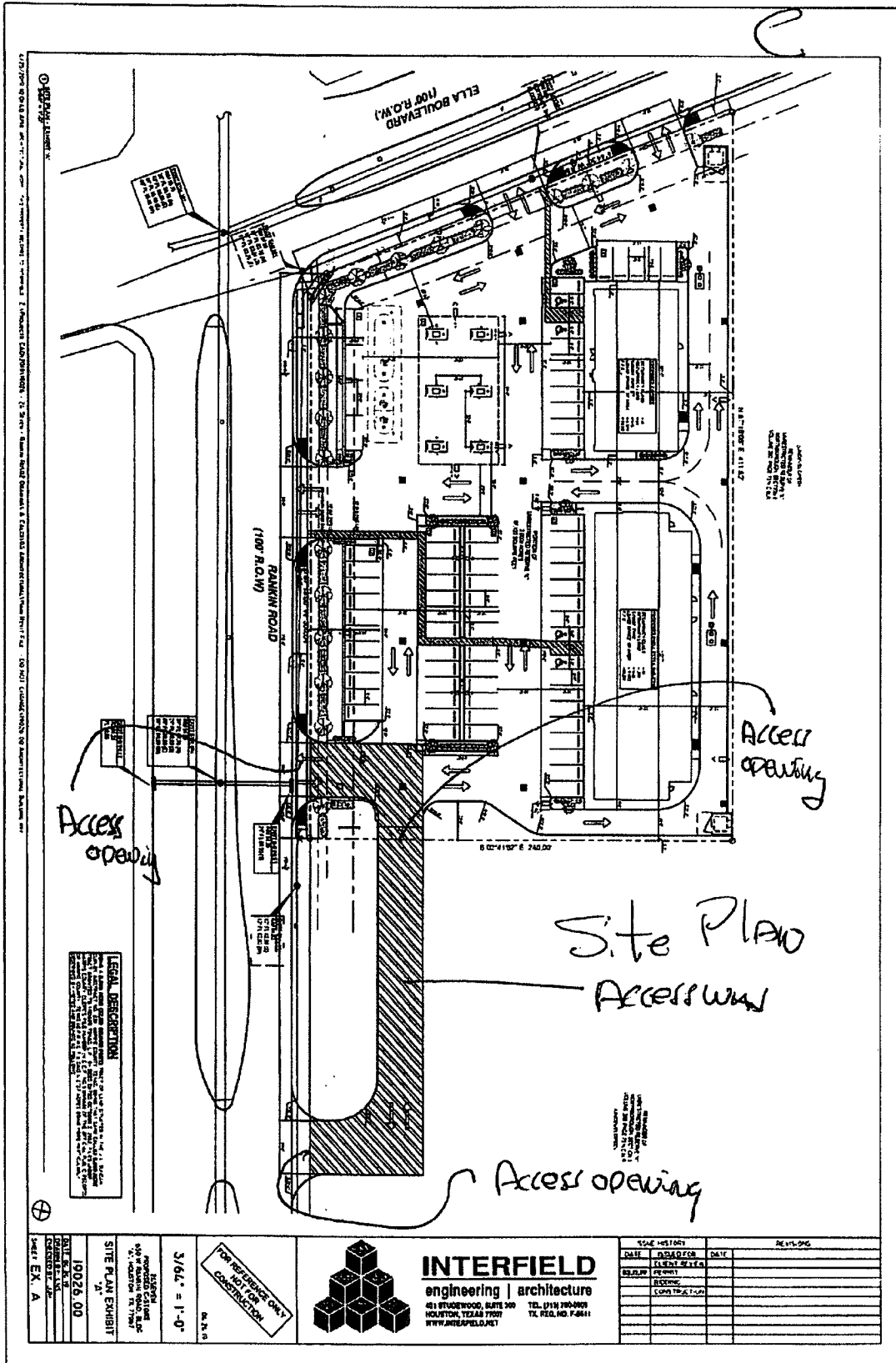
THENCE, SOUTH 00 DEGREES 41 MINUTES 52 SECONDS EAST, 240.00 FEET ALONG THE EASTERLY LINE OF THE HEREIN DESCRIBED TRACT, TO A 5/8 INCH CAPPED IRON ROD STAMPED "ADVANCE SURVEYING" SET IN THE NORTHERLY LINE OF SAID RANKIN ROAD, COMMON WITH THE SOUTHERLY LINE OF SAID UNRESTRICTED RESERVE "K", MARKING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 87 DEGREES 18 MINUTES 08 SECONDS WEST, 306.04 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID RANKIN ROAD, COMMON WITH THE SOUTHERLY LINE OF SAID UNRESTRICTED RESERVE "K" AND THE HEREIN DESCRIBED TRACT, TO THE POINT OF BEGINNING AND CONTAINING WITHIN THESE METES AND BOUNDS 2.0000 ACRES OR 87,120 SQUARE FEET OF LAND AS SHOWN ON A BOUNDARY AND TOPOGRAPHIC SURVEY, DATED JANUARY 29, 2019 AND FILED IN THE OFFICES OF ADVANCE SURVEYING, INC., UNDER PROJECT NUMBER 019449-19-01

RP-2019-194661

EXHIBIT C
SITE PLAN, ACCESSWAY, ACCESS OPENING

RP-2019-194661





Advance Surveying, Inc.
10518 Klipp Way Suite A-2
Houston, Texas 77099
Phone (281) 530-2939 Fax (281) 556-5484
Email: advance_survey@yahoo.com
TBPLS FIRM NO. 10099200

EASEMENT DESCRIPTION
0.1390 ACRES (6,055 SQUARE FEET)

A 0.1384 ACRE (6,030 SQUARE FEET) ACCESS EASEMENT SITUATED IN THE DANIEL O'NEAL SURVEY, ABSTRACT NO. 617, BEING OUT OF AND A PART OF UNRESTRICTED RESERVE "K" OF NORTHBOROUGH, SECTION 3, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 292, PAGE 73 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARINGS BASED ON SAID PLAT OF NORTHBOROUGH, SECTION 3)

COMMENCING AT, A 5/8 INCH IRON ROD FOUND AT THE SOUTHERLY END OF A RIGHT-OF-WAY CUT-BACK LINE IN THE NORTHERLY RIGHT-OF-WAY LINE OF RANKIN ROAD (100 FEET WIDE) AT ITS INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF ELLA BOULEVARD (100 FEET WIDE) MARKING THE SOUTHERLY SOUTHWEST CORNER OF SAID UNRESTRICTED RESERVE "K";

THENCE, NORTH 87 DEGREES 18 MINUTES 08 SECONDS EAST, 482.00 FEET ALONG THE SOUTHERLY LINE OF SAID UNRESTRICTED RESERVE "K", COMMON WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID RANKIN ROAD, FOR THE MOST SOUTHERLY SOUTHEAST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE, DEPARTING THE NORTHERLY RIGHT-OF-WAY LINE OF SAID RANKIN ROAD, CUTTING THROUGH AND ACROSS SAID UNRESTRICTED RESERVE "K", WITH SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 25 DEGREES 38 MINUTES 39 SECONDS, A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 8.95 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 12 DEGREES 49 MINUTES 20 SECONDS EAST, 8.88 FEET TO A POINT OF TANGENCY IN THE EASEMENT HEREIN DESCRIBED;

THENCE, NORTH 02 DEGREES 27 MINUTES 53 SECONDS WEST, 5.32 FEET, CONTINUING THROUGH AND ACROSS SAID UNRESTRICTED RESERVE "K", TO A POINT OF CURVATURE IN THE EASEMENT HEREIN DESCRIBED AND THE BEGINNING OF A TANGENTIAL CURVE TO THE LEFT;

THENCE, WITH SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 90 DEGREES 13 MINUTES 17 SECONDS, A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.37 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 47 DEGREES 34 MINUTES 31 SECONDS WEST, 35.42 FEET TO A POINT OF TANGENCY IN THE HEREIN DESCRIBED EASEMENT;

THENCE, SOUTH 87 DEGREES 18 MINUTES 50 SECONDS WEST, 133.35 FEET, CONTINUING THROUGH AND ACROSS SAID UNRESTRICTED RESERVE "K", ALONG A SOUTHERLY LINE OF THE HEREIN DESCRIBED EASEMENT TO A POINT MARKING THE NORTHERLY SOUTHWEST CORNER OF THE EASEMENT HEREIN DESCRIBED;

THENCE, NORTH 02 DEGREES 41 MINUTES 52 SECONDS WEST, 25.01 FEET, ALONG THE WESTERLY LINE OF THE EASEMENT HEREIN DESCRIBED, TO A POINT MARKING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED EASEMENT;

THENCE, NORTH 87 DEGREES 18 MINUTES 08 SECONDS EAST, 188.35 FEET ALONG THE NORTHERLY LINE OF THE EASEMENT HEREIN DESCRIBED, CONTINUING THROUGH AND ACROSS SAID UNRESTRICTED RESERVE "K", TO A POINT MARKING THE NORTHEAST CORNER OF THE EASEMENT HEREIN DESCRIBED;

THENCE, SOUTH 02 DEGREES 41 MINUTES 52 SECONDS EAST, 54.51 FEET TO A POINT OF CURVATURE IN THE HEREIN DESCRIBED EASEMENT AND THE BEGINNING OF A TANGENTIAL CURVE TO THE LEFT;

THENCE, CONTINUING THROUGH AND ACROSS SAID UNRESTRICTED RESERVE "K", WITH SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 28 DEGREES 20 MINUTES 31 SECONDS, A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 9.89 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 15 DEGREES 52 MINUTES

RP-2019-194661



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08 SECONDS EAST, 9.79 FEET, TO A POINT IN THE NORTHERLY RIGHT-OF-WAY LINE OF SAID RANKIN ROAD, MARKING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED EASEMENT

THENCE, SOUTH 87 DEGREES 18 MINUTES 08 SECONDS WEST, 34.79 FEET, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID RANKIN ROAD, COMMON WITH THE SOUTHERLY LINE OF SAID UNRESTRICTED RESERVE "K" AND THE EASEMENT HEREIN DESCRIBED TO THE POINT OF BEGINNING AND CONTAINING WITHIN THESE METES AND BOUNDS, 0.1384 ACRE OR 6,030 SQUARE FEET OF LAND AS SHOWN ON AN EASEMENT EXHIBIT DATED APRIL 28, 2019 AND FILED UNDER PROJECT NUMBER 019449-19-05 IN THE OFFICES OF ADVANCE SURVEYING, INC.



Henry M. Santos

HENRY M. SANTOS
R.P.L.S. NO. 5450
STATE OF TEXAS

04-28-2019
DATE



SCALE: 1" = 30'

DANIEL OWEL SURVEY ABSTRACT NO. 612

HARRIS COUNTY, TEXAS

REMAINDER OF
UNRESTRICTED RESERVE "C"
NORTHBOROUGH, SECTION 3
VOLUME 292, PAGE 73 H.C.M.R.

N 87°18'08" E 411.82'

N 26°44'30" W 180.35'
(100' RIGHT-OF-WAY)

100' R.O.W. OF
CITY OF HOUSTON
DISTRICT NO. 88-1878
(D.C.D. NO. 183483)

PORTION OF
UNRESTRICTED RESERVE "C"
2,0000 ACRES
87,120 SQUARE FEET

REMAINDER OF
UNRESTRICTED RESERVE "C"
NORTHBOROUGH, SECTION 3
VOLUME 292, PAGE 73 H.C.M.R.

PROPOSED ACCESS
EASEMENT
0.1300 ACRES
(6,000 SQUARE FEET)

R=20394.00'
L=68.00'
Δ=01°34'02"
CB=N 23°47'29" W
CD=88.00'

DATE: 04-08-10
JOB NO: 019449-19-08

Figure: 201 650-0889
7/01 201 650-4444

RANKIN ROAD
(100' RIGHT-OF-WAY)

PROPOSED ACCESS EASEMENT
A 0.1300 ACRE (6,000 SQUARE FEET) ACCESS EASEMENT SITUATED IN
THE PART OF THE SURVEY ABSTRACT NO. 612 OF DANIEL OWEL
PART OF UNRESTRICTED RESERVE "C" OF NORTHBOROUGH, SECTION 3
A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP AND
PLAN THEREOF RECORDED IN VOLUME 292, PAGE 73 OF THE MAP AND
RECORDS OF HARRIS COUNTY, TEXAS AND BEING MORE PARTICULARLY
DESCRIBED BY METES AND BOUNDS ATTACHED HERETO

N 87°18'08" E 482.00'

N 57°42'11" W
16.38'

POINT OF
COMMENCEMENT
FOR THE
100' R.O.W.

20' R.O.W. OF
CITY OF HOUSTON
DISTRICT NO. 88-1878
(D.C.D. NO. 183483)

100' R.O.W. OF
CITY OF HOUSTON
DISTRICT NO. 88-1878
(D.C.D. NO. 183483)

POINT OF
BEGINNING

LINE	LENGTH	BEARING	AREA	CHORD BEARING	CHORD LENGTH
1	180.35'	N 26°44'30" W	17,467.00'	N 17°46'20" E	8.88'
2	39.37'	S 89°37'00" W	48,715.17'	N 47°43'51" W	34.78'
3	8.88'	S 89°37'00" W	48,720.21'	S 17°53'00" E	8.78'

LINE	BEARING	LENGTH
1	N 02°41'32" E	240.00'
2	S 02°41'32" E	240.00'
3	N 02°41'32" W	284.01'



Daniel Owel

RP-2019-194661
Pages 21
05/13/2019 10:21 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
DIANE TRAUTMAN
COUNTY CLERK
Fees \$92.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.

THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



Diane Trautman

COUNTY CLERK
HARRIS COUNTY, TEXAS

RP-2019-194661