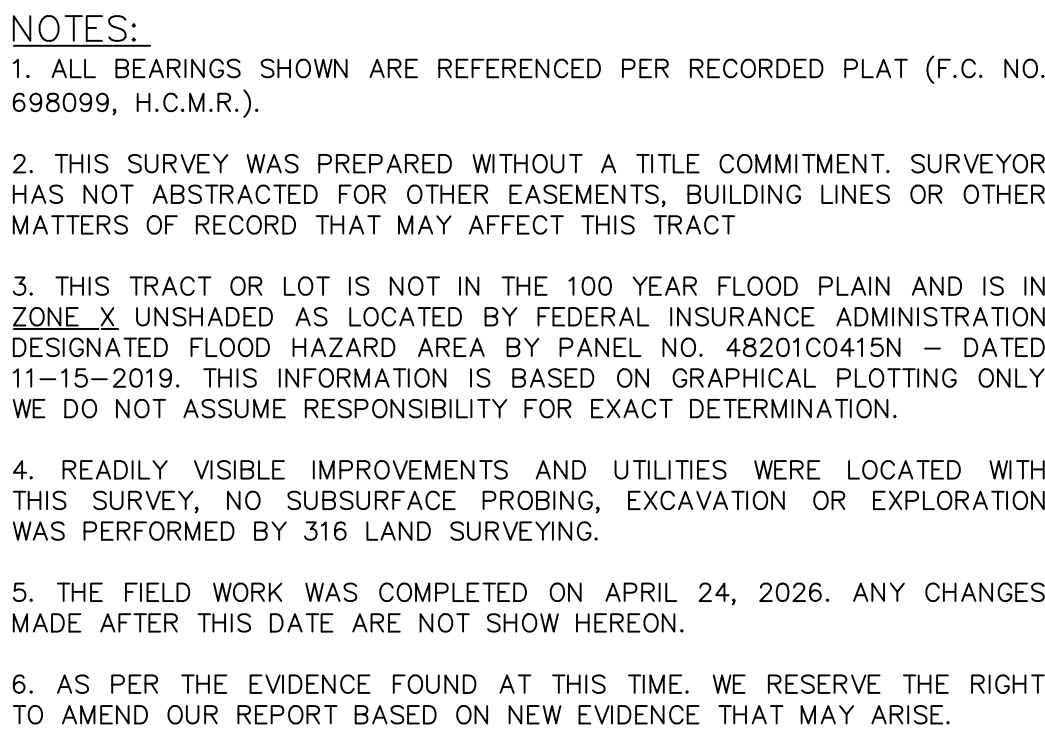




- | CURVE TABLE | | | | | |
|-------------|--------|--------|-------------|-----------------|--------------|
| CURVE # | LENGTH | RADIUS | DELTA | CHORD DIRECTION | CHORD LENGTH |
| C1 | 19.11' | 30.00' | 36° 29' 43" | N64° 14' 19"E | 18.79' |

JOHN 3:16 "FOR GOD SO LOVED THE WORLD, THAT HE GAVE HIS ONLY SON, THAT WHOEVER BELIEVES IN HIM SHOULD NOT PERISH BUT HAVE ETERNAL LIFE"



DESCRIPTION:
BEING A TRACT OR PARCEL OF LAND CONTAINING 1.319 ACRES OR 57,440 SQUARE FEET, BEING A PORTION OF RESTRICTED RESERVE "A", BLOCK 1, SUBDIVISION 1, HARRIS COUNTY, TEXAS, BEING A TRACT OF LAND, HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 680989 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, SAID 1.319 AC. TRACT OF LAND BEING OUT OF AND A PART OF A CERTAIN CERTAIN 8,225,000 SQUARE FEET OF LAND AS CONVEYED TO CHRISTIAN BAI HARRIS COUNTY, TEXAS, BY INSTRUMENT RECORDED IN DOCUMENT NO. 20150245124 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, SAID 1.319 AC. TRACT OF LAND BEING A PORTION OF RESTRICTED RESERVE "A", BLOCK 1, SUBDIVISION 1, HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 680989 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS).

BEGINNING AT A SET 5/8 INCH CAPPED IRON ROD STAMPED "316 LAND SURVEYING" ON THE SOUTH RIGHT-OF-WAY LINE OF FM 529 (120 FEET R.O.W.) FOR THE NORTHWEST CORNER OF RESTRICTED RESERVE "A" WESTGROVE DEVELOPMENTS, SEC.1 PARTIAL REPLAT NO. 1 AND EXTENSION" (FILM CODE NO. 704503, H.C.M.R.) AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 01 DEG. 55 MIN. 26 SEC. EAST ALONG WITH THE WEST LINE OF SAID RES. "A", A DISTANCE OF 214.43 FEET TO A FOUND 1/2 INCH CAPPED IRON ROD STAMPED "PRECISION SURVEYORS" ON SAID WEST LINE FOR THE NORTHEAST CORNER OF A CALLED 1.0000 TRACT OF LAND CONVEYED TO KSII HOLDING GROUP LLC AS RECORDED UNDER H.C.C.F. NO. RP-2024-13385; AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTHWEST 88 DEG. 04 MIN. 34 SEC. WEST ALONG WITH THE NORTH LINE OF SAID 1.0000 AC., A DISTANCE OF 267.58 FEET TO A FOUND 1/2 INCH IRON ROD ON SAID ON THE EAST LINE OF THE REMAINDER OF THAT CERTAIN CALLED 3.273 AC. TRACT OF LAND AS CONVEYED TO CALVIN V. HOUSE BY INSTRUMENT RECORDED IN DOCUMENT NO. 2007032852 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, SAME BEING THE EAST LINE OF THAT CERTAIN 0.5202 AC. TRACT OF LAND AS CONVEYED TO CALVIN V. HOUSE BY INSTRUMENT AS SET FORTH AND DESCRIBED IN AND RECORDED IN DOCUMENT NO. 2010254251 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF SAID 1.000 AC. AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 02 DEG. 11 MIN. 55 SEC. WEST ALONG WITH THE EAST LINE
OF SAID CALVIN V. HOUSE TRACT, A DISTANCE OF 206.84 FEET TO A SET 5/8"
INCH CAPPED IRON ROD STAMPED "316 LAND SURVEYING" ON THE CUT-BACK
OF THE INTERSECTION OF THE EAST LINE OF WESTGREEN BLVD (100 FEET
R.O.W.) AND THE SOUTH LINE OF SAID FM 529, FOR THE NORTH CORNER OF
SAID CALVIN V. HOUSE TRACT AND FOR A NORTHWEST CORNER OF THE HEREIN
DESCRIBED TRACT;

THENCE, ALONG SAID CUT-BACK, WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 36 DEG. 29 MIN. 43 SEC., AN ARC LENGTH OF 19.11 FEET AND A CHORD BEARING AND DISTANCE NORTH 64 DEG. 14 MIN. 19 SEC. EAST - 18.79 FEET TO A SET 5/8 INCH CAPPED IRON ROD STAMPED "316 LAND SURVEYING" FOR THE NORTHEAST CORNER OF SAID CUT-BACK CORNER AND THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 88 DEG. 04 MIN. 34 SEC. EAST ALONG WITH THE SOUTH
RIGHT-OF-WAY LINE OF SAID FM 529, A DISTANCE OF 251.39 FEET TO THE
POINT OF BEGINNING AND CONTAINING 1.319 ACRES OR 57,440 SQUARE FEET
OF LAND.

SURVEYOR'S CERTIFICATION:

TO: CHRISTIAN TRINH

I CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND UNDER MY SUPERVISION, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY. THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1B, STANDARD LAND SURVEY.

