

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

DECLARATION OF RESTRICTIONS

THIS DECLARATION OF RESTRICTIONS (the "Declaration") is made effective this 1st day of December, 2021 (the "Effective Date"), by and between Scott Travers Lamar, Trustee ("Declarant") and CW SCOA West, L.P., a Texas limited partnership (the "Benefited Property Owner") (Declarant and Benefited Property Owner are sometimes individually referred to herein as "Party" and collectively as the "Parties").

WITNESSETH:

WHEREAS, Declarant is the owner of those certain tracts of land more particularly described on **Exhibit "A"** attached hereto and incorporated herein for all purposes (hereinafter called "Restricted Property"); and

WHEREAS, Benefited Property Owner is the owner of certain land more particularly described on **Exhibit "B"** and attached hereto and incorporated herein for all purposes (hereinafter called the "Benefited Property") that is intended to be developed as a residential community and, as a result of such development, Declarant has agreed to impose certain restrictions on the use of the Restricted Property, as hereinafter set forth.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which consideration are hereby acknowledged, Declarant hereby creates and establishes the following restrictions, which shall run with the land and be binding upon all parties having any right, title or interest in and to the Restricted Property or any part thereof, including Declarant's legal representatives, heirs, successors, and assigns.

ARTICLE I
USE RESTRICTIONS

1. Commencing on the Effective Date, the Property shall not be used for a trailer court, junk yard, scrap metal yard or waste material business, any dumping disposal, incineration or reduction of garbage or refuse (provided, however, the dumping of organic material, such as trees, shrubs and landscape debris shall be permitted), massage parlor or sexually oriented business, a source of live or recorded music that is audible after 10:30 p.m. from any property outside the Premises.
2. Commencing on the Effective Date, no shooting of any type will be permitted on the Restricted Property after 8:00 p.m., except for shooting on the skeet range for the time period commencing on the Effective Date and ending on April 30, 2022.
3. Commencing on February 28, 2022, no skeet shooting leagues are permitted at or on the Restricted Property.

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4. Commencing on April 30, 2022, no skeet shooting ranges open to members of the public are permitted on the Restricted Property.
5. Commencing on May 1, 2022, the Restricted Property may no longer be used as a gun range open to members of the public, nor shall the Restricted Property be open to the public for shooting of any kind.

ARTICLE II MISCELLANEOUS PROVISIONS

1. Severability of Provisions. If any provision contained in this Declaration shall be or become illegal, null or void for any reason or shall be held by any court of competent jurisdiction to be illegal, null or void, the remaining provisions hereof shall continue in full force and effect and shall not be affected thereby.
2. Restriction Running with Land. The restrictive covenants in this Declaration shall run with the land and shall be binding upon Declarant and its successors and assigns in ownership of the Restricted Property and shall inure to the benefit of the Benefited Property.
3. Amendment/Termination. This Declaration may be amended and terminated at any time only if such action is evidenced by a document signed, acknowledged and recorded by the Parties and recorded in the Real Property Records of Harris County, Texas.
4. Declaration Shall Continue Notwithstanding Breach. No breach of this Declaration shall entitle any party to cancel, rescind or otherwise terminate this Declaration; provided, however, such limitation shall not affect in any manner any other rights or remedies which a party may have hereunder by reason of any such breach.
5. No Waiver. The failure of any party to insist upon strict performance of any of the terms hereof shall not be deemed a waiver of any rights or remedies which that party may have hereunder, at law or in equity and shall not be deemed a waiver of any subsequent breach or default in any of such terms.
6. Attorneys' Fees. In the event of litigation becomes necessary to enforce the provisions of this Declaration, the losing party shall pay all costs incurred by the prevailing party in connection with such litigation, including reasonable attorneys' fees and court costs.

[End of Page]

EXECUTED as of the date hereinabove set forth.

DECLARANT

Scott Travers Lamar, Trustee

THE STATE OF TEXAS

§

COUNTY OF HARRIS

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BEFORE ME, the undersigned authority, on this day personally appeared Scott Travers Lamar, Trustee known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity and for the consideration therein stated.

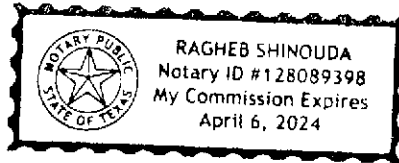
GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 2nd day of Dec., 2021.

Notary Public in and for the State of Texas

My Commission expires:

4/6/24

Ragheb Shinouda
Printed or Typed Name of Notary Public



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BENEFITED PROPERTY OWNER

CW SCOA West, L.P.,
a Texas limited partnership

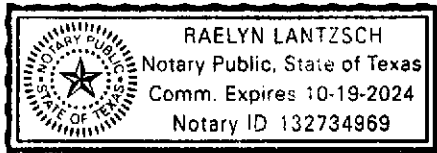
By: CW SCOA West GP, L.L.C., a Texas
limited liability company, general partner

By: *[Signature]*
Name: Peter P. Barnhart
Title: VP

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Peter Barnhart, VP of CW SCOA West GP, L.L.C., a Texas limited liability company, general partner of CW SCOA West, L.P., a Texas limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity and for the consideration therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 2nd day of December, 2021.



My Commission expires:
10-19-2024

[Signature]
Notary Public in and for the State of Texas
Raelyn Lantzsch
Printed or Typed Name of Notary Public

AFTER RECORDING RETURN TO:

Caldwell Companies
9955 Barker Cypress, Suite 250
Cypress, Texas 77433
Attention: Brad Fishman

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EXHIBIT "A"

LEGAL DESCRIPTION OF RESTRICTED PROPERTY

Tract 1:

Being a 48.6518 acre tract of land more or less, being all of tracts numbered 59, 64 & 71 out of the Houston Hot Wells Subdivision as recorded in Volume 4, Page 64 of the Map Records of Harris County, Texas, and a 30 acre tract of land known as Hot Wells, being more particularly described as follows:

BEGINNING at the point of intersection of the West line of the above said tract No. 59 and the South right of way line of the Houston and Texas Central Railroad right of way, based on 100.00 feet of width and the North right of way line of Spring Boulevard, based on 50.00 feet of width, for the Northwest corner of the tract of land herein described;

THENCE South 50 degrees 30 minutes 0 seconds East 2117.10 feet along the South right of way line of the above said Houston and Texas Central Railroad right of way, and the North right of way line of the above said Spring Boulevard, to the point in the centerline of Cypress Creek;

THENCE along the centerline of the above said Cypress Creek with all its meanders as follows:

South 57 degrees 25 minutes 44 seconds West 26.35 feet;
South 12 degrees 17 minutes 7 seconds West 83.21 feet;
South 15 degrees 2 minutes 15 seconds East 43.15 feet;
South 37 degrees 48 minutes 58 seconds East 27.04 feet;
South 47 degrees 24 minutes 24 seconds East 89.56 feet;
South 41 degrees 34 minutes 50 seconds East 49.00 feet;
South 28 degrees 47 minutes 25 seconds East 97.48 feet;
South 18 degrees 5 minutes 49 seconds East 355.01 feet;
South 2 degrees 26 minutes 6 seconds East 34.84 feet; South 21 degrees 10 minutes 50 seconds West 94.83 feet;
South 49 degrees 7 minutes 57 seconds West 69.64 feet;
South 88 degrees 26 minutes 15 seconds West 60.17 feet;
North 79 degrees 57 minutes 12 seconds West 167.30 feet;
North 83 degrees 24 minutes 54 seconds West 103.82 feet;
North 72 degrees 8 minutes 44 seconds West 171.33 feet; North 69 degrees 33 minutes 51 seconds West 247.32 feet;
North 80 degrees 42 minutes 10 seconds West 359.40 feet;
North 66 degrees 50 minutes 56 seconds West 51.09 feet; North 80 degrees 42 minutes 47 seconds West 100.06 feet;
North 88 degrees 52 minutes 28 seconds West 83.40 feet; to a point in the centerline of Cypress Drive based on 50.00 feet of width;

THENCE North 0 degrees 0 minutes 29 seconds West 328.70 feet along the centerline of the above said Cypress Drive to a point for corner; also being the Southeast corner of the above said Tract No. 71;

THENCE North 89 degrees 58 minutes 31 seconds West 485.00 feet along the South line of the above said Tract No. 71 to a point for the Southwest corner of the above said Tract No. 71 and the Southwest corner of the tract of land herein described;

THENCE North 0 degrees 0 minutes 29 seconds West 1590.95 feet along the West line of the above said tracts numbered 59, 64, 71 to the PLACE OF BEGINNING of the tract of land herein described.

PLUS:

Tract 2:

All that portion of Tract No. 76 out of Houston Hot Wells Subdivision recorded in Volume 4, Page 64 of the Map Records of Harris County, Texas, to which reference is made for all purposes, the portion herein conveyed being all that portion of said Tract 76 lying North and East of the center line of Cypress Creek.

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EXHIBIT "B"

LEGAL DESCRIPTION OF BENEFITED PROPERTY

Tract 1:

**METES AND BOUNDS DESCRIPTION
TOWNE LAKE SEC 64
43.89 ACRES IN THE
JAMES BREWSTER SURVEY, ABSTRACT NO. 112
HARRIS COUNTY, TEXAS**

A 43.89 ACRE TRACT OF LAND SITUATED IN THE JAMES BREWSTER SURVEY, ABSTRACT NO. 112, HARRIS COUNTY, TEXAS, BEING OUT OF THE RESIDUE OF A CALLED 2015 ACRE TRACT DESCRIBED BY DEED TO CW SCOA WEST, L.P. AND RECORDED IN H.C.C.F. NO. Z345288; SAID 43.89 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, AS DETERMINED BY GPS MEASUREMENTS):

COMMENCING at a 5/8-inch capped iron rod stamped "Brown-Gay" found at the southwesterly corner of a called 1.748 acre tract described in deed and recorded under H.C.C.F. No. 20090333965 and in the east line of Cypress Creek Ranch Section One, a subdivision of record in Film Code Number 459094 of the Harris County Map Records from which a 5/8-inch capped iron rod stamped "Terra Surveying" found marking the southeasterly corner of the residue of a called 77.48 acre tract described in deed and recorded under H.C.C.F. No. U161927 bears North 87°18'48" East, a distance of 1036.75 feet;

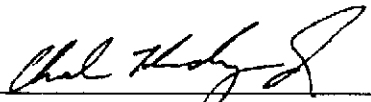
THENCE, South 02°43'01" East, with the east line of said Cypress Creek Ranch Section One, a distance of 599.99 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the northwest corner of the herein described tract and the **POINT OF BEGINNING**;

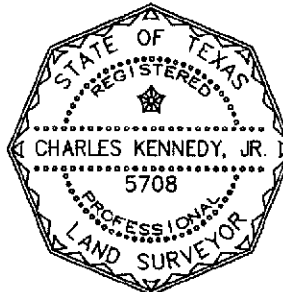
- (1) **THENCE**, North 87°18'48" East, a distance of 960.30 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the arc of a non-tangent curve to the left;
- (2) **THENCE**, along said non-tangent curve to the left having a radius of 525.00 feet, a central angle of 01°56'32", an arc length of 17.80 feet and a chord bearing South 01°44'45" East, a distance of 17.80 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the point of tangency;
- (3) **THENCE**, South 02°43'01" East, a distance of 36.66 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- (4) **THENCE**, North 87°16'59" East, a distance of 50.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the arc of a non-tangent curve to the right;
- (5) **THENCE**, along said non-tangent curve to the right having a radius of 25.00 feet, a central angle of 92°20'21", an arc length of 40.29 feet and a chord bearing North 43°27'10" East, a distance of 36.07 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the point of tangency;
- (6) **THENCE**, North 89°37'20" East, a distance of 26.05 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for a point of curvature to the right;
- (7) **THENCE**, along said curve to the right having a radius of 270.00 feet, a central angle of 41°34'59", an arc length of 195.96 feet and a chord bearing South 69°35'11" East, a distance of 191.68 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the point of tangency;
- (8) **THENCE**, South 48°47'41" East, a distance of 59.62 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for a point of curvature to the right;
- (9) **THENCE**, along said curve to the right having a radius of 570.00 feet, a central angle of 72°05'09", an arc length of 717.14 feet and a chord bearing South 12°45'07" East, a distance of 670.77 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the point of tangency;
- (10) **THENCE**, South 23°17'28" West, a distance of 260.15 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for a point of curvature to the left;

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- (11) **THENCE**, along said curve to the left having a radius of 2,030.00 feet, a central angle of 04°30'20", an arc length of 159.63 feet and a chord bearing South 21°02'18" West, a distance of 159.59 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for a point of reverse curvature;
- (12) **THENCE**, along said reverse curve to the right having a radius of 25.00 feet, a central angle of 88°02'53", an arc length of 38.42 feet and a chord bearing South 62°48'34" West, a distance of 34.75 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the point of tangency;
- (13) **THENCE**, North 73°09'59" West, a distance of 0.32 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner.
- (14) **THENCE**, South 16°50'01" West, a distance of 80.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the arc of a non-tangent curve to the right;
- (15) **THENCE**, along said non-tangent curve to the right having a radius of 25.00 feet, a central angle of 88°19'37", an arc length of 38.54 feet and a chord bearing South 29°00'11" East, a distance of 34.84 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for a point of reverse curvature;
- (16) **THENCE**, along said reverse curve to the left having a radius of 2,030.00 feet, a central angle of 05°22'56", an arc length of 190.69 feet and a chord bearing South 12°28'09" West, a distance of 190.62 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the southeast corner of the herein described tract;
- (17) **THENCE**, North 80°13'44" West, a distance of 26.98 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- (18) **THENCE**, North 84°36'06" West, a distance of 259.70 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- (19) **THENCE**, South 87°18'48" West, a distance of 843.13 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the southwest corner of the herein described tract and being in the east line of the aforementioned Cypress Creek Ranch Section One;
- (20) **THENCE**, North 02°43'01" West, with the east line of said Cypress Creek Ranch Section One, a distance of 1,450.01 feet to the **POINT OF BEGINNING** and containing 43.89 acres of land. This description accompanies a Plat, prepared by Edminster, Hinshaw, Russ and Associates, Inc. d/b/a EHRA and dated September, 2021.

EDMINSTER, HINSHAW, RUSS & ASSOCIATES, INC. d/b/a EHRA


Charles Kennedy, Jr., R.P.L.S.
Texas Registration No. 5708
10011 Meadowglen Lane
Houston, Texas 77042
713-784-4500
TBPLS No. 10092300



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PLUS:
Tract 2:

**METES AND BOUNDS DESCRIPTION
TOWNE LAKE SEC 65
18.49 ACRES IN THE
JAMES BREWSTER SURVEY, ABSTRACT NO. 112
HARRIS COUNTY, TEXAS**

A 18.49 ACRE TRACT OF LAND SITUATED IN THE JAMES BREWSTER SURVEY, ABSTRACT NO. 112, HARRIS COUNTY, TEXAS, BEING OUT OF THE RESIDUE OF A CALLED 2015 ACRE TRACT DESCRIBED BY DEED TO CW SCOA WEST, L.P. AND RECORDED IN H.C.C.F. NO. Z345288; SAID 18.49 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, AS DETERMINED BY GPS MEASUREMENTS):

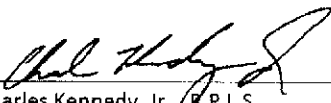
BEGINNING at a 5/8-inch capped iron pipe stamped "Brown-Gay" found at northwest corner of the herein described tract, the southwesterly corner of a called 1.748 acre tract described in deed and recorded under H.C.C.F. No. 20090333965 and in the east line of Cypress Creek Ranch Section One, a subdivision of record in Film Code Number 459094 of the Harris County Map Records;

- (1) **THENCE**, North 87°18'48" East, a distance of 1,036.75 feet to a 5/8-inch capped iron rod stamped "Terra Surveying" found marking the southeasterly corner of the residue of a called 77.48 acre tract described in deed and recorded under H.C.C.F. No. U161927;
- (2) **THENCE**, North 02°41'12" West, with the east line of said 77.48 residue tract, a distance of 14.88 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the northeasterly corner of the herein described tract and a point in the southwesterly right-of-way of Mound Road (100 feet wide) as recorded in F. C. No. 674383 and F.C. No. 679995 of the Harris County Map Records, being in the arc of a non-tangent curve to the right;
- (3) **THENCE**, with the southwesterly right-of-way line of said Mound Road and said non-tangent curve to the right having a radius of 1,950.00 feet, a central angle of 17°53'04", an arc length of 608.68 feet and a chord bearing South 53°18'17" East, a distance of 606.21 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for a point of compound curvature;
- (4) **THENCE**, along said compound curve to the right having a radius of 30.00 feet, a central angle of 92°05'22", an arc length of 48.22 feet and a chord bearing South 01°40'56" West, a distance of 43.19 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the point of tangency;
- (5) **THENCE**, South 47°43'36" West, a distance of 68.72 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for a point of curvature to the left;
- (6) **THENCE**, along said curve to the left having a radius of 750.00 feet, a central angle of 11°41'24", an arc length of 153.02 feet and a chord bearing South 41°52'55" West, a distance of 152.76 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for a point of reverse curvature;
- (7) **THENCE**, along said reverse curve to the right having a radius of 300.00 feet, a central angle of 05°10'06", an arc length of 27.06 feet and a chord bearing South 38°37'16" West, a distance of 27.05 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the point of tangency;
- (8) **THENCE**, South 41°12'19" West, a distance of 63.65 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for a point of curvature to the right;

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- (9) **THENCE**, along said curve to the right having a radius of 25.00 feet, a central angle of 82°26'51", an arc length of 35.97 feet and a chord bearing South 82°25'44" West, a distance of 32.95 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for a point of reverse curvature;
- (10) **THENCE**, along said reverse curve to the left having a radius of 330.00 feet, a central angle of 34°01'49", an arc length of 196.00 feet and a chord bearing North 73°21'45" West, a distance of 193.13 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the point of tangency;
- (11) **THENCE**, South 89°37'20" West, a distance of 26.46 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for a point of curvature to the right;
- (12) **THENCE**, along said curve to the right having a radius of 25.00 feet, a central angle of 91°43'51", an arc length of 40.03 feet and a chord bearing North 44°30'44" West, a distance of 35.89 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- (13) **THENCE**, North 88°38'49" West, a distance of 50.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- (14) **THENCE**, South 01°21'11" West, a distance of 41.43 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for a point of curvature to the left;
- (15) **THENCE**, along said curve to the left having a radius of 525.00 feet, a central angle of 02°07'41", an arc length of 19.50 feet and a chord bearing South 00°17'21" West, a distance of 19.50 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- (16) **THENCE**, South 87°18'48" West, a distance of 960.30 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the southwest corner of the herein described tract and being in the easterly line of said Reserve "B", Cypress Creek Ranch Section One;
- (17) **THENCE**, North 02°43'01" West, with the easterly line of said Reserve "B", Cypress Creek Ranch Section One, a distance of 599.99 feet to the **POINT OF BEGINNING** and containing 18.49 acres of land. This description accompanies a Plat, prepared by Edminster, Hinshaw, Russ and Associates, Inc. d/b/a EHRA and dated September, 2021.

EDMINSTER, HINSHAW, RUSS & ASSOCIATES, INC. d/b/a EHRA



Charles Kennedy, Jr., R.P.L.S.
Texas Registration No. 5708
10011 Meadowglen Lane
Houston, Texas 77042
713-784-4500
TBPLS No. 10092300



Date: 09/2021
Job No: 061-059-65
File No: R:\2006\061-059-65\Docs\Description\Boundary\06105964-TL_65_boundary.doc

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PLUS:
Tract 3:

**METES AND BOUNDS DESCRIPTION
TOWNE LAKE SEC 66
32.80 ACRES IN THE
JAMES BREWSTER SURVEY, ABSTRACT NO. 112
HARRIS COUNTY, TEXAS**

A 32.80 ACRE TRACT OF LAND SITUATED IN THE JAMES BREWSTER SURVEY, ABSTRACT NO. 112, HARRIS COUNTY, TEXAS, BEING OUT OF THE RESIDUE OF A CALLED 2015 ACRE TRACT DESCRIBED BY DEED TO CW SCOA WEST, L.P. AND RECORDED IN H.C.C.F. NO. Z345288; SAID 32.80 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, AS DETERMINED BY GPS MEASUREMENTS):

COMMENCING at a 5/8-inch capped iron pipe stamped "Brown-Gay" found at the southwesterly corner of a called 1.748 acre tract described in deed and recorded under H.C.C.F. No. 20090333965 and in the east line of Cypress Creek Ranch Section One, a subdivision of record in Film Code Number 459094 of the Harris County Map Records from which a 5/8-inch capped iron rod stamped "Terra Surveying" found marking the southeasterly corner of the residue of a called 77.48 acre tract described in deed and recorded under H.C.C.F. No. U161927 bears North 87°18'48" East, a distance of 1036.75 feet;

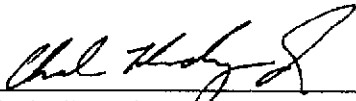
THENCE, South 02°43'01" East, with the east line of said Cypress Creek Ranch Section One, a distance of 2,050.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the northwest corner of the herein described tract and the **POINT OF BEGINNING**;

- (1) **THENCE**, North 87°18'48" East, a distance of 843.13 feet to a point for corner.
- (2) **THENCE**, South 84°36'06" East, a distance of 259.70 feet to a point for corner.
- (3) **THENCE**, South 80°13'44" East, a distance of 27.01 feet to a point for corner, being in the arc of a non-tangent curve to the right.
- (4) **THENCE**, along said non-tangent curve to the right having a radius of 1,860.13 feet, a central angle of 01°19'51", an arc length of 43.21 feet and a chord bearing North 10°21'36" East, a distance of 43.20 feet to a point for corner.
- (5) **THENCE**, South 79°00'08" East, a distance of 60.00 feet to a point for corner, being in the arc of a non-tangent curve to the right.
- (6) **THENCE**, along said non-tangent curve to the right having a radius of 25.00 feet, a central angle of 91°37'13", an arc length of 39.98 feet and a chord bearing North 56°48'28" East, a distance of 35.85 feet to the point of tangency.
- (7) **THENCE**, South 77°22'55" East, a distance of 73.17 feet to a point of curvature to the left.
- (8) **THENCE**, along said curve to the left having a radius of 530.00 feet, a central angle of 10°22'52", an arc length of 96.03 feet and a chord bearing South 82°34'21" East, a distance of 95.90 feet to the point of tangency.
- (9) **THENCE**, South 87°45'47" East, a distance of 229.30 feet to a point of curvature to the right.
- (10) **THENCE**, along said curve to the right having a radius of 475.00 feet, a central angle of 14°43'41", an arc length of 122.10 feet and a chord bearing South 80°23'57" East, a distance of 121.76 feet to the point of tangency.
- (11) **THENCE**, South 73°02'06" East, a distance of 146.13 feet to a point of curvature to the right.
- (12) **THENCE**, along said curve to the right having a radius of 30.00 feet, a central angle of 87°51'58", an arc length of 46.01 feet and a chord bearing South 29°06'07" East, a distance of 41.63 feet to a point of reverse curvature.
- (13) **THENCE**, along said reverse curve to the left having a radius of 1,850.00 feet, a central angle of 21°01'04", an arc length of 678.63 feet and a chord bearing South 04°19'20" West, a distance of 674.83 feet to the southeast corner of the herein described tract.

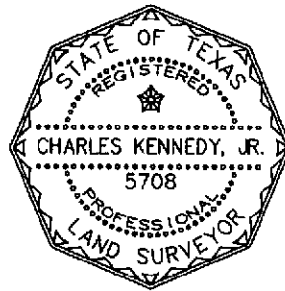
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- (14) **THENCE**, South 82°13'49" West, a distance of 568.10 feet to a point for corner.
- (15) **THENCE**, South 86°14'04" West, a distance of 193.77 feet to a point for corner.
- (16) **THENCE**, North 87°04'21" West, a distance of 182.06 feet to a point for corner.
- (17) **THENCE**, North 73°39'21" West, a distance of 921.01 feet to a point in the east line of aforementioned Reserve "A", Cypress Creek Ranch Section One and the southwest corner of the herein described tract.
- (18) **THENCE**, North 02°43'01" West, with the east line of said Reserve "A", a distance of 570.07 feet to the **POINT OF BEGINNING** and containing 32.80 acres of land. This description accompanies a Plat, prepared by Edminster, Hinshaw, Russ and Associates, Inc. d/b/a EHRA and dated October, 2021.

EDMINSTER, HINSHAW, RUSS & ASSOCIATES, INC. d/b/a EHRA



Charles Kennedy, Jr., R.P.L.S.
Texas Registration No. 5708
10011 Meadowglen Lane
Houston, Texas 77042
713-784-4500
TBPLS No. 10092300



Date: 10/2021
Job No: 061-059-66
File No: R:\2006\061-059-66\Docs\Description\Boundary\06105966-TL_66_boundary.doc

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Pages 12
12/03/2021 07:29 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$58.00

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.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

RP-2021-691668