DESCRIPTION OF A TRACT OF LAND CONTAINING
17.3623 ACRES (756,301 SQUARE FEET) SITUATED
IN THE I. & G.N.R.R. CO. SURVEY, ABSTRACT NO. 1446
AND THE I. & G.N.R.R. CO. SURVEY, ABSTRACT NO. 267
HARRIS COUNTY, TEXAS AND FORT BEND COUNTY, TEXAS

BEING A TRACT OF LAND CONTAINING 17.3623 ACRES (756,301 SQUARE FEET) SITUATED IN THE I. & G.N.R.R. CO. SURVEY, ABSTRACT NO. 1446, AND THE I. & G.N.R.R. CO. SURVEY, ABSTRACT NO. 267, IN HARRIS COUNTY, TEXAS AND FORT BEND COUNTY, TEXAS, BEING ALL OF UNRESTRICTED RESERVE "B-2" IN BLOCK 1 OF KATY MILLS UNRESTRICTED RESERVE B REPLAT, AS RECORDED UNDER FILM CODE NO. 697643 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS AND UNDER PLAT NO. 20210283 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS. SAID 17.3623-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" IN THE SOUTH LINE OF STAR LANE (ENTRANCE ROAD "B") (90.00 FEET WIDE) FOR THE NORTHEAST CORNER OF UNRESTRICTED RESERVE B-3 OF SAID BLOCK 1, A NORTHWEST CORNER OF SAID UNRESTRICTED RESERVE "B-2" AND THE NORTHWEST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 88°18'09"EAST, ALONG SAID RIGHT-OF-WAY LINE OF STAR LANE, A DISTANCE OF 520.16 FEET TO A FOUND 5/8-INCH IRON ROD FOR THE WEST END OF A CUTBACK CORNER AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF KATY-FORT BEND ROAD (115.00 FEET WIDE) AND THE SOUTH RIGHT-OF-WAY LINE OF SAID STAR LANE;

THENCE SOUTH 46°41'52"EAST, A DISTANCE OF 28.14 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED " SURVEY 1" FOR THE SOUTH END OF A CUTBACK CORNER AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF SAID KATY-FORT BEND ROAD AND THE SOUTH RIGHT-OF-WAY LINE OF SAID STAR LANE;

THENCE SOUTH 01°56'00"EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID KATY-FORT BEND ROAD, A DISTANCE OF 608.09 FEET TO A FOUND 5/8-INCH IRON ROD FOR A SOUTHEAST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 88°15'26"WEST, A DISTANCE OF 342.44 FEET TO A FOUND 1/2-INCH IRON ROD WITH CAP MARKED " SURVEY 1" FOR AN INTERIOR CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 01°44'34"EAST, A DISTANCE OF 279.08 FEET TO A FOUND 1/2-INCH IRON ROD WITH CAP MARKED " SURVEY 1" IN THE NORTHWEST RIGHT-OF-WAY LINE OF KINGSLAND BOULEVARD (100.00 FEET WIDE) FOR THE SOUTHEAST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE FOLLOWING A CURVE TO THE LEFT, ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF SAID KINGSLAND BOULEVARD, HAVING A RADIUS OF 1050.00 FEET, AN ARC LENGTH OF 612.65 FEET, A CHORD BEARING SOUTH 70°10'23"WEST AND A CHORD DISTANCE OF 603.99 FEET TO A FOUND 5/8-INCH IRON ROD FOR THE EAST END OF A CUTBACK CORNER AT THE INTERSECTION OF THE NORTHWEST RIGHT-OF-WAY LINE OF SAID KINGSLAND BOULEVARD AND THE NORTHEAST RIGHT-OF-WAY LINE OF PRAIRIE PARKWAY (ENTRANCE ROAD "C")(90.00 FEET WIDE);

THENCE NORTH 83°23'02"WEST, A DISTANCE OF 21.74 FEET TO A FOUND 5/8-INCH IRON ROD FOR THE WEST END OF A CUTBACK CORNER AT THE INTERSECTION OF THE NORTHWEST RIGHT-OF-WAY LINE OF SAID KINGSLAND BOULEVARD AND THE NORTHEAST RIGHT-OF-WAY LINE OF SAID PRAIRIE PARKWAY;

THENCE NORTH 39°48'59"WEST, ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF SAID PRAIRIE PARKWAY, A DISTANCE OF 96.37 FEET TO A FOUND 5/8-INCH IRON ROD FOR A POINT OF TANGENCY IN THE SOUTHWEST LINE OF THE SAID TRACT HEREIN DESCRIBED;

THENCE FOLLOWING A CURVE TO THE LEFT, ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF SAID PRAIRIE PARKWAY, HAVING A RADIUS OF 345.00 FEET, AN ARC LENGTH OF 286.58 FEET, A CHORD BEARING NORTH 63°36'47"WEST AND A CHORD DISTANCE OF 278.41 FEET TO A FOUND 5/8-INCH IRON ROD FOR A POINT OF TANGENCY IN THE SOUTHWEST LINE OF THE SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 87°25'37"WEST, ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF SAID PRAIRIE PARKWAY, A DISTANCE OF 0.21 FEET TO THE SOUTH END OF A CUTBACK CORNER AT THE INTERSECTION OF THE NORTHEAST RIGHT-OF-WAY LINE OF SAID PRAIRIE PARKWAY AND THE EAST RIGHT-OF-WAY LINE OF KATY MILLS CIRCLE (RING ROAD)(60.00 FEET WIDE);

THENCE NORTH 42°24'35"WEST, A DISTANCE OF 21.21 FEET TO A FOUND 5/8-INCH IRON ROD FOR WEST END OF A CUTBACK CORNER AT THE INTERSECTION OF THE NORTHEAST RIGHT-OF-WAY LINE OF SAID PRAIRIE PARKWAY AND THE EAST RIGHT-OF-WAY LINE OF SAID KATY MILLS CIRCLE;

THENCE NORTH 02°35'25"EAST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID KATY MILLS CIRCLE, A DISTANCE OF 382.18 FEET TO A FOUND 5/8-INCH IRON ROD FOR A POINT OF TANGENCY IN THE WEST LINE OF THE SAID TRACT HEREIN DESCRIBED;

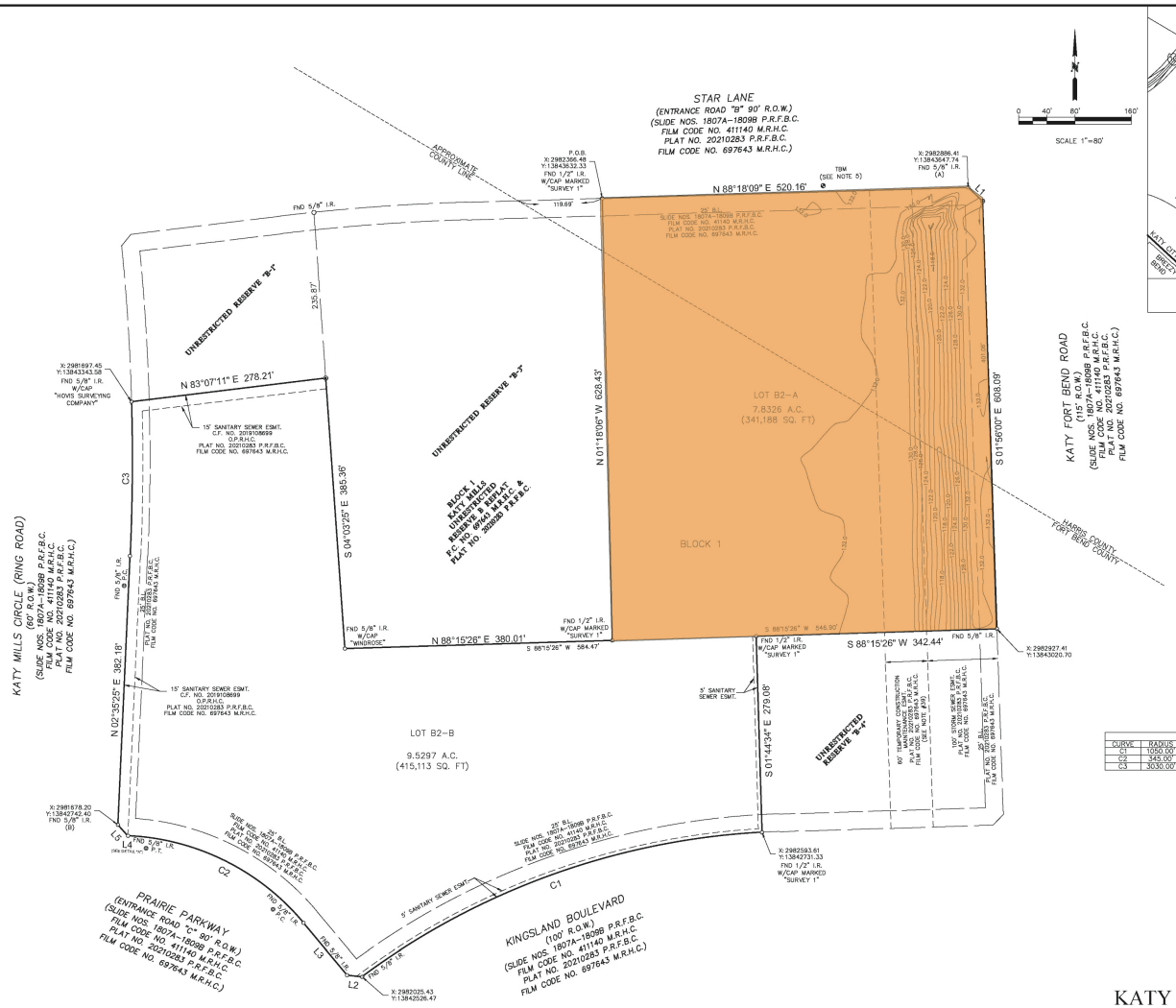
THENCE FOLLOWING A CURVE TO THE LEFT, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID KATY MILLS CIRCLE, HAVING A RADIUS OF 3030.00 FEET, AN ARC LENGTH OF 219.44 FEET, A CHORD BEARING NORTH 00°30'56"EAST AND A CHORD DISTANCE OF 219.39 FEET TO A FOUND 5/8-INCH IRON ROD WITH CAP MARKED "HOVIS SURVEYING COMPANY"FOR THE NORTHWEST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

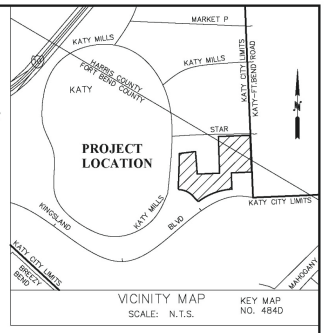
THENCE NORTH 83°07'11"EAST, A DISTANCE OF 278.21 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED " SURVEY 1" FOR A NORTHEAST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

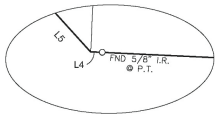
THENCE SOUTH 04°03'25"EAST, A DISTANCE OF 385.36 FEET TO A FOUND 5/8-INCH IRON ROD WITH CAP MARKED "WINDROSE" FOR AN INTERIOR CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 88°15'26"EAST, A DISTANCE OF 380.01 FEET TO A FOUND 1/2-INCH IRON ROD WITH CAP MARKED " SURVEY 1" FOR AN INTERIOR CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 01°18'06"WEST, A DISTANCE OF 628.43 FEET TO THE POINT OF BEGINNING AND CONTAINING 17.3623 ACRES (756,301 SQUARE FEET), MORE OR LESS.







DETAIL "A"
N.T.S.

LEGEND:

B.L.	=	BUILDING LINE
U.E.	=	UTILITY EASEMENT
A.E.	=	AERIAL EASEMENT
D.E.	=	DRAINAGE EASEMENT
W.L.E.	=	WATER LINE EASEMENT
S.S.E.	=	SANITARY SEWER EASEMENT
S.T.M.S.E.	=	STORM SEWER EASEMENT
P.A.E.	=	PERMANENT ACCESS EASEMENT
P.U.E.	=	PUBLIC UTILITY EASEMENT
M.R.F.B.C.	=	MAP RECORDS OF FORT BEND COUNTY
O.P.R.F.B.C.	=	OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY
D.R.F.B.C.	=	DEED RECORDS OF FORT BEND COUNTY
I.P.	=	IRON PIPE
I.R.	=	IRON ROD
R.O.W.	=	RIGHT OF WAY
VOL.	=	VOLUME
PG.	=	PAGE
P.O.B.	=	POINT OF BEGINNING
●	=	SET 1/2" IR W/CAP MARKED "SURVEY 1"
⊕	=	TEMPORARY BENCHMARK

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 46°41'52" E	28.14'
L2	N 83°23'02" W	21.74'
L3	N 39°48'59" W	96.37'
L4	N 87°25'37" W	0.21'
L5	N 42°24'35" W	21.21'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	1050.00'	612.65'	S 70°10'23" W	603.99'	33°25'50"
C2	345.00'	286.58'	N 63°36'47" W	278.41'	47°35'36"
C3	3030.00'	219.44'	N 00°30'56" E	219.39'	4°08'98"

KATY MILLS UNRESTRICTED RESERVES B2-A & B-2B

A SUBDIVISION OF 17.3623 ACRES (756,305 SQ FT) IN THE I.&G.N.R.R. COMPANY SURVEY, A-267, IN THE CITY OF KATY, FORT BEND COUNTY, TEXAS & THE I.&G.N.R.R. COMPANY SURVEY, A-1446, BEING A REPLAT OF UNRESTRICTED RESERVE "B-2" OF KATY MILLS UNRESTRICTED RESERVE B REPLAT, A SUBDIVISION RECORDED UNDER PLAT NO. 20210283 P.R.F.B.C. & FILM CODE NO. 697643 M.R.H.C.

1 BLOCK 2 RESERVES
JUNE 27, 2024

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Survey 1, Inc.
Your Land Survey Company
Firm Registration No. 100758-00
P.O. Box 2543 : Alvin, TX 77512 | (281)393-1393

PROJECT NO. 2-131771-24

OWNER:
EVEREST KATY LAND
HOLDING COMPANY LLC
KATY FORT BEND ROAD
KATY, TEXAS 77494

OWNER:
KE HE RUAN &
KATHY (XUI-ZHU) TANG
KATY FORT BEND ROAD
KATY, TEXAS 77494
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