

**DESCRIPTION OF A 11.501-ACRE  
(500,987 SQ. FT.) TRACT OF LAND  
SITUATED IN THE YANDELL FERRIS SURVEY, A-374  
FORT BEND COUNTY, TEXAS**

Being an 11.501-acre (500,987 Square Foot) tract of land situated in the Yandell Ferris Survey, A-374, Fort Bend County, Texas. Said 11.501-acre tract being all of that certain 11.501-acre tract, conveyed to Lapaul Properties, LLC, by File No. 2013076718 of the Official Public Records, Fort Bend County, Texas (hereinafter O.P.R.F.B.C.), and being further described by metes and bounds as follows with the basis of bearings being the Texas Coordinate System, South Central Zone 4204, (NAD 83) (2011 adj.), all coordinates shown hereon are grid coordinates and may be converted to surface by multiplying by the combined scale factor of 1.000130342, all distances are surface distances:

**BEGINNING (N = 13,762,576.76, E = 2,957,255.84)** at a found 5/8-inch iron rod in the westerly right-of-way line of Randon-Dyer Road, for the northeast corner of a called 69.774-acre tract, less and except an 8.734-acre tract, conveyed to Rosenberg Capital Group, LLC, by deed recorded under File No. 2009081937 of the O.P.R.F.B.C., and for the southeast corner of the tract herein described;

THENCE South 80 deg. 54 min. 41 sec. West, with the north line of said 69.774-acre tract, and with the south line of the tract herein described, a distance of 2,586.37 feet to a found 3/4-inch iron rod, for the northwest corner of said 69.774-acre tract, for a point in the east line of a called 240-acre tract, conveyed to Wade McNeill Exempt Unitrust, by deed recorded under File No. 1999005774 of the O.P.R.F.B.C., and for the southwest corner of the tract herein described;

THENCE North 09 deg. 08 min. 27 sec. West, with the east line of said 240-acre tract, and with the west line of the tract herein described, a distance of 362.25 feet to a found 5/8-inch iron rod with an illegible cap, for a point in the east line of said 240-acre tract, for the southwest corner of a called 11.50-acre tract, conveyed to Worldwide Packaging, L.P., by deed recorded under File No. 2005037113 of the O.P.R.F.B.C., and for the northwest corner of the tract herein described;

THENCE North 80 deg. 54 min. 41 sec. East, with the south line of said 11.50-acre tract, and with a north line of the tract herein described, a distance of 1144.22 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the westerly southeast corner of said 11.50-acre tract, for the southwest corner of a called 10.009-acre tract, conveyed to Worldwide Packaging, L.P., by deed recorded under File No. 2010016715 of the O.P.R.F.B.C., for the northwest corner of a called 10.013-acre tract, conveyed to WSCB Properties, Ltd., by deed recorded under File No. 2002123758 of the O.P.R.F.B.C., and for the westerly northeast corner of the tract herein described;

THENCE South 09 deg. 05 min. 19 sec. East, with the west line of said 10.013-acre tract, and with an east line of the tract herein described, a distance of 302.25 feet to a 5/8" iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the southwest corner of said 10.009-acre tract, and for an interior corner of the tract herein described, from which a found 1"x1" square post bears, North 28 deg. 05 min. 51 sec. West, 1.00 feet;

THENCE North 80 deg. 54 min. 41 sec. East, with the south line of said 10.013-acre tract, and with a north line of the tract herein described, a distance of 1442.63 feet to an "X" cut set for a point in the westerly right-of-way line of said Randon-Dyer Road, for the southeast corner of said 10.009-acre tract, and for the easterly northeast corner of the tract herein described;

THENCE South 08 deg. 56 min. 54 sec. East, with the westerly right-of-way line of said Randon-Dyer Road, and with an east line of the tract herein described, a distance of 60.00 feet to the **POINT OF BEGINNING** and containing 11.501 acres (500,987 Square Feet) of land.

This description is accompanied by a plat of even survey date.

Compiled by:  
Weisser Engineering & Surveying  
19500 Park Row  
Houston, Texas 77084  
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