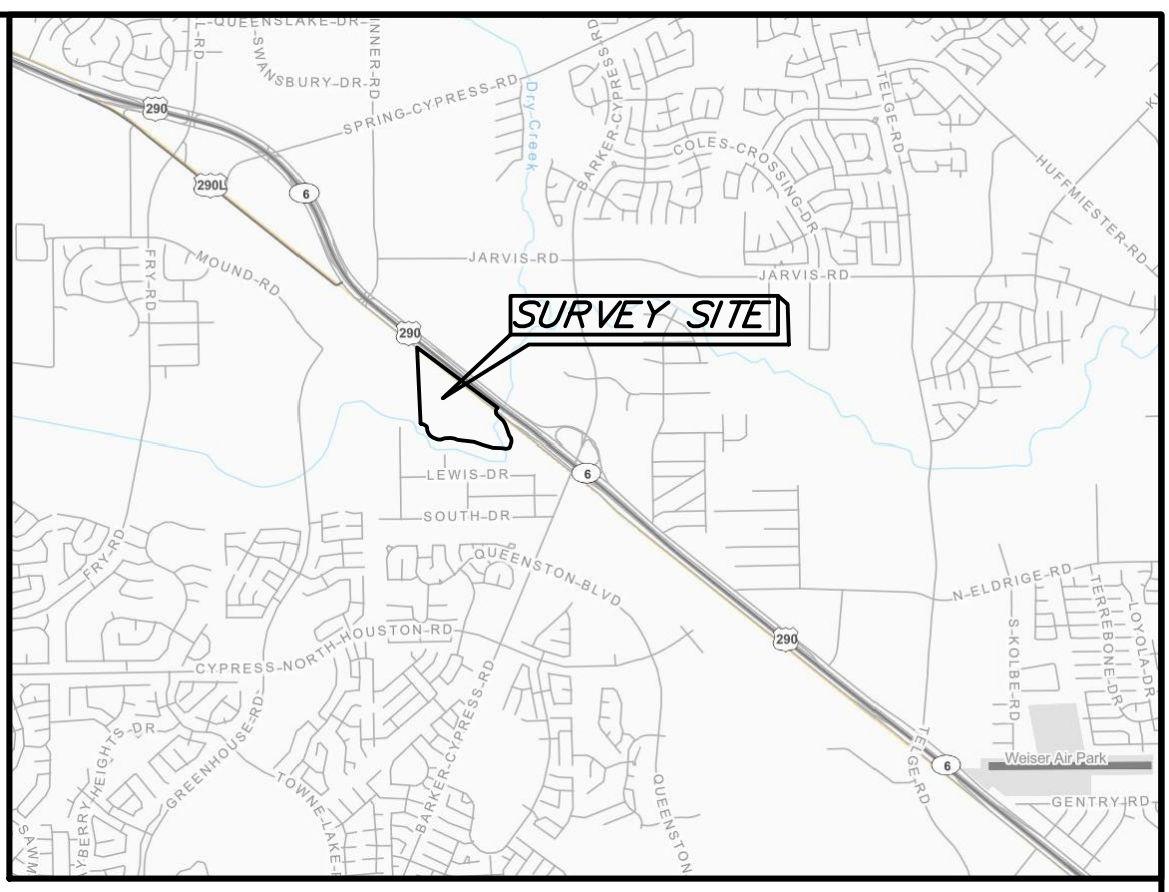
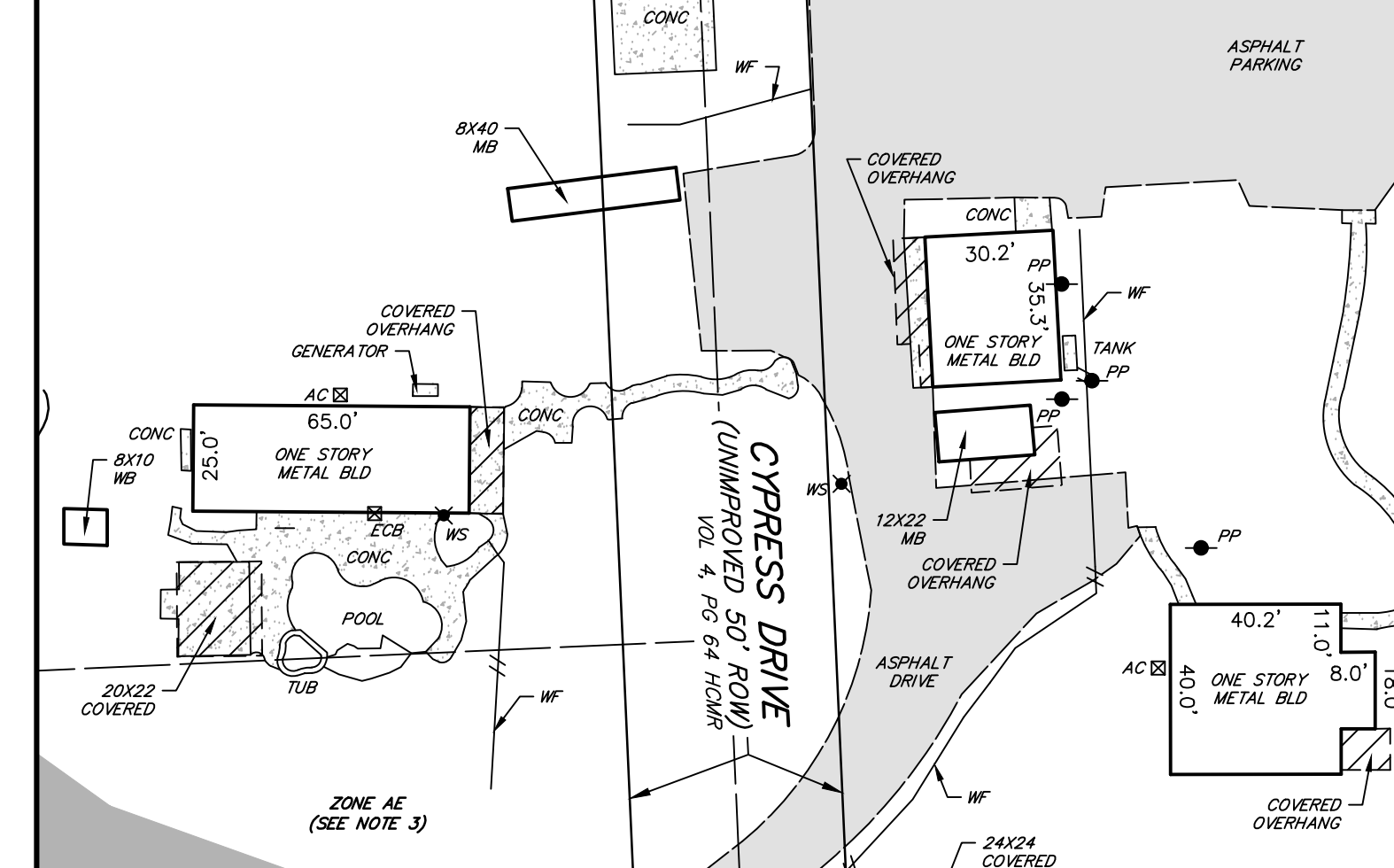


LINE	BEARING	DISTANCE
L1	S 43°29'01" W	40.10
L2	S 12°29'00" W	41.98
L3	S 04°03'44" E	32.51
L4	S 31°48'06" E	32.51
L5	S 46°19'53" W	37.84
L6	S 31°20'41" E	77.03
L7	S 21°30'18" E	97.00
L8	S 18°47'18" E	159.40
L9	S 31°38'01" E	73.83
L10	S 12°11'21" W	69.30
L11	S 04°45'59" W	24.88
L12	S 16°00'42" W	113.84
L13	S 44°44'12" W	28.84
L14	S 68°17'00" W	30.42
L15	S 89°20'59" W	31.30
L16	N 83°38'47" W	95.47
L17	N 87°15'41" W	183.35
L18	N 74°06'46" W	209.08
L19	N 71°59'34" W	200.42
L20	N 82°42'29" W	159.74
L21	N 68°58'06" W	67.96
L22	N 78°22'45" W	45.58
L23	N 86°18'45" W	81.67
L24	S 89°32'26" W	122.79
L25	S 69°18'47" W	81.67
L26	S 87°34'12" W	50.98
L27	N 25°57'59" W	53.48
L28	N 69°48'46" W	65.49
L29	N 53°41'37" W	86.39
L30	N 36°21'13" W	65.60
L31	N 20°58'59" W	56.23
L32	N 08°00'26" W	65.23
L33	N 55°52'31" W	58.30
L34	N 73°21'06" W	171.59



VICINITY MAP

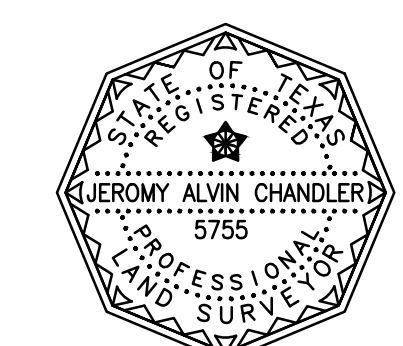
STATE OF TEXAS §  
 COUNTY OF HARRIS §  
 A METES & BOUNDS description of a certain 51,010 acre tract of land situated in the William K Hamblin Survey Abstract No. 316 in Harris County, Texas, being all of a called 48,6518 acres described as Tract 1 and the portion of Lot 76 of the Houston Hot Wells Subdivision as recorded in Volume 4, Page 84 of the Harris County Map records, lying northeast of Cypress Creek, described as Tract 2, both conveyed to Dallas Lamar in the deed recorded under Clerk's File No. 20010018813 of the Harris County Official Public Records of Real Property, said 51,010 acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System, South Central Zone, NAD 83:  
 COMMENCING at a found 5/8-inch iron rod found at the intersection of the southerly line of Lot 72, common with the northerly line of Lot 75 of said Houston Hot Wells Subdivision with the easterly right-of-way line of West Drive (a 50-foot right-of-way) as shown on the map of said Houston Hot Wells Subdivision;  
 THENCE, North 87 Degrees 26 Minutes 38 Seconds East, with said common line, a distance of 1589.16 feet to a point in the centerline of Cypress Creek, being the northeast corner of said Lot 75, common with the southeast corner of said Lot 76 and the northwest corner of said Lot 76 and the POINT OF BEGINNING of the herein described tract;  
 THENCE, North 02 Degrees 33 Minutes 22 Seconds West, with the easterly lines of Lots 72, 63, 60 and 51, common with the westerly lines of lots 71, 64 and 59 all of said Houston Hot Wells Subdivision, passing at a distance of 150.00 feet a 5/8-inch iron rod (with cap stamped "Quiddity") set for reference and continuing for an overall distance of 1589.16 feet to a 5/8-inch iron rod (with cap stamped "Quiddity") set in the southerly line of a 100-foot wide Union Pacific Railroad Right-of-way, common with the northerly right-of-way line of Spring Boulevard (a 50-foot right-of-way) as shown on the map of said Houston Hot Wells Subdivision;  
 THENCE, South 53 Degrees 07 Minutes 35 Seconds East, with said common line, passing at a distance of 1930.75 feet a 5/8-inch iron rod (with cap stamped "Quiddity") set for reference and continuing for an overall distance of 2096.86 feet to a point in the centerline of said Cypress Creek;  
 THENCE, with the centerline of said Cypress Creek the following 34 calls:

1. South 43 Degrees 29 Minutes 01 Seconds West, a distance of 40.10 feet;
  2. South 13 Degrees 28 Minutes 09 Seconds West, a distance of 41.98 feet;
  3. South 04 Degrees 03 Minutes 44 Seconds East, a distance of 32.51 feet;
  4. South 31 Degrees 48 Minutes 06 Seconds East, a distance of 32.51 feet;
  5. South 46 Degrees 19 Minutes 53 Seconds East, a distance of 174.94 feet;
  6. South 31 Degrees 20 Minutes 41 Seconds East, a distance of 77.03 feet;
  7. South 21 Degrees 30 Minutes 18 Seconds East, a distance of 97.05 feet;
  8. South 19 Degrees 47 Minutes 18 Seconds East, a distance of 159.40 feet;
  9. South 31 Degrees 38 Minutes 01 Seconds East, a distance of 73.83 feet;
  10. South 12 Degrees 11 Minutes 47 Seconds East, a distance of 49.50 feet;
  11. South 04 Degrees 45 Minutes 59 Seconds West, a distance of 24.88 feet;
  12. South 16 Degrees 00 Minutes 42 Seconds West, a distance of 113.84 feet;
  13. South 44 Degrees 44 Minutes 12 Seconds West, a distance of 29.84 feet;
  14. South 68 Degrees 17 Minutes 00 Seconds West, a distance of 30.42 feet;
  15. South 86 Degrees 20 Minutes 59 Seconds West, a distance of 31.32 feet;
  16. North 83 Degrees 38 Minutes 47 Seconds West, a distance of 95.47 feet;
  17. North 87 Degrees 15 Minutes 41 Seconds West, a distance of 183.35 feet;
  18. North 73 Degrees 06 Minutes 36 Seconds West, a distance of 209.28 feet;
  19. North 71 Degrees 59 Minutes 34 Seconds West, a distance of 200.42 feet;
  20. North 82 Degrees 42 Minutes 29 Seconds West, a distance of 342.54 feet;
  21. North 68 Degrees 58 Minutes 06 Seconds West, a distance of 67.96 feet;
  22. North 78 Degrees 22 Minutes 58 Seconds West, a distance of 45.68 feet;
  23. North 86 Degrees 18 Minutes 45 Seconds West, a distance of 40.20 feet;
  24. South 89 Degrees 32 Minutes 26 Seconds West, a distance of 122.79 feet;
  25. South 69 Degrees 18 Minutes 47 Seconds West, a distance of 80.67 feet;
  26. South 87 Degrees 34 Minutes 12 Seconds West, a distance of 50.96 feet;
  27. North 75 Degrees 57 Minutes 29 Seconds West, a distance of 53.48 feet;
  28. North 65 Degrees 48 Minutes 46 Seconds West, a distance of 66.27 feet;
  29. North 53 Degrees 41 Minutes 37 Seconds West, a distance of 86.39 feet;
  30. North 36 Degrees 21 Minutes 15 Seconds West, a distance of 58.80 feet;
  31. North 20 Degrees 56 Minutes 59 Seconds West, a distance of 56.23 feet;
  32. North 06 Degrees 00 Minutes 52 Seconds West, a distance of 62.54 feet;
  33. North 29 Degrees 42 Minutes 25 Seconds West, a distance of 29.53 feet;
  34. North 55 Degrees 52 Minutes 31 Seconds West, a distance of 58.30 feet;
- THENCE, North 73 Degrees 21 Minutes 06 Seconds West, continuing with said centerline, a distance of 71.50 feet to the POINT OF BEGINNING, CONTAINING 51,010 acres in Harris County, Texas as shown on drawing number 18513 in the offices of Quiddity in Belaire, Texas.

TITLE NOTES:  
 1. Reference to Commitment for Title Insurance issued by Bluebonnet Abstract & Title, L.L.C. of No. Pre-2022-36, having an effective date of December 19, 2022. No further research for easements or encumbrances was performed by Quiddity.  
 2. According to Commitment for Title Insurance the property is subject to the relative covenants of record, recorded in/under Clerk's File No. 20210691666 of the Official Records of Harris County, Texas.  
 3. Item No. 10h of said Commitment for Title Insurance mentions an Easement granted to Houston Lighting and Power Company by Instrument recorded in/under Clerk's File No. E595491 of the Official Records of Harris County, Texas. Does affect subject tract and shown hereon.  
 4. Item No. 10i of said Commitment for Title Insurance mentions an Easement granted to Reliant Energy Incorporated, dba CenterPoint Energy Houston Electric by Instrument recorded in/under Clerk's File No. V983543 of the Official Records of Harris County, Texas. Does affect subject tract and shown hereon.  
 5. Item No. 10g of said Commitment for Title Insurance mentions an Easement Deed by Court Order in Settlement of Landowner Action dated February 12, 2015, recorded in Clerk's File No. RP-2019-57157 of the Official Records of Harris County, Texas. Does affect subject tract but not place.

GENERAL NOTES:  
 1. Bearings shown hereon are based on the Texas Coordinate System, South Central Zone, NAD 83.  
 2. This survey does not provide any determination concerning wetlands, fault lines, toxic waste or any other environmental issues. Such matters should be directed by the client or prospective purchaser to an expert consultant.  
 3. According to Map No. 48201C0410M of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Harris County dated October 16, 2013, the subject tract is situated within Zone AE, defined as areas with Base Flood Elevations determined and within the Floodway Area in Zone AE, defined as the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.  
 This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.  
 The location of the flood zone lines shown hereon were determined by scaling from said FIRM map. The actual location as determined by elevation contours may differ. Quiddity Engineering, L.L.C. assumes no liability as to the accuracy of the location of the flood zone limits.  
 4. The square footage totals as shown hereon are based on the mathematical closure of the courses and distances reflected on this survey. It does not include the tolerances that may be present due to position accuracy of the boundary monuments shown hereon.

Subject to the General Notes shown:  
 To: Bluebonnet Abstract & Title, L.L.C.  
 We, Quiddity, acting by and through Jeremy Alvin Chandler, a Registered Professional Land Surveyor, hereby certify that this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition 2 Survey.  
 The fieldwork was completed on March 16, 2023  
 Date of Plot or Map: March 29, 2023



LAND TITLE SURVEY  
 OF  
 51,010 ACRES  
 IN THE  
 WILLIAM K HAMBLIN  
 SURVEY, A-316  
 HARRIS COUNTY, TEXAS  
 MARCH 2023

