

**Tract 2**  
**METES AND BOUNDS DESCRIPTION**  
**3.0408 ACRES**  
**HARRIS COUNTY, TEXAS**  
August 21, 2019

All that certain 3.0408 acre (132,458 square foot) tract of land located in the J. O. Thomas Survey, Abstract Number 1497, Harris County, Texas, being out and a part of Unrestricted Reserve "A", in Block 1, of ENERGY PARK WEST SEC 1, a Subdivision as shown on the Plat thereof recorded at Film Code Number 667205 of the Harris County Map Records (H.C.M.R.), also being out of and a part of the residue of a called 64.720 acre tract of land as described in a conveyance to FS Clay, L.L.C. by a Special Warranty Deed recorded under Harris County Clerk's File (H.C.C.F.) Number 20130169340, and being more particularly described by metes and bounds as follows: (All bearings are based on the Texas Coordinate System of 1983, South Central Zone 4204)

**COMMENCING FOR REFERENCE** at a 5/8-inch iron rod with cap found at the upper southwest corner of the residue of a called 157.109 acre tract of land as described in a conveyance to Clay Venture Fund # 3, L.P. by a Special Warranty Deed recorded under H.C.C.F. Number 20090114730 and being in the lower east line of said Unrestricted Reserve "A", and from which 5/8-inch iron rod found bears North 02° 10' 21" West, a distance of 1,039.73 feet;

**THENCE**, North 11° 08' 11" West, a distance of 385.07 feet to the **POINT OF BEGINNING** and being the southeast corner of the herein described tract;

**THENCE**, South 87° 49' 39" West, a distance of 504.00 feet to the southeast corner of the herein described tract;

**THENCE**, North 02° 10' 21" West, a distance of 262.81 feet to the northwest corner of the herein described tract;

**THENCE**, North 87° 49' 39" East, a distance of 504.00 feet to the northeast corner of the herein described tract;

**THENCE**, South 02° 10' 21" East, a distance of 262.81 feet to the **POINT OF BEGINNING** and containing a computed area of 3.0408 acres (132,458 square feet) of land.



Ronald G. Harrison, R.P.L.S.  
Texas Registration No. 5342  
TBPLS Firm Registration Number 10009000



\\18030-ENERGY PARK WEST Survey 2019\01 CAD\2\Exhibits\18030 Tract 2.dwg, 8/27/2019 12:29:05 PM, \\main-16\C45038

JL GATES, LLC  
Called 26.907 Acres  
H.C.C.F. No. 20150587647

CHE TED CHEN and HAU SEN CHEN  
Called 20.317 Acres  
H.C.C.F. No. 6970411

Reference Line  
50' ROW Easement  
United Texas Transmission Company  
HCCF No. H114236

Houston Pipe Line Company  
Baseline of a 50' ROW  
HCCF No. M314465

40' WIDE EASEMENT  
HCCF No. 20090073722

30' WIDE  
MONUMENT PIPELINE ROW  
HCCF No. 20070113167

Humble Oil &  
Refining Company  
call 50' Pipeline  
ROW & Easement  
HCCF No.  
C495649

Residue of Clay Venture Fund #3, L.P.  
Called 157.109 Acres  
H.C.C.F. No. 20090114730

Zamindari LLC  
Called 2.950 Acres  
H.C.C.F. No. RP-2017-563184  
Tract 7

Tract 6

Residue of  
FS Clay, L.L.C.  
Called 64.720 Acres  
H.C.C.F. No. 20130169340  
Tract 5

60' Access, Ingress  
and Egress  
H.C.C.F. No. 20140508156

Tract 4

Tract 3

Tract 2  
3.0408 Acres  
132,458 Square Feet  
N 87°49'39" E 504.00'  
S 02°10'21" E 262.81'  
S 87°49'39" W 504.00' P.O.B.

Residue of Clay Venture Fund #3, L.P.  
Called 157.109 Acres  
H.C.C.F. No. 20090114730

Tract 1  
①  
Unrestricted Reserve "A"  
ENERGY PARK WEST SEC 1  
F.C. 667205, H.C.M.R.

25' Building Line  
F.C. 667205, H.C.M.R.

P.O.C.  
Fnd. 5/8" Iron Rod w/Cap

CLAY ROAD  
Asphalt pavement (width varies)

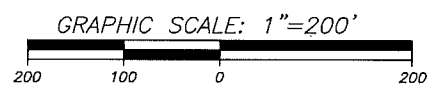
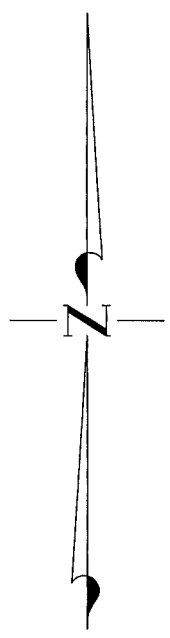
Fnd. 5/8" Iron Rod

J. O. Thomas Survey,  
A-1497

N 02°10'21" W 1,039.73'

S 02°10'21" E 262.81'

N 11°08'11" W  
385.07'



### EXHIBIT MAP

 **Benchmark Engineering Corporation**  
Consulting Engineers - Planners - Surveyors

2401 Fountainview Suite 500  
Houston, Texas 77057 U.S.A. (713)266-9930  
Scale: 1"=200' Date: 8/27/19 Job No. 18030  
TBPLS Firm Registration Number 10009000