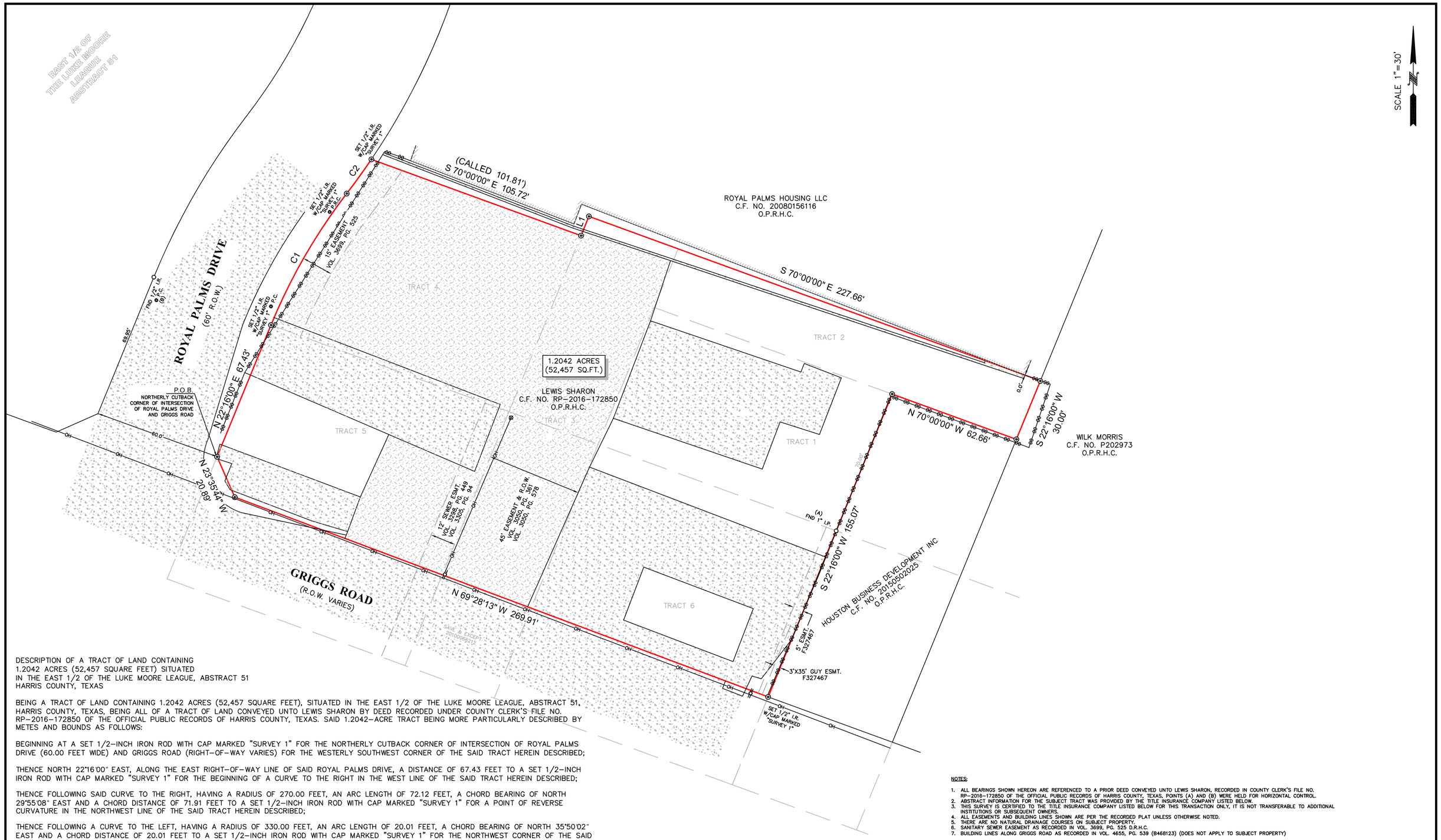

DESCRIPTION OF A TRACT OF LAND CONTAINING
1.2042 ACRES (52,457 SQUARE FEET) SITUATED
IN THE EAST 1/2 OF THE LUKE MOORE LEAGUE, ABSTRACT 51
HARRIS COUNTY, TEXAS

BEING A TRACT OF LAND CONTAINING 1.2042 ACRES (52,457 SQUARE FEET), SITUATED IN THE EAST 1/2 OF THE LUKE MOORE LEAGUE, ABSTRACT 51, HARRIS COUNTY, TEXAS, BEING ALL OF A TRACT OF LAND CONVEYED UNTO LEWIS SHARON BY DEED RECORDED UNDER COUNTY CLERK'S FILE NO. RP-2016-172850 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS. SAID 1.2042-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" FOR THE NORTHERLY CUTBACK CORNER OF INTERSECTION OF ROYAL PALMS DRIVE (60.00 FEET WIDE) AND GRIGGS ROAD (RIGHT-OF-WAY VARIES) FOR THE WESTERLY SOUTHWEST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 22°16'00" EAST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID ROYAL PALMS DRIVE, A DISTANCE OF 67.43 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" FOR THE BEGINNING OF A CURVE TO THE RIGHT IN THE WEST LINE OF THE SAID TRACT HEREIN DESCRIBED;

THENCE FOLLOWING SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 270.00 FEET, AN ARC LENGTH OF 72.12 FEET, A CHORD BEARING OF NORTH 29°55'08" EAST AND A CHORD DISTANCE OF 71.91 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" FOR A POINT OF REVERSE CURVATURE IN THE NORTHWEST LINE OF THE SAID TRACT HEREIN DESCRIBED;

THENCE FOLLOWING A CURVE TO THE LEFT, HAVING A RADIUS OF 330.00 FEET, AN ARC LENGTH OF 20.01 FEET, A CHORD BEARING OF NORTH 35°50'02" EAST AND A CHORD DISTANCE OF 20.01 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" FOR THE NORTHWEST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 70°00'00" EAST, A DISTANCE OF 105.72 FEET (CALLED 101.81 FEET) TO AN INTERIOR CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 22°16'00" EAST, A DISTANCE OF 9.85 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" FOR AN ANGLE POINT IN THE NORTH LINE OF THE SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 70°00'00" EAST, A DISTANCE OF 227.66 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" FOR THE NORTHEAST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 22°16'00" WEST, A DISTANCE OF 30.00 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" FOR AN ANGLE POINT IN THE EAST LINE OF THE SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 70°00'00" WEST, A DISTANCE OF 62.66 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" FOR AN INTERIOR CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 22°16'00" WEST, A DISTANCE OF 155.07 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" IN THE NORTH RIGHT-OF-WAY LINE OF SAID GRIGGS ROAD FOR THE SOUTHEAST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 69°28'13" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID GRIGGS ROAD, A DISTANCE OF 269.91 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" FOR THE EASTERLY CUTBACK CORNER OF SAID INTERSECTION AND FOR THE SOUTHERLY SOUTHWEST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 23°35'44" WEST, A DISTANCE OF 20.89 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.2042 ACRES (52,457 SQUARE FEET), MORE OR LESS.

LEGEND

- POWER POLE
- SERVICE POLE
- OVERHEAD UTILITY LINES
- CONCRETE
- ASPHALT
- SET 1/2" I.R. W/CAP MARKED "SURVEY 1"
- ADJOINING STRUCTURE
- FENCE — CHAIN LINK

LINE	BEARING	DISTANCE
L1	N 22°16'00" E	9.85'

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	270.00'	72.12'	N 29°55'08" E	71.91'
C2	330.00'	20.01'	N 35°50'02" E	20.01'

NOTES:

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED UNTO LEWIS SHARON, RECORDED IN COUNTY CLERK'S FILE NO. RP-2016-172850 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
2. ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED BELOW.
3. THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED BELOW FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
4. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
5. THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
6. SANITARY SEWER EASEMENT AS RECORDED IN VOL. 3699, PG. 525 D.R.H.C.
7. BUILDING LINES ALONG GRIGGS ROAD AS RECORDED IN VOL. 4655, PG. 539 (B468123) (DOES NOT APPLY TO SUBJECT PROPERTY)

TITLE COMPANY: Chicago Title
832-772-1400

G.F. #: CTH -PH-CTT19703081MJ

ISSUE DATE: JAN. 29, 2019

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 1.2042 ACRES (52,457 SQUARE FEET) SITUATED IN THE EAST 1/2 OF THE LUKE MOORE LEAGUE, ABSTRACT 51, HARRIS COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS.

STATE OF TEXAS REGISTERED RICHARD FUSSELL 4148 PROFESSIONAL LAND SURVEYOR

SURVEYORS CERTIFICATE:
IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON FEBRUARY 07, 2019 AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

RICHARD FUSSELL
RPLS# 4148

CLIENT: HOUSTON BUSINESS DEVELOPMENT, INC.

ADDRESS: 5503, 5427 & 5423 GRIGGS ROAD

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Survey 1, Inc.
Your Land Survey Company
Firm Registration No. 100758-00
P.O. Box 2543 | Alvin, TX 77512 | (281)393-1382

FIELD CREW: JF	TECH: EF
DRAFTER: AR	FINAL CHECK: EF
DATE: 2-14-19	
JOB# 2-70147-19	