

COMMENCING at a 3/8-inch iron rod found at the northeast corner of said 5.100 acre Duren tract, being the southeast corner of that tract described as 5.100 acres conveyed by Gift Deed to Stacey Lynn Trowbridge, and recorded in H.C.C.F. No. RP-2017-311100, O.P.R.R.P.H.C.T.;

THENCE, South 87°48'12" West, along the north line of said 5.100 acre Duren tract, and the south line of said 5.100 acre Trowbridge tract, a distance of 619.37 feet to a 5/8-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap set in the proposed east right-of-way line of FM 2100, on a curve to the right, for the **POINT OF BEGINNING**, having Surface Coordinates of N=13,963,385.93, E=3,198,765.43, and being 75.00 feet right of proposed Engineer's Baseline Station 253+71.06, said point being the northeast corner of the parcel described herein;

more particularly described by metes and bounds as follows:

BEING a 0.1482 of one acre (6,457 square feet) parcel of land located in the James H. Isbell Survey, Abstract No. 473, Harris County, Texas, being a portion of that tract conveyed by Warranty Deed from Ozelle Duren to Denah L. Duren as executed on March 31, 2010, and recorded in Harris County Clerk's File (H.C.C.F.) No. 20100126256, Film Code (F.C.) No. RP 071-12-1487, Official Public Records of Real Property, Harris County, Texas (O.P.R.R.P.H.C.T.), and being further described as 5.100 acres (Tract 11) in Deed with Note to Grantor, and recorded in H.C.C.F. No. F114555, F.C. No. 163-11-1928, O.P.R.R.P.H.C.T.; said 0.1482 of one acre parcel of land being

PROPERTY DESCRIPTION FOR PARCEL P0080716

County: Harris
 Highway: FM 2100
 Limits: SH 99 to Huffman-Cleveland Road North
 RCST: 1062-02-029

EXHIBIT A

THENCE, along the proposed east right-of-way line of FM 2100, crossing said 5.100 acre Duren tract the following two (2) courses, numbered 1 and 2:

1) 26.29 feet along the arc of said curve to the right, having a radius of 8,075.00 feet, a delta angle of 00°11'11", a chord bearing of South 01°52'50" East, and a chord distance of 26.29 feet to a point (unable to set), being 75.00 feet right of proposed Engineer's Baseline Station 253+45.01, and **

2) South 01°47'14" East, a distance of 320.73 feet to a 5/8-inch iron rod with TXDOT aluminum cap set in the south line of said 5.100 acre Duren tract, being in the north line of that tract conveyed by Quitclaim Deed to James Patrick Sandell, and recorded in H.C.C.F. No. S270265, F.C. No. 511-39-0467, O.P.R.R.P.H.C.T., and being further described as 5.100 acres (Tract 12) in Deed with Note to Grantor, and recorded in H.C.C.F. No. L832867, F.C. No. 126-77-0540, O.P.R.R.P.H.C.T., and being 75.00 feet right of proposed Engineer's Baseline Station 250+24.28, said point being the southeast corner of the parcel described herein, from which a 3/8-inch iron rod found bears North 87°51'00" East, a distance of 622.31 feet to a point at southeast corner of said 5.100 acre Duren tract, being the northeast corner of said 5.100 acre Sandell tract, and North 05°39'08" East, a distance of 3.59 feet;

3) THENCE, South 87°51'00" West, along the south line of said 5.100 acre Duren tract, and the north line of said 5.100 acre Sandell tract, a distance of 19.24 feet to a 3/8-inch iron rod found at the southwest corner of said 5.100 acre Duren tract, being the northwest corner of said 5.100 acre Sandell tract, and being in the existing east right-of-way line of FM 2100 (Huffman-Cleveland Road, approximately 100 foot width occupied right-of-way, containing 60 foot width dedicated right-of-way), said point being the southwest corner of the parcel described herein;

4) THENCE, North 01°34'43" West, along the west line of said 5.100 acre Duren tract, and the existing east right-of-way line of FM 2100, a distance of 347.02 feet to a 3/8-inch iron rod found at the northwest corner of said 5.100 acre Duren tract, being the southwest corner of said 5.100 acre Trowbridge tract;

EXHIBIT A

5) THENCE, North 87°48'12" East, along the north line of said 5.100 acre Duren tract, and the south line of said 5.100 acre Trowbridge tract, a distance of 17.93 feet to the POINT OF BEGINNING and containing 0.1482 of one acre (6,457 square feet) of land within these metes and bounds.

Coordinates and distances are U.S. Survey Feet, displayed in surface values and may be converted to grid by dividing by the TXDOT surface adjustment factor of 1.00013.

All bearings and coordinates shown hereon are referenced to the Texas Coordinate System, South Central Zone (4204), North American Datum of 1983, 2011 Adjustment, Epoch 2010.00. Horizontal and Vertical control values were established by McGray & McGray Land Surveyors, Inc., dated June 2023.

Horizontal and vertical control values were established by McGray & McGray Land Surveyors, Inc., dated June 2023. Control monuments held include: H20010037, H20010038, H2000110, H2000111, H2000112, H2000113, N1020001, & N1020002.

Abstracting was performed from May 2023 to June 2024.

Field Surveying was performed from May 2023 to June 2024.

** The monument described and set in this call may be replaced with a TXDOT Type II right-of-way marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TXDOT.

McGray & McGray was unable to obtain right-of-entry at the time of the survey. Monuments were unable to be set, where noted.

EXHIBIT A

EXHIBIT A

Access will be permitted to the remainder property abutting the highway facility.

A parcel plat of even date was prepared in conjunction with this property description.

STATE OF TEXAS §
COUNTY OF TRAVIS §
KNOW ALL MEN BY THESE PRESENTS: §

That I, Troy R. Thomas, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this the 22nd day of July, 2024 A.D.

SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.
3301 Hancock Dr., Ste. 6 Austin, TX 78731 (512) 451-8591
TBPELS Survey Firm# 10095500

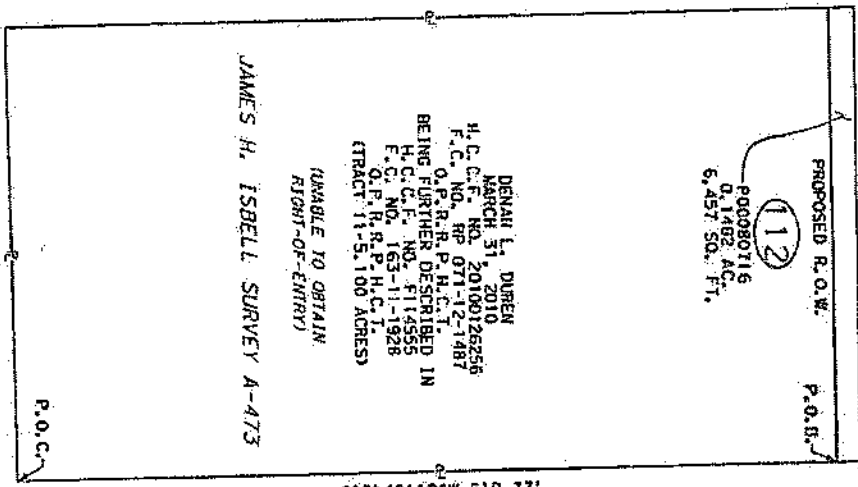


Troy R. Thomas, Reg. Professional Land Surveyor No. 6130
M/TXDOT Houston-23-056-FM 2100/Description/Parcel 112

7/22/2024

A handwritten signature in black ink, appearing to read "Troy R. Thomas", written over a horizontal line.

**F.M. 2100
(HUFFMAN-CLEVELAND ROAD)**
APPROXIMATELY 100' OCCUPIED R.O.W.
CONTAINING 60' DEDICATED R.O.W.



I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

[Signature]

TROY R. THOMAS
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6130

7/22/2024
DATE



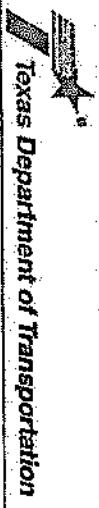
PROPERTY INSET
NOT TO SCALE

NOTES:

1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT, EPOCH 2010.00. HORIZONTAL AND VERTICAL CONTROL VALUES WERE ESTABLISHED BY ACORN & ACORN LAND SURVEYORS, INC. DATED JUNE 2023. CONTROL MARKERS FIELD NUMBER: H20010631, H20010053, H2000110, H2000111, H2000112, H2000113, H2000001, & H2000002.
2. COORDINATES AND DISTANCES ARE IN 5' SURVEY FEET, DISPLAYED IN SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE TPOD SURFACE ADJUSTMENT FACTOR OF 1.00013.
3. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT PROVIDED BY COMMUNITY TITLE INSURANCE COMPANY AS OF 02-23-176316-FO08916-1123, EFFECTIVE ON NOVEMBER 9, 2023 AND ISSUED ON NOVEMBER 16, 2023.
4. ABSTRACTING WAS PERFORMED FROM MAY 2023 TO JUNE 2024.
5. FIELD SURVEYING WAS PERFORMED FROM MAY 2023 TO JUNE 2024.
6. ACCESS WILL BE PERMITTED TO THE REMAINDER PROPERTY ADJUTING THE HIGHWAY FACILITY.
7. RIGHT OF ENTRY WAS UNABLE TO BE OBTAINED AT THE TIME OF SURVEY. MONUMENTS ALONG THE PROPOSED R.O.W. LINE WERE UNABLE TO BE SET, WHERE NOTED.
8. A PROPERTY DESCRIPTION OF EVERY DATE WAS PREPARED IN CONNECTION WITH THIS PARCEL PLAT.
9. ** THE MONUMENT DESCRIBED AND SET MAY BE REPLACED WITH A TPOD TYPE II RIGHT-OF-WAY MARKER UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TPOD.

REVISIONS:

RECORD	ACQUISITION	REMAINING RT
5.100 AC.	0.1482 AC.	4.952 AC.
222,156 SQ. FT.	6,457 SQ. FT.	215,699 SQ. FT.



**McGRAY & McGRAY
LAND SURVEYORS, INC.**
TPELTS SURVEY FIRM # 10095500
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
(512) 451-8591
www.mcgray.com

PARCEL PLAT SHOWING
PARCEL 112
PARCEL ID# P00080716
FM 2100 (SH99 TO HUFFMAN-CLEVELAND ROAD NORTH)
HARRIS COUNTY, TEXAS
R.C.S.J.: 1062-02-029

DATE: JULY 2024 SCALE: N.T.S.

ENGINEER'S BASELINE 251+00

COUNTY OF HARRIS
VOL. 792, PG. 359
H.C.D.R.
TRACT 2 - 6.95 ACRES)

F.M. 2100
(HUFFMAN-CLEVELAND ROAD)
APPROXIMATELY 100' OCCUPIED R.O.W.
CONTAINING 60' DEDICATED R.O.W.

3/8" IRON ROD

112
PO0080716
0.1482 AC.
6,497 SQ. FT.

LINE	BEARING	DISTANCE
L1	S87°51'00"W	19.24'
L2	N05°39'08"E	3.59'

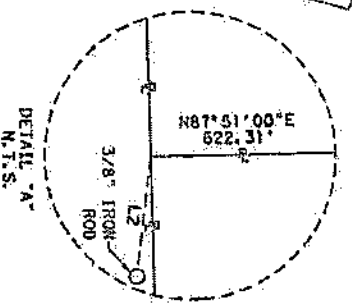
JAMES PATRICK SANDLEL
JANUARY 13, 1995
H.C.C.F. NO. 2270265
F.C. NO. 511-39-0467
O.P.R.P.H.C.T.
BEING FURTHER DESCRIBED IN
H.C.C.F. NO. L532867
F.C. NO. 126-77-0940
O.P.R.P.H.C.T.
(TRACT 12 - 5.100 ACRES)

N87°51'00"E 622.51'
(CALLED N87°59'34"W 641.51')

JAMES H. ISBELL SURVEY A-473

DEAN L. DUREN
MARCH 31, 2010
H.C.C.F. NO. 20100126256
F.C. NO. SP 071-12-1487
O.P.R.P.H.C.T.
BEING FURTHER DESCRIBED IN
H.C.C.F. NO. F114555
F.C. NO. 163-11-1928
O.P.R.P.H.C.T.
(TRACT 11 - 5.100 ACRES)

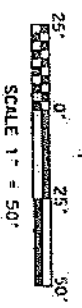
(UNABLE TO OBTAIN
RIGHT-OF-ENTRY)



SEE
DETAIL "A"

(CALLED S1°55'26"W 347.52')

MATCH LINE SEE PAGE 7



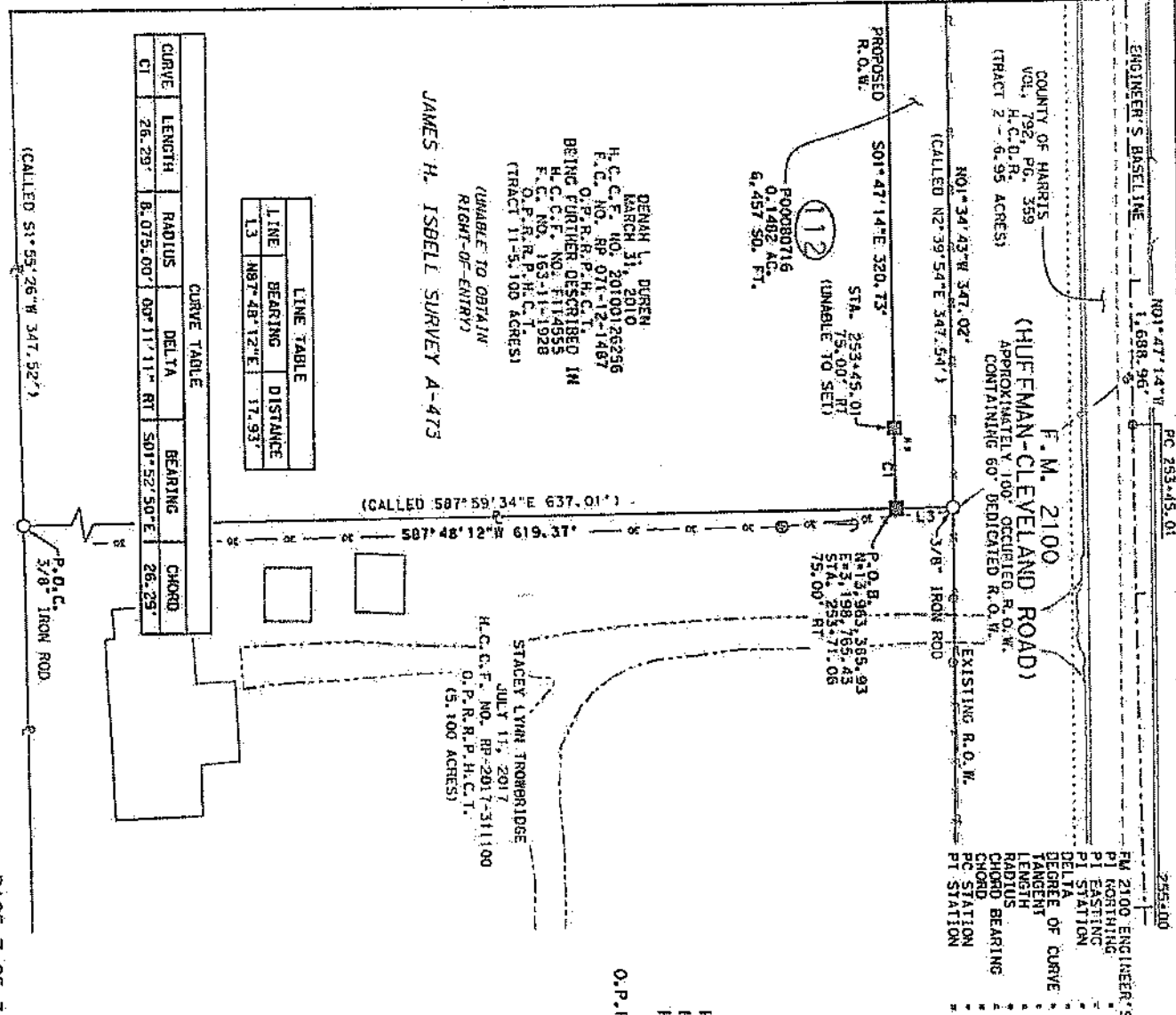
LEGEND

- FOUND MONUMENT (AS INDICATED)
- SET 5/8" IRON ROD WITH TYPED ALUMINUM CAP (UNLESS NOTED)
- PROPERTY LINE
- DEED LINE (COMMON OWNERSHIP)
- BREAK LINE - DISTANCE NOT TO SCALE
- EASEMENT LINE (AS NOTED)
- () RECORD INFORMATION
- F.C. FILM CODE
- H.C.C.F. HARRIS COUNTY CLERK FILE
- H.C.D.R. HARRIS COUNTY DEED RECORDS
- H.C.M.R. HARRIS COUNTY MAP RECORDS
- N.T.S. NOT TO SCALE
- O.P.R.P.H.C.T. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, HARRIS COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- R.O.W. RIGHT-OF-WAY



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HARRIS COUNTY, TEXAS
R.C.S.J.: 1062-02-029



DENAH J. DUREN
 MARCH 31, 2010
 H.C.C.F. NO. 20100126256
 F.C. NO. BP 07-12-1487
 O.P.R.R.P.H.C.T.
 BEING FURTHER DESCRIBED IN
 H.C.C.F. NO. F14555
 F.C. NO. 163-11-1928
 O.P.R.R.P.H.C.T.
 (TRACT 11-5, 100 ACRES)
 (UNABLE TO OBTAIN
 RIGHT-OF-ENTRY)

JAMES H. ISBELL SURVEY A-473

Texas Department of Transportation

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 R.C.S.J. : 1062-02-029

DATE: JULY 2024

SCALE: 1" = 50'