

**DESCRIPTION OF A TRACT OF LAND CONTAINING
3.2405 ACRES (141,155 SQUARE FEET) SITUATED
IN THE J.W. SINGLETON SURVEY, ABSTRACT 709
HARRIS COUNTY, TEXAS**

Being a tract of land containing 3.2405 acres (141,155 square feet), situated in the J.W. Singleton Survey, Abstract 709, Harris County, Texas, being part of a called 4.32 acre tract of land previously conveyed unto Francis E. Regan under County Clerk's File No. D096081 of the Official Public Records of Harris County, Texas. Said 3.2405-acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a point of intersection of the north right-of-way line of Cedar Bayou Road (60.00 feet wide) with the east right-of-way line of Main Street (variable width);

THENCE North 80°43'00" East, along the north right-of-way line of said Cedar Bayou Road, a distance of 1,514.10 feet to a 2-inch metal post for the southwest corner and POINT OF BEGINNING of the said tract herein described;

THENCE North 09°17'00" West, a distance of 806.60 feet to a found 1/2-inch iron rod in the southerly right-of-way line of Lanier Drive (Loop 201 – Access Road) (a.k.a. Highway 146) (variable width) for the northwest corner of the said tract herein described;

THENCE North 80°43'00: East, along the southerly right-of-way line of said Lanier Drive, a distance of 175.00 feet to a found 1/2-inch iron rod for the northeast corner of the said tract herein described;

THENCE South 09°17'00" East, a distance of 806.60 feet to a found 1-inch iron pipe in the north right-of-way line of said Cedar Bayou Road for the southeast corner of the said tract herein described;

THENCE South 80°43'00" West, along the north right-of-way line of said Cedar Bayou Road, a distance of 175.00 feet to the POINT OF BEGINNING and containing 3.2405 acres (141,155 square feet), more or less.

Note: This metes and bounds description is referenced to a survey drawing prepared by Survey 1, Inc. (Firm Registration No. 100758-00) dated March 5, 2025, job number 2-147792-25.

