

City of Houston, Texas, Ordinance No. 97-1589

AN ORDINANCE DESIGNATING A CONTIGUOUS GEOGRAPHIC AREA WITHIN THE CITY OF HOUSTON GENERALLY BOUNDED BY THE SAN JACINTO RIVER, EAST BRANCH ON THE NORTH, LAKE HOUSTON ON THE EAST AND SOUTH AND MONTGOMERY COUNTY ON THE WEST (LAKE HOUSTON AREA) AS A REINVESTMENT ZONE FOR TAX INCREMENT FINANCING PURPOSES PURSUANT TO CHAPTER 311 OF THE TEXAS TAX CODE; CREATING A BOARD OF DIRECTORS FOR SUCH ZONE; CONTAINING FINDINGS AND PROVISIONS RELATED TO THE FOREGOING SUBJECT; PROVIDING A SEVERABILITY CLAUSE; AND DECLARING AN EMERGENCY.

* * * * *

WHEREAS, pursuant to Chapter 311 of the Texas Tax Code, the City may designate a contiguous geographic area within the City as a reinvestment zone if the area satisfies the requirements of certain sections of Chapter 311 of the Texas Tax Code; and

WHEREAS, the City has prepared a preliminary reinvestment zone financing plan, which provides that City of Houston ad valorem taxes are to be deposited into the tax increment fund, and that taxes of other taxing units may be utilized in the financing of the proposed zone; and

WHEREAS, the City provided written notice of the public hearing on the creation of the proposed zone, complying with the requirements of Chapter 311, Texas Tax Code, to the governing bodies of all other taxing units levying taxes on property within the proposed zone; and

WHEREAS, a notice of the December 10, 1997, public hearing on the creation of the proposed zone was published on December 3, 1997, in the Houston Chronicle, a newspaper of general circulation in the City; and

WHEREAS, Harris County, pursuant to Section 311.003, Texas Tax Code, has waived any applicable Texas Tax Code requirements that it receive sixty (60) days' notice of the public hearing on the creation of the proposed zone; and

WHEREAS, the Humble Independent School District, pursuant to Section 311.003, Texas Tax Code, has waived any applicable Texas Tax Code requirement that it receive sixty (60) days' notice of the public hearing on the creation of the proposed zone; and

WHEREAS, at the public hearing on December 10, 1997, interested persons were allowed to speak for or against the creation of the proposed zone, its boundaries, or the concept of tax increment financing, and owners of property in the proposed zone were given a reasonable opportunity to protest the inclusion of their property in the proposed zone; and

WHEREAS, evidence was received and presented at the public hearing in favor of the creation of the proposed zone under the provisions of Chapter 311, Texas Tax Code, and no one appeared or presented evidence in opposition to the creation of the proposed zone; and

WHEREAS, no owner of real property in the proposed zone protested the inclusion of his property in the proposed zone; and

WHEREAS, the City has provided all information and made all presentations, given all notices and done all other things required by Chapter 311, Texas Tax Code, or other law as a condition to the creation of the proposed zone; and

WHEREAS, the total appraised value of property in the proposed zone and all other reinvestment zones previously created by the City is approximately \$768,659,930; and

WHEREAS, the total appraised value of taxable real property in the City and in the industrial districts created by the City exceeds \$55,000,000,000; and

WHEREAS, the total appraised value of real property taxable by Harris County, in which the proposed zone is located, is approximately \$96,085,732,000 and

WHEREAS, the total appraised value of real property taxable by the Humble Independent School District, within those boundaries the proposed zone is located, is approximately \$3,490,960,000; and

WHEREAS, the total area within the proposed zone is approximately 1271 acres, excluding property that is publicly owned; and

WHEREAS, none of the property in the proposed zone is currently used for residential purposes, as that term is defined in Section 311.006(d) of the Texas Tax Code;

NOW, THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HOUSTON, TEXAS:

Section 1. Findings

(a) That the facts and recitations contained in the preamble of this Ordinance are hereby found and declared to be true and correct and are adopted as part of this Ordinance for all purposes.

(b) That the City Council further finds and declares that the proposed improvements in the zone will significantly enhance the value of all the taxable real property in the proposed zone and will be of general benefit to the City.

(c) That City Council further finds and declares that the proposed zone meets the criteria and requirements of Section 311.005 of the Texas Tax Code because the area is predominantly open and, because of obsolete platting, deteriorating site improvements and other factors, including the lack of public water distribution, wastewater collection and storm drainage facilities, substantially impairs or arrests the sound growth of the City.

(d) That the City Council, pursuant to the requirements of Chapter 311, Texas Tax Code, further finds and declares:

- (1) That the proposed zone is a contiguous geographic area located wholly within the corporate limits of the City of Houston;
- (2) That less than ten percent of the property in the proposed zone is used for residential purposes within the meaning of Section 311.006(d), Texas Tax Code.
- (3) That the total appraised value of taxable real property in the proposed zone, and in existing reinvestment zones of the City, does not exceed fifteen percent of the total appraised value of taxable real property in the City and in industrial districts created by the City;
- (4) That the proposed zone does not contain more than fifteen percent of the total appraised value of real property taxable by Harris County or the Humble Independent School District;

- (5) That development or redevelopment of the property within the boundaries of the proposed zone will not occur solely through private investment in the reasonably foreseeable future.

Section 2. Exception to Guidelines

That the City hereby excepts the proposed zone from compliance with any City reinvestment zone guidelines established by the City pursuant to Resolution No. 90-203 that are applicable to the proposed zone and that the zone does not satisfy. Section 1 of Resolution No. 90-203 specifically authorizes the City Council to grant exceptions on a zone-by-zone basis.

Section 3. Designation of the Zone

That the City, acting under the provisions of Chapter 311, Texas Tax Code (the "Act"), including Section 311.005(a), does hereby designate as a reinvestment zone, and create and designate a reinvestment zone over, the area depicted on the map attached hereto as Exhibit "A" and described in Exhibit "B" attached hereto and incorporated herein to promote the development of the area. The reinvestment zone shall hereafter be named for identification as Reinvestment Zone Number ten., City of Houston, Texas, (the "Zone").

Section 4. Board of Directors

That there is hereby created a Board of Directors for the Zone, which shall consist of seven (7) members. Positions One through Five on the Board of Directors shall be reserved for the City. Positions Six and Seven shall be reserved for other taxing units levying taxes within the _____

Sequential number of Reinvestment Zone to be inserted by City Secretary upon adoption of ordinance in accordance with Chapter 311, Texas Tax Code.

Zone, each of whom may appoint one director. Any taxing unit that appoints a director shall be assigned a Board position number in the order the appointment is received by the City. Failure of a taxing unit to appoint a director by January 1, 1999, shall be deemed a waiver of the right to appoint a director, and the City shall be entitled to appoint persons to the position, which shall be filled as provided below. If more than two taxing units levying taxes within the Zone appoint a director, the number of directors on the Board of Directors shall be increased by one for each taxing unit above two that appoints a director to the board, provided, if more than four taxing units levying taxes within the Zone appoint a director, the number of directors on the Board of Directors shall be increased by two for each taxing unit above four that appoints a director to the board, provided, further, that the maximum number of directors shall not exceed fifteen (15). The City shall be entitled to appoint a person to one position of each of the two positions created as a result of more than four taxing units appointing directors, which position shall be filled as provided below.

The Mayor is hereby authorized to nominate and appoint the directors to Positions One through Five of the Board of Directors, any position unfilled on January 1, 1999, and any City position created by the appointment of a director by more than two taxing units levying taxes within the Zone, subject to the consent and approval of the City Council.

The directors appointed to odd-numbered positions shall be appointed for two year terms, beginning January 1, 1998, while the directors appointed to even-numbered positions shall be appointed to a one year term, beginning January 1, 1998. All subsequent appointments shall be

for two-year terms. The member of the Board of Directors appointed to Position Three is hereby designated to serve as the chair of the Board of Directors for a term beginning January 1, 1998, and ending December 31, 1998. Thereafter, the Mayor shall annually nominate and appoint, subject to City Council approval, the member to serve as chair for a term of one year beginning January 1 of the following year. The City Council authorizes the Board of Directors to elect from its members a vice chairman and such other officers as the Board of Directors sees fit.

The Board of Directors shall make recommendations to the City Council concerning the administration of the Zone. The Board of Directors shall prepare or cause to be prepared and adopt a project plan and a reinvestment zone financing plan for the Zone as described in Section 311.011, Texas Tax Code, and shall submit such plans to the City Council for its approval. The City hereby delegates to the Board of Directors all powers necessary to prepare and implement the project plan and reinvestment zone financing plan, subject to approval by the City Council, including the power to employ any consultants or enter into any reimbursement agreements payable solely from the Tax Increment Fund established pursuant to Section 7 of this Ordinance, subject to the approval of the Director of the Finance and Administration Department, that may be reasonably necessary or convenient to assist the Board of Directors in the preparation of the project plan and reinvestment zone financing plan and in the issuance of tax increment obligations.

Section 5. Duration of the Zone

That the Zone shall take effect on January 1, 1998, and termination of the operation of the Zone shall occur on December 31, 2027, or at an earlier time designated by subsequent ordinance,

or at such time, subsequent to the issuance of tax increment bonds, if any, that all project costs, tax increment bonds, and the interest on the bonds, have been paid in full.

Section 6. Tax Increment Base

That the Tax Increment Base of the City or any other taxing unit participating in the Zone is the total appraised value of all real property taxable by the City or other taxing unit participating in the Zone and located in the Zone, determined as of January 1, 1997, the year in which the Zone is designated as a reinvestment zone (the "Tax Increment Base").

Section 7. Tax Increment Fund

That there is hereby created and established a Tax Increment Fund for the Zone which may be divided into subaccounts as authorized by subsequent ordinances. All Tax Increments, as defined below, shall be deposited in the Tax Increment Fund. The Tax Increment Fund and any subaccount shall be maintained at the depository bank of the City and shall be secured in the manner prescribed by law for funds of Texas cities. The annual Tax Increment shall equal the property taxes levied by the City or any other taxing unit participating in the Zone for that year on the captured appraised value, as defined by the Act, of real property located in the Zone that is taxable by the City or any other taxing unit participating in the Zone, less any amounts that are to be allocated from the Tax Increment pursuant to the Act. All revenues from the sale of any tax increment bonds, notes, or other obligations hereafter issued by the City for the benefit of the Zone, if any; revenues from the sale of property acquired as part of the project plan and reinvestment zone financing plan, if any; and other revenues to be used in the Zone shall be

deposited into the Tax Increment Fund. Prior to termination of the Zone, money shall be disbursed from the Tax Increment Fund only to pay project costs, as defined by the Texas Tax Code, for the Zone, to satisfy the claims of holders of tax increments bonds or notes issued for the Zone, or to pay obligations incurred pursuant to agreements entered into to implement the project plan and reinvestment zone financing plan and achieve their purposes pursuant to Section 311.010(b) of the Texas Tax Code.

Section 8. Severability

If any provision, section, subsection, sentence, clause or phrase of this Ordinance, or the application of same to any person to set circumstances, is for any reason held to be unconstitutional, void or invalid, the validity of the remaining provisions of this Ordinance or their application to other persons or set of circumstances shall not be affected thereby, it being the intent of the City Council in adopting this Ordinance that no portion hereof or regulations connected herein shall become operative or fail by reason of any unconstitutionality, voidness or invalidity of any portion hereof, and all provisions of this Ordinance are declared severable for that purpose.

Section 9. Open Meetings

It is hereby found, determined and declared that a sufficient written notice of the date, hour, place and subject of the meeting of the City Council at which this Ordinance was adopted was posted at a place convenient and readily accessible at all times to the general public at the City Hall of the City for the time required by law preceding this meeting, as required by the Open

Meetings Law, Texas Government Code, ch. 551, and that this meeting has been open to the public as required by law at all times during which this Ordinance and the subject matter hereof have been discussed, considered and formally acted upon. The City Council further ratifies, approves and confirms such written notice and the contents and posting thereof.

Section 10. Notices

The contents of the notice of the public hearing, which hearing was held before the City Council on December 10, 1997, and the publication of said notice, are hereby ratified, approved and confirmed.

Section 11. Emergency

There exists a public emergency requiring that this Ordinance be passed finally on the date of its introduction as requested in writing by the Mayor; therefore, this Ordinance shall be passed finally on such date and shall take effect immediately upon its passage and approval by the Mayor;

however, in the event that the Mayor fails to sign this Ordinance within five days of its passage and adoption, it shall take effect in accordance with Article VI, Section 6, Houston City Charter.

PASSED AND ADOPTED this 17th day of December, 1997.

APPROVED this _____ day of _____, 1997.

Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Ordinance is DEC 23 1997

Christine Russell

City Secretary

DM
(Prepared by Legal Dept. 1 ~~DEBRA F. ALDRIDGE~~
(DFM/dfm December 16, 1997) Senior Assistant City Attorney)
(Requested by Robert Litke, Director, Planning and Development Department)

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AYE	NO	
✓		MAYOR LANIER
••••	••••	COUNCIL MEMBERS
✓		HUEY
✓		YARBROUGH
✓		WONG
✓		BONEY
✓		TODD
✓		DRISCOLL
✓		KELLEY
ABSENT		FRAGA
✓		CASTILLO
✓		SAENZ
✓		ROACH
✓		SANCHEZ
✓		BELL
ABSENT		ROBINSON

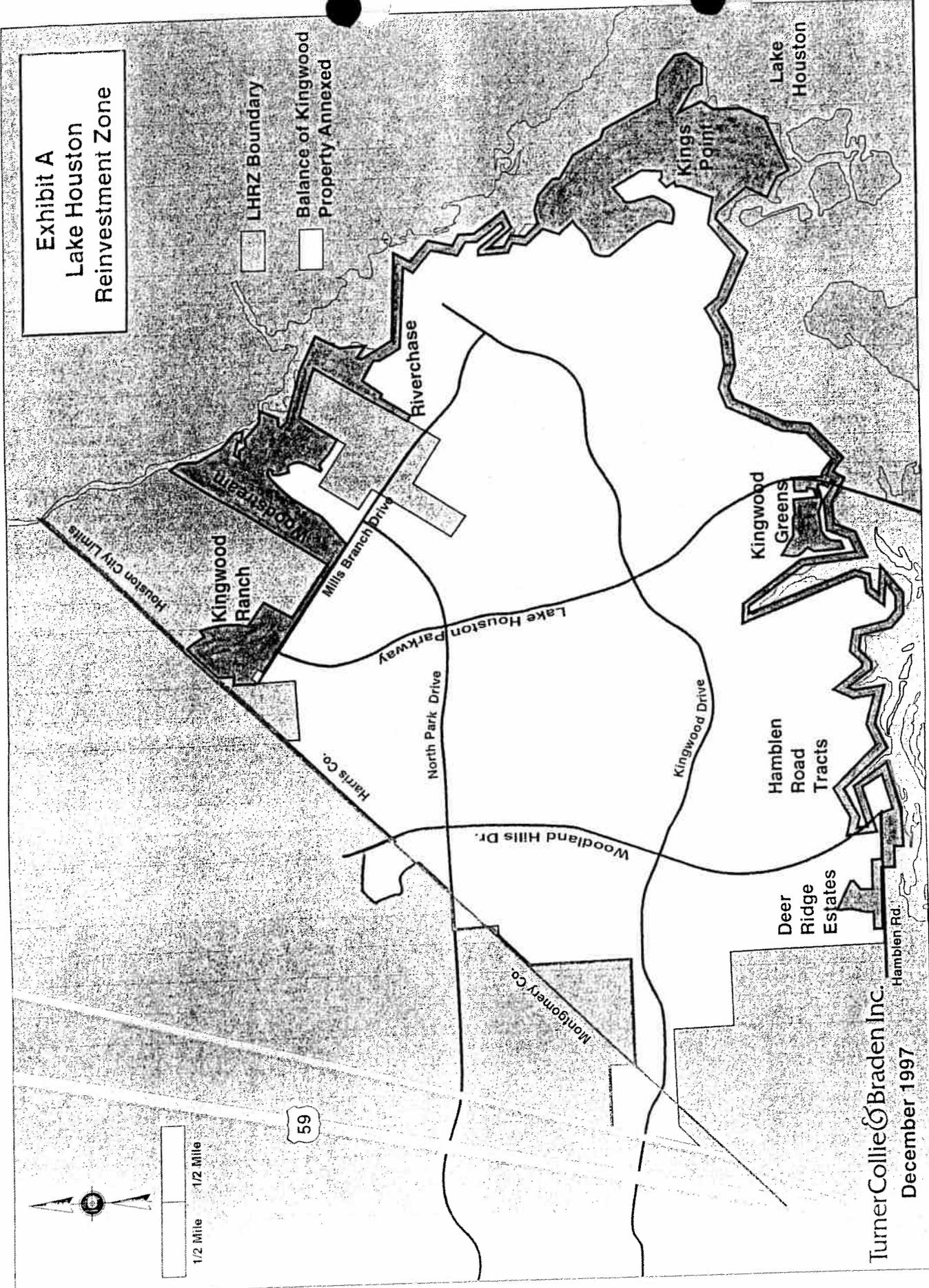
Exhibit A
Lake Houston
Reinvestment Zone

 LHRZ Boundary
 Balance of Kingwood Property Annexed



1/2 Mile
 1/2 Mile

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TurnerCollie & Braden Inc.
 December 1997

EXHIBIT "B"
LAKE HOUSTON REINVESTMENT ZONE

Tracts of land contained in the boundaries of Lake Houston Reinvestment Zone are summarized in the following table:

TRACT	AREA	APPROX. ACREAGE
1	Kingwood Ranch	105.4
2	Woodstream Village	305.9
3	Riverchase Village	165.3
4	Kings Point Village, Area "A"	330.9
5	Kings Point Village, Area "B"	160.9
6	Kings Point Village, Section 10	47.2
7	Kings Point Village, Section 11	53.6
8	Kingwood Greens Village, Section 4	58.1
9a,9b &9c	Hamblen Road Tracts	19.0
10	Deer Ridge Estates	24.9
	Subtotal	1,271.2
11	KR - WS Connector (2,600lf)	4.8
12	WS - RC Connector (2,900 lf)	5.3
13	RC -KP Connector (9,500 lf)	17.5
14	KP -KG Connector (12,600 lf)	23.1
15	KG - HR Connector (14,250lf)	26.2
16	HR - DR Connector (1,400lf)	2.6
		1,350.7 Acres

The boundary of Lake Houston Reinvestment Zone includes approximately 1,350.7 acres of land described in sixteen tracts on the following pages.

TRACT 1
KINGWOOD RANCH

METES AND BOUNDS DESCRIPTION
105.360 ACRE ADDITION TO
HARRIS COUNTY UTILITY DISTRICT NO. 10
HARRIS COUNTY, TEXAS

Being 105.360 acres of land situated in the Harrison McClain Survey, Abstract 529, and the M.H. Short Survey, Abstract 1722, Harris County, Texas same being a portion of that certain called 229.73 acre tract of land and a portion of that certain called 1122.7795 acre tract land conveyed to Prabhaker R. Guniganti by Deeds of record under File No. R707077, Film Code No. 506-45-2213, and File No. P404690, Film Code No. 168-41-0039, (respectively) Harris County Official Public Records of Real Property (H.C.O.P.R.R.P.). Said 105.360 acres being more particularly described by metes and bounds as follows, (all bearings referenced to the Texas Coordinate System, South Central Zone):

BEGINNING at a 5/8-inch iron rod with cap found for the most southerly corner of said 229.73 acre tract being the intersection of the northeasterly right-of-way (R.O.W.) line of Mills Branch Drive (formerly called Hamblen Road 80-foot wide) of record under File No. B491370, Film Code No. 069-16-1035, H.C.O.P.R.R.P. with the northwesterly R.O.W. line of Hueni Road (60-foot wide) of record in Volume 5059, Page 593, H.C.D.R.;

THENCE along the northeasterly line of said 229.73 acre tract, the northeasterly of said 1122.7795 acre tract being common to said northeasterly R.O.W. line of Mills Branch Drive, N 56-52-32 W, 2049.88 feet to a point for corner;

THENCE departing said northeasterly R.O.W. line of Mills Branch Drive and along the northeasterly and westerly line of said 1122.7795 acre tract, THE FOLLOWING:

N 33-07-28 E, 100.00 feet to a point for corner;

N 56-52-32 W, 250.00 feet to a point for corner;

S 33-07-28 W, 100.00 feet to a point for corner in the aforementioned northeasterly R.O.W. line of Mills Branch Drive;

N 02-32-44 W, 751.77 feet to a point for corner;

N 88-59-49 E, 294.36 feet to a point for corner;

N 03-11-39 W, 504.53 feet to a point for corner in the Harris and Montgomery County line;

THENCE departing said westerly line of the 1122.7795 acre tract and along said Harris and Montgomery County line, N 45-12-47 E, 1417.21 feet to a point on the arc of a non-tangent curve for corner;

THENCE departing said Harris and Montgomery County line, 385.24 feet along the arc of a non-tangent curve to the left, having a central angle of 10-51-26, a radius of 2033.00 feet and a chord which bears S 17-25-14 E, 384.66 feet to a point of tangency for corner;

TRACT 1
KINGWOOD RANCH

HARRIS COUNTY UTILITY DISTRICT NO. 10 (105.360 ACRE ADDITION)

THENCE S 22-50-57 E, 137.80 feet to a point of curvature for corner;

THENCE 119.43 feet along the arc of a curve to the right, having a central angle of 03-06-37, a radius of 2200.00 feet and a chord which bears S 21-17-38 E, 119.42 feet to a point for corner on said arc;

THENCE N 67-40-39 E, 181.54 feet to a point on the arc of a non-tangent curve for corner;

THENCE 1339.77 feet along the arc of a non-tangent curve to the right, having a central angle of 34-53-33, a radius of 2200.00 feet and a chord which bears S 03-08-44 E, 1319.17 feet to a point for corner on said arc;

THENCE S 57-29-48 E, 1091.14 feet to a point for corner in the aforementioned northwesterly R.O.W. line of Hueni Road same being the southeasterly line of aforementioned 229.73 acre tract;

THENCE along the common line of said Hueni Road and said 229.73 acre tract, S 32-30-12 W, 1275.00 feet to the POINT OF BEGINNING and containing 105.360 acres of land.

Compiled by:
TURNER COLLIE & BRADEN INC.
Engineers . Planners . Project Managers
Engineering Excellence for One-Half Century
TEXAS Austin/Dallas/Fort Worth/Houston/Rio Grande Valley COLORADO Denver
Job No. 22-02161-002
April 15, 1996

TRACT 2
WOODSTREAM VILLAGE

METES AND BOUNDS DESCRIPTION
315.9 ACRES (TRACT 1 OF 2)
JOHN W. ASBURY SURVEY, A-91
AND THE GORY GARY SURVEY, A-303
HARRISON McLEAN SURVEY, A-529
HARRIS COUNTY, TEXAS

Being a tract or parcel containing 315.9 acres (13,758,648 square feet) of land situated in the Gory Gary Survey Abstract Number 303, the John W. Asbury Survey Abstract Number 91, and the Harrison McLean Survey Abstract Number 529, Harris County, Texas, being out of and a part of that certain called 2,823.15 acre tract (Tract 4) from Foster Lumber Company to King Ranch, Inc. of record in Volume 7036, Page 323, of the Harris County Deed Records, (H.C.D.R.) Harris County, Texas, said 315.9 acre tract being more particularly described as follows with all bearings referenced to the Texas Coordinate System, South Central Zone;

BEGINNING at a 5/8 inch iron rod with an aluminum cap found in the northerly right-of-way line of Hamblen Road (width varies), same being a common corner with a Harris County Flood Control District (H.C.F.C.D.) Fee Strip referred to as Taylor Gulley, Unit Number G 103-80-03, recorded under File Number H213700, Film Code Number 199-94-1077, of the Harris County Official Public Records Of Real Property (H.C.O.P.R.R.P.) and the most southerly corner of the herein described tract;

THENCE, North 57°26'34" West, 956.26 feet, along said right-of-way line to a 3/4-inch iron rod with a plastic cap stamped "SURVCON INC." set for the intersection of said northerly right-of-way line of Hamblen Road and the easterly right-of-way line of Dogwood Lane (60 feet wide) recorded in Volume 5312, Page 473, of said H.C.D.R., and the most westerly corner of the herein described tract;

THENCE, North 33°19'26" East, 3,940.17 feet along said easterly right-of-way line, to a 3/4-inch iron rod with a plastic cap stamped "SURVCON INC." set in the southerly line of Dogwood Acres an unrecorded subdivision of a called 25 acre tract of record in Volume 2943, Page 20, of said H.C.D.R., for an angle point;

THENCE, South 56°42'39" East, 77.82 feet along a line common to said 25 acre tract, and the herein described tract, to a 1/2-inch iron rod found for an angle point;

TRACT 2
WOODSTREAM VILLAGE

THENCE, North 33°18'13" East, 2,657.92 feet along the easterly line of said 25 acre tract as occupied to a 3/4-inch iron rod with a plastic cap stamped "SURVCON INC." set for the most northerly corner of the herein described tract in the westerly line of that certain tract conveyed by Foster Lumber Company to the City of Houston recorded in Volume 2211, Page 29 of said H.C.D.R.;

THENCE, along the line common to said westerly line and the easterly line of the herein described tract, the following courses;

South 30°45'00" East, 454.98 feet called 461.13 feet, to an angle point;

South 04°29'00" West, 509.19 feet to a 5/8-inch iron rod with plastic cap stamped "SURVCON INC." set for an angle point;

South 29°57'13" East, 1,002.94 feet to an angle point;

South 49°54'45" East, 576.69 feet to an angle point;

South 26°00'00" East, 382.98 feet to an angle point;

North 88°45'00" West, 439.98 feet to a 3/4-inch iron rod with plastic cap stamped "SURVCON INC." set for an angle point;

North 19°04'50" East, 161.80 feet to a 3/4-inch iron rod with plastic cap stamped "SURVCON INC." set for an angle point;

North 77°29'59" West, 519.97 feet to a 3/4-inch iron rod with plastic cap stamped "SURVCON INC." set for an angle point;

South 32°59'58" West, 209.99 feet to a 3/4-inch iron rod with plastic cap stamped "SURVCON INC." set for an angle point;

South 87°25'15" East, 330.96 feet to a 3/4-inch iron rod with plastic cap stamped "SURVCON INC." set for an angle point;

South 21°14'59" East, 229.99 feet to a 3/4-inch iron rod found an angle point;

South 78°26'09" East, 265.35 feet to a 5/8-inch iron rod found for an angle point;

TRACT 2
WOODSTREAM VILLAGE

South 46°14'56" East, 719.96 feet to a 5/8-inch iron rod found for an angle point;

South 81°44'56" East, 489.97 feet to an angle point;

South 23°30'22" West, 610.91 feet to a 5/8-inch iron rod found for an angle point;

South 77°31'43" West, 380.41 feet to an angle point;

South 35°00'10" West, 424.98 feet to a 3/4-inch iron rod with plastic cap stamped "SURVCON INC." set for an angle point;

South 53°29'50" East, 481.42 feet called 469.98 feet to a 3/4-inch iron rod with plastic cap stamped "SURVCON INC." set for an angle point;

North 80°00'10" East, 241.89 feet called 249.99 feet, to a 5/8-inch iron rod found for a common corner of said City of Houston tract and the most northerly corner of Dunnan Place an unrecorded subdivision of a called 100 acre tract of record in Volume 294, Page 163, of said H.C.D.R., and the most easterly corner of the herein described tract;

THENCE, South 32°44'27" West, 1,653.31 feet along the westerly line of said 100 acre tract, to a 3/4-inch iron rod with a plastic cap stamped "SURVCON INC." set for a corner common with Mills Creek Village Section One Partial Replat, a subdivision of record under Film Code Number 359024, of the Harris County Map Records (H.C.M.R.), and the herein described tract, from which a brass cap marked "Humble Rod No. 2350" bears South 32°44'27" West, 329.03 feet;

THENCE, along the northerly line of said Mills Creek Village Section One Partial Replat the following courses;

North 57°08'00" West, 292.68 feet to a 3/4-inch iron rod with a plastic cap stamped "SURVCON INC." found for an angle point;

North 62°38'09" West, 168.94 feet to a 3/4-inch iron rod with a plastic cap stamped "SURVCON INC." found for an angle point;

North 59°08'42" West, 112.11 feet to a 3/4-inch iron rod with a plastic cap stamped "SURVCON INC." found for an angle point;

TRACT 2
WOODSTREAM VILLAGE

North $54^{\circ}45'38''$ West, 110.06 feet to a 3/4-inch iron rod with a plastic cap stamped "SURVCON INC." found for an angle point;

North $43^{\circ}35'53''$ West, at 157.59 feet passing a 3/4-inch iron rod with a plastic cap stamped "SURVCON INC." found in the easterly right-of-way line and the terminus of Scenic Woods Trail (60 feet wide), in all a distance of 217.81 feet to a 3/4-inch iron rod with a plastic cap stamped "SURVCON INC." found in the westerly right-of-way line of said Scenic Woods Trail and being in the arc of a non-tangent curve to the right;

24.57 feet, along the arc said curve to the right following said westerly right-of-way line, having a Radius of 200.00 feet, Central Angle of $07^{\circ}02'15''$ and a Chord which Bears South $55^{\circ}29'19''$ West, 24.55 feet to a 3/4-inch iron rod with a plastic cap stamped "SURVCON INC." found for an angle point;

North $30^{\circ}59'32''$ West, 121.83 feet to a 3/4-inch iron rod with a plastic cap stamped "SURVCON INC." found for an angle point;

South $87^{\circ}08'49''$ West, 71.27 feet to a 3/4-inch iron rod with a plastic cap stamped "SURVCON INC." found for an angle point;

North $64^{\circ}29'27''$ West, 51.01 feet to a 3/4-inch iron rod with a plastic cap stamped "SURVCON INC." found for an angle point;

South $47^{\circ}43'41''$ West, 132.87 feet to a 3/4-inch iron rod with a plastic cap stamped "SURVCON INC." found in the northerly right-of-way line of Maple Bend Drive (60 feet wide);

THENCE, along the northerly line of Mills Creek Village Section One a subdivision of record under Film Code Number 355012 of said H.C.M.R., the following courses:

North $64^{\circ}29'27''$ West, along the northerly right-of-way line of said Maple Bend Drive, 110.83 feet to a 3/4-inch iron rod with a plastic cap stamped "SURVCON INC." found for the beginning of a tangent curve to the right;

TRACT 2
WOODSTREAM VILLAGE

37.40 feet, along the arc of said curve to the right, following said northerly right-of-way line, having a Radius of 970.00 feet, a Central Angle of $02^{\circ}12'33''$ and a Chord which Bears North $63^{\circ}23'10''$ West, 37.40 feet to a 3/4-inch iron rod with a plastic cap stamped "SURVCON INC." found for an angle point;

North $42^{\circ}23'22''$ East, 111.58 feet to a 3/4-inch iron rod with a plastic cap stamped "SURVCON INC." found for an angle point;

North $56^{\circ}35'20''$ West, 482.04 feet to a 3/4-inch iron rod with a plastic cap stamped "SURVCON INC." found for an angle point;

North $60^{\circ}00'40''$ West, 134.88 feet to a 3/4-inch iron rod with a plastic cap stamped "SURVCON INC." found for an angle point;

North $58^{\circ}15'12''$ West, 115.00 feet to a 3/4-inch iron rod with a plastic cap stamped "SURVCON INC." found in the easterly right-of-way line of North Park Drive (60 feet wide), in the arc of a non-tangent curve to the right;

THENCE, along the easterly and northerly lines of Mills Creek Village Recreation Reserve, a subdivision of record under Film Code Number 355019, of said H.C.M.R., the following courses;

361.96 feet, along the arc of said curve to the right, following the easterly right-of-way line of said North Park Drive, having a Radius of 1,727.00 feet; a Central Angle of $12^{\circ}00'31''$; and a Chord which bears North $37^{\circ}47'56''$ East, 361.30 feet to a 5/8-inch iron rod found for the end of said curve;

North $43^{\circ}48'12''$ East, continuing along said easterly right-of-way line, 21.46 feet to a 5/8-inch iron rod found for the beginning of a tangent curve to the right;

321.66 feet, along the arc of said curve to the right, following said easterly right-of-way line, having a Radius of 970.00 feet; a Central Angle $19^{\circ}00'00''$; and a Chord which bears North $53^{\circ}18'12''$ East, 320.19 feet to a 5/8-inch iron rod found for the end of said curve;

North $62^{\circ}48'12''$ East, continuing along said easterly right-of-way line, 50.00 feet to a 5/8-inch iron rod found for the beginning of a tangent curve to the left;

TRACT 2
WOODSTREAM VILLAGE

144.81 feet, along the arc of said curve to the left following said easterly right-of-way line having a Radius of 1030.00 feet; a Central Angle of $08^{\circ}03'20''$; and a Chord which bears North $58^{\circ}46'32''$ East, 144.69 feet to a 5/8-inch iron rod found for the end of said curve;

North $54^{\circ}44'52''$ East, continuing along said easterly right-of-way line, 52.95 feet to a 5/8-inch iron rod found for the beginning of a tangent curve to the right;

247.00 feet along the arc of said curve to the right, following said easterly said right-of-way line, having a Radius of 210.00 feet; a Central Angle of $67^{\circ}23'29''$; and a Chord which bears North $88^{\circ}26'36''$ East, 233.01 feet to a 5/8-inch iron rod found for the end of said curve;

North $32^{\circ}07'24''$ East, along the terminus of said North Park Drive, 60.00 feet to a 5/8-inch iron rod found for an angle point;

North $52^{\circ}16'20''$ East, 140.98 feet to a 5/8-inch iron rod found for an angle point;

North $67^{\circ}40'15''$ West, 11.91 feet to a 5/8-inch iron rod found for an angle point;

North $27^{\circ}02'41''$ West, 100.12 feet to a 5/8-inch iron rod found for an angle point;

North $38^{\circ}42'35''$ West, 103.25 feet to a 5/8-inch iron rod found for an angle point;

North $24^{\circ}28'14''$ West, 23.03 feet to a 5/8-inch iron rod found for an angle point;

North $56^{\circ}11'12''$ West, 50.86 feet to a 5/8-inch iron rod found for an angle point;

North $47^{\circ}56'43''$ West, 52.81 feet to a 5/8-inch iron rod found for an angle point;

North $54^{\circ}18'57''$ West, 51.20 feet to a 5/8-inch iron rod found for an angle point;

North $53^{\circ}01'38''$ West, 37.76 feet to a 5/8-inch iron rod found for an angle point;

North $46^{\circ}17'23''$ West, 57.22 feet to a 5/8-inch iron rod found for an angle point;

TRACT 2
WOODSTREAM VILLAGE

North $55^{\circ}52'36''$ West, 38.50 feet to a 5/8-inch iron rod found in the terminus of the aforementioned Taylor Gully Fee Strip, for an angle point;

THENCE, along the westerly line of the said Taylor Gully Fee Strip the following courses:

North $30^{\circ}45'39''$ East, along said terminus 64.52 feet, to a 5/8-inch iron rod found for an angle point;

North $08^{\circ}01'18''$ West, along said terminus 96.44 feet, to a 3/4-inch iron rod with plastic cap stamped "SURVCON INC." set for the beginning of a non-tangent curve to the left;

449.73 feet along the arc of said curve to the left, following the westerly line of said Taylor Gully Fee Strip, having a Radius of 380.00 feet; a Central Angle of $67^{\circ}48'36''$; and a Chord which Bears South $77^{\circ}42'31''$ West, 423.94 feet to a 3/4-inch iron rod with plastic cap stamped "SURVCON INC." found for the end of said curve;

South $43^{\circ}48'12''$ West, 731.00 feet to a 3/4-inch iron rod with a plastic cap stamped "SURVCON INC." found for the beginning of a tangent curve to the left;

641.82 feet along the arc of said curve to the left having a Radius of 2280.00 feet; a Central Angle of $16^{\circ}07'44''$; and a Chord which Bears South $35^{\circ}44'21''$ West, 639.70 feet to a 3/4-inch iron rod with a plastic cap stamped "SURVCON INC." found for the beginning of a tangent curve to the right;

1,024.81 feet along the arc of said curve to the right, having a Radius of 2520.00 feet; a Central Angle of $23^{\circ}18'02''$; and a Chord which Bears South $39^{\circ}19'30''$ West, 1,017.77 feet; to a 3/4-inch iron rod with a plastic cap stamped "SURVCON INC." found for the end of said curve;

WOODSTREAM VILLAGE

South 50°58'31" West, 1063.86 feet to the POINT OF BEGINNING containing a computed area of 315.9 acres (13,758,648 square feet) of land. SAVE AND EXCEPT those certain Directors Lots, Harris County Municipal Utility District Number 356 (H.C.M.U.D.), called 25,000 square feet of record under File Number N261947, Film Code Number 042-10-0368 of said H.C.O.P.R.R.P.;

This description to accompany a plat of survey.

Compiled by:
SURVCON INC.
Houston, Texas
Job No. 5806-45 TR 7
December, 1995
Revised: Jan. 1, 1996
Revised: March 27, 1996
D-76

Daniel King
3-29-86

Daniel King
Registered Professional Land Surveyor
Texas Registration No. 4764



Woodstream Description	315.90 acres
Include Reserve "A", Mills Creek Recreational Reserve	4.23 acres
Save and Except Mills Creek Section Two east of North Park Drive	<u>(14.27) acres</u>
TOTAL WOODSTREAM VILLAGE TRACT	305.9 ACRES

TRACT 3
RIVERCHASE VILLAGE

Metes and Bounds Description
165.3 Acres
John A. Asbury Survey, A-91
Harris County, Texas

Being a tract of land containing 165.3 acres (7,201,910 square feet) situated in the John W. Asbury Survey, A-91, Harris County, Texas, being out of and a part of that certain called 2,823.15 acre tract (Tract 4), described in a deed from Foster Lumber Company to King Ranch, Inc. recorded in Volume 7036, Page 323 of the Harris County Deed Records (H.C.D.R.), Harris County, Texas; said 165.3 acre tract being more particularly described as follows with all bearings referenced to the Texas Coordinate System, South Central Zone;

COMMENCING at a 3/4-inch iron rod found in a northerly right-of-way line of Mills Branch Drive (varying width), formerly referred to as Hamblen Road per the deed recorded under File Number H830109, Film Code Number 038-99-1732 of the Harris County Official Public Records of Real Property (H.C.O.P.R.R.P.), and the southwest corner of Greentree Village Section Nine according to the map or plat thereof recorded under Film Code Number 353096 of the Harris County Map Records (H.C.M.R.);

THENCE, North 32°39'49" East, 597.98 feet along a line common to said Greentree Village Section Nine, and a Boundary Line Agreement entered into on January 12, 1990 by Friendswood Development Company and King Ranch, Inc. and Martha Davis Harrison, heir of Percy Davis recorded under File Number M503552, Film Code Number 168-72-0779 of said H.C.O.P.R.R.P., to a 5/8-inch iron rod with a plastic cap stamped "SURVCON INC." found for the northwest corner to said Greentree Village Section Nine, the most westerly corner and POINT OF BEGINNING of the herein described tract;

THENCE, North 32°39'49" East, at 3,505.47 feet passing a concrete monument marked "1" which bears South 57°20'11" East, 8.70 feet, in all a total distance of 3,919.29 feet along a line common with the aforementioned Boundary Line Agreement and a called 100.00 acre tract of land described in a deed from Matt Lester Davis to Martha Davis Harrison recorded in Volume 2667, Page 579 of said H.C.D.R., to the most northerly west corner of the herein described tract from which a found 2" x 2" bolt bears South 56°28'03" West, 1.41 feet and an iron rod with a cap bears South 43°53'12" East, 0.55 feet;

TRACT 3
RIVERCHASE VILLAGE

THENCE, South 88°29'45" East, 399.26 feet (called 394.71 feet), departing said common line, and along a line common to that certain tract described in a deed from Foster Lumber Company to the City of Houston recorded in Volume 2211, Page 29 of said H.C.D.R. and a northerly line of herein described tract, to a 5/8-inch iron rod found for corner;

THENCE, the following courses, along said common line:

South 40°31'24" East, 615.23 feet (called 615.00 feet) to a 5/8-inch iron rod found for corner;

South 23°15'37" West, 579.92 feet (called 580.00 feet) to a 5/8-inch iron rod found for corner;

South 07°29'33" East, 980.21 feet (called 980.00 feet) to a 3/4-inch iron rod with a plastic cap stamped "SURVCON INC." set for corner;

North 47°11'28" West, 658.54 feet (called 658.16 feet) to a 5/8-inch iron rod found for corner;

South 05°00'28" West, 825.09 feet (called 825.00 feet) to a 5/8-inch iron rod found for corner;

South 29°00'28" East, 449.64 feet to a 3/4-inch iron rod set in the arc of a non-tangent curve to the left;

THENCE, Southerly, along the arc of said curve to the left, passing at 354.19 feet the most westerly northwest corner of that certain Harris County Flood Control District (H.C.F.C.D.) Fee Strip (Greentree Ditch, Unit Number G103-80-01), (Parcel "B") of said H.C.O.P.R.R.P. and continuing along the line common to the westerly line of said H.C.F.C.D. Fee Strip and an easterly line of herein described tract and the arc of said curve to the left for a total distance of 552.71 feet (Central Angle = 71°33'55"; Radius = 442.50 feet; Chord Bearing and Distance = South 12°42'07" West, 517.47 feet) to a 3/4-inch iron rod with plastic cap stamped "SURVCON INC." set for a point of reverse curvature to the right;

THENCE, Southerly, 309.77 feet along the arc of said reverse curve to the right (Central Angle = 55°27'48"; Radius = 320.00 feet; Chord Bearing and Distance = South 04°39'03" West, 297.81 feet) to a 3/4-inch iron rod with a plastic cap stamped "SURVCON INC." set for the point of tangency;

THENCE, South 32°22'57" West, 252.83 feet to a 3/4-inch iron rod with a plastic cap stamped "SURVCON INC." set for the northeast corner of the widening for Greentree Ditch recorded under File Number R381637, Film Code Number 503-70-1969 of said H.C.O.P.R.R.P.;

TRACT 3
RIVERCHASE VILLAGE

THENCE, along the line common to said easterly line of the herein described tract and the westerly line of said Greentree Ditch widening tract, the following courses:

North $57^{\circ}37'03''$ West, 10.00 feet to a 5/8-inch iron rod with a plastic cap stamped "SURVCON INC." found for the northwest corner of said Greentree Ditch widening;

South $32^{\circ}22'57''$ West, 804.91 feet to a 5/8-inch iron rod with a plastic cap stamped "SURVCON INC." found for the beginning of a tangent curve to the left;

Southerly, 354.68 feet along the arc of said curve to the left (Central Angle = $50^{\circ}49'44''$; Radius = 399.81 feet; Chord Bearing and Distance = South $07^{\circ}08'03''$ West, 343.17 feet) to a 3/4-inch iron rod found for the northeasterly corner of the Kingwood Water Plant Site "C" according to the map or plat thereof recorded in Volume 345, Page 88 of said H.C.M.R. and the most easterly southeast corner of the herein described tract;

THENCE, along the line common to said Kingwood Water Plant Site "C" and said easterly line of herein described tract, the following courses:

North $81^{\circ}51'15''$ West, 178.49 feet to an iron rod with aluminum cap found for corner;

South $53^{\circ}08'45''$ West, 122.61 feet to an iron rod with aluminum cap found for corner;

South $08^{\circ}08'45''$ West, 155.00 feet to an iron rod with aluminum cap found for corner;

North $81^{\circ}51'15''$ West, 50.00 feet to an iron rod with aluminum cap found for corner;

South $08^{\circ}08'45''$ West, 100.85 feet to a 3/4-inch iron rod with a plastic cap stamped "SURVCON INC." set for the southwest corner of said Kingwood Water Plant Site "C", being in the arc of a non-tangent curve to the right, and being in the existing northerly right-of-way line of Mills Branch Drive, (formerly called Hamblen Road) (width varies) recorded under File Number H830109, Film Code Number 038-99-1732 of said H.C.O.P.R.R.P.;

THENCE, Westerly, 216.68 feet along the arc of said curve to the right (Central Angle = $05^{\circ}54'43''$; Radius = 2,100.00 feet; Chord Bearing and Distance = North $72^{\circ}22'35''$ West, 216.59 feet) to an iron rod with cap stamped "GP Surveyors" found for the most easterly southeast corner of Greentree Village Section Eleven, a subdivision of record under Film Code 357126 of said H.C.M.R., and being a point of compound curvature to the right;

TRACT 3
RIVERCHASE VILLAGE

THENCE, Northerly, 38.45 feet along the arc of said curve to the right (Central Angle = $88^{\circ}07'06''$; Radius = 25.00 feet; Chord Bearing and Distance = North $25^{\circ}21'41''$ West, 34.77 feet) to an iron rod with cap stamped "GP Surveyors" found for the end of said curve in the existing easterly right-of-way line of Hickory Village Drive (width varies) according to the map or plat of said Greentree Village Section Eleven;

THENCE, along the line common to the easterly line of said Greentree Village Section Eleven same being the existing easterly right-of-way line for Hickory Village Drive, Hickory Village Circle and Hickory Village Court (width varies) and an interior line of the herein described tract, the following courses:

North $18^{\circ}41'53''$ East, 74.47 feet to an iron rod with cap stamped "GP Surveyors" found for the beginning of a tangent curve to the right;

Easterly, 100.49 feet along the arc of said curve to the right (Central Angle = $23^{\circ}57'48''$; Radius = 240.27 feet; Chord Bearing and Distance = North $30^{\circ}40'50''$ East, 99.76 feet) to an iron rod with cap stamped "GP Surveyors" found for a point of compound curvature;

Easterly, 46.67 feet along the arc of said curve (Central Angle = $106^{\circ}57'02''$; Radius = 25.00 feet; Chord Bearing and Distance = South $83^{\circ}51'16''$ East, 40.18 feet) to an iron rod with cap stamped "GP Surveyors" found for an angle point;

South $30^{\circ}22'18''$ East, 4.28 feet to an iron rod with cap stamped "GP Surveyors" found for the beginning of a tangent curve to the left;

Northeasterly, 157.08 feet along the arc of said curve to the left (Central Angle = $179^{\circ}59'56''$; Radius = 50.00 feet; Chord Bearing and Distance = North $59^{\circ}37'42''$ East, 100.00 feet) to an iron rod with cap stamped "GP Surveyors" found for the point of tangency;

North $30^{\circ}22'18''$ West, 9.86 feet to an iron rod with a cap stamped "GP Surveyors" found for the beginning of a tangent curve to the right;

Easterly, 40.93 feet along the arc of said curve to the right (Central Angle = $93^{\circ}48'23''$; Radius = 25.00 feet; Chord Bearing and Distance = North $16^{\circ}31'30''$ East, 36.51 feet) to an iron rod with cap stamped "GP Surveyors" found for a point of reverse curvature to the left;

TRACT 3
RIVERCHASE VILLAGE

Northeasterly, 163.69 feet along the arc of said curve to the left (Central Angle = $14^{\circ}52'53''$; Radius = 630.24 feet; Chord Bearing and Distance = North $55^{\circ}58'41''$ East, 163.23 feet) to an iron rod with cap stamped "GP Surveyors" found for a point of reverse curvature to the right;

Northeasterly, 30.92 feet along the arc of said curve to the right (Central Angle = $70^{\circ}52'25''$; Radius = 25.00 feet; Chord Bearing and Distance = North $83^{\circ}58'27''$ East, 28.99 feet) to an iron rod with cap stamped "GP Surveyors" found for a point of reverse curvature to the left;

Easterly, 134.90 feet along the arc of said curve to the left (Central Angle = $154^{\circ}34'47''$; Radius = 50.00 feet; Chord Bearing and Distance = North $42^{\circ}07'16''$ East, 97.55 feet) to an iron rod with cap stamped "GP Surveyors" found for a point of reverse curvature to the right;

Northerly, 30.92 feet along the arc of said curve to the right (Central Angle = $70^{\circ}52'23''$; Radius = 25.00 feet; Chord Bearing and Distance = North $00^{\circ}16'04''$ East, 28.99 feet) to an iron rod with a cap stamped "GP Surveyors" found for a point of reverse curvature to the left;

Easterly, 296.68 feet along the arc of said curve to the left (Central Angle = $26^{\circ}58'56''$; Radius = 630.00 feet; Chord Bearing and Distance = North $22^{\circ}13'12''$ East, 293.95 feet) to an iron rod with a cap stamped "GP Surveyors" found for the most northerly northeast corner of said Greentree Village Section Eleven, being a point of terminus of aforementioned Hickory Village Drive (per said Greentree Village Section Eleven) and being an interior corner of the herein described tract;

THENCE, North $81^{\circ}16'27''$ West, 60.00 feet along the terminus of said Hickory Village Drive to an iron rod with a cap stamped "GP Surveyors" found for an angle point in the existing westerly right-of-way line of said Hickory Village Drive;

THENCE, departing said existing westerly right-of-way line of Hickory Village Drive and continuing along the line common to Restricted Reserve "A" as shown on the map or plat of said Greentree Village Section Eleven and an interior line of the herein described tract, the following courses:

South $87^{\circ}18'32''$ West, 502.19 feet to an iron rod with cap stamped "GP Surveyors" found for corner;

South $00^{\circ}00'21''$ East, 159.07 feet to an iron rod with cap stamped "GP Surveyors" found for an angle point;

TRACT 3
RIVERCHASE VILLAGE

South $24^{\circ}56'26''$ East, 301.82 feet to an iron rod with a cap stamped "GP Surveyors" found in the existing westerly right-of-way line of said Hickory Village Drive, and being in the arc of a non-tangent curve to the left;

THENCE, along the line common to the westerly line of said Greentree Village Section Eleven same being the existing westerly right-of-way line of said Hickory Village Drive and an interior line of the herein described tract, the following courses:

Southwesterly, 65.30 feet along the arc of said curve to the left (Central Angle = $09^{\circ}50'43''$; Radius = 380.00 feet; Chord Bearing and Distance = South $55^{\circ}45'38''$ West, 65.22 feet) to an iron rod with a cap stamped "GP Surveyors" found for a point of compound curvature to the left;

Southwesterly, 38.61 feet along the arc of said curve to the left (Central Angle = $04^{\circ}26'19''$; Radius = 498.38 feet; Chord Bearing and Distance = South $48^{\circ}37'04''$ West, 38.60 feet) to an iron rod with cap stamped "GP Surveyors" found for a point of reverse curvature to the right;

Southwesterly, 32.06 feet along the arc of said curve to the right (Central Angle = $73^{\circ}28'56''$; Radius = 25.00 feet; Chord Bearing and Distance = South $83^{\circ}08'08''$ West, 29.91 feet) to an iron rod with cap stamped "GP Surveyors" found for an angle point;

North $60^{\circ}07'38''$ West, 19.33 feet to an iron rod with cap stamped "GP Surveyors" found for corner;

South $29^{\circ}52'22''$ West, 50.00 feet to an iron rod with cap stamped "GP Surveyors" found for the beginning of a tangent curve to the right;

Easterly, 41.61 feet along the arc of said curve to the right (Central Angle = $95^{\circ}21'38''$; Radius = 25.00 feet; Chord Bearing and Distance = South $12^{\circ}26'53''$ East, 36.97 feet) to an iron rod with cap stamped "GP Surveyors" for a point of reverse curvature to the left;

Southerly, 77.46 feet along the arc of said curve to the left (Central Angle = $08^{\circ}54'18''$; Radius = 498.38 feet; Chord Bearing and Distance = South $30^{\circ}46'43''$ West, 77.38 feet) to an iron rod with cap stamped "GP Surveyors" found for the point of tangency;

South $26^{\circ}19'35''$ West, 29.51 feet to a 5/8-inch iron rod with a plastic cap stamped "SURVCON INC." set for the beginning of a tangent curve to the right;

TRACT 3
RIVERCHASE VILLAGE

Southerly, 38.45 feet along the arc of said curve to the right (Central Angle = $88^{\circ}07'06''$; Radius = 25.00 feet; Chord Bearing and Distance = South $70^{\circ}23'08''$ West, 34.77 feet) to a 5/8-inch iron rod with cap stamped "GP Surveyors" found for the most westerly southwest corner of said Greentree Village Section Eleven, being in aforementioned existing northerly right-of-way line of Mills Branch Drive, and being a point of compound curvature to the right;

THENCE, Northwesterly, 762.07 feet along said existing northerly right-of-way line of said Mills Branch Drive and the arc of said curve to the right (Central Angle = $20^{\circ}47'32''$; Radius = 2,100.00 feet; Chord Bearing and Distance = North $55^{\circ}09'33''$ West, 757.90 feet) to a 3/4-inch iron rod with a plastic cap stamped "SURVCON INC." found for the most southerly corner of the Harris County Municipal Utility District 350 (H.C.M.U.D.) Directors Lots according to the map or plat recorded in Volume 343, Page 49 of said H.C.M.R.;

THENCE, along the line common to said H.C.M.U.D. 350 Directors Lots and the herein described tract the following courses:

North $45^{\circ}14'13''$ East, 100.00 feet to a 3/4-inch iron rod stamped "SURVCON INC." set for corner in the arc of a non-tangent curve to the right;

Westerly, 250.00 feet along the arc of said curve to the right (Central Angle = $07^{\circ}09'43''$; Radius = 2,000.00 feet; Chord Bearing and Distance = North $41^{\circ}10'56''$ West, 249.84 feet) to a 3/4-inch iron rod with a plastic cap stamped "SURVCON INC." found for corner;

South $52^{\circ}23'56''$ West, 100.00 feet to a 3/4-inch iron rod with a plastic stamped "SURVCON INC." found for the most westerly northwest corner of said H.C.M.U.D. 350 Directors Lots, being in said existing northerly right-of-way line of said Mills Branch Drive and being in the arc of a non-tangent curve to the right;

THENCE, Westerly, 10.00 feet along said existing northerly right-of-way line of said Mills Branch Drive and the arc of said curve to the right (Central Angle = $00^{\circ}16'22''$; Radius = 2,100.00 feet; Chord Bearing and Distance = North $37^{\circ}27'53''$ West, 10.00 feet) to a 3/4-inch iron rod with a plastic cap stamped "SURVCON INC." found for the most westerly southwest corner of the Autumn Sage Lane, Street Dedication Plat according to the map or plat recorded under Film Code Number 355046 of said H.C.M.R.;

THENCE, along the line common to said Autumn Sage Lane Street Dedication Plat same being the existing southerly right-of-way line of Autumn Sage Lane (width varies), and the herein described tract, the following courses:

TRACT 3
RIVERCHASE VILLAGE

North 07°44'24" East, 21.26 feet to a 3/4-inch iron rod with a plastic cap stamped "SURVCON INC." found for corner;

North 52°36'14" East, 58.37 feet to a 3/4-inch iron rod with a plastic cap stamped "SURVCON INC." found for the beginning of a tangent curve to the right;

Northeasterly, 152.45 feet along the arc of said curve (Central Angle = 18°35'05"; Radius = 470.00 feet; Chord Bearing and Distance = North 61°53'45" East, 151.78 feet) to a 3/4-inch iron rod with a plastic cap stamped "SURVCON INC." found the point of tangency;

North, 71°11'17" East, 100.00 feet to a 3/4-inch iron rod with a plastic cap stamped "SURVCON INC." found for the beginning of a tangent curve to the left;

Northeasterly, 294.02 feet along the arc of said curve (Central Angle = 26°44'23"; Radius = 630.00 feet; Chord Bearing and Distance = North 57°49'05" East, 291.36 feet) to a 3/4-inch iron rod with a plastic cap stamped "SURVCON INC." found for the southeasterly corner of said Dedication Plat, and being a point of terminus of said Autumn Sage Lane;

North 45°33'07" West, 60.00 feet along the terminus of said Autumn Sage Lane to a 3/4-inch iron rod with a plastic cap stamped "SURVCON INC." found for the common northerly corner of said Autumn Sage Lane Street Dedication Plat and the aforementioned Greentree Village Section Nine;

THENCE along the line common to said Greentree Village Section Nine, and the herein described tract, the following courses:

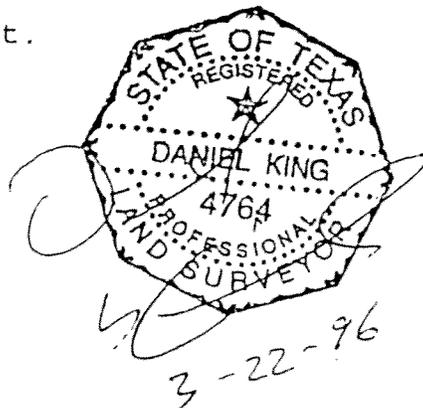
North 28°18'53" West, 395.62 feet to a 3/4-inch iron rod with a plastic cap stamped "SURVCON INC." found for corner;

South 57°53'46" West, 287.87 feet to a 3/4-inch iron rod found for corner;

North 30°19'33" West, 538.17 feet to the POINT OF BEGINNING containing a computed area of 165.3 acres (7,201,910 square feet) of land.

This description to accompany a plat.

Compiled by:
Houston, Texas
Job No. 5806-45
December, 1995
Revised: December 28, 1995
Revised: March 14, 1996
D-75



TRACT 4
KINGS POINT VILLAGE, AREA "A"

Metes and Bounds Description
330.945 Acres, (14,415,963 Square Feet)
Amasa Turner Survey, Abstract-757
Harris County, Texas

Being a tract of land containing 330.945 acres (14,415,963 square feet) situated in the Amasa Turner Survey, Abstract No. 757, Harris County, Texas and being a portion of the residue of a called 2,773.15 acre tract designated as Tract 4 in deed to King Ranch, Inc. as recorded in Volume 7036, Page 323 of the Harris County Deed Records (H.C.D.R.), said 330.945 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at the most easterly cutback corner at the intersection of the northerly right-of-way line of Sheltering Oaks Lane (60 feet wide) per the plat of Kings Point Village Section Twelve, a subdivision of record according to the map or plat thereof recorded under Film Code Number 358037 of the Harris County Map Records (H.C.M.R.) with the westerly right-of-way line of Blackstone Creek Lane (50 feet wide) per said Kings Point Village Section Twelve plat, being in the southeasterly line of Lot 1, Block 6 of Kings Point Village Section Twelve Partial Replat #2, an unrecorded subdivision;

THENCE, North $54^{\circ}20'35''$ East, 83.99 feet along the southeasterly line of said Lot 1 to the beginning of a tangent curve to the left;

THENCE, Northeasterly, continuing along the southeasterly line of said Lot 1 and along the arc of said curve to the left (Central Angle = $03^{\circ}14'35''$; Radius = 725.00 feet; Chord Bearing and Distance = North $52^{\circ}43'18''$ East, 41.03 feet) an arc distance of 41.04 feet to a point for the most easterly corner of said Lot 1;

THENCE, North $38^{\circ}18'22''$ West, 321.05 feet along the northeasterly line of said Lot 1 and Lot 2, Block 6 of said Kings Point Village Section Twelve Partial Replat #2 to an angle point;

THENCE, North $68^{\circ}32'35''$ West, 297.55 feet along the northeasterly line of said Lot 2 and Lots 3 and 4, Block 6 of said Kings Point Village Section Twelve Partial Replat #2 to a point for the most easterly southeast corner of Restricted Greenbelt Reserve "C" of said Kings Point Village Section Twelve;

THENCE, North $03^{\circ}24'28''$ West, 513.15 feet along the easterly line of said Restricted Greenbelt Reserve "C" and Lot 1, Block 7 of said Kings Point Village Section Twelve to the northeast corner of said Lot 1, Block 7 and being the most easterly corner of Lot 4, Block 6 of Kings Point Village Section Seven, a subdivision of record according to the map or plat thereof under Film Code Number 352116 of said H.C.M.R.;

TRACT 4
KINGS POINT VILLAGE, AREA "A"

THENCE, North 35°34'02" West, 309.55 feet along the northeasterly line of said Lot 4, Block 6 and Lots 5 and 6, Block 6 of said Kings Point Village Section Seven to the most southerly corner of Lot 4, Block 6 of the Partial Replat of King Point Village Section Seven, a subdivision of record according to the map or plat thereof recorded under Film Code Number 355148 of said H.C.M.R.;

THENCE, North 48°58'18" East, 147.00 feet along the southeasterly line of said Lot 4, Block 6 of the Partial Replat of Kings Point Village Section Seven to a point in the existing southerly right-of-way line of Rapid Springs Lane (50 feet wide) per said Partial Replat of Kings Point Village Section Seven;

THENCE, South 41°01'42" East, 9.00 feet along said existing southerly right-of-way line to a point for corner;

THENCE, North 48°58'18" East, 207.05 feet along the terminus of said Rapid Springs Lane and the southeasterly line of Lot 8, Block 5 of said Partial Replat of Kings Point Village Section Seven to a point for corner in the southwesterly line of Lot 6, Block 5 of said Partial Replat of Kings Point Village Section Seven;

THENCE, South 46°39'35" East, 122.82 feet along the southwesterly line of said Lot 6, Block 5 and Lot 7, Block 5 of said Partial Replat of Kings Point Village Section Seven to an angle point;

THENCE, North 79°56'10" East, 271.60 feet along the southeasterly line of said Lot 7, Block 5 and Restricted Greenbelt Reserve "A" of said Partial Replat of Kings Point Village Section Seven to an angle point;

THENCE, Northerly, along the easterly line of said Restricted Greenbelt Reserve "A" the following courses:

North 13°04'22" West, 179.94 feet to an angle point;

North 49°59'06" East, 214.81 feet to an angle point;

North 00°32'39" West, 327.55 feet to an angle point;

North 24°18'35" West, 519.82 feet to a point for corner;

THENCE, South 72°49'41" East, departing the easterly line of said Restricted Greenbelt Reserve "A", a distance of 484.73 feet to a point in the Houston City Limits line as shown in Ordinance No. 73-2455;

THENCE, along said Houston City Limits line the following courses:

South 07°36'15" East, 785.91 feet to an angle point;

North 79°42'47" East, 856.77 feet to an angle point;

TRACT 4
KINGS POINT VILLAGE, AREA "A"

North 29°18'08" East, 1,029.30 feet to a point for corner in a westerly line of a called 1,779.95 acre tract, designated as Tract 7 in deed to the City of Houston as recorded in Volume 2211, Page 39 of said H.C.D.R., same being the Lake Houston Take Line;

THENCE, along the common line of said Lake Houston Take Line and said Houston City Limits, the following courses:

South 26°27'24" East, 1292.06 feet to an angle point;
South 84°59'00" East, 799.26 feet to an angle point;
South 52°01'26" East, 929.96 feet to an angle point;
South 07°31'27" East, 399.98 feet to an angle point;
South 33°58'55" West, 639.86 feet to an angle point;
South 89°58'33" West, 709.96 feet to an angle point;
North 18°51'21" West, 279.89 feet to an angle point;
North 57°29'35" West, 1,049.78 feet to an angle point;
South 23°59'13" East, 875.13 feet to an angle point;
South 30°28'33" West, 569.97 feet to an angle point;
South 03°16'27" East, 869.96 feet to an angle point;
South 24°56'01" West, 876.83 feet to an angle point;
South 66°29'29" West, 2,040.40 feet to an angle point;
North 27°30'59" West, 529.97 feet to an angle point;
North 63°14'52" West, 749.92 feet to an angle point;
North 29°33'49" East, 766.47 feet to an angle point;
North 38°30'27" West, 1,250.30 feet to an angle point;
North 65°45'01" West, 546.91 feet to the most easterly southeast corner of Restricted Greenbelt Reserve "D" of Kings Point Village Section Four, a subdivision of record according to the map or plat thereof recorded in Volume 341, Page 92 of said H.C.M.R.;

TRACT 4
KINGS POINT VILLAGE, AREA "A"

THENCE, North $01^{\circ}08'45''$ West, departing said Lake Houston Take Line and along the easterly line of said Restricted Greenbelt Reserve "D", Kings Point Village Section Four, a distance of 165.86 feet to the southwest corner of Restricted Greenbelt Reserve "A" of said Kings Point Village Section Twelve;

THENCE, South $76^{\circ}34'27''$ East, 1802.84 feet along the southerly line of said Restricted Greenbelt Reserve "A", Kings Point Village Section Twelve to the southeast corner of the aforementioned Restricted Greenbelt Reserve "A" Kings Point Village Section Twelve;

THENCE, North $28^{\circ}24'48''$ East 353.78 feet along the easterly line of said Restricted Greenbelt Reserve "A" Kings Point Village Section Twelve and the easterly line of Lots 13 and 14, Block 3 of said Kings Point Village Section Twelve-Partial Replat #2 to the common easterly corner of said Lot 14 and Lot 15, Block 3 of said Kings Point Village Section Twelve-Partial Replat;

THENCE, North $54^{\circ}32'06''$ East, 122.41 feet along the southeasterly line of said Lot 15, Block 3 to an angle point;

THENCE, North $35^{\circ}39'25''$ West, 145.00 feet along the northeasterly line of said Lot 15, Block 3 to a point for corner at the southeast terminus of said Sheltering Oak Lane;

THENCE, North $54^{\circ}20'35''$ East, 60.00 feet along said terminus to the northeast terminus of said Sheltering Oaks Lane and being the beginning of a non-tangent curve to the right;

THENCE, Northeasterly along the arc of said curve to the right (Central Angle = $90^{\circ}00'00''$; Radius = 25.00 feet; Chord Bearing and Distance = North $09^{\circ}20'35''$ East, 35.36 feet) an arc distance of 39.27 feet to the northeast terminus of said Blackstone Creek Lane;

THENCE, North $35^{\circ}39'25''$ West, 50.00 feet along said terminus to the POINT OF BEGINNING containing 330.945 acres (14,415,963 square feet) of land, more or less.

This description to accompany a plat.

Compiled by:
SURVCON INC.
Houston, Texas
Job No. 5806-45
December, 1995
D-72

TRACT 5
KINGS POINT VILLAGE, AREA "B"

Metes and Bounds Description
160.9 Acres
Amasa Turner Survey, Abstract-757
Harris County, Texas

Being a tract of land containing 160.9 acres (7,010,263 square feet) of land situated in the Amasa Turner Survey, Abstract No. 757, Harris County, Texas, being out of and a part of residue of a called 2,773.15 acre tract (Tract 4) described in deed to King Ranch, Inc. recorded in Volume 7036, Page 323 of the Harris County Deed Records (H.C.D.R.), Harris County, Texas, said 160.9 acre tract being more particularly described by metes and bounds as follows, with all bearings referenced to the ;

BEGINNING at the northeast corner of Restricted Greenbelt Reserve "A" of the Partial Replat of Kings Point Village Section Seven, Replat recorded under Film Code Number 355148 of the Harris County Map Records (H.C.M.R.), being the southeast corner of Restricted Reserve "D", of the Partial Replat of Kings Point Village Section Ten, recorded under Film Code Number 368145 of said H.C.M.R.;

THENCE, North 44°20'00" West, along the east line of said Restricted Reserve "D", Kings Point Village Section Ten - Partial Replat, a distance of 1,804.83 feet to the common easterly corner of said Restricted Greenbelt Reserve "D", Kings Point Village Section Ten - Partial Replat and Restricted Greenbelt Reserve "A" of Kings Point Village Section Eight recorded under Film Code Number 353097 of said H.C.M.R.;

THENCE, North 39°33'57" West, 546.67 feet along the east line of said Restricted Greenbelt Reserve "A", Kings Point Village Section Eight to an angle point;

THENCE, North 53°44'28" West, 123.97 feet continuing along said east line of Restricted Greenbelt Reserve "A", Kings Point Village Section Eight to the most northerly northeast corner of said Restricted Greenbelt Reserve "A", Kings Point Village Section Eight, being in the southeasterly line of Restricted Greenbelt Reserve "D", Kings Point Village Section Six recorded under Film Code Number 350045 of said H.C.M.R. and being in the arc of a non-tangent curve to the left;

THENCE, along the southeasterly line of said Restricted Greenbelt Reserve "D", Kings Point Village Section Six, the following courses:

TRACT 5
KINGS POINT VILLAGE, AREA "B"

Northeasterly along the arc of said curve to the left (Central Angle = $52^{\circ}38'34''$; Radius = 160.00 feet; Chord Bearing and Distance = North $41^{\circ}44'03''$ East, 141.89 feet) an arc distance of 147.00 to the point of tangency;

North $15^{\circ}24'42''$ East, 567.65 feet to a point in a westerly of a called 1,779.75 acre tract described as Tract 7 in deed to the City of Houston, recorded in Volume 2211, Page 39 of said H.C.D.R. and being the Lake Houston Take Line;

THENCE, along the westerly line of said 1,779.75 acre tract and said Lake Houston Take line the following courses:

North $75^{\circ}29'02''$ East, 618.45 feet to an angle point;

South $74^{\circ}00'58''$ East, 624.97 feet to an angle point;

South $47^{\circ}30'58''$ East, 674.97 feet to an angle point;

South $06^{\circ}30'58''$ East, 299.98 feet to an angle point;

South $60^{\circ}00'58''$ East, 939.95 feet to an angle point;

South $28^{\circ}35'59''$ East, 997.65 feet to an angle point;

South $65^{\circ}01'03''$ East, 399.98 feet to a 5/8-inch iron rod found for an angle point;

South $26^{\circ}27'25''$ East, 752.83 feet to a 3/4-inch iron rod with a plastic cap stamped "SURVCON INC." set for an angle point;

THENCE, South $29^{\circ}18'08''$ West, departing said Lake Houston Take line a distance of 1,028.47 feet to a 3/4-inch iron rod with a plastic cap stamped "SURVCON INC." set for an angle point;

THENCE, South $79^{\circ}42'47''$ West, 856.77 feet to a 3/4-inch iron rod with a plastic cap stamped "SURVCON INC." set for an angle point;

THENCE, North $07^{\circ}36'15''$ West, 785.91 feet to an angle point;

THENCE, North $72^{\circ}49'41''$ West, 484.73 feet to a 3/4-inch iron rod with a plastic cap stamped "SURVCON INC." set for an point corner in the east line of said Restricted Greenbelt Reserve "A", Kings Point Village, Section Seven - Partial Replat;

THENCE, along the east line of said Restricted Greenbelt Reserve "A" Kings Point Village, Section Seven - Partial Replat, the following courses:

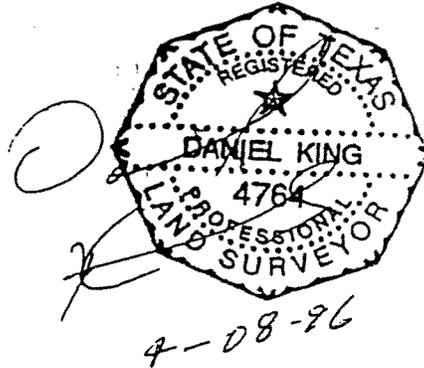
TRACT 5
KINGS POINT VILLAGE, AREA "B"

North 24°18'35" West, 563.75 feet to an angle point;

North 39°33'57" West, 174.77 feet to the POINT OF BEGINNING
containing a computed area of 160.9 acres (7,010,263 square
feet) of land more or less.

This description will accompany a plat.

Compiled by:
SURVCON INC.
Houston, Texas
Job No. 5806-45
December, 1995
Revised: April 2, 1996
D-74



TRACT 6
KINGS POINT VILLAGE, SECTION 10

METES AND BOUNDS DESCRIPTION
KINGS POINT VILLAGE SECTION TEN
47.170 ACRES
HARRIS COUNTY, TEXAS

Being a 47.170 acre tract of land situated in the Amasa Turner Survey, Abstract 757, Harris County, Texas and being part of the same land described as Tract 4 in that certain deed dated December 28, 1967 from Foster Lumber Company to King Ranch, Inc. recorded in Volume 7036, Page 323, Harris County Deed Records (H.C.D.R.), and also being a part of Hamblen Road Abandonment of record under File No. D879471, Film Code No. 161-37-1244, Harris County Official Public Records of Real Property (H.C.O.P.R.R.P.). Said 47.170 acre tract being more particularly described in two parcels by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone):

PARCEL 1

BEGINNING at a 5/8-inch iron rod with plastic cap found marking the most easterly southeast corner of Kings Point Village Section Eight, a subdivision of record at Film Code No. 353097, Harris County Map Records (H.C.M.R.);

THENCE S 44-20-00 E, 1804.83 feet to a 5/8-inch iron rod with plastic cap set for corner, said point being the most easterly northeast corner of Kings Point Village Section Seven, a subdivision of record at Film Code No. 352116, H.C.M.R.;

THENCE along the boundary line of said Kings Point Village Section Seven, THE FOLLOWING:

S 53-07-16 W, 612.41 feet to a 5/8-inch iron rod with plastic cap found for corner;

S 69-40-51 W, 120.79 feet to a 5/8-inch iron rod with plastic cap found for a point of non-tangent curvature for corner on the east right-of-way (R.O.W.) line of High Valley Drive (60-feet wide) of record in said Kings Point Village Section Seven;

THENCE along the easterly common line of said Kings Point Village Seven and said High Valley Drive, THE FOLLOWING:

910.87 feet along the arc of a curve to the left, having a central angle of 54-56-08, a radius of 950.00 feet and a chord which bears N 39-24-35 W, 876.37 feet to a 5/8-inch iron rod with plastic cap found for a point of tangency for corner;

N 66-52-39 W, 173.65 feet to a 5/8-inch iron rod with plastic cap found for a point of curvature for corner;

707.44 feet along the arc of a curve to the right, having a central angle of 30-42-26, a radius of 1320.00 feet and a chord which bears N 51-31-26 W, 699.01 feet to a 5/8-inch iron rod with plastic cap found for corner, said point being the most southerly southwest corner of Block 1 of aforementioned Kings Point Village Section Eight;

THENCE departing the common line of said Kings Point Village Section Seven and said High Valley Drive and along the southerly boundary line of aforementioned Kings Point Village Section Eight, THE FOLLOWING:

N 54-37-34 E, 261.79 feet to a 5/8-inch iron rod with plastic cap found for corner;

N 41-01-51 E, 232.93 feet to a 5/8-inch iron rod with plastic cap found for corner;

N 51-03-44 E, 307.03 feet to the POINT OF BEGINNING and containing 27.911 acres of land.

TRACT 6
KINGS POINT VILLAGE, SECTION 10

PARCEL 2

COMMENCING at a 5/8-inch iron rod with plastic cap found marking the most easterly southeast corner of Kings Point Village Section Eight, a subdivision of record at Film Code No. 353097, Harris County Map Records (H.C.M.R.);

THENCE along the southerly boundary line of said Kings Point Village Section Eight, THE FOLLOWING:

S 51-03-44 W, 307.03 feet to a 5/8-inch iron rod with plastic cap found;
S 41-01-51 W, 232.93 feet to a 5/8-inch iron rod with plastic cap found;
S 54-37-34 W, 261.79 feet to a 5/8-inch iron rod with plastic cap found, said point being in the common line of the east R.O.W. line of said High Valley Drive and the easterly boundary line of said Kings Point Village Section Seven;

THENCE S 58-15-42 W, 60.17 feet to a 5/8-inch iron rod with plastic cap found for the POINT OF BEGINNING in the common line of the west R.O.W. line of said High Valley Drive and the westerly boundary line of said Kings Point Village Section Seven, said point also being the most easterly southeast corner of Block 2 of said Kings Point Village Section Eight;

THENCE along the common westerly line of said High Valley Drive and said Kings Point Village Section Seven, THE FOLLOWING:

744.25 feet along the arc of a curve to the left, having a central angle of 30-54-01, a radius of 1380.00 feet and a chord which bears S 51-25-38 E, 735.26 feet to a 5/8-inch iron rod with plastic cap set for a point of tangency for corner;

S 66-52-39 E, 67.37 feet to a 5/8-inch iron rod with plastic cap set for corner;

THENCE departing the westerly common line of said High Valley Drive and said Kings Point Village Section Seven, S 30-56-12 W, 295.35 feet to a 5/8-inch iron rod with plastic cap set for corner;

THENCE S 48-46-27 W, 169.82 feet to a 5/8-inch iron rod with plastic cap set for corner;

THENCE S 60-43-01 W, 263.18 feet to a 5/8-inch iron rod with plastic cap set for corner;

THENCE S 80-06-42 W, 309.88 feet to a 5/8-inch iron rod with plastic cap set for corner;

THENCE S 50-59-33 W, 157.85 feet to a 5/8-inch iron rod with plastic cap set for corner in the northeasterly boundary line of Kings Point Village Section Five, a subdivision of record in Volume 324, Page 71, H.C.M.R.;

THENCE N 39-00-27 W along the northeasterly boundary line of said Kings Point Village Section Five, 360.00 feet to a 5/8-inch iron rod with plastic cap set for corner in the easterly boundary line of the Amending Plat Of Replat Of Kings Point Village Section Three, a subdivision of record in Volume 342, Page 26, H.C.M.R.;

THENCE departing the northeasterly boundary line of said Kings Point Village Section Five, N 14-33-37 W along the easterly boundary line of said Amending Plat Of Replat Of Kings Point Village Section Three, 377.64 feet to a 5/8-inch iron rod with plastic cap found for corner, said point being the most southerly southwest corner of aforementioned Kings Point Village Section Eight;

THENCE departing the easterly boundary line of said Amending Plat Of Replat Of Kings Point Village Section Three and along the southerly boundary line of aforementioned Kings Point Village Section Eight, THE FOLLOWING:

N 75-26-23 E, 74.53 feet to a 5/8-inch iron rod with plastic cap found for corner;

N 17-28-44 E, 130.83 feet to a 5/8-inch iron rod with plastic cap found for corner;

N 25-35-39 E, 105.42 feet to a 5/8-inch iron rod with plastic cap found

TRACT 6
KINGS POINT VILLAGE, SECTION 10

for corner;

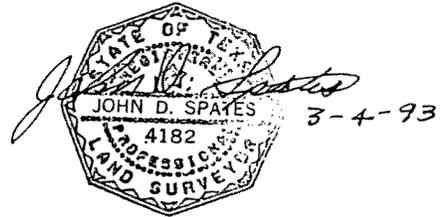
N 37-07-25 E, 94.04 feet to a 5/8-inch iron rod with plastic cap found for corner;

N 53-25-22 E, 87.93 feet to a 5/8-inch iron rod with plastic cap found for corner;

N 72-15-28 E, 223.19 feet to a 5/8-inch iron rod with plastic cap found for corner;

N 67-18-51 E, 135.34 feet to the POINT OF BEGINNING and containing 19.259 acres of land in Parcel 2 and 27.911 acres of land in Parcel 1 for a total of 47.170 acres of land.

Compiled by:
TURNER COLLIE & BRADEN INC.
Engineers . Planners
TEXAS Austin . Dallas . Fort Worth . Houston
COLORADO Denver
February 26, 1993 Job No. 4589-305



TRACT 7
KINGS POINT VILLAGE, SECTION 11

Metes and Bounds Description
53.650 Acres
Amasa Turner Survey, A-757
Harris County, Texas

Being a tract or parcel containing 53.650 acres (2,336,992 square feet) of land situated in the Amasa Turner Survey, Abstract No. 757, Harris County, Texas, being out of and a part of that certain called 2,823.15 acre tract (Tract 4) described in a deed from Foster Lumber Company to King Ranch, Inc. recorded in Volume 7036, Page 323, of the Harris County Deed Records (H.C.D.R.). Said 53.650 acre tract being more particularly described as follows with all bearings referenced to the Texas Coordinate System, South Central Zone.

BEGINNING at a 3/4-inch iron rod with plastic cap stamped "SURVCON INC." set for the point of intersection with the southerly line of Restricted Greenbelt Reserve "G", Kings Point Village Section 10 according to the map or plat recorded under Film Code Number 356082 of the Harris County Map Records (H.C.M.R.) and the existing westerly right-of-way line of High Valley Drive (60 feet wide) according to the map or plat of Kings Point Village Section Seven recorded under Film Code Number 352116 of said H.C.M.R.;

THENCE, along said existing westerly right-of-way line of High Valley Drive, the following courses:

South 66°52'39" East, 106.29 feet to a 3/4-inch iron rod with plastic cap stamped "SURVCON INC." set for the beginning of a tangent curve to the right;

Southeasterly, 984.62 feet along the arc of said curve to the right (Central Angle = 63°23'14"; Radius = 890.00 feet; Chord Bearing and Distance = South 35°11'03" East, 935.17 feet) to a 3/4-inch iron rod with a plastic cap stamped "SURVCON INC." set for the point of tangency;

South 03°29'27" East, 169.79 feet to a 3/4-inch iron rod with a plastic cap stamped "SURVCON INC." set for the beginning of a tangent curve to the left;

Southerly, 268.19 feet along the arc of said curve to the left (Central Angle = 15°55'06"; Radius = 1,030.00 feet; Chord Bearing and Distance = South 10°57'00" East, 267.43 feet) to a 3/4-inch iron rod with a plastic cap stamped "SURVCON INC." set for point of tangency;

South 18°24'33" East, 225.31 feet to a 3/4-inch iron rod with plastic cap stamped "SURVCON INC." set for the beginning of a tangent curve to the right;

TRACT 7
KINGS POINT VILLAGE, SECTION 11

Southerly, 406.85 feet along the arc of said curve to the right (Central Angle = $42^{\circ}46'20''$; Radius = 545.00 feet; Chord Bearing and Distance = South $02^{\circ}58'36''$ West, 397.47 feet) to a 3/4-inch iron rod with a plastic cap stamped "SURVCON INC." set for the point of tangency;

South $24^{\circ}21'45''$ West, 71.93 feet to a 3/4-inch iron rod with a plastic cap stamped "SURVCON INC." set for the beginning of a tangent curve to the left;

Southwesterly, 104.84 feet along the arc of said curve to the left (Central Angle = $03^{\circ}16'57''$; Radius = 1,830.00 feet; Chord Bearing and Distance = South $22^{\circ}43'17''$ West, 131.12 feet) to a 3/4-inch iron rod with a plastic cap stamped "SURVCON INC." set for the end of said curve;

South $21^{\circ}04'48''$ West, 131.12 feet to a "X" inscribed in concrete in the existing northerly right-of-way line of Willow Terrace Drive (60 feet wide) per said Kings Point Village Section Seven, and being the beginning of a tangent curve to the right;

THENCE, Westerly along said existing northerly right-of-way line of Willow Terrace Drive, the following courses:

Southwesterly, 380.83 feet along the arc of said curve to the right (Central Angle = $44^{\circ}04'56''$; Radius = 495.00 feet; Chord Bearing and Distance = South $43^{\circ}07'15''$ West, 371.52 feet) to an "X" inscribed in concrete for a point of compound curvature to the right;

Westerly, 332.84 feet along the arc of said curve (Central Angle = $43^{\circ}20'30''$; Radius = 440.00 feet; Chord Bearing and Distance = South $86^{\circ}49'58''$ West, 324.96 feet) to a 3/4-inch iron rod with a plastic cap stamped "SURVCON INC." set for the point of tangency;

North $71^{\circ}29'47''$ West, 199.81 feet to a 3/4-inch iron rod with a plastic cap stamped "SURVCON INC." set for the beginning of a tangent curve to the left;

Northwesterly, 59.01 feet along the arc of said curve to the left (Central Angle = $03^{\circ}14'08''$; Radius = 1,045.00 feet; Chord Bearing and Distance = North $73^{\circ}06'10''$ West, 59.00 feet) to a 3/4-inch iron rod with a plastic cap stamped "SURVCON INC." set for the southeasterly corner of Restricted Landscape Reserve "A" of said Kings Point Village Section Seven;

TRACT 7
KINGS POINT VILLAGE, SECTION 11

THENCE, North $11^{\circ}51'25''$ East, along the east line of said Restricted Landscape Reserve "A", at 92.79 feet passing the corner common to the northeasterly corner of said Reserve "A" and the southeast corner of Restricted Greenbelt Reserve "E", Kings Point Village Section Five according to the map or plat recorded in Volume 342, Page 71 of said H.C.M.R., in all a total distance of 485.50 feet to a 3/4-inch iron rod with a plastic cap stamped "SURVCON INC." set for an angle point;

THENCE, North $27^{\circ}28'28''$ West, 563.56 feet, continuing along the east line of said Restricted Greenbelt Reserve "E", to a 3/4-inch iron rod with a plastic cap stamped "SURVCON INC." set for an angle point;

THENCE, North $39^{\circ}00'27''$ West, at 586.09 feet passing the corner common to the most northerly corner of said Restricted Greenbelt Reserve "E" and the southerly right-of-way line of Mountain Aspen Lane (60' feet wide per said Kings Point Village Section Five), at 646.45 feet passing the northerly right-of-way line of said Mountain Aspen Lane and the most easterly corner of Restricted Greenbelt Reserve "A" of said Kings Point Village Section Five, in all a total distance of 926.90 feet to a 3/4-inch iron rod with a plastic cap stamped "SURVCON INC." found for the corner common to the southwest corner of Restricted Greenbelt Reserve "G" of said Kings Point Village Section Seven, and being the northwest corner of the herein described tract;

THENCE, along the southerly line of said Restricted Greenbelt Reserve "G" the following courses;

North $50^{\circ}59'33''$ East, 157.85 feet to a 3/4-inch iron rod with a plastic cap stamped "SURVCON INC." found for an angle point;

North $80^{\circ}06'42''$ East, 309.88 feet to a 3/4-inch iron rod with a plastic cap stamped "SURVCON INC." found for an angle point;

North $60^{\circ}43'01''$ East, 263.18 feet to a 3/4-inch iron rod with a plastic cap stamped "SURVCON INC." set for an angle point;

North $48^{\circ}46'27''$ East, 169.82 feet to a 3/4-inch iron rod with plastic cap stamped "SURVCON INC." found for an angle point;

TRACT 7
KINGS POINT VILLAGE, SECTION 11

North 30°56'12" East, 295.35 feet to the POINT OF BEGINNING,
containing a computed area of 53.650 acres (2,336,992 square
feet) of land.

This description to accompany a plat.

Compiled by:
SURVCON INC.
Houston, Texas
Job No. 5806-45
December, 1995
Tract 4
Revised: December 28, 1995
Revised: March 13, 1996
D-76



TRACT 8
KINGWOOD GREENS VILLAGE, SECTION 4

Metes and Bounds Description
58.104 Acres
John W. Asbury Survey, A-91
Amasa Turner Survey, A-757
Harris County, Texas

Being a tract or parcel containing 58.104 acres (2,530,988 square feet) of land situated in the John W. Asbury Survey, Abstract No. 91 and the Amasa Turner Survey, Abstract No. 757, Harris County, Texas, being out of and a part of that certain called 2,823.15 acre tract (Tract 4) described in a deed from Foster Lumber Company to King Ranch, Inc. recorded in Volume 7036, Page 323 of the Harris County Deed Records (H.C.D.R.). Said 58.104 acre tract being more particularly described as follows with all bearings referenced to the Texas Coordinate System, South Central Zone;

BEGINNING at a 5/8-inch iron rod with a plastic cap stamped "SURVCON INC." found for the corner common to the southeast corner of Restricted Reserve "D", Kings Crossing Section Twenty, according to the map or plat recorded under Film Code Number 359141 of the Harris County Map Records (H.C.M.R.) and the northeast corner of the herein described tract, also being in the existing westerly right-of-way line of Lake Houston Parkway (width varies) recorded under Film Code Number 350032 of said H.C.M.R., and being in the arc of a non-tangent curve to the right;

THENCE, Southerly, 856.62 feet along said existing westerly right-of-way line of Lake Houston Parkway along the arc of said curve to the right (Central Angle = $16^{\circ}21'37''$; Radius = 3,000.00 feet; Chord Bearing and Distance = South $05^{\circ}19'23''$ West, 853.71 feet) to a 3/4-inch iron rod with a plastic cap stamped "SURVCON INC." set for the corner common to the southeast corner of the herein described tract and the northeast corner of Restricted Reserve "F" of said Kings Crossing Section Twenty, for the beginning of a non-tangent curve to the left;

THENCE, Westerly, along the north line of said Restricted Reserve "F", the following courses:

39.90 feet along the arc of said curve to the left (Radius = 25.00 feet; Central Angle = $91^{\circ}26'41''$; Radius = 25.00 feet; Chord Bearing and Distance = North $32^{\circ}13'09''$ West, 35.80 feet) to a 5/8-inch found with a plastic cap stamped "SURVCON INC." for the point of tangency;

TRACT 8
KINGWOOD GREENS VILLAGE, SECTION 4

North $77^{\circ}56'29''$ West, 74.05 feet to a 5/8-inch iron rod with a plastic cap stamped "SURVCON INC." found for the beginning of a tangent curve to the left;

Westerly, 139.72 feet along the arc of said curve to the left (Central Angle = $32^{\circ}01'15''$; Radius = 250.00 feet; Chord Bearing and Distance = South $86^{\circ}02'53''$ West, 137.91 feet) to a 3/4-inch iron rod with a plastic cap stamped "SURVCON INC." set for the point of tangency;

South $70^{\circ}02'16''$ West, 227.16 feet to a 5/8-inch iron rod with a plastic cap stamped "SURVCON INC." found for the beginning of a tangent curve to the right;

Westerly, 368.41 feet along the arc of said curve to the right (Central Angle = $39^{\circ}49'39''$; Radius = 530.00 feet; Chord Bearing and Distance = South $89^{\circ}57'04''$ West, 361.03 feet) to a 5/8-inch iron rod with a plastic cap stamped "SURVCON INC." found for the point of tangency;

North $70^{\circ}08'09''$ West, 275.00 feet to a 5/8-inch iron rod with a plastic cap stamped "SURVCON INC." found for an angle point;

South $75^{\circ}31'36''$ West, 411.10 feet to a 3/4-inch iron rod with a plastic cap stamped "SURVCON INC." set for an angle point;

South $80^{\circ}02'54''$ West, 241.83 feet to a 3/4-inch iron rod with a plastic cap stamped "SURVCON INC." set for the beginning of a non-tangent curve to the left;

Southwesterly, 159.16 feet along the arc of said curve to the left (Central Angle = $28^{\circ}03'31''$; Radius = 325.00 feet; Chord Bearing and Distance = South $69^{\circ}17'48''$ West, 157.57 feet) to a 3/4-inch iron rod with a plastic cap stamped "SURVCON INC." set for a point of compound curvature to the left;

Southwesterly, 6.46 feet along the arc of said curve to the left (Central Angle = $14^{\circ}48'55''$; Radius = 25.00 feet; Chord Bearing and Distance = South $47^{\circ}51'35''$ West, 6.45 feet) to a 3/4-inch iron rod with a plastic cap stamped "SURVCON INC." set for a point of a reverse curvature to the right;

Westerly, 69.09 feet along the arc of said curve to the right (Central Angle = $79^{\circ}10'16''$; Radius = 50.00 feet; Chord Bearing and Distance = South $80^{\circ}02'16''$ West, 63.72 feet) to a 3/4-inch iron rod with a plastic cap stamped "SURVCON INC." set for corner;

TRACT 8
KINGWOOD GREENS VILLAGE, SECTION 4

South 37°19'41" West, 220.60 feet to a 3/4-inch iron rod with a plastic cap stamped "SURVCON INC." set for an angle point;

South 06°39'16" West, 346.12 feet to a 3/4-inch iron rod with a plastic cap stamped "SURVCON INC." set for an angle point;

South 63°02'16" West, 260.99 feet to a 5/8-inch iron rod with a plastic cap stamped "SURVCON INC." found for corner;

North 37°54'27" West, 154.63 feet to a 5/8-inch iron rod with a plastic cap stamped "SURVCON INC." found for an angle point;

North 01°54'33" East, 150.08 feet to a 5/8-inch iron rod with a plastic cap stamped "SURVCON INC." found for an angle point;

North 13°23'33" East, 215.87 feet to a 5/8-inch iron rod with a plastic cap stamped "SURVCON INC." found for an angle point;

North 04°45'49" West, 216.75 feet to a 3/4-inch iron rod with a plastic cap stamped "SURVCON INC." set for an angle point;

North 08°35'35" West, 227.55 feet to a 5/8-inch iron rod with a plastic cap stamped "SURVCON INC." found for an angle point;

North 02°26'12" West, 188.17 feet to a 5/8-inch iron rod with a plastic cap stamped "SURVCON INC." found for an angle point;

North 18°48'00" East, 99.30 feet to a 5/8-inch iron rod with a plastic cap stamped "SURVCON INC." found for an angle point;

North 39°29'16" East, 39.43 feet to a 5/8-inch iron rod with a plastic cap stamped "SURVCON INC." found for corner, and being in the arc of a non-tangent curve to the right;

260.47 feet along the arc of said curve to the right (Central Angle = 14°46'34"; Radius = 1,010.00 feet; Chord Bearing and Distance = North 47°37'12" West, 259.75 feet) to a 5/8-inch iron rod with a plastic cap stamped "SURVCON INC." found for a point of compound curvature to the right;

Northwesterly, 194.51 feet along the arc of said curve to the right (Central Angle = 32°46'43"; Radius = 340.00 feet; Chord Bearing and Distance = North 23°50'33" West, 191.87 feet) to a 5/8-inch iron rod with a plastic cap stamped "SURVCON INC." found for corner;

South 82°32'48" West, 61.80 feet to a 5/8-inch iron rod with a plastic cap stamped "SURVCON INC." found in the east line of that certain Houston Lighting & Power Company Fee Strip (80 feet wide) of record under File Number G348479, Film Code Number 145-95-2429 of the Harris County Official Public Records of Real Property (H.C.O.P.R.R.P.);

TRACT 8
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THENCE, North $17^{\circ}15'37''$ East, along said east line, 1,549.90 feet to a 3/4-inch iron rod with a plastic cap stamped "SURVCON INC." set in the south line of Restricted Reserve "C" of the aforementioned Kings Crossing Section Twenty; also being the northwest corner of the herein described tract;

THENCE, South $45^{\circ}13'48''$ East, along said south line, 221.65 feet to a 3/4-inch iron rod with a plastic cap stamped "SURVCON INC." set in the existing northerly right-of-way line of Kings View Drive (60 feet wide) according to the map or plat of Kingwood Greens Village Section Three, recorded under Film Code Number 366131 of said H.C.M.R.

THENCE, along the line common to the existing right-of-way line of said Kings View Drive and the westerly line of said Kingwood Greens Section Three, the following courses:

South $57^{\circ}10'10''$ West, 37.06 feet to a 3/4-inch iron rod with a plastic cap stamped "SURVCON INC." set for the beginning of a non-tangent curve to the left;

Southwesterly, 0.52 feet along the arc of said curve to the left (Central Angle = $00^{\circ}04'15''$; Radius = 420.00 feet; Chord Bearing and Distance = South $57^{\circ}08'03''$ West 0.52 feet) to a 5/8-inch iron rod with a plastic cap stamped "SURVCON INC." found for corner at the terminus of said Kings View Drive;

South $32^{\circ}54'05''$ East, 60.00 feet, along the line of terminus of said Kings View Drive, to a 5/8-inch iron rod with a plastic cap stamped "SURVCON INC." found for the beginning of a non-tangent curve to the right;

Easterly, 37.03 feet along the arc of said curve to the right (Central Angle = $84^{\circ}51'45''$; Radius = 25.00 feet; Chord Bearing and Distance = South $80^{\circ}28'14''$ East, 33.74 feet) to a 5/8-inch iron rod with a plastic cap stamped "SURVCON INC." found for corner;

THENCE, continuing along the line common to the westerly line of said Kingwood Greens Village Section Three and the herein described tract, the following courses:

South $50^{\circ}17'27''$ West, 168.75 feet to a 5/8-inch iron rod with a plastic cap stamped "SURVCON INC." found for an angle point;

South $17^{\circ}15'40''$ West, 344.67 feet to a 5/8-inch iron rod with a plastic cap stamped "SURVCON INC." found for an angle point;

South $26^{\circ}56'02''$ West, 92.05 feet to a 5/8-inch iron rod with a plastic cap stamped "SURVCON INC." found for an angle point;

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South $13^{\circ}14'24''$ West, 127.57 feet to a 5/8-inch iron rod with a plastic cap stamped "SURVCON INC." found in the north line of the aforementioned Restricted Reserve "D" of Kings Crossing Section Twenty;

THENCE, along the line common to a southerly line of said Restricted Reserve "D" and the herein described tract, the following courses:

South $89^{\circ}38'15''$ West, 71.86 feet to a 5/8-inch iron rod with a plastic cap stamped "SURVCON INC." found for corner;

South $17^{\circ}15'37''$ West, 227.54 feet to a 5/8-inch iron rod with a plastic cap stamped "SURVCON INC." found for corner;

South $64^{\circ}14'24''$ East, 192.62 feet to a 5/8-inch iron rod with a plastic cap stamped "SURVCON INC." found for an angle point;

South $63^{\circ}26'06''$ East, 203.48 feet to a 5/8-inch iron rod with a plastic cap stamped "SURVCON INC." found for an angle point;

South $64^{\circ}37'32''$ East, 193.69 feet to a 5/8-inch iron rod with a plastic cap stamped "SURVCON INC." found for an angle point;

South $68^{\circ}39'15''$ East, 186.82 feet to a 5/8-inch iron rod with a plastic cap stamped "SURVCON INC." found for an angle point;

South $87^{\circ}10'22''$ East, 162.20 feet to a 5/8-inch iron rod with a plastic cap stamped "SURVCON INC." found for an angle point;

North $87^{\circ}25'01''$ East, 133.14 feet to a 5/8-inch iron rod with a plastic cap stamped "SURVCON INC." found for an angle point;

South $85^{\circ}59'45''$ East, 200.49 feet to a 5/8-inch iron rod with a plastic cap stamped "SURVCON INC." found for an angle point;

South $80^{\circ}50'52''$ East, 182.32 feet to a 5/8-inch iron rod with a plastic cap stamped "SURVCON INC." found for an angle point;

South $83^{\circ}39'35''$ East, 153.94 feet to a 5/8-inch iron rod with a plastic cap stamped "SURVCON INC." found for an angle point;

North $87^{\circ}27'41''$ East, 203.20 feet to a 5/8-inch iron rod with a plastic cap stamped "SURVCON INC." found for an angle point;

South $85^{\circ}56'06''$ East, 197.50 feet to a 3/4-inch iron rod with a plastic cap stamped "SURVCON INC." set for corner;

South $04^{\circ}32'31''$ East, 214.67 feet to a 5/8-inch iron rod with a plastic cap stamped "SURVCON INC." found for an angle point;

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South $01^{\circ}10'09''$ East, 294.06 feet to a 5/8-inch iron rod with a plastic cap stamped "SURVCON INC." found for an angle point;

South $08^{\circ}39'43''$ East, 259.40 feet to a 5/8-inch iron rod with a plastic cap stamped "SURVCON INC." found for corner, and being the beginning of non-tangent curve to the left;

Northeasterly, 155.66 feet along the arc of said curve to the left (Central Angle = $18^{\circ}58'32''$; Radius = 470.00 feet; Chord Bearing and Distance = North $63^{\circ}59'25''$ East, 154.95 feet) to a 3/4-inch iron rod with a plastic cap stamped "SURVCON INC." set for the point of tangency;

North $54^{\circ}30'09''$ East, 50.00 feet to a 3/4-inch iron rod with a plastic cap stamped "SURVCON INC." set for the beginning of a tangent curve to the right;

Northwesterly, 114.77 feet along the arc of said curve to the right (Central Angle = $23^{\circ}54'45''$; Radius = 275.00 feet; Chord Bearing and Distance = North $66^{\circ}27'31''$ East, 113.94 feet) to a 3/4-inch iron rod with a plastic cap stamped "SURVCON INC." set for the point of reverse curvature to the left;

Northeasterly, 30.46 feet along the arc of said curve to the left (Central Angle = $69^{\circ}48'51''$; Radius = 25.00 feet; Chord Bearing and Distance = North $43^{\circ}30'28''$ East, 28.61 feet) to a 3/4-inch iron rod with a plastic cap stamped "SURVCON INC." set for the point of tangency;

North $08^{\circ}36'02''$ East, 116.56 feet to a 3/4-inch iron rod with a plastic cap stamped "SURVCON INC." set for the beginning of a tangent curve to the left;

Northerly, 126.59 feet along the arc of said curve to the left (Central Angle = $04^{\circ}36'18''$; Radius = 1,575.00 feet; Chord Bearing and Distance = North $06^{\circ}17'53''$ East, 126.56 feet) to a 3/4-inch iron rod with a plastic cap stamped "SURVCON INC." set for corner;

North $86^{\circ}00'16''$ West, 120.00 feet to a 3/4-inch iron rod with a plastic cap stamped "SURVCON INC." set for corner;

North $05^{\circ}22'52''$ West, 275.00 feet to a 5/8-inch iron rod with a plastic cap stamped "SURVCON INC." found for an angle point;

North $04^{\circ}00'51''$ East, 171.42 feet to a 3/4-inch iron rod with a plastic cap stamped "SURVCON INC." set for corner;

North $77^{\circ}09'52''$ East, 81.02 feet to a 3/4-inch iron rod with a plastic cap stamped "SURVCON INC." set for an angle point;

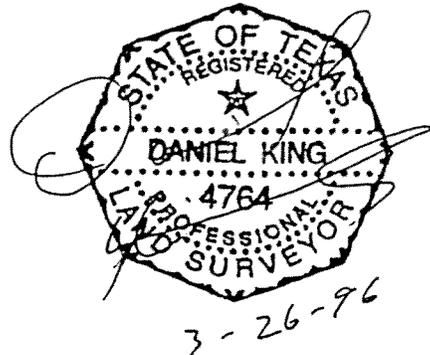
TRACT 8
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North $81^{\circ}52'12''$ East, 155.56 feet to a 5/8-inch iron rod with a plastic cap stamped "SURVCON INC." found for an angle point;

South $68^{\circ}11'55''$ East, 144.48 feet to the POINT OF BEGINNING, containing a computed area of 58.104 acres (2,530,988 square feet) of land.

This description to accompany a plat.

Compiled by:
Houston, Texas
Job No. 5806-45 TR 2
5806-74
November, 1995
Revised: March 20, 1996
D-76



TRACT 9A
HAMBLÉN ROAD TRACTS

Metes and Bounds Description
TRACT B
9.998 Acres (435,506 Sq. Ft.)
John W. Asbury Survey, A-91
Harris County, Texas

Being a tract containing 9.998 acres (435,506 square feet) of land situated in the John W. Asbury Survey, A-91, Harris County, Texas and being a portion of the same land described as Tract 1 in that certain deed from Foster Lumber Company to King Ranch, Inc. recorded in Volume 7036, Page 323 of the Harris County Deed Records (H.C.D.R.). Said 9.998 acre tract being more particularly described by metes and bounds as follows with all bearings referenced to the Texas Coordinate System, South Central Zone:

BEGINNING at a 5/8-inch iron rod with plastic cap stamped "SURVOON, INC." set for the corner common to the southeast corner of Hamblen Road (80.00 feet wide) as described in deed recorded under File Number B491370, Film Code Number 068-16-1035 of the Harris County Official Public Records of Real Property (H.C.O.P.R.R.P.), the southwest corner of Hamblen Road Abandonment as described in deed recorded under File Number D879471, Film Code Number 161-37-1244 of said H.C.O.P.R.R.P. and being a point in the westerly line of a called 45.247 acre tract conveyed to Kingwood Service Association and described as Parcel 2 in deed recorded under File Number F456347, Film Code Number 185-20-0697 of said H.C.O.P.R.R.P.;

THENCE, South 31°23'19" East, along said westerly line, a distance of 772.96 feet to a 5/8-inch iron rod with plastic cap stamped "SURVOON, INC." set for the southwest corner of said 45.247 acre tract and being a point in the City of Houston Take Line for Lake Houston, described in deed recorded in Volume 2211, Page 39 of said H.C.D.R.;

THENCE, South 73°58'59" West, departing said 45.247 acre tract and along said Take Line, a distance of 331.96 feet to a 5/8-inch iron rod found for an angle point;

THENCE, North 89°01'01" West, continuing along said Take Line, a distance of 458.19 feet (called 460.00 feet) to a 5/8-inch iron rod with plastic cap stamped "SURVOON, INC." set for corner in the easterly line of Lot 38 of Northshore Extension Section 2, an unrecorded subdivision, from which a 1-inch by 1-inch angle iron found marking the southeast corner of said lot bears South 02°40'39" East, 1.15 feet. Said corner also being a point in the survey line common to said John W. Asbury Survey and to the Elijah Votaw Survey, A-823, Harris County, Texas as occupied;

THENCE, North 02°40'39" West, departing said Take Line and along said survey line as occupied, at 146.59 feet, left 0.84 feet pass a 3/4-inch iron pipe found marking the northeast corner of said Lot 38, at 205.80 feet, left 0.50 feet pass a 1/2-inch by 1-inch iron bar found marking the most easterly northeast corner of said unrecorded subdivision and marking the southeast corner of a called 10.5614 acre tract conveyed to W. D. Cooper, Jr. by deed recorded under File Number K479752, Film Code Number 043-63-1262 of said H.C.O.P.R.R.P. and continuing for a total distance of 699.17 feet to a 5/8-inch iron rod with plastic cap stamped "SURVOON, INC." set for corner in a southerly right-of-way line of said Hamblen Road, from which a 3/8-inch iron rod found marking the northeast corner of said 10.5614 acre tract bears South 45°38'10" West, 0.21 feet;

THENCE, 410.52 feet, departing said common survey line, along said southerly right-of-way line and along the arc of a non-tangent curve to the left (Central Angle = 12°03'47"; Radius = 1,949.86 feet; Chord Bearing and Distance = North 83°40'17" East, 409.77 feet) to the POINT OF BEGINNING and containing a computed area of 9.998 acres (435,506 square feet) of land.

Compiled by:
SURVOON, INC.
Houston, Texas
Job No. 5603-88
November 17, 1992



TRACT 9B
HAMBLÉN ROAD TRACTS

TRACT THREE.

Being 6.006 acres of Land being out of and a part of an 80 acre tract recorded in Volume 2926, Page 1, and Volume 2926, Page 106, and being situated in the E. Votaw Survey A-823, Harris County, Texas;

COMMENCING at a 5/8" iron rod with cap found for the Northeast corner of the above said 80 acre tract;

THENCE, North 89 deg. 53 min. 35 sec. West, at 957.22 feet along the North line of the above said 80 acre tract pass a set 5/8" iron rod and continue in all a total distance of 1017.22 feet to a 5/8" iron rod set in the West line of Riverbend Drive and the South line of Hamblen Drive for the Northeast corner of the herein described 6.006 acre tract and being the PLACE OF BEGINNING;

THENCE, South 00 deg. 06 min. 25 sec. West, 580.43 feet along the West line of Riverbend Drive to a 5/8" iron pipe found for corner and beginning a curve to the left;

THENCE, along the West line of Riverbend Drive with said curve to the left, having a central angle of 108 deg. 36 min. 49 sec., a radius of 60.00 feet, an arc length of 113.74 feet, with a chord bearing and distance of South 05 deg. 48 min. 00 sec. West, 97.46 feet to a 5/8" iron rod set for corner;

THENCE, South 31 deg. 00 min. 03 sec. West, 133.60 feet to a 5/8" iron rod set in the shoreline of Lake Houston for the Southeast corner of the herein described 6.006 acre tract;

TRACT 9B
HAMBLÉN ROAD TRACTS

THENCE, North 87 deg. 30 min. 00 sec. West, 204.82 feet along the shoreline of Lake Houston to a 5/8" iron rod set for the most Southerly Southwest corner of the herein described 6.006 acre tract;

THENCE, North 51 deg. 29 min. 41 sec. West, 127.63 feet to a 5/8" iron rod set in the East line of Lake Point Drive for the most Northerly Southwest corner of the herein described 6.006 acre tract and beginning a curve to the left;

THENCE, along the East line of Lake Point Drive with said curve to the left having a central angle of 38 deg. 23 min. 59 sec., a radius of 200.00 feet, an arc length of 134.04 feet, with a chord bearing and distance of North 19 deg. 18 min. 25 sec. East, 131.55 feet to a 3/4" iron pipe found for corner;

THENCE, North 00 deg. 06 min. 25 sec. East, 579.80 feet along the East line of Lake Point Drive to a 5/8" iron rod set for the northwest corner of the herein described 6.006 acre tract and being in the north line of the above said 80 acre tract and the South line of Hamblen Road;

THENCE, South 89 deg. 53 min. 35 sec. East, 339.67 feet along the North line of the above said 80 acre tract and the South line of Hamblen Road to the PLACE OF BEGINNING and containing 6.006 acres of land.

TRACT 9C
HAMBLÉN ROAD TRACTS

SPECIAL WARRANTY DEED

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

WHEREAS, WILLIAM DURWARD COOPER, JR. ("Decedent") died testate on February 9, 1991, a resident of Harris County, Texas, and his Last Will dated September 27, 1983 ("Decedent's Will") was admitted to probate in the Probate Court No. One (1) of Harris County, Texas, on May 22, 1991 in Cause No. 242,937; and

WHEREAS, A. MICHAEL KAHN, JR., who was appointed and qualified as Independent Executor of Decedent's Will and Estate on May 22, 1991, resigned as Independent Executor on August 12, 1992; and

WHEREAS, SPLAWN L. COOPER, JR. was, pursuant to Section 154A of the Texas Probate Code, appointed Independent Administrator With Will Annexed of the Estate of WILLIAM DURWARD COOPER, JR., Deceased, by way of an Order signed, September 1, 1992, and qualified as such on September 1, 1992, as required by law:

NOW, THEREFORE, SPLAWN L. COOPER, JR., as Independent Administrator With Will Annexed of the Estate of WILLIAM DURWARD COOPER, JR., Deceased, ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged, has GRANTED, SOLD and CONVEYED and by these presents does GRANT, SELL, AND CONVEY unto ~~WILLIAM COOPER~~ ("Grantee") all of the following described real property in Harris County, Texas, to-wit:

Reserve G, Block Two (2) of NORTSHORE EXTENSION No. 1, a subdivision in the Elijah Votaw Survey, Abstract 823, of Harris County, Texas according to the map thereof recorded in Volume 53, Page 42 of the Map Records of Harris County, Texas.

This Deed is being made subject to any and all restrictions, reservations, agreements, maintenance charges, outstanding mineral and royalty interests, covenants, conditions, terms, liens for common expense charges and special assessments, rights-of-way, building lines and easements, if any, relating to the property, but only to the extent that they are still in effect, shown of record in the hereinabove-mentioned County and State, and to all zoning laws, regulations and all ordinances, of municipal and/or governmental authorities, if any, but only to the extent that they are still in effect, relating to the property.

TO HAVE AND TO HOLD the above-described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantee, it's successors and assigns forever; and Grantor does hereby bind Grantor and Grantor's successors to WARRANT AND FOREVER DEFEND all and singular the said premises unto

**Holley Guniganti Deer Ridge, LTD¹²⁶

TRACT 9C
HAMBLÉN ROAD TRACTS

the said Grantee, it's successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise.

EXECUTED on the 28 day of October 1994.

GRANTOR

[Signature]
SPLAWN L. COOPER, JR., Independent
Administrator With Will Annexed of the Estate of
WILLIAM DURWARD COOPER, JR., Deceased

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 28 day of October, 1994, by SPLAWN L. COOPER, JR., Independent Administrator With Will Annexed of the Estate of WILLIAM DURWARD COOPER, JR., Deceased.

[Signature]
Notary Public - State of Texas
Notary's Name Printed:
[Name]
My Commission Expires: 11-26-96

Grantee's Address:

ADRIAN/ROBY/ Holley Ganiganti Deer Ridge, LTD
19747 Hwy 59 N., Suite 320
Humble, Texas 77338

AFTER RECORDING RETURN TO:

Holley Ganiganti Deer Ridge, LTD
19747 Hwy 59 N., Suite 320
Humble, Texas 77338

#1\1005\1410.DEE:00404

TRACT 10
DEER RIDGE ESTATES

METES AND BOUNDS DESCRIPTION
DEER RIDGE ESTATES SECTION ONE
PARTIAL REPLAT AND EXTENSION
HARRIS COUNTY, TEXAS

Being a 24.870 acre tract of land situated in the Elijah Votaw Survey, Abstract 823, Harris County, Texas and being a part of Tract A in that certain dated December 18, 1992, from Friendswood Development Company to Holley-Guniganti Deer Ridge Ltd. of record under File No. P012676, Film Code No. 116-52-2660 Harris County Official Public Records of Real Property (H.C.O.P.R.R.P.) same being all of Lot 1, Block 1, Lots 1-6, Block 4, Lots 1-7, Block 5, Lots 1-5, Block 6, Unrearticled Reserve "C" and a portion of Pallavi Woods Drive and Majestic Falls Drive (50-foot wide public utility and storm sewer easements) as recorded by Deer Ridge Estates Section One, a subdivision of record at Film Code No. 359077, Harris County Map Records. Said 24.870 acre tract being more particularly described as two parcels by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone):

PARCEL ONE

BEGINNING at a 5/8-inch iron rod with plastic cap stamped "SURVCON" found marking the southeast corner of said Deer Ridge Estates Section One being in the northerly right-of-way (R.O.W.) line of Hamblen Road (80-foot wide) of record under File No. B491370, Film Code No. 068-16-1035, H.C.O.P.R.R.P.;

THENCE along the common line of said Hamblen Road and Deer Ridge Estates Section One, N 89-54-55 W, 1142.10 feet to a point of curvature for corner;

THENCE departing said common line and along the east line of Fawn Trace Drive (50-foot wide public utility and storm sewer easements) as recorded by said Deer Ridge Estates Section One, THE FOLLOWING:

39.27 feet along the arc of a curve to the right, having a central angle of 90-00-00, a radius of 25.00 feet and a chord which bears N 44-54-55 W, 35.36 feet to a point of tangency for corner;

N 00-05-05 E, 155.00 feet to a point of curvature for corner;

39.27 feet along the arc of a curve to the right, having a central angle of 90-00-00, a radius of 25.00 feet and a chord which bears N 45-05-05 E, 35.36 feet to a point of tangency for corner in the south line of aforementioned Majestic Falls Drive as recorded by said Deer Ridge Estates Section One;

THENCE departing said east line of Fawn Trace Drive and along the south line of said Majestic Falls Drive, S 89-54-55 E, 467.68 feet to a point for corner;

THENCE departing said south line of Majestic Falls Drive, N 00-05-05 E, 50.00 feet to a point for corner in the north line of said Majestic Falls Drive;

THENCE along said north line of Majestic Falls Drive, N 89-54-55 W, 138.14 feet to a point of curvature for corner in the east line of Deer Ridge Estates Boulevard (100-foot wide public utility and storm sewer easements) as recorded by said Deer Ridge Estates Section One;

THENCE along said east line of Deer Ridge Estates Boulevard, THE FOLLOWING:

41.19 feet along the arc of a curve to the right, having a central angle of 94-24-42, a radius of 25.00 feet and a chord which bears N 42-42-34 W, 3.69 feet to a point of compound curvature for corner;

107.24 feet along the arc of a curve to the right, having a central angle of 17-33-19, a radius of 350.00 feet and a chord which bears N 13-16-27 E, 106.82 feet to a point of tangency for corner;

N 22-03-06 E, 84.60 feet to a point of curvature for corner 152.54 feet along the arc of a curve to the left, having a central angle of 19-25-18, a radius of 450.00 feet and a chord which bears N 12-20-28 E, 151.81 feet to a point of tangency for corner;

N 02-37-49 E, 233.60 feet to a point of curvature for corner in the south line of aforementioned Pallavi Woods Drive;

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DEER RIDGE ESTATES

DEER RIDGE ESTATES SECTION ONE, PARTIAL REPLAT AND EXTENSION

THENCE departing said east line of Deer Ridge Estates Boulevard and along said south line of Pallavi Woods Drive, THE FOLLOWING;

39.27 feet along the arc of a curve to the right, having a central angle of 90-00-00, a radius of 25.00 feet and a chord which bears N 47-37-49 E, 35.36 feet to a point of tangency for corner;

S 87-22-11 E, 29.43 feet to a point of curvature for corner;

55.94 feet along the arc of a curve to the right, having a central angle of 08-32-48, a radius of 375.00 feet and a chord which bears S 83-05-47 E, 55.89 feet to a point of tangency for corner;

S 78-49-23 E, 100.96 feet to the northeast corner of aforementioned Lot 3, Block 4;

THENCE departing said south line of Pallavi Woods Drive, N 08-01-00 E, 50.08 feet to the southeast corner of aforementioned Lot 2, Block 6 in the north line of said Pallavi Woods Drive;

THENCE along the said north line of Pallavi Woods Drive, THE FOLLOWING;

N 78-49-23 W, 98.20 feet to a point of curvature for corner;

63.40 feet along the arc of a curve to the left, having a central angle of 08-32-48, a radius of 425.00 feet and a chord which bears N 83-05-47 W, 63.34 feet to a point of tangency for corner;

N 87-22-11 W, 29.43 feet to a point of curvature for corner;

39.27 feet along the arc of a curve to the right, having a central angle of 90-00-00, a radius of 25.00 feet and a chord which bears N 42-22-11 W, 35.36 feet to a point of tangency for corner in the east line of aforementioned Deer Ridge Estates Boulevard;

THENCE departing said north line of Pallavi Woods Drive and along said east line of Deer Ridge Estates Boulevard, THE FOLLOWING;

N 02-37-49 E, 75.00 feet to a point of curvature for corner;

275.26 feet along the arc of a curve to the left, having a central angle of 45-03-38, a radius of 350.00 feet and a chord which bears N 19-54-00 W, 268.22 feet to a point for corner on said arc being the most westerly corner of aforementioned Lot 1, Block 6;

THENCE departing said east line of Deer Ridge Estates Boulevard and along the northwesterly line of said Lot 1, N 60-06-22 E, 72.64 feet to the most northerly corner of said Lot 1 being in the northerly boundary line of said Deer Ridge Estates Section One same being the southerly line of a Harris County Flood Control District Fee Strip (300-foot wide) as recorded under File No. H361522, Film Code No. 009-81-1404, H.C.O.P.R.R.P.;

THENCE departing said northwesterly line of Lot 1 and along said southerly line of the Harris County Flood Control District Fee Strip, S 65-00-00 E, 1212.70 feet to a point for corner;

THENCE departing said southerly line of the Harris County Flood Control District Fee Strip, S 00-05-05 W, 136.89 feet to a point for corner;

THENCE S 58-07-12 W, 400.77 feet to a point for corner in the east boundary line of aforementioned Deer Ridge Estates Section One;

THENCE along said east boundary line of Deer Ridge Estates Section One, S 00-05-05 W, 449.36 feet to the POINT OF BEGINNING and containing 23.944 acres of land.

PARCEL TWO

BEGINNING at a 5/8-inch iron rod with plastic cap stamped "SURVCON" found marking the southwest corner of aforementioned Lot 1, Block 1 being in the northerly right-of-way (R.O.W.) line of Hamblen Road (80-foot wide) of record under File No. B491370, Film Code No. 068-16-1035, H.C.O.P.R.R.P.;

THENCE along the west line of said Lot 1, N 02-55-20 W, 205.00 feet to a point on the arc of a non-tangent curve for the northwest corner of said Lot 1 in the south

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DEER RIDGE ESTATES SECTION ONE, PARTIAL REPLAT AND EXTENSION

line of aforementioned Majestic Falls Drive;

THENCE along the common line of said Lot 1 and Majestic Falls Drive, THE FOLLOWING:

73.00 feet along the arc of a non-tangent curve to the right, having a central angle of 03-00-25, a radius of 1390.92 feet and a chord which bears N 88-34-53 E, 72.99 feet to a point of tangency for corner;

S 89-54-55 E, 105.50 feet to a point of curvature for the most westerly northeast corner said Lot 1 in the west line of Fawn Trace Drive (50-foot wide public utility and storm sewer easements) as recorded by aforementioned Deer Ridge Estates Section One;

THENCE departing said common line of Lot 1 and Majestic Falls Drive and along said west line of Fawn Trace Drive, THE FOLLOWING:

39.27 feet along the arc of a curve to the right, having a central angle of 90-00-00, a radius of 25.00 feet and a chord which bears S 44-54-55 E, 35.36 feet to a point of tangency for corner;

S 00-05-05 W, 155.00 feet to a point of curvature for corner;

39.27 feet along the arc of a curve to the right, having a central angle of 90-00-00, a radius of 25.00 feet and a chord which bears S 45-05-05 W, 35.36 feet to a point of tangency for corner in the aforementioned northerly R.O.W. line of Hamblen Road;

THENCE departing said west line of Fawn Trace Drive and along said northerly R.O.W. line of Hamblen Road, THE FOLLOWING:

N 89-54-55 W, 105.50 feet to a point of curvature for corner;

62.24 feet along the arc of a curve to the left, having a central angle of 03-00-25, a radius of 1185.92 feet and a chord which bears S 88-34-53 W, 62.23 feet to the POINT OF BEGINNING and containing 40,346 square feet (0.926 acre) of land in Parcel Two and 23.944 acres of land in Parcel One for a total of 24.870 acres of land.

Compiled by:
TURNER COLLIE & BRADEN INC.
Consulting Engineers . Planners . Project Managers
TEXAS Austin.Dallas.Fort Worth.Houston.Rio Grande Valley
COLORADO Denver
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TRACT 11
KR - WS Connector

A parcel of land being 80-feet wide extending 2,600-feet from Kingwood Ranch (Tract 1) to Woodstream (Tract 2) lying wholly within the Mills Branch Drive right of way containing 4.8 acres of land, more or less.

TRACT 12
WS - RC Connector

A parcel of land being 80-feet wide northerly of and adjacent to Lake Houston takeline extending 2,900-feet from Woodstream (Tract 2) to Riverchase (Tract 3) containing 5.3 acres of land, more or less.

TRACT 13
RC - KP Connector

A parcel of land being 80-feet wide northeasterly of and adjacent to Lake Houston takeline extending 9,500-feet from Riverchase (Tract 3) to Kings Point (Tracts 4, 5, 6 & 7) containing 17.5 acres of land, more or less.

TRACT 14
KP - KG Connector

A parcel of land being 80-feet wide southerly of and adjacent to Lake Houston takeline extending 12,600-feet from Kings Point (Tracts 4, 5, 6 & 7) to Kingwood Greens (Tract 8) containing 23.1 acres of land, more or less.

TRACT 15
KG - HR Connector

A parcel of land being 80-feet wide southerly of and adjacent to Lake Houston takeline extending 14,250-feet from Kingwood Greens (Tract 8) to Hamblen Road Tracts (Tracts 9a, 9b & 9c) containing 26.2 acres of land, more or less.

TRACT 16
HR - DR Connector

A parcel of land being 80-feet wide extending 1,400-feet from Hamblen Road Tacts (Tracts 9a, 9b & 9c) to Deer Ridge Estates (Tract 10) lying wholly within the Hamblen Road right of way containing 2.6 acres of land, more or less.

