

AFTER RECORDING RETURN TO:
ROBERT D. BURTON, ESQ.
MARK D. GROBMYER, ESQ.
WINSTEAD PC
600 W. 5TH STREET, SUITE 900
AUSTIN, TX 78701
EMAIL: RBURTON@WINSTEAD.COM
MGROBMYER@WINSTEAD.COM



MIDLINE
COMMUNITY ENHANCEMENT COVENANT
[RESIDENTIAL]
Harris County, Texas

NOTE: NO PORTION OF THE PROPERTY DESCRIBED ON EXHIBIT "A" IS SUBJECT TO THE TERMS OF THIS COMMUNITY ENHANCEMENT COVENANT UNLESS A NOTICE OF APPLICABILITY DESCRIBING SUCH PORTION OF THE PROPERTY IS RECORDED IN THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, IN ACCORDANCE WITH SECTION 9.5 OF THE MASTER COVENANT AS FURTHER DESCRIBED BELOW.

DECLARANT: BC-SB BAYBROOK JV LLC, a Delaware limited liability company

Cross reference to Midline Master Covenant [Residential], recorded under Document No. RP-2025-383896, Official Public Records of Harris County, Texas.

TABLE OF CONTENTS

	Page
ARTICLE 1 DEFINITIONS	3
1.1 Definitions	3
ARTICLE 2 COMMUNITY ENHANCEMENT FEE	4
2.1 Community Enhancement Fee	4
2.2 Community Activities, Services, Programs and Capital Improvements.....	4
2.3 Contributions to Governmental Entities and Tax Exempt Organizations	6
2.4 Community Enhancement Fee Obligations.....	6
ARTICLE 3 MISCELLANEOUS	10
3.1 Breach Shall Not Permit Termination.....	10
3.2 Amendment	10
3.3 Enforcement	10
3.4 Inurement	10
3.5 Severability; Governing Law	10
3.6 Notices.....	11

MIDLINE

COMMUNITY ENHANCEMENT COVENANT

[RESIDENTIAL]

This Community Enhancement Covenant [Residential] (the "Community Covenant"), is made by BC-SB BAYBROOK JV LLC, a Delaware limited liability company ("Declarant"), and is as follows:

RECITALS

A. Declarant owns certain land located in Harris County, Texas, as more particularly described on Exhibit "A", attached hereto (the "Property").

B. Declarant has caused to be Recorded that certain Midline Master Covenant [Residential], recorded as Document No. RP-2025-383896 Official Public Records of Harris County, Texas (the "Master Covenant").

C. Portions of the Property may be made subject to the Master Covenant upon the Recordation of one or more Notices of Applicability pursuant to Section 9.5 of the Master Covenant. Upon the Recordation of a Notice of Applicability in the Official Public Records of Harris County, Texas: (i) the portions of the Property described therein shall be governed by and fully subject to this Community Covenant; and (ii) the portions of the Property described therein and any additional property made subject to this Community Covenant in the future shall constitute the "Community" for the purposes set forth herein.

No portion of the Property is subject to the terms and provisions of this Community Covenant until a Notice of Applicability (as defined in Section 9.5 of the Master Covenant) is Recorded in the Official Public Records of Harris County, Texas. A Notice of Applicability may only be Recorded by Declarant. If Declarant is not the owner of any portion of the Property, then being made subject to the terms and provisions of the Master Covenant, the owner of the Property must execute the Notice of Applicability evidencing its consent to its recordation.

Property versus Community

"Property" -	Land described in Exhibit "A". This is the land that <u>may be made</u> subject to this Community Covenant, from time to time, by the Recording of one or more Notices of Applicability.
"Community" -	This is the portion of the land described in Exhibit "A" that <u>has been made</u> subject to this Community Covenant through the Recordation of a Notice of Applicability.

RP-2025-384010

D. Upon Recordation by Declarant, and as further set forth below, this Community Covenant creates a funding structure to support interest affecting the Community through the levy and collection of a Community Enhancement Fee (as defined below).

NOW, THEREFORE, it is hereby declared that upon the Recordation of a Notice of Applicability pursuant to *Section 9.5* of the Master Covenant: (i) such portions of the Property described in the Notice of Applicability will be held, sold, conveyed, and occupied subject to the following covenants, conditions, and restrictions which shall run with such Property and shall be binding upon all parties having right, title, or interest in or to such Property or any part thereof, their heirs, successors, and assigns and shall inure to the benefit and burden of each owner thereof; and (ii) that each contract or deed which may hereafter be executed with regard to such Property, or any portion thereof, shall conclusively be held to have been executed, delivered, and accepted subject to the following covenants, conditions, and restrictions, regardless of whether or not the same are set out in full or by reference in said contract or deed.

ARTICLE 1 DEFINITIONS

1.1 **Definitions.** Any capitalized terms used but not defined herein shall have the meanings ascribed such terms in the Master Covenant. Additionally, unless the context otherwise specifies or requires, the following words and phrases when used in this Community Covenant will have the following meanings:

(i) "Board" means the Board of Directors of the Association. All acts of the Board hereunder shall be deemed an act of the Association when taken by a Majority vote of the Board.

(ii) "Community Enhancement Fee" has the meaning given such term in Section 2.4 below.

(iii) "Community Investment Fund" means the account designated pursuant to this Community Covenant to receive the Community Enhancement Fee.

(iv) "Transfer" means, for the purposes of the Community Enhancement Fee, any conveyance, assignment, lease, or other grant or conveyance of beneficial ownership of a Lot or Condominium Unit, whether occurring in one transaction or a series of related transactions, including but not limited to: (i) the conveyance of fee simple title to any Lot or Condominium Unit; (ii) the transfer of more than fifty percent (50%) of the outstanding shares of the voting stock of a corporation which, directly, or indirectly, owns one or more Lots or Condominium Units; and (iii) the transfer of more than fifty percent (50%) of the interests in net profits or net losses of any partnership, limited liability

company, joint venture or other entity which, directly or indirectly, owns one or more Lots or Condominium Units; but "Transfer" shall not mean or include grants or conveyances expressly excluded under this Community Covenant.

(v) "Transfer Price" means the greater of: (i) the price paid by the Transferee for the Lot or Condominium Unit; or (ii) the value of the Lot or Condominium Unit, including any Improvements or betterments constructed thereon, as determined by the Harris County Appraisal District in their most recent valuation of such Lot or Condominium Unit for *ad valorem* tax purposes. For purposes of clause (ii) of the immediately preceding sentence, "valuation" means the appraised value without giving effect to any applicable tax exemptions.

(vi) "Transferee" means all parties to whom any interest passes by a Transfer, and each party included in the term "Transferee" shall have joint and several liability for all obligations of the Transferee under this Community Covenant.

(vii) "Transferor" means all parties who pass or convey any interest by a Transfer, and each party included in the term "Transferor" shall have joint and several liability for all obligations of that Transfer, as provided for in this Community Covenant.

ARTICLE 2 COMMUNITY ENHANCEMENT FEE

2.1 **Community Enhancement Fee.** The Board, acting on behalf of the Association shall have the authority to levy and collect the Community Enhancement Fee, as further set forth below.

2.2 **Community Activities, Services, Programs and Capital Improvements.** Through the collection and administration of the Community Enhancement Fee, the Board may organize, fund, and administer such community-building activities, services, programs and capital Improvements and other infrastructure as the Board deems necessary, desirable, and appropriate to serve as a means to: (i) enhance and promote the advancement of the Community and the Property; (ii) encourage, support and fund Community or Community-related programs, activities, services, interests or construction of Improvements or other infrastructure benefiting the Property or the Community; (iii) fund the provision of electronic access to Community documents and documents pertaining to the Property; and (iv) fund educational, charitable, social, cultural, recreational, political, physical activities, capital Improvements or other infrastructure, services or programs benefiting, affecting or of interest to the Community and the Property. Such activities, capital Improvements or other infrastructure, services, and programs may include, but are not limited to, the following:

- (i) primary and adult formal or informal education programs;
- (ii) training and orientation programs;
- (iii) learning centers, computer centers, activity centers and/or business centers;
- (iv) coordinated activities and recreational and social programs (*e.g.*, book clubs, hikes, cooking classes, scavenger hunts, etc.);
- (v) environmental programs (*e.g.*, community-wide recycling, community gardens, etc.);
- (vi) activities designed to promote compliance with community regulations through education, communication, and grass roots support;
- (vii) promotional and public relations activities on behalf of the Community;
- (viii) cultural, artistic, environmental, and wellness programs;
- (ix) community services for the benefit of the Community's residents (*e.g.*, caretaker services, childcare, personal shopping services, etc.);
- (x) community-wide audio, video and technology;
- (xi) charter clubs and other volunteer organizations and activities;
- (xii) capital Improvements consisting of charitable, educational, cultural, social, recreational, environmental, political, physical fitness and/or wellness facilities or other infrastructure;
- (xiii) costs associated with engagement activities, including communication tools;
- (xiv) payment of operating or capital expenses, including but not limited to the repayment of loans incurred by the Association;
- (xv) contribution to reserve funds; and
- (xvi) other services, activities, and programs which enhance the sense of community within the Development.

The collection and administration of the Community Enhancement Fee shall not be used to defray expenses that would customarily be discharged through Regular Assessments, unless otherwise permitted by this *Section 2.2*. Nothing in this Section shall be construed as a representation by Declarant, the Board or the Association to what, if any, activities, services, or programs shall be provided.

2.3 Contributions to Governmental Entities and Tax Exempt Organizations. On behalf of the Association, the Board may contribute money, real or personal property, or services to any Governmental Entity or any non-profit, tax-exempt organization, the operation of which confers some benefit upon the Community, the Association, its members, or residents. The Board may also approve additional funds to be contributed to any reserves established by the Association for the benefit of the Community, the Association, its members or residents. Any funds contributed to such Governmental Entity, tax exempt organization or the Associations reserves may be paid from the Community Investment Fund. For the purposes of this Section, a "tax-exempt organization" shall mean an entity which is exempt from federal income taxes under the Internal Revenue Code (the "Code"), such as, but not limited to, entities which are exempt from federal income taxes under Sections 501(c)(3) or 501(c)(4), as the Code may be amended from time to time.

2.4 Community Enhancement Fee Obligations. The covenants, conditions and restrictions set forth below are hereby impressed upon the Property:

2.4.1 Obligation to Pay Community Enhancement Fee. Upon the Transfer of any Lot or Condominium Unit within the Community, the Transferee thereof shall be obligated to pay a "**Community Enhancement Fee**" to the Association equal to the Transfer Price multiplied by a five thousandths percent (.005%), unless the Transfer in question is excluded under this Community Covenant. The Community Enhancement Fee is neither imposed as a penalty nor a tax, but rather is imposed as a means to provide additional funding to fulfill the goals set forth in the Master Covenant and this Community Covenant for the betterment of the Community. As such, the Community Enhancement Fee shall be deemed an Assessment imposed by and subject to all rights, obligations and provisions set forth in *Article 5* of the Master Covenant.

2.4.2 Liability for the Community Enhancement Fee. If the Transferee does not pay the Community Enhancement Fee as required by this Section, the Community Enhancement Fee payment shall become the personal obligation of the Transferee under the Transfer in question and there shall be a lien against the applicable Lot or Condominium Unit for the amount of the Community Enhancement Fee and any fees or sums associated with collection of same, and, if unpaid, shall be handled in accordance with *Article 5* of the Master Covenant.

2.4.3 Deposit of Community Enhancement Fee Into Community Investment Fund. On behalf of the Association, the Board will establish a Community Investment Fund with a reputable financial institution for purposes of depositing, receiving and distributing the proceeds of the Community Enhancement Fee. No other funds will be deposited or held in the

Community Investment Fund other than the proceeds of the Community Enhancement Fee and any interest earned thereon, and any and all royalties or other payments of a similar nature received by the Declarant or the Association arising out of or relating to the Centric Fiber Agreement or the Centric Gas Agreement, as such terms are defined in the Master Covenant. Within sixty (60) days after the end of each calendar year, the Board shall cause to be prepared a Community Enhancement Fee receipts and disbursements schedule which may be in form which may be reviewed, on an annual basis, by a Certified Public Accountant.

2.4.4 Due on Closing and Method for Payment. Payment of the Community Enhancement Fee shall be made upon the closing of the Transfer in cash or cash equivalent funds to the Association, at the address and account number specified by the Board from time to time. With such payment, the Transferor or Transferee shall provide a written report in a form approved by the Board (the "**Community Enhancement Fee Report**") which: (i) describes the Transfer and the Lot or Condominium Unit; (ii) sets forth the Transfer Price for the Transfer and the names and addresses of Transferor and Transferee; and (iii) provides such other information as the Board may reasonably require. The Board, at its own expense, shall have the right at any time during regular business hours to inspect and copy all records and to audit all accounts of any owner, Transferor, or Transferee which are reasonably related to the payment of the Community Enhancement Fee.

2.4.5 Disbursements. Upon Majority vote, the Board may, from time to time, make disbursements from the Community Investment Fund to achieve the objectives set forth in this Community Covenant or to pay costs to administer this Community Covenant and the Community Investment Fund.

2.4.6 Community Enhancement Fee Lien and Foreclosure. Each Owner, by accepting an interest in or title to a Lot or Condominium Unit, whether or not it is so expressed in the instrument of conveyance, covenants and agrees to pay the Community Enhancement Fee to the Association. Each Community Enhancement Fee is a charge on the Lot or Condominium Unit and is secured by a continuing lien on the Lot or Condominium Unit in the same manner as an Assessment lien arising under *Article 5* of the Master Covenant. Each Owner, and each prospective Owner, is placed on notice that the Owner's title may be subject to the continuing lien for the Community Enhancement Fee attributable to a period prior to the date that the Owner purchased a Lot or Condominium Unit. An express lien on each Lot or Condominium Unit is hereby granted and conveyed by Declarant to the Association to secure the payment of the Community Enhancement Fee which shall be enforced as an Assessment lien in accordance with the terms and provisions set forth in *Article 5* of the Master Covenant. The Community Enhancement Fee lien is superior to all other liens and encumbrances on a Lot or Condominium Unit, except only for: (i) tax and governmental assessment liens; (ii) all sums secured by a first mortgage Recorded lien or Recorded first deed of trust lien, to the extent such lien secures sums borrowed for the acquisition or improvement of the Lot or Condominium Unit in questions; and (iii) home equity loans or home equity lines of credit which are secured by a Recorded second mortgage lien or Recorded second deed of trust lien; provided that, in the case of subparagraphs

(ii) and (iii) above, such Mortgage was Recorded, before the Community Enhancement Fee lien. The Community Enhancement Fee lien is superior to a lien arising from the construction of improvements to the Lot or Condominium Unit regardless of when recorded or perfected. It is also superior to any recorded assignment of the right to insurance proceeds on the Lot unless the assignment is part of a superior deed of trust lien. Foreclosure of a superior lien extinguishes the Association's claim against the Lot or Condominium Unit for an unpaid Community Enhancement Fee that became due before the sale, but does not extinguish the Association's claim against the former Owner personally for the payment of such Community Enhancement Fee. The Association's lien for the Community Enhancement Fee is created by recordation of this Community Covenant, which constitutes record notice and perfection of the lien. No other recordation of a lien or notice of lien is required. However, the Association may record a notice of the lien in the Official Public Records for Harris County, Texas. If the debt is cured after a notice has been recorded, the Association shall record a release of the notice of lien at the expense of the curing Owner and may require reimbursement of its costs of preparing and recording the notice of lien before granting the release. By accepting an interest in or title to a Lot or Condominium Unit, each Owner grants to the Association a power of sale in connection with the Community Enhancement Fee lien, which may be exercised in the same manner as all other Assessment liens as further set forth in *Article 5* of the Master Covenant.

2.4.7 Reporting on Exclusions from Community Enhancement Fee. In the event that a Transferee or Transferor is involved in a Transfer that it believes to be excluded from the requirement to pay the Community Enhancement Fee under this Section, the Transferee or Transferor shall provide written notice (the "Notice") to the Board within five (5) days prior to the Transfer in question, explaining the Transfer and the reason such Transfer should be excluded. If, after review of the Notice, the Board does not concur that the Transfer in question should be excluded from the Community Enhancement Fee, the Board shall notify the party providing the Notice of its obligation to pay the Community Enhancement Fee to the Association. Prior to its decision on any Notice, the Board may request additional information or clarification from the party submitting such Notice, and such party shall promptly provide the Board with such additional information.

2.4.8 Exclusions from the Community Enhancement Fee. The Community Enhancement Fee shall not apply to any of the following, except to the extent any of the following are used for the purpose of avoiding the Community Enhancement Fee:

(i) Transfers to Certain Governmental Agencies. Any Transfer to the United States, or any agency or instrumentality thereof, the State of Texas, or any county, city and county, municipality, district or other political subdivision of such states;

(ii) Transfer to the Association. Any Transfer to the Association created pursuant to the Master Covenant, or its respective successors or assignees;

(iii) Transfer to Declarant. Any Transfer to Declarant, any affiliate of Declarant or their successors or assignees;

(iv) Transfer from Declarant. Unless waived in writing by Declarant, any Transfer from or by Declarant or its successor, assignee or affiliate;

(v) Transfer to Homebuilder/Development Owner. Any Transfer from Declarant, or its successor, assignee or affiliate, to a Homebuilder or a Development Owner. For purposes of this subparagraph, "**Homebuilder**" means any Owner who is in the business of constructing residences for resale to third parties and intends to construct a residence on a Lot or Condominium Unit for resale to a third party, and "**Development Owner**" means any Owner who acquires a Lot for the purpose of resale to a Homebuilder.

(vi) Transfer from Homebuilder. Any Transfer from a Homebuilder, or its successors, assignee or affiliate.

(vii) Exempt Family or Related Transfers. Any Transfer, whether outright or in trust that is for the benefit of the Transferor or his or her relatives, but only if there is no more than nominal consideration for the Transfer. For the purposes of this exclusion, the relatives of a Transferor shall include all lineal descendants of any grandparent of the Transferor, and the spouses of the descendants. Any person's stepchildren and adopted children shall be recognized as descendants of that person for all purposes of this exclusion.

(viii) Exemption for Transfers on Death. Any Transfer or change of interest by reason of death, whether provided for in a will, trust or decree of distribution;

(ix) Exempt Technical Transfers. Any Transfer made solely for the purpose of confirming, correcting, modifying or supplementing a Transfer previously recorded, making minor boundary adjustments, removing clouds on titles, or granting easements, rights-of-way or licenses;

(x) Exempt Court Ordered Transfers. Any Transfer pursuant to any decree or order of a court of record determining or vesting title, including a final order awarding title pursuant to a divorce or condemnation proceeding;

(xi) Exempt Transfers On Conveyance To Satisfy Certain Debts. Any Transfer to secure a debt or other obligation or to release property which is security for a debt or other obligation, including Transfers in connection with foreclosure of a deed of trust or mortgage or Transfers in connection with a deed given in lieu of foreclosure;

(xii) Holding Company Exemption. Any Transfer made by a corporation or other entity, for consideration (1) to any other corporation or entity which owns one-hundred percent (100%) of its equity securities (a "Holding Company"), or (2) to a corporation or entity whose stock or other equity securities are owned, directly or indirectly, one-hundred percent (100%) by such Holding Company;

(xiii) Subsidiary Conveyance Exemption. Any Transfer from a partially owned direct or indirect subsidiary corporation to its direct or indirect parent corporation where consideration is paid for, or in connection with, such Transfer; and

(xiv) Exemption for Certain Conveyances of Convenience. The consecutive Transfer of a Lot or Condominium Unit wherein the interim owner acquires such Lot or Condominium Unit for the sole purpose of immediately re-conveying such Lot or Condominium Unit to the ultimate owner and such interim owner receives no right to use or enjoyment of such Lot or Condominium Unit, provided the Board specifically approves such exemption in each particular case.

ARTICLE 3 MISCELLANEOUS

3.1 Breach Shall Not Permit Termination. Notwithstanding anything to the contrary contained herein, no breach of this Community Covenant shall entitle Declarant or the owner of any portion of the Property to cancel, rescind or otherwise terminate this Community Covenant.

3.2 Amendment. This Community Covenant may be amended: (i) unilaterally by the Declarant during the Development Period; or (ii) the Majority vote by the Board and the Declarant during the Development Period.

3.3 Enforcement. The Association or Declarant will have the right to enforce, by a proceeding at law or in equity, all restrictions, conditions, and covenants imposed by the provisions of this Community Covenant.

3.4 Inurement. This Community Covenant and the restrictions created hereby are binding upon the Owners of all or any portion of the Property.

3.5 Severability; Governing Law. The provisions of this Community Covenant shall be deemed independent and severable, and the invalidity or partial invalidity of any provision or portion hereof shall not affect the validity or enforceability of any other provision. This Community Covenant and all rights and obligations created hereby shall be governed by the laws of the State of Texas. This Community Covenant is performable in Harris County, Texas.

EXHIBIT A

DESCRIPTION OF PROPERTY

Tracts 1-4
DESCRIPTION OF
383.484 ACRES

Being 383.484 acre of land located in the Thomas Choate League, Abstract 12, the Thomas Toby Survey, Abstract 793, and the Robert Wilson Survey, Abstract 88, Harris County, Texas, being out of Block 1, Lot 1, Block 5, Lots 1, 2, 10, 11, and 12, Block 6, Lots 4, 5, 6, 7, and 8, Block 7, Lots 7, 8, 9, & 10, Block 8, Lots 11 and 12, Pecan Road (60' wide unimproved), Jasmine Avenue (60' wide unimproved), and Orange Avenue of Webster Outlots, a subdivision of record under Volume 67, Page 197 of the Deed Records of Harris County, (H.C.D.R.), also being out of Block 9, Lots 1 and 12 of Sherman Place, a subdivision of record under Volume 69, Page 231, of the Harris County Map Records (H.C.M.R.), more particularly being a portion of the residue of that certain called 474.9065 acre tract, 39.7186 acre tract, and 1.50 acre tract described in the deed to Southbrook Corporation by an instrument of record in File Number N852137, of the Official Public Records of Real Property of said Harris County, Texas, (H.C.O.P.R.R.P.), a portion of that certain called 1.9767 acre tract described in the deed to Southbrook Corporation by an instrument of record in File Number S780626, H.C.O.P.R.R.P., and a portion of that certain called 9.545 acre tract described in the deed to Southbrook Corporation by an instrument of record in File Number T217869, H.C.O.P.R.R.P., said 383.484 acre tract being more particularly described in four (4) parts by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD 83);

Tract 1 – 351.046 Acres

BEGINNING at a 5/8-inch iron rod with cap stamped "CHERRY ENOR" found marking the southwest corner of that certain called 17.773 acre tract described in the deed to Baybrook Municipal Utility District No. 1 by an instrument of record in File Number P621463, H.C.O.P.R.R.P., said point lying on the north right-of-way line of Farm to Market Road 528 (F.M. 528) (width) as described in by instruments in File Numbers R070017 and R249492, H.C.O.P.R.R.P., same being the south line of said 474.9065 acre tract;

Thence, along the north right-of-way line of said F.M. 528 and the south line of said 474.9065 acre tract the following five (5) courses:

South 81° 12' 09" West, 1,405.22 feet to a point for corner, the beginning of a curve, from which an aluminum disk stamped "SDHP HORIZONTAL CONTROL" bears North 18° 39' 32" East, 0.43 feet;

549.98 feet along the arc of a non-tangent curve to the right, having a radius of 11,399.16 feet, a central angle of $02^{\circ} 45' 52''$, and a chord which bears South $82^{\circ} 37' 28''$ West, 549.93 feet to a 5/8-inch iron rod found marking the beginning of a reverse curve;

279.31 feet along the arc of a non-tangent curve to the left, having a radius of 5,789.58 feet, a central angle of $02^{\circ} 45' 51''$, and a chord which bears South $82^{\circ} 35' 53''$ West, 279.28 feet to a 5/8-inch iron rod with cap stamped "CL DAVIS RPLS4464" found for corner;

South $81^{\circ} 12' 57''$ West, 292.11 feet to a 5/8-inch iron rod with cap stamped "CL DAVIS RPLS4464" found for corner, the beginning of a curve;

61.86 feet along the arc of a tangent curve to the left, having a radius of 5,789.58 feet, a central angle of $00^{\circ} 36' 44''$, and a chord which bears South $80^{\circ} 54' 35''$ West, 61.86 feet to a 5/8-inch iron rod with cap stamped "CL DAVIS RPLS4464" found for corner, said point lying on the east line of Heritage Park Section Four, a subdivision of record in Volume 239, Page 148, H.C.M.R.;

Thence, North $03^{\circ} 11' 22''$ West, along the east line of said Heritage Park Section Four and a west line of the aforementioned 474.9065 acre tract, 2,636.93 feet to a 1/2-inch iron rod found for corner;

Thence, North $48^{\circ} 19' 59''$ West, along the east line of said Heritage Park Section Four and the east line of Heritage Park Section Five, a subdivision of record in Volume 254, Page 147 H.C.M.R., same being the southwesterly line of the aforementioned 39.7186 acre tract and the aforementioned Sherman Place, 2,052.94 feet to a 5/8-inch iron rod with cap stamped "TERRA SURVEYING" found marking the north corner of Unrestricted Reserve "C: of said Heritage Park Section Five, same being the west corner of said 39.7186 acre tract, said point lying on the south right-of-way line of Bay Area Boulevard (width varies);

Thence, North $41^{\circ} 39' 08''$ East, along the southerly right-of-way line of said Bay Area Boulevard and the northerly line of said 39.7186 acre tract, 670.99 feet to a 3/4-inch iron pipe found for corner, the beginning of a curve;

Thence, 566.92 feet continuing along said common line and along the arc of a non-tangent curve to the right, having a radius of 1,950.00 feet, a central angle of $16^{\circ} 39' 27''$, and a chord which bears North $49^{\circ} 55' 05''$ East, 564.93 feet to a 1/2-inch iron rod found for the west corner of that certain called 0.0286 acre tract described as Parcel 19 in the deed to County of Harris by an instrument of record in File Number 20140158478, H.C.O.P.R.R.P.;

Thence, South $85^{\circ} 25' 21''$ East, along the south line of said Parcel 19, 82.00 feet to the southeast corner of said Parcel 19, from which a 5/8-inch iron rod (bent) bears North $13^{\circ} 19' 54''$ East, 0.22 feet;

Thence, North 48° 06' 02" West, along the easterly line of said Parcel 19, 49.91 feet to a 1/2-inch iron rod with cap stamped "JAG ENG RPLS 5945" found for corner, the beginning of a non-tangent curve;

Thence, 31.60 feet along the southerly right-of-way line of said Bay Area Boulevard and the northerly line of said 39.7186 acre tract and the arc of a non-tangent curve to the right, having a radius of 1,950.00 feet, a central angle of 00° 55' 43", and a chord which bears North 60° 14' 23" East, 31.60 feet to a 1-inch iron pipe found marking the west corner of that certain called 0.1287 acre tract described as Parcel 20 in the deed to County of Harris by an instrument of record in File Number 20140158479, H.C.O.P.R.R.P.;

Thence, South 48° 06' 02" East, along the west line of said Parcel 20, 50.45 feet to a 1/2-inch iron rod with cap stamped "JAG ENG RPLS 5945" found marking the southwest corner of said Parcel 20;

Thence, North 61° 09' 51" East, along the south line of said Parcel 20, 95.34 feet to a 5/8-inch iron rod with cap stamped "BASELINE CORP" found marking the southeast corner of said Parcel 20;

Thence, North 08° 05' 32" East, along the east line of said Parcel 20, 54.32 feet to a 1/2-inch iron rod with cap stamped "JAG ENG RPLS 5945" found marking the northeast corner of said Parcel 20, the beginning of a non-tangent curve;

Thence, 334.72 feet along the southerly right-of-way line of said Bay Area Boulevard and along the arc of a non-tangent curve to the right, having a radius of 1,950.00 feet, a central angle of 09° 50' 06", and a chord which bears North 69° 52' 25" East, 334.31 feet to a 5/8-inch iron rod with cap stamped "CL DAVIS RPLS4464" found marking the northwest corner of that certain called 15.9751 acre tract described in the deed to Baybrook Municipal Utility District No. 1 by an instrument of record under File Number 20110356806, H.C.O.P.R.R.P.;

Thence, along a southerly line of said 15.9751 acre tract the following five (5) courses:

South 03° 10' 36" East, 27.30 feet to a 5/8-inch iron rod with cap stamped "CL DAVIS RPLS4464" found for corner, the beginning of a curve;

294.01 feet along the arc of a tangent curve to the left, having a radius of 375.00 feet, a central angle of 44° 55' 17", and a chord which bears South 25° 38' 13" East, 286.54 feet to a 5/8-inch iron rod with cap stamped "CL DAVIS RPLS4464" found for corner;

South 48° 05' 51" East, 1,571.56 feet to a 5/8-inch iron rod with cap stamped "CL DAVIS RPLS4464" found for corner, the beginning of a curve;

353.73 feet along the arc of a tangent curve to the left, having a radius of 375.00 feet, a central angle of 54° 02' 45", and a chord which bears South 75° 07' 16" East, 340.76 feet to a 5/8-inch iron rod found for corner;

North 77° 51' 21" East, 1,301.23 feet to a 5/8-inch iron rod found marking the northwest corner of the aforementioned 17.773 acre tract, the beginning of a curve;

Thence, along a westerly line of said 17.773 acre tract the following six (6) courses:

543.16 feet along the arc of a tangent curve to the right, having a radius of 510.00 feet, a central angle of 61° 01' 15", and a chord which bears South 71° 38' 02" East, 517.85 feet to a 5/8-inch iron rod found for corner;

South 41° 07' 19" East, 1,777.61 feet to a point for corner, the beginning of a curve, from which a 5/8-inch iron rod bears North 71° 03' 58" East, 0.24 feet;

156.99 feet along the arc of a tangent curve to the right, having a radius of 100.00 feet, a central angle of 89° 56' 55", and a chord which bears South 03° 50' 58" West, 141.36 feet to a point for corner, from which a 5/8-inch iron rod bears South 88° 47' 40" East, 0.25 feet;

South 48° 50' 08" West, 2,077.30 feet to a 5/8-inch iron rod found for corner, the beginning of a curve;

472.15 feet along the arc of a tangent curve to the left, having a radius of 469.62 feet, a central angle of 57° 36' 14", and a chord which bears South 20° 01' 43" West, 452.51 feet to a 5/8-inch iron rod found for corner;

South 08° 46' 23" East, 127.23 feet to the POINT OF BEGINNING and containing 351.046 acres of land.

SAVE AND EXCEPT – 0.0574 Acres

Being 0.0574 acre (2,500 square feet) of land located in the Thomas Toby Survey, Abstract 793, more particularly being all of that certain called 0.0574 acre tract described in the deed to Baybrook Municipal Utility District No. 1 by an instrument of record in File Number 20080168410, of the Official Public Records of Real Property of said Harris County, Texas, (H.C.O.P.R.R.P.);

BEGINNING at a 5/8-inch iron rod with cap stamped "CL DAVIS RPLS4464" found marking the northwest corner of said 0.0574 acre tract;

Thence, North 86° 29' 57" East, along the north line of said 0.0574 acre tract, 50.00 feet to a 5/8-inch iron rod with cap stamped "TERRA SURVEYING" found marking the northeast corner of said 0.0574 acre tract;

Thence, South 03° 11' 22" East, along the east line of said 0.0574 acre tract, 50.00 feet to a 5/8-inch iron rod with cap stamped "CL DAVIS RPLS4464" found marking the southeast corner of said 0.0574 acre tract;

Thence, South 86° 29' 57" West, along the south line of said 0.0574 acre tract, 50.00 feet to a 5/8-inch iron rod with cap stamped "CL DAVIS RPLS4464" found marking the southwest corner of said 0.0574 acre tract;

Thence, North 03° 11' 22" West, along the west line of said 0.0574 acre tract, 50.00 feet to the POINT OF BEGINNING and containing 0.0574 acre (2,500 square feet) of land.

Tract 2 – 5.855 Acres

BEGINNING at a 5/8-inch iron rod (bent) found marking the southwest corner of that certain called 11 acre tract described in the deed to Dolhar Enterprises, Inc. by an instrument of record in File Number K648848, H.C.O.P.R.R.P., same being the southeast corner of the aforementioned 474.9065 acre tract, said point lying on the north right-of-way line of the aforementioned F.M. 528;

Thence, South 81° 12' 09" West, along the south line of said 474.9065 acre tract and north right-of-way line of said F.M. 528, 720.18 feet to the southeast corner of the aforementioned 17.773 acre tract, from which a 5/8-inch iron rod with cap stamped "CHERRY ENOR" bears South 27° 00' 25" East, 0.33 feet;

Thence, North 08° 46' 23" West, departing said common line and along an easterly line of said 17.773 acre tract, 127.16 feet to a point for corner, the beginning of a curve, from which a 5/8-inch iron rod bears North 10° 51' 52" East, 0.25 feet;

Thence, 361.96 feet continuing along an easterly line of said 17.773 acre tract and along the arc of a tangent curve to the right, having a radius of 360.00 feet, a central angle of 57° 36' 31", and a chord which bears North 20° 01' 53" East, 346.91 feet to a 5/8-inch iron rod found for corner;

Thence, North 48° 50' 08" East, continuing along an easterly line of said 17.773 acre tract, 174.96 feet to a 5/8-inch iron rod with cap stamped "CL DAVIS RPLS4464" found for the west corner of that certain called Director's Lot 5 described in the deed to David Martin by an instrument of record in File Number RP-2017-299202, H.C.O.P.R.R.P.;

Thence, South 41° 12' 50" East, along the westerly lines of said Director's Lot 5, that certain called Director's Lot 4 described in the deed to Debra Greenwood-Sharp by an instrument of record in File Number RP-2022-88793, H.C.O.P.R.R.P., that certain called Director's Lot 3 described in the deed to Mark Hardy by an instrument of record in File Number X837682, H.C.O.P.R.R.P., that certain called Director's Lot 2 described in the deed to Burdett Keeland by an instrument of record in File Number 20120397921, H.C.O.P.R.R.P., and that certain called Director's Lot 1 described in the deed to Ursalla Kelly by an instrument of record in File Number

RP-2022-57896, H.C.O.P.R.R.P., 250.00 feet to a 5/8-inch iron rod with cap stamped "CL DAVIS RPLS4464" found for the south corner of said Director's Lot 1;

Thence, North 48° 48' 15" East, along the south line of said Director's Lot 1, 100.00 feet to a 5/8-inch iron rod with cap stamped "CL DAVIS RPLS4464" found for the east corner of said Director's Lot 1, said point lying on the west line of the aforementioned 11 acre tract and an easterly line of the aforementioned 474.9065 acre tract;

Thence, South 41° 12' 50" East, along said common line, 410.12 feet to a 1/2-inch iron rod with cap stamped "SURVEY 1" found for corner;

Thence, South 48° 50' 00" West, continuing along said common line, 39.34 feet to the POINT OF BEGINNING and containing 5.855 acres of land.

Tract 3 – 8.205 Acres

BEGINNING at a 5/8-inch iron rod with cap stamped "CL DAVIS RPLS4464" found for the south corner of that certain called 1.3418 acre tract described in the deed to City of Webster by an instrument of record in File Number RP-2017-447473, H.C.O.P.R.R.P., same being the northwest corner of that certain called 0.933 acre tract described in the deed to City of Webster by an instrument of record in File Number RP-2018-422931, H.C.O.P.R.R.P., said point lying at the intersection of the westerly right-of-way line of Genesis Drive (width varies) and the southeasterly line of the aforementioned 474.9065 acre tract;

Thence, South 48° 49' 02" West, departing the westerly right-of-way line of said Genesis Drive and along the southeasterly line of said 474.9065 acre tract, same being the northwesterly line of that certain called 8.55 acre tract described in the deed to Herbert S. Kobayashi by an instrument of record in File Number T590326, H.C.O.P.R.R.P., 573.45 feet to east corner of the aforementioned 17.773 acre tract, from which a 5/8-inch iron rod bears South 07° 46' 20" West, 0.28 feet;

Thence, North 41° 07' 19" West, departing said common line and along an easterly line of said 17.773 acre tract, 630.63 feet to an easterly interior corner of said 474.9065 acre tract, from which a 1-inch iron pipe bears South 76° 13' 02" West, 0.45 feet;

Thence, North 48° 54' 46" East, departing the easterly line of said 17.773 acre tract and along an easterly line of said 474.9065 acre tract, same being the south right-of-way line of Jasmin Avenue (60' wide) as shown on the aforementioned Webster Outlots, 475.65 feet to a 5/8-inch iron rod with cap stamped "CL DAVIS RPLS4464" found for the northwest corner of the aforementioned 1.3418 acre tract, the beginning of a curve;

Thence, 152.95 feet along the west line of said 1.3418 acre tract same being the westerly right-of-way line of the aforementioned Genesis Drive and the arc of a non-tangent curve to the right, having a radius of 132.00 feet, a central angle of 66° 23' 23", and a chord which bears South

80° 10' 08" East, 144.54 feet to a 5/8-inch iron rod with cap stamped "WILSON SURVEY GROUP" found for corner;

Thence, South 46° 58' 24" East, continuing along said common line, 66.75 feet to a 5/8-inch iron rod with cap stamped "WILSON SURVEY GROUP" found for corner;

Thence, South 41° 06' 56" East, continuing along said common line, 451.08 feet to the POINT OF BEGINNING and containing 8.205 acres of land.

Tract 4 – 18.435 Acres

BEGINNING at a 1/2-inch iron rod with cap stamped "WAI" found marking the south corner of Lot 1 of Amending Plat Southbrook Commons Section One, a subdivision of record in Film Code Number 686343, H.C.M.R., said point lying on the northerly right-of-way line of the aforementioned Jasmine Avenue and southerly line of the aforementioned 9.545 Southbrook Corporation Tract;

Thence, South 48° 53' 18" West, along said common line, 573.45 feet to a 5/8-inch iron rod found marking the south corner of said 9.545 acre tract, said point lying on the easterly line of the aforementioned 17.773 acre tract;

Thence, North 41° 07' 18" West, departing the northerly right-of-way line of said Jasmine Avenue and along the easterly line of said 17.773 acre tract and a westerly line of said 9.545 acre tract, 1,336.07 feet to a 5/8-inch iron rod with cap stamped "CL DAVIS RPLS4464" found for corner, the beginning of a curve;

Thence, 249.05 feet along the easterly line of said 17.773 acre tract and the arc of a tangent curve to the left, having a radius of 660.00 feet, a central angle of 21° 37' 14", and a chord which bears North 51° 56' 01" West, 247.58 feet to a 5/8-inch iron rod found marking the north corner of said 17.773 acre tract, said point lying on the southerly line of the aforementioned 15.9751 acre Baybrook Municipal Utility District No. 1 tract;

Thence, North 77° 51' 21" East, along the south line of said 15.9751 acre tract, 708.70 feet to a 1/2-inch iron rod with cap stamped "WAI" found marking the northwest corner of Restricted Reserve "A" of said Amending Plat Southbrook Commons Section One;

Thence, South 41° 07' 03" East, departing the south line of said 15.9751 acre tract and along the west line of said Restricted Reserve "A" and the aforementioned Lot 1 of said Amending Plat Southbrook Commons Section One, 1,236.01 feet to the POINT OF BEGINNING and containing 18.435 acres of land.

Tract 4A

Easement Estate created in that certain Storm Water Detention Easement Agreement by and between SOUTHBROOK CORPORATION, a Texas corporation and COSTCO WHOLESALE CORPORATION, filed April 13, 2018, under Clerk's File No. RP-2018-158536 in the Official Public Records of Real Property in Harris County, Texas.

Tracts 5-7
DESCRIPTION OF
449.08 ACRES

Being 449.08 acres of land located in the Thomas Choate League, Abstract 12, the Thomas Toby Survey, Abstract 793, the Robert Wilson Survey, Abstract 88, and the John Dickinson Survey, Abstract 15, Harris County, Texas, being out of Block 1, Lots 1, 2, 3, 4, 5, 6, 9, and 10, Block 2, Lot 1, Block 5, Lots 8, 9, and 10, Pecan Road (60' wide unimproved), and Wilson Road (60' wide unimproved) of Webster Outlots, a subdivision of record under Volume 67, Page 197 of the Deed Records of said Harris County, Texas, (H.C.D.R.), and out of Block 12 of Sherman Place, a subdivision of record under Volume 69, Page 231, H.C.D.R., more particularly being a portion of the residue of that certain called 196.3496 acre tract, a portion of the residue of that certain called 122.2444 acre tract described as Tract 2, a portion of the residue of that certain called 135.2251 acre tract, a portion of the residue of that certain called 15.1500 acre tract described as Tract 3, and all of that certain called 9.5648 acre tract described as Tract 4 in the deed to Clearfield Realty, Inc. by an instrument of record in File Number J171863 of the Official Public Records of Real Property of said Harris County, Texas, (H.C.O.P.R.R.P.), said 449.08 acre tract being more particularly described in three (3) parts by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD 83);

Tract 1 – 220.03 Acres

BEGINNING at a 5/8-inch iron rod with cap stamped "CL DAVIS" found marking the northwest corner of said 122.2444 acre tract, same being the northeast corner of that certain called 2.672 acre tract described in the deed to Houston Lighting & Power Company by an instrument of record in File Number F336213, H.C.O.P.R.R.P., said point lying on the south right-of-way line of Farm to Market Road 528 (F.M. 528) (120 feet wide) as described in File Numbers R070017 and R249492, H.C.O.P.R.R.P.;

Thence, along the south right-of-way line of said F.M. 528 the following four (4) courses:

North 81° 12' 48" East, 9.50 feet to a 5/8-inch iron rod with cap stamped "CL DAVIS" found for corner, the beginning of a curve;

273.53 feet along the arc of a tangent curve to the right, having a radius of 5,669.58 feet, a central angle of 02° 45' 51", and a chord which bears North 82° 35' 43" East, 273.50 feet to a 5/8-inch iron rod found for corner, the beginning of a reverse curve;

555.74 feet along the arc of a tangent curve to the left, having a radius of 11,519.16 feet, a central angle of 02° 45' 51", and a chord which bears North 82° 35' 44" East, 555.68 feet to a 5/8-inch iron rod with cap stamped "CL DAVIS" found for corner;

North 81° 12' 48" East, 1,405.38 feet to a 5/8-inch iron rod with cap stamped "CL DAVIS" found for corner on the west line of that certain called 17.557 acre tract described in the deed to Baybrook Municipal Utility District No. 1 by an instrument of record in File Number T737635, H.C.O.P.R.R.P.;

Thence, South 08° 46' 00" East, departing the south right-of-way line of said F.M. 528 and along the west line of said 17.557 acre tract, 1,102.03 feet to 5/8-inch iron rod found for an angle point;

Thence, South 00° 25' 35" East, continuing along the west line of said 17.557 acre tract, 2,382.14 feet to a 5/8-inch iron rod found marking the southwest corner of said 17.557 acre tract, said point lying on the south line of the aforementioned 135.2251 acre tract, common to the north line of that certain called 5.628 acre tract described in the deed to Houston Lighting & Power Company by an instrument of record in File Number F336215, H.C.O.P.R.R.P.;

Thence, South 84° 48' 53" West, along said common line, 1,400.04 feet to a 3/4-inch iron pipe found for an angle point;

Thence, South 85° 10' 48" West, continuing along said common line, 563.12 feet to a 5/8-inch iron rod found marking the most southerly southwest corner of said 135.2251 acre tract, same being the northwest corner of said 5.628 acre tract, and the northeast corner of that certain called 1.817 acre tract described in the deed to Houston Lighting & Power Company by an instrument of record in File Number E413297, H.C.O.P.R.R.P.;

Thence, North 48° 13' 19" West, continuing along the south line of said 135.2251 acre tract, common to the north line of said 1.817 acre tract, and a north line of that certain called 6.822 acre tract described in the deed to Houston Lighting & Power Company by an instrument of record in File Number F336215, H.C.O.P.R.R.P., 2,245.68 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" set for the west corner of said 135.2251 acre tract common to an angle corner on the east line of said 6.822 acre tract;

Thence, North 41° 06' 11" East, along the west line of said 135.2251 acre tract, and the east line of said 6.822 acre tract, common with the west line of the aforementioned 122.2444 acre tract, 1,498.06 feet to a 5/8-inch iron rod with cap stamped "CL DAVIS" (disturbed) found marking a common angle corner of said 122.2444 acre tract and said 6.822 acre tract;

Thence, North 02° 57' 32" West, continuing along said common line, 338.43 feet to the northeast corner of said 6.822 acre tract and a northwesterly corner of said 122.2444 acre tract,

said point lying on the south line of the aforementioned 2.672 acre tract, from which a 5/8-inch iron rod with cap stamped "CL DAVIS" bears South 46°39'44" East, 0.24 feet;

Thence, North 86° 58' 32" East, along the south line of said 2.672 acre tract common to a north line of said 122.2444 acre tract, 274.75 feet to a 5/8-inch iron rod with cap (illegible) found for the southeast corner of said 2.672 acre tract, common to an interior angle corner of said 122.2444 acre tract;

Thence, North 02° 57' 58" West, along the east line of said 2.672 acre tract, common to a west line of said 122.2444 acre tract, 345.08 feet to the POINT OF BEGINNING and containing 220.03 acres of land.

Tract 2 – 43.51 Acres

BEGINNING at a 1-inch iron pipe found marking the east corner of the aforementioned 9.5648 acre tract, said point lying on the southwest line of Lot 1 Block 1 of Gardens At Challenger Park, a subdivision of record under Film Code Number 615026, of the Map Records of Harris County, Texas (H.C.M.R.), and on a westerly line of that certain tract described in the deed to DJH Ranching LP by an instrument of record in File Number RP-2017-450205, H.C.O.P.R.R.P.;

Thence, South 48° 52' 10" West, departing the southwest line of said Gardens At Challenger Park and along a southerly line of said 9.5648 acre tract common to a westerly line of said DJH Ranching LP tract, 386.24 feet to a 1-inch iron pipe found for corner;

Thence, South 00° 55' 08" East, continuing along said common line, 39.77 feet to a 1-inch iron pipe found for corner;

Thence, South 48° 49' 53" West, continuing along said common line, 242.92 feet to a 5/8-inch iron rod with cap stamped "CL DAVIS" found marking the south corner of said 9.5648 acre tract, said point lying on an east line of the aforementioned 122.2444 acre tract;

Thence, South 40° 50' 07" East, along the east line of said 122.2444 acre tract common to a westerly line of said DJH Ranching LP tract, 283.21 feet to 1-inch iron pipe found in the west right-of-way line of West Nasa Boulevard;

Thence, South 00° 26' 08" East, along the west right-of-way line of said West Nasa Boulevard, common to the east line of said 122.2444 acre tract, and the east line of the aforementioned 135.2251 acre tract, 1,427.25 feet to a 5/8-inch iron rod with cap stamped "CL DAVIS" found marking the most easterly northeast corner of the aforementioned 17.557 acre Baybrook Municipal Utility District No. 1 tract;

Thence, South 84° 48' 25" West, departing the west right-of-way line of said West Nasa Boulevard and along a north line of said 17.557 acre tract, 502.58 feet to a 5/8-inch iron found for corner, the beginning of a curve;

Thence, along an east line of said 17.557 acre tract, the following three (3) courses:

165.40 feet along the arc of a tangent curve to the right, having a radius of 100.00 feet, a central angle of 94° 46' 02", and a chord which bears North 47° 48' 36" West, 147.18 feet to a 5/8-inch iron rod found for corner;

North 00° 25' 35" West, 2,084.67 feet to a 5/8-inch iron rod found for corner;

North 08° 46' 00" West, 1,115.59 feet to a 5/8-inch iron rod with cap stamped "CL DAVIS" found on the south right-of-way line of the aforementioned F.M. 528;

Thence, North 81° 12' 48" East, along the south right-of-way line of said F.M. 528, 532.36 feet to a chiseled "X" found marking the northwest corner of that certain called 1.1479 acre tract described in the deed to SRP International, Inc. by an instrument of record in File Number 20080539110, H.C.O.P.R.R.P., said point lying on an east line of the aforementioned 122.2444 acre tract;

Thence, South 48° 38' 57" West, departing the south right-of-way line of said F.M. 528 and along the east line of said 122.2444 acre tract, common to the west line of said 1.1479 acre tract, 398.94 feet to a 1/2-inch iron rod found marking an interior angle corner of said 122.2444 acre tract, same being the west corner of said 1.1479 acre tract, common to the west corner of Lot 2 of Restoring Hope IFC, a subdivision of record under Film Code Number 696782, H.C.M.R.;

Thence, South 41° 17' 00" East, along the east line of said 122.2444 acre tract, common to the west line of said Lot 2 of Restoring Hope IFC, at 670.58 feet passing a 1/2-inch iron rod with cap stamped "JKC" found 0.22 feet right of line marking the south corner of said Lot 2 and the northwest corner of the aforementioned Lot 1 Block 1 of Gardens at Challenger Park, continuing along the west line of said Lot 1 and the east line of the aforementioned 9.5648 acre tract a total distance of 1,281.59 feet to the POINT OF BEGINNING and containing 43.51 acres of land.

Tract 3 – 185.54 Acres

BEGINNING at a 5/8-inch iron rod with cap stamped "CHERRY ENG." found marking the northwest corner of the aforementioned 196.3496 acre tract, same being the northeast corner of Restricted Reserve "E" of Friendswood Oaks Section Two, a subdivision of record under Film Code Number 597156, H.C.M.R., said point lying on the south line of the aforementioned 1.817 acre Houston Lighting & Power Company Tract;

Thence, South 48° 13' 19" East, along the south line of said 1.817 acre tract, common to the north line of said 196.3496 acre tract, 300.60 feet to a 1-inch iron pipe found for an angle point for said 196.3496 acre tract, same being the southeast corner of said 1.817 acre tract, common to the southwest corner of the aforementioned 5.628 acre Houston Lighting & Power Company Tract;

Thence, North 85° 10' 48" East, along the north line of said 196.3496 acre tract, common to the south line of said 5.628 acre tract, 597.83 feet to a common angle point of said 196.3496 acre tract and said 5.628 acre tract, from which a found 1-inch iron pipe bears North 41° 50' 51" East, 0.46 feet;

Thence, North 84° 48' 53" East, continuing along said common line, 2,176.26 feet to a 5/8-inch iron rod found for corner on the west right-of-way line of Grissom Road (width varies) as described in the Notice of Lis Pendens Cause Number 1162260 to the City of League City by an instrument of record in File Number RP-2020-621556, H.C.O.P.R.R.P., the beginning of a curve;

Thence, along the west right-of-way line of said Grissom Road and 71.93 feet along the arc of a non-tangent curve to the right, having a radius of 400.50 feet, a central angle of 10° 17' 27", and a chord which bears South 12° 37' 22" West, 71.84 feet to a 5/8-inch iron rod with cap (illegible) found for corner on the north line of that certain called 0.1980 acre tract described in the deed to The City of League City by an instrument of record in File Number 2013009792, H.C.O.P.R.R.P., from which a 5/8-inch iron rod with cap stamped "COBB FENDLEY ASSOCIATES" bears North 82° 56' 25" East, 0.43 feet;

Thence, South 84° 47' 20" West, along the north line of said 0.1980 acre tract, 175.98 feet to a 1/2-inch iron rod found marking the northwest corner of said 0.1980 acre tract;

Thence, South 05° 12' 40" East, along the west line of said 0.1980 acre tract, 70.00 feet to a chain link fence post found marking the southwest corner of said 0.1980 acre tract;

Thence, along a southerly line of said 0.1980 acre tract, the following five (5) courses

North 84° 47' 20" East, 60.00 feet to a chain link fence post found for corner;

North 39° 47' 20" East, 14.14 feet to a chain link fence post found for corner;

North 05° 12' 40" West, 20.00 feet to a 5/8-inch iron rod found for corner;

North 39° 47' 20" East, 14.14 feet to a 5/8-inch iron rod with cap stamped "CL DAVIS" found for corner;

North 84° 47' 20" East, 81.80 feet to a 5/8-inch iron rod with cap stamped "CL DAVIS" found for corner on the west right-of-way line of said Grissom Road, the beginning of a curve;

Thence, along the west right-of-way line of said Grissom Road, the following four (4) courses:

75.48 feet along the arc of a non-tangent curve to the right, having a radius of 400.50 feet, a central angle of 10° 47' 54", and a chord which bears South 27° 53' 27" West, 75.37 feet to a point, from

which a 5/8-inch iron rod with cap stamped "COBB FENDLEY ASSOCIATES" bears North 75° 58' 19" East, 0.24 feet;

South 33° 17' 25" West, 2,187.76 feet to a point for corner, the beginning of a curve, from which a 5/8-inch iron rod bears North 47° 54' 05" East, 0.21 feet;

1,188.90 feet along the arc of a tangent curve to the right, having a radius of 1,949.50 feet, a central angle of 34° 56' 30", and a chord which bears South 50° 45' 40" West, 1,170.56 feet to a point for corner, from which a 5/8-inch iron rod with cap stamped "COBB FENDLEY ASSOCIATES" bears North 23° 43' 50" East, 0.24 feet;

South 68° 13' 56" West, 1,109.59 feet to a chiseled "X" in concrete found on the northeasterly line of that certain called 5.478 acre tract described in the deed to the City of League City by an instrument of record in File Number 20120590719, H.C.O.P.R.R.P.;

Thence, North 56° 41' 10" West, departing the west right-of-way line of said Grissom Road and along the north line of said 5.478 acre tract, 870.58 feet to the north corner of said 5.478 acre tract, from which a 1/2-inch iron rod with cap stamped "COMPASS PT-5580" bears North 35° 57' 56" East, 0.29 feet;

Thence, South 33° 16' 58" West, along the west line of said 5.478 acre tract, 293.00 feet to the west corner of said 5.478 acre tract, said point lying on the south line of the aforementioned 196.3496 acre tract, common to the north right-of-way line of Grissom Road (unimproved), from which a 1/2-inch iron rod with cap stamped "COMPASS PT-5580" bears North 08° 23' 10" East, 0.22 feet;

Thence, North 56° 40' 44" West, along said common line, 651.84 feet to a 5/8-inch iron rod with cap (illegible) found marking the southwest corner of said 196.3496 acre tract, said point lying on the easterly line of Restricted Reserve "E" of Friendswood Oaks Section One, a subdivision of record under Film Code Number 558177, H.C.M.R.;

Thence, North 33° 14' 58" East, along a west line of said 196.3496 acre tract, the easterly line of said Restricted Reserve "E" of said Friendswood Oaks Section One, and the easterly line of the aforementioned Restricted Reserve "E" of Friendswood Oaks Section Two, 3,002.11 feet to the POINT OF BEGINNING and containing 185.54 acres of land.

**Tracts 8 and 9
DESCRIPTION OF
58.50 ACRES**

Being 58.50 acres of land located in the Thomas Choate Survey, Abstract 12, Harris County, Texas, more particularly being all of that certain called said 58.4987 acre tract described as Tract 1 in the instrument to Lakefield Realty, Inc. by an instrument of record under File Number RP-2022-3131 in the Official Public Records of Real Property of Harris County, Texas, (O.P.R.R.P.H.C.), said

58.4987 acres being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD 83);

BEGINNING at a 5/8-inch iron rod with cap stamped "CL DAVIS" found for the north corner of said 58.4987 acre tract, same being the most westerly northwest corner of that certain called 10.4170 acre tract described as Tract 3 in the instrument to Northfield Realty, Inc. by an instrument of record under File Number RP-2022-3130, O.P.R.R.P.H.C., said point lying on the east right-of-way line of El Dorado Boulevard (width varies) as shown on CLEARCREEK I.S.D. INTERMEDIATE SCHOOL DISTRICT NO. 9 recorded under Film Code Number 579002 in the Map Records of Harris County, Texas, (H.C.M.R.) and recorded under File Number W287377 of the O.P.R.R.P.H.C.;

Thence, South 49° 46' 06" East, departing said east right-of-way and along the northeasterly line of said 58.4987 acre tract, common to a southwesterly line of said 10.4170 acre tract, 1,540.46 feet to a 5/8-inch iron rod with cap stamped "CL DAVIS" found for the east corner of said 58.4987 acre tract, same being an interior angle point of said 10.4170 acre tract;

Thence, South 41° 50' 34" West, along the southeasterly line of said 58.4987 acre tract, common to a northwesterly line of said 10.4170 acre tract, and along the northwest line of that certain called 5.8680 acre tract described in the instrument to County of Harris by an instrument of record under File Number 20140158157, O.P.R.R.P.H.C., at 745.09 feet pass a 5/8-inch iron rod with cap stamped "CL DAVIS" found for a southerly corner of said 10.4170 acre tract, same being the north corner of said 5.8680 acre tract, continuing in all a total distance of 1,765.19 feet to a 5/8-inch iron rod with cap stamped "BASELINE" found for the south corner of said 58.4987 acre tract, same being the southwest corner of said 5.8680 acre tract, said point lying on the northeast right-of-way line of Beamer Road (variable width) as shown on Film Code Number 315030, H.C.M.R., and recorded in File Number 20140158194, O.P.R.R.P.H.C. and File Number 20140158156, O.P.R.R.P.H.C.;

Thence, along the southwest line of said 58.4987 acre tract, common with the northeast right-of-way line of said Beamer Road, the following five (5) courses and distances;

- 1) North 48° 05' 56" West, 696.42 feet to a 5/8-inch iron rod found for corner, the beginning of a curve;
- 2) 230.52 feet along the arc of a tangent curve to the left, having a radius of 1,969.86 feet, a central angle of 06° 42' 18", and a chord which bears North 51° 27' 05" West, 230.39 feet to a disturbed 5/8-inch iron rod found for corner;
- 3) North 54° 48' 14" West, 148.56 feet to a 5/8-inch iron rod with cap stamped "CL DAVIS" found for corner, the beginning of a curve;

4) 205.66 feet along the arc of a tangent curve to the right, having a radius of 1,849.86 feet, a central angle of 06° 22' 12", and a chord which bears North 51° 37' 08" West, 205.56 feet to a disturbed 5/8-inch iron rod found for corner;

5) North 48° 26' 02" West, 125.56 feet to a 5/8-inch iron rod with cap stamped "CL DAVIS" found for a westerly corner of said 58.4987 acre tract and the south end of a cutback corner at the northeast intersection of said Beamer Road and said El Dorado Boulevard;

Thence, North 03° 25' 45" West, departing the northeasterly right-of-way line of said Beamer Road and along a westerly line of said 58.4987 acre tract and said cutback corner, 42.15 feet to a 5/8-inch iron rod with cap stamped "CL DAVIS" found for a westerly corner of said 58.4987 acre tract, said point lying on the southeast right-of-way line of said El Dorado Boulevard;

Thence, along the southeast right-of-way line of said El Dorado Boulevard, common to the northwesterly line of said 58.4987 acre tract, the following two (2) courses;

1) North 41° 34' 54" East, 1,111.45 feet to a 5/8-inch iron rod with cap stamped "CL DAVIS" found for corner, the beginning of a curve;

2) 634.03 feet along the arc of a tangent curve to the left, having a radius of 2,050.00 feet, a central angle of 17° 43' 14", and a chord which bears North 32° 43' 17" East, 631.50 feet to the POINT OF BEGINNING and containing 58.50 acres of land.

Tract 10
DESCRIPTION OF
5.000 ACRES

Being 5.000 acres of land located in the Thomas Choate Survey, Abstract 12, Harris County, Texas, more particularly being all of that certain called 5.0001 acre tract described as Tract 2 in the deed to Lakefield Realty, Inc. by an instrument of record under File Number RP-2022-3131 of the Official Public Records of Real Property of Harris County, Texas, (O.P.R.R.P.H.C.), said 5.0001 acres being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD 83);

BEGINNING at a 1-inch iron pipe found for the north corner of said 5.0001 acre tract, same being the most westerly northwest corner of that certain called 1.7643 acre tract described as Tract 4 in the deed to Northfield Realty, Inc. by an instrument of record under File Number

RP- 2022-3130, O.P.R.R.P.H.C., said point lying on the south right-of-way line of Glenwest Drive (called 50' wide) as shown on EL DORADO GREEN, a subdivision of record under Film Code Number 660047 of the Map Records of Harris County, Texas, (H.C.M.R.);

Thence, South 49° 46' 06" East, departing the south right-of-way line of said Glenwest Drive and along the northeast line of said 5.0001 acre tract, common to the south line of said 1.7643 acre

tract, 466.76 feet to a 3/4-inch iron rod found for the east corner of said 5.0001 acre tract, same being a northerly corner of Restricted Reserve "A", Block 1 of CLEAR CREEK I.S.D. INTERMEDIATE SCHOOL NO. 9, a subdivision of record under Film Code Number 579002, H.C.M.R.;

Thence, South 41° 34' 54" West, departing the south line of said 1.7643 acre tract and along the southeast line of said 5.0001 acre tract, common to a northwesterly line of said Restricted Reserve "A", 466.76 feet to a 5/8-inch iron rod found for the south corner of said 5.0001 acre tract, same being an interior angle corner of said Restricted Reserve "A";

Thence, North 49° 46' 06" West, continuing along the common line of said 5.0001 acre tract and said Restricted Reserve "A", 466.76 feet to a 5/8-inch iron rod found for the west corner of said 5.0001 acre tract, said point lying on a southeasterly line of that certain called 102.87 acre tract described in an instrument to Constance K. Breiling record under File Number RP-2020-448282, O.P.R.R.P.H.C.;

Thence, North 41° 34' 54" East, along the northwesterly line of said 5.0001 acre tract and the southeasterly line of said 102.87 acre tract, at a distance of 67.23 feet pass the most easterly corner of said 102.87 acre tract, continuing along and with the northwesterly line of said 5.0001 acre tract, a total distance of 466.76 feet to the POINT OF BEGINNING and containing 5.000 acres of land.

Tract 11
DESCRIPTION OF
75.85 ACRES

Being 75.85 acres of land located in the Thomas Choate League, Abstract 12, Harris County, Texas, more particularly being all of that certain called 75.8527 acre tract described as Tract 1 in the deed to Northfield Realty, Inc by an instrument of record under File Number RP-2022-3130, of the Official Public Records of Real Property of Harris County, Texas, (O.P.R.R.P.H.C.), said 75.85 acre tract being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD83);

BEGINNING at a 1-inch iron pipe with pinched top found for the most southerly corner of said 75.8527 acre tract common to the most easterly corner of that certain called 8.7820 acre tract of land described as Tract One in the deed to Carolyn Draper by an instrument of record under File Number 20100542506, O.P.R.R.P.H.C., said point lying on the northwest right-of-way line of Bay Area Boulevard (width varies), recorded under File Numbers E775838, E775839, F207520, F295408, F295409, F295410, O.P.R.R.P.H.C.;

Thence, North 48° 26' 33" West, along the southwest line of said 75.8527 acre tract common to the northeast line of said 8.7820 acre tract, at 1,291.34 feet passing the most northerly corner of said 8.7820 acre tract common to the most easterly corner of HERITAGE PARK SECTION SIX, a subdivision of record under Film Code Number 271112, of the Harris County Map Records,

(H.C.M.R.), at 2,466.34 feet passing the most northerly corner of said HERITAGE PARK SECTION SIX common to the most easterly corner of HERITAGE PARK SECTION SEVEN, a subdivision of record under Film Code Number 293045, H.C.M.R., at 2,576.34 feet passing the most northerly corner of Lot 99, Block 6 of said HERITAGE PARK SECTION SEVEN, common to an interior right-of-way corner of Webster Ranch Road (50 feet wide) as shown on Volume 69, Page 231, of the Harris County Deed Records, (H.C.D.R.) and as shown on said Film Code Number 315030, H.C.M.R., and Film Code Number 293045, H.C.M.R., from which a disturbed 3/4-inch iron rod found for corner bears South 41° 33' West, 0.29 feet, continuing for a total distance of 2,585.00 feet to a 1-inch iron pipe found for the most westerly corner of said 75.8527 acre tract common to an interior corner of said Webster Ranch Road;

Thence, North 41° 37' 57" East, along the northwest line of said 75.8527 acre tract common to the southeast right-of-way line of said Webster Ranch Road, 1,290.26 feet to a 5/8-iron rod with cap stamped "CL DAVIS" found for the most northerly corner of said 75.8527 acre tract and an interior corner of the southwest right-of-way line of Beamer Road (width varies) as shown on Film Code Number 315030, H.C.M.R. and recorded under File Numbers 20140158194 and 20140158156, O.P.R.H.C., Volume 69, Page 231 of the Harris County Deed Records (H.C.D.R.);

Thence, South 48° 05' 56" East, along the northeast line of said 75.8527 acre tract common to the southeast right-of-way line of said Beamer Road, 2,522.89 feet to a 5/8-inch iron rod found for the most easterly corner of said 75.8527 acre tract common to the most northerly corner of that certain called 0.2550 acre tract described in the deed to The City of League City, Texas by an instrument of record under File Number 20120590732, O.P.R.R.P.H.C.;

Thence, South 41° 37' 14" West, departing said southeast right-of-way line and along a southeast line of said 75.8527 acre tract common to the northwest line of said 0.2550 acre tract, 179.46 feet to a 5/8-inch iron rod with cap stamped "TERRA" found for an interior corner of said 75.8527 acre tract common to the most westerly corner of said 0.2550 acre tract;

Thence, South 48° 23' 14" East, along a northeast line of said 75.8527 acre tract common to southwest line of said 0.2550 acre tract, 62.10 feet to a 5/8-inch iron rod found for a southeasterly corner of said 75.8527 acre tract common to the most southerly corner of said 0.2550 acre tract, said point lying on the northwest right-of-way line of the aforementioned West Bay Area Boulevard;

Thence, South 41° 37' 57" West, along the southeast line of said 75.8527 acre tract common to the northwest right-of-way line of said West Bay Area Boulevard, 1,095.61 feet to the POINT OF BEGINNING and containing 75.85 acres (3,304,144 square feet) of land.

Tract 12
DESCRIPTION OF
30.63 ACRES

Being 30.63 acres of land located in the Thomas Choate League, Abstract 12, Harris County, Texas, more particularly being all of that certain called 30.6327 acre tract described as Tract 2 in the deed to Northfield Realty, Inc by an instrument of record under File Number RP-2022-3130, of the Official Public Records of Real Property of said Harris County, Texas, (O.P.R.R.P.H.C.), said 30.63 acre tract being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD83);

BEGINNING at a 5/8-inch iron rod with cap stamped "CL DAVIS" found for the southwest corner of said 30.6327 acre tract common to the east end of the southern terminus of Beamer Road (width varies) as shown on Film Code Number 315030, of the Harris County Map Records, (H.C.M.R.), File Numbers 20140158194 and 20140158156, O.P.R.R.P.H.C., and Volume 69, Page 231 of the Harris County Deed Records (H.C.D.R.), said point lying on the northwest right-of-way line of Bay Area Boulevard (width varies) recorded under File Numbers E775838, E775839, F207520, F295408, F295409, F295410, O.P.R.R.P.H.C.;

Thence, North 48° 05' 56" West, along the southwest line of said 30.6327 acre tract common to the northeast right-of-way line of said Beamer Road, 1,817.88 feet to a 5/8-inch iron rod with cap stamped "CL DAVIS" found for the most westerly corner of said 30.6327 acre tract common to the most southerly corner of that certain called 5.8680 acre tract as described in the deed to County of Harris by an instrument of record under File Number 20140158157, O.P.R.R.P.H.C.;

Thence, North 41° 50' 34" East, departing said northeast right-of-way line and along the northwest line of said 30.6327 acre tract common to the southeast line of said 5.8680 acre tract, 820.01 feet to a disturbed 5/8-inch iron rod found for the most northerly corner of said 30.6327 acre tract common to an interior corner of said 5.8680 acre tract;

Thence, South 48° 05' 56" East, along a northeast line of said 30.6327 acre tract common to a southwest line of said 5.8680 acre tract, 142.21 feet to a 5/8-inch iron rod with cap stamped "COSTELLO" found for a northeasterly corner of said 30.6327 acre tract common to the northwest corner of that certain called 8.0668 acre tract described as Tract A in the deed to Baybrook Municipal Utility District No. 1 by an instrument of record under File Number 20150183207, O.P.R.R.P.H.C., the beginning of a curve;

Thence, departing said common line and along the northeast line of said 30.6327 acre tract common to the southwest line of said 8.0668 acre tract and 389.45 feet along the arc of a non-tangent curve to the left, having a radius of 560.00 feet, a central angle of 39° 50' 48", and a chord which bears South 30° 04' 56" East, 381.65 feet to 5/8-inch iron rod with cap stamped "COSTELLO" found for point for corner;

Thence, South 50° 00' 20" East, continuing along said common line, 996.74 feet to a 5/8-inch iron rod with cap stamped "COSTELLO" found for an easterly corner of said 30.6327 acre tract common to an interior corner of said 8.0668 acre tract;

Thence, South 03° 11' 25" East, along the east line of said 30.6327 acre tract common to the west line of said 8.0668 acre tract, 553.27 feet to a 5/8-inch iron rod with cap stamped "COSTELLO" found for an interior corner of said 30.6327 acre tract common to the southwest corner of said 8.0668 acre tract;

Thence, North 86° 48' 27" East, along a north line of said 30.6327 acre tract common to the south line of said 8.0668 acre tract, 135.13 feet to easterly corner of said 30.6327 acre tract common to the northwest corner of that certain called 0.1117 acre tract described as Tract III in the deed to Baybrook Municipal Utility District No. 1 by an instrument of record under File Number 20080168411, O.P.R.R.P.H.C.;

Thence, South 03° 11' 33" East, departing said common line and along the east line of said 30.6327 acre tract common to the west line of said 0.1117 acre tract, 101.87 feet to a 5/8-inch iron rod with cap stamped "CL DAVIS" found for the southeast corner of said 30.6327 acre tract common to the southwest corner of said 0.1117 acre tract, said point lying on the northwest right-of-way line of the aforementioned West Bay Area Boulevard, the beginning of a curve;

Thence, along and with the south line of said 30.6327 acre tract and the north right-of-way line of said West Bay Area Boulevard, the following courses and distances:

In a southwesterly direction, 145.48 feet along the arc of a non-tangent curve to the left, having a radius of 2,050.00 feet, a central angle of 04° 03' 58", and a chord which bears South 71° 52' 33" West, 145.45 feet to a 5/8-inch iron rod found for corner;

South 77° 51' 10" West, 216.60 feet to a 1-inch iron pipe found for corner, the beginning of a curve;

In a southwesterly direction, 79.21 feet along the arc of a tangent curve to the left, having a radius of 603.70 feet, a central angle of 07° 31' 04", and a chord which bears South 74° 05' 38" West, 79.16 feet to the POINT OF BEGINNING and containing 30.63 acres of land.

**Tract 13
DESCRIPTION OF
1.764 ACRES**

Being 1.764 acres of land located in the Thomas Choate Survey, Abstract 12, Harris County, Texas, more particularly being all of that certain called 1.7643 acre tract described as Tract 4 in the deed to Northfield Realty, Inc. by an instrument of record under File Number RP-2022-3130 of the Official Public Records of Real Property of Harris County, Texas, (O.P.R.R.P.H.C.), said 1.764 acres being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD83);

RP-2025-384010

BEGINNING at a 1-inch iron pipe found for the most westerly northwest corner of said 1.7643 acre tract and the north corner of that certain called 5.0001 acre tract described as Tract 2 in the deed to Lakefield Realty, Inc. by an instrument of record under File Number RP-2022-3131, O.P.R.R.P.H.C., same being a southwesterly corner of EL DORADO GREEN, a subdivision of record under Film Code Number 660047 in the Map Records of Harris County, Texas, (H.C.M.R.);

Thence, North 58° 06' 56" East, along a southeasterly line of EL DORADO GREEN, common to a northwesterly line of said 1.7643 acre tract, 9.98 feet to a 1-inch iron pipe found for the most northerly northwest corner of said 1.7643 acre tract and an interior corner of said EL DORADO GREEN;

Thence, South 64° 36' 27" East, along a northeasterly line of said 1.7643 acre tract and a southwesterly line of said EL DORADO GREEN, 717.03 feet to a 5/8-inch iron rod with cap stamped "CL DAVIS" found for the northeast corner of said 1.7643 acre tract and the southeast corner of said EL DORADO GREEN, said point lying in the west right-of-way line of El Dorado Boulevard (called 100' wide) as described in File Number X644880, O.P.R.R.P.H.C., and in File Number W287377, O.P.R.R.P.H.C., and as shown on CLEAR CREEK I.S.D. INTERMEDIATE SCHOOL NO. 9, a subdivision of record under Film Code Number 579002 in the Map Records of Harris County, Texas;

Thence, South 20° 34' 30" West, along the east line of said 1.7643 acre tract, common to the west right-of-way line of said El Dorado Boulevard, 122.09 feet to a 3/4-inch iron rod found for corner, same being the beginning of a curve;

Thence, 82.40 feet continuing along said common line and the arc of a tangent curve to the right, having a radius of 1,950.00 feet, a central angle of 02° 25' 16", and a chord which bears South 21° 47' 08" West, 82.39 feet to a 5/8-inch iron rod with cap stamped "CL DAVIS" found for the southeast corner of said 1.7643 acre tract, same being an east corner of Restricted Reserve "A", Block 1 of said CLEAR CREEK I.S.D. INTERMEDIATE SCHOOL NO. 9;

Thence, North 49° 46' 06" West, departing the west right-of-way line of said El Dorado Boulevard and along the south line of said 1.7643 acre tract, common to a northerly line of said Restricted Reserve "A" and along a northeasterly line of said 5.0001 acre tract, at 296.56 feet pass a 3/4-inch iron rod found for the east corner of said 5.0001 acre tract, same being a northerly corner of said Restricted Reserve "A" and continuing along the common line of said 1.7643 acre tract and said 5.0001 acre tract for a total distance of 763.32 feet to the POINT OF BEGINNING and containing 1.764 acres of land.

Tract 14
DESCRIPTION OF
10.42 ACRES

Being 10.42 acres of land located in the Thomas Choate Survey, Abstract 12, Harris County, Texas, more particularly being all of that certain called 10.4170 acre tract described as Tract 3 in the deed to Northfield Realty, Inc. by an instrument of record under File Number RP-2022-3130 of the Official Public Records of Real Property of Harris County, Texas, (O.P.R.R.P.H.C.), said 10.42 acres being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD 83);

BEGINNING at a 5/8-inch iron rod with cap stamped "CL DAVIS" found for the north corner of that certain called 58.4987 acre tract described as Tract 1 in the deed to Lakefield Realty, Inc. by an instrument of record under File Number RP-2022-3131, O.P.R.R.P.H.C., same being the most westerly northwest corner of said 10.4170 acre tract, said point lying on the east right-of-way line of El Dorado Boulevard (called 100' wide) as described in File Number W287377, O.P.R.R.P.H.C., and as shown on CLEAR CREEK I.S.D. INTERMEDIATE SCHOOL NO. 9, a subdivision of record under Film Code Number 579002 in the Map Records of Harris County, Texas, (H.C.M.R.)

Thence, 56.01 feet along the east right-of-way line of said El Dorado Boulevard, common to a northwesterly line of said 10.4170 acre tract and the arc of a non-tangent curve to the left, having a radius of 2,050.00 feet, a central angle of 01° 33' 56", and a chord which bears

North 23° 04' 42" East, 56.01 feet to a 5/8-inch iron rod with cap stamped "CL DAVIS" found for a northwesterly corner of said 10.4170 acre tract, same being the south end of the right-of-way cutback line at the intersection of the east right-of-way line of said El Dorado Boulevard and the south right-of-way line of Glenwest Drive (called 100' wide) as shown on GLENWEST DRIVE EXTENSION STD, a subdivision of record under Film Code Number 600155, H.C.M.R.;

Thence, North 68° 52' 17" East, departing the east right-of-way line of said El Dorado Boulevard and along said right-of-way cut back line, common to a northerly line of said 10.4170 acre tract, 21.29 feet to a 5/8-inch iron rod with cap stamped "CL DAVIS" found for the most northerly northwest corner of said 10.4170 acre tract, same being the north end of said right-of-way cut back corner;

Thence, along the south right-of-way line of said Glenwest Drive, common to the north line of said 10.4170 acre tract, the following three (3) courses:

1) South 64° 35' 33" East, 792.78 feet to a 5/8-inch iron rod with cap stamped "CL DAVIS" found for corner, the beginning of a curve;

RP-2025-384010

2) 179.21 feet along the arc of a tangent curve to the right, having a radius of 450.00 feet, a central angle of 22° 49' 03", and a chord which bears South 53° 11' 02" East, 178.03 feet to a 5/8-inch iron rod with cap stamped "CL DAVIS" found for corner;

3) South 41° 46' 30" East, 739.32 feet to a 5/8-inch iron rod with cap stamped "COSTELLO" found for the east corner of said 10.4170 acre tract, same being the north corner of that certain called 3.9687 acre tract described as Tract B in the deed to Baybrook Municipal Utility District No. 1 by an instrument of record under File Number 20150183207, O.P.R.R.P.H.C.;

Thence, South 41° 38' 00" West, departing the south right-of-way line of said Glenwest Drive and along a southeasterly line of said 10.4170 acre tract, common to a northwesterly line of said 3.9687 acre tract, 692.57 feet to a 5/8-inch iron rod with cap stamped "COSTELLO" found for corner, the beginning of a curve;

Thence, continuing along said common line, 247.32 feet along the arc of a tangent curve to the left, having a radius of 560.00 feet, a central angle of 25° 18' 14", and a chord which bears South 28° 58' 53" West, 245.31 feet to a 5/8-inch iron rod with cap found for the southeast corner of said 10.4170 acre tract, same being the southwest corner of said 3.9687 acre tract, said point lying on a northeast line of that certain called 5.8680 acre tract described in the deed to County of Harris by an instrument of record under File Number 20140158157, O.P.R.R.P.H.C.;

Thence, North 48° 05' 11" West, along a southwesterly line of said 10.4170 acre tract, common to a northeasterly line of said 5.8680 acre tract, 181.41 feet to a 5/8-inch iron rod with cap stamped "CL DAVIS" found for the southwest corner of said 10.4170 acre tract, same being the north corner of said 5.8680 acre tract, said point lying on the southeast line of said 58.4987 acre tract;

Thence, North 41° 50' 34" East, along the southeast line of said 58.4987 acre tract, common to a northwesterly line of said 10.4170 acre tract, 745.09 feet to a 5/8-inch iron rod with cap stamped "CL DAVIS" found for the east corner of said 58.4987 acre tract, same being an interior angle corner of said 10.4170 acre tract;

Thence, North 49° 46' 06" West, along the northeast line of said 58.4987 acre tract, common to a southwest line of said 10.4170 acre tract, 1,540.46 feet to the POINT OF BEGINNING and containing 10.42 acres of land.

Tract 16
DESCRIPTION OF
8.247 ACRES

Being 8.247 acres of land located in the Thomas Choate Survey, Abstract No. 12 and the Thomas Toby Survey, Abstract No. 793, Harris County, Texas, more particularly being all of that certain called 8.2470 acre tract described as Parcel 3 in the deed to Southbrook Corporation by an instrument of record under File Number 20130627838 of the Official Public Records of Real

Property of Harris County, Texas, (O.P.R.R.P.H.C.), and being a portion of Unrestricted Reserve "A" of BAYBROOK MALL SECTION TWO, a subdivision of record under Film Code Number 294023 of the Harris County Map Records (H.C.M.R.), said 8.247 acres being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD 83);

BEGINNING at a "V" cut in concrete found for the northeast corner of said 8.2470 acre tract, said point lying on the southeast line of LODGE AT BAYBROOK APARTMENTS, a subdivision of record under Film Code Number 415149, H.C.M.R., same being the west intersection corner of Baybrook Drive (called 60' wide) and Yorkbrook Drive (called 60' wide) recorded under File Number G416397, O.P.R.R.P.H.C., and as shown on said BAYBROOK MALL SECTION TWO;

Thence, along the easterly lines of said 8.2470 acre tract and partially along said Unrestricted Reserve "A", common to the southwesterly right-of-way line of said Yorkbrook, the following three (3) courses;

1) South 41° 46' 41" East, at a distance pass the north corner of said Unrestricted Reserve "A", continuing along and with said common line, a total distance of 527.64 feet to a 5/8-inch iron rod with cap stamped "CL DAVIS" found for corner, the beginning of a curve;

2) 501.68 feet along the arc of a tangent curve to the right, having a radius of 970.00 feet, a central angle of 29° 38' 00", and a chord which bears South 26° 57' 41" East, 496.11 feet to a 5/8-inch iron rod found for corner;

3) South 12° 08' 41" East, 353.11 feet to a 1/2-inch iron rod found for the southeast corner of said 8.2470 acre tract, same being the northeast corner of that certain called 1.2088 acre tract described as Parcel 1 in the deed to Five Star Business Group, L.P. by an instrument of record under File Number RP-2016-165517, O.P.R.R.P.H.C.;

Thence, South 77° 51' 19" West, departing the west right-of-way line of said Yorkbrook Drive, and along the south line of said 8.2470 acre tract, common to the north line of said 1.2088 acre tract, 324.18 feet to a 1/2-inch iron rod found for the southwest corner of said 8.2470 acre tract, same being the northwest corner of said 1.2088 acre tract, said point lying on the west line of said Unrestricted Reserve "A" and the east line of that certain called 2.9843 acre tract described as Tract III in the deed to Baybrook Municipal Utility District No. 1 by an instrument of record under File Number 20110356804, O.P.R.R.P.H.C.;

Thence, North 03° 11' 41" West, along the west line of said 8.2470 acre tract and said Unrestricted Reserve "A", common to the east line of said 1.2088 acre tract, 578.73 feet to a 5/8-inch iron rod found for an interior corner of said 8.2470 acre tract and said Unrestricted Reserve "A", same being the Northeast corner of said 2.9843 acre tract;

Thence, North 50° 02' 40" West, continuing along a southwest line of said 8.2470 acre tract and said Unrestricted Reserve "A", and a northeast line of said 2.9843 acre tract, 205.61 feet to a 5/8-inch iron rod found for a west corner of said Unrestricted Reserve "A" and the northwest corner of said 2.9843 acre tract, same being a southeast corner of that certain called 8.7397 acre tract described as Tract II in the deed to Baybrook Municipal Utility District No. 1 by an instrument of record under File Number 20110356805, O.P.R.R.P.H.C.;

Thence, North 49° 59' 11" West, along a southwest line of said 8.2470 acre tract, common to a northeast line of said 8.7397 acre tract, 503.19 feet to a 5/8-inch iron rod found for the northwest corner of said 8.2470 acre tract, same being the south corner of said LODGE AT BAYBROOK APARTMENTS;

Thence, North 48° 13' 30" East, departing the northeast line of said 8.7397 acre tract and along a northwest line of said 8.2470 acre tract, common to the southeast line of said LODGE AT BAYBROOK APARTMENTS, 323.72 feet to the POINT OF BEGINNING and containing 8.247 acres of land.

Tract 17
DESCRIPTION OF
5.267 ACRES

Being 5.267 acres of land located in the Thomas Toby Survey, Abstract 793, Harris County, Texas, more particularly being all of that certain called 5.2666 acre tract described as Parcel 2 in the deed to Southbrook Corporation by an instrument of record under File Number 20130627838 of the Official Public Records of Real Property of said Harris County, Texas, (O.P.R.R.P.H.C.) and being a portion of Unrestricted Reserve "B" of BAYBROOK MALL SECTION TWO, a subdivision of record under Film Code Number 294023, of the Harris County Map Records, (H.C.M.R.), said 5.267 acre tract being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD83);

BEGINNING at a 5/8-inch iron rod with cap stamped "CL DAVIS" found for the southeast corner of said 5.2666 acre tract, same being the northeast corner of that certain called 1.9062 acre tract described in the deed to Shell Federation Credit Union by an instrument of record under File Number 201000126296, O.P.R.R.P.H.C., said point lying on the west right-of-way line of Glenwest Drive (100 feet wide), recorded under File Number F352413, O.P.R.R.P.H.C., and as shown on said BAYBROOK MALL SECTION TWO and BAYBROOK MALL SECTION ONE, a subdivision per record recorded under Film Code Number 266010 of the H.C.M.R.;

Thence, South 77° 51' 18" West, departing said west right-of-way line and along the south line of said 5.2666 acre tract common to the north line of said 1.9062 acre tract, at 226.60 feet passing the northeast corner of that certain called 0.7200 acre tract described in the deed to Kasada, LLC by an instrument of record under File Number RP-2018-293817, O.P.R.R.P.H.C., at 365.99 feet passing the northwest corner of said 0.7200 acre tract, same being the northeast corner of that

certain called 1.0319 acre tract described in the deed to Harris-Galveston Coastal Subsidence District by an instrument of record under File Number G398816, O.P.R.R.P.H.C., continuing for a total distance of 565.99 feet to a 5/8-inch iron rod found for the southwest corner of said 5.2666 acre tract same being the northwest corner of said 1.0319 acre tract, said point lying on the east right-of-way line of Yorkbrook Drive (60 feet wide) as shown in said BAYBROOK MALL SECTION TWO and the west line of said Unrestricted Reserve "B";

Thence, North 12° 08' 41" West, along the west line of said 5.2666 acre tract and said Unrestricted Reserve "B", common to the east right-of-way line of said Yorkbrook Drive, 311.40 feet to a 5/8-inch iron rod found for corner, the beginning of a curve;

Thence, continuing along said common line and 71.69 feet along the arc of a tangent curve to the left, having a radius of 1,030.00 feet, a central angle of 03° 59' 16", and a chord which bears North 14° 06' 28" West, 71.67 feet to a 5/8-inch iron rod found for the most westerly northwest corner of said 5.2666 acre tract and same Unrestricted Reserve "B", same being south end of a cut-back corner at the Southeast intersection of said Yorkbrook Drive and Midbrook Drive (80 feet wide) as shown on said BAYBROOK MALL SECTION TWO;

Thence, North 27° 19' 37" East, along a northwest line of said 5.2666 acre tract and said Unrestricted Reserve "B" common to said cut-back corner, 14.46 feet to a 5/8-inch iron rod with cap found for most northerly northwest corner of said 5.2666 acre tract and said Unrestricted Reserve "B", same being the north end of said cut-back corner;

Thence, North 71° 04' 50" East, along the north line of said 5.2666 acre tract and said Unrestricted Reserve "B", common to the south right-of-way line of said Midbrook Drive, 270.92 feet to a 5/8-inch iron rod with cap stamped "CL DAVIS" found for a point for curvature, the beginning of a curve;

Thence, continuing along said common line and 196.02 feet along the arc of a tangent curve to the left, having a radius of 540.00 feet, a central angle of 20° 47' 54", and a chord which bears North 60° 40' 53" East, 194.94 feet to a 5/8-inch iron rod with cap stamped "CL DAVIS" found for the most northerly northeast corner of said 5.2666 acre tract and said Unrestricted Reserve "B", same being the north end of a cut-back corner at the southwest intersection of said Midbrook drive and said Glenwest drive;

Thence, South 80° 14' 15" East, along a northeast line of said 5.2666 acre tract and said Unrestricted Reserve "B", common to said cut-back corner, 13.08 feet to a 5/8-inch iron rod with cap stamped "CL DAVIS" found for the most easterly northeast corner of said 5.2666 acre tract and said Unrestricted Reserve "B", common to the south end of said cut-back corner, the beginning of a curve;

Thence, along the east line of said 5.2666 acre tract and said Unrestricted Reserve "B", common to the west right-of-way line of said Glenwest Drive and 488.84 feet along the arc of a non-tangent

curve to the right, having a radius of 1,950.00 feet, a central angle of 14° 21' 48", and a chord which bears South 23° 00' 06" East, 487.56 feet to the POINT OF BEGINNING and containing 5.267 acres of land.

Tract 18
DESCRIPTION OF
3.325 ACRES

Being 3.325 acres of land located in the Thomas Toby Survey, Abstract 793, Harris County, Texas, more particularly being all of that certain called said 3.3247 acre tract described in the deed to Southbrook Corporation by an instrument of record under File Number RP-2022-196059 of the Official Public Records of Real Property of Harris County, Texas, (O.P.R.R.P.H.C.), and being a portion of Restricted Reserve "D" of BAYBROOK MALL SECTION ONE, a subdivision of record under Film Code Number 266010 in the Harris County Map Records, Texas, (H.C.M.R.), said 3.325 acre tract being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD 83);

BEGINNING at a 5/8-inch iron rod with cap stamped "CL DAVIS" found for the southwest corner of said 3.3247 acre tract, same being the northwest corner of that certain called 4.8352 acre tract described as Parcel 1 in the deed to 1560 Bay Area, LLC by an instrument of record under File Number RP-2016-450558, O.P.R.R.P.H.C., said point lying on the east right-of-way line of Glenwest Drive (called 100' wide) as described in File Number F352413, O.P.R.R.P.H.C., and shown on said BAYBROOK MALL SECTION ONE and BAYBROOK MALL SECTION TWO, a subdivision of record under Film Code 294023, H.C.M.R., the beginning of a curve;

Thence, 274.68 feet along the west line of said 3.3247 acre tract and said Restricted Reserve "D", common to the east right-of-way line of said Glenwest Drive and the arc of a non-tangent curve to the left, having a radius of 2,050.00 feet, a central angle of 07° 40' 37", and a chord which bears North 27° 19' 49" West, 274.47 feet to a crow'sfoot symbol in concrete found for the northwest corner of said 3.3247 acre tract and said Restricted Reserve "D", same being the most southerly southwest corner of Restricted Reserve "M" of said BAYBROOK MALL SECTION ONE;

Thence, North 48° 13' 18" East, along the north line of said 3.3247 acre tract and said Restricted Reserve "D", common to a south line of said Restricted Reserve "M", 273.93 feet to a "X" cut in concrete found for a northerly corner of said 3.3247 acre tract, same being the southwest corner of that certain called 37 Square Feet tract described in the deed to Baybrook Mall, L.P. by an instrument of record under File Number U049322, O.P.R.R.P.H.C., the beginning of a curve;

Thence, 18.26 feet along the north line of said 3.3247 acre tract, common to the south line of said 37 square feet tract, and the arc of a non-tangent curve to the right, having a radius of 35.00 feet, a central angle of 29° 53' 53", and a chord which bears South 89° 18' 02" East, 18.06 feet to a "X" cut in concrete found for a northerly corner of said 3.3247 acre tract, same being the southeast

corner of said 37 square feet tract, said point lying on a southwesterly line of Restricted Reserve "E" of said BAYBROOK MALL SECTION ONE;

Thence, along the northeast line of said 3.3247 acre tract and said Restricted Reserve "D", common to the southwest line of said Restricted Reserve "E", the following three (3) courses:

1) South 63° 46' 42" East, 145.65 feet to a "X" cut in concrete found for corner, the beginning of a curve;

2) 237.62 feet along the arc of a tangent curve to the right, having a radius of 327.00 feet, a central angle of 41° 38' 07", and a chord which bears South 42° 57' 38" East, 232.43 feet to a "X" cut in concrete found for corner;

3) South 22° 08' 35" East, 107.94 feet to a "X" cut in concrete found for the southeast corner of said 3.3247 acre tract, common to the northeast corner of the aforementioned 4.8352 acre tract;

Thence, South 77° 51' 18" West, departing a southwest line of said Restricted Reserve "E" and along the south line of said 3.3247 acre tract, common to the north line of said 4.8352 acre tract, 435.82 feet to the POINT OF BEGINNING and containing 3.325 acres of land.

Tract 18A:

Easement rights set out in that certain Easement Agreement dated as of July 9, 1986 by and between West Bay, Inc. and Baywood, Inc. filed for record at Clerk File No. K626617 in the Official Public Records of Real Property of Harris County, Texas.

Tract 18B:

Easement rights set out in that certain Agreement of Webwood Parties dated May 30, 2014, among Baybrook Mall, LLC, Baybrook LPC, LLC, Gulfwood Corporation, Baywood, Inc. and Cole Baybrook, Ltd. filed for record at Clerk File No. 20140254291 in the Official Public Records of Real Property of Harris County, Texas.

RP-2025-384010
Pages 40
09/26/2025 03:26 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$177.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.

THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

RP-2025-384010