

reference as if copied verbatim. The Property is Tract/Parcel 03-001 (Exhibit "A"), Tract/Parcel 03-002 (Exhibit "B") and Tract/Parcel 02-005 (Exhibit "C") of the Conveyance Improvements M124-00-00 Phase 1 Project in Precinct 4 of Harris County, Texas.

It is **ORDERED** that the Defendants are divested of any interest in the Property described in Exhibit "A" which is attached hereto and incorporated herein by reference as if copied verbatim save and except the oil, gas, and sulphur which can be removed from beneath the Property without any right of ingress or egress to or from the surface of said tract of land for the purpose of exploring, developing, drilling, or mining of the same as further described herein.

It is **ORDERED** that Plaintiff is hereby **GRANTED** and **VESTED** with the following:

TRACT/PARCEL 03-001

Fee simple title to the Property described in Exhibit "A" which is attached hereto and incorporated herein by reference as if copied verbatim save and except the mineral estate as described herein. This shall include, but is not limited to, all rights, title, and interest, if any, of Defendants in and to: 1) any land lying in a street, road, tollway, access way, or easement (including any drainage or flood control easement) open or proposed, in front of, at the side of, adjoining, or within the Property described in Exhibit "A"; 2) the bed and banks of any bayou, stream, canal,

or ditch adjoining or adjacent to the Property described in Exhibit "A"; 3) all reversionary rights attributable to the Property described in Exhibit "A"; and, 4) all rights of ingress and egress to the Property described in Exhibit "A" by way of open or dedicated roads and streets adjoining the Property described in Exhibit "A." The condemnation of this Property (described in Exhibit "A" which is attached hereto and incorporated herein by reference) is subject to all easements, restrictions, and reservations of record in the County Clerk's Official Public Records of Real Property of Harris County, Texas, which affect the Property (described in Exhibit "A" which is attached hereto and incorporated herein by reference) herein condemned, to the extent they are valid and subsisting and are enforceable against a political subdivision of the State of Texas.

TRACT/PARCEL 03-002

Fee simple title to the Property described in Exhibit "B" which is attached hereto and incorporated herein by reference as if copied verbatim save and except the mineral estate as described herein. This shall include, but is not limited to, all rights, title, and interest, if any, of Defendants in and to: 1) any land lying in a street, road, tollway, access way, or easement (including any drainage or flood control easement) open or proposed, in front of, at the side of, adjoining, or within the Property described in Exhibit "B"; 2) the bed and banks of any bayou, stream, canal, or ditch adjoining or adjacent to the Property described in Exhibit "B"; 3) all

reversionary rights attributable to the Property described in Exhibit "B"; and, 4) all rights of ingress and egress to the Property described in Exhibit "B" by way of open or dedicated roads and streets adjoining the Property described in Exhibit "B." The condemnation of this Property (described in Exhibit "A" which is attached hereto and incorporated herein by reference) is subject to all easements, restrictions, and reservations of record in the County Clerk's Official Public Records of Real Property of Harris County, Texas, which affect the Property (described in Exhibit "B" which is attached hereto and incorporated herein by reference) herein condemned, to the extent they are valid and subsisting and are enforceable against a political subdivision of the State of Texas.

TRACT/PARCEL 02-005

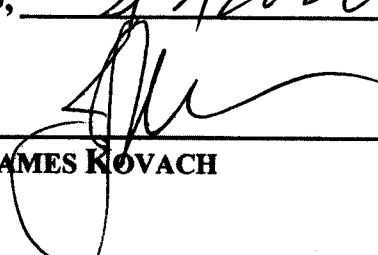
Fee simple title to the Property described in Exhibit "C" which is attached hereto and incorporated herein by reference as if copied verbatim save and except the mineral estate as described herein. This shall include, but is not limited to, all rights, title, and interest, if any, of Defendants in and to: 1) any land lying in a street, road, tollway, access way, or easement (including any drainage or flood control easement) open or proposed, in front of, at the side of, adjoining, or within the Property described in Exhibit "C"; 2) the bed and banks of any bayou, stream, canal, or ditch adjoining or adjacent to the Property described in Exhibit "C"; 3) all reversionary rights attributable to the Property described in Exhibit "C"; and, 4) all

rights of ingress and egress to the Property described in Exhibit "C" by way of open or dedicated roads and streets adjoining the Property described in Exhibit "C." The condemnation of this Property (described in Exhibit "C" which is attached hereto and incorporated herein by reference) is subject to all easements, restrictions, and reservations of record in the County Clerk's Official Public Records of Real Property of Harris County, Texas, which affect the Property (described in Exhibit "C" which is attached hereto and incorporated herein by reference) herein condemned, to the extent they are valid and subsisting and are enforceable against a political subdivision of the State of Texas.

It is **ORDERED** that Defendants reserve any interest which Defendants may have in all oil, gas, and sulfur under the Property provided however that Defendants shall not be permitted to explore, develop, drill, mine, operate, or produce for such oil, gas, and sulfur on the surface of the Property, but will be permitted to extract oil, gas, and sulfur from and under the Property by directional drilling or other means from the Property located outside the boundaries of the Property so long as Plaintiff's use of the Property is not disturbed, and the facilities located, and to be located, on the Property and the public's use of the Property are not obstructed, endangered, or interfered with.

It is **ORDERED** that a Writ of Possession be issued in favor of Harris County Flood Control District.

It is **ORDERED** that all costs of Court incurred in this case be taxed against Harris County, Texas which costs have been paid, let no execution issue.

SIGNED, 3/3/2020 2020


HON. JAMES KOVACH

Approved as to form and substance:


Respectfully Submitted

VINCE RYAN
HARRIS COUNTY ATTORNEY



DONALD STRICKLIN
Assistant County Attorney
State Bar No. 24003018
Harris County Attorney's Office
1019 Congress, 15th Floor
Houston, Texas 77002
Telephone: (713) 274-5123
Facsimile: (713) 437-8620
donald.stricklin@cao.hctx.net
ATTORNEYS FOR PLAINTIFF

UNOFFICIAL COPY


COUNTY CLERK
HARRIS COUNTY, TEXAS
2020 MAR -3 PM 3:05
FILED

CAUSE NO. 1126081

**HARRIS COUNTY FLOOD
FLOOD CONTROL DISTRICT**
Plaintiff,

v.

**JEFF STALLONES,
MAPLES RESIDENTIAL LTD.,
MARIAH GROUP, LTD.,
GREEN BANK, N.A., AND,
BROWN ROAD TIMBER
RESOURCES, LLC, A TEXAS
LIMITED LIABILITY CO.,**
Defendants.

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§

COUNTY CIVIL COURT

AT LAW NUMBER 2

HARRIS COUNTY, TEXAS

PARTIES TO BE NOTIFIED OF JUDGMENT ON THE AWARD

JEFF STALLONES
46 PALMER CREST
SPRING, TEXAS 77381

MAPLE RESIDENTIAL LTD.
C/O JEFF STALLONES
3808 WORLD PARKWAY, STE. B
HOUSTON, TEXAS 77032

MARIAH GROUP, LTD
C/O JEFF STALLONES
46 PALMER CREST
SPRING, TEXAS 77381

GREEN BANK, N.A.

C/O ELIZABETH VANDERVOORT

4000 GREENBRIAR

HOUSTON, TEXAS 77098

CONFIDENTIAL

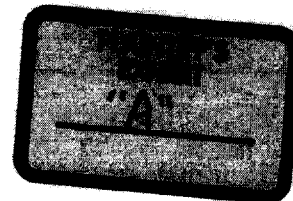


Harris County - County Civil Court at Law No. 2

WINDROSE

LAND SURVEYING | PLATTING

PARCEL M124-00-00-03-001.0



DESCRIPTION OF A PARCEL OF LAND CONTAINING
2.348 ACRES (102,262 SQUARE FEET) SITUATED IN
THE JOSEPH HOUSE SURVEY NO. 34
HARRIS COUNTY, TEXAS

A PARCEL CONTAINING 2.348 ACRES (102,262 SQUARE FEET) OF LAND, BEING PART OF AND OUT OF A CALLED 44.787 ACRE TRACT CONVEYED TO BROWN ROAD TIMBER RESOURCES, LLC., AS RECORDED UNDER HARRIS COUNTY CLERK FILE (H.C.C.F.) NO. 20080043179, SITUATED IN THE JOSEPH HOUSE SURVEY, ABSTRACT NO. 34, HARRIS COUNTY, TEXAS, WITH SAID 2.348 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE 4204 (NAD 83, 2011 ADJ., EPOCH: 2010). ALL COORDINATES ARE GRID AND CAN BE CONVERTED TO SURFACE BY APPLYING A COMBINED SCALE FACTOR OF :0.999995040

COMMENCING (X: 3,030,682.63, Y: 13,960,737.24) AT A 5/8 INCH IRON ROD WITH CAP STAMPED "WINDROSE LAND SERVICES" FOUND ON THE EAST LINE OF UNRESTRICTED RESERVE "B" OF TOMBALL CENTER III, MAP OR PLAT THEREOF RECORDED UNDER FILM CODE (F.C.) NO. 551080, HARRIS COUNTY MAP RECORDS (H.C.M.R.), CONVEYED TO MAPLE RESIDENTIAL LTD. WITH A 54% STAKE, MARIAH GROUP LTD. WITH A 33% STAKE, AND JEFF C. STALLONES WITH A 13% STAKE, AS RECORDED UNDER H.C.C.F. NO. 20150292253, FOR THE SOUTHWEST CORNER OF SAID CALLED 44.787 ACRE TRACT, AND THE NORTHWEST CORNER OF RESERVE "A-1" OF TOMBALL CENTER II, MAP OR PLAT THEREOF RECORDED UNDER F.C. NO. 562200, H.C.M.R., CONVEYED TO PCDF PORTFOLIO, LLC, AS RECORDED UNDER H.C.C.F. NO. 20130602336;

THENCE, NORTH 02 DEG. 10 MIN. 14 SEC. WEST, ALONG THE EAST LINE OF SAID UNRESTRICTED RESERVE "B", AND THE WEST LINE OF SAID CALLED 44.787 ACRE TRACT, A DISTANCE OF 0.82 FEET A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET MARKING THE SOUTHWEST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 02 DEG. 10 MIN. 14 SEC. WEST, ALONG THE EAST LINE OF SAID UNRESTRICTED RESERVE "B", AND THE WEST LINE OF SAID CALLED 44.787 ACRE TRACT A DISTANCE OF 201.28 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, OVER AND ACROSS SAID CALLED 44.787 ACRE TRACT THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 680.03 FEET, A CENTRAL ANGLE OF 02 DEG. 27 MIN. 23 SEC., AN ARC LENGTH OF 29.15 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 83 DEG. 37 MIN. 49 SEC. EAST - 29.15 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET MARKING A POINT OF REVERSE CURVE;

WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 73 DEG. 48 MIN. 43 SEC., AN ARC LENGTH OF 64.41 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 47 DEG. 57 MIN. 09 SEC. EAST - 60.05 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET MARKING A POINT OF REVERSE CURVE;

WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 350.00 FEET, A CENTRAL ANGLE OF 55 DEG. 14 MIN. 08 SEC., AN ARC LENGTH OF 337.41 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 38 DEG. 39 MIN. 52 SEC. EAST - 324.50 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET MARKING A POINT OF TANGENCY;

NORTH 66 DEG. 16 MIN. 56 SEC. EAST, A DISTANCE OF 40.21 FEET TO A 5/8" IRON ROD FOUND MARKING AN INTERIOR CORNER OF SAID CALLED 44.787 ACRE TRACT, AND THE NORTHWEST CORNER OF A CALLED 4.114 ACRE TRACT CONVEYED TO STATE OF TEXAS, AS RECORDED UNDER H.C.C.F. NO. Y580019, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT (X: 3,030,988.07, Y: 13,961,252.18);

THENCE SOUTH 25 DEG. 08 MIN. 07 SEC. EAST, ALONG THE WEST LINE OF SAID CALLED 4.114 ACRE TRACT, A DISTANCE OF 200.06 FEET TO A CAPPED 5/8" IRON ROD STAMPED "WINDROSE" SET MARKING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, OVER AND ACROSS SAID CALLED 44.787 ACRE TRACT THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

SOUTH 66 DEG. 16 MIN. 56 SEC. WEST, A DISTANCE OF 45.16 FEET TO A CAPPED 5/8" IRON ROD STAMPED "WINDROSE" SET MARKING THE BEGINNING OF TANGENT CURVE TO THE LEFT;

WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 55 DEG. 14 MIN. 08 SEC., AN ARC LENGTH OF 144.61 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 38 DEG. 39 MIN. 52 SEC. WEST - 139.07 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET MARKING THE END OF SAID CURVE TO THE LEFT, AND THE BEGINNING OF A REVERSE CURVE;

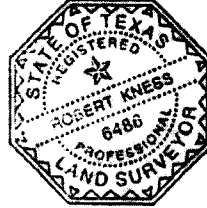
WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 73 DEG. 48 MIN. 43 SEC., AN ARC LENGTH OF 322.07 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 47 DEG. 57 MIN. 09 SEC. WEST - 300.25 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET MARKING A POINT OF REVERSE CURVE;

WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 480.03 FEET, A CENTRAL ANGLE OF 04 DEG. 43 MIN. 45 SEC., AN ARC LENGTH OF 39.62 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 82 DEG. 29 MIN. 38 SEC. WEST - 39.61 FEET TO THE END OF SAID CURVE TO THE LEFT AND THE POINT OF BEGINNING AND CONTAINING 2.348 ACRES OR 102,262 SQUARE FEET OF LAND.

THIS METES AND BOUNDS IS REFERENCED TO A BOUNDARY SURVEY OF EVEN DATE, AS SHOWN ON JOB NO. 53189-PARCEL 1-R3, FILED IN THE OFFICES OF WINDROSE LAND SERVICES, INC.



ROBERT KNESS
R.P.L.S. NO. 6486
STATE OF TEXAS
FIRM REGISTRATION NO. 10108800



02-27-18

DATE

REV 03-07-18

REV 03-14-18

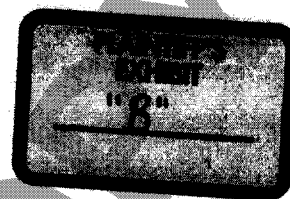
REV 03-20-18

REV 03-18-19

COPY UNOFFICIAL

1126081

Harris County - County Civil Court at Law No. 2



PARCEL M124-00-00-03-002.0

DESCRIPTION OF A PARCEL OF LAND CONTAINING 1.644 ACRES (71,626 SQUARE FEET) SITUATED IN THE JOSEPH HOUSE SURVEY, ABSTRACT NO. 34 HARRIS COUNTY, TEXAS.

A PARCEL CONTAINING 1.644 ACRES (71,626 SQUARE FEET) OF LAND, BEING PART OF AND OUT OF UNRESTRICTED RESERVE "B", TOMBALL CENTER II, MAP OR PLAT THEREOF RECORDED UNDER FILM CODE (F.C.) NO. 551080 OF THE HARRIS COUNTY MAP RECORDS (H.C.M.R.), CONVEYED TO MAPLE RESIDENTIAL LTD WITH A 54% STAKE, MARIAH GROUP LTD. WITH A 33% STAKE, AND JEFF C. STALLONES WITH A 13% STAKE, AS RECORDED UNDER HARRIS COUNTY CLERK FILE (H.C.C.F.) NO. 20150292253, SITUATED IN THE JOSEPH HOUSE SURVEY, ABSTRACT NO. 34, HARRIS COUNTY, TEXAS, WITH SAID 1.644 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE 4204 (NAD 83, 2011 ADJ., EPOCH: 2010). ALL COORDINATES ARE GRID AND CAN BE CONVERTED TO SURFACE BY APPLYING A COMBINED SCALE FACTOR OF .09999604)

COMMENCING @ (X: 3,030.682.63, Y: 13,960.737.24) AT A 5/8 INCH IRON ROD WITH CAP STAMPED "WINDROSE LAND SERVICES" FOUND ON THE EAST LINE OF SAID UNRESTRICTED RESERVE "B", FOR THE SOUTHWEST CORNER OF A CALLED 44.787 ACRE TRACT, CONVEYED TO BROWN ROAD TIMBER RESOURCES, LLC, AS RECORDED UNDER H.C.C.F. NO. 2008043179, AND THE NORTHWEST CORNER OF RESERVE "A-1" OF TOMBALL CENTER II, MAP OR PLAT THEREOF RECORDED UNDER F.C. NO. 562200, H.C.M.R., CONVEYED TO PCDF PORTFOLIO, LLC, AS RECORDED UNDER H.C.C.F. NO. 20130602336;

THENCE, NORTH 02 DEG. 10 MIN. 14 SEC. WEST, ALONG THE EAST LINE OF SAID UNRESTRICTED RESERVE "B", AND THE WEST LINE OF SAID CALLED 44.787 ACRE TRACT, A DISTANCE OF 0.82 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, HAVING GRID COORDINATES OF (X: 3,030.682.69 Y: 13,960.738.06);

THENCE, OVER AND ACROSS SAID UNRESTRICTED RESERVE "B", WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 480.02 FEET, A CENTRAL ANGLE OF 33 DEG. 14 MIN. 58 SEC. AN ARC LENGTH OF 278.56 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 63 DEG. 30 MIN. 16 SEC. WEST, 274.67 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR A POINT OF TANGENCY;


THENCE, SOUTH 46 DEG. 52 MIN. 48 SEC. WEST, CONTINUING OVER AND ACROSS SAID UNRESTRICTED RESERVE "B", A DISTANCE OF 94.32 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE WEST LINE OF SAID UNRESTRICTED RESERVE "B", AND THE EAST LINE OF A CALLED 1.7827 ACRE TRACT DEDICATED TO THE CITY OF TOMBALL AS SHOWN ON TOMBALL 2920, MAP OR PLAT THEREOF RECORDED UNDER F.C. NO. 644123, H.C.M.R., FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 02 DEG. 08 MIN. 21 SEC. WEST, ALONG THE WEST LINE OF SAID UNRESTRICTED RESERVE "B", PASSING AT A DISTANCE OF 69.00 FEET THE NORTHEAST CORNER OF SAID CALLED 1.7827 ACRE TRACT, AND THE SOUTHWEST CORNER OF LOT 2 OF SAID TOMBALL 2920, SAID TRACT BEING CONVEYED BY DOCUMENT RECORDED UNDER H.C.C.F. NO. 20150292253, AND CONTINUING FOR A TOTAL DISTANCE OF 259.33 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, OVER AND ACROSS SAID UNRESTRICTED RESERVE "B" WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 680.03 FEET, A CENTRAL ANGLE OF 29 DEG. 07 MIN. 36 SEC. AN ARC LENGTH OF 345.70 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 67 DEG. 50 MIN. 20 SEC. EAST, 341.99 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE WEST LINE OF SAID CALLED 44.787 ACRE TRACT, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 02 DEG. 10 MIN. 14 SEC. EAST, ALONG THE WEST LINE OF SAID CALLED 44.787 ACRE TRACT, A DISTANCE OF 201.29 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.644 ACRES OR 71,626 SQUARE FEET OF LAND.

THIS METES AND BOUNDS IS REFERENCED TO A BOUNDARY SURVEY OF EVEN DATE, AS SHOWN ON JOB NO. 53189-2.324, FILED IN THE OFFICES OF WINDROSE LAND SERVICES, INC.


RONALD PATRICK KELL
R.P.L.S. NO. 6424
STATE OF TEXAS
WINDROSE LAND SERVICES, LLC
FIRM REGISTRATION NO. 1010880

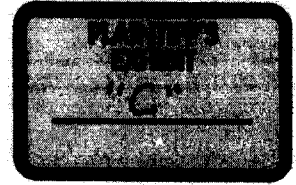


3/27/18

2/22/2018
DATE
REVISED: 3/7/2018
REVISED: 3/14/2018
REVISED: 3/20/2018

1126081

Harris County - County Civil Court at Law No. 2



PARCEL M124-00-00-02-005.0

DESCRIPTION OF A PARCEL OF LAND CONTAINING 1.167 ACRES (50,835 SQUARE FEET) SITUATED IN THE JOSEPH HOUSE SURVEY, ABSTRACT NO. 34 HARRIS COUNTY, TEXAS

A PARCEL CONTAINING 1.167 ACRES (50,835 SQUARE FEET) OF LAND, BEING PART OF AND OUT OF LOT 2, TOMBALL 2920, AS RECORDED UNDER FILM CODE (F.C.) NO. 644123 OF THE HARRIS COUNTY MAP RECORDS (H.C.M.R.), CONVEYED TO MAPLE RESIDENTIAL LTD WITH A 54% STAKE, MARIAH GROUP LTD. WITH A 33% STAKE, AND JEFF C. STALLONES WITH A 13% STAKE, AS RECORDED UNDER HARRIS COUNTY CLERK FILE (H.C.C.F.) NO. 20160292263, SITUATED IN THE JOSEPH HOUSE SURVEY, ABSTRACT NO. 34, HARRIS COUNTY, TEXAS, WITH SAID 1.167 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE 4204 (NAD 83, 2011 ADJ. EPOCH: 2010), ALL COORDINATES ARE GRID AND CAN BE CONVERTED TO SURFACE BY APPLYING A COMBINED SCALE FACTOR OF: 0.9999504)

BEGINNING (X: 3,030,042.91, Y: 13,960,404.22) AT A 5/8 INCH IRON ROD WITH CAP STAMPED "JAG ENG 5945" FOUND ON THE EAST LINE OF A CALLED 3.8630 ACRE TRACT CONVEYED TO THERON SELLERS, AS RECORDED UNDER H.C.C.F. NO. X936680, FOR THE NORTHWEST CORNER OF A CALLED 1.7827 ACRE TRACT DEDICATED TO THE CITY OF TOMBALL, AS SHOWN ON TOMBALL 2920, MAP OR PLAT THEREOF RECORDED UNDER F.C. NO. 644123, H.C.M.R., THE SOUTHWEST CORNER OF SAID LOT 2, AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT:

THENCE, NORTH 02 DEG. 03 MIN. 27 SEC. WEST, ALONG THE EAST LINE OF SAID CALLED 3.8630 ACRE TRACT, A DISTANCE OF 112.76 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT:

THENCE, NORTH 46 DEG. 52 MIN. 48 SEC. EAST, OVER AND ACROSS SAID LOT 2, A DISTANCE OF 357.89 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR A POINT OF CURVATURE OF A CURVE TO THE RIGHT:

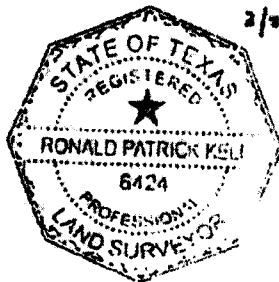
THENCE, CONTINUING OVER AND ACROSS SAID LOT 2, AND ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 680.03 FEET, A CENTRAL ANGLE OF 06 DEG. 25 MIN. 44 SEC., AN ARC LENGTH OF 78.91 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 30 DEG. 04 MIN. 40 SEC. EAST, 78.87 FEET, TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE WEST LINE OF UNRESTRICTED RESERVE "B" OF TOMBALL CENTER II, MAP OR PLAT THEREOF RECORDED UNDER F.C. NO. 651080, H.C.M.R., CONVEYED TO MAPLE RESIDENTIAL LTD WITH A 54% STAKE, MARIAH GROUP LTD. WITH A 33% STAKE, AND JEFF C. STALLONES WITH A 13% STAKE, AS RECORDED UNDER H.C.C.F. NO. 20160292263, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT:

THENCE, SOUTH 02 DEG. 08 MIN. 21 SEC. EAST, ALONG THE WEST LINE OF SAID UNRESTRICTED RESERVE "B", A DISTANCE OF 190.33 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE NORTHEAST CORNER OF SAID CALLED 1.7827 ACRE TRACT, THE SOUTHWEST CORNER OF SAID LOT 2, AND FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT:

THENCE, SOUTH 64 DEG. 12 MIN. 31 SEC. WEST, ALONG THE NORTH LINE OF SAID CALLED 1.7827 ACRE TRACT, A DISTANCE OF 388.02 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.167 ACRES OR 50,835 SQUARE FEET OF LAND.

THIS METES AND BOUNDS IS REFERENCED TO A BOUNDARY SURVEY OF EVEN DATE, AS SHOWN ON JOB NO. 53189-2.324, FILED IN THE OFFICES OF WINDROSE LAND SERVICES, INC.

Ronald Patrick Kell
RONALD PATRICK KELL
R.P.L.S. NO. 6424
STATE OF TEXAS
WINDROSE LAND SERVICES, LLC
FRM REGISTRATION NO. 10106800



2/27/2018
DATE
REVISED: 3/7/2018
REVISED: 3/14/2018

