



May 14, 2020

Mr. J. Cary Gray  
Managing Partner  
Gray Reed Attorneys & Counselors  
1300 Post Oak Blvd., Suite 2000  
Houston, Texas 77056

**SENT VIA ELECTRONIC MAIL: A HARD COPY TO FOLLOW**

RE: Woodridge Village Regional Detention Purchase Offer

Dear Mr. Gray:

Please consider the Harris County Flood Control District's (District) offer to purchase the 267.35 acres as described in the attached metes and bound in fee from Figure Four in the amount of \$14,019,316 to be paid for by the District using Partnership Funds from our 2018 Bond Program. This offer is contingent upon our successful execution of an interlocal agreement (ILA) with the City of Houston (City) that will identify and contain mutually agreeable City land assets in the amount equal to at least half of the above purchase price and that the City will make available to or transfer to the District upon execution of the ILA for flood risk reduction purposes. Furthermore, the ILA will also stipulate that the City adopt updated detention and fill mitigation requirements that, at a minimum, match Harris County (County) and District regulations in response to Atlas 14 rainfall rates that shall apply to areas inside the City limits as well as the City's extraterritorial jurisdiction. Funds transfer of the above offer amount will not occur until the referenced ILA is executed by both the District and City and both parties are in compliance with the ILA requirements. This offer is also subject to the County obtaining an independent appraisal before closing that supports the amount being offered for the property.

If this offer is acceptable, please advise and the Harris County Attorney's Office will prepare an earnest money contract with the terms outlined in this letter along with standard provisions usually found in commercial real estate contracts. If the parties are unable to execute a mutually agreeable earnest money contract within 75 days after the date of this letter then this offer will be considered withdrawn and void. Additionally, we understand work is continuing at the referenced tract to install approximately 268 acre-feet of storage and we support the continuation of this work as we work to finalize this transaction. If this proposed transaction is successful, the City and District will work together to secure partnership funding from others to include, but not be limited to, the state and federal government in order to build the maximum flood risk reduction benefits at this site.

Sincerely,

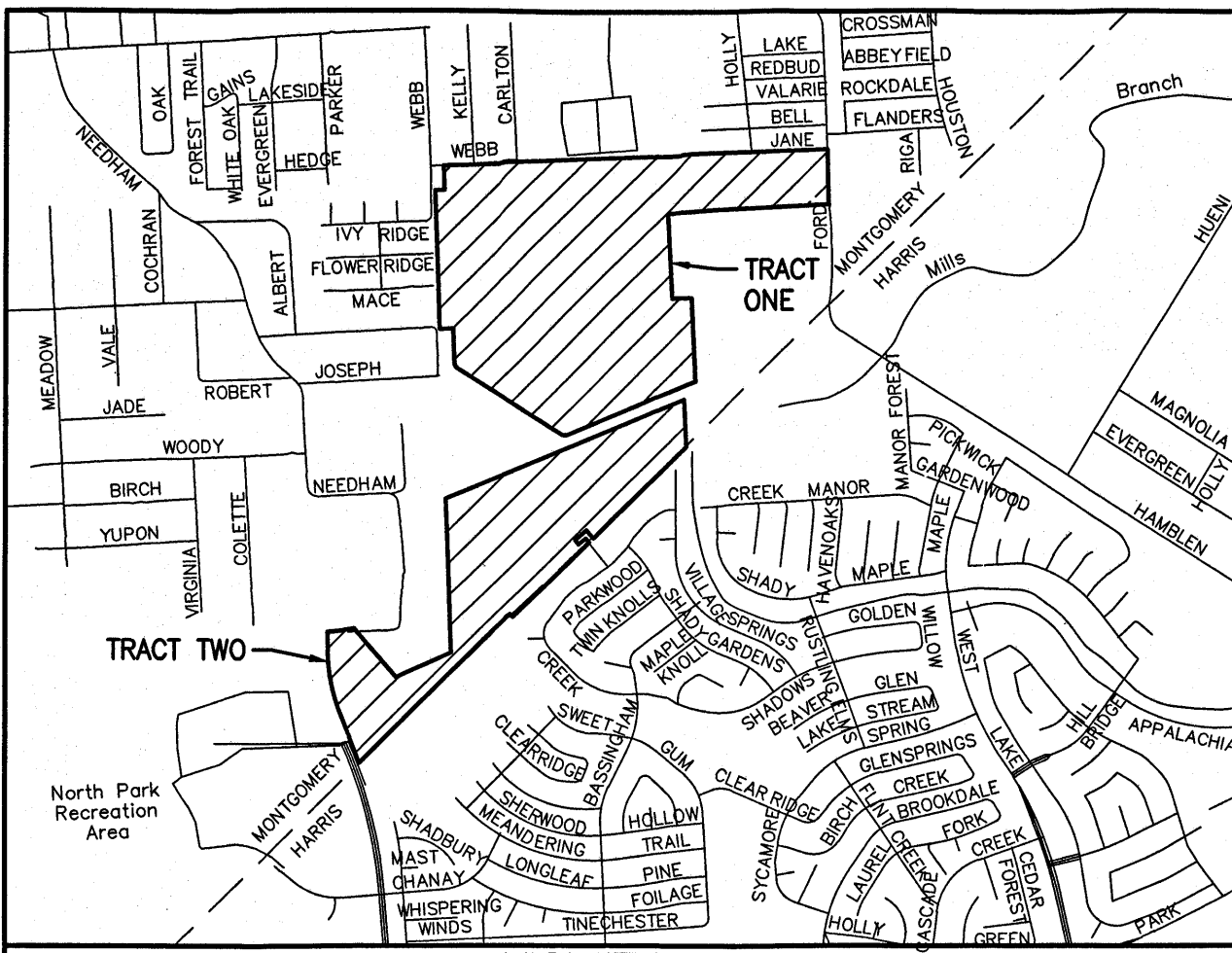


Russell A. Poppe, P.E.  
Executive Director  
Harris County Flood Control District

RAP: to  
Attachments: Metes and Bounds  
Survey

cc: Senator Brandon Creighton  
Chairman Dan Huberty  
Harris County Judge Lina Hidalgo  
Harris County Commissioner Rodney Ellis  
Harris County Commissioner Adrian Garcia  
Harris County Commissioner Steve Radack  
Harris County Commissioner R. Jack Cagle  
Harris County Attorney Vince Ryan  
City of Houston Mayor Sylvester Turner  
City of Houston Mayor Pro Tem Dave Martin  
Harris County Engineer John R. Blount, P.E.  
District Deputy Executive Director Matthew K. Zeve, P.E.

05132020 Figure Four



- DIRECTOR'S LOTS OWNERSHIP**
- JEFFREY E. LINDENBERGER  
0.130 ACRE  
F.N. 200608171  
M.C.O.P.R.R.P.
  - RODDY MCALPINE  
0.115 ACRE  
F.N. 201006203  
M.C.O.P.R.R.P.
  - BOB FRAPPER  
0.115 ACRE  
F.N. 200808842  
M.C.O.P.R.R.P.
  - KURT KELSCH  
0.115 ACRE  
F.N. 201200059  
M.C.O.P.R.R.P.
  - ANN K. GRACE CHARITABLE LEAD ANNUITY TRUST  
0.115 ACRE  
F.N. 201511867  
M.C.O.P.R.R.P.
- LOT 42 - 0.3390 ACRE  
JUDY L. COPELAND  
F.N. 9901770  
M.C.O.P.R.R.P.
- LOT 43  
TERRY & DONNA REEVES  
F.N. 941258  
M.C.O.P.R.R.P.
- LOT 44  
STEVEN JOSEPH SMITH  
F.N. 894753  
M.C.O.P.R.R.P.
- LOT 45  
DALE MIKE & TERESA D. RICHARD  
F.N. 9557406  
M.C.O.P.R.R.P.
- LOT 46  
DALE M. & TERESA D. RICHARD  
F.N. 9824207  
M.C.O.P.R.R.P.
- LOT 47  
LARRY S. LANHAM  
F.N. 885613  
M.C.O.P.R.R.P.
- LOT 48 & 49 - 0.80 ACRE  
GREGORY & GLENDA MOISSETTE  
F.N. 201014748  
M.C.O.P.R.R.P.
- LOT 50 - 1.4349 ACRES  
JUAN A. CHAPA  
F.N. 4702810  
M.C.O.P.R.R.P.

APPROXIMATE LOCATION OF ABSTRACT LINE

**JOSEPH M. EVERETT SURVEY, A-197** Found 5/8" I.R.

**NICHOLAS S. SCHMITZ SURVEY, A-699**

LOT 59  
BENNETT VERN JR.  
F.N. 200102404  
M.C.O.P.R.R.P.

LOT 60  
JOSE A. BENITEZ  
F.N. 200806011  
M.C.O.P.R.R.P.

LOT 61  
KIMBERLY FORESMAN  
F.N. 201401543  
M.C.O.P.R.R.P.

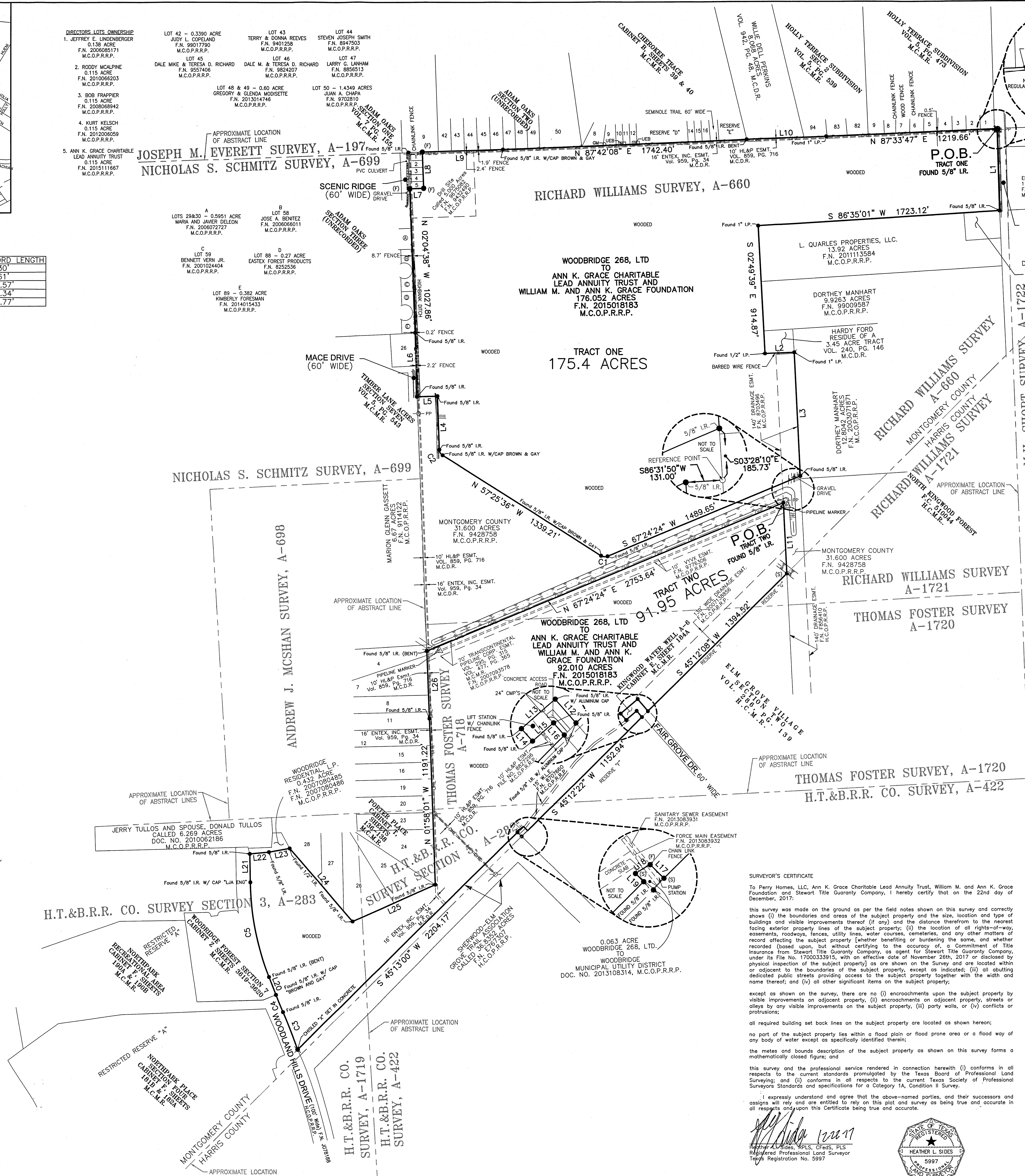
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	48.14'	50.00'	55°10'00"	N 85°00'36" W	46.30'
C2	48.49'	50.00'	55°33'47"	N 29°38'43" W	46.61'
C3	286.61'	5000.00'	3°17'04"	N 21°17'39" W	286.57'
C4	133.35'	5000.00'	11°31'41"	N 22°10'21" W	133.34'
C5	694.43'	1950.00'	20°24'15"	N 11°12'23" W	690.77'

LINE BEARING	DISTANCE
L1	S 01°33'01" E 587.92'
L2	N 87°45'54" E 207.82'
L3	S 02°39'26" E 885.23'
L4	N 01°51'49" W 382.69'
L5	S 88°18'25" W 145.93'
L6	N 01°38'33" W 458.73'
L7	N 88°15'09" E 1100.00'
L8	N 02°04'38" W 260.00'
L9	N 88°15'09" E 575.77'
L10	N 87°52'26" E 566.91'
L11	S 02°41'50" E 505.92'
L12	N 40°11'18" W 113.13'
L13	S 49°45'07" W 160.64'
L14	S 40°41'06" E 60.03'
L15	N 49°28'24" E 99.94'
L16	S 40°21'44" E 58.32'
L17	N 44°44'34" W 41.91'
L18	S 51°50'14" W 60.40'
L19	S 44°44'34" E 6.83'
L20	N 21°24'30" W 135.52'
L21	N 01°00'16" W 203.28'
L22	N 84°41'37" E 137.19'
L23	N 79°43'10" E 149.56'
L24	S 40°40'37" E 687.59'
L25	N 66°07'42" E 645.60'
L26	N 02°13'27" W 482.96'

**LEGEND**

- PLM PIPELINE MARKER
- PP POWER POLE
- GV GAS VALVE
- UEB UNDERGROUND ELEC. BOX
- TCM TELEPHONE CABLE MARKER
- OHE OVERHEAD ELECTRICAL
- HIGHBANK DITCH
- APPROXIMATE ABSTRACT LINE LOCATION
- DITCH FLOW LINE
- X BARB WIRE FENCE
- CHAIN LINK FENCE
- EASEMENT LINE
- H.C.O.P.R.R.P. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY
- H.C.M.R. HARRIS COUNTY MAP RECORDS
- F.C. FILM CODE
- F.N. FILE NUMBER
- M.C.D.R. MONTGOMERY COUNTY DEED RECORDS
- M.C.O.P.R.R.P. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF MONTGOMERY COUNTY
- M.C.M.R. MONTGOMERY COUNTY MAP RECORDS
- I.R. IRON ROD
- I.P. IRON PIPE
- (S) SET 5/8" I.R. W/ CAP "LJA" ENG
- (F) PREVIOUSLY SET 5/8" I.R. W/ CAP "LJA" ENG

**H.T.&B.R.R. CO. SURVEY SECTION 3, A-283**



**P.O.B. TRACT ONE**  
FOUND 5/8" I.R.

**FORD ROAD**  
(80' WIDE)  
VOL. 5, PG. 473  
M.C.M.R.

**DAVID H. GUTHRIE**  
1.19 ACRES  
F.N. 9563990  
M.C.O.P.R.R.P.

**L. QUARLES PROPERTIES, LLC.**  
13.92 ACRES  
F.N. 201113594  
M.C.O.P.R.R.P.

**DORTHEY MANHART**  
9.263 ACRES  
F.N. 99009587  
M.C.O.P.R.R.P.

**HARDY FORD**  
RESIDUE OF A  
3.45 ACRE TRACT  
VOL. 240, PG. 146  
M.C.D.R.

**DORTHEY MANHART**  
F.N. 200307871  
M.C.O.P.R.R.P.

**MONTGOMERY COUNTY**  
31.600 ACRES  
F.N. 9428758  
M.C.O.P.R.R.P.

**RICHARD WILLIAMS SURVEY**  
A-1721

**THOMAS FOSTER SURVEY**  
A-1720

**H.T.&B.R.R. CO. SURVEY**  
A-422

**WOODBRIDGE 268, LTD**  
TO  
ANN K. GRACE CHARITABLE  
LEAD ANNUITY TRUST AND  
WILLIAM M. AND ANN K. GRACE FOUNDATION  
176.052 ACRES  
F.N. 201501813  
M.C.O.P.R.R.P.

**WOODBRIDGE 268, LTD**  
TO  
ANN K. GRACE CHARITABLE  
LEAD ANNUITY TRUST AND  
WILLIAM M. AND ANN K. GRACE FOUNDATION  
92.010 ACRES  
F.N. 201501813  
M.C.O.P.R.R.P.

**WOODBRIDGE 268, LTD**  
TO  
ANN K. GRACE CHARITABLE  
LEAD ANNUITY TRUST AND  
WILLIAM M. AND ANN K. GRACE FOUNDATION  
0.063 ACRE  
MONTGOMERY COUNTY UTILITY DISTRICT  
DOC. NO. 201308314, M.C.O.P.R.R.P.

**JERRY TULLOS AND SPOUSE, DONALD TULLOS**  
CALLED 6.269 ACRES  
DOC. NO. 2010062186  
M.C.O.P.R.R.P.

**WOODBRIDGE 268, LTD**  
TO  
ANN K. GRACE CHARITABLE  
LEAD ANNUITY TRUST AND  
WILLIAM M. AND ANN K. GRACE FOUNDATION  
0.130 ACRE  
F.N. 200708485  
M.C.O.P.R.R.P.

**WOODBRIDGE 268, LTD**  
TO  
ANN K. GRACE CHARITABLE  
LEAD ANNUITY TRUST AND  
WILLIAM M. AND ANN K. GRACE FOUNDATION  
0.115 ACRE  
F.N. 201006203  
M.C.O.P.R.R.P.

**WOODBRIDGE 268, LTD**  
TO  
ANN K. GRACE CHARITABLE  
LEAD ANNUITY TRUST AND  
WILLIAM M. AND ANN K. GRACE FOUNDATION  
0.115 ACRE  
F.N. 201200059  
M.C.O.P.R.R.P.

**WOODBRIDGE 268, LTD**  
TO  
ANN K. GRACE CHARITABLE  
LEAD ANNUITY TRUST AND  
WILLIAM M. AND ANN K. GRACE FOUNDATION  
0.115 ACRE  
F.N. 201511867  
M.C.O.P.R.R.P.

**WOODBRIDGE 268, LTD**  
TO  
ANN K. GRACE CHARITABLE  
LEAD ANNUITY TRUST AND  
WILLIAM M. AND ANN K. GRACE FOUNDATION  
0.115 ACRE  
F.N. 201511867  
M.C.O.P.R.R.P.

**WOODBRIDGE 268, LTD**  
TO  
ANN K. GRACE CHARITABLE  
LEAD ANNUITY TRUST AND  
WILLIAM M. AND ANN K. GRACE FOUNDATION  
0.115 ACRE  
F.N. 201511867  
M.C.O.P.R.R.P.

**WOODBRIDGE 268, LTD**  
TO  
ANN K. GRACE CHARITABLE  
LEAD ANNUITY TRUST AND  
WILLIAM M. AND ANN K. GRACE FOUNDATION  
0.115 ACRE  
F.N. 201511867  
M.C.O.P.R.R.P.

**WOODBRIDGE 268, LTD**  
TO  
ANN K. GRACE CHARITABLE  
LEAD ANNUITY TRUST AND  
WILLIAM M. AND ANN K. GRACE FOUNDATION  
0.115 ACRE  
F.N. 201511867  
M.C.O.P.R.R.P.

- NOTES:**
- All bearings referenced to the Texas Coordinate System, South Central Zone, NAD 83, 2001 Adjustment.
  - This survey was prepared from information provided by Stewart Title Guaranty Company, File No. 17000333915 issued on December 6th, 2017, effective date November 26th, 2017.
  - Survey is part 1 of 2. Part 2 is a legal description prepared on some date. Surveyor did not abstract subject property.
- Restrictive Covenants:**
- A. AS TO TRACT ONE:  
THOSE SET FORTH IN INSTRUMENTS RECORDED IN/UNDER COUNTY CLERK'S FILE NO. 9432490, 9675082 AND 2006-051736 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS.
- B. AS TO TRACT TWO:  
THOSE SET FORTH IN INSTRUMENT RECORDED IN/UNDER COUNTY CLERK'S FILE NO. 2006-051736 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS.
- The following items listed in schedule "B" of the above referenced title commitment are as follows:
- The following matters and all terms of the documents creating or offering evidence of the matters:
  - (B) PIPELINE RIGHT-OF-WAY IN FAVOR OF TRANSCONTINENTAL GAS PIPE LINE CORPORATION, AS SET FORTH AND DEFINED IN INSTRUMENT RECORDED IN/UNDER VOLUME 295, PAGE 315 OF THE DEED RECORDS, AND SUBSEQUENTLY AMENDED BY INSTRUMENTS RECORDED IN/UNDER VOLUME 477, PAGE 308 OF THE DEED RECORDS AND COUNTY CLERK'S FILE NO. 2007-093578 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS. (AS TO TRACT TWO) (AS SHOWN HEREON)
  - (C) EASEMENTS IN FAVOR OF HOUSTON LIGHTING & POWER COMPANY AS SET FORTH AND DEFINED IN INSTRUMENT RECORDED IN/UNDER VOLUME 859, PAGE 716 OF THE DEED RECORDS OF MONTGOMERY COUNTY, TEXAS. (AS TO TRACTS ONE AND TWO) (AS SHOWN HEREON)
  - (D) EASEMENT IN FAVOR OF ENTEX, INC., AS SET FORTH AND DEFINED IN INSTRUMENT RECORDED IN/UNDER VOLUME 959, PAGE 34 OF THE DEED RECORDS OF MONTGOMERY COUNTY, TEXAS. (AS TO TRACTS ONE AND TWO) (AS SHOWN HEREON)
  - (E) DRAINAGE EASEMENT IN FAVOR OF HARRIS COUNTY UTILITY DISTRICT NO. 5, AS SET FORTH AND DEFINED IN INSTRUMENT RECORDED IN/UNDER COUNTY CLERK'S FILE NO. 8078308 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS. (AS TO TRACT ONE) (AS SHOWN HEREON)
  - (F) WATER LINE EASEMENT IN FAVOR OF HARRIS COUNTY UTILITY DISTRICT NO. 5, AS SET FORTH AND DEFINED IN INSTRUMENT RECORDED IN/UNDER COUNTY CLERK'S FILE NO. 8707660 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS. (AS TO TRACT TWO) (AS SHOWN HEREON)
  - (G) EASEMENTS IN FAVOR OF HOUSTON LIGHTING & POWER COMPANY, AS SET FORTH AND DEFINED IN INSTRUMENT RECORDED IN/UNDER COUNTY CLERK'S FILE NO. 80776308 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS. (AS TO TRACT TWO) (AS SHOWN HEREON)
  - (H) EASEMENT AND RIGHT-OF-WAY IN FAVOR OF VVXX, INC., AS SET FORTH AND DEFINED IN INSTRUMENT RECORDED IN/UNDER COUNTY CLERK'S FILE NO. 8776308 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS. (AS TO TRACT TWO) (AS SHOWN HEREON)
  - (I) DRAINAGE EASEMENT IN FAVOR OF WOODBRIDGE MUNICIPAL UTILITY DISTRICT OF MONTGOMERY COUNTY, AS SET FORTH AND DEFINED IN INSTRUMENT RECORDED IN/UNDER COUNTY CLERK'S FILE NO. 2007-138856 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS. (AS TO TRACT TWO) (AS SHOWN HEREON)
  - (J) SANITARY SEWER EASEMENT IN FAVOR OF WOODBRIDGE MUNICIPAL UTILITY DISTRICT, AS SET FORTH AND DEFINED IN INSTRUMENT RECORDED IN/UNDER COUNTY CLERK'S FILE NO. 2013-08321 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS. (AS TO TRACT TWO) (AS SHOWN HEREON)
  - (K) FORCE MAIN EASEMENT IN FAVOR OF WOODBRIDGE MUNICIPAL UTILITY DISTRICT, AS SET FORTH AND DEFINED IN INSTRUMENT RECORDED IN/UNDER COUNTY CLERK'S FILE NO. 2013-08321 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS. (AS TO TRACT TWO) (AS SHOWN HEREON)
- 4) According to the Federal Emergency Management Agency Flood Insurance Rate Map, Map No. 48339C0750H, Effective date August 18, 2014, the subject tract lies within ZONE X (Unshaded) areas determined to be outside the 0.2% annual chance of floodplain.
- \*LJA does not warrant nor subscribe to the accuracy or scale of said maps.\*
- The square footage totals as shown hereon are based on the mathematical closure of the courses and distances reflected on this survey.
  - The surveyor has not been provided with construction plans showing the location of underground utilities. Underground utilities may exist which are not shown hereon.
  - This survey does not provide any determination concerning wetlands, fault lines, toxic waste or any other environmental issues. Such matters should be directed to the client or prospective purchaser to an expert consultant.
  - Adequate ingress to and egress from the subject property is provided by Tract One: Ford Road, Tract Two: Woodland Hills Drive.
  - There is no visible evidence of any graves or cemeteries located on property. Surveyor did not search for such evidence on the interior of the tract.
  - Interior improvements not shown by client's request.
  - The second drill site referred to under Exhibit "C" in the deeds under File Numbers 9432490 and 9675082, is not located on the property.
  - The 140' drainage easement recorded under file number F856410 H.C.O.P.R.R.P. is only in Harris County. It does not affect Tract 2. The 140' drainage easement under File Number 8703496 M.C.O.P.R.R.P. is only in Montgomery county and only affects Tract 1.
  - Field work conducted on 12/13/2017.

**SURVEYOR'S CERTIFICATE**  
To Perry Homes, LLC, Ann K. Grace Charitable Lead Annuity Trust, William M. and Ann K. Grace Foundation and Stewart Title Guaranty Company, I hereby certify that on the 22nd day of December, 2017:

this survey was made on the ground as per the field notes shown on this survey and correctly shows (i) the boundaries and areas of the subject property and the size, location and type of buildings and visible improvements thereon (if any) and the distance therefrom to the nearest facing exterior property lines of the subject property; (ii) the location of all rights-of-way, easements, roadways, fences, utility lines, water courses, cemeteries, and any other matters of record affecting the subject property [whether benefiting or burdening the same, and whether recorded (based upon, but without certifying to the accuracy of, a Commitment of Title Insurance from Stewart Title Guaranty Company, as agent for Stewart Title Guaranty Company, under its File No. 17000333915, with an effective date of November 26th, 2017 or disclosed by physical inspection of the subject property) as are shown on the Survey and are located within or adjacent to the boundaries of the subject property, except as indicated; (iii) all existing dedicated public streets providing access to the subject property together with the width and name thereof; and (iv) all other significant items on the subject property;

except as shown on the survey, there are no (i) encroachments upon the subject property by visible improvements on adjacent property; (ii) encroachments on adjacent property, streets or alleys by any visible improvements on the subject property; (iii) party walls; or (iv) conflicts or protrusions;

all required building set back lines on the subject property are located as shown hereon;

no part of the subject property lies within a flood plain or flood prone area or a flood way of any body of water except as specifically identified therein;

the metes and bounds description of the subject property as shown on this survey forms a mathematically closed figure; and

this survey and the professional service rendered in connection herewith (i) conforms in all respects to the current standards promulgated by the Texas Board of Professional Land Surveying; and (ii) conforms in all respects to the current Texas Society of Professional Surveyors Standards and specifications for a Category 1A, Condition II Survey.

I expressly understand and agree that the above-named parties, and their successors and assigns will rely and are entitled to rely on this plot and survey as being true and accurate in all respects and upon this Certificate being true and accurate.

*[Signature]*  
Surveyor



**LAND TITLE SURVEY OF**  
**TRACT ONE - 175.4 ACRES**  
**TRACT TWO - 91.95 ACRE TRACT**  
**TOTAL ACREAGE - 267.35 ACRES**  
**IN THE**  
**RICHARD WILLIAMS SURVEY, A-660**  
**THOMAS FOSTER SURVEY, A-1718**  
**H.T.&B.R.R. CO. SURVEY SECTION 5, A-282**  
**H.T.&B.R.R. CO. SURVEY SECTION 3, A-283**  
**MONTGOMERY COUNTY, TEXAS**  
December 2017 JOB NO. 2027-1701

**LJA Engineering, Inc.**  
2929 Briarpark Drive  
Suite 600  
Houston, Texas 77042  
Phone 713.953.5200  
Fax 713.953.5026  
T.B.P.L.S. Firm No. 10110501

DESCRIPTION OF  
267.35 ACRES  
IN THE RICHARD WILLIAMS SURVEY A-660, THE THOMAS FOSTER SURVEY A-718  
THE H.T.&B.R.R. CO. SECTION 5 A-282, AND THE H.T.&B.R.R. CO. SECTION 3 A-283  
MONTOMERY COUNTY, TEXAS

TRACT ONE - 175.4 acres

A 175.4 acre tract of land located in the Richard Williams Survey, Abstract No. 660, Montgomery County, Texas, out of the 176.052 acre tract described in the deed from Woodbridge 268, LTD., to Ann K. Grace Charitable Lead Annuity Trust and William M. and Ann K. Grace Foundation, recorded under File No. 2015018183 of the Official Public Records of Real Property, Montgomery County, Texas, said 175.4 acres more particularly described by metes and bounds as follows (all bearings referenced to the Texas State Plane Coordinate System, South Central Zone, NAD 83, 2001 Adjustment);

BEGINNING at a 5/8 inch iron rod found for the northeast corner of said 176.052 acre tract, in the west right-of-way line of Ford Road (80' wide) Volume 5, Page 473, in the Montgomery County Deed Records;

Thence, South 01° 33' 01" East, 587.92 feet, along said west right-of-way line, common to the east line of said 176.052 acre tract, to a 5/8 inch iron rod found for the northeast corner of the 1.19 acre tract described in the deed to David H. Guthrie, recorded under File Number 9563990, of the Montgomery County Official Public Records of Real Property, common to the most easterly southeast corner of said 176.052 acre tract;

Thence, South 86° 35' 01" West, 1,723.12 feet, along a south line of said 176.052 acre tract, common to the north line of the said 1.19 acre tract and the north line of the 13.92 acre tract described in the deed to L. Quarles Properties, LLC., recorded under File Number 2011113584 of the Montgomery County Official Public Records of Real Property, to a 1 inch iron pipe found for the northwest corner of said 13.92 acre tract, common to an angle corner of said 176.052 acre tract;

Thence, South  $02^{\circ} 49' 39''$  East, 914.87 feet, along an east line of said 176.052 acre tract, common to the west lines of said 13.92 acre tract, the 9.9263 acre tract described in the deed to Dorthey Manhart, recorded under File Number 99009587, of the Montgomery County Official Public Records of Real Property, and the residue of the 3.45 acre tract conveyed to Hardy Ford, recorded under Volume 240, Page 146 of the Montgomery County Deed Records, to a 1/2 inch iron pipe found for the southwest corner of said residue of 3.45 acre tract, common to an angle corner of said 176.052 acre tract;

Thence, North  $87^{\circ} 45' 54''$  East, 207.82 feet, along the south line of said residue of 3.45 acre tract, common to a north line of said 176.052 acre tract, to a 1 inch iron pipe found for the southeast corner of said residue of 3.45 acre tract, common to an angle corner of said 176.052 acre tract, in the west line of the 12.8042 acre tract described in the deed to Dorthey Manhart, recorded under File Number 2003071871, of the Montgomery County Official Public Records of Real Property;

Thence, South  $02^{\circ} 39' 26''$  East, 885.23 feet, along an east line of said 176.052 acre tract, common to the west line of said 12.8042 acre tract, to a 5/8 inch iron rod found for the most southerly southeast corner of said 176.052 acre tract common to the most easterly northeast corner of the 31.600 acre tract described in the deed to Montgomery County, recorded under File Number 9428758, of the Montgomery County Official Public Records of Real Property;

Thence, South  $67^{\circ} 24' 24''$  West, 1,489.65 feet, along a south line of said 176.052 acre tract, common to a north line of said 31.600 acre tract, to a 5/8 inch iron rod found for the beginning of a curve to the right, common to an angle corner of said 176.052 acre tract and an angle corner of said 31.600 acre tract;

Thence, 48.14 feet, continuing along said common line, along the arc of a tangent curve to the right, having a radius of 50.00 feet, a central angle of  $55^{\circ} 10' 00''$ , and a chord which bears North  $85^{\circ} 00' 36''$  West, a distance of 46.30 feet to a 5/8 inch iron rod with cap stamped "BROWN & GAY" found for an angle corner of said 176.052 acre tract and an angle corner of said 31.600 acre tract;

Thence, North  $57^{\circ} 25' 36''$  West, continuing along said common line, 1,339.21 feet to a 5/8 inch iron rod with cap stamped "BROWN AND GAY" found for the beginning of a curve to the right, common to an angle corner of said 176.052 acre tract and an angle corner of said 31.600 acre tract;

Thence, 48.49 feet, continuing along said common line, along the arc of a tangent curve to the right, having a radius of 50.00 feet, a central angle of  $55^{\circ} 33' 47''$ , and a chord which bears North  $29^{\circ} 38' 43''$  West, a distance of 46.61 feet to a 5/8 inch iron rod found for an angle corner of said 176.052 acre tract and an angle corner of said 31.600 acre tract;

Thence, North  $01^{\circ} 51' 49''$  West, 382.69 feet, along an east line of said 31.600 acre tract, common to a west line of said 176.052 acre tract, to a 5/8 inch iron rod found for the most northerly northeast corner of said 31.600 acre tract, common to an angle corner of said 176.052 acre tract;

Thence, South  $88^{\circ} 18' 25''$  West, 145.93 feet, along a north line of the said 31.600 acre tract, common to a south line of said 176.052 acre tract, to a 5/8 inch iron rod found for the northwest corner of said 31.600 acre tract, common to the most westerly southwest corner of said 176.052 acre tract, in the east line of TIMBER LANE ACRES SECTION 7, a subdivision of record under Volume 5, Page 453 of the Montgomery County Map Records;

Thence, North  $01^{\circ} 38' 33''$  West, 458.73 feet, along said east line, common to a west line of said 176.052 acre tract, to a 5/8 inch iron rod found for the northeast corner of said TIMBER LANE ACRES SECTION 7, common to the southeast corner of Lot 89 – 0.382 acres described in the deed to Kimberly Foresman, recorded under File Number 2014015433, of the Montgomery County Official Public Records of Real Property, out of ADAMS OAKS SECTION THREE, an unrecorded subdivision;

Thence, North  $02^{\circ} 04' 38''$  West, 1,027.86 feet, along a west line of said 176.052 acre tract, common to the east line of said Lot 89, the east line of Lot 88 -0.27 acre described in the deed to Eastex Forest Products, recorded under File Number 8252536, of the Montgomery County

Official Public Records of Real Property, the east line of Lot 59 described in the deed to Bennett Vern Jr., recorded under File Number 2001024404, of the Montgomery County Official Public Records of Real Property, the east line of Lot 58 described in the deed to Jose A. Benitez, recorded under File Number 2006066011, of the Montgomery County Official Public Records of Real Property, and the east line of Lots 29 and 30 – 0.5951 acres described in the deed to Maria and Javier Deleon, recorded under File Number 2006072727 of the Montgomery County Official Public Records of Real Property, all lots out of said ADAMS OAKS SECTION THREE to a 5/8 inch iron rod with cap stamped "LJA ENG" found for the most westerly northwest corner of the herein described tract, common to the southwest corner of the 0.115 acre tract described as Director's Lot 5 in the deed to Ann K. Grace Charitable Lead Annuity Trust, recorded under File Number 2015111667, of the Montgomery County Official Public Records of Real Property, in the east line of Scenic Ridge (60' wide) out of said ADAMS OAKS SECTION THREE;

Thence, North 88° 15' 09" East, 100.00 feet, along a north line of the herein described tract, common to the south line of said Director's Lot 5, to a 5/8 inch iron rod with cap stamped "LJA ENG" found for an angle corner of the herein described tract, common to the southeast corner of said Director's Lot 5;

Thence, North 02° 04' 38" West, 260.00 feet along a west line of the herein described tract, common to the east lines of said Director's Lot 5, the 0.115 acre tract described as Director's Lot 4 in the deed to Kurt Kelsch, recorded under File Number 2012006059, of the Montgomery County Official Public Records of Real Property, the 0.115 acre tract described as Director's Lot 3 in the deed to Bob Frappier, recorded under File Number 2008068942, of the Montgomery County Official Public Records of Real Property, the 0.115 acre tract described as Director's Lot 2 in the deed to Roddy McAlpine, recorded under File Number 2010066203, of the Montgomery County Official Public Records of Real Property, and the 0.138 acre tract described as Director's Lot 1 in the deed to Jeffrey E. Lindenberger, recorded under File Number 2006085171, of the Montgomery County Official Public Records of Real Property, to a 5/8 inch iron rod with cap stamped "LJA ENG" found for the most northerly northwest corner of the herein described tract, common to the northeast corner of said Director's Lot 1, in the south line of ADAMS OAKS SECTION 1, a subdivision of record under Volume 7, Page 155, of the

Montgomery County Map Records, common to the south line of Lot 9 of said ADAMS OAKS SECTION 1;

Thence, North 88° 15' 09" East, 575.77 feet, along the north line of said 176.052 acre tract, common to the south line of said ADAMS OAKS SECTION 1 and the south lines of Lot 9, the 0.3390 acre tract described as Lot 42 in the deed to Judy L. Copeland, recorded under File Number 99017790, of the Montgomery County Official Public Records of Real Property, a tract of land described as Lot 43 in the deed to Terry & Donna Reeves, recorded under File Number 9401258, of the Montgomery County Official Public Records of Real Property, a tract of land described as Lot 44 in the deed to Steven Joseph Smith, recorded under File Number 8947503, of the Montgomery County Official Public Records of Real Property, a tract of land described as Lot 45 in the deed to Dale Mike & Teresa D. Richard, recorded under File Number 9557406, of the Montgomery County Official Public Records of Real Property, a tract of land described as Lot 46 in the deed to Dale M. & Teresa D. Richard, recorded under File Number 9824207, of the Montgomery County Official Public Records of Real Property, to a 5/8 inch iron rod with cap stamped "BROWN AND GAY" found for an angle corner of said 176.052 acre tract, common to the southeast corner of said Lot 46 and the southwest corner of a tract of land described as Lot 47 in the deed to Larry G. Lanham, recorded under File Number 8856513, of the Montgomery County Official Public Records of Real Property, all lots out of ADAMS OAKS SECTION 2 (unrecorded);

Thence, North 87° 42' 08" East, 1,742.40 feet continuing along the north line of said 176.052 acre tract, common to the south lines of said Lot 47, a 0.60 acre tract described as Lots 48 & 49 in the deed to Gregory & Glenda Modisette, recorded under File Number 2013014746, of the Montgomery County Official Public Records of Real Property, a 1.4349 acre tract described as Lot 50 in the deed to Juan A. Chapa, recorded under File Number 9702810, of the Montgomery County Official Public Records of Real Property, all lots out of said ADAMS OAKS SECTION 2, and the south line of CHEROKEE TRACE, a subdivision of record under Cabinet B, Sheets 39 and 40, of the Montgomery County Map Records, to a bent 5/8 inch iron rod found for the southeast corner of said CHEROKEE TRACE, common to the southwest corner of the 8.068 acre tract described in the deed to Willie Dell Perkins, recorded under Volume 942, Page 48 of the Montgomery County Deed Records;

Thence, North 87° 52' 26" East, 566.91 feet, continuing along the north line of said 176.052 acre tract, common to the south lines of said 8.068 acre tract and HOLLY TERRACE SUBDIVISION SECTION 2, a subdivision of record under Volume 5, Page 539, of the Montgomery County Map Records, to a 1 inch iron pipe found for an angle corner of said 176.052 acre tract, common to an angle corner of said HOLLY TERRACE SUBDIVISION SECTION 2;

Thence, North 87° 33' 47" East, 1,219.66 feet, continuing along the north line of said 176.052 acre tract, common to the south line of said HOLLY TERRACE SUBDIVISION SECTION 2 and HOLLY TERRACE SUBDIVISION, a subdivision of record under Volume 5, Page 473, of the Montgomery County Map Records, to the POINT OF BEGINNING and containing 175.4 acres of land.

#### TRACT TWO – 91.95 Acres

A 91.95 acres tract of land located in the Richard Williams Survey, Abstract No. 660, the Thomas Foster Survey, Abstract No. 718, the H.T.&B.R.R. Co. Section 5, Abstract No. 282, and the H.T.&B.R.R. Co. Section 3, Abstract No. 283, Montgomery County, Texas, out of the 92.010 acre tract described in the deed from Woodbridge 268, LTD., to Ann K. Grace Charitable Lead Annuity Trust and William M. and Ann K. Grace Foundation, recorded under File No. 2015018183 of the Official Public Records of Real Property, Montgomery County, Texas, said 91.95 acres more particularly described by metes and bounds as follows (all bearings referenced to the Texas State Plane Coordinate System, South Central Zone, NAD 83, 2001 Adjustment);

BEGINNING at a 5/8 inch iron rod found for the northeast corner of said 92.010 acre tract, common to an angle corner of the 31.600 acre tract described in the deed to Montgomery County, recorded under File Number 9428758 of the Montgomery County Official Public Records of Real Property;

Thence, South 02° 41' 50" East, 505.92 feet, along the east line of said 92.010 acre tract, common to a west line of said 31.600 acre tract, to a 5/8 inch iron rod with cap stamped "LJA ENG" set for the southeast corner of said 92.010 acre tract, common to a southwest corner of said 31.600 acre tract and the north corner of ELM GROVE VILLAGE SECTION TWO, a subdivision of record under Volume 286, Page 139, of the Harris County Map Records;

Thence, South 45° 12' 08" West, 1,394.52 feet, along the southeast line of said 92.010 acre tract, common to the northwest line of said ELM GROVE VILLAGE SECTION TWO, to a 5/8 inch iron rod with aluminum cap found for an angle corner of said 92.010 acre tract and the east corner of KINGWOOD WATER WELL A-6, a subdivision of record under Cabinet E, Sheet 184A, of the Montgomery County Map Records;

Thence, along the common lines of said 92.010 acre tract, and said KINGWOOD WATER WELL A-6, the following 5 courses and distances:

- 1) North 40° 11' 18" West, 113.13 feet to a found 5/8 inch iron rod with aluminum cap;
- 2) South 49° 45' 07" West, 160.64 to a found 5/8 inch iron rod;
- 3) South 40° 41' 06" East, 60.03 feet to a found 5/8 inch iron rod;
- 4) North 49° 28' 24" East, 99.94 feet to a found 5/8 inch iron rod;
- 5) South 40° 21' 44" East, 58.32 feet, to a 5/8 inch iron rod with aluminum cap found for an angle corner of said 92.010 acre tract, common to an angle corner of aforesaid KINGWOOD WATER WELL A-6, in the northwest line of aforesaid ELM GROVE VILLAGE SECTION TWO;

Thence, South 45° 12' 22" West, 1,152.94 feet, along the southeast line of said 92.010 acre tract, common to the northwest line of said ELM GROVE VILLAGE SECTION TWO, to a 5/8 inch iron rod with cap stamped "LJA ENG" set for an angle corner of the herein described tract, common to the east corner of the 0.063 acre tract described in the deed from Woodbridge 268,

LTD. to Woodbridge Municipal Utility District, recorded under File Number 2013108314, of the Montgomery County Official Public Records of Real Property;

Thence, along the common lines of said 92.010 acre tract, and said 0.063 acre tract the following 3 courses and distances:

1) North  $44^{\circ} 44' 34''$  West, 41.91 feet to a 5/8 inch iron rod with cap stamped "LJA ENG" previously set for an angle corner of the herein described tract, common to the north corner of said 0.063 acre tract;

2) South  $51^{\circ} 50' 14''$  West, 60.40 feet to a 5/8 inch iron rod with cap stamped "LJA ENG" set for an angle corner of the herein described tract, common to the west corner of said 0.063 acre tract;

3) South  $44^{\circ} 44' 34''$  East, 6.83 feet to a 5/8 inch iron rod found for an angle corner of the herein described tract, common to the north corner of the 36.8352 acre tract described in the deed to Sherwood-Elm Grove Trail Association, recorded under File Number E767307, of the Harris County Official Public Records of Real Property, in the southwest line of said 0.063 acre tract;

Thence, South  $45^{\circ} 13' 00''$  West, 2,204.17 feet, along the southeast line of said 92.010 acre tract, common to the northwest line of said 36.8352 acre tract, to a 5/8 inch iron rod found for the south corner of said 92.010 acre tract, common to the west corner of said 36.8352 acre tract, and an angle corner of Restricted Reserve "A" of NORTH PARK RECREATIONAL AREA, a subdivision of record under Cabinet F, Sheets 190A and 190B of the Montgomery County Map Records, the beginning of a curve to the left;

Thence, 286.61 feet, along the west line of said 92.010 acre tract, common to an east line of said Restricted Reserve "A", along the arc of a non-tangent curve to the left, having a radius of 5,000.00 feet, a central angle of  $03^{\circ} 17' 04''$ , and a chord which bears North  $21^{\circ} 17' 39''$  West, a distance of 286.57 feet to a "X" chiseled in concrete set for the beginning of a curve to the right, common to an angle corner of said 92.010 acre tract and said Restricted Reserve "A";

Thence, 133.35 feet along said common line, along the arc of a reverse curve to the right, having a radius of 5,000.00 feet, a central angle of  $01^{\circ} 31' 41''$ , and a chord which bears North  $22^{\circ} 10' 21''$  West, a distance of 133.34 feet to a 5/8 inch iron rod with cap stamped "BROWN AND GAY" found for an angle corner of said 92.010 acre tract, common to the most easterly northeast corner of said Restricted Reserve "A" and the southeast corner of WOODRIDGE FOREST SECTION 7, a subdivision of record in Cabinet Z, Sheets 3619-3620, in the Montgomery County Map Records;

Thence, North  $21^{\circ} 24' 30''$  West, 135.52 feet, along the west line of said 92.010 acre tract, common to the east line of said WOODRIDGE FOREST SECTION 7, to a bent 5/8 inch iron rod found for an angle corner of said 92.010 acre tract, common to an angle corner of said WOODRIDGE FOREST SECTION 7, the beginning of a curve to the right;

Thence, 694.43 feet along the west line of said 92.010 acre tract, common to the east line of said WOODRIDGE FOREST SECTION 7, along the arc of a tangent curve to the right, having a radius of 1,950.00 feet, a central angle of  $20^{\circ} 24' 15''$ , and a chord which bears North  $11^{\circ} 12' 23''$  West, a distance of 690.77 feet to a 5/8 inch iron rod with cap stamped "LJA ENG" found for an angle corner of said 92.010 acre tract, common to an angle corner of said WOODRIDGE FOREST SECTION 7;

Thence, North  $01^{\circ} 00' 16''$  West, 203.28 feet, continuing along the west line of said 92.010 acre tract, common to the east line of said WOODRIDGE FOREST SECTION 7, to a 5/8 inch iron rod found for the most westerly northwest corner of the 92.010 acre tract, common to the southwest corner of the 0.432 acre tract described in the deed to Woodridge Residential, L.P., recorded under File Numbers 2007080485 and 2007080486, of the Montgomery County Official Public Records of Real Property, and an angle corner of said WOODRIDGE FOREST SECTION 7;

Thence, North  $84^{\circ} 41' 37''$  East, 137.19 feet, along a north line of said 92.010 acre tract, common to the south line of said 0.432 acre tract, to a 5/8 inch iron rod found for an angle corner of said 92.010 acre tract, common to an angle corner of said 0.432 acre tract;

Thence, North 79° 43' 10" East, 149.56 feet, continuing along said common line, to a 5/8 inch iron rod found for the southeast corner of said 0.432 acre tract, common to an angle corner of said 92.010 acre tract and an angle corner of PORTER PLACE, a subdivision of record under Cabinet T, Sheets 136 – 138, of the Montgomery County Map Records;

Thence, South 40° 40' 37" East, 687.59 feet, along a northeast line of said 92.010 acre tract, common to the southwest line of said PORTER PLACE, to a 5/8 inch iron rod found for an angle corner of said 92.010 acre tract, common to an angle corner of said PORTER PLACE;

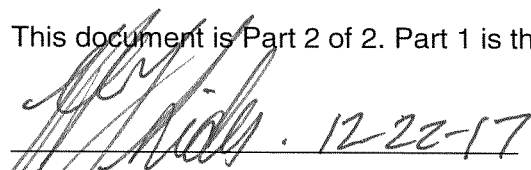
Thence, North 66° 07' 42" East, 645.60 feet, along a northwest line of said 92.010 acre tract, common to the southeast line of said PORTER PLACE, to a 5/8 inch iron rod found for an angle corner of said 92.010 acre tract, common to the southeast corner of said PORTER PLACE;

Thence, North 01° 58' 01" West, 1,191.22 feet, along a west line of said 92.010 acre tract, common to the east line of said PORTER PLACE, to a 5/8 inch iron rod found for an angle corner of said 92.010 acre tract, common to an angle corner of said PORTER PLACE;

Thence, North 02° 13' 27" West, 482.96 feet, continuing along said common line, to a bent 5/8 inch iron rod found for an angle corner of said PORTER PLACE, common to the most northerly northwest corner of said 92.010 acre tract, and the southwest corner of aforesaid 31.600 acre tract;

Thence, North 67° 24' 24" East, 2,753.64 feet, along the north line of said 92.010 acre tract, common to the south line of said 31.600 acre tract, to the POINT OF BEGINNING and containing 91.95 acres of land.

This document is Part 2 of 2. Part 1 is the survey drawing prepared on the same date.

  
Heather L. Sides, RPLS, PLS, CFedS  
Registered Professional Land Surveyor  
Texas Registration No. 5997

