

FIELD NOTES OF 14.1256 ACRES OF LAND

All that certain 14.1256 acres of land situated in the William A. Sorsby Survey, Abstract No. 958, Harris County, Texas, being that same called 14.1095 acres of land (Tract Two) conveyed to Texas Commerce Bank National Association and Jane Welde Fountain, as Trustee of the Jane Welde Fountain Grantor Trust, as described in the deed recorded under Clerk's File No. R766647 of the Harris County Official Public Records of Real Property (H.C.O.P.R.R.P.), and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/4 inch iron pipe found at the northwest corner of the herein described tract of land, from which a found 6 inch by 6 inch concrete monument bears witness South 26 deg. East, a distance of 0.56 feet, said 3/4 inch iron pipe also being the northeast corner of a called 63.01 acres of land conveyed to Harvard Real Estate Investments, LLC, as described in the deed recorded under Clerk's File No. RP-2017-111333 of the H.C.O.P.R.R.P., also being the apparent southwest corner of a called 56.6 acres of land conveyed to Waller Consolidated Independent School District, as described in the deed recorded in Volume 5405, Page 533 of the Harris County Deed Records, and being the apparent southeast corner of a called 28.384 acres of land conveyed to Waller Independent School District, as described in the deed recorded under Clerk's File No. RP-2019-417030 of the H.C.O.P.R.R.P.;

THENCE East, along and with the south line of said 56.6 acres, a distance of 1,965.80 feet (called 1,967.0 feet) to a 3/4 inch iron pipe found in the west right-of-way line of Stokes Road (width varies; 60 feet wide at this point) at the northeast corner of the herein described tract of land, from which a found 6 inch by 6 inch concrete monument bears witness South, a distance of 0.55 feet;

THENCE South 00 deg. 16 min. 10 sec. West (called South 00 deg. 11 min. West), along and with said west right-of-way line of Stokes Road, a distance of 313.59 feet (called 312.88 feet) to a one inch iron pipe found at the southeast corner of the herein described tract of land, same being the northeast corner of a called 14.1100 acres of land conveyed to Edmund M. Fountain, Jr., as Trustee of the E.M. Fountain, Jr. 2020 Trust, as described in the deed recorded under Clerk's File No. RP-2020-68287 of the H.C.O.P.R.R.P., from which a found one inch iron pipe found at the southeast corner of said 14.1100 acres bears witness South 00 deg. 16 min. 00 sec. West, a distance of 313.32 feet;

THENCE North 89 deg. 58 min. 08 sec. West (called North 89 deg. 58 min. 51 sec. West), departing the west right-of-way line of Stokes Road, along and with the north line of the 14.1100 acres, a distance of 1,965.20 feet (called 1,966.0 feet) to a one inch iron pipe found at the southwest corner of the herein described tract of land, same being the northwest corner of the 14.1100 acres and situated in the east line of said 63.01 acres, from which a found one inch iron pipe found at the southwest corner of the 14.1100 acres bears witness South 00 deg. 09 min. 39 sec. West, a distance of 313.35 feet;

THENCE North 00 deg. 09 min. 39 sec. East (called North), along and with said east line of the 63.01 acres, a distance of 312.52 feet (called 312.22 feet) to the POINT OF BEGINNING and containing within these metes and bounds 14.1256 acres (615,312 square feet) of land.

This tract of land surveyed on the ground the 5th day of November 2020 and based on the Land Title Survey and Topographic Survey prepared by The Pinnell Group, LLC; filed in job number 20-223. Bearings based on the north line of the subject property being "East" as recited in the legal description recorded under Clerk's File No. R766647 of the H.C.O.P.R.R.P.