

TEXAS TRANSPORTATION COMMISSION

HARRIS County

MINUTE ORDER

Page 1 of 1

HOUSTON District

In Houston, Harris County, on I-69, the state of Texas acquired certain land by an instrument recorded at Instrument Number RP-2019-508304 of the Official Public Records of Harris County, Texas.

In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (the commission) may recommend the exchange of an interest in real property acquired but not needed for a highway purpose as whole or partial consideration for another interest in real property needed for a state highway purpose.

The State of Texas, acting by and through the Texas Department of Transportation, and the Government of the United Mexican States, Consulate General of Mexico (the Mexican Government), have entered into an exchange agreement.


In accordance with the executed exchange agreement, certain land needed for a state highway purpose, described in Exhibit A (the parcel), will be conveyed to the state by the Mexican Government; and a certain tract not needed for a state highway purpose, described in Exhibit B (the tract), will be conveyed to the Mexican Government by the state. If the transaction contemplated by the exchange agreement is not completed in full, the tract shall immediately and automatically revert to the State of Texas.

It is the opinion of the commission that it is proper and correct that the state conveys the tract to the Mexican Government in exchange for the parcel.


IT IS THEREFORE ORDERED by the commission that the tract is not needed for a state highway purpose. The commission recommends, subject to approval by the attorney general, that the governor of Texas execute a proper instrument conveying all of the state's right, title, and interest in the tract to the Mexican Government in exchange and as consideration for the parcel; SAVE AND EXCEPT, however, there is excepted and reserved herefrom all of the state's right, title, and interest, if any, in and to all of the oil, gas, sulphur, and other minerals, of every kind and character, in, on, under, and that may be produced from the tract.

IT IS FURTHER ORDERED, if the transaction contemplated by the exchange agreement is not completed in full, the tract shall immediately and automatically revert to the state.

Submitted and reviewed by:


Director, Right of Way Division

Recommended by:


Executive Director

115651 DEC 12 19
Minute Number Date Passed

EXHIBIT A

County: Harris
Highway: IH 69
Project Limits: SH 288 to SS 527
RCSJ No. : 0027-13-227

PROPERTY DESCRIPTION FOR PARCEL NO. 112AAQ

BEING a 0.8336 acre (36,311 square feet) parcel of land located in the Obediance Smith Survey, Abstract Number 696, Harris County, Texas, and out of Reserve "G", Block 22, and Lots 1, 2, 5, 6, 7, 8, 9 and 10, Block 25 of the Map of MacGregors Blodgett Park, a subdivision plat recorded in Volume 5, Page 12 of the Map Records of Harris County, Texas, and also being all of a called 0.828-acre tract of land as conveyed from Roy H. Bray to EL GOBIERNO de los ESTADOS UNIDOS MEXICANOS REPRESENTADO POR EL CONSUL GENERAL de MEXICO EN HOUSTON, TEXAS, SR. RODULFO FIGUEROA-ARAMONI (The United Mexican States represented by the Consul General of Mexico in Houston, Texas, Mr. Rodolfo Figueroa-Aramoni), by deed executed December 17, 1999 as recorded under County Clerk's File No. U146678, Film Code No. 529-85-0411 of the Official Public Records of Real Property of Harris County, Texas, said 0.8336-acre parcel being more particularly described as follows:

BEGINNING at a set 5/8-inch iron rod with TxDOT aluminum cap located on the existing northwesterly right-of-way line of Caroline Street (previously Caroline Boulevard) (100 feet wide) (Volume 5, Page 12, Map Records of Harris County, Texas), the southeasterly line of said Block 25, and also on the proposed southerly right-of-way line and Access Denial Line of IH 69 (width varies), for the easterly corner of said 0.828-acre tract, and for the southerly corner of a calculated 0.1721-acre tract as conveyed unto Mario Torres and wife, Aracely Torres by deed recorded under County Clerk's File No. 201676986, of the Official Public Records of Real Property of Harris County, Texas, for the most southerly east corner of said parcel herein described and the POINT OF BEGINNING having surface coordinates of N = 13,833,127.32 and E = 3,117,166.47 (all bearings and coordinates are based on the Texas Coordinate System, South Central Zone (4204), NAD83, 1993 adjustment; all distances and coordinates shown are U.S. Survey Feet, displayed in surface values and may be converted to grid by dividing by a combined adjustment factor of 1.00013);**

EXHIBIT A

- 1) THENCE, South 32° 47' 40" West, with the proposed southerly right-of-way line and Access Denial Line of IH 69, the northwesterly right-of-way line of said Caroline Street and the southeasterly line of said Block 25, a distance of 70.00 feet to a set 5/8-inch iron rod with TxDOT aluminum cap for the southerly corner of said 0.828-acre tract, for the easterly corner of a called 0.9100-acre tract as conveyed unto Shipra Enterprise, Inc., by deed recorded under County Clerk's File No. 20120462312, Film Code No. 037-13-1768 of the Official Public Records of Real Property of Harris County, Texas, and for the southerly corner of said parcel herein described; **
- 2) THENCE, North 57° 14' 57" West, with the proposed southerly right-of-way line and Access Denial Line of IH 69, the southwesterly line of said 0.828-acre tract and the northeasterly line of said 0.9100-acre tract, a distance of 125.02 feet to a set 5/8-inch iron rod with TxDOT aluminum cap for an angle point in the southwesterly line of said 0.828-acre tract, for an angle point in the northeasterly line of said 0.9100-acre tract and for an angle point in the southwesterly line of said parcel herein described;**
- 3) THENCE, South 32° 45' 03" West, continuing with the proposed southerly right-of-way line and Access Denial Line of IH 69, the southwesterly line of said 0.828-acre tract and the northeasterly line of said 0.9100-acre tract, a distance of 14.20 feet to a set 5/8-inch iron rod with TxDOT aluminum cap for an angle point in the southwesterly line of said 0.828-acre tract, for an angle point in the northeasterly line of said 0.9100-acre tract and for an angle point in the southwesterly line of said parcel herein described;**

EXHIBIT A

- 4) THENCE, North 57° 14' 57" West, continuing with the proposed southerly right-of-way line and Access Denial Line of IH 69, the southwesterly line of said 0.828-acre tract and the northeasterly line of said 0.9100-acre tract, at a distance of 26.48 feet passing a point for the northerly corner of said 0.9100-acre tract and for the easterly corner of a called 0.2296-acre tract as conveyed unto Alatorre F. Investments, LLC. by deed recorded under County Clerk's File No. 20140127361, Film Code No. 055-28-1533 of the Official Public Records of Real Property of Harris County, Texas, continuing with the proposed southerly right-of-way line and Access Denial Line of IH 69, the southwesterly line of said 0.828-acre tract and the northeasterly line of said 0.2296-acre tract, at a distance of 67.32 feet passing a set 5/8-inch iron rod with TxDOT aluminum cap for a corner in the proposed southerly right-of-way line and Access Denial Line of IH 69, and continuing with the southwesterly line of said 0.828-acre tract and the northeasterly line of said 0.2296-acre tract for a total distance of 126.48 feet to a point located in the existing southeasterly right-of-way line of San Jacinto Street (70 feet wide) (Volume 5, Page 12, Map Records of Harris County, Texas), for the westerly corner of said 0.828-acre tract, for the northerly corner of said 0.2296-acre tract and for the westerly corner of said parcel herein described; **
- 5) THENCE, North 32° 47' 40" East, with the existing southeasterly right-of-way line of said San Jacinto Street and the northwesterly line of said 0.828-acre tract, a distance of 125.65 feet to a point located on the intersection of the existing southeasterly right-of-way line of said San Jacinto Street and the existing southerly right-of-way line of said IH 69 (width varies) for the northwesterly corner of said calculated 0.828-acre tract and for the northwesterly corner of said parcel herein described;
- 6) THENCE, North 45° 10' 17" East, continuing with the existing southerly right-of-way line of said IH 69 and the northerly line of said 0.828-acre tract, a distance of 31.33 feet to a found brass cap for angle point in the northerly line of said parcel herein described;
- 7) THENCE, North 62° 54' 03" East, continuing with the existing southerly right-of-way line of said IH 69 and the northerly line of said 0.828-acre tract, a distance of 32.96 feet to an angle point in the northerly line of said parcel herein described;
- 8) THENCE, North 73° 45' 52" East, continuing with the existing southerly right-of-way line of said IH 69 and the northerly line of said 0.828-acre tract, a distance of 37.00 feet to an angle point in the northerly line of said parcel herein described;

EXHIBIT A

- 9) THENCE, North 82° 58' 32" East, continuing with the existing southerly right-of-way line of said IH 69 and the northerly line of said 0.828-acre tract, a distance of 22.31 feet to an angle point in the northerly line of said parcel herein described;
- 10) THENCE, South 07° 01' 28" East, continuing with the existing southerly right-of-way line of said IH 69 and the northerly line of said 0.828-acre tract, a distance of 5.00 feet to an angle point in the northerly line of said parcel herein described;
- 11) THENCE, North 82° 59' 36" East, continuing with the existing southerly right-of-way line of said IH 69 and the northerly line of said 0.828-acre tract, a distance of 76.05 feet to a point for the northeasterly corner of said 0.828-acre tract, for the northwesterly corner of a called 0.3435-acre tract as conveyed unto Mario Torres and wife, Aracely Torres by deed recorded under County Clerk's File No. 20070127658, Film Code No. 040-40-0094 of the Official Public Records of Real Property of Harris County, Texas, for the northeasterly corner of said parcel herein described;
- 12) THENCE, South 32° 45' 03" West with the southeasterly line of said 0.828-acre tract and the northwesterly line of said 0.3435-acre tract, at a distance of 67.41 feet passing a 5/8-inch iron rod with TxDOT aluminum cap set for a corner on the proposed southerly right-of-way line and Access Denial Line of IH 69 for the westerly corner of said 0.3435-acre tract and for the northerly corner of a calculated 0.1724-acre tract as conveyed unto Carolyn T. Sumners by deed recorded under County Clerk's File No. S941017, Film Code No. 517-76-2585 of the Official Public Records of Real Property of Harris County, Texas, continuing with the proposed southerly right-of-way line and Access Denial Line of IH 69, the southeasterly line of said 0.828-acre tract and the northwesterly line of said calculated 0.1724-acre tract, at a distance of 117.41 feet passing a point for the westerly corner of said calculated 0.1724-acre tract and for the northerly corner of said calculated 0.1721-acre tract, continuing with the proposed southerly right-of-way line and Access Denial Line of IH 69, the southeasterly line of said 0.828-acre tract and the northwesterly line of said 0.1721-acre tract for a total distance of 187.54 feet to a set 5/8-inch iron rod with TxDOT aluminum cap for an angle point in the proposed southerly right-of-way line and Access Denial Line of IH 69 for the westerly corner of said calculated 0.1721-acre tract and for an angle point in the southeasterly line of said parcel herein described;**

EXHIBIT A

13) THENCE, South 57° 14' 57" East, with proposed southerly right-of-way line and Access Denial Line of IH 69, the southeasterly line of said 0.828-acre tract and the southwesterly line of said calculated 0.1721-acre tract, a distance of 125.07 feet to the POINT OF BEGINNING and containing 0.8336 acre (36,311 square feet) of land.

** The monument described and set in this call may be replaced with a TxDOT Type II right-of-way marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

A parcel plat of even date was prepared in conjunction with this property description.

Abstracting and deed research was performed by Postle Property Services and Cobb, Fendley & Associates, Inc., during the months of April to July 2017.

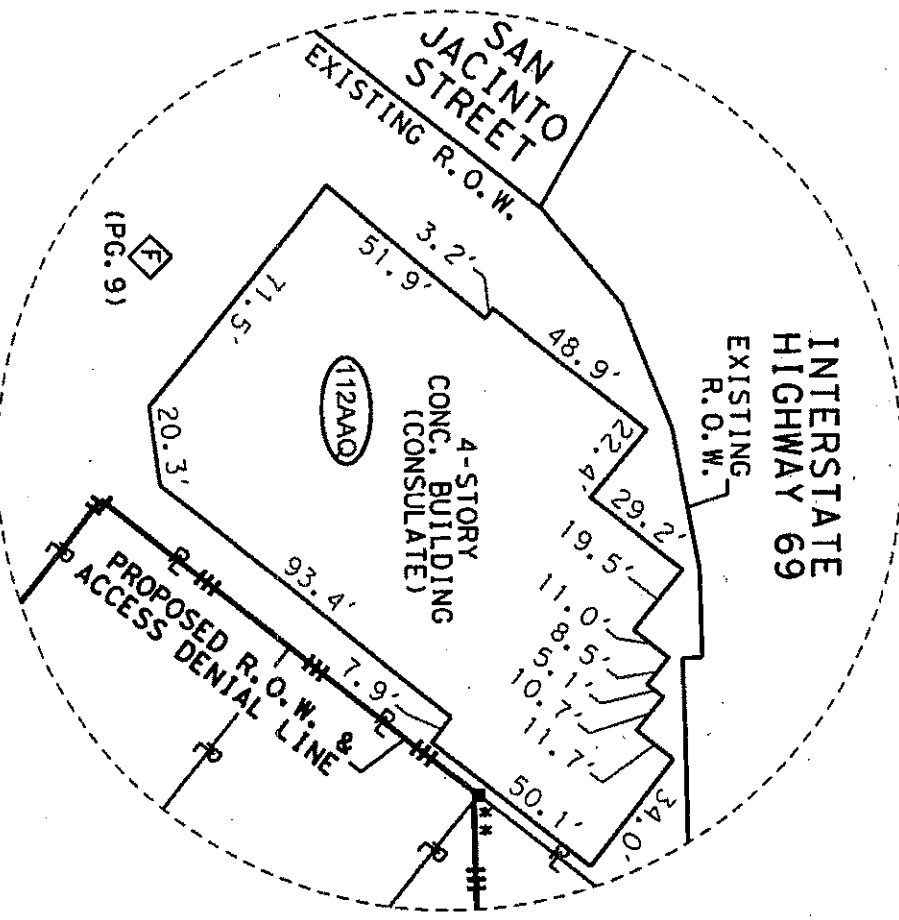
Access is prohibited across the Access Denial Line to the highway facility from the abutting remainder property.

Revised February, 2018 to correct ownership information.

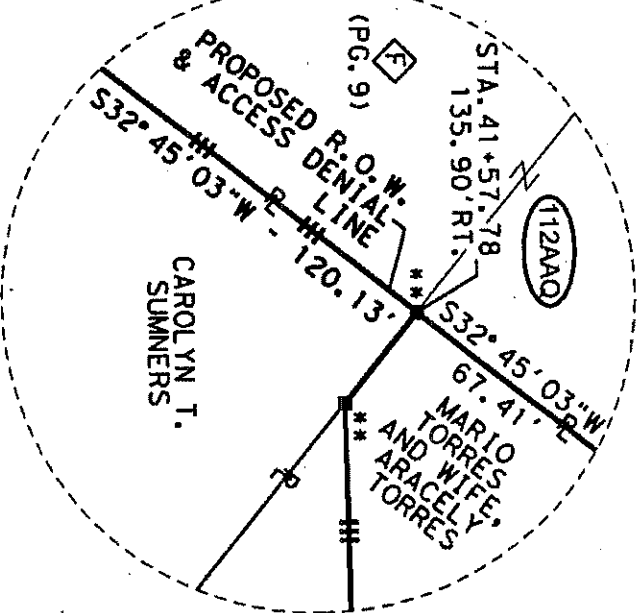
I, Michael V. Rollin, a Registered Professional Land Surveyor, hereby certify that this legal description hereon and the accompanying plat of even survey date represent an actual survey made on the ground under my supervision.

 2-21-2018
Michael V. Rollin Date
Registered Professional Land Surveyor
Texas Registration No. 6236
Cobb, Fendley & Associates, Inc.
TBPLS Firm Registration No. 100467
13430 Northwest Freeway, Suite 1100
Houston, Texas 77040
(713) 462-3242



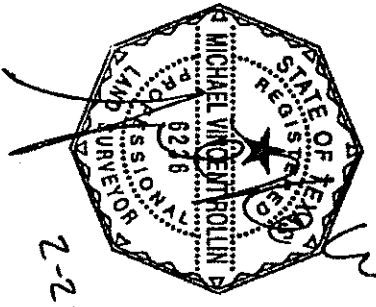


PARCEL 112AAQ BUILDING DETAIL
N.T.S.
(SEE PAGE 8)



DETAIL "A"
N.T.S.
(SEE PAGE 8)
REVISION: FEBRUARY, 2018
TO CORRECT OWNERSHIP
INFORMATION

EXISTING ACRES	TAKING AC. (S.F.)	REMAINDER ACRES	LEFT	RIGHT
0.8336	0.8336 (36,311)			0.00



2-21-2018
















CobbFendley
TRPLS Firm Registration No. 100467
13430 Northwest Freeway, Suite 1100
Houston, Texas 77040
713.462.3242 | fax 713.462.3262 | www.cobbhendley.com

PARCEL PLAT
SHOWING
PARCEL 112AAQ
INTERSTATE HIGHWAY 69
HARRIS COUNTY
R.O.W. CSJ: 0027-13-227
DATED : FEBRUARY, 2018
PAGE 6 OF 9 SCALE: 1" = 50'

NOTES:

1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983 (1993 ADJ.).
2. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00013.
3. ABSTRACTING AND DEED RESEARCH WAS PERFORMED BY POSTLE PROPERTY SERVICES INC. FROM APRIL, 2017 TO JULY, 2017.
4. FIELD INFORMATION SHOWN HEREON IS BASED ON AN "ON-THE-GROUND" SURVEY PERFORMED BY COBB, FENDLEY & ASSOCIATES, INC. FROM APRIL, 2017 TO JULY, 2017.
5. RIGHT-OF-WAY MAP COMPLETED FEBRUARY, 2018.
6. PROPOSED RIGHT-OF-WAY BASELINE MAY NOT MATCH PROPOSED CONSTRUCTION BASELINE OR AS-BUILT BASELINE DUE TO DESIGN CHANGES.
7. "****" INDICATES THE MONUMENT DESCRIBED AND SET MAY BE REPLACED WITH A TXDOT TYPE 11 RIGHT-OF-WAY MARKER UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TXDOT.

LEGEND

-  PROPERTY LINE
-  LAND HOOK
-  FOUND MONUMENT AS DESCRIBED
-  SET 5/8" IR W/TXDOT ALUMINUM CAP
-  SET 5/8" IR WITH CAP STAMPED
-  "COBB, FENDLEY & ASSOCIATES"
-  SURVEY LINE
-  EXISTING R.O.W. LINE
-  PROPOSED R.O.W. LINE
-  OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY
-  D.R.H.C. DEED RECORDS OF HARRIS COUNTY
-  M.R.H.C. MAP RECORDS OF HARRIS COUNTY
-  H.C.C.F. NO. HARRIS COUNTY CLERK'S FILE NUMBER
-  F.C. NO. PROBATE RECORDS OF HARRIS COUNTY
-  O.P.R.C.C.H.C. OFFICIAL PUBLIC RECORDS OF CIVIL COURTS OF HARRIS COUNTY



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 PAGE 7 OF 9 SCALE: 1" = 50'

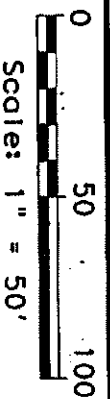
N81°01'45"E

40+00 PC STA. 40+10.78

PROJECT REFERENCE LINE

OBEDIANCE SMITH SURVEY, A-696

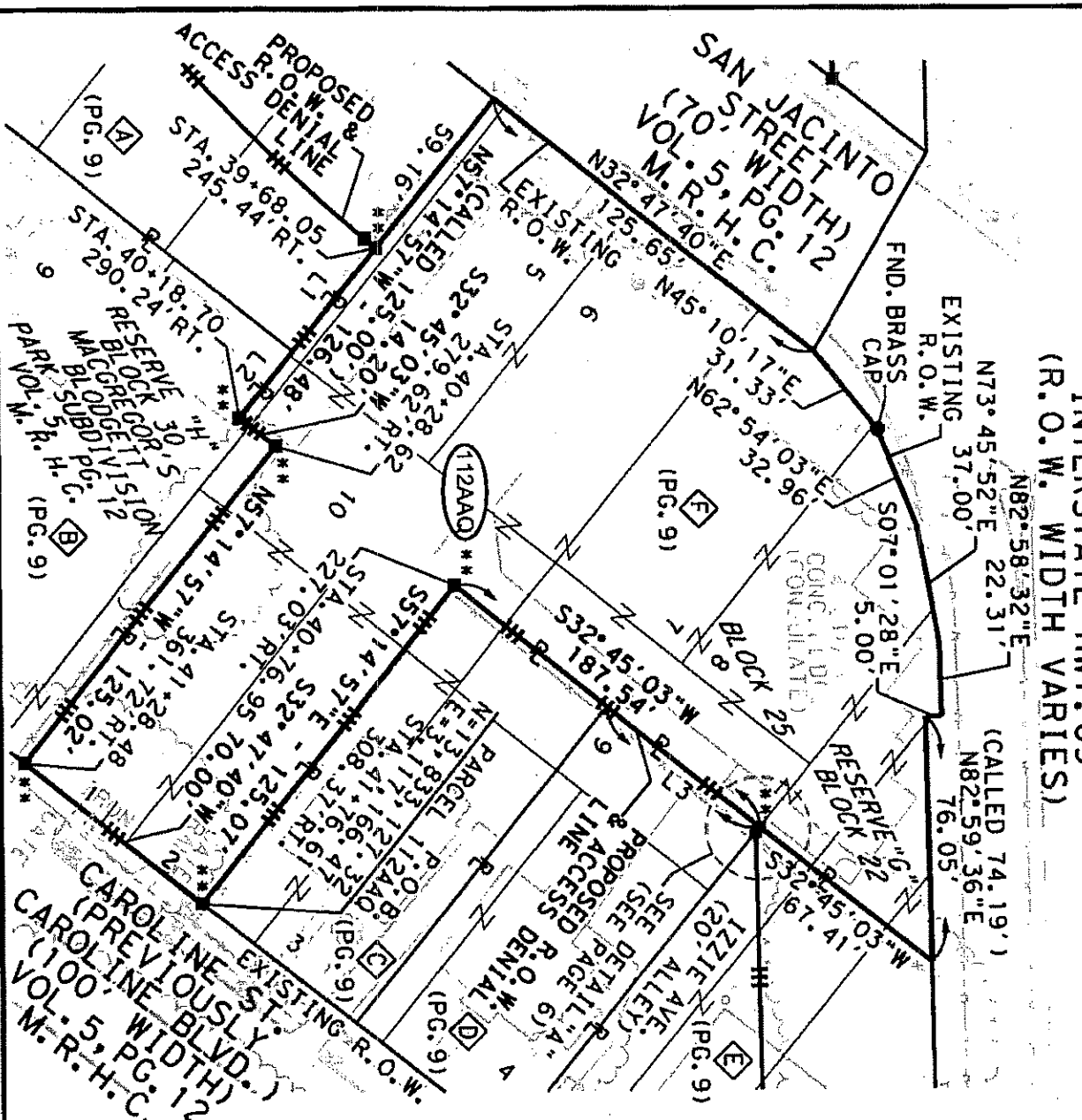
INTERSTATE HWY. 69 (R.O.W. WIDTH VARIES)



PROJECT BASELINE CURVE DATA
 A=02°55'34" (RT)
 R=5,743.62'
 L=293.33'
 T=146.70'
 CHB=N82°29'32"E
 CHL=293.30'
 PI STA. 41+57.48
 N: 13, 833, 432.56
 E: 3, 117, 107.95

LINE TABLE

L1	N57°14'57"W - 40.84'
L2	N57°14'57"W - 26.48'
L3	S32°45'03"W - 50.00'



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R.O.W. CSJ: 0027-13-227
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 PAGE 8 OF 9 SCALE: 1" = 50'

◇ A ALATORRE F. INVESTMENTS, LLC
CALLED O. 2296 AC.
H.C.C.F. No. 20140127361
& F.C. No. 055-28-1533
MARCH 27, 2014
O.P.R.R.P.H.C.

◇ B SHIPRA ENTERPRISE, INC.
A TEXAS CORPORATION
CALLED O. 9100 AC.
H.C.C.F. No. 20120462312
F.C. No. 037-13-1768
SEPTEMBER 27, 2012
O.P.R.R.P.H.C.

◇ C MARIO TORRES AND
WIFE, ARACELY TORRES
CALC. 0.1721 AC.
H.C.C.F. No. RP-2016-76986
FEBRUARY 23, 2016
O.P.R.R.P.H.C.

◇ D CAROLYN T. SUMNERS
LOT FOUR(4) AND THE
ADJOINING 10'X100' OF
LOT THREE (3) & THE
ADJOINING 60'X25'
OF LOT NINE(9)
CALC. 0.1724 AC.
H.C.C.F. No. S941017
F.C.No. 517-76-2585
MARCH 31, 1998
O.P.R.R.P.H.C.

◇ E MARIO TORRES AND
WIFE, ARACELY TORRES
CALLED O. 3435 ACRE
H.C.C.F. No. 20070127658
F.C. No. 040-40-0094
FEBRUARY 26, 2007
O.P.R.R.P.H.C.

◇ F EL GOBIERNO DE LOS ESTADOS UNIDOS MEXICANOS
REPRESENTADO POR EL CONSUL GENERAL DE MEXICO
EN HOUSTON, TEXAS, SR. RODOLFO FIGUEROA-ARAMONI
(THE UNITED MEXICAN STATES REPRESENTED BY
THE CONSUL GENERAL OF MEXICO IN HOUSTON, TEXAS,
MR. RODOLFO FIGUEROA-ARAMONI)
CALLED O. 828 ACRE
H.C.C.F. No. U146678
F.C. No. 529-85-0411
DECEMBER 17, 1999
O.P.R.R.P.H.C.


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INTERSTATE HIGHWAY 69
HARRIS COUNTY
R.O.W. CSJ: 0027-13-227
DATED : FEBRUARY, 2018
PAGE 9 OF 9 SCALE: 1" = 50'

EXHIBIT B

(Page 1 of 2)

TRACT I:

BEING A TRACT OF LAND CONTAINING 2.1758 ACRES (94,778 SQUARE FEET) SITUATED IN THE ISAAC E. WADE SURVEY, ABSTRACT 855 IN HARRIS COUNTY, TEXAS, AND BEING OUT OF BLOCK 3, UNRESTRICTED RESERVE "C" OF WESTCHASE SUBDIVISION SECTION 13, A SUBDIVISION PLAT RECORDED IN VOLUME 281, PAGE 72 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, SAID 2.1758 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS; BEARING BASIS IS SOUTH RIGHT OF WAY OF RICHMOND AVENUE BEING NORTH 87 DEGREES 15 MINUTES 09 SECONDS EAST.

BEGINNING AT A SET 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" FOR THE NORTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED AND LOCATED AT THE NORTH NEW END OF A CUTBACK FOR THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF RICHMOND AVENUE (100 FEET WIDE) AND THE NEW WEST RIGHT-OF-WAY LINE OF ROGERDALE ROAD (80 FEET WIDE);

THENCE SOUTH 47 DEGREES 44 MINUTES 51 SECONDS EAST WITH SAID CUTBACK, A DISTANCE OF 21.21 FEET TO A FOUND "X" CUT IN CONCRETE IN THE NEW WEST RIGHT- OF-WAY LINE OF SAID ROGERDALE ROAD FOR THE MOST EASTERLY NORTHEAST CORNER OF SAID TRACT DESCRIBED;

THENCE SOUTH 02 DEGREES 44 MINUTES 51 SECONDS EAST WITH NEW WEST RIGHT-OF-WAY LINE OF SAID ROGERDALE ROAD, A DISTANCE OF 397.10 FEET TO A FOUND "X" CUT IN CONCRETE, THE SOUTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 87 DEGREES 21 MINUTES 53 SECONDS WEST, A DISTANCE OF 230.20 FEET TO A FOUND "X" FOR THE SOUTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 02 DEGREES 45 MINUTES 01 SECONDS WEST, A DISTANCE OF 413.43 FEET TO A FOUND 5/8 INCH IRON ROD IN THE NORTH LINE OF SAID UNRESTRICTED RESERVE "C" AND THE SOUTH RIGHT-OF-WAY OF SAID RICHMOND AVENUE FOR THE MOST NORTHERLY NORTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE IN A NORTHEASTERLY DIRECTION WITH THE NORTH LINE OF SAID UNRESTRICTED RESERVE "C", THE SOUTH RIGHT-OF-WAY LINE OF SAID RICHMOND AVENUE AND WITH SAID CURVE TO THE LEFT WHOSE CENTRAL ANGLE IS 01 DEGREES 42 MINUTES 04 SECONDS AND WHOSE RADIUS IS 4,050.00 FEET (CHORD BEARING OF NORTH 88 DEGREES 06 MINUTES 11 SECONDS EAST, A DISTANCE OF 120.24 FEET) FOR A CURVE LENGTH OF 120.24 FEET TO A FOUND 5/8 INCH IRON ROD FOR THE POINT OF TANGENCY;

THENCE NORTH 87 DEGREES 15 MINUTES 09 SECONDS EAST, CONTINUING WITH THE NORTH LINE OF SAID UNRESTRICTED RESERVE "C" AND THE SOUTH RIGHT-OF-WAY LINE OF SAID RICHMOND

AVENUE, A DISTANCE OF 95.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.1758 ACRES (94,778 SQUARE FEET) OF LAND, MORE OR LESS.

EXHIBIT B
(Page 2 of 2)

TRACT II:

BEING A TRACT OF LAND CONTAINING 0.8678 ACRE (37,803 SQUARE FEET) SITUATED IN THE ISAAC E. WADE SURVEY, ABSTRACT 855, IN HARRIS COUNTY, TEXAS, AND BEING OUT OF BLOCK 3, UNRESTRICTED RESERVE "C" OF WESTCHASE SUBDIVISION, SECTION 13 A SUBDIVISION PLAT RECORDED IN VOLUME 281, PAGE 72 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, SAID 0.8678 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING AT A SET 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" LOCATED AT THE NORTH NEW END OF A CUTBACK FOR THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF RICHMOND AVENUE (100 FEET WIDE) AND THE NEW WEST RIGHT-OF-WAY LINE OF ROGERDALE ROAD (80 FEET WIDE);

THENCE SOUTH 47 DEGREES 44 MINUTES 51 SECONDS EAST WITH SAME CUTBACK, A DISTANCE OF 21.21 FEET TO A FOUND "X" IN THE NEW WEST RIGHT- OF-WAY LINE OF SAID ROGERDALE ROAD;

THENCE SOUTH 02 DEGREES 44 MINUTES 51 SECONDS EAST WITH THE NEW WEST RIGHT-OF-WAY LINE OF SAID ROGERDALE ROAD, A DISTANCE OF 397.10 FEET TO A FOUND "X" CUT IN CONCRETE FOR CORNER;

THENCE SOUTH 87 DEGREES 21 MINUTES 53 SECONDS WEST, A DISTANCE OF 230.20 FEET TO A FOUND "X" CUT IN CONCRETE, SAME BEING THE POINT OF BEGINNING FOR SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 87 DEGREES 21 MINUTES 53 SECONDS WEST, A DISTANCE OF 209.75 FEET TO A POINT FROM WHICH A FOUND 5/8 INCH IRON ROD BEARS SOUTH 35 DEGREES 08 MINUTES WEST 0.44 FEET, SAID POINT BEING THE SOUTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 02 DEGREES 44 MINUTES 13 SECONDS WEST, A DISTANCE OF 180.12 FEET TO A 5/8 CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" FOUND FOR NORTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 87 DEGREES 17 MINUTES 34 SECONDS EAST, A DISTANCE OF 209.70 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" FOUND FOR THE NORTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 02 DEGREEES 45 MINUTES 01 SECONDS EAST, A DISTANCE OF 180.88 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.8678 ACRE (37,803 SQUARE FEET) OF LAND MORE OR LESS.