

**DESCRIPTION OF A TRACT OF LAND CONTAINING  
10,000 ACRES (435,786 SQUARE FEET) SITUATED  
IN THE MARY MAGRUDER SURVEY, ABSTRACT 530  
HARRIS COUNTY, TEXAS**

Being a tract of land containing 10,000 acres (435,786 square feet), situated in the Mary Magruder Survey, Abstract 530, Harris County, Texas, being out of a 202.357 acre tract of land more commonly known as Reserve "T" recorded in Volum 6567, Page 202 of the Deed Records of Harris County, Texas, and being in Northwood Country Estates an unrecorded subdivision in Harris County, Texas, being all of a tract of land conveyed to Grady D. Turner and Carla G. Turner by deed recorded under County Clerk's File No. 20150116733 of the Official Public Records of Harris County, Texas. Said 10,000-acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at the southwest corner of said 202.357 acre tract on the east bank of the San Jacinto River for the southwest corner of said tract herein described;

**THENCE** North 23°09'34" East (called North 23°32'19" East), along the east bank of said San Jacinto River, a distance of 169.05 feet (called 169.54 feet) to an angle point in the west line of said tract herein described;

**THENCE** North 04°50'42" East, along the east bank of said San Jacinto River, a distance of 313.17 feet to the northwest corner of the said tract herein described;

**THENCE** North 89°58'58" East, passing a set 1/2-inch iron rod with cap marked "SURVEY 1" at a distance of 50.00 feet and continuing for a total distance of 902.91 feet to found 5/8-inch iron rod for the northeast corner of the said tract herein described;

**THENCE** South 00°10'02" East, a distance of 467.45 feet to a found 5/8-inch iron rod for the southeast corner said tract herein described;

**THENCE** South 89°58'58" East, passing a set 1/2-inch iron rod with cap marked "SURVEY 1" at a distance of 947.21 feet and continuing for a total distance of 997.21 feet to the **POINT OF BEGINNING** and containing 10,000 acres (435,786 square feet), more or less.

Note: This metes and bounds description is referenced to a survey drawing prepared by Survey 1, Inc. (Firm Registration No. 100758-00) dated February 2, 2017, job number 1-51257-17.

Survey 1, Inc.  
P.O. Box 2543  
Alvin, TX 77512  
281-393-1382



A handwritten signature in blue ink, appearing to be "R. Fussell", written over a light blue horizontal line.