METES AND BOUNDS DESCRIPTION

CALLED 9.44 ACRE TRACT
BEING THE WEST HALF OF A CALLED 18.87 ACRE TRACT
OUT OF LOT 222 AND WEST HALF OF LOT 221 IN MINNETEX PLACE
AS RECORDED IN VOLUME 2 PAGE 57
HARRIS COUNTY, TEXAS

Being a called 9.44 acre tract containing 9.183 acres (subject tract), subject tract being the west half of a called 18.87 acre tract of land, said 18.87 acre tract being lot 222 and the west half of lot 221 in Minnetex Place, a subdivision in Harris County, Texas, according to the map or plat as recorded in Volume 2, Page 57 in the Map Records of Harris County (M.R.H.C.), Texas, said subject tract being more particularly described by metes and bounds as follows:

Note: All coordinates, bearings, and distances described hereon are referenced to the North American Datum of 1983 (2011 Adjustment), Texas State Plane Coordinate System "Texas South Central Zone", U.S. Survey Feet based on GPS observations made by PS&S, LLC. Distances and areas are grid values.

Beginning at a found 5/8 inch iron rod, said iron rod being the Southwest corner of subject tract, said iron rod also being the common corner of lots 222 and 223 in said Minnetex Place Subdivision, said iron rod also being on the Eastern Boundary line of Holloway Height Section 2, a Subdivision in Harris County Texas, according to the map or plat filed in Vol 49 PG 2 M.R.H.C.;

Thence North 01° 42' 44 West, along the West boundary line of said subject tract, common with the East boundary line of said Holloway Height Section 2, passing a found 5/8 inch iron rod at 765.49 feet, continuing 16.19 feet for a total of 781.68 feet to a found 5/8 inch iron rod, said iron rod being on the Southerly Right of Way Line of Fuqua Street (50 feet wide), for the Northwest corner of subject tract;

Thence North 88° 39' 49" East, with the Southerly Right of Way line of Fuqua Street, 510.25 feet to a found 5/8 inch iron rod the Northeast corner of subject tract;

Thence South 02° 00' 44" East, along the common boundary line of subject tract and a called 9.1435 acre tract according to that certain deed to Healgen Scientific Limited, as recorded in Document No. 2019-168909 in the Official Real Property Records (O.R.P.R.) of Harris County, Texas, 780.07 feet to a found 5/8 inch iron rod found for the Southeast corner of subject tract and the Southwest corner of said 9.1435 acre tract;

Thence South 88° 28' 49" West, along the South boundary line of said lot 222, common with the north line of Lot 223, passing a found 5/8 inch iron rod at 230.53 feet, continuing 283.79 feet, for a total of 514.32 feet to the Point and Place of Beginning, and containing 9.183 acres (400,011.48 square feet) of land, more or less.

STATE OF TEXAS
REGISTERED
MICHAEL G. SPORES
6634
PROFESSIONAL
LAND SURVEYOR

Michael G. Spores, RPLS No. 6634

PS&S,LLC
18 Augusta Pines Drive, Suite 100W
Spring, TX 77389

Firm Registration No. 10194677