

**Metes and Bounds Description
2.5 Acres (108,900 Square Feet)
Henry Thurwatcher Survey, A-75
Harris County, Texas**

Description of a 2.5-acre (108,900 square feet) tract of land situated in the H. & T.C.R.R. Company Survey, Block 2, Section 86, Abstract No. 1485, in Harris County, Texas, and being out of the Bailey Subdivision of the North one half of Section 86, Block 2, H. & T. C. R.R. Co. Survey, Harris County Texas; said subdivision having been surveyed on July 11th 1919 by J. Stuart Boyles, County Surveyor and said Survey recorded in Volume 430, Page 220, of the Deed Records of Harris County Texas, and also being that same tract as conveyed unto the Heirs-at-law of Georgia Gimbel, deceased (as to a 1/2 interest) and the Heirs-at-law of Henry Greenfield (as to a 1/2 interest) by deed recorded under deed dated September 30, 1919, recorded in Volume 434, page 385, Deed Records of Harris County, Texas, where subject property was conveyed to M.E. Gimbel. subsequently, by a deed dated January 3, 1920, recorded in Volume 432, Page 380, and wherein M.E. Gimbel conveyed a one-half interest in the subject property to Henry Greenfield. Next of record, a deed dated July 21, 1935, recorded in Volume 886, Page 503, executed by M.E. Gimbel conveying their one-half interest in the subject property to Georgia Gimbel; said 2.5-acre tract being more particularly described by metes and bounds, as follows: (Bearing basis: Texas Coordinate System, South Central Zone, NAD83, 2001 Adjustment).

COMMENCING at an 1/2-inch iron rod found in the north right-of-way line of Longenbaugh Road (60 feet wide at this point per Vol. 1055, Pg. 514, Vol. 1055, Pg. 515 & Vol. 1058, Pg. 411, D.R.H.C.) for the southwest corner of a called 13.333-acre tract as conveyed unto Joseph Clarence Baker, Jr., and Debra B. Baker by deed recorded under Harris County Clerk's File No. (H.C.C.F.) 20100104662, Official Public Records of Real Property of Harris County, Texas (O.P.R.R.P.H.) and for the southeast corner of a tract of land as conveyed unto Xu Qing, LLC., by deed recorded under H.C.C.F. No. RP-2018-130320 (O.P.R.R.P.H.C.); said Commencing corner having Grid coordinates of X=2,966,837.04' and Y=13,884,338.21', Combined Scale Factor = 0.99990648);

THENCE, North 01 degrees 59 minutes 41 seconds West, with the west line of said 13.333-acre tract and the east line of said Xu Qing, LLC. Tract, at 1309.00 feet pass the northwest corner of said 13.333-acre tract and the southwest corner of a called 73.713-acre tract (Parcel 7) as conveyed unto Xu Qing, LLC., by deed recorded under H.C.C.F. No. RP-2018-130320 (O.P.R.R.P.H.C.), for a total distance of 2600.00 feet to a set 5/8-inch iron rod with cap for the southwest corner of said 2.5-acre tract and the herein described tract and for the northeast corner of said Xu Qing LLC. tract, the northwest corner of said 73.7123-acre tract and the southeast corner of a called 5.0-acre tract (Tract 2) as conveyed unto Katy Prairie Conservancy by deed recorded under H.C.C.F. No. 20060279422 (O.P.R.R.P.H.C.) and for the **POINT OF BEGINNING**; said Beginning corner having Grid coordinates of X=2,966,837.04' and Y=13,884,338.21', Combined Scale Factor = 0.99990648);

THENCE, North 01 degrees 59 minutes 41 seconds West, continuing with the east line of said 5.0-acre tract and the west line of said 2.5-acre tract and the herein described tract, a distance of 330.00 feet to a 1/2-inch iron rod found for the southwest corner of a called 2.50-acre tract as conveyed unto Magdalena Sosa Torres and Caralampia Martinez Sosa and for the northwest corner of said 2.5-acre tract and the herein described tract;

THENCE, North 88 degrees 00 minutes 19 seconds East, continuing with the south line of said Torres 2.50-acre tract and the north line of said 2.5-acre tract and the herein described tract, a distance of 330.00 feet to a 5/8-inch iron rod set for the southeast corner of said Torres 2.50-acre tract and the 2.5-acre tract and the herein described tract and for the southwest corner of a called 2-1/2-acre tract as conveyed unto True Fellowship Baptist Church, Inc., by deed recorded under H.C.C.F. No. RP-2016-102829, (O.P.R.R.P.H.C.) and for the northwest corner of a called 2-1/2-acre tract as conveyed unto Julian Santana and Anna Miranda by deed recorded under H.C.C.F. No. 20150377729 (O.P.R.R.P.H.C.);

THENCE, South 01 degrees 59 minutes 41 seconds East, continuing with the west line of said Santana 2-1/2-acre tract and the east line of said 2.5-acre tract and the herein described tract, a distance of 330.00 feet to a 5/8-inch iron rod set for the southwest corner of said Santana 2-1/2-acre tract and the southeast corner of said 2.5-acre tract and the herein described tract; said corner located in the north line of said 73.713-acre tract;

THENCE, South 88 degrees 00 minutes 19 seconds West, with the north line of 73.713-acre tract and the south line of said 2.5-acre tract and the herein described tract, a distance of 330.00 feet to the **POINT OF BEGINNING** and containing 2.5 acres or 108,900 square feet of land, more or less.

H.H. Doshi
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