

PROPERTY DESCRIPTION OF 2702 COLLINGSWORTH STREET

FIELD NOTES FOR 0.4307 ACRE (18,762 SQUARE FEET) OF LAND LOCATED IN THE S.M. HARRIS SURVEY, ABSTRACT NO. 327, HARRIS COUNTY, TEXAS; SAID 0.4307 ACRE OF LAND BEING PART OF LOTS 12 & 13 AND ALL OF LOT 14, BLOCK 2 OF INDUSTRIAL CENTER, RECORDED IN VOLUME 15, PAGE 23 OF THE HARRIS COUNTY MAP RECORDS (H.C.M.R.), SAID 0.4307 ACRE OF LAND ALSO BEING OUT OF A CERTAIN TRACT OF LAND DESCRIBED IN AN AGREED JUDGMENT DATED FEBRUARY 5, 2015 TO HARRIS COUNTY, TEXAS, RECORDED IN HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NO. 20150110548; SAID 0.4307 ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (All bearings are referenced to the Texas Coordinate System, South Central Zone, NAD83. All distances and coordinates are surface values and may be converted to grid values by dividing by a scale factor of 1.00013.)

BEGINNING at (X= 3,128,611.22, Y= 13,856,012.82) an "X" cut in concrete set at the intersection of the south right-of-way line of Collingsworth Street (width varies per H.C.C.F. Nos. 20130184723, 20140298117 and 20150110548) and the east right-of-way line of Davis Street (60 feet wide per Volume 15, Page 23, H.C.M.R.) for the northwest corner of the herein described tract, said point also being in the west line of said Lot 13 and in a curve to the right;

THENCE in a northeasterly direction, along the south right-of-way line of Collingsworth Street, with said curve to the right, having a radius of 1,459.00 feet, an arc length of 111.28 feet, a central angle of 04 deg. 22 min. 12 sec., and a chord which bears North 78 deg. 09 min. 59 sec. East, 111.25 feet to a 3/8 inch iron rod with "LANDTECH" cap set in the west line of a 20-foot wide alley per Volume 15, Page 23, H.C.M.R. and the east line of said Lot 12 for the northeast corner of the herein described tract;

THENCE South 03 deg. 14 min. 19 sec. East, along the west line of said 20-foot wide alley and the east line of said Lots 12 & 14, a distance of 178.48 feet to a 3/8 inch iron rod with "LANDTECH" cap set for the northeast corner of Lot 15 of said Block 2, the southeast corner of said Lot 14, and the southeast corner of the herein described tract;

THENCE South 87 deg. 05 min. 41 sec. West, along the north line of said Lot 15 and the south line of said Lot 14, a distance of 110.00 feet to a 3/8 inch iron rod with "LANDTECH" cap set in the east right-of-way line of Davis Street for the northwest corner of said Lot 15, the southwest corner of said Lot 14, and the southwest corner of the herein described tract;

THENCE North 03 deg. 14 min. 19 sec. West, along the east right-of-way line of Davis Street and the west line of said Lots 13 & 14, a distance of 161.22 feet to the POINT OF BEGINNING and containing 0.4307 acre (18,762 square feet) of land.

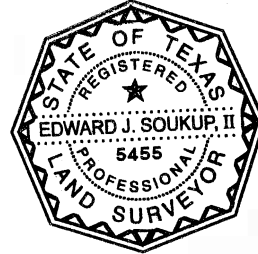
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This metes and bounds description is accompanied by a separate plat.

August 31, 2021  
Landtech, Inc.  
TBPELS Firm No. 10019100

*Edward J. Soukup II*

8-31-2021



Edward J. Soukup II  
Registered Professional Land Surveyor  
Texas Registration No. 5455

Landtech Project No. 0810018.22  
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Boundary Description.docx