

LINE	BEARING	DISTANCE
L1	S 39°52'56" W	70.85'
L2	N 06°16'24" W	242.39'
L3	S 87°29'22" W	180.00'
L4	S 06°16'24" E	242.39'
L5	S 87°29'22" W	30.00'
L6	N 06°16'24" W	242.39'
L7	N 87°29'22" E	180.00'
L8	S 06°16'24" E	242.39'
L9	S 87°29'22" W	180.00'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	601.99'	1105.92'	31°11'18"	S 13°21'34" W	594.59'
C2	243.69'	422.72'	33°01'46"	S 52°37'36" W	240.33'



28222 Margerstadt Road

TRACT 1:
Being a tract of land situated in the Jesse Denson Survey, Abstract Number 14, Harris County, Texas and in the Jesse Denson Survey, Abstract Number 23, Waller County, Texas, same being the remainder of that tract of land conveyed to Neal C. DeShazo, III, by deed recorded Instrument Number 962793, Deed Records of Harris and Waller Counties, Texas, and being more particularly described by Metes and Bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being the a Southeast "ELL" corner of that of land conveyed to AQU Hockley Project LLC, by deed recorded in Instrument Number RP-2023-69973, Deed Records of Harris and Waller Counties, Texas;

THENCE North 87 degrees 59 minutes 47 seconds East, along the South line of said AQU Hockley Project LLC tract, a distance of 992.15 feet to a 1/2 inch iron rod with a yellow cap stamped "CBG Surveying" set for corner, said corner being the beginning of a "CBG Surveying" set for corner, said corner being along the West Right-of-Way line of Margerstadt Road (variable width Right-of-Way), from which a wooden fence post bears on-line Westerly a distance of 5.77 feet for witness;

THENCE along the West and North Right-of-Way lines of Margerstadt Road the following courses and distances:

South 02 degrees 14 minutes 05 seconds East, a distance of 244.37 feet to a 1/2 inch iron rod with a yellow cap stamped "CBG Surveying" set for corner, said corner being the beginning of a tangent curve turning to the right, with a radius of 1105.92 feet, a delta angle of 31 degrees 11 minutes 18 seconds, a chord bearing of South 13 degrees 21 minutes 34 seconds West, and a chord length of 594.59 feet;

THENCE along said curve to the right, an arc length of 601.99 feet to a 1/2 inch iron rod with a yellow cap stamped "CBG Surveying" set for corner;

South 39 degrees 52 minutes 56 seconds West, a distance of 70.85 feet to a 1/2 inch iron rod with a yellow cap stamped "CBG Surveying" set for corner, said corner being the beginning of a non-tangent curve turning to the right, with a radius of 1105.92 feet, a delta angle of 33 degrees 01 minutes 46 seconds, a chord bearing of South 52 degrees 37 minutes 36 seconds West, and a chord length of 240.33 feet;

THENCE along said curve to the right, an arc length of 243.69 feet to a 1/2 inch iron rod with a yellow cap stamped "CBG Surveying" set for corner;

South 87 degrees 29 minutes 22 seconds West, a distance of 333.66 feet to a 1/2 inch iron rod with a yellow cap stamped "CBG Surveying" set for corner, said corner being the Southeast corner of that tract of land conveyed to Neal C. DeShazo, III, and wife, Vicki Pomykal DeShazo (herein called Tract 2), by deed recorded in Instrument Number H381382, Deed Records of Harris County, Texas;

THENCE along the common lines of the DeShazo tracts (Tract 1 and Tract 2) the following courses distances:

North 06 degrees 16 minutes 24 seconds West, a distance of 242.39 feet to a point for corner;

South 87 degrees 29 minutes 22 seconds West, a distance of 180.00 feet to a point for corner;

South 06 degrees 16 minutes 24 seconds East, a distance of 242.39 feet to a 1/2 inch iron rod with a yellow cap stamped "CBG Surveying" set for corner, said corner being along the North Right-of-Way line of said Margerstadt Road;

THENCE South 87 degrees 29 minutes 22 seconds West, along the North Right-of-Way line of said Margerstadt Road, a distance of 30.00 feet to a 1/2 , said corner being along the East line of said AQU Hockley Project LLC tract;

THENCE North 04 degrees 45 minutes 08 seconds West, along the East line of said AQU Hockley Project LLC tract, a distance of 1015.55 feet to the POINT OF BEGINNING and containing 857,990 square feet or 19.70 acres of land.

TRACT 2:
Being a tract of land situated in the Jesse Denson Survey, Abstract Number 14, Harris County, Texas, same being that tract of land conveyed to Neal C. DeShazo, III, and wife, Vicki Pomykal DeShazo, by deed recorded in Instrument Number H381382, Deed Records of Harris County, Texas, and being more particularly described by Metes and Bounds as follows

COMMENCING at a 1/2 inch iron rod found for corner, said corner being the a Southeast "ELL" corner of previously called AQU Hockley Project LLC, same being the Northwest corner of previously called DeShazo tract (Tract 1);

THENCE South 04 degrees 45 minutes 08 seconds East, along the common line of said AQU Hockley Project LLC tract and DeShazo tract (Tract 1), a distance of 1015.55 feet to a 1/2 inch iron rod with a yellow cap stamped "CBG Surveying" set for corner, said corner being the Southwest corner of said DeShazo tract (Tract 1), and being along the North Right-of-Way line of previously called Margerstadt Road;

THENCE North 87 degrees 29 minutes 22 seconds East, along the common line of said Margerstadt Road and DeShazo tract (Tract 1), a distance of 30.00 feet to a 1/2 inch iron rod with a yellow cap stamped "CBG Surveying" set for corner, said corner being the POINT OF BEGINNING to the subject tract herein described;

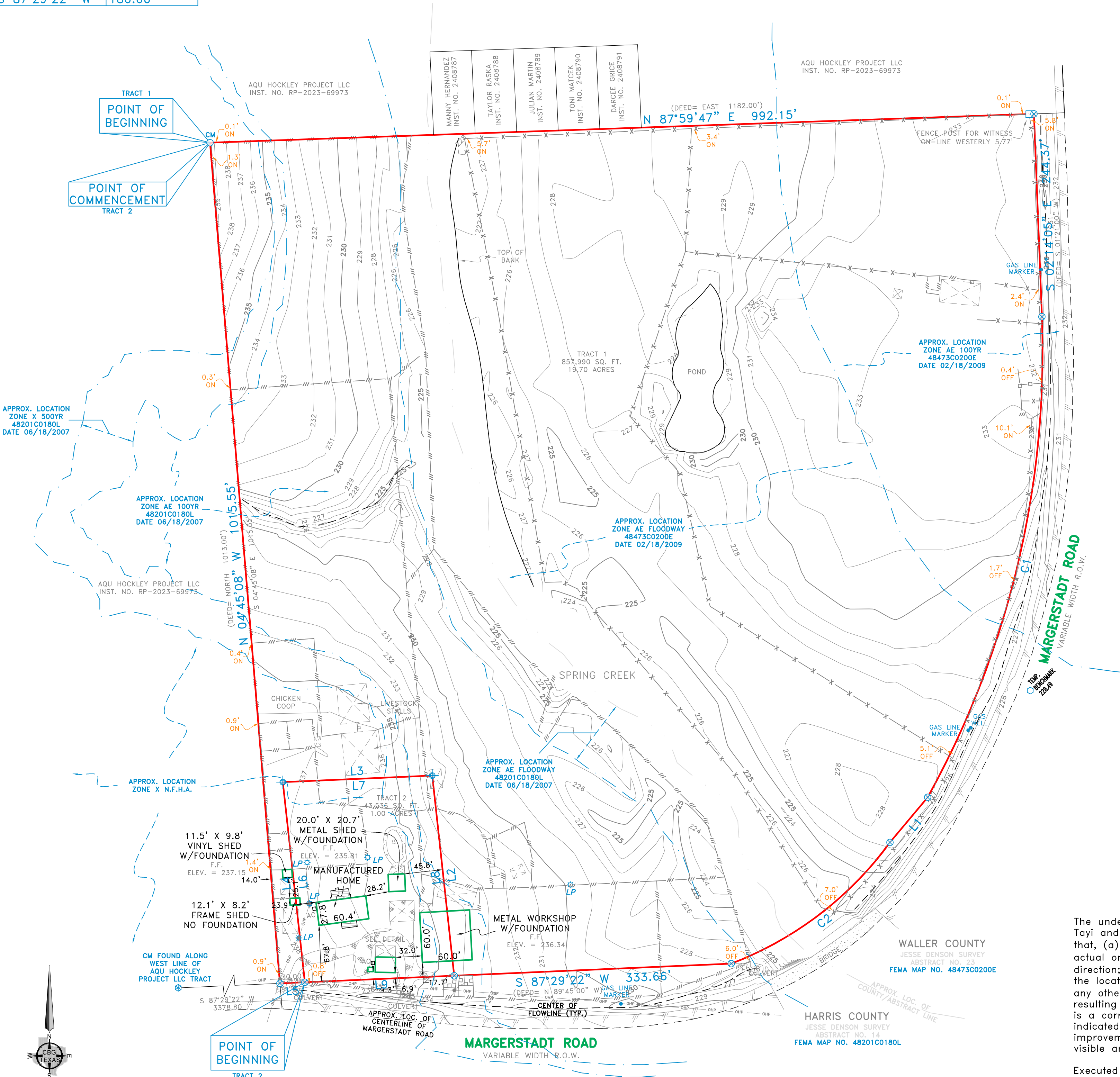
THENCE along the common lines of the DeShazo tracts (Tract 1 and Tract 2) the following courses distances:

North 06 degrees 16 minutes 24 seconds West, a distance of 242.39 feet to a point for corner;

North 87 degrees 29 minutes 22 seconds East, a distance of 180.00 feet to a point for corner;

South 06 degrees 16 minutes 24 seconds East, a distance of 242.39 feet to a 1/2 inch iron rod with a yellow cap stamped "CBG Surveying" set for corner, said corner being along the North Right-of-Way line of said Margerstadt Road;

THENCE South 87 degrees 29 minutes 22 seconds West, along the North line of said Margerstadt Road, a distance of 180.00 feet to the POINT OF BEGINNING and containing 43,536 square feet or 1.00 acre of land.



SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor hereby certifies to Ravichandarrao Tayi and McKnight Title, in connection with the transaction described in G.F. KT-2226-AC that, (a) this survey and the property description set forth hereon were prepared from an actual on-the-ground survey; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; Use of this survey by any other parties and/or for other purposes shall be at User's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. The plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground.

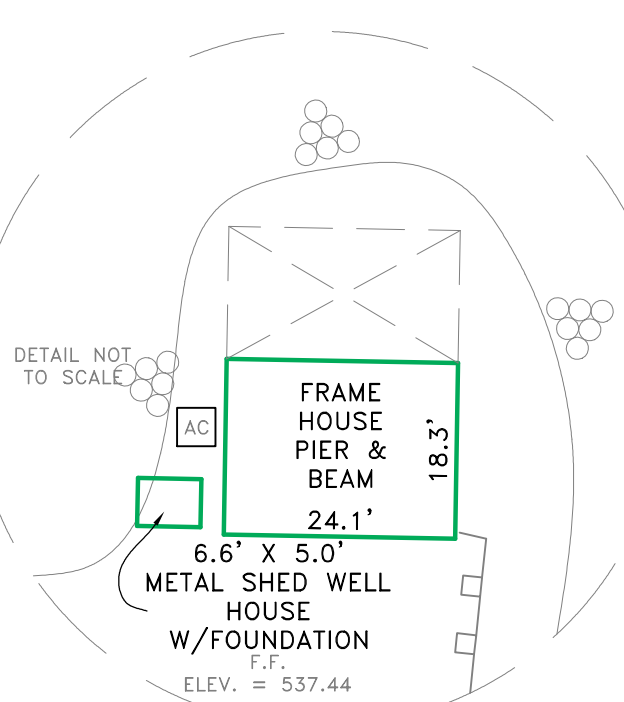
Executed this 21st day of June, 2025

Nathan Alan Pare
Registered Professional Land Surveyor



- NOTES:
- EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.
 - BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS CENTRAL & SOUTH CENTRAL ZONE(S).
 - PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN: VOL. 167, PG. 617

BENCHMARK INFO
NAME: MAG SPIKE #9
ELEVATION: 219.57
DESCRIPTION: NORTHWEST OF THE CENTER OF A CUL-D-SAQ, IN THE CENTERLINE OF TEJAS TRAIL



NOTE: According to the F.I.R.M. in Map No. 48201C0180L & 48473C0200E, this property does lie in Zone AE and DOES lie within the 100 year flood zone, except as shown.

ACCEPTED BY: _____ SIGNATURE _____ DATE _____ SIGNATURE _____ DATE _____

REVISIONS		
DATE	BY	NOTES

LEGEND	
CM CONTROLLING MONUMENT	PE - POOL EQUIPMENT
1/2" IRON ROD FOUND	AC - AIR CONDITIONING
1/2" IRON ROD SET	FI - FIRE HYDRANT
1" IRON PIPE FOUND	WIRE FENCE
5/8" ROD FOUND	COVERED PORCH, DECK OR CARPORT
FENCE POST WITNESS	OVERHEAD ELECTRIC SERVICE
"X" FOUND / SET	OVERHEAD POWER LINE
UNDERGROUND ELECTRIC	CONCRETE PAVING
OVERHEAD ELECTRIC	DOUBLE SIDED WOOD FENCE
POWER POLE	
POINT FOR CORNER	
GRAVEL/ROCK ROAD OR DRIVE	



SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 80'	06/21/2025	2508851	KT-2226-AQ	SRG

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ENGINEERS TOPOGRAPHY	
JESSE DENSON SURVEY, ABSTRACT NO(S). 14 & 23	
HARRIS & WALLER COUNTIES, TEXAS	
24222 MARGERSTADT ROAD	