

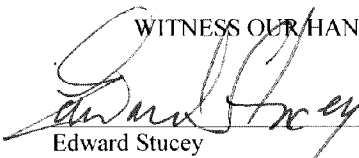
AMENDED INFORMATION FORM
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 221

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

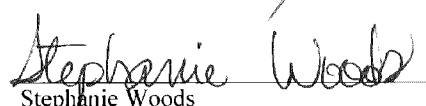
We, the undersigned, constituting a majority of the members of the Board of Directors of Harris County Municipal Utility District No. 221 (the "District"), do hereby make, execute and affirm this Information Form in compliance with §§49.452 and 49.455 TEXAS WATER CODE and 30 TEXAS ADMIN. CODE §293.92. We do hereby certify as follows:

1. The most recent rate of taxes levied by the District on property within the District is \$0.303 per \$100 of assessed valuation.
2. The form Notice to Purchasers required by §49.452, Texas Water Code, as amended, to be furnished by a seller to a purchaser of real property in the District is attached hereto as Exhibit "A" and incorporated herein for all purposes.
3. The District consists of 534.474 acres, more particularly described by Exhibit "B" and attached hereto and incorporated herein for all purposes.

WITNESS OUR HANDS this 28th day of October, 2025.

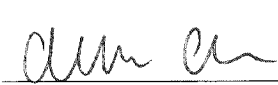


Edward Stucey



Stephanie Woods

Val Rick Robinson

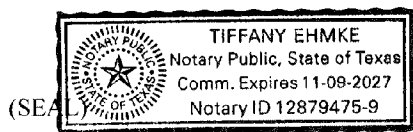


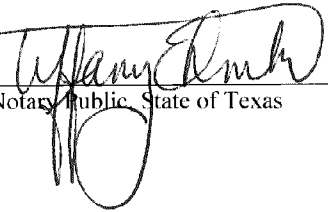
Aamanda Carrier

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned, a Notary Public, on this day personally appeared Aamanda Carrier, ~~Val Rick Robinson~~, Stephanie Woods, and Edward Stucey, known to me to be the persons and officers whose names are subscribed to the foregoing instrument and affirmed and acknowledged that said instrument is correct and accurate to the best of their knowledge and belief, and that they executed the same for the purposes and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 28th day of October, 2025.





Notary Public, State of Texas

EXHIBIT "A"

NOTICE TO PURCHASER OF SPECIAL TAXING OR ASSESSMENT DISTRICT

The real property that you are about to purchase is located in the Harris County Municipal Utility District No. 221 (the "District") and may be subject to District taxes or assessments. The District may, subject to voter approval, impose taxes and issue bonds. The District may impose an unlimited rate of tax in payment of such bonds. The current rate of the District property tax is \$0.303 on each \$100 of assessed valuation.

The District may impose assessments and issue bonds and impose an assessment in payment of such bonds. The rate of the District assessment is \$0.303 on each \$100 of assessed valuation. The total amounts of bonds payable wholly or partly from property taxes excluding refunding bonds that are separately approved by the voters approved by the voters are:

- (i) \$29,000,000 for water, sewer, and drainage facilities.

The aggregate initial principal amounts of all such bonds issued are:

- (i) \$17,985,000 for water, sewer, and drainage facilities.

The District sought and obtained approval of the Texas Commission on Environmental Quality to adopt and impose a standby fee. The amount of the standby fee is \$0.00. An unpaid standby fee is a personal obligation of the person that owned the property at the time of imposition and is secured by a lien on the property. Any person may request a certificate from the District stating the amount, if any, of unpaid standby fees on a tract of property in the District.

The District is located wholly or partly in the extraterritorial jurisdiction of the City of Houston. Texas law governs the ability of a municipality to annex property in the municipality's extraterritorial jurisdiction and whether a District that is annexed by the municipality is dissolved. The District has entered into a strategic partnership agreement with the City of Houston. This Agreement may address the timeframe, process, and procedures for the municipal annexation of the area of the District located in the municipality's extraterritorial jurisdiction. The purpose of the District is to provide water, sewer, drainage, or flood control facilities and services. The cost of District facilities is not included in the purchase price of your property. Also, under the Agreement, the City of Houston has agreed to not annex the entire District for thirty years from the effective date of the Agreement. The Agreement was effective in November, 2002.

(description of property)

SELLER:

(Date)

Signature of Seller

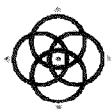
PURCHASER IS ADVISED THAT THE INFORMATION SHOWN ON THIS FORM IS SUBJECT TO CHANGE BY THE DISTRICT AT ANY TIME. THE DISTRICT ANNUALLY ESTABLISHES TAX RATES. PURCHASER IS ADVISED TO CONTACT THE DISTRICT TO DETERMINE THE STATUS OF ANY CURRENT OR PROPOSED CHANGES TO THE INFORMATION SHOWN ON THIS FORM.

The undersigned purchaser hereby acknowledges receipt of the foregoing notice at or before the execution of a binding contract for the purchase of the real property or at closing of purchase of the real property.

PURCHASER:

Signature of Purchaser

RP-2025-430143



WINDROSE

LAND SURVEYING | PLATTING

DESCRIPTION OF

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 221

534.474 ACRES OF LAND SITUATED IN THE MANUEL TARIN SURVEY, ABSTRACT NUMBER 778, THE H.T. & B. R.R. CO. SURVEY, ABSTRACT NUMBER 1618, THE H.T. & B. R.R. CO. SURVEY, ABSTRACT NUMBER 399, THE I. & G.N. R.R. CO. SURVEY, ABSTRACT NUMBER 982, THE C. RICHEY SURVEY, ABSTRACT NUMBER 1021, AND THE C. RICHEY SURVEY, A-1599, HARRIS COUNTY, TEXAS

BEING SEVEN (7) TRACTS OF LAND (TRACTS A-G) TOTALING 534.474 ACRES SITUATED IN THE MANUEL TARIN SURVEY, ABSTRACT NUMBER 778, THE H.T. & B. R.R. CO. SURVEY, ABSTRACT NUMBER 1618, THE H.T. & B. R.R. CO. SURVEY, ABSTRACT NUMBER 399, THE I. & G.N. R.R. CO. SURVEY, ABSTRACT NUMBER 982, THE C. RICHEY SURVEY, ABSTRACT NUMBER 1021, AND THE C. RICHEY SURVEY, A-1599, HARRIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

TRACT A – 57.7741 (ORIGINAL MUD 221 BOUNDARY ANNEXATION TRACT)

BEING 57.7741 ACRES OF LAND OUT OF AND PART OF THE MANUEL TARIN SURVEY, A-778, AND THE H. T. & B. RR. CO. SURVEY, SECTION 8, A-1618, HARRIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 45, SAID POINT LYING NORTH 08 DEG. 09 SEC. 00 WEST AT A DISTANCE OF 1,522.08 FEET FROM A 5/8" IRON ROD FOUND IN SAID EAST LINE OF INTERSTATE HIGHWAY 45 AT ITS INTERSECTION WITH THE SOUTH LINE OF THE MANUEL TARIN SURVEY, A-778, AND THE NORTH LINE OF THE H. T. & B. RR. CO. SURVEY, SECTION 8, A-1618, WITHIN HARRIS COUNTY, TEXAS;

THENCE N 88 DEG. 44 MIN. 24 SEC. EAST, A DISTANCE OF 1,416.04 FEET TO A POINT FOR CORNER, SAID POINT LYING ON THE CENTERLINE OF A 130-FOOT WIDE HARRIS COUNTY FLOOD CONTROL DISTRICT DRAINAGE EASEMENT AS RECORDED UNDER FILM CODE NO. 130-12-1814, HARRIS COUNTY, TEXAS;

THENCE SOUTH 08 DEG. 09 MIN. 00 SEC. EAST, WITH SAID CENTERLINE A DISTANCE OF 603.76 FEET TO A POINT OF CURVATURE AND THE BEGINNING OF A CURVE TO THE LEFT;

THENCE, CONTINUING WITH SAID CENTERLINE AND SAID CURVE TO THE LEFT HAVING A RADIUS OF 470.00 FEET, A DELTA OF 63 DEG. 51 MIN. 00 SEC., A TANGENT OF 292.83 FEET, AND AN ARC LENGTH OF 523.77 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 71 DEG. 59 MIN. 55 SEC. EAST, CONTINUING WITH SAID CENTERLINE A DISTANCE OF 193.27 FEET TO A POINT FOR CORNER, SAID POINT LYING ON THE SOUTH LINE OF A 30-FOOT WIDE TRANSCONTINENTAL GAS PIPELINE COMPANY EASEMENT AS RECORDED IN VOLUME 2076, PAGE 720, HARRIS COUNTY DEED RECORDS;

THENCE, SOUTH 57 DEG. 00 MIN. 32 SEC. WEST, WITH THE SOUTH LINE OF THE AFOREMENTIONED TRANSCONTINENTAL GAS PIPELINE COMPANY EASEMENT A DISTANCE OF 1,781.87 FEET TO AN ANGLE POINT;

THENCE SOUTH 80 DEG. 36 MIN. 38 SEC. WEST, A DISTANCE OF 225.21 FEET TO A POINT FOR CORNER, SAID POINT LYING ON THE EAST LINE OF THE AFOREMENTIONED INTERSTATE HIGHWAY 45;

THENCE NORTH 08 DEG. 09 MIN. 00 SEC. WEST, WITH SAID EAST LINE A DISTANCE OF 2,034.15 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 57.7741 ACRES OF LAND, EXTENDING TO A 300 FOOT DEPTH FROM NATURAL GROUND.

TRACT B – 0.2039 ACRES (ORIGINAL HC MUD 221 BOUNDARY ANNEXATION TRACT)

BEING 0.2039 ACRES OF LAND OUT OF AND A PART OF THE H. T. & B. RR. CO. SURVEY, SECTION 8, A-1618, HARRIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 45, SAID POINT LYING SOUTH 08 DEG. 09 MIN. 00 SEC. EAST AT A DISTANCE OF 527.07 FEET FROM A 5/8" IRON ROD FOUND IN SAID EAST LINE OF INTERSTATE HIGHWAY 45 AT ITS INTERSECTION WITH THE SOUTH LINE OF THE MANUEL TARIN SURVEY, A-778, AND THE NORTH LINE OF THE H. T. & B. RR. CO. SURVEY, SECTION 8, A-1618, WITHIN HARRIS COUNTY, TEXAS;

THENCE NORTH 80 DEG. 36 MIN. 38 SEC. EAST, A DISTANCE 203.72 FEET TO A POINT FOR CORNER;

THENCE SOUTH 57 DEG. 00 MIN. 32 SEC. WEST, A DISTANCE OF 208.87 FEET TO A POINT FOR CORNER;

THENCE NORTH 31 DEG. 56 MIN. 00 SEC. WEST, A DISTANCE OF 35.02 FEET TO A 5/8" IRON ROD FOUND IN THE EAST LINE OF THE AFOREMENTIONED INTERSTATE HIGHWAY 45 FOR AN ANGLE POINT;

THENCE, NORTH 08 DEG. 09 MIN. 00 SEC. WEST, CONTINUING WITH SAID EAST LINE A DISTANCE OF 51.30 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 0.2039 ACRES OF LAND, EXTENDING TO A 300 FOOT DEPTH FROM NATURAL GROUND.

TRACT C – 1.5070 ACRES (ORIGINAL HC MUD 221 BOUNDARY ANNEXATION TRACT)

BEING 1.5070 ACRES OF LAND OUT OF AND A PART OF THE H. T. & B. RRS CO. SURVEY, SECTION 8, A-1618, HARRIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8" IRON ROD FOUND IN THE EAST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 45 AT ITS INTERSECTION WITH THE SOUTH LINE OF THE MANUEL TARIN SURVEY, A-778, AND THE NORTH LINE OF THE H. T. & B. RR. CO. SURVEY, SECTION 8, A-1618, WITHIN HARRIS COUNTY, TEXAS;

THENCE, SOUTH 08 DEG. 09 MIN. 00 SEC. EAST, WITH SAID EAST LINE OF INTERSTATE HIGHWAY 45 A DISTANCE OF 578.37 FEET TO A 5/8" IRON ROD FOUND FOR AN ANGLE POINT;

THENCE, SOUTH 31 DEG. 56 MIN. 00 SEC. EAST, A DISTANCE OF 72.52 FEET TO A POINT OF INTERSECTION;

THENCE, NORTH 57 DEG. 00 MIN. 32 SEC. EAST, A DISTANCE OF 1,299.21 FEET TO A POINT OF INTERSECTION;

THENCE, NORTH 80 DEG. 26 MIN. 52 SEC. EAST, A DISTANCE OF 43.99 FEET TO THE **POINT OF BEGINNING**;

THENCE, NORTH 57 DEG. 00 MIN. 32 SEC. EAST, A DISTANCE OF 406.87 FEET TO A POINT FOR CORNER, SAID POINT LYING ON THE WEST LINE OF A HOUSTON PIPELINE COMPANY ACCESS EASEMENT AS RECORDED UNDER FILM CODE NO. 127-99-0225, HARRIS COUNTY, TEXAS;

THENCE, SOUTH 02 DEG. 35 MIN. 42 SEC. WEST, WITH WEST LINE OF SAID COMPANY EASEMENT, A DISTANCE OF 328.89 TO A POINT FOR CORNER;

THENCE, NORTH 24 DEG. 29 MIN. 18 SEC. WEST, A DISTANCE OF 71.88 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 65 DEG. 30 MIN. 42 SEC. WEST, A DISTANCE OF 252.66 FEET TO A POINT FOR CORNER;

THENCE, NORTH 24 DEG. 29 MIN. 18 SEC. WEST, A DISTANCE OF 160.78 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 1.5070 ACRES OF LAND, EXTENDING TO A 300 FOOT DEPTH FROM NATURAL GROUND.

TRACT D – 420.7863 ACRES (ORIGINAL HC MUD 221 BOUNDARY ANNEXATION TRACT)

BEING 420.7863 ACRES OF LAND OUT OF AND A PART OF THE H. T. & B. RR. CO. SURVEY, SECTION 8, A-1618, THE H.T. & B. RR. CO. SURVEY, SECTION 7, A-399, AND THE I. & G.N. RR. CO. SURVEY, SECTION 8, A-982, AND WITHIN HARRIS COUNTY,

COMMENCING AT A 5/8" IRON ROD FOUND IN THE EAST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 45 AT ITS INTERSECTION WITH THE SOUTH LINE OF THE MANUEL TARIN SURVEY, A-778, AND THE NORTH LINE OF THE H.T. & B. RR. CO. SURVEY, SECTION 8, A-1618, WITHIN HARRIS COUNTY, TEXAS;

THENCE, SOUTH 08 DEG. 09 MIN. 00 SEC. EAST, WITH THE EAST LINE OF SAID INTERSTATE HIGHWAY 45, A DISTANCE OF 578.37 FEET TO A 5/8" IRON ROD FOUND FOR AN ANGLE POINT;

THENCE, SOUTH 31 DEG. 56 MIN. 00 SEC. EAST, A DISTANCE OF 72.52 FEET TO THE **POINT OF BEGINNING**;

THENCE, NORTH 57 DEG. 00 MIN. 32 SEC. EAST, A DISTANCE OF 1,299.21 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 24 DEG. 29 MIN. 18 SEC. EAST, A DISTANCE OF 762.44 FEET TO A POINT FOR CORNER;

THENCE, NORTH 65 DEG. 30 MIN. 42 SEC. EAST, A DISTANCE OF 295.16 FEET TO A POINT FOR CORNER;

THENCE, NORTH 24 DEG. 29 MIN. 18 SEC. WEST, A DISTANCE OF 331.74 FEET TO AN ANGLE POINT, SAID POINT BEING THE MOST SOUTHERLY CORNER OF THAT HOUSTON PIPELINE COMPANY ACCESS EASEMENT AS RECORDED UNDER FILM CODE NO. 127-99-0225, HARRIS COUNTY, TEXAS;

THENCE, NORTH 02 DEG. 35 MIN. 42 SEC. EAST, WITH THE EASTERLY LINE OF SAID HOUSTON PIPELINE COMPANY EASEMENT, A DISTANCE OF 443.57 FEET TO AN ANGLE POINT;

THENCE, NORTH 56 DEG. 35 MIN. 05 SEC. EAST, WITH THE SOUTHERLY LINE OF SAID EASEMENT, A DISTANCE OF 154.10 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 72 DEG. 00 MIN. 00 SEC. EAST, A DISTANCE OF 1,038.07 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 18 DEG. 00 MIN. 00 SEC. WEST, A DISTANCE OF 432.06 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 72 DEG. 00 MIN. 00 SEC. EAST, A DISTANCE OF 333.75 FEET TO A POINT FOR CORNER;

THENCE, NORTH 18 DEG. 00 MIN. 00 SEC. EAST, A DISTANCE OF 522.06 FEET TO A POINT FOR CORNER, SAID POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF A 130-FOOT WIDE HARRIS COUNTY FLOOD CONTROL DISTRICT DRAINAGE EASEMENT AS RECORDED UNDER FILM CODE NO. 130-12-1814, HARRIS COUNTY, TEXAS;

THENCE, NORTH 72 DEG. 00 MIN. 00 SEC. WEST, WITH THE SOUTH LINE OF SAID 130-FOOT WIDE HARRIS COUNTY FLOOD CONTROL DISTRICT DRAINAGE EASEMENT, A DISTANCE OF 1,300.01 FEET TO A POINT FOR CORNER, SAID POINT LYING ON THE SOUTHERLY LINE OF THE AFOREMENTIONED HOUSTON PIPELINE COMPANY ACCESS EASEMENT;

THENCE, NORTH 56 DEG. 35 MIN. 05 SEC. EAST, WITH THE SOUTHERLY LINE OF SAID HOUSTON PIPELINE COMPANY ACCESS EASEMENT, A DISTANCE OF 83.16 FEET TO A POINT FOR CORNER, ON THE CENTERLINE OF THE AFOREMENTIONED 130-FOOT WIDE FLOOD CONTROL DISTRICT DRAINAGE EASEMENT;

THENCE, SOUTH 72 DEG. 00 MIN. 00 SEC. EAST, WITH SAID CENTERLINE, A DISTANCE OF 1,996.79 FEET TO A POINT OF CURVATURE AND THE BEGINNING OF A CURVE TO THE LEFT;

THENCE, CONTINUING WITH SAID CENTERLINE AND SAID CURVE TO THE LEFT HAVING A RADIUS OF 1,717.84 FEET, A CENTRAL ANGLE OF 18 DEG. 00 MIN. 00 SEC., A TANGENT OF 272.08 FEET, AND AN ARC LENGTH OF 539.68 FEET TO A POINT OF TANGENCY;

THENCE, EAST, CONTINUING WITH SAID CENTERLINE OF THE 130-FOOT WIDE HARRIS COUNTY FLOOD CONTROL DISTRICT DRAINAGE EASEMENT CROSSING IMPERIAL VALLEY DRIVE AS RECORDED UNDER FILM CODE NO. 130-12-1821, HARRIS COUNTY, TEXAS, A DISTANCE OF 1,591.51 FEET TO A POINT OF INTERSECTION WITH A CURVE TO THE LEFT;

THENCE, WITH SAID CURVE TO THE LEFT HAVING A RADIUS OF 3,350.00 FEET, A CENTRAL ANGLE OF 33 DEG. 13 MIN. 00 SEC., A TANGENT OF 999.21 FEET, A CHORD LENGTH OF 1,915.05 FEET AT BEARING NORTH 16 DEG. 36 MIN. 30 SEC. WEST AND AN ARC LENGTH OF 1,942.13 FEET TO A POINT OF TANGENCY;

THENCE, NORTH 33 DEG. 13 MIN. 00 SEC. WEST, A DISTANCE OF 966.66 FEET TO A POINT FOR CORNER, SAID POINT BEING THE SOUTHWEST CORNER OF A 120-FOOT WIDE HOUSTON PIPELINE COMPANY EASEMENT AS RECORDED UNDER FILM CODE NO. 127-99-0229, HARRIS COUNTY, TEXAS;

THENCE, NORTH 56 DEG. 34 MIN. 23 SEC. EAST, WITH THE SOUTH LINE OF SAID HOUSTON PIPELINE COMPANY EASEMENT, A DISTANCE OF 363.60 FEET TO A POINT FOR CORNER ALSO BEING THE SOUTHEAST CORNER OF SAID HOUSTON PIPELINE COMPANY EASEMENT, AND THE NORTHWEST CORNER OF THAT CERTAIN 1.33-ACRE ACCESS EASEMENT AS RECORDED UNDER FILM CODE NO. 127-99-0227, HARRIS COUNTY, TEXAS;

THENCE, SOUTH 31 DEG. 00 MIN. 50 SEC. EAST, WITH THE WEST LINE OF SAID 1.33-ACRE ACCESS EASEMENT, A DISTANCE OF 627.90 FEET TO A POINT FOR CORNER, SAID POINT BEING THE SOUTHWEST CORNER OF SAID ACCESS EASEMENT;

THENCE, SOUTH 56 DEG. 47 MIN. 00 SEC. WEST, A DISTANCE OF 219.46 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 33 DEG. 13 MIN. 00 SEC. EAST, A DISTANCE OF 410.00 FEET TO A POINT FOR CORNER;

THENCE, NORTH 56 DEG. 47 MIN. 00 SEC. EAST, DISTANCE OF 425.00 FEET TO A POINT FOR CORNER;

THENCE, NORTH 33 DEG. 13 MIN. 00 SEC. WEST, A DISTANCE OF 410.00 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 56 DEG. 47 MIN. 00 SEC. WEST, A DISTANCE OF 112.97 FEET TO A POINT FOR CORNER, SAID POINT BEING THE SOUTHEAST CORNER OF THAT AFOREMENTIONED 1.33-ACRE ACCESS EASEMENT;

THENCE, NORTH 31 DEG. 00 MIN. 50 SEC. WEST, WITH THE EAST LINE OF SAID 1.33-ACRE ACCESS EASEMENT, A DISTANCE OF 710.81 FEET TO A POINT FOR CORNER;

THENCE, NORTH 56 DEG. 34 MIN. EAST, DISTANCE OF 585.28 FEET TO A POINT FOR CORNER, SAID POINT LYING ON THE EASTERLY LINE OF THE H.T. & B. RR. CO. SURVEY, SECTION 8, A-1618, AND THE WESTERLY LINE OF THE H.T. & B. RR. CO. SURVEY CO. SURVEY, SECTION 7, A-399, HARRIS COUNTY, TEXAS, SAID LINE ALSO BEING THE CENTERLINE OF A 130-FOOT WIDE HARRIS COUNTY FLOOD CONTROL DISTRICT DRAINAGE EASEMENT AS RECORDED UNDER FILM CODE NO. 130-12-1814, HARRIS COUNTY, TEXAS;

THENCE, SOUTH 31 DEG. 48 MIN. 42 SEC. EAST, WITH SAID CENTERLINE AND SAID COMMON LINE, A DISTANCE OF 1,959.75 FEET TO A POINT FOR CORNER;

THENCE, NORTH 57 DEG. 37 MIN. 00 SEC. EAST, CROSSING WEST HARDY STREET AS RECORDED UNDER FILM CODE NO. 130-12-1824, HARRIS COUNTY, TEXAS, AND ALSO CROSSING A 65-FOOT WIDE HOUSTON LIGHTING & POWER COMPANY EASEMENT AS RECORDED IN VOLUME 8386, PAGE 582, HARRIS COUNTY DEED RECORDS, A DISTANCE OF 1,877.76 FEET TO A POINT FOR CORNER, SAID POINT LYING ON THE EASTERLY LINE OF SAID HOUSTON LIGHTING & POWER COMPANY EASEMENT AND THE WESTERLY LINE OF AN I. & G.N. RR. CO. RIGHT-OF-WAY (BASED ON A 125-FOOT WIDTH);

THENCE, SOUTH 11 DEG. 29 MIN. 00 SEC. EAST, WITH THE COMMON LINE OF SAID HOUSTON LIGHTING & POWER COMPANY EASEMENT AND SAID I. & G.N. RR. CO. RIGHT-OF-WAY A DISTANCE OF 1,291.77 FEET CROSSING A 65-FOOT WIDE HARRIS COUNTY FLOOD CONTROL DISTRICT DRAINAGE EASEMENT AS RECORDED UNDER FILM CODE NO. 179-88-0487, AND A 150-FOOT WIDE HARRIS COUNTY FLOOD CONTROL DISTRICT DRAINAGE EASEMENT AS RECORDED UNDER FILM CODE NO. 130-12-1814 HARRIS COUNTY, TEXAS, TO A POINT FOR CORNER, SAID POINT LYING ON THE SOUTH LINE OF SAID 150-FOOT WIDE HARRIS COUNTY FLOOD CONTROL DISTRICT DRAINAGE EASEMENT;

THENCE, SOUTH 58 DEG. 15 MIN. 00 SEC. WEST, WITH THE SOUTH LINE OF SAID 150-FOOT WIDE DRAINAGE EASEMENT, A DISTANCE OF 1,370.78 FEET A POINT FOR CORNER, SAID POINT LYING ON THE EAST LINE OF THAT CERTAIN 220-FOOT WIDE HARRIS COUNTY FLOOD CONTROL DISTRICT DRAINAGE EASEMENT AS RECORDED UNDER FILM CODE NO. 179-88-0491, HARRIS COUNTY, TEXAS;

THENCE, SOUTH 00 DEG. 16 MIN. 00 SEC. WEST, WITH THE EAST LINE OF SAID 220-FOOT WIDE DRAINAGE EASEMENT, A DISTANCE OF 1,288.72 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 89 DEG. 18 MIN. 34 SEC. EAST, CROSSING THE AFOREMENTIONED WEST HARDY STREET, A DISTANCE OF 1,512.71 FEET TO A POINT FOR CORNER ON THE WEST LINE OF A 70-FOOT WIDE HOUSTON & POWER COMPANY FEE TRACT AS RECORDED UNDER COUNTY CLERK'S FILE NO. D273857 AND FILM CODE NO. 125-36-0640, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY;

THENCE, SOUTH 11 DEG. 19 MIN. 19 SEC. EAST, WITH SAID WEST LINE A DISTANCE OF 537.93 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 89 DEG. 18 MIN. 34 SEC. EAST, CROSSING A 70-FOOT WIDE HOUSTON LIGHTING & POWER COMPANY EASEMENT AS RECORDED IN VOLUME 8125, PAGE 1, HARRIS COUNTY DEED RECORDS, A DISTANCE OF 71.57 FEET TO A POINT FOR CORNER, SAID POINT LYING ON THE COMMON LINE BETWEEN SAID HOUSTON LIGHTING & POWER COMPANY EASEMENT AND THE AFOREMENTIONED 125-FOOT WIDE I. & G.N. RR. CO. RIGHT-OF-WAY;

THENCE, SOUTH 11 DEG. 19 MIN. 19 SEC. EAST, WITH THE COMMON LINE OF THE 70-FOOT WIDE HOUSTON LIGHTING & POWER COMPANY EASEMENT AND THE 125-FOOT WIDE I. & G.N. RR. CO. RIGHT-OF-WAY, A DISTANCE OF 1,569.59 FEET TO A POINT FOR CORNER;

THENCE, NORTH 89 DEG. 30 MIN. 54 SEC. WEST, CROSSING SAID 70-FOOT WIDE HOUSTON LIGHTING & POWER COMPANY EASEMENT AND THE AFOREMENTIONED WEST HARDY STREET, DISTANCE 1,203.84 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 11 DEG. 19 MIN. 19 SEC. EAST, A DISTANCE OF 394.51 FEET TO A POINT FOR CORNER, SAID POINT LYING ON THE NORTH LINE OF HARRIS COUNTY UTILITY DISTRICT NO. 16;

THENCE, SOUTH 89 DEG. 54 MIN. 03 SEC. WEST, WITH SAID NORTH LINE OF HARRIS COUNTY UTILITY DISTRICT NO. 16 A DISTANCE OF 883.85 FEET TO A POINT FOR CORNER;

THENCE, NORTH 00 DEG. 16 MIN. 00 SEC. EAST, A DISTANCE OF 978.08 FEET TO A POINT FOR CORNER, SAID POINT LYING ON THE SOUTHEAST CORNER OF THAT CERTAIN 200-FOOT WIDE HARRIS COUNTY FLOOD CONTROL DISTRICT DRAINAGE EASEMENT AS RECORDED UNDER FILM CODE NO. 179-88-0491, HARRIS COUNTY, TEXAS;

THENCE, NORTH 89 DEG. 59 MIN. 00 SEC. WEST, CROSSING SAID DRAINAGE EASEMENT, A DISTANCE 578.40 FEET TO A POINT FOR CORNER;

THENCE, NORTH, A DISTANCE OF 495.96 FEET TO AN ANGLE POINT, SAID POINT LYING ON THE SOUTH RIGHT-OF-WAY LINE OF RICHEY ROAD AS RECORDED UNDER FILM CODE 130-12-1821, HARRIS COUNTY, TEXAS;

THENCE, NORTH 16 DEG. 27 MIN. 04 SEC. EAST, A DISTANCE OF 50.00 FEET TO A POINT OF INTERSECTION WITH A CURVE TO THE RIGHT, SAID POINT LYING ON THE CENTERLINE OF SAID RICHEY ROAD;

THENCE, ALONG THE CENTERLINE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 2,000.00 FEET, A CENTRAL ANGLE OF 07 DEG. 02 MIN. 56 SEC., A TANGENT OF 123.18 FEET, A CHORD LENGTH OF 245.90 FEET AT BEARING NORTH 70 DEG. 01 MIN. 28 SEC. WEST, AND AN ARC LENGTH OF 246.05 FEET TO A POINT OF TANGENCY;

THENCE, NORTH 66 DEG. 30 MIN. 00 SEC. WEST, CONTINUING WITH SAID CENTERLINE, A DISTANCE OF 135.59 FEET TO POINT OF CURVATURE AND THE BEGINNING OF A CURVE TO THE LEFT;

THENCE, CONTINUING ALONG SAID CENTERLINE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 2,000.00 A CENTRAL ANGLE OF 23 DEG. 30 MIN. 00 SEC., A TANGENT OF 416.00 FEET, AND AN ARC LENGTH OF 820.31 FEET TO A POINT OF TANGENCY;

THENCE, WEST, CONTINUING ALONG SAID CENTERLINE CROSSING IMPERIAL VALLEY DRIVE AS RECORDED UNDER FILM CODE NO. 130-12-1821, A DISTANCE OF 1,321.47 FEET TO A POINT OF CURVATURE AND THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE, CONTINUING ALONG SAID CENTERLINE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 3,000.00 FEET, A CENTRAL ANGLE OF 18 DEG. 00 MIN. 00 SEC., A TANGENT OF 475.15 FEET, AND AN ARC LENGTH 942.48 FEET TO A POINT OF TANGENCY;

THENCE, NORTH 72 DEG. 00 MIN. 00 SEC. WEST, CONTINUING ALONG SAID CENTERLINE, A DISTANCE OF 1,174.12 FEET TO A POINT OF CURVATURE AND THE BEGINNING OF A CURVE TO THE LEFT;

THENCE, CONTINUING ALONG SAID CENTERLINE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 3,000.00 FEET, A CENTRAL OF 26 DEG. 09 MIN. 00 SEC. A TANGENT OF 696.74 FEET, AND AN ARC LENGTH OF 1,369.21 FEET TO A POINT OF TANGENCY;

THENCE, SOUTH 81 DEG. 51 MIN. 00 SEC. WEST, CONTINUING WITH SAID CENTERLINE, A DISTANCE OF 213.32 FEET TO A POINT FOR CORNER, SAID POINT LYING ON AN EASTERLY LINE OF THE AFOREMENTIONED INTERSTATE HIGHWAY 45;

THENCE, NORTH 07 DEG. 59 MIN. 00 SEC. WEST, WITH SAID EASTERLY LINE OF INTERSTATE HIGHWAY 45, A DISTANCE OF 163.45 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 81 DEG. 58 MIN. 00 SEC. WEST, WITH A NORTHERLY LINE OF INTERSTATE HIGHWAY 45, A DISTANCE OF 516.69 FEET TO A POINT FOR CORNER;

THENCE, NORTH 31 DEG. 56 MIN. 00 SEC. WEST, A DISTANCE OF 262.06 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 420.7863 ACRES OF LAND, EXTENDING TO FROM NATURAL GROUND.

TRACT E – 24.6098 ACRES (ORIGINAL HC MUD 221 BOUNDARY ANNEXATION TRACT)

BEING 24.6098 ACRES OF LAND OUT OF AND A PART OF THE MANUEL TARIN SURVEY, A-778, AND THE H. T. & B. RR. CO. SURVEY, SECTION 8, A-1618, HARRIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF THE H. T. & B. RR. CO. SURVEY, SECTION 8, A-1618, AND THE WESTERLY LINE OF THE H. T. & B. RR. CO. SURVEY, SECTION 7, A-399, HARRIS COUNTY, TEXAS, AND BEING IN THE CENTERLINE OF A 130-FOOT WIDE HARRIS COUNTY FLOOD CONTROL DISTRICT DRAINAGE EASEMENT AS RECORDED UNDER FILM CODE NO. 130-12-1814, HARRIS COUNTY, TEXAS; ALSO BEING IN THE CENTERLINE OF A 30-FOOT WIDE TRANSCONTINENTAL GAS PIPELINE COMPANY EASEMENT AS RECORDED IN VOLUME 2076, PAGE 720, HARRIS COUNTY, TEXAS;

THENCE, SOUTH 56 DEG. 34 MIN. 41 SEC. WEST, WITH SAID CENTERLINE TRANSCONTINENTAL GAS PIPELINE EASEMENT A DISTANCE OF 601.41 FEET TO A POINT FOR CORNER;

THENCE, NORTH 31 DEG. 50 MIN. 04 SEC. WEST, A DISTANCE OF 142.18 FEET TO A POINT FOR CORNER;

THENCE, NORTH 58 DEG. 12 MIN. 58 SEC. EAST, A DISTANCE OF 62.93 FEET TO A POINT FOR CORNER;

THENCE, NORTH 31 DEG. 47 MIN. 50 SEC. WEST, A DISTANCE OF 295.16 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 58 DEG. 12 MIN. 58 SEC. WEST, A DISTANCE OF 295.16 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 31 DEG. 47 MIN. 50 SEC. EAST, A DISTANCE OF 295.16 FEET TO A POINT FOR CORNER;

THENCE, NORTH 58 DEG. 12 MIN. 58 SEC. EAST, A DISTANCE OF 172.23 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 31 DEG. 50 MIN. 04 SEC. EAST, A DISTANCE OF 143.90 FEET TO A POINT FOR CORNER CENTERLINE OF THE AFOREMENTIONED TRANSCONTINENTAL GAS PIPELINE EASEMENT;

THENCE, SOUTH 56 DEG. 34 MIN. 41 SEC. WEST, WITH SAID CENTERLINE TRANSCONTINENTAL GAS PIPELINE A DISTANCE OF 734.48 FEET TO A POINT FOR CORNER IN THE CENTERLINE OF IMPERIAL VALLEY DRIVE;

THENCE, NORTH 33 DEG. 13 MIN. 00 SEC. WEST, WITH SAID CENTERLINE OF IMPERIAL VALLEY DRIVE A DISTANCE OF 816.07 FEET TO A POINT OF CURVATURE;

THENCE, CONTINUING WITH SAID CENTERLINE AND SAID CURVE TO THE LEFT HAVING A RADIUS OF 2000.00 FEET, A DELTA OF 04 DEG. 19 MIN. 12 SEC. A TANGENT OF 75.43 FEET, AND AN ARC LENGTH OF 150.80 FEET TO A POINT FOR CORNER;

THENCE, NORTH 52 DEG. 27 MIN. 48 SEC. EAST, A DISTANCE OF 430.00 FEET TO A POINT OF CURVATURE;

THENCE, WITH SAID CURVE TO THE LEFT HAVING A RADIUS OF 800.00 FEET, A DELTA OF 11 DEG. 55 MIN. 14 SEC., A TANGENT OF 83.52 FEET AND AN ARC LENGTH OF 166.44 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 31 DEG. 59 MIN. 00 SEC., A DISTANCE OF 297.81 FEET TO A POINT FOR CORNER;

THENCE, NORTH 58 DEG. 01 MIN. 00 SEC. EAST, A DISTANCE OF 833.30 FEET TO A POINT FOR CORNER IN THE CENTERLINE OF THE AFOREMENTIONED 130-FOOT WIDE HARRIS COUNTY FLOOD CONTROL DISTRICT DRAINAGE EASEMENT;

THENCE, SOUTH 31 DEG. 48 MIN. 42 SEC. EAST, WITH SAID CENTERLINE, A DISTANCE OF 708.30 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 24.6098 ACRES OF LAND, EXTENDING TO A 300 FOOT DEPTH FROM NATURAL GROUND SURFACE.

TRACT F – 10.5168 ACRES (ORIGINAL HC MUD 221 BOUNDARY ANNEXATION TRACT)

BEING A 10.5168 ACRE (458,110 SQUARE FEET) TRACT OF LAND LOCATED IN THE CALVIN RICHEY SURVEY, ABSTRACT NO. 1599 AND ABSTRACT NO. 1021, HARRIS COUNTY, TEXAS, BEING A REMAINDER OF THAT CALLED 12.1422 ACRE TRACT CONVEYED TO CHUNG-TAI TSAI, ET AL AS DESCRIBED BY THE DEED RECORDED UNDER COUNTY CLERK'S FILE NUMBER (CCF) K674022 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, HARRIS COUNTY, TEXAS (OPRRPHT), SAID 10.5168 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (THE BASIS OF BEARING FOR THIS SURVEY IS THE SOUTH LINE OF SAID 12.1422 ACRE TRACT (NORTH 89 DEG. 20 MIN. 40 SEC. WEST);

BEGINNING AT A 1/2-INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID CALVIN RICHEY SURVEY, THE SOUTHWEST CORNER OF THE H.T. & B.R.R. SURVEY, SECTION 8, BLOCK 5, ABSTRACT NO. 1618, LYING IN THE NORTH LINE OF A CALLED 24.084 ACRE TRACT "UNRESTRICTED RESERVE A" AS SHOWN ON A PLAT OF SUBDIVISION TITLED "NORTH PARK CENTRAL" AS RECORDED IN VOLUME 332, PAGE 53 OF THE HARRIS COUNTY MAP RECORDS (HCMR);

THENCE, 89 DEG. 20 MIN. 40 SEC. WEST, 690.90 FEET ALONG THE NORTH LINE OF UNRESTRICTED RESERVE "A" TO A 5/8-INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, LYING IN THE EAST RIGHT-OF-WAY OF INTERSTATE HIGHWAY 45 (IH-45) (390 FEET RIGHT-OF-WAY WIDTH);

THENCE, NORTH 08 DEG. 06 MIN. 27 SEC. WEST, 990.06 FEET ALONG THE SAID EAST LINE OF IH-45 TO A 1/2-INCH IRON ROD FOUND AT A NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 34 DEG. 22 MIN. 23 SEC. EAST, 73.79 FEET ALONG A CUTBACK LINE FROM THE SAID EAST LINE OF IH-45 TO A 5/8-INCH IRON ROD SET WITH CAP, IN THE SOUTH LINE OF RICHEY ROAD (RIGHT-OF-WAY WIDTH VARIES) AT A NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 76 DEG. 50 MIN. 10 SEC. EAST, 123.58 FEET ALONG THE SAID SOUTH LINE OF RICHEY ROAD TO A 5/8-INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID THE ADJOINER AND THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 31 DEG. 49 MIN. 30 SEC. EAST, 1,267.70 FEET ALONG THE EAST LINE OF THE SURVEY LINE TO THE **POINT OF BEGINNING** AND CONTAINING A COMPUTED ACREAGE OF 10.5168 ACRE (458,110 SQUARE FEET) TRACT OF LAND.

TRACT G – 19.075 ACRES

A TRACT OR PARCEL CONTAINING 19.075 ACRES OF LAND SITUATED IN THE H.T. & B. R.R. CO. SURVEY, ABSTRACT NO. 1618, HARRIS COUNTY, TEXAS, BEING ALL OF A CALLED 19.0747 ACRE TRACT OF LAND CONVEYED TO CAL TDC IMPERIAL VALLEY LLC AS RECORDED UNDER HARRIS COUNTY CLERKS FILE (H.C.C.F.) NO. RP-2025-138744, WITH SAID 19.075 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID 19.0747 ACRE TRACT;

THENCE, NORTH 89 DEG. 59 MIN. 32 SEC. WEST WITH THE SOUTHERLY LINE OF SAID 19.0747 ACRE TRACT, A DISTANCE OF 1,282.35 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY (R.O.W.) LINE OF IMPERIAL VALLEY DRIVE (CALLED 100' WIDTH) FOR THE SOUTHWESTERLY CORNER OF SAID 19.0747 ACRE TRACT;

THENCE, WITH SAID EASTERLY R.O.W. LINE OF IMPERIAL VALLEY DRIVE, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 2,050.00 FEET, A CENTRAL ANGLE OF 19 DEG. 09 MIN. 50 SEC., AN ARC LENGTH OF 685.67 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 09 DEG. 34 MIN. 55 SEC. EAST, - 682.48 FEET TO A POINT OF TANGENCY;

NORTH, A DISTANCE OF 114.73 FEET TO THE SOUTHWESTERLY CUT-BACK CORNER AT THE INTERSECTION OF SAID EASTERLY R.O.W. LINE OF IMPERIAL VALLEY DRIVE AND THE SOUTHERLY R.O.W. LINE OF EAST RICHEY ROAD (CALLED 100' WIDTH);

THENCE, NORTH 45 DEG. 00 MIN. 00 SEC. EAST WITH SAID CUT-BACK, A DISTANCE OF 14.14 FEET TO THE NORTHEASTERLY CORNER OF SAID CUT-BACK;

THENCE, WITH SAID SOUTHERLY R.O.W. LINE OF EAST RICHEY ROAD, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

EAST, A DISTANCE OF 19.96 FEET TO A POINT OF CURVATURE;

ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,950.00 FEET, A CENTRAL ANGLE OF 23 DEG. 30 MIN. 00 SEC., AN ARC LENGTH OF 799.80 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 78 DEG. 15 MIN. 00 SEC. EAST, - 794.20 FEET TO A POINT OF TANGENCY;

SOUTH 66 DEG. 30 MIN. 00 SEC. EAST, A DISTANCE OF 135.59 FEET TO A POINT OF CURVATURE;

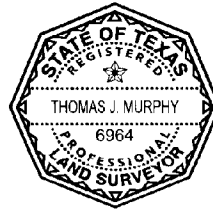
ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 2,050.00 FEET, A CENTRAL ANGLE OF 07 DEG. 02 MIN. 56 SEC., AN ARC LENGTH OF 252.21 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 70 DEG. 01 MIN. 28 SEC. EAST. - 252.05 FEET TO A POINT FOR THE NORTHEASTERLY CORNER OF SAID 19.0747 ACRE TRACT;

THENCE, SOUTH WITH THE EASTERLY LINE OF SAID 19.0747 ACRE TRACT, A DISTANCE OF 495.96 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 19.075 ACRES OF LAND.

NOTE: THIS DESCRIPTION IS A COMPILATION OF EXISTING DESCRIPTIONS PREPARED UNDER 22 TAC. 663.21 AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.



THOMAS J. MURPHY
R.P.L.S. NO. 6964
STATE OF TEXAS
FIRM REGISTRATION NO. 10108800



10-27-25
DATE:

RP-2025-430143
Pages 10
10/30/2025 09:06 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$57.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically
and any blackouts, additions or changes were present
at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or
use of the described real property because of color or
race is invalid and unenforceable under federal law.
THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in
File Number Sequence on the date and at the time stamped
hereon by me; and was duly RECORDED in the Official
Public Records of Real Property of Harris County, Texas.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

RP-2025-430143