

BEING A TRACT OF LAND CONTAINING 17.3623 ACRES (756.301 SQUARE FEET) SITUATED IN THE 1. & G.N.R.R. CO. SURVEY, ABSTRACT NO. 1446, AND THE 1. & G.N.R.R. CO. SURVEY, ABSTRACT NO. 267, IN HARRIS COUNTY, TEXAS AND FORT BEND COUNTY, TEXAS, BEING ALL OF UNRESTRICTED RESERVE "B-2" IN BLOCK 1 OF KATY MILLS UNRESTRICTED RESERVE B REPLAT, AS RECORDED UNDER FILM CODE NO. 697643 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS AND UNDER PLAT NO. 20210283 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS. SAID 17.3623-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THENCE NORTH 88°18'09" EAST, ALONG SAID RIGHT-OF-WAY LINE OF STAR LANE, A DISTANCE OF 520.16 FEET TO A FOUND 5/8-INCH IRON ROD FOR THE WEST END OF A CUTBACK CORNER AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF KATY-FORT BEND ROAD (115.00 FEET WIDE) AND THE SOUTH RIGHT-OF-WAY LINE OF SAID STAR LANE;

THENCE SOUTH 01°56'00" EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID KATY-FORT BEND ROAD, A DISTANCE OF 608.09 FEET TO A FOUND 5/8-INCH IRON ROD FOR A SOUTHEAST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 01°44'34"EAST, A DISTANCE OF 279.08 FEET TO A FOUND 1/2-INCH IRON ROD WITH CAP MARKED " SURVEY 1" IN THE NORTHWEST CORNER-OF-WAY LINE OF KINGSLAND BOULEVARD (100.00 FEET WIDE) FOR THE SOUTHEAST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 83°23'02" WEST, A DISTANCE OF 21.74 FEET TO A FOUND 5/8-INCH IRON ROD FOR THE WEST END OF A CUTBACK CORNER AT THE INTERSECTION OF THE NORTHWEST RIGHT-OF-WAY LINE OF SAID KINGSLAND BOULEVARD AND THE NORTHEAST RIGHT-OF-WAY LINE OF SAID PRAIRIE PARKWAY;

THENCE FOLLOWING A CURVE TO THE LEFT, ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF SAID PRAIRIE PARKWAY, HAVING A RADIUS OF 345.00 FEET, AN ARC LENGTH OF 286.58 FEET, A CHORD BEARING NORTH 63°36'47" WEST AND A CHORD DISTANCE OF 278.41 FEET TO A FOUND 5/8-INCH IRON ROD FOR A POINT OF TANGENCY IN THE SOUTHWEST LINE OF THE SAID TRACT HEREIN DESCRIBED;

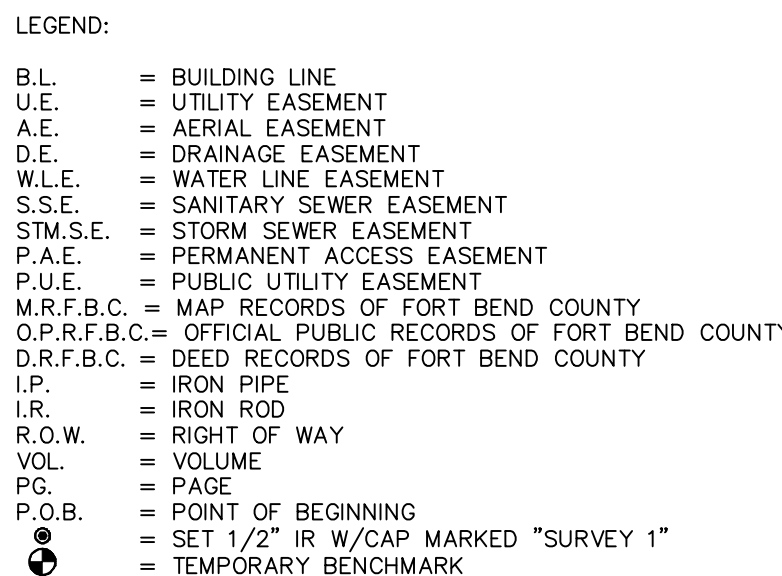
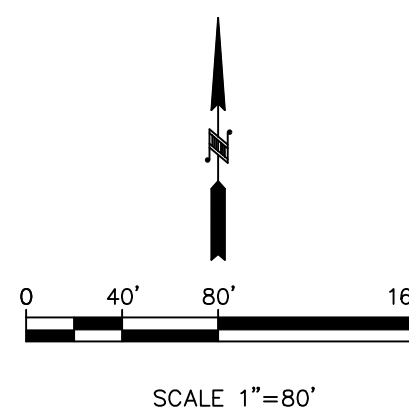
THENCE NORTH 42°24'35" WEST, A DISTANCE OF 21.21 FEET TO A FOUND 5/8-INCH IRON ROD FOR WEST END OF A CUTBACK CORNER AT THE INTERSECTION OF THE NORTHEAST RIGHT-OF-WAY LINE OF SAID PRAIRIE PARKWAY AND THE EAST RIGHT-OF-WAY LINE OF SAID KATY MILLS CIRCLE;

THENCE FOLLOWING A CURVE TO THE LEFT, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID KATY MILLS CIRCLE, HAVING A RADIUS OF 3030.00 FEET, AN ARC LENGTH OF 219.44 FEET, A CHORD BEARING NORTH 00°30'56" EAST AND A CHORD DISTANCE OF 219.39 FEET TO A FOUND 5/8-INCH IRON ROD WITH CAP MARKED 'HOVIS SURVEYING COMPANY' FOR THE NORTHWEST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 04°03'25"E EAST, A DISTANCE OF 385.36 FEET TO A FOUND 5/8-INCH IRON ROD WITH CAP MARKED "WINDROSE"
FOR AN INTERIOR CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 01°18'06" WEST, A DISTANCE OF 628.43 FEET TO THE POINT OF BEGINNING AND CONTAINING 17.3623 ACRES (756.301 SQUARE FEET), MORE OR LESS.

DETAIL "A"
N.T.S.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 46°41'52" E	28.14'
L2	N 83°23'02" W	21.74'
L3	N 39°48'59" W	96.37'
L4	N 87°25'37" W	0.21'
L5	N 42°24'35" W	21.21'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	1050.00'	612.65'	S 70°10'23" W	603.99'	33°25'50"
C2	345.00'	286.58'	N 63°36'47" W	278.41'	47°35'36"
C3	3030.00'	219.44'	N 00°30'56" E	219.39'	4°08'58"

A SUBDIVISION OF 17.3623 ACRES (756,305 SQ. FT.)
IN THE I.&G.N.R.R. COMPANY SURVEY, A-267,
IN THE CITY OF KATY, FORT BEND COUNTY, TEXAS
& THE I.&G.N.R.R. COMPANY SURVEY, A-1446,
BEING A REPLAT OF UNRESTRICTED RESERVE
"B-2" OF KATY MILLS UNRESTRICTED RESERVE B
REPLAT, A SUBDIVISION RECORDED UNDER PLAT
NO. 20210283 P.R.F.B.C. & FILM CODE NO.
697643 M.H.C.H.C.

1 BLOCK 2 RESERVES
JUNE 27, 2024

OWNER:
EVEREST KATY LAND
HOLDING COMPANY LLC
KATY FORT BEND ROAD
KATY, TEXAS 77494

OWNER:
KE HE RUAN &
KATHY (XUI-ZHU) TANG
KATY FORT BEND ROAD
KATY, TEXAS 77494
713-367-3823

 **Survey 1, Inc.**
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PROJECT NO. 2-131771-24