

## HENDRICKS INTERESTS

TRACT NO. 27

**PROPERTY LOCATION:** IH-45 North and Green Forest

**PROPERTY TYPE:** Vacant Land

**COUNTY:** Harris

**DESCRIPTION:** The property is an irregular shaped tract of land in the northern portion of Harris County, along the west side of IH-45 between FM 1960 and Cypresswood Drive.

**LOCATION:** The property is located north of the Houston Central Business District. Travel IH-45 north to Cypresswood. Turn west on Cypresswood to the IH-45 south service road. Continue on the service road to Green Forest, the property is south of Darryl Moore Marine.

**MAP REFERENCE:** 5269C&D

**ACREAGE:** 2.723 acres

**ZONING:** The City of Houston and Harris County do not have an official zoning ordinance by which properties are placed under a specific zoning use or classification. Rather, each parcel of property is developed upon the approval of the Planning Department of the City of Houston, or comparable county agency.

**SCHOOL DISTRICT:** Spring I.S.D.

**UTILITIES:** Water and sewer service from Harris County Water Control and Improvement District No. 110. The District has available utility capacity and the property is being annexed into the district.

**LEGAL DESCRIPTION:** Being 2.723 acres of land situated in the Abraham Scales Survey, Abstract Number 687, Harris County, Texas, being that certain residue of called 6.7752 acres of land described in deed and recorded in the Official Public Records of Real Property of Harris County, Texas, under County Clerk's File Number P615386.

**FRONTAGE:** The property has approximately 278 feet along the southbound frontage road of IH-45.

**ACCESS:** The property can be accessed from the south bound frontage road of IH-45.

**FLOODPLAIN:** According to current FEMA maps, a portion of the southeast corner of the property is located in the fringe of the 100-year floodplain.

**TOPOGRAPHY:** The property is heavily wooded with numerous large native pine, oak and magnolia trees and a thick covering of underbrush. The property generally slopes to the south.

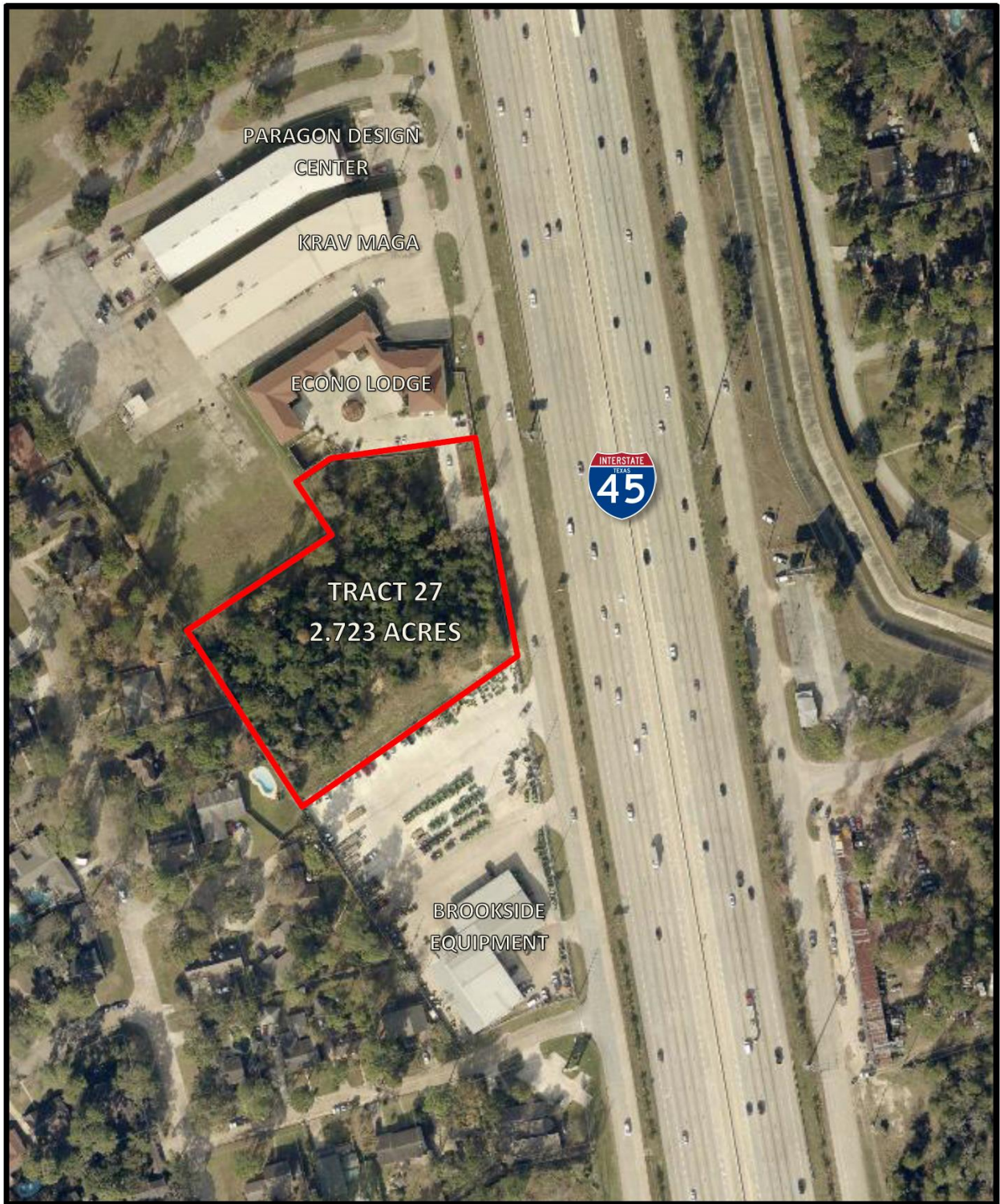
**SURROUNDING PROPERTY USE:** Adjacent to the north and northwest lines of the property is an Econo Lodge Motel. Adjacent to the west of the property is the Enchanted Oaks subdivision. Adjacent to the south line of the property is Brookside Equipment Sales. Situated east of the property, is the IH-45 southbound frontage road.

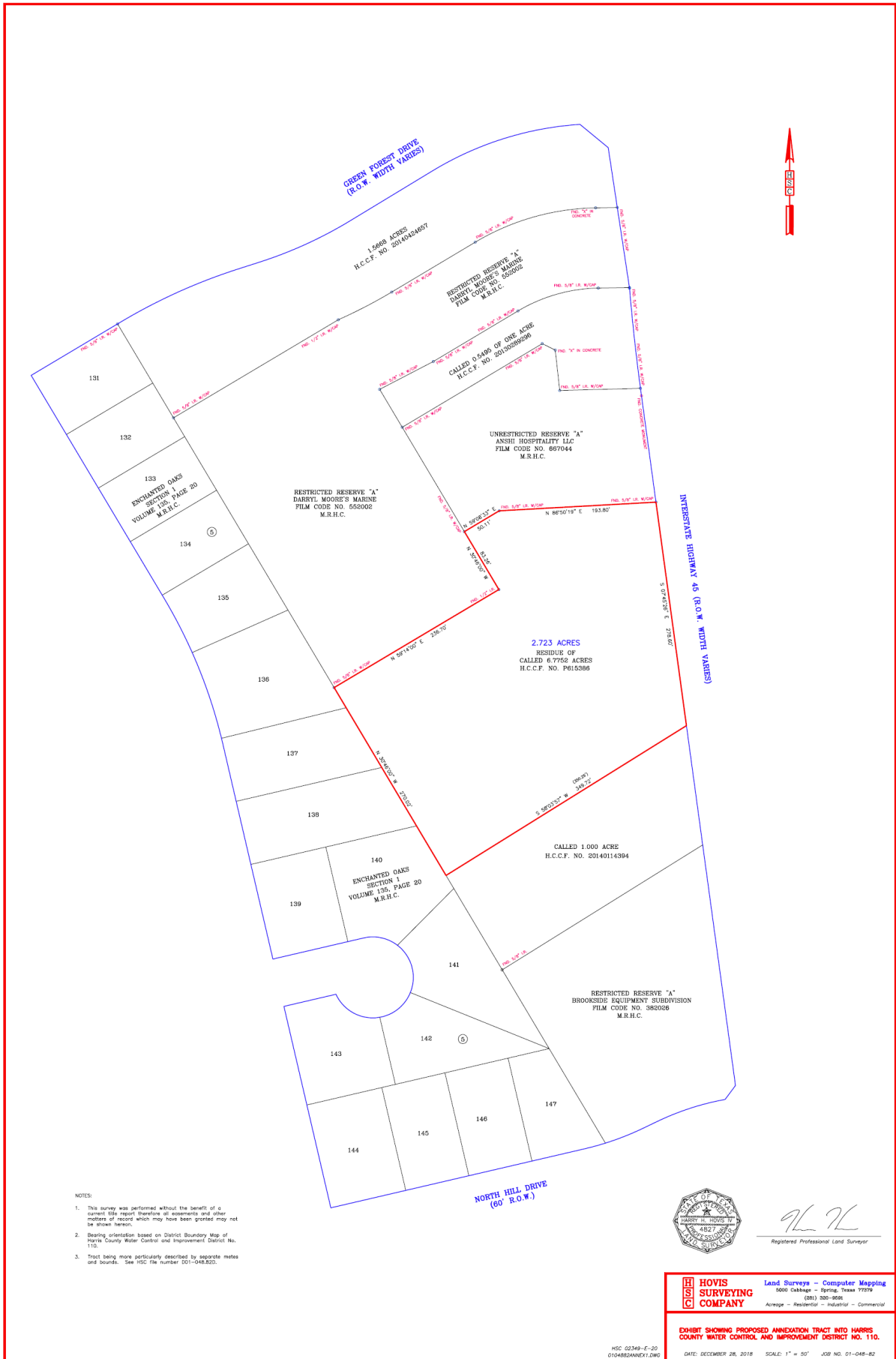
**EASEMENTS:** Subject to typical utility easements and building set-back restrictions.

**TAXING JURISDICTIONS & 2020 TAX RATE PER \$100:**

Harris County	\$ 0.391160
Harris Co Flood Cntrl	0.031420
Port Of Houston Authy	0.009910
Harris Co Hosp Dist	0.166710
Harris Co Educ Dept	0.004993
Lone Star College Sys	0.107800
Emerg Srv Dist 7	0.099700
Emerg Serv Dist 11	0.033334
Spring I.S.D.	1.384300
HCWID #110	<u>0.390000</u>
<b>TOTAL</b>	<b>\$ 2.619327 A.V.</b>

**HENDRICKS INTERESTS**  
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- NOTES:
1. This survey was performed without the benefit of a current title report therefore all easements and other matters of record which may have been granted may not be shown herein.
  2. Bearing orientation based on District Boundary Map of Harris County Water Control and Improvement District No. 110.
  3. Tract being more particularly described by separate metes and bounds. See HSC file number 001-048,823.



**HOVIS SURVEYING COMPANY**  
 Land Surveys - Computer Mapping  
 5000 Cabbage - Spring, Texas 77379  
 (817) 300-4606  
 Acceage - Residential - Industrial - Commercial

**EXHIBIT SHOWING PROPOSED ANNEXATION TRACT INTO HARRIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 110.**

DESCRIPTION

2.723 acres of land situated in the Abraham Scales Survey, Abstract Number 687, Harris County, Texas, being that certain residue of called 6.7752 acres of land described in deed and recorded in the Official Public Records of Real Property of Harris County, Texas, under County Clerk's File Number P615386, said 2.723 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with cap found in the Westerly right-of-way line of Interstate Highway 45 (right-of-way width varies), for the Southeasterly corner of that certain Unrestricted Reserve "A" of Anshi Hospitality LLC, a subdivision as shown on map or plat recorded under Film Code Number 667044 of the Map Records of Harris County, Texas;

Thence, S 07°45'26 E, along the Westerly right-of-way line of said Interstate Highway 45, a distance of 278.60 feet to the Northeasterly corner of that certain called 1.000 acre of land described in deed and recorded in the Official Public Records of Real Property of Harris County, Texas, under County Clerk's File Number 20140114394;

Thence, S 58°03'57" W, along the Northerly line of said 1.000 acre tract, a distance of 349.72 feet to the Easterly line of Block 5 of Enchanted Oaks, Section 1, a subdivision as shown on map or plat recorded under Volume 135, Page 20 of the Map Records of Harris County, Texas;

Thence, N 30°46'00" W, along the Easterly line of said Block 5 of Enchanted Oaks, Section 1, a distance of 270.02 feet to a 5/8 inch iron rod with cap found for the Southwesterly corner of that certain Restricted Reserve "A" of Darryl Moore's Marine, a subdivision as shown on map or plat recorded under Film Code Number 552002 of the Map Records of Harris County, Texas;

Thence, N 59°14'00" E, along a Southerly line of said Restricted Reserve "A" of Darryl Moore's Marine, a distance of 236.70 feet to a 1/2 inch iron rod found for the most Southerly Southeast corner of said Restricted Reserve "A" of Darryl Moore's Marine;

Thence, N 30°46'00" W, along an Easterly line of said Restricted Reserve "A" of Darryl Moore's Marine, a distance of 83.26 feet to a 5/8 inch iron rod with cap found for the Southwesterly corner of said Unrestricted Reserve "A" of Anshi Hospitality LLC;

Thence, N 59°08'33" E, along a Southerly line of said Unrestricted Reserve "A" of Anshi Hospitality LLC, a distance of 50.11 feet to a 5/8 inch iron rod with cap found for an angle point;

Thence, N 86°50'19" E, continuing along a Southerly line of said Unrestricted Reserve "A" of Anshi Hospitality LLC, a distance of 193.80 feet to the POINT OF BEGINNING and containing 2.723 acres of land.

BEARING ORIENTATION BASED ON DISTRICT BOUNDARY MAP OF HARRIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 110.

TRACT BEING SHOWN ON MAP (DRAWING NUMBER HSC 02349-E-20)

HOVIS SURVEYING COMPANY, INC.

TEXAS FIRM REGISTRATION NO. 10030400

BY: 

Date: December 27, 2018  
Job No: 01-048-82  
Dwg No: HSC 02349-E-20  
File No: D01-048.82D

