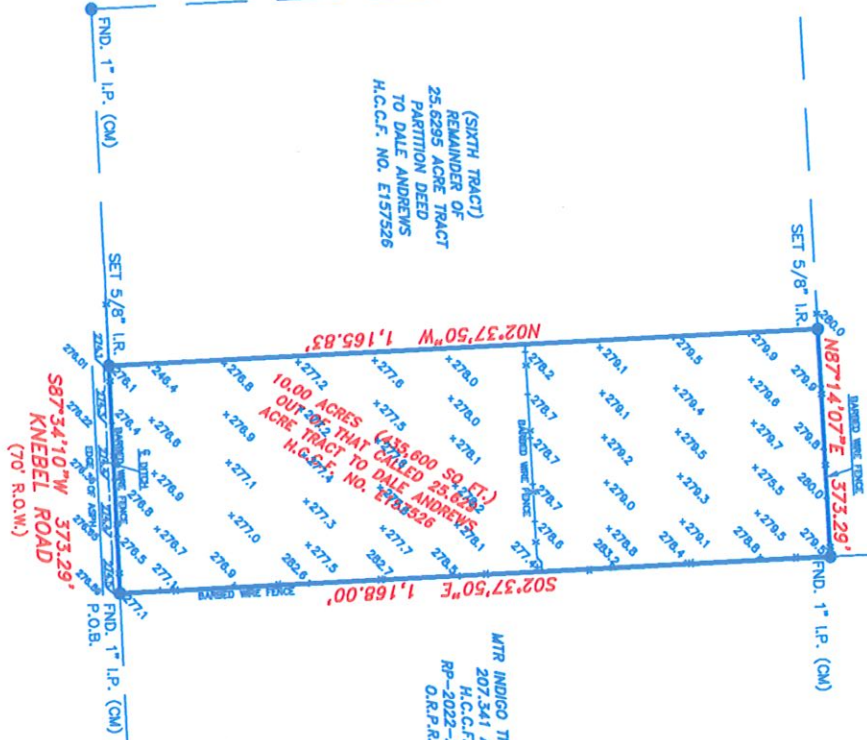




(FOURTH TRACT)  
25.6295 ACRE TRACT  
PARTITION DEED  
TO KERMIT W. KNEBEL  
H.C.C.F. NO. E157526

(SIXTH TRACT)  
REMAINDER OF  
25.6295 ACRE TRACT  
PARTITION DEED  
TO DALE ANDREWS  
H.C.C.F. NO. E157526



MTR INDIGO TRAILS, LLC  
207.341 ACRES  
H.C.C.F. NO.  
RP-2022-266457  
O.R.P.R.H.C.

- NOTES:
1. BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL (4204).
  2. SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.
  3. ALL FENCES ARE BARRIED UNLESS OTHERWISE NOTED.
  4. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT FURNISHED.
  5. ELEVATIONS SHOWN HEREON ARE BASED ON A HORIZONTAL DATUM AND DO NOT TAKE INTO ACCOUNT ANY HAVING A RECORDED ELEVATION OF 280.08 NAVD83/2011 A.D.L.
  6. SURVEYOR HAS NOT ABSTRACTED SUBJECT PROPERTY AND HAS RELIED ON TITLE COMMITMENT FROM CHARTER TITLE COMPANY.
- GF NO. CH--7868-1076822500011C  
EFFECTIVE DATE: JANUARY 13, 2025

I do hereby certify that this topographic survey was made on the ground for the property legally described hereon (or on attached sheet) represents the facts found at time of survey. There were no apparent conflicts in boundary lines or encroachments of improvements, except as shown, and that said property has access to and from a dedicated roadway.



David L. Bowden  
R.P.L.S. Texas Registration No. 4864

Legal Description  
10.00 Acres (435,600 sq. ft.)

Survey of 10.00 Acres (435,600 sq. ft.) tract of land situated in the 1st Half Survey, Abstract No. 3151, in Harris County, Texas, and a portion of and a portion of a called 25.6295 acre tract of land known as (Sixth Tract) to Dale Andrews, as described in a partition deed for record under Harris County Clerk's File No. E157526, said 10.00 acres being more particularly described by metes and bounds as follows:

beginning at a found 1 inch iron pipe located at the most southeast corner of the 25.6295 acre tract of land known as (Sixth Tract) to Dale Andrews, as described in a partition deed for record under Harris County Clerk's File No. E157526, same point being the most southwest corner of the 207.341 acre tract to MTR Indigo Trails, LLC, as described in the Official Real Property Records of Harris County Texas No. RP-2022-266457, said point lying along the northern right of way of Knebel Road (80 foot width), and being the most southeast corner of the herein described 10.00 acre tract of land;

Thence S 87°26'10" W, along the northern right-of-way line of Knebel Road (70 foot width), also being the southern line of the 25.6295 acre tract of land known as (Sixth Tract) to Dale Andrews, to a point 129 feet to a partition deed for record under Harris County Clerk's File No. E157526, 129 feet to a set 5/8 inch iron rod having the most southwest corner of the herein described 10.00 acre tract of land;

Thence N 02°37'50" W, having the southerly right-of-way line of Knebel Road (70 foot width), and the southerly line of the 25.6295 acre tract of land known as (Sixth Tract) to Dale Andrews, as described in a partition deed for record under Harris County Clerk's File No. E157526, along the most westerly line of the herein described 10.00 acre tract of land, a distance of 1,165.83 feet, to a set 5/8 inch iron rod for corner, said point being the most northeast corner of the herein described 10.00 acre tract of land and lying along the westerly line of the 207.341 acre tract to MTR Indigo Trails, LLC, as described in the Official Real Property Records of Harris County Texas No. RP-2022-266457;

Thence S 02°37'50" E, along the westerly line of the 207.341 acre tract to MTR Indigo Trails, LLC, as described in the Official Real Property Records of Harris County Texas No. RP-2022-266457, same being the westerly line of the 10.00 acre tract of land known as (Sixth Tract) to Dale Andrews, as described in a partition deed for record under Harris County Clerk's File No. E157526, a distance of 1,168.00 feet to the Point of Beginning and containing 10.00 acres of land more or less.

BOUNDARY/TOPOGRAPHIC SURVEY

SIMMARY OF  
10.00 ACRES (435,600 SQ. FT.) OF LAND  
OUT OF THAT CERTAIN CALLED  
25.6295 ACRES TRACT TO  
DALE ANDREWS  
H.C.C.F. NO. E157526  
HARRIS COUNTY, TEXAS

Date: 02/10/2025  
Drawn By: RL  
Project No.: RVS-564  
Project Location:  
3370 KNEBEL ROAD  
WALLER, TEXAS 77484  
Key Map: 262 G

Prepared For:  
MTR INDIGO TRAILS, LLC  
THIS PROPERTY IS IN THE 100 YEAR FLOOD ZONE, AS SHOWN ON THE FLOOD MAP, WHICH HAS AN EFFECTIVE DATE OF 01/13/2015. ANY OTHER FLOODING INFORMATION SHOULD BE OBTAINED FROM THE LOCAL FLOODING AGENCIES.  
Bowden Survey  
INDEPENDENT SURVEYING SERVICES  
PHONE: (281) 561-1800  
FAX: (281) 561-4000  
TRPLS Registration No. 10127400

Legal Description  
10.00 Acres (435,600 sq. ft)

Survey of 10.00 Acres (435,600 sq. ft.) tract of land situated in the J. Hall Survey, Abstract No. 351, in Harris County, Texas, being out of and a portion of a called 25.6295 acre tract of land known as (Sixth Tract) to Dale Andrews, as described in a partition deed for record under Harris County Clerk's File No. E-157526, said 10.00 acres being more particularly described by metes and bounds as follows:

Beginning at a found 1 inch iron pipe located at the most southeast corner of the 25.6295 acre tract of land known as (Sixth Tract) to Dale Andrews, as described in a partition deed for record under Harris County Clerk's File No. E-157526, same point being the most southwest corner of the 207.341 acre tract to MTR Indigo Trails, LLC, as described in the Official Real Property Records of Harris County Texas No. RP-2022-266457, said point lying along the northerly right of way of Knebel Road (80 foot wide), and being the most southeast corner of the herein described 10.00 acre tract of land;

Thence S 87°34'10" W, along the northerly right-of-way line of Knebel Road (70 foot wide), also being the southerly line of the 25.6295 acre tract of land known as (Sixth Tract) to Dale Andrews, as described in a partition deed for record under Harris County Clerk's File No. E-157526, a distance of 373.29 feet, to a set 5/8 inch iron rod marking the most southwest corner of the herein described 10.00 acre tract of land;

Thence N 02°37'50" W, leaving the southerly right-of-way line of Knebel Road (70 foot wide), and the southerly line of the 25.6295 acre tract of land known as (Sixth Tract) to Dale Andrews, as described in a partition deed for record under Harris County Clerk's File No. E-157526, along the most westerly line of the herein describe 10.00 acre tract of land, a distance of 1,165.83 feet, to a set 5/8 inch iron rod for corner, said point lying along the southerly line of a called 25.6295 acre tract of land known as (Forth Tract) to Kermit W. Knebel, as described in a partition deed for record under Harris County Clerk's File No. E-157526 and the northerly line of the 25.6295 acre tract of land known as (Sixth Tract) to Dale Andrews, as described in a partition deed for record under Harris County Clerk's File No. E-157526, said point being the most northwest corner of the herein described 10.00 acre tract of land;

Thence N 87°14'07" E, along the southerly line of a called 25.6295 acre tract of land known as (Forth Tract) to Kermit W. Knebel, as described in a partition deed for record under Harris County Clerk's File No. E-157526 and the northerly line of the 10.000 acre tract of land known as (Sixth Tract) to Dale Andrews, as described in a partition deed for record under Harris County Clerk's File No. E-157526, a distance of 373.29 feet, to a found 1 inch iron pipe for corner, said point being the most northeast corner of the herein described 10.00 acre tract of land and lying along the westerly line of the 207.341 acre tract to MTR Indigo Trails, LLC, as described in the Official Real Property Records of Harris County Texas No. RP-2022-266457;

Thence S 02°37'50" E, along the westerly line of the 207.341 acre tract to MTR Indigo Trails, LLC, as described in the Official Real Property Records of Harris County Texas No. RP-2022-266457 same being the easterly line of the 10.000 acre tract of land known as (Sixth Tract) to Dale Andrews, as described in a partition deed for record under Harris County Clerk's File No. E-157526, a distance of 1,168.00 feet to the Point of Beginning and containing 10.00 acres of land more or less.

**BOUNDARY/TOPOGRAPHIC SURVEY**

SURVEY OF  
10.00 ACRES (435,600 SQ. FT.) OF LAND  
OUT OF THAT CERTAIN CALLED  
25.6295 ACRES TRACT TO  
DALE ANDREWS  
H.C.C.F. NO. E157526  
HARRIS COUNTY, TEXAS