



METES AND BOUNDS DESCRIPTION  
2.7443 ACRES OF LAND  
BEING OUT OF  
RESTRICTED RESERVE B  
ALEXAN LANDING SUBDIVISION  
CITY OF WEBSTER, HARRIS COUNTY, TEXAS

All that certain 2.7443 acres of land out of Restricted Reserve B, Alexan Landing Subdivision located in Harris County, Texas out of that certain called 15.417 acre tract described in a deed dated 09-29-2020 from The Betty Ann Stedman-CS Trust to NASA Road 1 LLC filed in the Harris County Clerk's File No. 2020460999 and being more particularly described by metes and bounds as follows:

COMMENCING at a found 5/8" iron rod with cap being the northwest corner of said Restricted Reserve B and being on the west right-of-way line of Sarah Deel Street (60' wide); THENCE S 41° 09' 56" W - 342.06', continuing with said west right-of-way line to a found 5/8" iron rod with cap for corner being the start of a curve to the right having a central angle of 12° 34' 53", a radius of 570.00', a chord bearing of S 34° 52' 29" E, a chord distance of 124.91'; THENCE with said curve to the right and continuing with said west right-of-way line an arc distance of 125.17' to the POINT OF BEGINNING and be the start of a curve to the right having a central angle of 15° 41' 01", a radius of 570.00', a chord bearing of S 20° 44' 31" E, a chord distance of 155.54';

THENCE with said curve to the right and continuing with said west right-of-way line an arc distance of 156.03' to a found 5/8" iron rod with cap for corner;

THENCE S 12° 54' 01" E - 141.31', continuing with said west right-of-way line to a found 5/8" iron rod with cap for corner being the start of a curve to the left having a central angle of 01° 34' 35", a radius of 530.00', a chord bearing of S 13° 14' 19" E, a chord distance of 17.33';

THENCE with said curve to the left and continuing with said west right-of-way line an arc distance of 17.33' to a found 5/8" iron rod with cap for corner;

THENCE S 48° 51' 19" W - 346.48', with the south line of said 2.7443 acre tract to a found 5/8" iron rod with cap for corner;

THENCE N 41° 08' 41" W - 283.97', with the east line of that certain called 2.1591 acre tract described in a deed dated 11-23-1983 from R.B. Baldridge et al to Cullen/Frost Bank of Dallas, N.A. filed in the Harris County Clerk's File No. J249640 to a found 5/8" iron rod with cap for corner;

THENCE N 48° 49' 19" E - 475.55', to the POINT OF BEGINNING containing 2.7443 acres (119,541 square feet) of land, more or less.

METES AND BOUNDS DESCRIPTION  
5.1086 ACRES OF LAND  
BEING OUT OF  
RESTRICTED RESERVE B  
ALEXAN LANDING SUBDIVISION  
CITY OF WEBSTER, HARRIS COUNTY, TEXAS

All that certain 5.1086 acres of land out of Restricted Reserve B, Alexan Landing Subdivision located in Harris County, Texas out of that certain called 15.417 acre tract described in a deed dated 09-29-2020 from The Betty Ann Stedman-CS Trust to NASA Road 1 LLC filed in the Harris County Clerk's File No. 2020460999 and being more particularly described by metes and bounds as follows:

BEGINNING at a found 5/8" iron rod with cap being the northwest corner of said Restricted Reserve B and being on the west right-of-way line of Sarah Deel Street (60' wide); THENCE S 41° 09' 56" W - 342.06', continuing with said west right-of-way line to a found 5/8" iron rod with cap for corner being the start of a curve to the right having a central angle of 12° 34' 53", a radius of 570.00', a chord bearing of S 34° 52' 29" E, a chord distance of 124.91';

THENCE with said curve to the right and continuing with said west right-of-way line an arc distance of 125.17' to a found 5/8" iron rod with cap for corner;

THENCE S 48° 49' 19" W - 835.55', to a found 5/8" iron rod with cap for corner;

THENCE N 41° 07' 20" E - 59.18', with the west line of said Restricted Reserve B to a found 5/8" iron rod with cap for corner;

THENCE N 23° 12' 56" E - 941.82', with the south line of a certain called 21.775 acre tract of land described in a deed dated 11-16-2012 from Inland American Webster Clear Lake Limited Partnership to Marquis Clear Lake Apartments, L.P. filed in the Official Public Records of Real Property of Harris County, Texas in Clerk File No. 20120534506, Firm Code No. 038-46-1617 to the POINT OF BEGINNING containing 5.1086 acres (222,529 square feet) of land, more or less.

04-28-2023 DATE  
N. M. MATHIS  
4517 R.P.L.S. NO.

CALLED 21.775 ACRES  
INLAND AMERICAN WEBSTER CLEAR LAKE LIMITED PARTNERSHIP  
TO  
MARQUIS CLEAR LAKE APARTMENTS, L.P.  
20120534506 038-46-1617  
11-16-2012

TRACT C  
5.1086 ACRES  
(222,529 SQ. FT.)

TRACT B  
2.7443 ACRES  
(119,541 SQ. FT.)

CALLLED 15.417 ACRES  
BETTY ANN STEDMAN-CS TRUST  
TO  
NASA ROAD 1 LLC  
C.F. NO. 2020460999  
09-29-2020

CALLLED 2.1591 ACRES  
R.B. BALDRIDGE et al  
TO  
CULLEN/FROST BANK OF DALLAS, N.A.  
J249640 065-95-0213  
11-23-1983

4.2588 AC.  
(185,512 S.F.)

NASA ROAD 1, LLC  
TO  
CLEAR LAKE NASA VENTURES LLC  
UNRECORDED  
11-29-2022

- LEGEND**
- ⊕ TRAFFIC SIGN
  - ⊕ COMMUNICATIONS MANHOLE
  - ⊕ TELEPHONE ENCLOSURE
  - ⊕ CHAIN LINK FENCE
  - ⊕ WOOD FENCE
  - ⊕ POWER POLE
  - ⊕ POWER POLE W/DOWN GUY
  - ⊕ STREET/AREA LIGHT
  - ⊕ GAS VALVE
  - ⊕ GAS METER
  - ⊕ STORM/SAN/CHILLWATER MANHOLE
  - ⊕ ROOF OVERHANG
  - ⊕ ELEC MANHOLE
  - ⊕ OVERHEAD ELECTRIC LINE
  - ⊕ STORM SEWER WITH SIZE
  - ⊕ BURIED GAS LINE WITH SIZE
  - ⊕ BURIED WATER LINE WITH SIZE
  - ⊕ CHAIN LINK FENCE
  - ⊕ CORRUGATED METAL PIPE
  - ⊕ IRON PIPE
  - ⊕ IRON ROD
  - ⊕ CENTERLINE
  - ⊕ PINCH TOP PIPE
  - ⊕ PULL BOX
  - ⊕ NO PARKING SIGN
  - ⊕ CURB INLET
  - ⊕ SQUARE INLET
  - ⊕ TRAFFIC SIGNAL POLE
  - ⊕ FIRE HYDRANT
  - ⊕ WATER VALVE
  - ⊕ WATER METER
  - ⊕ SANITARY CLEAN OUT
  - ⊕ JUNCTION BOX
  - ⊕ GAS MANHOLE
  - ⊕ HANDICAP PARKING
  - ⊕ TELEPHONE
  - ⊕ SAMPLE WELL
  - ⊕ YD-YARD DRAIN

- GENERAL NOTES**
1. ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983.
  2. NO PORTION OF THE SUBJECT SITE IS LOCATED WITHIN THE 100 YEAR SPECIAL FLOOD HAZARD AREA ACCORDING TO THE MOST RECENT OFFICIAL INSURANCE RATE MAP, DATED 01-06-2017, MAP NUMBER 48201C109M, ZONE(S) "X" & "Y" SHADED, PROMULGATED BY THE ADMINISTRATOR OF THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT OF THE UNITED STATES. ANY REFERENCE TO THE 100 YEAR FLOOD PLAIN OR FLOOD HAZARD ZONES, ARE AN ESTIMATE BASED ON DATA PROVIDED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE PROGRAM AND SHOULD NOT BE INTERPRETED AS A STUDY OR DETERMINATION OF THE FLOODING PROPENSITIES OF THIS PROPERTY.
  3. FOR ADDITIONAL BUILDING RESTRICTIONS, SEE RESTRICTIVE COVENANTS (F.C. 574230 HCMR).
  4. SEE SEPARATE LEGAL DESCRIPTION.

PREJEAN & COMPANY, INC. surveying / mapping		9324 WESTVIEW DRIVE HOUSTON, TX 77055 713-467-MAPS	
<b>ALTA/NSPS LAND TITLE SURVEY</b>			
TRACT B - 2.7443 ACRES TRACT C - 5.1086 ACRES OF LAND OUT OF UNRESTRICTED RESERVE "B" ALEXAN LANDING SUBDIVISION (F.C. 574230 HCMR, WEBSTER, HARRIS COUNTY, TEXAS			
04-28-2023	1"=40'	JOB NO. 173-75-15	
GF NO.	TITLE COMPANY		