

METES AND BOUNDS DESCRIPTION
0.8753 ACRES (38,126 SQUARE FEET)
INVISION COMMERCE PARK
HOWARD DECROW SURVEY, ABSTARCT NUMBER 221
HARRIS COUNTY, TEXAS

Being a tract or parcel containing 0.8753 acres (38,126 square feet) of land situated in the Howard Decrow Survey, Abstract Number 221, Harris County, Texas, being out of and a portion of Unrestricted Reserve "A" in Block 1 of Invision Commerce Park, a subdivision of record at Film Code Number 705182 of the Map Records of Harris County, Texas, and being out of and a portion of the residue of a called 3.7506 acre tract, as described in deed to KCFS Investments, LLC under Harris County Clerk's File Number RP-2022-483004, said 0.8753 acre tract being more particularly described by metes and bounds as follows (bearings shown hereon are based on the Texas State Plane Coordinate System, South Central Zone, No. 4204);

COMMENCING at a bent 5/8-inch iron rod found marking the west end of a cutback line in the northeasterly right-of-way line of Aldine-Westfield Road (100 feet wide), as recorded in Volume 1110, page 327, Volume 3128, Page 502 and Volume 6219, Page 465 of the Deed Records of Harris County, Texas with the intersection of Spring Vale Drive (60 feet wide), as recorded at Film Code Number 619288 of the Map Records of Harris County, Texas, same being the southwest corner of a called 824 square feet, as described in deed to Morrison Homes of Texas, Inc. under Harris County Clerk's File Number 20070531778;

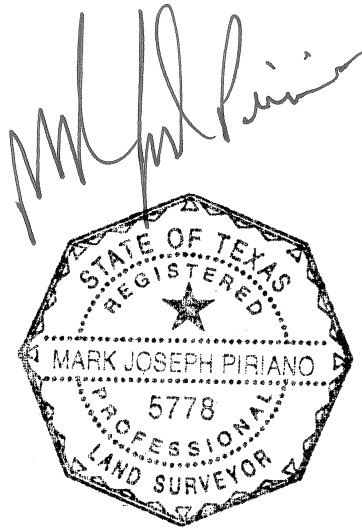
THENCE, North 34°15'57" West, with the northeasterly right-of-way line of said Aldine-Westfield Road, at a distance of 28.28 feet pass a 5/8-inch iron rod with cap stamped "Pinnell 5349" found marking the west corner of said called 824 square feet and the most westerly south corner of a called 0.9060 acre tract, as described in deed to O'Reilly Auto Enterprises, LLC under Harris County Clerk's File Number RP-2024-210492, continuing along said northeasterly right-of-way line for a total distance of 186.99 feet to a 5/8-inch iron rod with cap stamped "Pinnell 5349" found marking the west corner of said called 0.9060 acre tract and the south corner and POINT OF BEGINNING of the herein described tract;

THENCE, North 34°15'57" West, continuing with the northeasterly right-of-way line of said Aldine-Westfield Road, a distance of 190.41 to a 5/8-inch iron rod with plastic cap stamped "BCG SURVEYING" set marking the west corner of the herein described tract;

THENCE, North 55°35'56" East, crossing the aforesaid Unrestricted Reserve "A", a distance of 200.00 feet to a bent 5/8-inch iron rod found marking the north corner of the herein described tract common with the west corner of the called 0.9021 acre tract, as described in deed to Invision Commerce Park Owners Association under Harris County Clerk's File Number RP-2024-210488;

THENCE, South 34°15'53" East, along the southwest line of said called 0.9021 acre tract, a distance of 190.84 feet to a 5/8-inch iron rod with cap stamped "Pinnell 5349" found marking the north corner of the aforesaid called 0.9060 acre tract common with the east corner of the herein described tract;

THENCE, South 55°43'23" West, along the northwest line of said called 0.9060 acre tract, a distance of 200.00 feet to the POINT OF BEGINNING and containing 0.8753 acre (38,126 square feet) of land. This description is based on the ALTA/NSPS Land Title Survey prepared by Bowman, dated June 18, 2025, Project Number 091360-01-001.



Compiled by: Mark Joseph Piriano, RPLS
Bowman
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