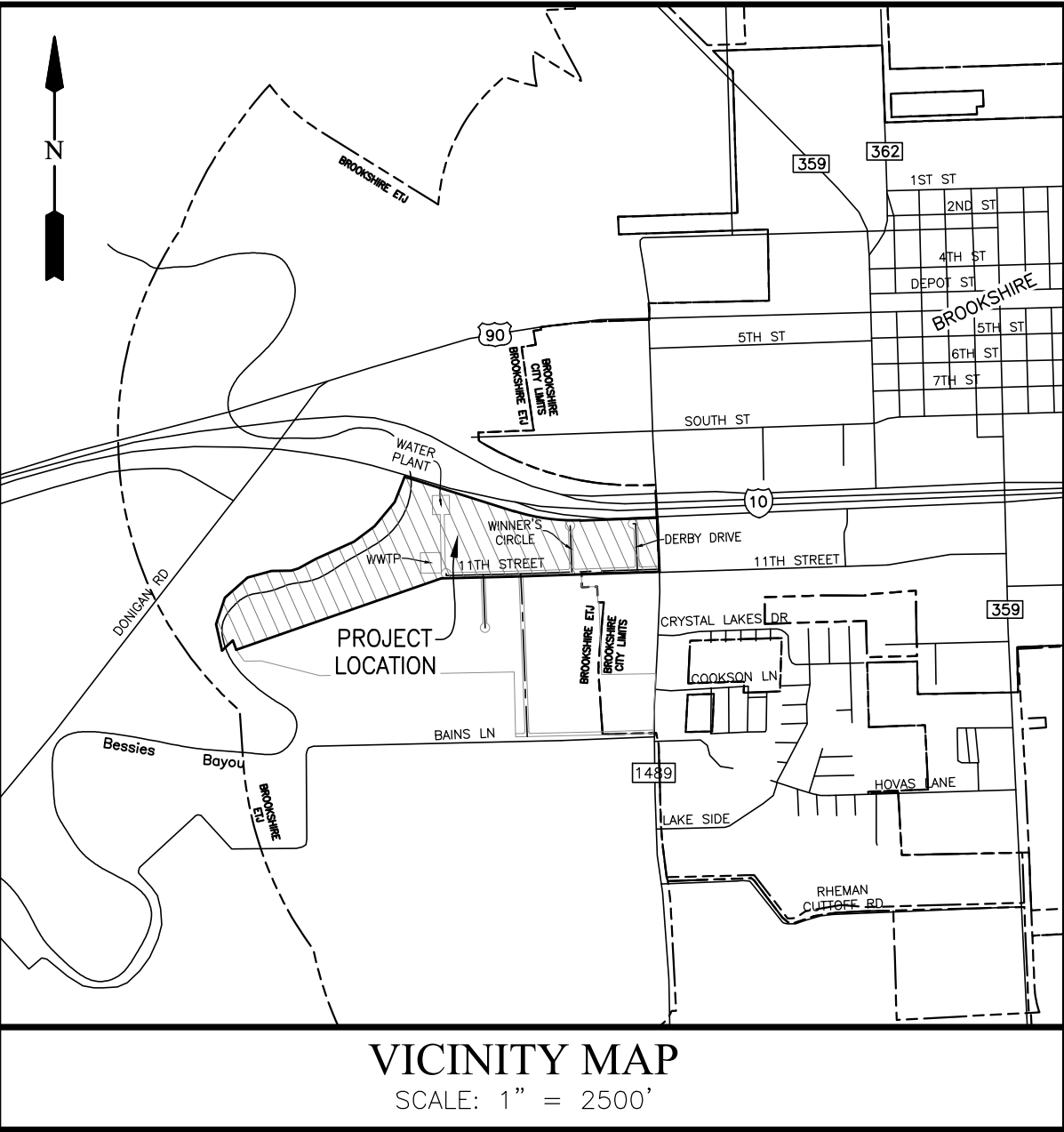
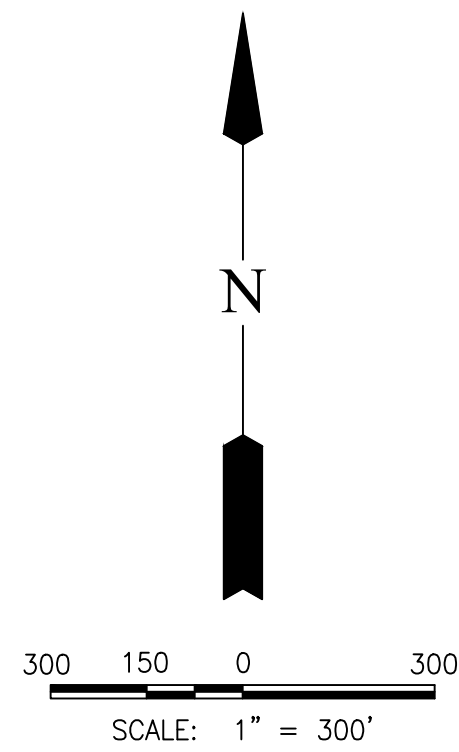




KEY MAP NO. 481 A, B, & C



PARK 1489 GENERAL PLAN - PHASE I

A SUBDIVISION OF 147.919 ACRES OF LAND SITUATED IN
THE WILLIAM COOPER SURVEY, ABSTRACT NUMBER 20
WALLER COUNTY, TEXAS.

JUNE 15, 2026 JOB NO. 5454-2604P

OWNER/DEVELOPER:

IDV QOZB 2023, LLC

10375 RICHMOND AVENUE, SUITE 1950, HOUSTON, TEXAS 77042

SURVEYOR:

LJA Surveying, Inc.
3600 W Sam Houston Parkway S
Suite 175
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
T.B.P.E.L.S. Firm No. 10194382

ENGINEER:

LJA Engineering, Inc.
1904 W. Grand Parkway North
Suite 100
Katy, Texas 77449
Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386

NOTE: ALL CONCRETE PAVING IS 7" OR GREATER.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 19°52'10" W	147.10'
L2	S 46°59'00" W	220.14'
L3	N 12°22'04" W	395.15'
L4	N 18°11'32" E	405.83'
L5	N 48°23'24" E	448.45'
L6	N 74°45'36" E	361.42'
L7	N 88°50'02" E	285.85'
L8	N 72°38'05" E	113.80'
L9	N 61°54'00" E	284.28'
L10	N 52°57'05" E	373.92'
L11	N 39°45'52" E	463.55'
L12	N 21°24'14" E	398.00'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	2,864.79'	19°32'57"	977.46'	S 82°12'29" E	972.73'
C2	5,625.68'	0°11'22"	18.59'	S 02°21'23" E	18.59'
C3	1,280.00'	0°33'35"	12.51'	S 88°24'26" W	12.51'

CALLLED 1.144 ACRES
WCAD PROPERTY ID NO. 5291
MOBLEY ENTERPRISES, INC.
(NO RECORDING INFORMATION FOUND)

CALLLED TRACT 3
3.160 ACRES
THE BROOKWOOD REAL
PROPERTY HOLDING
COMPANY
INSTRUMENT NO. 1809680
O.P.R.W.C.T.

CALLLED TRACT 2-80 ACRES
THE BROOKWOOD REAL PROPERTY
HOLDING COMPANY
INSTRUMENT NO. 1809680
O.P.R.W.C.T.

CALLLED 0.5436 & 2.60 ACRES
BROOKSHIRE PROPERTIES, INC.
VOL. 474, PG. 103
O.P.R.W.C.T.