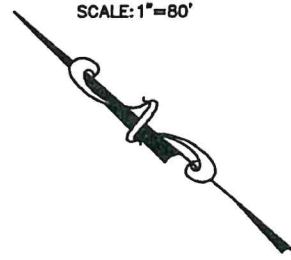


REMAINDER OF A CALLED  
9.9693 ACRES  
TRACT 2  
SSMRS PARTNERS, LTD.  
H.C.C.F. No. 20060080790

RESTRICTED RESERVE "J"  
WILLOW SPRINGS, SEC. 1  
F.C. No. 577299, H.C.M.R.

SCALE: 1"=80'

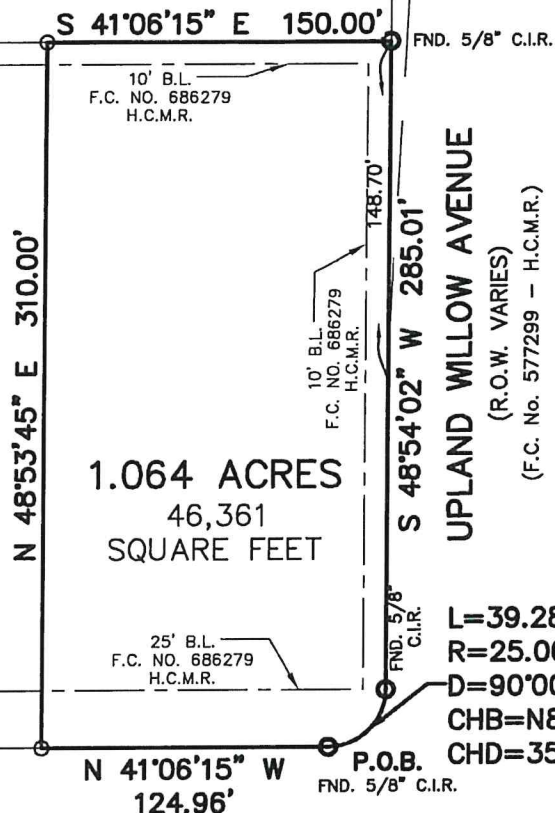


LEGEND

H.C.M.R. = HARRIS COUNTY MAP RECORDS  
H.C.D.R. = HARRIS COUNTY DEED RECORDS  
H.C.C.F. = HARRIS COUNTY CLERK'S FILE  
F.C. = FILM CODE  
FND. = FOUND  
C.I.R. = CAPPED IRON ROD  
No. = NUMBER  
R.O.W. = RIGHT-OF-WAY  
P.O.B. = POINT OF BEGINNING  
B.L. = BUILDING LINE  
VOL. = VOLUME  
PG. = PAGE  
L = LENGTH  
R = RADIUS  
D = CENTRAL ANGLE  
CHB = CHORD BEARING  
CHD = CHORD DISTANCE

CALLED 6.2029 ACRES  
SHOPPES @ 249, LP  
H.C.C.F. No.  
RP-2018-269359

UNRESTRICTED RESERVE "A"  
BLOCK 1  
SHOPPES AT SH 249  
F.C. NO. 686279  
H.C.M.R.



NOTE:

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE SUBDIVISION PLAT OF SHOPPES AT SH 249 AS RECORDED IN F.C. No. 686279 OF THE H.C.M.R.
2. A METES AND BOUNDS DESCRIPTION OF EVEN DATE HAS BEEN PREPARED IN CONJUNCTION WITH AND ACCOMPANIES THIS EXHIBIT.

UPLAND WILLOW AVENUE  
(R.O.W. VARIES)  
(F.C. No. 577299 - H.C.M.R.)

L=39.28'  
R=25.00'  
D=90°00'48"  
CHB=N86°04'44"  
CHD=35.36'

STATE HIGHWAY 249  
(180' R.O.W.)  
(VOL. 3947, PG. 5 - H.C.D.R.)

1.064 ACRE EXHIBIT

OUT OF UNRESTRICTED RESERVE "A", BLOCK 1, OF SHOPPES AT SH 249, A SUBDIVISION OF RECORD IN F.C. No. 686279 OF THE H.C.M.R., SAME BEING OUT OF A CALLED 6.2029 ACRE TRACT OF LAND RECORDED IN THE NAME OF SHOPPES @ 249, LP, IN H.C.C.F. No. RP-2018-269359, IN THE

T.M. DORSETT SURVEY  
ABSTRACT NO. 222

HARRIS COUNTY, TEXAS JOB#: 17143 JANUARY 22, 2020

10590 WESTOFFICE DRIVE, SUITE #100  
HOUSTON, TEXAS 77042

**Civil-Surv**  
Land Surveying, LLC

OFFICE: (713) 839-9181  
TBPLS No. 10143800  
Email: michael@civil-surv.net

County: Harris  
Project: Shoppes @ SH 249 Tract A  
M&B No: 20-011  
CS Job No: 17143

**METES AND BOUNDS DESCRIPTION OF 1.064 ACRES**

Being a tract of land containing 1.064 acres, located in the T.M. Dorsett Survey, Abstract 222, in Harris County, Texas; Said 1.064 acres being out of Unrestricted Reserve "A", Block 1, of Shoppes at SH 249, a subdivision of record in Film Code Number (F.C. No.) 686279 of the Harris County Map Records (H.C.M.R.), same being out of a called 6.2029 acre tract of land recorded in the name of Shoppes @ 249, LP, in Harris County Clerk's File (H.C.C.F) No. RP-2018-269359; Said 1.064 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the recorded subdivision plat of said Shoppes at SH 249):

**BEGINNING**, at a 5/8-inch capped iron rod found at the westerly south corner of said Unrestricted Reserve "A" and the herein described tract, same being the west end of a transition curve to the left from the northeast Right-of-Way (R.O.W.) line of State Highway 249 (one hundred and eighty feet wide per Volume 3947, Page 5, of the Harris County Deed Records (H.C.D.R.)) to the northwest R.O.W. line of Upland Willow Avenue (width varies per F.C. No. 577299 of H.C.M.R.);

**THENCE**, North 41° 06' 15" West, with the southwest line of said Unrestricted Reserve "A" and the northeast R.O.W. line of said State Highway 249, a distance of 124.96 feet to a point for the westerly corner of the herein described tract;

**THENCE**, North 48° 53' 45" East, through and across said Unrestricted Reserve "A", a distance of 310.00 feet to a point on the northeast line of said Unrestricted Reserve "A" and the southwest line of the remainder of a called 9.9693 acre tract of land described as Tract 2 and recorded in the name of SSMRS Partners, LTD., in H.C.C.F. No. 20060080790;

**THENCE**, South 41° 06' 15" East, with the northeast line of said Unrestricted Reserve "A" and the southwest line of said remainder tract, a distance of 150.00 feet to a 5/8-inch capped iron rod found on the southeast line of said Unrestricted Reserve "A" and the northwest line of Restricted Reserve "J" of Willow Springs, Sec. 1, a subdivision of record in F.C. No. 577299 of the H.C.M.R., for the most easterly corner of the herein described tract;

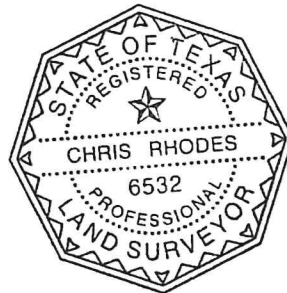
**THENCE**, South 48° 54' 02" West, with the southeast line of said Unrestricted Reserve "A" and the northwest line of said Restricted Reserve "J", at a distance of 148.70 feet pass the southwesterly corner of said Restricted Reserve "J" on the northwest R.O.W. line of said Upland Willow Avenue, continuing with the southeast line of said Unrestricted Reserve "A" and the northwest R.O.W. line of said Upland Willow Avenue a total distance of 285.01 feet to a 5/8-inch capped iron rod found at the east end of aforesaid transition curve to the right;

**THENCE**, 39.28 feet along the arc of said transition curve to the right, having a radius of 25.00 feet, a central angle of 90° 00' 48", and a chord that bears North 86° 04' 44" West, a distance of 35.36 feet to the **POINT OF BEGINNING** and containing 1.064 acres of land.

An Exhibit Map of the herein described tract was prepared in conjunction with and accompanies this description.



Chris Rhodes, R.P.L.S.  
Texas Registration Number 6532



CIVIL-SURV LAND SURVEYING, LC  
PH: (713) 839-9181  
January 22, 2019