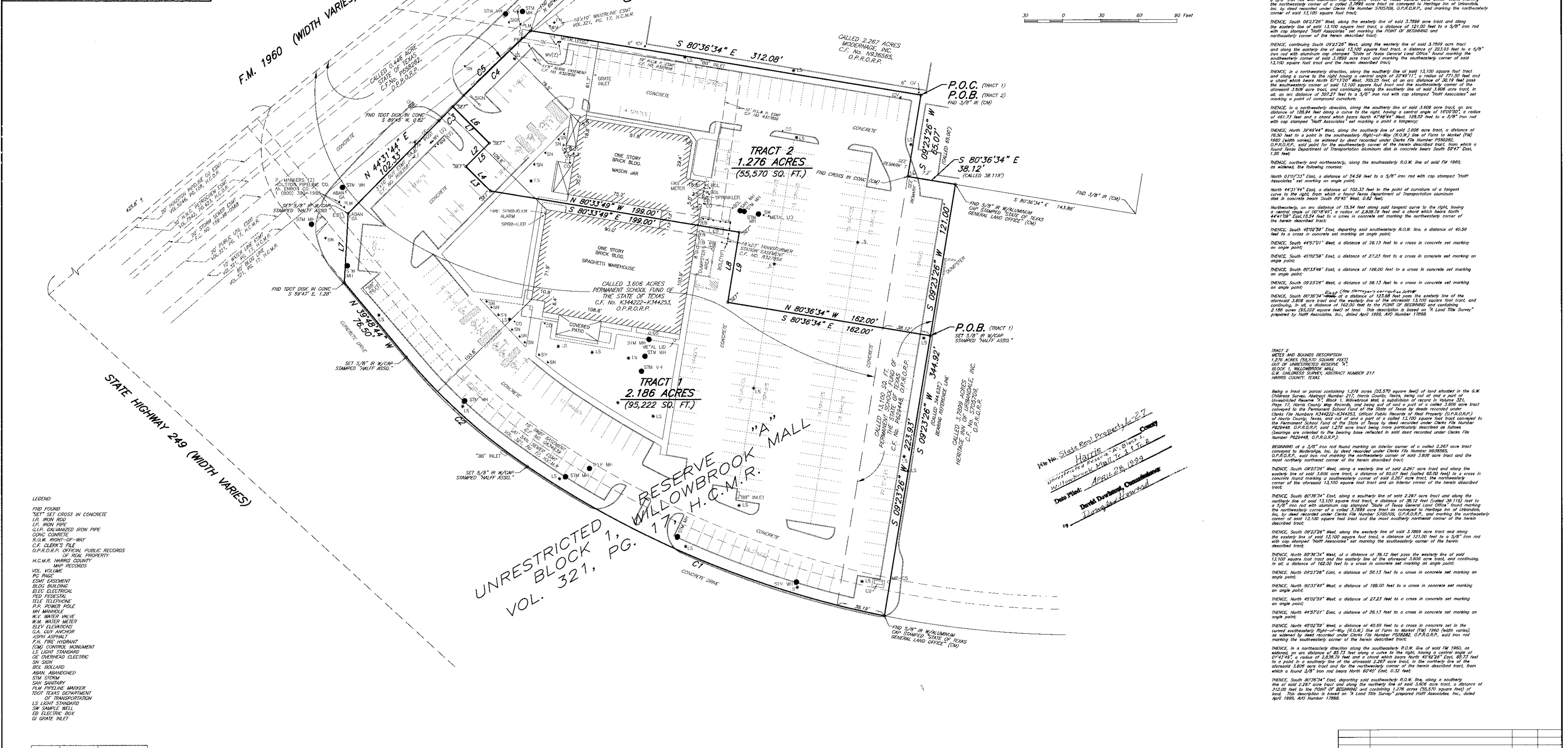


VICINITY MAP: 1" = 12 Mi (Approx)



- LEGEND:**
- FND FND: FOUND
 - SET: SET CROSS IN CONCRETE
 - LA: IRON ROD
 - LI: IRON PIPE
 - G.I.P.: GALVANIZED IRON PIPE
 - CONC: CONCRETE
 - R.O.W.: RIGHT-OF-WAY
 - C.F.: CLERK'S FILE
 - O.P.R.O.R.P.: OFFICIAL PUBLIC RECORDS
 - H.C.M.R.: HARRIS COUNTY MAP RECORDS
 - P.C. PINNACLES
 - ESMT: EASEMENT
 - BLDG: BUILDING
 - BE: ELECTRICAL
 - FE: FENCE
 - TELE: TELEPHONE
 - P.P.: POWER POLE
 - W.M.: WATER METER
 - ELEV: ELEVATIONS
 - GA: GUY ANCHOR
 - ADSH: ADSH
 - F.H.: FIRE HYDRANT
 - CONC: CONCRETE MONUMENT
 - LS: LIGHT STANDARD
 - OE: OVERHEAD ELECTRIC
 - SO: SIGN
 - BOL: BOLLARD
 - ASBK: ASBESTOS
 - STM: STORM
 - SAN: SANITARY
 - PLM: PIPELINE MARKER
 - TDOT: TEXAS DEPARTMENT OF TRANSPORTATION
 - LS: LIGHT STANDARD
 - SW: SAMPLE WELL
 - EB: ELECTRIC BOX
 - GI: GRATE INLET

LINE	DISTANCE	BEARING
L1	40.59'	S 45°02'59" E
L2	26.13'	S 44°57'01" W
L3	27.23'	S 45°02'59" E
L4	27.23'	N 45°02'59" W
L5	26.13'	N 44°57'01" E
L6	40.59'	N 45°02'59" W
L7	54.59'	N 03°07'33" E
L8	56.13'	S 09°23'26" W
L9	56.13'	N 09°23'26" E

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	271.50	22°49'11"	307.27	N 67°13'20" W	308.25
C2	461.23	16°02'00"	128.94	N 47°48'44" W	128.52
C3	2858.79	00°18'49"	15.54	N 44°41'09" E	15.54
C4	2858.79	01°43'49"	85.73	N 45°42'28" E	85.73
C5	2858.79	02°02'39"	101.28	N 45°33'03" E	101.27

Notes:

- This survey reflects boundary and easement information as per a Title Commitment for Title Insurance issued by Commonwealth Land Title Insurance Company, C.F. Number 98212032, dated January 22, 1999; no additional research regarding the existence of easements or restriction of record has been performed by Half Associates, Inc. Additional information was provided by Charter Information Services.
- This tract lies in Zone "2", unshaded, and does not lie within the 100 year flood plain as per the National Flood Insurance Program Firm Community Panel Number 480287-0440-1, latest available published revision dated November 8, 1996.
- This tract is subject to Restrictive Covenants of Record in Volume 321, Page 17, H.C.M.R. and under Clerks File Numbers 4956106 and 1568562, O.P.R.O.R.P.
- This tract is subject to terms, conditions and stipulations contained within Agreements of Record under Clerks File Numbers 0271633 and 3956106, O.P.R.O.R.P.
- Surface of subsurface faulting, hazardous waste, wellhead designations or other environmental issues have not been addressed within the scope of this survey.
- Bearings are oriented to the bearing base reflected in the deed recorded under Clerks File Number 1029446, O.P.R.O.R.P.
- There exists 189 regular and 6 handicapped parking spaces (striped) within the boundaries of Tract 1, and 119 regular and 4 handicapped parking spaces (striped) within the boundaries of Tract 2.

Surveyor's Remarks:

- The concrete drive extends over the property line onto the adjoining tract to the North and East as shown.

Notes:

- This survey reflects boundary and easement information as per a Title Commitment for Title Insurance issued by Commonwealth Land Title Insurance Company, C.F. Number 98212032, dated January 22, 1999; no additional research regarding the existence of easements or restriction of record has been performed by Half Associates, Inc. Additional information was provided by Charter Information Services.
- This tract lies in Zone "2", unshaded, and does not lie within the 100 year flood plain as per the National Flood Insurance Program Firm Community Panel Number 480287-0440-1, latest available published revision dated November 8, 1996.
- This tract is subject to Restrictive Covenants of Record in Volume 321, Page 17, H.C.M.R. and under Clerks File Numbers 4956106 and 1568562, O.P.R.O.R.P.
- This tract is subject to terms, conditions and stipulations contained within Agreements of Record under Clerks File Numbers 0271633 and 3956106, O.P.R.O.R.P.
- Surface of subsurface faulting, hazardous waste, wellhead designations or other environmental issues have not been addressed within the scope of this survey.
- Bearings are oriented to the bearing base reflected in the deed recorded under Clerks File Number 1029446, O.P.R.O.R.P.
- There exists 189 regular and 6 handicapped parking spaces (striped) within the boundaries of Tract 1, and 119 regular and 4 handicapped parking spaces (striped) within the boundaries of Tract 2.

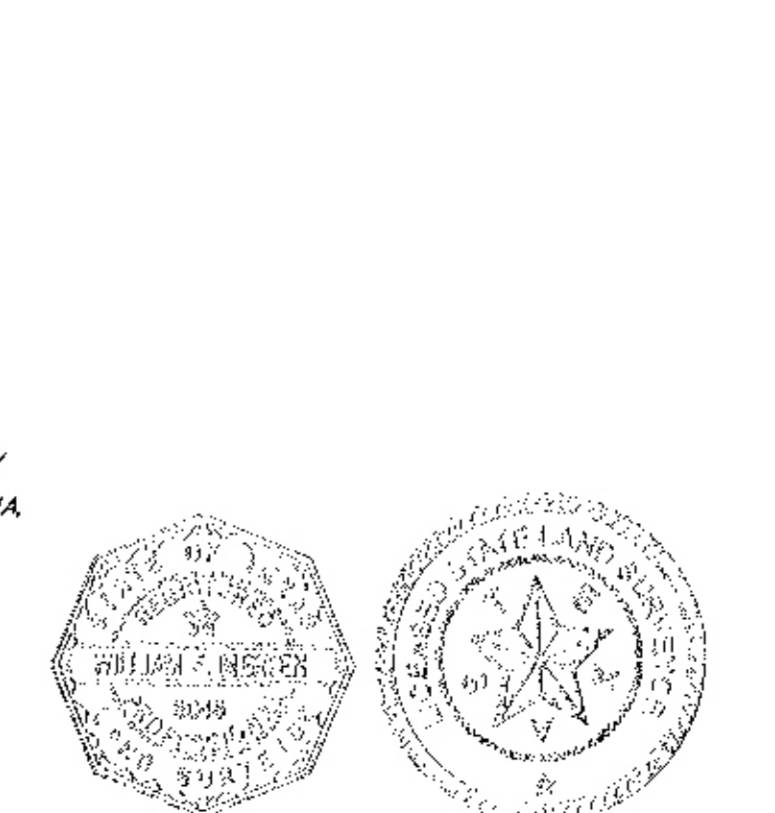
Surveyor's Remarks:

- The concrete drive extends over the property line onto the adjoining tract to the North and East as shown.

TEXAS GENERAL LAND OFFICE
 State Real Property Sketch
 Agency: PSF
 Sketch No. L-27
 See Sketch File 10A-A-C
 See 12-4189

To: The Permanent School Fund of the State of Texas
 Half Associates, Inc.
 3701 Kirby Drive, Suite 1280
 Houston, Texas 77098
 Phone: 713-523-1161
 Fax: 713-523-4373

William E. Martin, Registered Professional Land Surveyor and Licensed State Land Surveyor in and for the State of Texas, do hereby certify that this plot correctly represents a survey made on the ground under my supervision on March 24, 1999 and that said survey substantially complies with the current Texas Society of Professional Surveyors standards for a Category 1A, Condition II survey.



REV. NO.	DESCRIPTION	DATE	APP.
1	REVISIONS AS PER CLIENT COMMENTS	04/23/99	

A LAND TITLE SURVEY OF TWO TRACTS OUT OF UNRESTRICTED RESERVE "A" BLOCK 1, WILLOWBROOK MALL G. W. CHILDRESS SURVEY, A-217 HARRIS COUNTY, TEXAS

Half Associates
 ENGINEERS - ARCHITECTS - SCENICISTS - PLANNERS - SURVEYORS

3701 KIRBY DRIVE, SUITE 1280
 HOUSTON, TEXAS 77098
 PHONE: 713-523-1161
 FAX: 713-523-4373

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
HALF	CADD	APRIL 1999	1" = 30'	AVO 17668	17668.DWG	1

TRACT 1
 METES AND BOUNDS DESCRIPTION
 2.186 ACRES (95,222 SQUARE FEET)
 OUT OF UNRESTRICTED RESERVE "A"
 BLOCK 1, WILLOWBROOK MALL
 G.W. CHILDRESS SURVEY, ABSTRACT NUMBER 217
 HARRIS COUNTY, TEXAS

Being a tract or parcel containing 2.186 acres (95,222 square feet) of land situated in the G.W. Childress Survey, Abstract Number 217, Harris County, Texas, being out of and a part of a certain 221-acre tract described therein as Block 1, Willowbrook Mall, a subdivision of the State of Texas, Vol. 321, Page 17, Harris County Map Records, and being out of and a part of a certain 2,267-acre tract conveyed to the Permanent School Fund of the State of Texas by deed recorded under Clerks File Numbers K344222-K344253, Official Public Records of Real Property (O.P.R.O.R.P.) of Harris County, Texas, and out of and a part of a certain 13,100 square foot tract conveyed to the Permanent School Fund of the State of Texas by deed recorded under Clerks File Number 1029446, O.P.R.O.R.P., said 2.186 acre tract being more particularly described as follows (Bearings are oriented to the bearing base reflected in said deed recorded under Clerks File Number 1029446, O.P.R.O.R.P.):

COMMENCING at a 3/8" iron rod found marking an interior corner of a called 2,267-acre tract conveyed to Modernize, Inc. by deed recorded under Clerks File Number 1030565, O.P.R.O.R.P., said iron rod marking the northwesterly corner of said 2,267-acre tract;

THENCE, South 09°23'26" West, along a westerly line of said 2,267-acre tract and along the westerly line of said 13,100 square foot tract, a distance of 65.07 feet (called 65.00 feet) to a cross in concrete found marking a southerly corner of said 2,267-acre tract and the northwesterly corner of the abovesaid 13,100 square foot tract;

THENCE, South 80°36'34" East, along a southerly line of said 2,267-acre tract and along the westerly line of said 13,100 square foot tract, a distance of 38.12 feet (called 38.10 feet) to a 5/8" iron rod with aluminum cap stamped "State of Texas General Land Office" found marking the northwesterly corner of a called 3,789-acre tract conveyed to Heritage Inn of Urbandale, Inc. by deed recorded under Clerks File Number 3702706, O.P.R.O.R.P., and marking the northwesterly corner of said 13,100 square foot tract;

THENCE, South 09°23'26" West, along the westerly line of said 3,789-acre tract and along the westerly line of said 13,100 square foot tract, a distance of 223.53 feet to a 5/8" iron rod with aluminum cap stamped "State of Texas General Land Office" found marking the southerly corner of said 3,789-acre tract and marking the southerly corner of said 13,100 square foot tract;

THENCE, continuing South 09°23'26" West, along the westerly line of said 3,789-acre tract and along the westerly line of said 13,100 square foot tract, a distance of 121.00 feet to a 5/8" iron rod with aluminum cap stamped "State of Texas General Land Office" found marking the southerly corner of said 3,789-acre tract and marking the southerly corner of said 13,100 square foot tract;

THENCE, in a northwesterly direction, along the southerly line of said 13,100 square foot tract and along a curve to the right, having a central angle of 22°49'11", a radius of 271.50 feet and the southerly corner of said 13,100 square foot tract and the southerly corner of the abovesaid 3,808-acre tract and the southerly corner of the herein described tract, in all, an arc distance of 307.27 feet to a 5/8" iron rod with cap stamped "Half Associates" set marking a point of compound curvature;

THENCE, in a northwesterly direction, along the southerly line of said 3,808-acre tract, an arc distance of 128.94 feet along a curve to the right, having a central angle of 16°02'00", a radius of 461.23 feet and a chord which bears North 47°48'44" West, 128.94 feet to a 5/8" iron rod with cap stamped "Half Associates" set marking a point of compound curvature;

THENCE, North 39°49'44" West, along the southerly line of said 3,808-acre tract, a distance of 78.50 feet to a point in the southerly Right-of-Way (R.O.W.) line of Farm to Market (FM) 1960 (each way), as indicated by deed recorded under Clerks File Number 1029446, O.P.R.O.R.P., said point in the southerly line of the herein described tract, from which a found 5/8" iron rod bears North 67°43' East, 1.38 feet;

THENCE, northwesterly and northwesterly, along the southerly R.O.W. line of said FM 1960, as indicated, the following courses:

North 03°07'33" East, a distance of 54.59 feet to a 5/8" iron rod with cap stamped "Half Associates" set marking an angle point;

North 44°57'01" East, a distance of 102.33 feet to the point of curvature of a tangent curve to the right which bears North 47°48'44" West, 128.94 feet to a 5/8" iron rod with cap stamped "Half Associates" set marking an angle point;

Northeasterly, an arc distance of 15.54 feet along said tangent curve to the right, having a central angle of 22°49'11", a radius of 271.50 feet and a chord which bears North 47°48'44" West, 15.54 feet to a cross in concrete set marking the northwesterly corner of the herein described tract;

THENCE, South 45°02'59" East, departing said southerly R.O.W. line, a distance of 40.59 feet to a cross in concrete set marking an angle point;

THENCE, South 44°57'01" West, a distance of 26.13 feet to a cross in concrete set marking an angle point;

THENCE, South 45°02'59" East, a distance of 27.23 feet to a cross in concrete set marking an angle point;

THENCE, South 60°33'49" West, a distance of 198.00 feet to a cross in concrete set marking an angle point;

THENCE, South 09°23'26" West, a distance of 56.13 feet to a cross in concrete set marking an angle point;

THENCE, South 80°36'34" West, a distance of 162.00 feet to the easterly line of the abovesaid 3,808-acre tract and the westerly line of the abovesaid 13,100 square foot tract, and continuing in all, a distance of 162.00 feet to the POINT OF BEGINNING, and meeting the northwesterly corner of said 2.186-acre (95,222 square feet) of land. This description is based on a "Land Title Survey" prepared by Half Associates, Inc., dated April 1999, AFD Number 17668.

TRACT 2
 METES AND BOUNDS DESCRIPTION
 1.276 ACRES (55,570 SQUARE FEET)
 OUT OF UNRESTRICTED RESERVE "A"
 BLOCK 1, WILLOWBROOK MALL
 G.W. CHILDRESS SURVEY, ABSTRACT NUMBER 217
 HARRIS COUNTY, TEXAS

Being a tract or parcel containing 1.276 acres (55,570 square feet) of land situated in the G.W. Childress Survey, Abstract Number 217, Harris County, Texas, being out of and a part of a certain 221-acre tract described therein as Block 1, Willowbrook Mall, a subdivision of the State of Texas, Vol. 321, Page 17, Harris County Map Records, and being out of and a part of a certain 2,267-acre tract conveyed to the Permanent School Fund of the State of Texas by deed recorded under Clerks File Numbers K344222-K344253, Official Public Records of Real Property (O.P.R.O.R.P.) of Harris County, Texas, and out of and a part of a certain 13,100 square foot tract conveyed to the Permanent School Fund of the State of Texas by deed recorded under Clerks File Number 1029446, O.P.R.O.R.P., said 1.276-acre tract being more particularly described as follows (Bearings are oriented to the bearing base reflected in said deed recorded under Clerks File Number 1029446, O.P.R.O.R.P.):

COMMENCING at a 3/8" iron rod found marking an interior corner of a called 2,267-acre tract conveyed to Modernize, Inc. by deed recorded under Clerks File Number 1030565, O.P.R.O.R.P., said iron rod marking the northwesterly corner of said 2,267-acre tract and the most northerly northwest corner of the herein described tract;

THENCE, South 09°23'26" West, along a westerly line of said 2,267-acre tract and along the westerly line of said 13,100 square foot tract, a distance of 65.07 feet (called 65.00 feet) to a cross in concrete found marking a southerly corner of said 2,267-acre tract, the northwesterly corner of the abovesaid 13,100 square foot tract and an interior corner of the herein described tract;

THENCE, South 80°36'34" East, along a southerly line of said 2,267-acre tract and along the westerly line of said 13,100 square foot tract, a distance of 38.12 feet (called 38.10 feet) to a 5/8" iron rod with aluminum cap stamped "State of Texas General Land Office" found marking the northwesterly corner of a called 3,789-acre tract conveyed to Heritage Inn of Urbandale, Inc. by deed recorded under Clerks File Number 3702706, O.P.R.O.R.P., and marking the northwesterly corner of said 13,100 square foot tract and the most southerly northwest corner of the herein described tract;

THENCE, South 09°23'26" West, along the westerly line of said 3,789-acre tract and along the westerly line of said 13,100 square foot tract, a distance of 121.00 feet to a 5/8" iron rod with cap stamped "Half Associates" set marking the southerly corner of the herein described tract;

THENCE, North 80°36'34" East, along a southerly line of said 3,808-acre tract and along the westerly line of said 13,100 square foot tract, a distance of 38.12 feet (called 38.10 feet) to a 5/8" iron rod with aluminum cap stamped "State of Texas General Land Office" found marking the northwesterly corner of a called 3,789-acre tract conveyed to Heritage Inn of Urbandale, Inc. by deed recorded under Clerks File Number 3702706, O.P.R.O.R.P., and marking the northwesterly corner of said 13,100 square foot tract and the most southerly northwest corner of the herein described tract;

THENCE, in a northwesterly direction, along the southerly R.O.W. line of said FM 1960, as indicated, an arc distance of 22°49'11", a radius of 271.50 feet and a chord which bears North 47°48'44" West, 15.54 feet to a point in the southerly line of the abovesaid 3,808-acre tract, in the northwesterly corner of the abovesaid 3,808-acre tract and for the northwesterly corner of the herein described tract, from which a found 5/8" iron rod bears North 67°43' East, 1.38 feet;

THENCE, South 80°36'34" East, departing said southerly R.O.W. line, along a southerly line of said 2,267-acre tract and along the westerly line of said 3,808-acre tract, a distance of 312.00 feet to the POINT OF BEGINNING, and continuing 1,276 acres (55,570 square feet) of land. This description is based on a "Land Title Survey" prepared by Half Associates, Inc., dated April 1999, AFD Number 17668.

My No. State Real Property Survey
 Harris
 Unrestricted Reserve "A" Block 1,
 Willowbrook Mall, A-217
 Date Filed: APRIL 29, 1999
 David D. Hester
 County Clerk



Halff Associates

ENGINEERS • ARCHITECTS • SCIENTISTS
PLANNERS • SURVEYORS

3701 KIRBY DRIVE, SUITE 1290
HOUSTON, TEXAS 77098
(713) 523-7161
FAX (713) 523-4373

April 30, 1999

Mr. Ben Thomson
Texas General Land Office
Surveying Division
1700 N. Congress, Room 720
Austin, Texas 78701

Re: Letter of Correction, Willowbrook Mall, Houston, Texas

Dear Mr. Thomson,

A typographical error was found in the field notes description of Tract 1 on the face of the plat entitled "A Land Title Survey of Two Tracts" for the above referenced site. On the plat, the last paragraph of the field notes states:

"THENCE, South 80°36'34" West,..."

and should read:

"THENCE, South 80°36'34" East,..."

Thank You.

Sincerely,

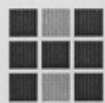
William E. Merten, RPLS, LSLs

File No. Harris Sketch File 108 G
Letter of Correction County
Date Filed: May 3, 1999
By David Dewhurst, Commissioner
Douglas Howard

HOUSTON • DALLAS • FORT WORTH • ARLINGTON • McALLEN • CHICAGO

TRANSPORTATION • WATER RESOURCES • LAND DEVELOPMENT • MUNICIPAL • ENVIRONMENTAL • STRUCTURAL
MECHANICAL • ELECTRICAL • SURVEYING • GEOGRAPHIC INFORMATION SYSTEMS
ARCHITECTURE • LANDSCAPE ARCHITECTURE • PLANNING

Counter 26029



TRACT 1
METES AND BOUNDS DESCRIPTION
2.186 ACRES (95,222 SQUARE FEET)
OUT OF UNRESTRICTED RESERVE "A",
BLOCK 1, WILLOWBROOK MALL
G.W. CHILDRESS SURVEY, ABSTRACT NUMBER 217
HARRIS COUNTY, TEXAS

Being a tract or parcel containing 2.186 acres (95,222 square feet) of land situated in the G.W. Childress Survey, Abstract Number 217, Harris County, Texas, being out of and a part of Unrestricted Reserve "A", Block 1, Willowbrook Mall, a subdivision of record in Volume 321, Page 17, Harris County Map Records, and being out of and a part of a called 3.606 acre tract conveyed to the Permanent School Fund of the State of Texas by deeds recorded under Clerks File Numbers K344222-K344253, Official Public Records of Real Property (O.P.R.O.R.P.) of Harris County, Texas, and out of and a part of a called 13,100 square foot tract conveyed to the Permanent School Fund of the State of Texas by deed recorded under Clerks File Number P629448, O.P.R.O.R.P., said 2.186 acre tract being more particularly described as follows (bearings are oriented to the bearing base reflected in said deed recorded under Clerks File Number P629448, O.P.R.O.R.P.):

COMMENCING at a 3/8" iron rod found marking an interior corner of a called 2.267 acre tract conveyed to ModernAge, Inc. by deed recorded under Clerks File Number N936565, O.P.R.O.R.P., said iron rod marking the northeasterly corner of said 3.606 acre tract;

THENCE, South 09°23'26" West, along a westerly line of said 2.267 acre tract and along the easterly line of said 3.606 acre tract, a distance of 65.07 feet (called 65.00 feet) to a cross in concrete found marking a southwesterly corner of said 2.267 acre tract and the northwesterly corner of the aforesaid 13,100 square foot tract;

THENCE, South 80°36'34" East, along a southerly line of said 2.267 acre tract and along the northerly line of said 13,100 square foot tract, a distance of 38.12 feet (called 38.119 feet) to a 5/8" iron rod with aluminum cap stamped "State of Texas General Land Office" found marking the northwesterly corner of a called 3.7899 acre tract as conveyed to Heritage Inn of Urbandale, Inc. by deed recorded under Clerks File Number S705709, O.P.R.O.R.P., and marking the northeasterly corner of said 13,100 square foot tract;

THENCE, South 09°23'26" West, along the westerly line of said 3.7899 acre tract and along the easterly line of said 13,100 square foot tract, a distance of 121.00 feet to a 5/8" iron rod with cap stamped "Halff Associates" set marking the POINT OF BEGINNING and northeasterly corner of the herein described tract;

THENCE, continuing South 09°23'26" West, along the westerly line of said 3.7899 acre tract and along the easterly line of said 13,100 square foot tract, a distance of 223.93 feet to a 5/8" iron rod with aluminum cap stamped "State of Texas General Land Office" found marking the southwesterly corner of said 3.7899 acre tract and marking the southeasterly corner of said 13,100 square foot tract and the herein described tract;

THENCE, in a northwesterly direction, along the southerly line of said 13,100 square foot tract and along a curve to the right having a central angle of 22°49'11", a radius of 771.50 feet and a chord which bears North 67°13'20" West, 305.25 feet, at an arc distance of 38.19 feet pass the southwesterly corner of said 13,100 square foot tract and the southeasterly corner of the aforesaid 3.606 acre tract, and continuing, along the southerly line of said 3.606 acre tract, in all, an arc distance of 307.27 feet to a 5/8" iron rod with cap stamped "Halff Associates" set marking a point of compound curvature;



TRACT 1
METES AND BOUNDS DESCRIPTION
2.188 ACRES (95,222 SQUARE FEET)
OUT OF UNRESTRICTED RESERVE "A",
BLOCK 1, WILLOWBROOK MALL
G.W. CHILDRESS SURVEY, ABSTRACT NUMBER 217
HARRIS COUNTY, TEXAS

Being a tract or parcel containing 2.188 acres (95,222 square feet) of land situated in the G.W. Childress Survey, Abstract Number 217, Harris County, Texas, being out of and a part of Unrestricted Reserve "A", Block 1, Willowbrook Mall, a subdivision of record in Volume 321, Page 17, Harris County Map Records, and being out of and a part of a called 3.608 acre tract conveyed to the Permanent School Fund of the State of Texas by deed recorded under Clerk's File Number K344222-K344223, Official Public Records of Real Property (O.P.R.P.) of Harris County, Texas, and out of and a part of a called 13,100 square foot tract conveyed to the Permanent School Fund of the State of Texas by deed recorded under Clerk's File Number P829448, O.P.R.P., said 2.188 acre tract being more particularly described as follows (bearings are oriented to the bearing base reflected in said deed recorded under Clerk's File Number P829448, O.P.R.P.):

COMMENCING at a 3/8" iron rod found making an interior corner of a called 2.267 acre tract conveyed to Modema, Inc. by deed recorded under Clerk's File Number N93685, O.P.R.P., said iron rod making the northeasterly corner of said 3.608 acre tract;

THENCE, South 08°23'26" West, along a westerly line of said 3.608 acre tract and along the easterly line of said 3.608 acre tract to a cross in concrete found making a southeasterly corner of the aforesaid 13,100 square foot tract and the northwesterly corner of the aforesaid 13,100 square foot tract;

THENCE, South 80°36'17" West, along the westerly line of said 13,100 square foot tract and along the northerly line of said 13,100 square foot tract, a distance of 121.00 feet to a 5/8" iron rod with aluminum cap stamped "State of Texas General Land Office" found marking the northwesterly corner of a called 2.7898 acre tract and making the southeasterly corner of said 13,100 square foot tract;

THENCE, continuing South 09°23'28" West, along the westerly line of said 3.7898 acre tract and along the easterly line of said 13,100 square foot tract, a distance of 121.00 feet to a 5/8" iron rod with cap stamped "Halt Associates" set making the POINT OF BEGINNING and northeasterly corner of the herein described tract;

THENCE, continuing South 09°23'28" West, along the westerly line of said 3.7898 acre tract and along the easterly line of said 13,100 square foot tract, a distance of 228.93 feet to a 5/8" iron rod with aluminum cap stamped "State of Texas General Land Office" found marking the southwesterly corner of said 3.7898 acre tract and making the southeasterly corner of said 13,100 square foot tract and the herein described tract;

THENCE, in a northwesterly direction, along the southerly line of said 13,100 square foot tract and along a curve to the right having a central angle of 22°49'11", a radius of 771.50 feet and a chord which bears North 87°13'20" West, 308.25 feet, at an arc distance of 38.19 feet pass the southwesterly corner of said 13,100 square foot tract and the southeasterly corner of the aforesaid 3.608 acre tract, and continuing, along the southerly line of said 3.608 acre tract, in all, an arc distance of 307.27 feet to a 5/8" iron rod with cap stamped "Halt Associates" set marking a point of compound curvature;

THENCE, continuing South 09°23'28" West, along the westerly line of said 3.7898 acre tract and along the easterly line of said 13,100 square foot tract, a distance of 228.93 feet to a 5/8" iron rod with aluminum cap stamped "State of Texas General Land Office" found marking the southwesterly corner of said 3.7898 acre tract and making the southeasterly corner of said 13,100 square foot tract and the herein described tract;

THENCE, continuing South 09°23'28" West, along the westerly line of said 3.7898 acre tract and along the easterly line of said 13,100 square foot tract, a distance of 228.93 feet to a 5/8" iron rod with aluminum cap stamped "State of Texas General Land Office" found marking the southwesterly corner of said 3.7898 acre tract and making the southeasterly corner of said 13,100 square foot tract and the herein described tract;

THENCE, continuing South 09°23'28" West, along the westerly line of said 3.7898 acre tract and along the easterly line of said 13,100 square foot tract, a distance of 228.93 feet to a 5/8" iron rod with aluminum cap stamped "State of Texas General Land Office" found marking the southwesterly corner of said 3.7898 acre tract and making the southeasterly corner of said 13,100 square foot tract and the herein described tract;

THENCE, continuing South 09°23'28" West, along the westerly line of said 3.7898 acre tract and along the easterly line of said 13,100 square foot tract, a distance of 228.93 feet to a 5/8" iron rod with aluminum cap stamped "State of Texas General Land Office" found marking the southwesterly corner of said 3.7898 acre tract and making the southeasterly corner of said 13,100 square foot tract and the herein described tract;

THENCE, continuing South 09°23'28" West, along the westerly line of said 3.7898 acre tract and along the easterly line of said 13,100 square foot tract, a distance of 228.93 feet to a 5/8" iron rod with aluminum cap stamped "State of Texas General Land Office" found marking the southwesterly corner of said 3.7898 acre tract and making the southeasterly corner of said 13,100 square foot tract and the herein described tract;

File No. Sketch File 108 A
Harris County
Field Notes, Tract 1, Willowbrook Mall
Date Filed: May 3, 1999
By David Dewhurst, Commissioner
Douglas Howard

Tract 1
Metes and Bounds Description
2.186 Acres
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THENCE, in a northwesterly direction, along the southerly line of said 3.606 acre tract, an arc distance of 128.94 feet along a curve to the right, having a central angle of $16^{\circ}00'00''$, a radius of 461.73 feet and a chord which bears North $47^{\circ}48'44''$ West, 128.52 feet to a $5/8''$ iron rod with cap stamped "Halff Associates" set marking a point a tangency;

THENCE, North $39^{\circ}48'44''$ West, along the southerly line of said 3.606 acre tract, a distance of 76.50 feet to a point in the southeasterly Right-of-Way (R.O.W.) line of Farm to Market (FM) 1960 (width varies), as widened by deed recorded under Clerks File Number P558282, O.P.R.O.R.P., said point for the southwesterly corner of the herein described tract, from which a found Texas Department of Transportation aluminum disk in concrete bears South $59^{\circ}47'$ East, 1.28 feet;

THENCE, northerly and northeasterly, along the southeasterly R.O.W. line of said FM 1960, as widened, the following courses:

North $03^{\circ}07'33''$ East, a distance of 54.59 feet to a $5/8''$ iron rod with cap stamped "Halff Associates" set marking an angle point;

North $44^{\circ}31'44''$ East, a distance of 102.33 feet to the point of curvature of a tangent curve to the right, from which a found Texas Department of Transportation aluminum disk in concrete bears South $89^{\circ}45'$ West, 0.82 feet;

Northeasterly, an arc distance of 15.54 feet along said tangent curve to the right, having a central angle of $00^{\circ}18'49''$, a radius of 2,838.79 feet and a chord which bears North $44^{\circ}41'09''$ East, 15.54 feet to a cross in concrete set marking the northwesterly corner of the herein described tract;

THENCE, South $45^{\circ}02'59''$ East, departing said southeasterly R.O.W. line, a distance of 40.59 feet to a cross in concrete set marking an angle point;

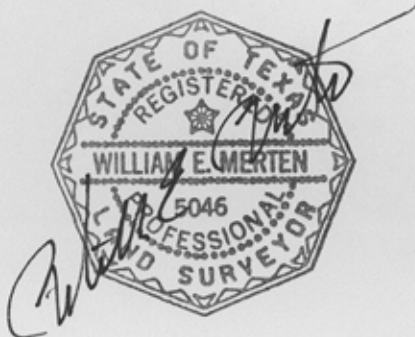
THENCE, South $44^{\circ}57'01''$ West, a distance of 26.13 feet to a cross in concrete set marking an angle point;

THENCE, South $45^{\circ}02'59''$ East, a distance of 27.23 feet to a cross in concrete set marking an angle point;

THENCE, South $80^{\circ}33'49''$ East, a distance of 199.00 feet to a cross in concrete set marking an angle point;

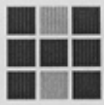
THENCE, South $09^{\circ}23'26''$ West, a distance of 56.13 feet to a cross in concrete set marking an angle point;

THENCE, South $80^{\circ}36'34''$ East, at a distance of 123.88 feet pass the easterly line of the aforesaid 3.606 acre tract and the westerly line of the aforesaid 13,100 square foot tract, and continuing, in all, a distance of 162.00 feet to the POINT OF BEGINNING and containing 2.186 acres (95,222 square feet) of land. This description is based on "A Land Title Survey" prepared by Halff Associates, Inc., dated April 1999, AVO Number 17868. Revised April 23, 1999.



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Counter 26026



Halff Associates, Inc.

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TRACT 2
METES AND BOUNDS DESCRIPTION
1.276 ACRES (55,570 SQUARE FEET)
OUT OF UNRESTRICTED RESERVE "A",
BLOCK 1, WILLOWBROOK MALL
G.W. CHILDRESS SURVEY, ABSTRACT NUMBER 217
HARRIS COUNTY, TEXAS

Being a tract or parcel containing 1.276 acres (55,570 square feet) of land situated in the G.W. Childress Survey, Abstract Number 217, Harris County, Texas, being out of and a part of Unrestricted Reserve "A", Block 1, Willowbrook Mall, a subdivision of record in Volume 321, Page 17, Harris County Map Records, and being out of and a part of a called 3.606 acre tract conveyed to the Permanent School Fund of the State of Texas by deeds recorded under Clerks File Numbers K344222-K344253, Official Public Records of Real Property (O.P.R.O.R.P.) of Harris County, Texas, and out of and a part of a called 13,100 square foot tract conveyed to the Permanent School Fund of the State of Texas by deed recorded under Clerks File Number P629448, O.P.R.O.R.P., said 1.276 acre tract being more particularly described as follows (bearings are oriented to the bearing base reflected in said deed recorded under Clerks File Number P629448, O.P.R.O.R.P.):

BEGINNING at a 3/8" iron rod found marking an interior corner of a called 2.267 acre tract conveyed to ModernAge, Inc. by deed recorded under Clerks File Number N936565, O.P.R.O.R.P., said iron rod marking the northeasterly corner of said 3.606 acre tract and the most northerly northeast corner of the herein described tract;

THENCE, South 09°23'26" West, along a westerly line of said 2.267 acre tract and along the easterly line of said 3.606 acre tract, a distance of 65.07 feet (called 65.00 feet) to a cross in concrete found marking a southwesterly corner of said 2.267 acre tract, the northwesterly corner of the aforesaid 13,100 square foot tract and an interior corner of the herein described tract;

THENCE, South 80°36'34" East, along a southerly line of said 2.267 acre tract and along the northerly line of said 13,100 square foot tract, a distance of 38.12 feet (called 38.119 feet) to a 5/8" iron rod with aluminum cap stamped "State of Texas General Land Office" found marking the northwesterly corner of a called 3.7899 acre tract as conveyed to Heritage Inn of Urbandale, Inc. by deed recorded under Clerks File Number S705709, O.P.R.O.R.P., and marking the northeasterly corner of said 13,100 square foot tract and the most southerly northeast corner of the herein described tract;

THENCE, South 09°23'26" West, along the westerly line of said 3.7899 acre tract and along the easterly line of said 13,100 square foot tract, a distance of 121.00 feet to a 5/8" iron rod with cap stamped "Halff Associates" set marking the southeasterly corner of the herein described tract;

THENCE, North 80°36'34" West, at a distance of 38.12 feet pass the westerly line of said 13,100 square foot tract and the easterly line of the aforesaid 3.606 acre tract, and continuing, in all, a distance of 162.00 feet to a cross in concrete set marking an angle point;

THENCE, North 09°23'26" East, a distance of 56.13 feet to a cross in concrete set marking an angle point;

THENCE, North 80°33'49" West, a distance of 199.00 feet to a cross in concrete set marking an angle point;



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THENCE, North 45°02'59" West, a distance of 27.23 feet to a cross in concrete set marking an angle point;

THENCE, North 44°57'01" East, a distance of 26.13 feet to a cross in concrete set marking an angle point;

THENCE, North 45°02'59" West, a distance of 40.59 feet to a cross in concrete set in the curved southeasterly Right-of-Way (R.O.W.) line of Farm to Market (FM) 1960 (width varies), as widened by deed recorded under Clerks File Number P558282, O.P.R.O.R.P., said iron rod marking the southwesterly corner of the herein described tract;

THENCE, in a northeasterly direction along the southeasterly R.O.W. line of said FM 1960, as widened, an arc distance of 85.73 feet along a curve to the right, having a central angle of 01°43'49", a radius of 2,838.79 feet and a chord which bears North 45°42'28" East, 85.73 feet to a point in a southerly line of the aforesaid 2.267 acre tract, in the northerly line of the aforesaid 3.606 acre tract and for the northwesterly corner of the herein described tract, from which a found 3/8" iron rod bears North 60°40' East, 0.32 feet;

THENCE, South 80°36'34" East, departing said southeasterly R.O.W. line, along a southerly line of said 2.267 acre tract and along the northerly line of said 3.606 acre tract, a distance of 312.08 feet to the POINT OF BEGINNING and containing 1.276 acres (55,570 square feet) of land. This description is based on "A Land Title Survey" prepared Halff Associates, Inc., dated April 1999, AVO Number 17868, Revision date April 23, 1999.



File No. Sketch File 108B
Harris County
Field Notes, Tract 2, Willowbrook Mall
Date Filed: April 28, 1999
By David Dewhurst, Commissioner
Douglas Howard

