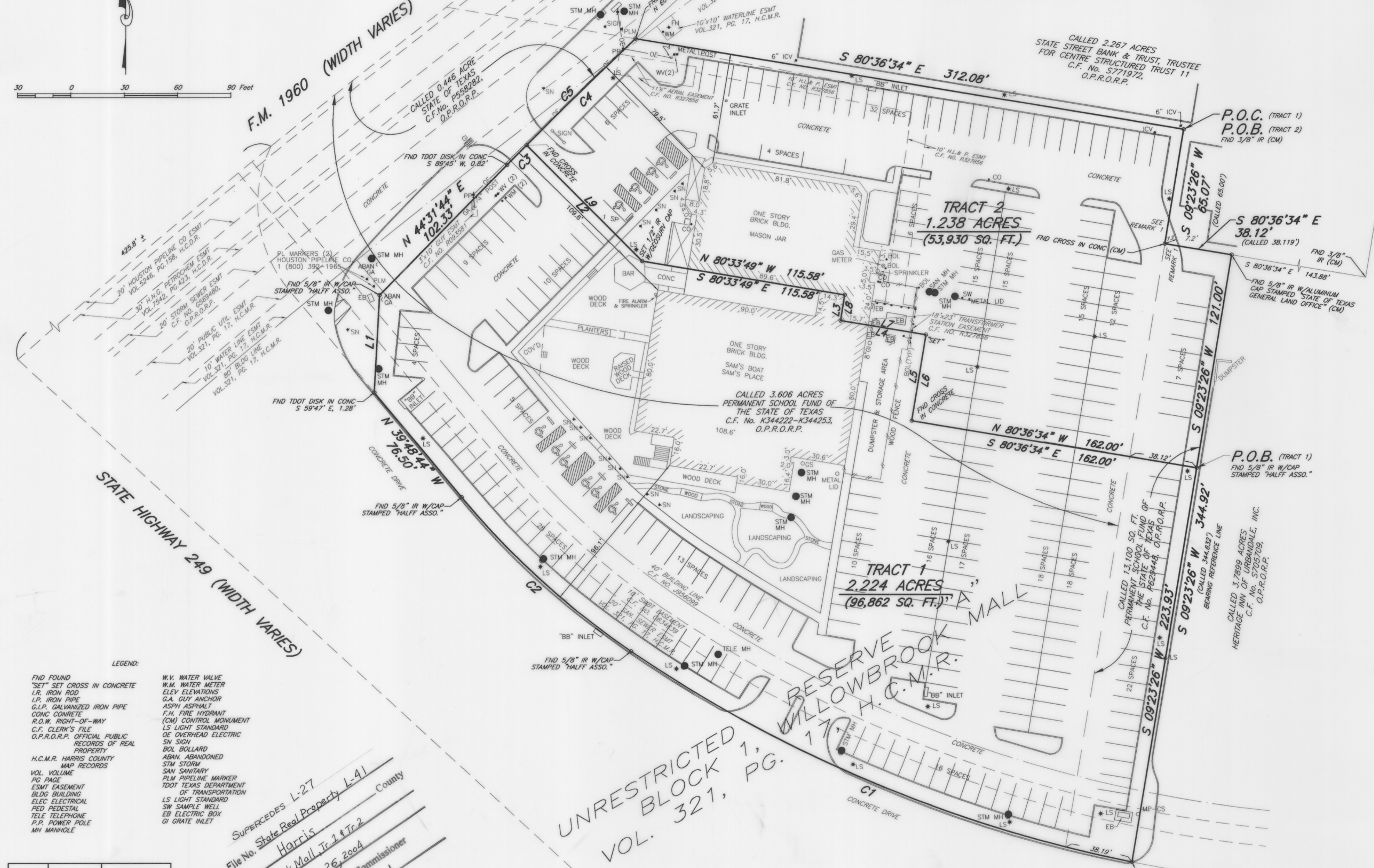


G.W. CHILDRESS SURVEY, A-217



TRACT 1
LEGAL DESCRIPTION
2.224 ACRES (96,862 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 2.224 acres (96,862 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 2.224 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 inch iron rod found marking an interior corner of a called 2,267 acre tract conveyed to State Street Bank & Trust, Trustee for Centre Structured Trust 11 by deed recorded under Clerks File Number 5771972, 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 southeasterly corner of said 2,267 acre tract and the northeasterly 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 inch iron rod with aluminum cap stamped "State of Texas General Land Office" found marking the northeasterly corner of a called 3,7899 acre tract as conveyed to Heritage Inn of Urbandale, Inc. by deed recorded under Clerks File Number 5705709, 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 inch iron rod with cap stamped "Half Asso" found 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 inch iron rod with aluminum cap stamped "State of Texas General Land Office" found marking the southeasterly 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 northeasterly 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 southeasterly 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 inch iron rod with cap stamped "Half Asso" found marking a point of tangency;

THENCE, in a northeasterly 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°00'00" & a radius of 461.73 feet and a chord which bears North 47°48'44" West, 128.52 feet to a 5/8 inch iron rod with cap stamped "Half Asso" found marking a point of tangency;

THENCE, North 39°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 on the southeasterly corner of the herein described tract, from which a found Texas Department of Transportation aluminum disk in concrete bears South 59°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°07'33" East, a distance of 54.59 feet to a 5/8 inch iron rod with cap stamped "Half Asso" found marking an angle point;

North 44°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°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°18'49", a radius of 2,638.79 feet and a chord which bears North 44°41'09" East, 15.54 feet to a cross in concrete found marking the northeasterly corner of the herein described tract;

THENCE, South 45°02'59" West, departing said southeasterly R.O.W. line, a distance of 91.93 feet to a 1/2" iron rod with cap stamped "GeoSurv" set marking an angle point;

THENCE, South 80°33'49" East, a distance of 115.58 feet to a point in the centerline of a common wall, for an angle point;

THENCE, South 09°26'11" West, along the centerline of said common wall, a distance of 14.54 feet to an angle point;

THENCE, South 80°33'49" East, a distance of 48.62 feet to a cross in concrete set marking an angle point;

THENCE, South 09°23'26" West, a distance of 48.62 feet to a cross in concrete found marking an angle point;

THENCE, South 80°36'34" East, 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 2.224 acres (96,862 square feet) of land.

TRACT 2
LEGAL DESCRIPTION
1.238 ACRES (53,930 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 1.238 acres (53,930 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 1.238 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 inch iron rod found marking an interior corner of a called 2,267 acre tract conveyed to State Street Bank & Trust, Trustee for Centre Structured Trust 11 by deed recorded under Clerks File Number 5771972, O.P.R.O.R.P., said iron rod marking the northeasterly corner of said 3,606 acre tract and the most northerly 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 southeasterly corner of said 2,267 acre tract and the northeasterly 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 inch iron rod with aluminum cap stamped "State of Texas General Land Office" found marking the northeasterly corner of a called 3,7899 acre tract as conveyed to Heritage Inn of Urbandale, Inc. by deed recorded under Clerks File Number 5705709, 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 inch iron rod with cap stamped "Half Asso" found marking the southeasterly corner of the herein described tract;

THENCE, North 80°36'34" West, 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 found marking an angle point;

THENCE, North 09°23'26" East, a distance of 48.62 feet to a cross in concrete set marking an angle point;

THENCE, North 80°33'49" West, a distance of 48.62 feet to a point in the centerline of a common wall for an angle point;

THENCE, North 09°26'11" East, along the centerline of said common wall, a distance of 14.54 feet to an angle point;

THENCE, North 80°33'49" East, a distance of 115.58 feet to a 1/2 inch iron rod with cap stamped "GeoSurv" set marking an angle point;

THENCE, North 45°02'59" West, a distance of 91.93 feet to a cross in concrete found 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 cross in concrete marking the southeasterly 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 2,638.79 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 northeasterly 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 1.238 acres (53,930 square feet) of land.

- LEGEND:**
- FND FOUND
 - "SET" SET CROSS IN CONCRETE
 - I.R. IRON ROD
 - I.P. 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 OF REAL PROPERTY
 - H.C.M.R. HARRIS COUNTY MAP RECORDS
 - W.V. WATER VALVE
 - W.M. WATER METER
 - E.L.V. ELEVATIONS
 - G.A. GUY ANCHOR
 - ASPH. ASPHALT
 - F.H. FIRE HYDRANT
 - (CM) CONTROL MONUMENT
 - LS LIGHT STANDARD
 - OE OVERHEAD ELECTRIC
 - SM SIGN
 - BOL BOLLARD
 - ABAN. ABANDONED
 - STM STORM
 - SN SANITARY
 - PLM PIPE LINE MARKER
 - TDOT TEXAS DEPARTMENT OF TRANSPORTATION
 - LS LIGHT STANDARD
 - SW SAMPLE WELL
 - EB ELECTRIC BOX
 - GI GRATE INLET

| LINE | DISTANCE | BEARING |
|------|----------|---------------|
| L1 | 54.59' | N 03°07'33" E |
| L2 | 91.93' | S 45°02'59" E |
| L3 | 14.54' | S 09°26'11" W |
| L4 | 48.62' | S 80°33'49" W |
| L5 | 48.86' | S 09°23'26" W |
| L6 | 48.86' | N 09°23'26" E |
| L7 | 48.62' | N 80°33'49" W |
| L8 | 14.54' | N 09°26'11" E |
| L9 | 91.93' | N 45°02'59" W |

| CURVE | RADIUS | DELTA | ARC | BEARING | CHORD |
|-------|---------|-----------|--------|---------------|--------|
| C1 | 771.50 | 22°49'11" | 307.27 | N 67°13'20" W | 305.25 |
| C2 | 461.73 | 16°00'00" | 128.94 | N 47°48'44" W | 128.52 |
| C3 | 2638.79 | 00°18'49" | 15.54 | N 44°41'09" E | 15.54 |
| C4 | 2638.79 | 01°43'49" | 85.73 | N 45°42'28" E | 85.73 |
| C5 | 2638.79 | 02°02'39" | 101.28 | N 45°30'33" E | 101.27 |

SUPERCEDES L-27
File No. State Real Property L-41
Harris County
Willowbrook Mall, Tr. 1 & Tr. 2
Date Filed: July 26, 2004
By: Jerry Patterson, Commissioner
Douglas H. Howard

To: The Permanent School Fund of the State of Texas
Chicago Pizz & Brewery, Inc.
Gardner Wynne Sewell and
First American Title Insurance Company

I, William E. Merten, 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 June 11, 2003 and that said survey substantially complies with the current Texas Society of Professional Surveyors standards for a Category 1A, Condition survey.

William E. Merten
Registered Professional Land Surveyor
Texas Registration No. 5046
Licensed State Land Surveyor
Date: June 12, 2003



P.O. Box 246, League City, Texas 77574
281-554-7739 409-765-6030 Fax: 281-554-6928

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

TEXAS GENERAL LAND OFFICE
State Real Property Sketch
Agency: PSE
Sketch No. L-41
See Sketch File 108A-C
See 154.189

Notes:

- This survey reflects boundary and easement information as per a Title Commitment for Title Insurance issued by First American Title Insurance Company, C.F. Number 0310455, dated April 24, 2003; no additional research regarding the existence of easements or restriction of record has been performed by GeoSurv, LLC. Adjoiner information was provided by Courthouse Specialists, Inc.
- This tract lies in Zone "X", unshaded, and does not lie within the 100 year flood plain as per the National Flood Insurance Program FIRN Community Panel Number 480287-0440-K, published revision dated April 20, 2000.
- This tract is subject to Restrictive Covenants of Record in Volume 321, Page 17, H.C.M.R. and under Clerks File Numbers 687163, 408109, 1269562, 408299, 407076 and 4134752, O.P.R.O.R.P.
- This tract is subject to easements, maintenance charges, terms, conditions and stipulations contained within Agreements of Record under Clerks File Numbers 687163 and 408299, O.P.R.O.R.P.
- The 3' by 5' down guy easement recorded in Volume 4136, Page 517, H.C.D.R. is not within the bounds of the subject tracts.
- The pipeline easement recorded in Volume 5246, Page 158, Volume 5256, Page 403 and Volume 5284, Page 568, H.C.D.R. is not within the bounds of the subject tracts.
- The pipeline easement recorded in Volume 6797, Page 136 and Volume 6812, Page 610, H.C.D.R. is not within the bounds of the subject tracts.
- The pipeline easement recorded in Volume 7542, Page 423, H.C.D.R. is not within the bounds of the subject tracts.
- These tracts are subject to development requirements of the City of Houston as ordinance recorded under Clerks File Number 485388, O.P.R.O.R.P.
- Surface of subsurface faulting, hazardous waste, wetlands 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 P629448, O.P.R.O.R.P.
- There exists 186 regular and 6 handicapped parking spaces (striped) within the boundaries of Tract 1, and 113 regular and 4 handicapped parking spaces (striped) within the boundaries of Tract 2.

Surveyors Remarks:
1. The concrete drive extends over the property line onto the adjoining tract to the North and East as shown.

PROJECT NUMBER: 03-0322 SCALE: 1" = 30' DATE: JUNE 12, 2003