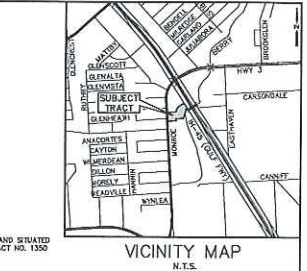
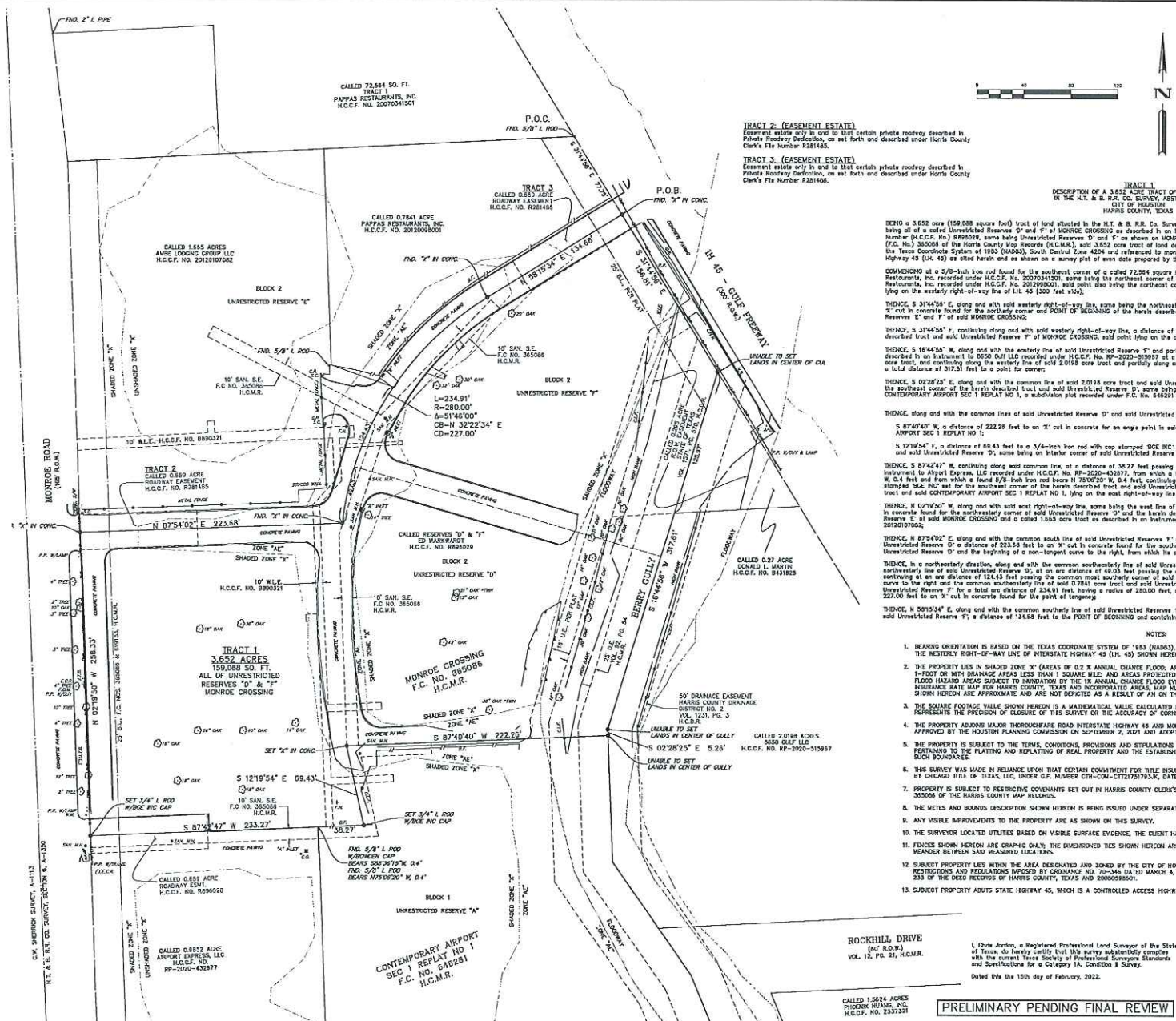


- LEGEND**
- B.F. BOARD FENCE
 - B.L. BUILDING LINE
 - C.M. CHAIN LINK FENCE
 - C.C. CONCRETE
 - D.E. DRAINAGE EASEMENT
 - E.C.R. ELECTRIC CONDUIT RISER
 - E.M.T. EASEMENT
 - F.L. FIRE LINE
 - F.H. FIRE HYDRANT
 - F.M. FIBER OPTIC MARKER
 - G.P. GUARD RAIL
 - G.R. GROUND ROD
 - H.C.C.F. HARRIS COUNTY CLEVER'S FEE
 - H.C.D.R. HARRIS COUNTY DEED RECORDS
 - H.C.M.R. HARRIS COUNTY MAP RECORDS
 - H.L. HANDMADE
 - I.R. IRON
 - M.N. MARSHAL
 - N.O.S. NUMBER
 - P.A. PALE
 - P.B. POINT OF BEGINNING
 - P.C. POINT OF COMMENCING
 - P.P. POWER POLE
 - R.O.W. RIGHT-OF-WAY
 - S.C. SIGN COLUMN
 - S.E. SIGN EASEMENT
 - S.F. SQUARE FEET
 - U.L. UTILITY EASEMENT
 - U.P. UNDERGROUND TELEPHONE BOX
 - V.M. VOLUNTARY
 - W.I.F. WROUGHT IRON FENCE
 - W.L.C. WATER LINE EASEMENT



TRACT 2 (EASEMENT ESTATE)
Easement estate only in and to but certain private roadway described in Private Roadway Dedication, on set forth and described under Harris County Clerk's File Number 8281485.

TRACT 3 (EASEMENT ESTATE)
Easement estate only in and to but certain private roadway described in Private Roadway Dedication, on set forth and described under Harris County Clerk's File Number 8281486.

TRACT 1
DESCRIPTION OF A 3,652 ACRE TRACT OF LAND SITUATED IN THE H.T. & B. R.R. CO. SURVEY, ABSTRACT NO. 1350 CITY OF HOUSTON, HARRIS COUNTY, TEXAS

BEOG a 3,652 acre (159,088 square foot) tract of land situated in the H.T. & B. R.R. Co. Survey, Abstract No. 1350, City of Houston of Harris County, Texas and being all of a certain Unrestricted Reserve "D" and "F" of MONROE CROSSING as described in an instrument to Ed Westcott recorded under Harris County Clerk's File Number (H.C.C.F. No.) 8890208, some being Unrestricted Reserve "D" and "F" as shown on MONROE CROSSING, a subdivision plat recorded under File Code Number (F.C. No.) 355088 of the Harris County Map Records (H.C.M.R.), said 3,652 acre tract of land described by metes and bounds as follows, with all bearings based on the Texas Coordinate System of 1983 (NAD83), South Central Zone 4204 and referenced to monuments found along the westerly right-of-way line of Interstate Highway 45 (I.H. 45) as stated herein and as shown on a survey plat of same date prepared by the undersigned in conjunction with this metes and bounds description:

- COMMENCING at a 3/8-inch iron rod on the southeast corner of a called 72,844 square foot Tract (1) as described in an instrument to Popcorn Restaurants, Inc. recorded under H.C.C.F. No. 200290800, some being the northeast corner of a called 0.7841 acre tract as described in an instrument to Popcorn Restaurants, Inc. recorded under H.C.C.F. No. 200290800, said point also being the northeast corner of Unrestricted Reserve "E", Block 2 of said MONROE CROSSING, lying on the westerly right-of-way line of I.H. 45 (500 feet wide);
- THENCE S 31°44'54" E, along and with said westerly right-of-way line, some being the northeasterly line of said MONROE CROSSING, a distance of 77.25 feet to an "X" cut in concrete found for the northern corner and POINT OF BEGINNING of the herein described tract, some being the common southwesterly corner of Unrestricted Reserve "E" and "F" of said MONROE CROSSING;
- THENCE S 31°44'25" E, continuing along and with said westerly right-of-way line, a distance of 158.81 feet to the most westerly northeast corner of the herein described tract and said Unrestricted Reserve "F" of MONROE CROSSING, said point lying on the centerline of a fifty feet wide drainage easement;
- THENCE S 16°44'54" W, along and with the westerly line of said Unrestricted Reserve "F" and partly along and with the north line of a called 2,018.9 acre tract as described in an instrument to 8850 021 L.L. recorded under H.C.C.F. No. RP-2020-031981 at a distance of 123.57 feet passing the northeast corner of said 2,018.9 acre tract, and continuing along the westerly line of said 2,018.9 acre tract and partly along and with the westerly line of said Unrestricted Reserve "D" and "F" for a total distance of 317.81 feet to a point for corner;
- THENCE S 02°28'25" E, along and with the common line of said 2,018.9 acre tract and said Unrestricted Reserve "D" of MONROE CROSSING, a distance of 5.25 feet to the southeast corner of the herein described tract and said Unrestricted Reserve "D", some being the northeast corner of Unrestricted Reserve "A", Block 1 of CONTEMPORARY AIRPORT SEC 1 REPLAT NO 1, a subdivision plat recorded under F.C. No. 846281 of the H.C.M.R.;
- THENCE, along and with the common lines of said Unrestricted Reserve "D" and said Unrestricted Reserve "A", the following courses and distances:
- S 87°42'47" W, a distance of 222.25 feet to an "X" cut in concrete found on an angle point in said common line and the northeast corner of said CONTEMPORARY AIRPORT SEC 1 REPLAT NO 1;
 - S 12°19'54" E, a distance of 89.43 feet to a 3/4-inch iron rod with cap stamped BOC INC set for the southerly southwest corner of the herein described tract and said Unrestricted Reserve "D", some being on interior corner of said Unrestricted Reserve "A";
 - THENCE S 87°42'47" W, continuing along said common line, at a distance of 35.27 feet passing the northeast corner of a called 0.8922 acre tract as described in an instrument to Airport Express, LLC recorded under H.C.C.F. No. RP-2020-032177, from which a hand 3/8-inch iron rod with cap stamped Bowen's bears S 02°02'15" W, 0.4 feet and from which a hand 3/8-inch iron rod with cap bears N 70°50'20" W, 0.4 feet, continuing for a total distance of 233.27 feet to a 3/4-inch iron rod with cap stamped BOC INC set for the northeast corner of said Unrestricted Reserve "D" and said Unrestricted Reserve "E", some being the northeasterly line of said 0.8922 acre tract and said CONTEMPORARY AIRPORT SEC 1 REPLAT NO 1, lying on the westerly right-of-way line of Monroe Road (155 feet wide);
 - THENCE N 02°19'50" W, along and with said westerly right-of-way line, some being the west line of said Unrestricted Reserve "D"; a distance of 258.33 feet to an "X" cut in concrete found for the southerly corner of said Unrestricted Reserve "D" and the herein described tract, some being the southeast corner of Unrestricted Reserve "E" of said MONROE CROSSING and a called 1,655 acre tract as described in an instrument to Airport Express, LLC recorded under H.C.C.F. No. 2017010282;
 - THENCE N 87°49'20" E, along and with the common south line of said Unrestricted Reserve "E" and said 1,655 acre tract, some being the north line of said Unrestricted Reserve "D" a distance of 224.82 feet to an "X" cut in concrete found for the southeast corner of said Unrestricted Reserve "E", on interior corner of said Unrestricted Reserve "D" and the beginning of a non-tangent curve to the right, from which its center bears S 83°20'28" E, 200.00 feet;
 - THENCE, in a northeasterly direction, along and with the common southeasterly line of said Unrestricted Reserve "E" and said 1,655 acre tract, some being along the northeasterly line of said Unrestricted Reserve "E", at an arc distance of 48.03 feet passing the common west corner of said Unrestricted Reserve "D" and "F", continuing at an arc distance of 124.43 feet passing the common most southerly corner of said 1,655 acre tract and said 0.7841 acre tract, continuing along said curve to the right and the common southeasterly line of said 0.7841 acre tract and said Unrestricted Reserve "E", some being the northeasterly line of said Unrestricted Reserve "F" for a total arc distance of 254.41 feet, having a radius of 250.00 feet, a central angle of 51°46'00" and chord which bears N 32°22'34" E, 227.00 feet to an "X" cut in concrete found for the point of tangency;
 - THENCE N 58°15'34" E, along and with the common southerly line of said Unrestricted Reserve "E" and said 0.7841 acre tract, some being the northeasterly line of said Unrestricted Reserve "F", a distance of 134.65 feet to the POINT OF BEGINNING and containing 3,652 acre (159,088 square feet) of land.

- NOTES:**
1. BEARING ORIENTATION IS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), SOUTH CENTRAL ZONE 4204 AND REFERENCED TO MONUMENTS FOUND ALONG THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 45 (I.H. 45) SHOWN HEREON. SCALE FACTOR = 0.99987
 2. THE PROPERTY LIES IN SHADDED ZONE "X" AREAS OF 0.2 X ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1-FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY EXCESS FLOOD AND EXCESS FLOOD FLOOD NO. 2008.
 3. FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT - BASE FLOOD ELEVATIONS (DETERMINED) AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR HARRIS COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBER 88020089-A, REVISED MAY 2, 2008. ALL FLOODPLAIN BOUNDARIES SHOWN HEREON ARE APPROXIMATE AND ARE NOT DETERMINED AS A RESULT OF AN ON THE GROUND SURVEY.
 4. THE SQUARE FOOTAGE VALUE SHOWN HEREON IS A MATHEMATICAL VALUE CALCULATED FROM THE BOUNDARY DATA SHOWN HEREON. THIS VALUE IN NO WAY REPRESENTS THE PRECISION OR CLOSURE OF THIS SURVEY OR THE ACCURACY OF CORNER MARKERS FOUND OR PLACED.
 5. THE PROPERTY ADJACENT MAJOR THROUGHFARE ROAD INTERSTATE HIGHWAY 45 AND MONROE ROAD AS PER THE 2021 MAJOR THROUGHFARE AND FREEWAY PLAN APPROVED BY THE HOUSTON PLANNING COMMISSION ON SEPTEMBER 2, 2021 AND ADOPTED BY THE HOUSTON CITY COUNCIL, ON SEPTEMBER 22, 2021.
 6. THE PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS AND STIPULATIONS OF CITY OF HOUSTON ORDINANCE #199-201 (CHAPTER 42 AS AMENDED), PERTAINING TO THE PLATING AND REGULATING OF REAL PROPERTY AND THE ESTABLISHMENT OF BOUNDARY SET BACK LINES ALONG MAJOR THROUGHFARES WITHIN SUCH BOUNDARIES.
 7. THE SURVEY WAS MADE IN RELIANCE UPON THAT CERTAIN COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY AND COLLECTED BY CHICAGO TITLE OF TEXAS, L.L.C. UNDER OF NUMBER CHIC-CTE1791934-DATED EFFECTIVE NOVEMBER 16, 2021 AND ADOPTED BY HOUSTON ORDINANCE 23, 2021.
 8. PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS SET OUT IN HARRIS COUNTY CLERK'S FILE NUMBERS 8281487 AND 8892027, ALSO LANDER FILE CODE NUMBER 355068 OF THE HARRIS COUNTY MAP RECORDS.
 9. THE METES AND BOUNDS DESCRIPTION SHOWN HEREON IS BEING ISSUED UNDER SEPARATE COVER OF EVEN DATE.
 10. ANY VISIBLE IMPROVEMENTS TO THE PROPERTY ARE AS SHOWN ON THIS SURVEY.
 11. FENCES SHOWN HEREON ARE GRASSY OR GATE. THE DIMENSIONED TIES SHOWN HEREON ARE AT LOCATIONS THAT WERE PHYSICALLY MEASURED, THE FENCE LINES MAY VARY BETWEEN SAID MEASURED LOCATIONS.
 12. SUBJECT PROPERTY LIES WITHIN THE AREA DESIGNATED AND ZONED BY THE CITY OF HOUSTON AS THE "HOBBY AIRPORT SITE" AND IS SUBJECT TO THE RESTRICTIONS AND REGULATIONS IMPOSED BY ORDINANCE NO. 70-345 DATED MARCH 4, 1970, A CERTIFIED COPY OF WHICH IS RECORDED IN VOLUME 7940, PAGE 233 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS AND 2006090603.
 13. SUBJECT PROPERTY ABUTS STATE HIGHWAY 45, WHICH IS A CONTROLLED ACCESS HIGHWAY.

ROCKHILL DRIVE
(80' R.O.W.)
VOL. 12, PG. 31, H.C.M.R.

CALLLED 1,264 ACRES
PAPAS RESTAURANTS, INC.
H.C.C.F. NO. 2337371

PRELIMINARY PENDING FINAL REVIEW

BOE, Inc.
1977 Westheimer, Suite 400, Houston, TX 77042
Tel: 281-558-8700 • www.boe.com
TPLS Licensed Surveying Firm No. 10105500

**BOUNDARY SURVEY OF
3,652 ACRES OF LAND
H.T. & B. R.R. CO. SURVEY
SECTION B, ABSTRACT NO. 1350
CITY OF HOUSTON
HARRIS COUNTY, TEXAS**

DRWS. JORDAN RPLS NO. 6780	PARTY CHECK: JP	ISSUE DATE: 02/15/2022	SHEET 1
BOE, INC.	TECHNICAL: E.B.	SCALE: 1" = 40'	
1977 WESTHEIMER, SUITE 400 HOUSTON, TEXAS 77042	R.P.L.S.: C.L.	JOB NUMBER: 9845-00	
TELEPHONE: (281) 558-8700	FIELD BOOK NAME: 842		
	BASE FILE: @1977WestheimerSuite400-Houston_Texas02152022		