



LINE	BEARING	DISTANCE
L1	S 88°51'58" W	176.25'
L2	N 00°30'39" W	106.43'
L3	N 87°37'22" E	185.05'
L4	S 87°31'53" W	393.91'
L5	N 12°16'39" E	234.48'
L6	N 87°37'22" E	179.65'
L7	S 00°30'39" E	106.43'
L8	S 88°51'58" W	176.25'
L9	S 12°16'39" E	234.48'
L10	S 87°37'22" W	364.70'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	110.89'	2789.79'	2°16'38"	S 03°59'54" W	110.88'
C2	117.39'	2789.79'	2°24'39"	S 06°20'33" W	117.38'

SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor hereby certifies to Bryan Brown and Capital Title Company, in connection with the transaction described in G.F. No. 21-636143-KW that, (a) this survey and the property description set forth hereon were prepared from an actual on-the-ground survey; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; Use of this survey by any other parties and/or for other purposes shall be at User's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. The plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground.

Executed this 19th day of November, 2021
Registered Professional Land Surveyor



NOTES:
1) BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS SOUTH CENTRAL ZONE.
2) PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENT CONTAINED IN INSTRUMENTS RECORDED IN VOLUME 745, PAGE 238, VOLUME 881, PAGE 164, VOLUME 885, PAGE 229, CLERK'S FILE NO. P857368

NOTE: According to the F.I.R.M. in Map No. 48201C0340L, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

ACCEPTED BY: SIGNATURE DATE SIGNATURE DATE

Table with columns: DATE, BY, NOTES under REVISIONS

LEGEND section listing symbols for iron rod found, pipe found, fence post, etc.

CBG SURVEYING TEXAS logo and contact information: 419 Century Plaza Dr., Ste. Houston, TX 77073

METES AND BOUNDS JOHN MERRY SURVEY, ABSTRACT NO. 49 HARRIS COUNTY, TEXAS 24411 FARM TO MARKET 2100

24411 Farm to Market Road 2100

TRACT 1:

Being a tract of land situated in the John Merry Survey, Abstract No. 49, Harris County, Texas, same being that tract of land conveyed to Carey Dean Warren Jr., and Bernice Frances Warren, Co-Trustees of the Carey Dean Warren, Jr., and Bernice Frances Warren Revocable Living Trust, UTA, June 24, 2020, by deed recorded in Document No. RP-2020-292036, Official Public Records of Harris County, Texas (Tract 1), and being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner, said corner being the Southeast corner of Restricted Reserve 'A', Huffman Shopping Center, a Subdivision in Harris County, Texas, according to the Map or Plat thereof recorded in Film Code No. 630250, Map or Plat Records of Harris County, Texas, and lying along the West line of Farm to Market Road 2100 (150 foot right-of-way), from which a 5/8 inch iron rod found on-line bears South 87 degrees 37 minutes 23 seconds West, a distance of 0.84 feet for witness, and being the beginning of a non-tangent curve turning to the right, with a radius of 2789.79 feet, a delta angle of 02 degrees 16 minutes 38 seconds, a chord bearing of South 03 degrees 59 minutes 54 seconds West, and a chord length of 110.88 feet;

THENCE along said curve to the right, along said West line of Farm to Market Road 2100, an arc length of 110.89 feet to a fence post found for corner, said corner being a Northeast corner of the remainder of Warren tract;

THENCE South 88 degrees 51 minutes 58 seconds West, departing said West line of Farm to Market Road 2100, a distance of 176.25 feet to a 1/2 inch iron rod found for corner;

THENCE North 00 degrees 30 minutes 39 seconds West, a distance of 106.43 feet to a point for corner, said corner lying along the South line of aforementioned Huffman Shopping Center;

THENCE North 87 degrees 37 minutes 22 seconds East, along the South line of said Huffman Shopping Center, a distance of 185.05 feet to the POINT OF BEGINNING and containing 19,614 square feet or 0.45 acres of land.

TRACT 2:

Being a tract of land situated in the John Merry Survey, Abstract No. 49, Harris County, Texas, same being that tract of land conveyed to Carey Dean Warren Jr., and Bernice Frances Warren, Co-Trustees of the Carey Dean Warren, Jr., and Bernice Frances Warren Revocable Living Trust, UTA, June 24, 2020, by deed recorded in Document No. RP-2020-292036, Official Public Records of Harris County, Texas (Tracts 2), and being more particularly described by metes and bounds as follows:

COMMENCING at a point for corner, said corner being the Southeast corner of Restricted Reserve 'A', Huffman Shopping Center, a Subdivision in Harris County, Texas, according to the Map or Plat thereof recorded in Film Code No. 630250, Map or Plat Records of Harris County, Texas, same being the Northeast corner of the remainder of Warren tract (Tract 1), and lying along the West line of Farm to Market Road 2100 (150 foot right-of-way), from which a 5/8 inch iron rod found on-line bears South 87 degrees 37 minutes 23 seconds West, a distance of 0.84 feet for witness, and being the beginning of a non-tangent curve turning to the right, with a radius of 2789.79 feet, a delta angle of 02 degrees 16 minutes 38 seconds, a chord bearing of South 03 degrees 59 minutes 54 seconds West, and a chord length of 110.88 feet;

THENCE along said curve to the right, along the West line of said Farm to Market Road 2100, an arc length of 110.89 feet to a fence post found for corner, said corner being the POINT OF BEGINNING of that tract herein described, and being the beginning of a tangent curve turning to the right, with a radius of 2789.79 feet, a delta angle of 02 degrees 24 minutes 39 seconds, a chord bearing of South 06 degrees 20 minutes 33 seconds West, and a chord length of 117.38 feet;

THENCE along said curve to the right, an arc length of 117.39 feet to a 1/2 inch iron rod found for corner, said corner being the Northeast corner of that tract of land conveyed to Donald R. Smith, (Tract 1), by deed recorded in Document No. RP-2020-577620, Official Public Records of Harris County, Texas;

THENCE South 87 degrees 31 minutes 53 seconds West, along the North line of said Smith tract, a distance of 393.91 feet to a point for corner, said corner being the Southeast corner of the remainder of Warren tract (Tract 3);

THENCE North 12 degrees 16 minutes 39 seconds East, along the East line of said remainder of Warren tract (Tract 3), a distance of 234.48 feet to a point for corner, said corner being the Northeast corner of aforesaid remainder of Warren tract (Tract 3), and lying along the South line of said Huffman Shopping Center Subdivision;

THENCE North 87 degrees 37 minutes 22 seconds East, along said South line of said Huffman Shopping Center Subdivision, a distance of 179.65 feet to a point for corner, said corner being the Northwest corner of said remainder of Warren tract (Tract 1);

THENCE South 00 degrees 30 minutes 39 seconds East, along the West line of said remainder of Warren tract (Tract 1), a distance of 106.43 feet to a 1/2 inch iron rod found for corner;

THENCE North 88 degrees 51 minutes 58 seconds East, along the South line of said remainder of Warren tract (Tract 1), a distance of 176.25 feet to the POINT OF BEGINNING and containing 66,653 square feet or 1.53 acres of land.

TRACT 3:

Being a tract of land situated in the John Merry Survey, Abstract No. 49, Harris County, Texas, same being that tract of land conveyed to Carey Dean Warren Jr., and Bernice Frances Warren, Co-Trustees of the Carey Dean Warren, Jr., and Bernice Frances Warren Revocable Living Trust, UTA, June 24, 2020, by deed recorded in Document No. RP-2020-292036, Official Public Records of Harris County, Texas (Tracts 2), and being more particularly described by metes and bounds as follows:

COMMENCING at a point for corner, said corner being the Southeast corner of Restricted Reserve 'A', Huffman Shopping Center, a Subdivision in Harris County, Texas, according to the Map or Plat thereof recorded in Film Code No. 630250, Map or Plat Records of Harris County, Texas, same being the Northeast corner of the remainder of Warren tract (Tract 1), and lying along the West line of Farm to Market Road 2100 (150 foot right-of-way), from which a 5/8 inch iron rod found on-line bears South 87 degrees 37 minutes 23 seconds West, a distance of 0.84 feet for witness;

THENCE South 87 degrees 37 minutes 22 seconds West, along the South line of said Huffman Shopping Center Subdivision, a distance of 364.70 feet to a point for corner, said corner being the Northwest corner of said remainder of Warren tract (Tract 2), and being the POINT OF BEGINNING of that tract herein described;

THENCE South 12 degrees 16 minutes 39 seconds West, along the West line of said remainder of Warren tract (Tract 2), a distance of 234.48 feet to a point for corner, said corner lying along the North line of that tract of land conveyed to Donald R. Smith, (Tract 1), by deed recorded in Document No. RP-2020-577620, Official Public Records of Harris County, Texas;

THENCE South 87 degrees 31 minutes 53 seconds West, along said North line of Smith tract (Tract 1), passing at a distance of 234.70 feet to a 1/2 inch iron rod found on-line with yellow plastic cap stamped 'CBG Surveying' at the Northwest corner of said Smith (Tract 1) and being the Northeast corner of that tract of land conveyed to Donald R. Smith, by deed recorded in Document No. G366338, Official Public Records of Harris County, Texas, continuing at a distance of 2085.60 feet to a 1/2 inch iron rod found on-line with yellow plastic cap stamped 'CBG Surveying' at the Northwest corner of that tract of land conveyed to Tyson Smith, by deed recorded in Document No. RP-2017-349306, Official Public Records of Harris County, Texas, and being the Northeast corner of Smith tract (Tract 3-RP-2020-577620), and continuing a total distance of 3810.98 feet to 3/4 inch iron pipe found for corner, said corner being the Northwest corner of aforesaid Smith tract (Tract 3-RP-2020-577620), and lying along the aforementioned East line of Granite Village Mobile Home Park, an Addition to Harris County, Texas, according to the Map or Plat thereof recorded in Volume 323, Page 150, Map or Plat Records of Harris County, Texas;

THENCE North 02 degrees 20 minutes 31 seconds West, along said East line of said Granite Village Mobile Home Park, a distance of 232.93 feet to a 1 inch iron pipe found for corner, said corner being the Southwest corner of that tract of land conveyed to Noman, Inc., by deed recorded in Document No. 20110051637, Official Public Records of Harris County, Texas;

THENCE North 87 degrees 37 minutes 22 seconds East, along the South line of said Noman tract, a distance of 3870.15 feet to the POINT OF BEGINNING and containing 882,806 square feet or 20.27 acres of land.