

County: Fort Bend  
Project:  
C.I. No.: 1135-12 (map prepared)  
Job Number: 2011160-02

**FIELD NOTES FOR 5.5093 ACRES**

Being a 5.5093 acre tract of land located in the I. & G.N. Railroad Survey, A-353, the R.H. Hunter Survey, A-205 and the R.H. Hunter Survey, A-206, in Fort Bend County, Texas; said 5.5093 acre tract being a portion of "Tract 1" and "Tract 2" recorded in the name of LM Land Holdings in Clerk's File Number 2002106104 of the Official Records of Fort Bend County (O.R.F.B.C.), said 5.5093 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the Texas Coordinate System, South Central Zone):

**Beginning** at a 5/8-inch iron rod with cap stamped "COSTELLO INC" found at the most westerly corner of Santikos Palladium at Long Meadow Farms, a subdivision recorded in Plat Number 20110159 of the Fort Bend County Plat Records;

1. Thence, with the southwesterly line of said subdivision, 1035.00 feet along the arc of a curve to the right, said curve having a central angle of 03 degrees 24 minutes 37 seconds, a radius of 17388.70 feet and a chord that bears South 45 degrees 45 minutes 24 seconds East, a distance of 1034.84 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found at the most southerly corner of said subdivision;
2. Thence, with the southeast line of said subdivision, North 45 degrees 48 minutes 46 seconds East, a distance of 5.00 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
3. Thence, with a line 55-feet northeast and parallel to the northeast Right-of-Way (R.O.W.) line of the State Highway 99 (the Grand Parkway, 300-feet wide) as recorded in Clerk's File Numbers 9051715, 9051718 and 9237595 of the O.R.F.B.C., 432.85 feet along the arc of a curve to the right, said curve having a central angle of 01 degrees 25 minutes 3 seconds, a radius of 17393.70 feet and a chord that bears South 43 degrees 20 minutes 19 seconds East, a distance of 432.83 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
4. Thence, continuing with said parallel line, South 42 degrees 39 minutes 30 seconds East, at a distance of 846.45 feet ending said parallel line, in all, a total distance of 1444.46 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
5. Thence, South 47 degrees 15 minutes 52 seconds West, a distance of 5.83 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set on said northeast R.O.W. line;

Thence, with said northeast R.O.W. line, the following three (3) courses:

6. North 47 degrees 21 minutes 31 seconds West, a distance of 600.05 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
7. North 42 degrees 39 minutes 30 seconds West, a distance of 866.26 feet to an iron rod with "TxDot cap" found;
8. 3255.34 feet along the arc of a curve to the left, said curve having a central angle of 10 degrees 45 minutes 26 seconds, a radius of 17338.70 feet and a chord that bears North 48 degrees 04 minutes 11 seconds West, a distance of 3250.56 feet to a 5/8-inch iron rod with cap stamped " COSTELLO INC" set ;
9. Thence, North 36 degrees 33 minutes 06 seconds East, a distance of 55.00 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
10. Thence, with a line 55-feet northeast and parallel to the northeast R.O.W. line of aforesaid Grand Parkway, 1817.60 feet along the arc of a curve to the right, said curve having a central angle of 05 degrees 59 minutes 14 seconds, a radius of 17393.70 feet and a chord that bears South 50 degrees 27 minutes 17 seconds East, a distance of 1816.77 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set on the northwest line of aforesaid Santikos Palladium at Long Meadow Farms subdivision;
11. Thence, with said northwest line, South 45 degrees 02 minutes 06 seconds West, a distance of 5.00 feet to the **Point of Beginning** and containing 5.5093 acres of land.



*Mark D. Armstrong*  
03/28/2012



CALL 166.5718 ACRES  
C.F. NO. 2010086261  
O.R.F.B.C.

"TRACT 2"  
LM LAND HOLDINGS, LP  
C.F. NO. 2002106104  
O.R.F.B.C.

"TRACT 1"  
LM LAND HOLDINGS, LP  
C.F. NO. 2002106104  
O.R.F.B.C.

CALL 28.7451 ACRES  
LM DEVELOPMENT, LP  
C.F. NO. 201117081  
O.R.F.B.C.

I.&G.N. RAILROAD SURVEY, A-353  
R.H. HUNTER SURVEY, A-206

5.5093 ACRES

(300' R.O.W.)

R.H. HUNTER SURVEY, A-205

SANTIKOS  
PALLADIUM AT  
LONG MEADOW  
PLAT NO. 20110159  
F.B.C.P.R.  
C.F. NO. 9051715  
C.F. NO. 9237595  
O.R.F.B.C.

MEADOW  
RANCH  
PARKWAY

"TRACT 1"  
LM LAND HOLDINGS, LP  
C.F. NO. 2002106104  
O.R.F.B.C.

WEST BELLFORT



Engineering and Surveying  
9990 Richmond Avenue, Suite 450  
North Building  
Houston, Texas 77042  
(713) 783-7788 (713) 783-3580, Fax

EXHIBIT OF

DRAWN BY: MA	DATE: 03-28-2012	SCALE: 1"=1000'
CHECKED BY: LD	JOB NO: 2011160-02	113512.DGN