

REAL PROPERTY DESCRIPTION  
OF  
**RESTRICTED RESERVE "B", BLOCK 9**  
**MISSION GLEN SECTION 1:**  
**4.1865 Acre**  
**182,263 Square Feet**

Being a tract of land of 4.1865 acre (182,263 square feet) being all of Unrestricted Reserve "B", Block Nine of Mission Glen Section One subdivision as recorded in Slide 574, Page A/B of the Map Records of Fort Bend County (M.R.F.B.C), being that tract conveyed to SS Properties by Special Warranty Deed recorded in Fort Bend County Clerk's File No. 98101368, dated December 07, 1988, situated in the I. & G.N.R.R. Co. Survey No. 4, Abstract No. 361, Fort Bend County, Texas and being more particularly described by metes and bounds as follows with all bearings being referenced to the Texas State Plane Coordinate System (NAD 83), South Central Zone (No. 4204), all distances and coordinates shown herein being surface expressed in U.S survey feet and may be converted to grid by multiplying by a combined scale factor of 0.99988160573:

**BEGINNING** at a 1-inch iron pipe (CM) control Monument found at the most Eastern corner of a radial cutback corner at the Northeast intersection of Addicks Clodine Road, 100 feet wide as described in Slide No. 574, Page A/B M.R.F.B.C and Riverside Grove Drive, 60 feet wide as described in Slide No. 574, Page A/B M.R.F.B.C. same being the most Eastern Southwest corner of said Unrestricted Reserve "B", for a point of curvature of a curve to the right and the most Easterly Southeast corner of the herein described tract, having surface coordinates of X=3,028,701.21, Y=13,812,082.43;

**THENCE** in a Northwesterly direction, along said existing radial cutback corner at said existing Northeast intersection of said Addicks Clodine Road and Riverside Grove Drive, same being along Unrestricted Reserve "A" and the arc of said curve to the right, having a radius of 25.00 feet, a central angle of 90° 00' 00", whose chord bears N. 37° 13' 15" West – 35.36 feet, an arc length of 39.27 feet to a 5/8-inch iron rod with cap stamped "LUPHER, LLC" set for the point of tangency and the most Western corner of a radial cutback corner at the existing Northeast intersection of said Addicks Clodine Road and said Riverside Grove Drive, for the most Western Southwest corner of the herein described tract;

**THENCE** North 07° 46' 45" East, along the existing East right-of-way of said Addicks Clodine Road and the West line of said Unrestricted Reserve "A", along the West line of the herein described tract, a distance of 5.50 feet to a 5/8-inch iron rod with cap stamped "LUPHER, LLC" set for the point of curvature of a tangent curve to the left in the West line of the herein described tract;

**THENCE** in a Northeasterly direction, along the existing East right-of-way of said Addicks Clodine Road and the West line of said Unrestricted Reserve "A", same being along the arc of said tangent curve to the left, having a radius of 2,050.00 feet, a central angle of  $15^{\circ} 02' 17''$ , whose chord bears N.  $00^{\circ} 15' 36''$  E. – 536.51 feet, an arc length of 538.05 feet to a 1-inch iron pipe (CM) found for the Northwest corner of said Unrestricted Reserve "B" and the Southwest corner of Unrestricted Reserve "C" Block Nine , Volume 574, Page A/B, for the Northwest corner of the herein described tract;

**THENCE** North  $82^{\circ} 44' 51''$  East, along the common line between Unrestricted Reserve "B" and Unrestricted Reserve "C", along the north line of the herein described tract, a distance of 298.97 feet to a 5/8-inch iron rod (bent) found situated in the West line of the existing lots situated in Block Nine of said Mission Glen Section 1, for the Northeast corner of said Unrestricted Reserve "B" and the Southeast corner of said Unrestricted Reserve "C" also being the Northeast corner of the herein described tract;

**THENCE** South  $07^{\circ} 48' 19''$  East, along the West side of said Lots in Block Nine of said Mission Glen Section 1, and along the East line of said Unrestricted Reserve "B", along the East line of the herein described tract, a distance of 48.49 feet to a 1" iron pipe found for an angle point in the East line of the herein described tract;

**THENCE** South  $04^{\circ} 16' 59''$  East, continuing along the West side of said Lots in Block Nine of said Mission Glen Section 1, and along the East line of said Unrestricted Reserve "B", along the East line of the herein described tract, a distance of 148.12 feet to a 1" iron pipe found for an angle point in the East line of the herein described tract;

**THENCE** South  $00^{\circ} 32' 28''$  East, continuing along the West side of said Lots in Block Nine of said Mission Glen Section 1, and along the East line of said Unrestricted Reserve "B", along the East line of the herein described tract, a distance of 197.29 feet to a point (unable to set no access) for an angle point in the East line of the herein described tract, from same point a 6-foot wood fence corner was found bearing 1.0-feet West;

**THENCE** South  $04^{\circ} 26' 53''$  West, continuing along the West side of said Lots in Block Nine of said Mission Glen Section 1, and along the East line of said Unrestricted Reserve "B", along the East line of the herein described tract, a distance of 254.07 feet to a point for a point of curvature of a non-tangent curve to the left in the existing North right-of-way line of said Riverside Grove Drive for the Southeast corner of said Unrestricted Reserve "B" and the Southeast corner of the herein described tract, from same point a 5/8-inch iron rod was found bearing S.  $82^{\circ} 37' 30''$  E. – 0.3 feet;

**THENCE** in a Northwesterly direction, along the existing North right-of-way of said Riverside Grove Drive and the South line of said Unrestricted Reserve "B", same being along the South line of the herein described tract and the arc of said tangent curve to the left, having a radius of 2,030.00 feet, a central angle of  $01^{\circ} 14' 38''$ , whose chord bears N.  $81^{\circ} 35' 56''$  W. – 44.07 feet, and arc length of 44.07 feet to a 5/8-inch iron rod with cap stamped "LUPHER, LLC" set for the point of tangency in the South line of the herein described tract;

SS PROPERTIES

Parcel No. \_\_\_\_\_  
Job No. \_\_\_\_\_  
Drawing No. \_\_\_\_\_

**THENCE** North 82° 13' 15" West, Continuing along the North right-of-way of said Riverside Grove Drive and the South line of said Unrestricted Reserve "B", along the South line of the herein described tract, a distance of 236.76 feet returning to the **POINT OF BEGINNING** of the herein described tract of land containing 4.1865 acre (182,363 square feet) of land, more or less.

Notes:

1. A survey plat of even date accompanies this legal description.

This Real Property Description is based upon a Texas Society of Professional Surveyors Category 1A, Condition II, Land Title Survey performed under the direct supervision of Lee G. Lupher RPLS in August of 2014.

Lee G. Lupher, RPLS  
Texas Registration No. 5955

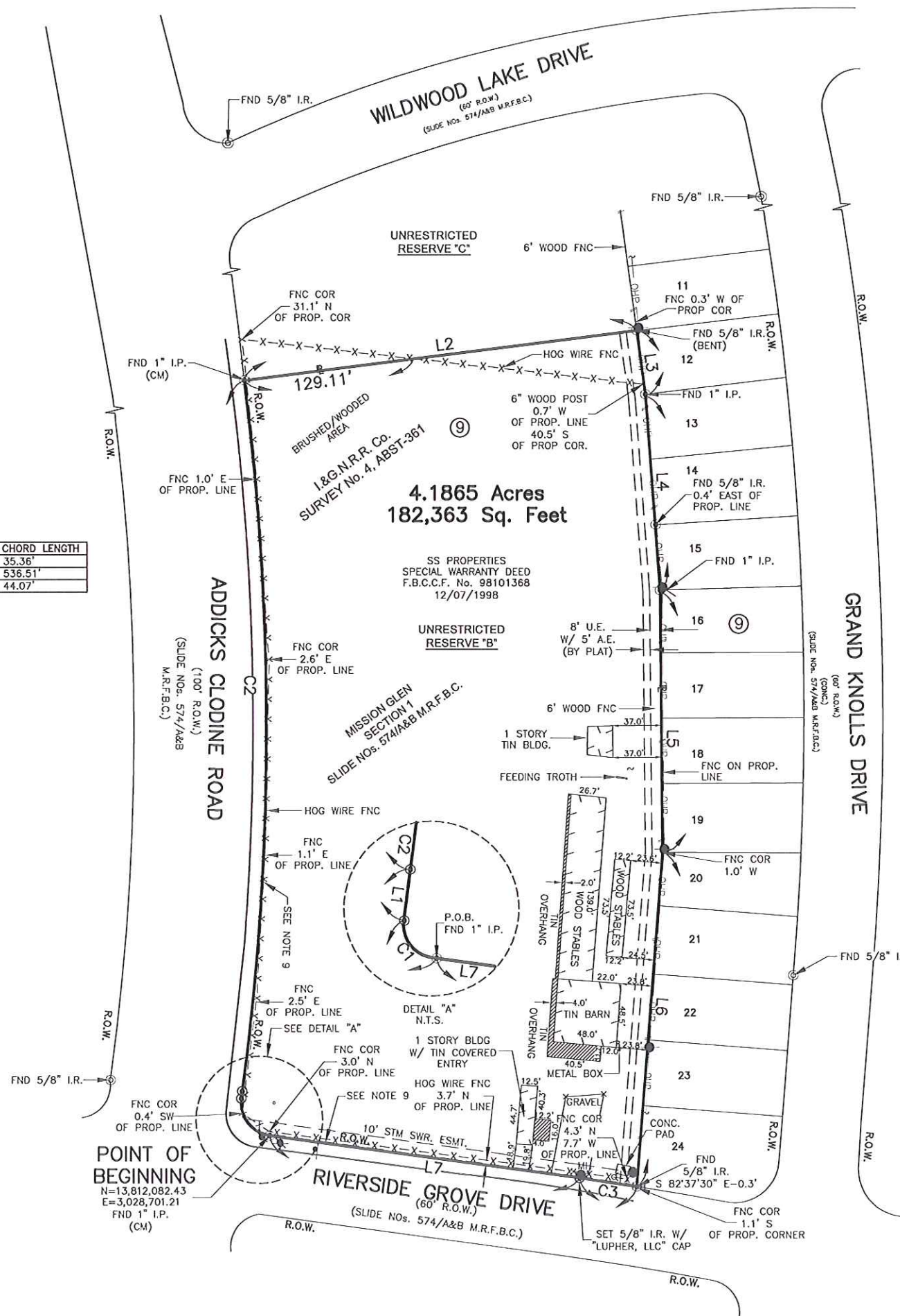
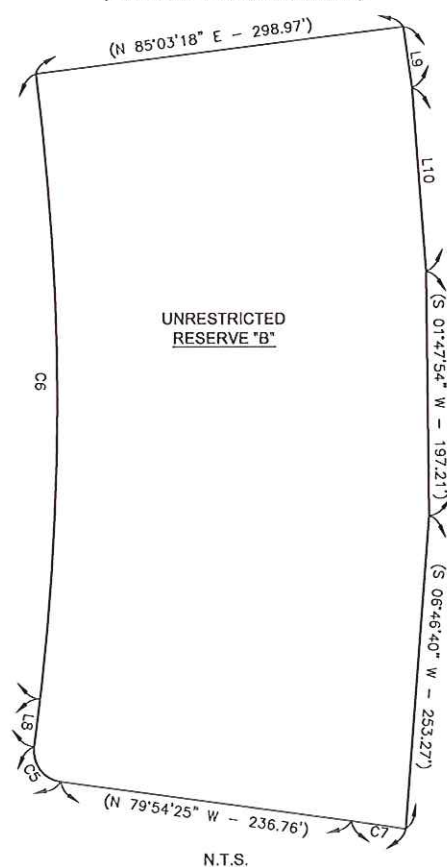
LUPHER, LLC  
TBPLS FIRM #10193807  
10801 Hammerly Boulevard, Suite 250  
Houston, Texas 77043  
Tele: 281-501-8718  
Job No. 14-046-001



| CURVE | RADIUS    | DELTA ANGLE | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|-------|-----------|-------------|------------|---------------|--------------|
| C5    | 25.00'    | 90°00'00"   | 39.27'     | N 34°54'25" W | 35.36'       |
| C6    | 2,050.00' | 15°02'17"   | 538.05'    | N 02°34'26" E | 536.51'      |
| C4    | 2,030.00' | 01°14'38"   | 44.07'     | N 79°17'06" W | 44.07'       |

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L8   | N 10°05'35" E | 5.50'    |
| L9   | S 05°29'34" E | 49.66'   |
| L10  | S 01°57'12" E | 147.87'  |

(CALLED BEARINGS AND DISTANCES)



| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | N 07°46'45" E | 5.50'    |
| L2   | N 82°44'51" E | 298.97'  |
| L3   | S 07°48'19" E | 48.49'   |
| L4   | S 04°16'59" E | 148.12'  |
| L5   | S 00°32'28" E | 197.29'  |
| L6   | S 04°26'53" W | 254.07'  |
| L7   | N 82°13'15" W | 236.76'  |

| CURVE | RADIUS    | DELTA ANGLE | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|-------|-----------|-------------|------------|---------------|--------------|
| C1    | 25.00'    | 90°00'00"   | 39.27'     | N 37°13'15" W | 35.36'       |
| C2    | 2,050.00' | 15°02'17"   | 538.05'    | N 00°15'36" E | 536.51'      |
| C3    | 2,030.00' | 01°14'38"   | 44.07'     | N 81°35'56" W | 44.07'       |

I, LEE G. LUPHER, A REGISTERED PROFESSIONAL  
LAND SURVEYOR, HEREBY CERTIFY THAT THIS  
SURVEY SUBSTANTIALLY COMPLIES WITH THE  
CURRENT TEXAS SOCIETY OF PROFESSIONAL  
SURVEYOR'S STANDARDS FOR A CATEGORY 1A  
CONDITION II STANDARD LAND TITLE SURVEY.

THIS SURVEY IS FINAL AS  
AUTHORIZED BY LEE G. LUPHER, RPLS  
TX REG. No. 5955 ON SEPTEMBER 15TH, 2014

THIS SURVEY IS FINAL AS  
AUTHORIZED BY LEE G. LUPHER, RPLS  
TX REG. No. 5955 ON SEPTEMBER 16TH, 2014

GENERAL NOTES:



1 inch = 50 ft

(1) BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORS SYSTEM, SOUTH CENTRAL ZONE, 4204, NAD 83. ALL DISTANCES AND BEARINGS ARE SURFACE. THE COORDINATES ARE SURFACE AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR 0.99988160573.

(2) SURVEY COMPLETED IN ACCORDANCE WITH A TITLE REPORT ISSUED BY TEXAS AMERICAN TITLE COMPANY, COUNTERSIGNED BY DARRELL STONE, NO. 7910-14-5461, HAVING AN ISSUE DATE OF 09/08/2014. NO FURTHER RESEARCH FOR EASEMENTS OR ENCUMBRANCES WAS PERFORMED BY LUPHER, LLC.

(3). THE SUBJECT TRACT IS LOCATED IN ZONE "X" ON THE FEMA FIRM PANEL No. 48157C0145L, DATED 04/02/2014, AND IS NOT SHOWN TO BE LOCATED IN THE 100 YEAR FLOODPLAIN THEREON.

(4) THIS SURVEY DOES NOT PROVIDE ANY DETERMINATION CONCERNING WETLANDS, FAULT LINES, TOXIC WASTE OR ANY OTHER ENVIRONMENTAL ISSUES. SUCH MATTERS SHOULD BE DIRECTED BY THE CLIENT OR PROSPECTIVE PURCHASER TO AN EXPERT CONSULTANT.

(5) TRACT MAY BE SUBJECT TO FORT BEND COUNTY  
DEVELOPMENT REGULATIONS.

(6) A REAL PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS BOUNDARY DRAWING.

(7) TRACT SUBJECT TO DRAINAGE EASEMENT FIFTEEN (15) FEET IN WIDTH ON EACH SIDE OF THE CENTER LINES OF ALL NATURAL DRAINAGE COURSES AS SHOWN BY THE RECORDED PLAT OF SAID SUBDIVISION.

(8) THE TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN AGREEMENT FOR UNDERGROUND ELECTRIC SERVICES WITH HOUSTON LIGHTING & POWER COMPANY B INSTRUMENT(S) RECORDED IN VOLUME 1267, PAGE 369, OF THE COUNTY CLERK'S OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS.

9) ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ADJACENT ACREAGE TRACTS. THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED IN A RECORDED PLAT THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR THE USE OF RIGHT-OF-WAY PURPOSES AND THE TITLE THERETO SHALL REVERT IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.

(10) ANNUAL MAINTENANCE CHARGE AND SPECIAL ASSESSMENT PAYABLE TO MISSION GLEN HOMEOWNERS ASSOCIATION, INC., AS SET FORTH AND SECURED BY VENDOR'S LIEN RETAINED IN INSTRUMENT(S) RECORDED IN VOLUME 1185, PAGE 714, VOLUME 1198, PAGE 372, AND VOLUME 1315, PAGE 322, ALL OF THE COUNTY CLERK OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS.

(11) SUBJECT PROPERTY LIES WITHIN THE BOUNDARIES OF THE WEST KEEGANS BAYOU IMPROVEMENT DISTRICT.

(12) SUBJECT TRACT HAS NUMEROUS INTERIOR FENCES THAT HAVE NOT BEEN SHOWN HEREON.

(13) TRACT IS PARTIALLY WOODED. WE ATTEMPTED TO LOCATE ALL IMPROVEMENTS, BUT IMPROVEMENTS MAY EXIST IN WOODED AREA THAT HAVE NOT BEEN SHOWN HEREON.

(14) TRACT SUBJECT TO RESTRICTIONS BY INSTRUMENT(S) FILED FOR RECORD UNDER SLIDE NO(s). 574/A AND 574/B; VOLUME 33, PAGE 16 OF THE MAP RECORDS; VOLUME 1185, PAGE 714; VOLUME 1198, PAGE 372, AND VOLUME 1315, PAGE 322. AND INSTRUMENT NO(s). 2000002421, 2002018651, 2002111750, 2011103350 AND 2014001852, ALL OF THE COUNTY CLERK'S RECORDS. FORT BEND COUNTY, TEXAS.

| REVISIONS |             |      |
|-----------|-------------|------|
| NO        | DESCRIPTION | DATE |
|           |             |      |
|           |             |      |
|           |             |      |

**LUPHER, LLC**  
TEXAS PROFESSIONAL LAND SURVEYOR  
1601 FIRM NO. 10193807  
1001 HAMMERLY BLVD., SUITE 250  
HOUSTON, TX 77043  
(281) 501-8718

MISSION GLEN  
SECTION 1, RESERVE B  
BOUNDARY SURVEY  
OF A 4.1865 ACRE TRACT  
OUT OF THE  
I.&G.N.R.R. Co.  
SURVEY No. 4 ABST-361  
FORT BEND COUNTY, TEXAS

|   |                    |
|---|--------------------|
| SUBMITTED: LUPHER, LLC                              | CHECKED BY: LGL    |
| SCALE: HORIZ. 1"=50' (22"x34")<br>1"=100' (11"x17") | DRAWN BY: JNG      |
| DATE: 09-16-14                                      | JOB NO. 14-046-001 |

## BOUNDARY NAD83.txt

Inverse with Area  
Sep 16 11:10:08 2014

Tue

CRD File> P:\LUPHER.LLC\Projects\2014\14-046 FORTBEND CO.  
PRECINCT 2\WA 01 MISSION GLEN\SURVEY\CRD\LUPHER, LLC MASTER.crd

| PntNo                               | Bearing   | Distance         | Northing           | Easting    |          |
|-------------------------------------|---|------------------|--------------------|------------|----------|
| 8045                                |   |                  | 13812082.43        | 3028701.21 | CALC PC  |
|                                     | Radius: 25.00   | Chord: 35.36     | Degree: 229°10'59" |            | Dir:     |
| Right                               |   |                  |                    |            |          |
|                                     | Length: 39.27   | Delta: 90°00'00" | Tangent: 25.00     |            |          |
|                                     | Chord BRG: N 37°13'15" W Rad-In: N 07°46'45" E Rad-Out: S |                  |                    |            |          |
| 82°13'15" E                         |   |                  |                    |            |          |
|                                     | Radius PntNo: 8062 N: 13812107.20 E: 3028704.59           |                  |                    |            |          |
| 8047                                |   |                  | 13812110.58        | 3028679.82 | CALC PT  |
|                                     | N 07°46'45" E 5.50  |                  |                    |            |          |
| 8041                                |   |                  | 13812116.03        | 3028680.57 | CALC     |
|                                     | Radius: 2050.00   | Chord: 536.51    | Degree: 2°47'42"   |            | Dir:     |
| Left                                |   |                  |                    |            |          |
|                                     | Length: 538.05  | Delta: 15°02'17" | Tangent: 270.58    |            |          |
|                                     | Chord BRG: N 00°15'36" E Rad-In: N 82°13'15" W Rad-Out: S |                  |                    |            |          |
| 82°44'28" W                         |   |                  |                    |            |          |
|                                     | Radius PntNo: 8025 N: 13812393.51 E: 3026649.43           |                  |                    |            |          |
| 8059                                |   |                  | 13812652.54        | 3028683.00 | CALC PL  |
|                                     | N 82°44'51" E 298.97                                      |                  |                    |            |          |
| 8060                                |   |                  | 13812690.28        | 3028979.58 | CALC PL  |
|                                     | S 07°48'19" E 48.49                                       |                  |                    |            |          |
| 505                                 |   |                  | 13812642.24        | 3028986.17 | FND 1"   |
| IP                                  |   |                  |                    |            |          |
|                                     | S 04°16'59" E 148.12                                      |                  |                    |            |          |
| 604                                 |   |                  | 13812494.53        | 3028997.23 | FND      |
|                                     | S 00°32'28" E 197.29                                      |                  |                    |            |          |
| 8057                                |   |                  | 13812297.25        | 3028999.09 | CALC PI  |
|                                     | S 04°26'53" W 254.07                                      |                  |                    |            |          |
| 8048                                |   |                  | 13812043.94        | 3028979.39 | CALC SEC |
|                                     | Radius: 2030.00   | Chord: 44.07     | Degree: 2°49'21"   |            | Dir:     |
| Left                                |   |                  |                    |            |          |
|                                     | Length: 44.07   | Delta: 1°14'38"  | Tangent: 22.04     |            |          |
|                                     | Chord BRG: N 81°35'56" W Rad-In: S 09°01'23" W Rad-Out: S |                  |                    |            |          |
| 07°46'45" W                         |   |                  |                    |            |          |
|                                     | Radius PntNo: 8021 N: 13810039.07 E: 3028661.01           |                  |                    |            |          |
| 8039                                |   |                  | 13812050.38        | 3028935.79 | CALC     |
|                                     | N 82°13'15" W 236.76                                      |                  |                    |            |          |
| 8045                                |   |                  | 13812082.43        | 3028701.21 | CALC PC  |
| Closure Error Distance> 0.0000      |   |                  |                    |            |          |
| Total Distance Inversed> 1810.59    |   |                  |                    |            |          |
| Area: 182363 Sq. Feet, 4.1865 Acres |   |                  |                    |            |          |