JTLYNCH COMPANY, LLC

COMMERCIAL REAL ESTATE

LAND FOR SALE - DEVELOPMENT READY

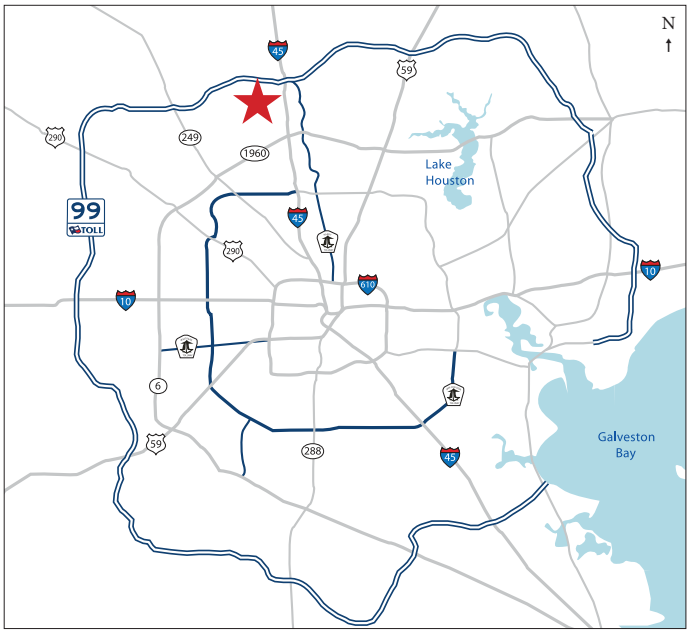
SOUTHEAST CORNER OF FM 2920 AND BRIDGESTONE LANE

J. TERRENCE LYNCH | terry@jtlynchco.com | (281) 440-5225

JEFF LYNCH | jeff@jtlynchco.com | (832) 900-2420

8900 Eastloch Drive, Bldg 110 Suite B, Spring, Texas 77379

ALL AVAILABLE PROPERTY IS TURNKEY READY FOR DEVELOPMENT



PROPERTY DESCRIPTION:

- +/- 660 feet of frontage available on FM 2920
- All utilities available (water, sanitary and storm)
- All detention requirements handled by 2 acre detention pond
- Annexed into the Bridgestone MUD
- Platted with the city of Houston
- Approximately 1.5 miles south of the Grand Parkway (I-99)
- Approximately 4.25 miles from Springwoods Village with:
  - Exxon Mobil campus (10,000+ employees)
  - Southwestern Energy (2,000 employees)
  - Recently announced HP campus (2,500 employees)
  - Recently announced ABS campus (2,000 employees)
- Property was <u>not</u> impacted by Hurricane Harvey

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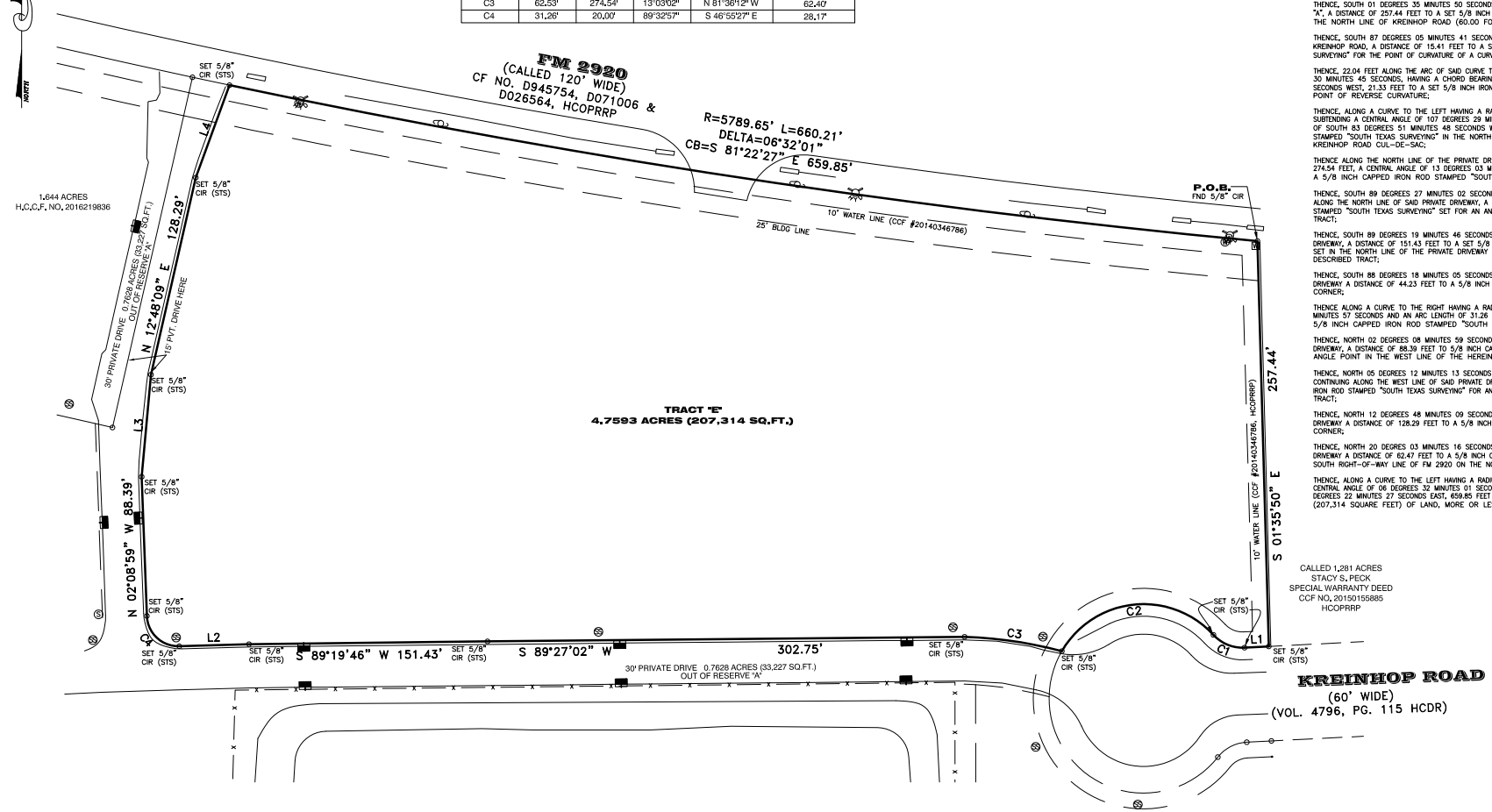
The information contained herein is believed to be correct. However, no warrenty or representation is made. All prices are subject to change without notice and property is subject to prior lease, sale or withdrawal from the market without notice.

LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	S 87°05'41" W	15.41'
L2	S 88°18'05" W	44.23'
L3	N 05°12'13" E	65.11'
L4	N 20°03'16" E	62.47'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	22.04'	25.00'	50°30'45"	S 67°38'56" E	21.33'
C2	112.56'	60.00'	107°29'17"	S 83°51'48" W	96.77'
C3	62.53'	274.54'	13°03'02"	N 81°36'12" W	62.40'
C4	31.26'	20.00'	89°32'57"	S 46°55'27" E	28.17'



LEGAL DESCRIPTION

TRACT "E"

A TRACT OR PARCEL OF LAND CONTAINING 4.7593 ACRES (207,314 SQUARE FEET) SITUATED IN THE CARROL BOND SURVEY, ABSTRACT NUMBER 959, HARRIS COUNTY, TEXAS, SAID TRACT BEING A PORTION OF RESTRICTED RESERVE "A" OF COMMERCIAL CENTER AT BRIDGESTONE, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NUMBER 677677 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, SAID 4.7593 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BASIS OF BEARING IS THE EAST LINE OF THE SUBJECT TRACT BEING SOUTH 01 DEGREES 35 MINUTES 50 SECONDS EAST.

BEGINNING AT A FOUND 5/8 INCH IRON ROD WITH CAP IN THE SOUTH RIGHT-OF-WAY OF FM 2920 (120.00 FOOT PUBLIC RIGHT-OF-WAY), IN A CURVE CONCAVE TO THE LEFT HAVING A RADIUS OF 5,789.65 FEET, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 05 DEGREES 21 MINUTES 33 SECONDS WEST, SAID POINT BEING THE NORTHWEST CORNER OF A CALLED 1.281 ACRE TRACT CONVEYED BY SPECIAL WARRANTY DEED TO STACY S. PECK BY HARRIS COUNTY CLERK'S FILE NUMBER 20150155885, AND THE NORTHEAST CORNER OF SAID COMMERCIAL CENTER AT BRIDGESTONE;

THENCE, SOUTH 01 DEGREES 35 MINUTES 50 SECONDS EAST ALONG THE EAST LINE OF SAID RESTRICTED RESERVE "A", A DISTANCE OF 257.44 FEET TO A SET 5/8 INCH IRON ROD WITH CAP STAMPED "SOUTH TEXAS SURVEYING" IN THE NORTH LINE OF KREINHOP ROAD (60.00 FOOT PUBLIC RIGHT-OF-WAY);

THENCE, SOUTH 87 DEGREES 05 MINUTES 41 SECONDS WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID KREINHOP ROAD, A DISTANCE OF 15.41 FEET TO A SET 5/8 INCH IRON ROD WITH CAP STAMPED "SOUTH TEXAS SURVEYING" FOR THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET;

THENCE, 22.04 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, SUBTENDING A CENTRAL ANGLE OF 50 DEGREES 30 MINUTES 45 SECONDS, HAVING A CHORD BEARING AND DISTANCE OF NORTH 67 DEGREES 38 MINUTES 56 SECONDS WEST, 21.33 FEET TO A SET 5/8 INCH IRON ROD WITH CAP STAMPED "SOUTH TEXAS SURVEYING" FOR A POINT OF REVERSE CURVATURE;

THENCE, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET, AN ARC DISTANCE OF 112.56 FEET, SUBTENDING A CENTRAL ANGLE OF 107 DEGREES 29 MINUTES 17 SECONDS, HAVING A CHORD BEARING AND DISTANCE OF SOUTH 83 DEGREES 51 MINUTES 48 SECONDS WEST, 96.77 FEET TO A SET 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" IN THE NORTH LINE OF A PRIVATE DRIVEWAY IN THE WESTERLY LINE OF KREINHOP ROAD CUL-DE-SAC;

THENCE ALONG THE NORTH LINE OF THE PRIVATE DRIVEWAY BEING A CURVE TO THE LEFT, HAVING A RADIUS OF 274.54 FEET, A CENTRAL ANGLE OF 13 DEGREES 03 MINUTES 02 SECONDS AND AN ARC LENGTH OF 62.53 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET FOR CORNER;

THENCE, SOUTH 89 DEGREES 27 MINUTES 02 SECONDS WEST OVER AND ACROSS SAID RESTRICTED RESERVE "A" ALONG THE NORTH LINE OF SAID PRIVATE DRIVEWAY, A DISTANCE OF 302.75 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET FOR AN ANGLE POINT IN THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 89 DEGREES 19 MINUTES 46 SECONDS WEST CONTINUING ALONG THE NORTH LINE OF SAID PRIVATE DRIVEWAY, A DISTANCE OF 151.43 FEET TO A SET 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET IN THE NORTH LINE OF THE PRIVATE DRIVEWAY FOR AN ANGLE POINT IN THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 88 DEGREES 18 MINUTES 05 SECONDS WEST CONTINUING ALONG THE NORTH LINE OF SAID PRIVATE DRIVEWAY A DISTANCE OF 44.23 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" FOR CORNER;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET A CENTRAL ANGLE OF 89 DEGREES 32 MINUTES 57 SECONDS AND AN ARC LENGTH OF 31.26 FEET ALONG THE WEST LINE OF SAID PRIVATE DRIVEWAY TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" FOR CORNER;

THENCE, NORTH 02 DEGREES 08 MINUTES 59 SECONDS WEST CONTINUING ALONG THE EAST LINE OF SAID PRIVATE DRIVEWAY, A DISTANCE OF 88.39 FEET TO 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" FOR AN ANGLE POINT IN THE WEST LINE OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 05 DEGREES 12 MINUTES 13 SECONDS EAST OVER AND ACROSS SAID RESTRICTED RESERVE "A", AND CONTINUING ALONG THE WEST LINE OF SAID PRIVATE DRIVEWAY, A DISTANCE OF 65.11 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" FOR AN ANGLE POINT IN THE WEST LINE OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 12 DEGREES 48 MINUTES 09 SECONDS EAST CONTINUING ALONG THE EAST LINE OF SAID PRIVATE DRIVEWAY A DISTANCE OF 128.29 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" FOR CORNER;

THENCE, NORTH 20 DEGRES 03 MINUTES 16 SECONDS EAST CONTINUING ALONG THE EAST LINE OF SAID PRIVATE DRIVEWAY A DISTANCE OF 62.47 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" IN THE SOUTH RIGHT-OF-WAY LINE OF FM 2920 ON THE NORTH LINE OF RESERVE "A" FOR THE NORTHWEST CORNER;

THENCE, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 5,789.65 FEET, AN ARC DISTANCE OF 660.21 FEET, A CENTRAL ANGLE OF 06 DEGREES 32 MINUTES 01 SECONDS, HAVING A CHORD BEARING AND DISTANCE OF SOUTH 81 DEGREES 22 MINUTES 27 SECONDS EAST, 659.85 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.7593 ACRES (207,314 SQUARE FEET) OF LAND, MORE OR LESS.

NOTES:

1. BASIS OF BEARING IS THE EAST LINE OF THE SUBJECT TRACT BEING S 01°35'50" E.
2. SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY CLIENT.
3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
4. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
5. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
6. THE FINDINGS AND OPINIONS OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. REFLECTED HEREON ARE PRIVILEGED, CONFIDENTIAL AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY FOR WHOM THIS WORK WAS PREPARED, IT IS UNDERSTOOD THAT THE USE OF, RELIANCE ON, OR REPRODUCTION OF SAME, IN WHOLE OR IN PART, BY OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. IS PROHIBITED AND WITHOUT WARRANTY, EXPRESS OR IMPLIED. SOUTH TEXAS SURVEYING ASSOCIATES, INC. SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, RELIANCE OR REPRODUCTION. COPYRIGHT 2017. ALL RIGHTS RESERVED.
7. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. CERTAIN EASEMENTS AND/OR BUILDING LINES MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH. THIS SURVEY WAS DONE WITHOUT BENEFIT OF DEED. OWNER SHOULD OBTAIN A TITLE COMMITMENT BEFORE DESIGN OR CONSTRUCTION COMMENCES.

PROPERTY LIES WITHIN FLOOD ZONE X, ACCORDING TO F.I.R.M. MAP NO. 48201C 0255L, DATE 6-18-07, BY GRAPHING PLOTTING ONLY, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED. SAID ENTITIES MAY IMPOSE LARGER FLOOD PLAIN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.

LEGEND:

AE – AERIAL EASEMENT
BL – BUILDING LINE
BLDG – BUILDING
ESMT – EASEMENT
FND – FOUND
HL&P – HOUSTON LIGHTING & POWER
IP – IRON PIPE
IR – IRON ROD
CIR – CAPPED IRON ROD
"STS" – STAMPED SOUTH TEXAS SURVEYING
HCCF – HARRIS COUNTY CLERKS FILE
HCDR – HARRIS COUNTY DEED RECORDS
HCMR – HARRIS COUNTY MAP RECORDS
POB – POINT OF BEGINNING
POC – POINT OF COMMENCING
PS – PARKING SPACES
ROW – RIGHT OF WAY
SQ. FT. – SQUARE FEET
UE – UTILITY EASEMENT
—x— BARBED WIRE FENCE
—o— CHAIN LINK FENCE
CONCRETE
COVERED CONCRETE
—E— OVERHEAD ELECTRIC LINES
WOOD FENCE
WROUGHT IRON FENCE
GUY WIRE
– CATCH BASIN
– CABLE BOX
– ELECTRIC BOX
– ELECTRIC MH
– FIRE HYDRANT
– FIBER OPTIC MARKER
– FLAG POLE
– GAS METER
– GAS VALVE
– CURB INLET
– LIGHT POLE
– MANHOLE
– MONITORING WELL
– PIPELINE MARKER
– POWER POLE
– SERVICE POLE
– SANITARY MANHOLE
– STORM MANHOLE
– TELEPHONE PEDESTAL
– TRANSFORMER
– TRAFFIC SIGNAL BOX
– TRAFFIC SIGNAL POLE
– WATER WELL
– WATER METER
– WATER VALVE
– BENCHMARK

SURVEYOR'S CERTIFICATION

PROPERTY SUBJECT TO CITY ORDINANCES AND SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS. I hereby certify that this survey was made on the ground and that this plat correctly represents the facts found at the time of survey showing any improvements, from legal descriptions supplied by client. There are no encroachments apparent on the ground, except as shown. This survey is only certified for boundary and this transaction only. Surveyor did not abstract property. Easements, building lines, etc. shown are as identified by:

GF N/A of N/A

STATE OF TEXAS REGISTERED FRED W. LAWTON 2321 PROFESSIONAL LAND SURVEYOR

Fred W. Lawton, Registered Professional Land Surveyor No. 2321

SURVEY OF

TRACT "E"

A TRACT OR PARCEL OF LAND CONTAINING 4.7593 ACRES SITUATED IN THE CARROL BOND SURVEY, ABSTRACT NUMBER 959, HARRIS COUNTY, TEXAS, SAID TRACT BEING A PORTION OF RESTRICTED RESERVE "A" OF COMMERCIAL CENTER AT BRIDGESTONE, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NUMBER 677677 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

ADDRESS: 4535 FM 2920 ROAD
SPRING, TEXAS 77388

JOB NO.: 1073-17E SCALE: 1" = 50' DATE: 9-27-17

SOUTH TEXAS SURVEYING ASSOCIATES, INC.
11281 Richmond Ave. Bldg J, Suite 101, Houston, Texas 77082
TEL. 281-556-6918 FAX 281-556-9331
Firm Number: 10045400

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K:\COMRES 2017\1073-17E.DWG (TN)

JOB NO: 1073-17E

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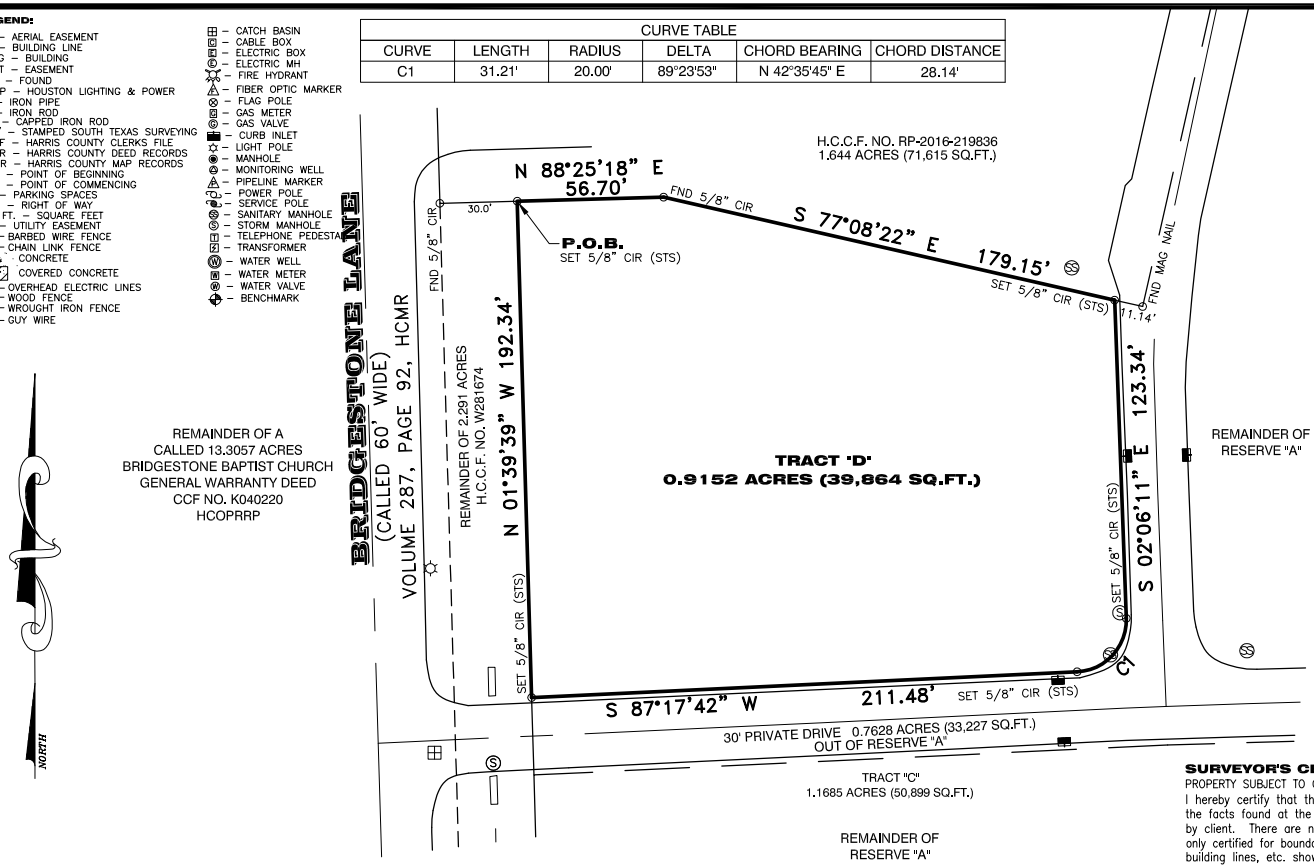
– WATER VALVE
– BENCHMARK

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	31.21'	20.00'	89°23'53"	N 42°35'45" E	28.14'



LEGAL DESCRIPTION TRACT 'D'

A TRACT OR PARCEL OF LAND CONTAINING 0.9152 ACRES (39,864 SQUARE FEET) SITUATED IN THE CARROL BOND SURVEY, ABSTRACT NUMBER 959, HARRIS COUNTY, TEXAS, SAID TRACT BEING A PORTION OF RESTRICTED RESERVE "A" OF COMMERCIAL CENTER AT BRIDGESTONE, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NUMBER 677677 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, SAID 0.9152 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BASIS OF BEARING IS THE WEST LINE OF THE SUBJECT TRACT BEING NORTH 01 DEGREES 39 MINUTES 39 SECONDS WEST.

BEGINNING AT A SET 5/8 INCH IRON ROD WITH CAP STAMPED "SOUTH TEXAS SURVEYING" FOR THE NORTHEAST CORNER OF A RESIDUAL TRACT SAID TO BE REMAINDER OF A CALLED 2.291 ACRE TRACT CONVEYED BY SPECIAL WARRANTY DEED TO BRIDGESTONE MUNICIPAL UTILITY DISTRICT UNDER HARRIS COUNTY CLERK'S FILE NUMBER W281674, IN THE SOUTH LINE OF A CALLED 1.644 ACRE TRACT CONVEYED BY SPECIAL WARRANTY DEED TO CIRCLE K STORES, INC., A TEXAS CORPORATION UNDER HARRIS COUNTY CLERK'S FILE NUMBER RO-2016-219836, IN THE EAST LINE OF SAID RESTRICTED RESERVE "A", FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 88 DEGREES 25 MINUTES 18 SECONDS EAST OVER AND ACROSS SAID RESTRICTED RESERVE "A" ALONG THE SOUTH LINE OF SAID 1.644 ACRE TRACT, A DISTANCE OF 56.70 FEET TO A FOUND 5/8 INCH IRON ROD WITH CAP FOR AN ANGLE POINT IN THE NORTH LINE OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 77 DEGREES 08 MINUTES 22 SECONDS EAST CONTINUING ALONG THE SOUTH LINE OF SAID 1.644 ACRE TRACT, A DISTANCE OF 179.15 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 02 DEGREES 06 MINUTES 11 SECONDS EAST ALONG THE WEST LINE OF A PRIVATE DRIVEWAY, A DISTANCE OF 123.34 FEET TO A SET 5/8 INCH IRON ROD WITH CAP STAMPED "SOUTH TEXAS SURVEYING" IN THE WEST LINE OF THE PRIVATE DRIVEWAY FOR THE NORTHERLY SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING ALONG THE WEST LINE OF THE PRIVATE DRIVEWAY BEGINNING A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 42 DEGREES 35 MINUTES 45 SECONDS AND AN ARC LENGTH OF 31.21 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET FOR THE SOUTHERLY SOUTHEAST CORNER;

THENCE, SOUTH 87 DEGREES 17 MINUTES 42 SECONDS WEST OVER AND ACROSS SAID RESTRICTED RESERVE "A", AND CONTINUING ALONG THE NORTH LINE OF SAID PRIVATE DRIVEWAY, A DISTANCE OF 211.48 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET FOR IN THE EAST LINE OF SAID RESIDUAL TRACT;

THENCE, NORTH 01 DEGREES 39 MINUTES 39 SECONDS WEST ALONG THE EAST LINE OF SAID RESIDUAL TRACT, A DISTANCE OF 192.34 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.9152 ACRES (39,864 SQUARE FEET) OF LAND, MORE OR LESS.

SURVEYOR'S CERTIFICATION

PROPERTY SUBJECT TO CITY ORDINANCES AND SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS. I hereby certify that this survey was made on the ground and that this plat correctly represents the facts found at the time of survey showing any improvements, from legal descriptions supplied by client. There are no encroachments apparent on the ground, except as shown. This survey is only certified for boundary and this transaction only. Surveyor did not abstract property. Easements, building lines, etc. shown are as identified by:

GF N/A of N/A

Fred W. Lawton, Registered Professional Land Surveyor No. 2321

STATE OF TEXAS REGISTERED FRED W. LAWTON 2321 PROFESSIONAL LAND SURVEYOR

NOTES:

1. BASIS OF BEARING IS THE WEST LINE OF SUBJECT TRACT BEING N01°39'39"W.
2. SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY CLIENT.
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ADDRESS: 4535 FM 2920 ROAD
SPRING, TEXAS 77388

JOB NO.:1073-17D SCALE: 1" = 50' DATE: 7-21-17 SHEET 1 OF 1

SOUTH TEXAS SURVEYING ASSOCIATES, INC.
11281 Richmond Ave. Bldg. J, Suite 101, Houston, Texas 77082
281-556-6918 FAX 281-556-9331
Firm Number: 10045400

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K:\COMRES 2017\1073-17D.DWG (TN)

JOB NO: 1073-17E

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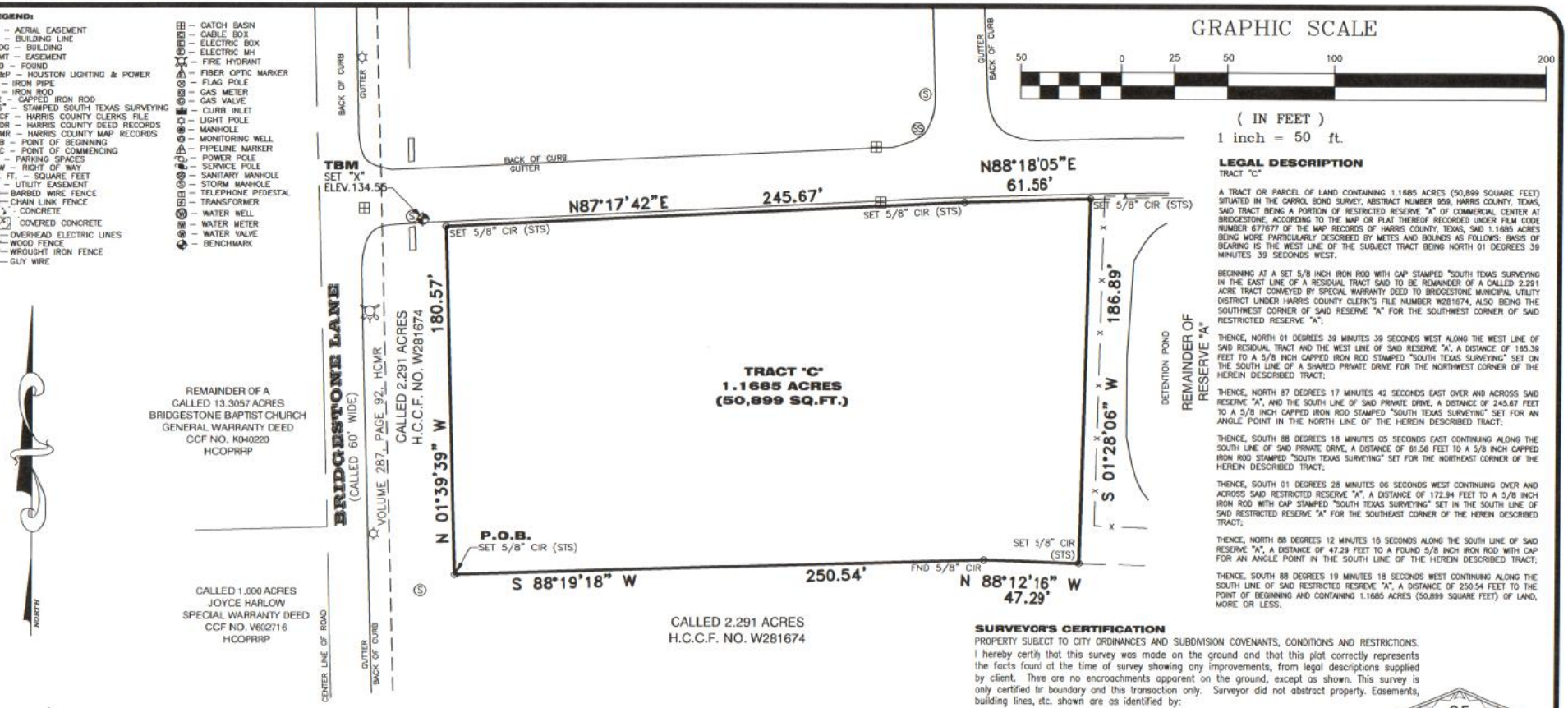

LEGAL DESCRIPTION

TRACT "C"

A TRACT OR PARCEL OF LAND CONTAINING 1.1685 ACRES (50,899 SQUARE FEET) SITUATED IN THE CARROL BOND SURVEY, ABSTRACT NUMBER 959, HARRIS COUNTY, TEXAS, SAID TRACT BEING A PORTION OF RESTRICTED RESERVE "A" OF COMMERCIAL CENTER AT BRIDGESTONE, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NUMBER 677677 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, SAID 1.1685 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BASIS OF BEARING IS THE WEST LINE OF THE SUBJECT TRACT BEING NORTH 01 DEGREES 39 MINUTES 39 SECONDS WEST.

BEGINNING AT A SET 5/8 INCH IRON ROD WITH CAP STAMPED "SOUTH TEXAS SURVEYING IN THE EAST LINE OF A RESIDUAL TRACT SAID TO BE REMAINDER OF A CALLED 2.291 ACRE TRACT CONVEYED BY SPECIAL WARRANTY DEED TO BRIDGESTONE MUNICIPAL UTILITY DISTRICT UNDER HARRIS COUNTY CLERK'S FILE NUMBER W281674, ALSO BEING THE SOUTHWEST CORNER OF SAID RESERVE "A" FOR THE SOUTHWEST CORNER OF SAID RESTRICTED RESERVE "A";

THENCE, NORTH 01 DEGREES 39 MINUTES 39 SECONDS WEST ALONG THE WEST LINE OF SAID RESIDUAL TRACT AND THE WEST LINE OF SAID RESERVE "A", A DISTANCE OF 165.39 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET ON THE SOUTH LINE OF A SHARED PRIVATE DRIVE FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 87 DEGREES 17 MINUTES 42 SECONDS EAST OVER AND ACROSS SAID RESERVE "A", AND THE SOUTH LINE OF SAID PRIVATE DRIVE, A DISTANCE OF 245.67 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET FOR AN ANGLE POINT IN THE NORTH LINE OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 88 DEGREES 18 MINUTES 05 SECONDS EAST CONTINUING ALONG THE SOUTH LINE OF SAID PRIVATE DRIVE, A DISTANCE OF 61.56 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 01 DEGREES 28 MINUTES 06 SECONDS WEST CONTINUING OVER AND ACROSS SAID RESTRICTED RESERVE "A", A DISTANCE OF 172.94 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "SOUTH TEXAS SURVEYING" SET IN THE SOUTH LINE OF SAID RESTRICTED RESERVE "A" FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 88 DEGREES 12 MINUTES 16 SECONDS ALONG THE SOUTH LINE OF SAID RESERVE "A", A DISTANCE OF 47.29 FEET TO A FOUND 5/8 INCH IRON ROD WITH CAP FOR AN ANGLE POINT IN THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 88 DEGREES 19 MINUTES 18 SECONDS WEST CONTINUING ALONG THE SOUTH LINE OF SAID RESTRICTED RESREVE "A", A DISTANCE OF 250.54 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.1685 ACRES (50,899 SQUARE FEET) OF LAND, MORE OR LESS.

SURVEYOR'S CERTIFICATION

PROPERTY SUBJECT TO CITY ORDINANCES AND SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS. I hereby certify that this survey was made on the ground and that this plot correctly represents the facts found at the time of survey showing any improvements, from legal descriptions supplied by client. There are no encroachments apparent on the ground, except as shown. This survey is only certified for boundary and this transaction only. Surveyor did not abstract property. Easements, building lines, etc. shown are as identified by:

GF N/A of N/A

STATE OF TEXAS REGISTERED FRED W. LAWTON 2321 PROFESSIONAL LAND SURVEYOR

Fred W. Lawtn, Registered Professional Land Surveyor No. 2321

NOTES:

1. BASIS OF BEARING IS THE EAST LINE OF THE SUBJECT TRACT BEING S 01°35'50" E.
2. SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY CLIENT.
3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
4. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
5. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
6. THE FINDINGS AND OPINIONS OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. REFLECTED HEREON ARE PRIVILEGED, CONFIDENTIAL AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY FOR WHOM THIS WORK WAS PREPARED, IT IS UNDERSTOOD THAT THE USE OF, RELIANCE ON, OR REPRODUCTION OF SAME, IN WHOLE OR IN PART, BY OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. IS PROHIBITED AND WITHOUT WARRANTY, EXPRESS OR IMPLIED. SOUTH TEXAS SURVEYING ASSOCIATES, INC. SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, RELIANCE OR REPRODUCTION. COPYRIGHT 2017. ALL RIGHTS RESERVED.
7. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. CERTAIN EASEMENTS AND/OR BUILDING LINES MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH. THIS SURVEY WAS DONE WITHOUT BENEFIT OF DEED. OWNER SHOULD OBTAIN A TITLE COMMITMENT BEFORE DESIGN OR CONSTRUCTION COMMENCES.

PROPERTY LIES WITHIN FLOOD ZONE X, ACCORDING TO F.I.R.M. MAP NO. 48201C 0255L, DATE 6-18-07, BY GRAPHING PLOTTING ONLY, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED. SAID ENTITIES MAY IMPOSE LARGER FLOOD PLAIN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.

SURVEY OF

TRACT "C"
A TRACT OR PARCEL OF LAND CONTAINING 1.1685 ACRES SITUATED IN THE CARROL BOND SURVEY, ABSTRACT NUMBER 959, HARRIS COUNTY, TEXAS, SAID TRACT BEING A PORTION OF RESTRICTED RESERVE "A" OF COMMERCIAL CENTER AT BRIDGESTONE, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NUMBER 677677 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

ADDRESS: 4535 FM 2920 ROAD
SPRING, TEXAS 77388

JOB NO.:1073-17C SCALE: 1" = 50' DATE: 7-21-17 SHEET 1 OF 1

SOUTH TEXAS SURVEYING ASSOCIATES, INC.
11281 Richmond Ave. Bldg. J, Suite 101, Houston, Texas 77082
281-556-6918 FAX 281-556-9331
Firm Number: 10045400

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JOB NO: 1073-17C

EQUAL HOUSING OPPORTUNITY

Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

JT Lynch Company LLC	**n/a**	**n/a**	**(281)440-5225**
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
J. Terrence Lynch	**362038**	**terry@jtlynchco.com**	**(281)630-2462**
Designated Broker of Firm	License No.	Email	Phone
J. Terrence Lynch	**362038**	**terry@jtlynchco.com**	**(281)630-2462**
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jeffrey Lynch	**661400**	**jeff@jtlynchco.com**	**(832)900-2420**
Sales Agent/Associate's Name	License No.	Email	Phone

_____ _____ _____

Buyer/Tenant/Seller/Landlord Initials Date

Regulated by the Texas Real Estate Commission **Information available at www.trec.texas.gov**