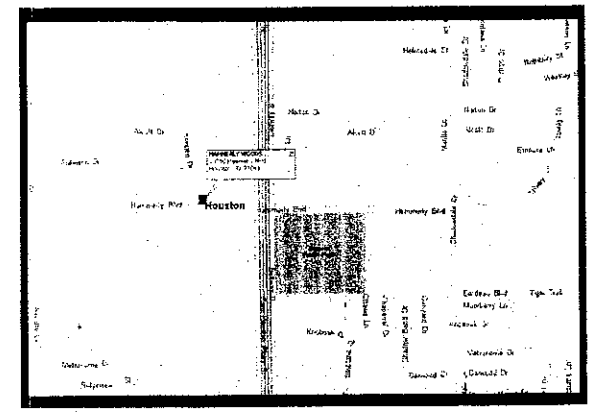


40' RAILROAD ESMT. TO M.K.T. R.R. CO. (VOL. 6204, PG. 478, H.C.D.R.)

30' PRIVATE DRAINAGE ESMT. (V.7618, PGS. 373 & 383, H.C.D.R.)

S 01°26'30" E 451.73'



VICINITY MAP  
NOT TO SCALE

- LEGEND:
- P.O.B. - POINT OF BEGINNING
  - FND. - FOUND
  - I.R. - IRON ROD
  - I.P. - IRON PIPE
  - PP - POWER POLE
  - MH - MANHOLE
  - CB - CATCH BASIN
  - LP - LIGHT POST
  - FH - FIRE HYDRANT
  - WM - WATER METER
  - WV - WATER VALVE
  - AC - ACRES
  - SQ. FT. - SQUARE FEET
  - ESMT. - EASEMENT
  - BL - BUILDING LINE
  - U.E. - UTILITY EASEMENT
  - A.E. - AERIAL EASEMENT
  - R.O.W. - RIGHT OF WAY
  - SAW - SANITARY
  - STM. - STORM
  - S.S.E. - SANITARY SEWER EASEMENT
  - H.C.C.F. - HARRIS COUNTY CLERKS FILE
  - H.C.D.R. - HARRIS COUNTY DEED RECORDS
  - H.C.M.R. - HARRIS COUNTY MAP RECORDS
  - E— OVERHEAD ELECTRIC LINES
  - C— CHAIN LINK FENCE
  - W— WOOD FENCE
  - W— WROUGHT IRON FENCE
  - X— BARBED WIRE FENCE

HAMMERLY BOULEVARD  
(30' PUBLIC R.O.W.)

$\Delta = 06^{\circ}05'24''$   
 $R = 1860.00'$   
 $L = 208.33'$   
 $C.B. = N88^{\circ}40'54''W$   
 $C.D. = 208.22'$

LEGAL DESCRIPTION

BEING A TRACT OF PARCEL CONTAINING 2.4999 ACRES (108,898 SQUARE FEET) OF LAND SITUATED IN THE C. WILLIAMS SURVEY, AFRANCH NUMBER 034, HARRIS COUNTY, TEXAS, BEING OUT OF UNRESTRICTED RESERVE "B", HAMMERLY WOODS BUSINESS PARK, A SUBDIVISION OF RECORD IN VOLUME 276, PAGE 93, HARRIS COUNTY MAP RECORDS, HARRIS COUNTY, TEXAS, SAID 2.4999 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SET 5/8 INCH IRON ROD AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY (30' R.O.W.) LINE OF HAMMERLY BOULEVARD (60.00 FEET WIDE) AND THE EAST 40.00 FEET LINE OF KERSTEN DRIVE (60 FEET WIDE) AT THE SOUTHWEST CORNER OF THE 1/4-ACRE TRACT FOR THE MOST SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 43 DEGREES 27 MINUTES 57 SECONDS WEST, ALONG SAID "OUT-BACK" 14.46 FEET TO A SET 5/8 INCH IRON ROD IN THE EAST 60.00 FEET LINE OF HAMMERLY BOULEVARD FOR THE WESTERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 01 DEGREES 26 MINUTES 30 SECONDS WEST, ALONG SAID EAST RIGHT-OF-WAY LINE 143.44 FEET TO THE BEGINNING OF A CURVE TO THE LEFT FROM WHICH A POINT 5/8 INCH IRON ROD BEARS SOUTH 79 DEGREES 01 MINUTES WEST, A DISTANCE OF 0.35 FEET;

THENCE 288.27 FEET ALONG THE ARC OF SAID CURVE, FOLLOWING SAID EAST RIGHT-OF-WAY LINE, HAVING A CENTRAL ANGLE OF 08 DEGREES 03 MINUTES 25 SECONDS, A RADIUS OF 2050.00 FEET, AND A CHORD WHICH BEARS NORTH 05 DEGREES 28 MINUTES 13 SECONDS WEST, 288.27 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 85 DEGREES 43 MINUTES 30 SECONDS EAST, DEPARTING SAID EAST RIGHT-OF-WAY LINE 258.77 FEET TO A FOUND 1/2 INCH IRON PIPE IN THE EAST LINE OF THE AFOREMENTIONED UNRESTRICTED RESERVE "B", FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 01 DEGREES 26 MINUTES 30 SECONDS EAST, ALONG SAID EAST LINE 451.73 FEET TO A SET 5/8 INCH IRON ROD AT THE SOUTHWEST CORNER OF SAID UNRESTRICTED RESERVE "B", THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT IN THE NORTH RIGHT-OF-WAY LINE OF THE AFOREMENTIONED HAMMERLY BOULEVARD;

THENCE SOUTH 88 DEGREES 16 MINUTES 25 SECONDS WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE 208.33 FEET TO A SET 5/8 INCH IRON ROD FOR THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE 208.33 FEET ALONG THE ARC OF SAID CURVE, FOLLOWING SAID NORTH RIGHT-OF-WAY LINE, HAVING A CENTRAL ANGLE OF 16 DEGREES 05 MINUTES 24 SECONDS, A RADIUS OF 1860.00 FEET, AND A CHORD WHICH BEARS NORTH 88 DEGREES 40 MINUTES 54 SECONDS WEST, 208.22 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.4999 ACRES (108,898 SQUARE FEET) OF LAND.

$\Delta = 08^{\circ}03'25''$   
 $R = 2050.00'$   
 $L = 288.27'$   
 $C.B. = N05^{\circ}28'13''W$   
 $C.D. = 288.03'$

KERSTEN DRIVE  
(60' PUBLIC R.O.W.)

SURVEYOR'S CERTIFICATE

To UNIMPROVED, and/or its subsidiaries as their interest may appear, and LandAmerica Commonwealth Title of Houston, Inc. and the successors and assigns as of each:

This is to certify that this map or plot and the survey on which it is based were made in accordance with Minimum Standard Detail requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA, ACSM and NPS in 1995, and meets the Accuracy Standards for ALTA and ACSM and in effect on the date of this Certification) of an Urban Survey, as defined therein, and includes items 1, 2, 3, 4, 6, 7, 8, 9, 10, 11, 13, 14, 15 and 16 of Exhibit "B" thereof.

Additionally, (1) All utilities serving the subject property, including electric, water, sanitary sewer and storm sewer, connect to lines located in public roadways, without crossing the property of others, as shown on this Survey, except as follows; and

(2) There are no (a) encroachments upon the subject property by improvements on adjacent property, (b) encroachments on any easements or on adjacent property, streets, or alleys by city improvements on the subject property, (c) party walls, (d) conflicts or protrusions.



John Bernard, Registered Professional Land Surveyor No. 4663

ALTA/ACSM LAND TITLE SURVEY OF

A 2.4999 ACRE TRACT OF LAND OUT OF THE C. WILLIAMS SURVEY, ABSTRACT NO. 834, HARRIS COUNTY, TEXAS, OUT OF UNRESTRICTED RESERVE "B", HAMMERLY WOODS BUSINESS PARK AS RECORDED IN VOLUME 276, PAGE 93 MAP RECORDS OF HARRIS COUNTY, TEXAS.

ADDRESS: 10750 HAMMERLY BOULEVARD

JOB NO: 2715-04  
 DATE: 11-18-04

REVISIONS:		
NO.	DATE	DESCRIPTION

SCALE: 1" = 20'  
 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

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- NOTES:
1. ALL BEARINGS AND STREET RIGHT OF WAYS ARE BASED ON RECORDED PLAT.
  2. SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY. EASEMENTS, BUILDING LINES, ETC. SHOWN ARE AS IDENTIFIED BY OF NO. 2516000244 OF LANDAMERICA COMMONWEALTH TITLE OF HOUSTON, INC.
  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. THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND THAT NO LICENSE HAS BEEN CREATED, EXPRESS OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONNECTION WITH THE ORIGINAL TRANSACTION.

SCHEDULE "B" ITEMS

1. SANITARY SEWER EASEMENT (24") FEET IN WIDTH ALONG THE SOUTH PROPERTY LINE, AS SHOWN BY THE MAP FILED FOR RECORD IN VOLUME 170, PAGE 115 AND VOLUME 276, PAGE 93 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, AS SHOWN HEREON.
2. SANITARY SEWER EASEMENT (18") FEET IN WIDTH NORTHERLY OF AND ADJOINING THE AFOREMENTIONED 24" FEET EASEMENT, AS SHOWN BY THE MAP FILED FOR RECORD IN VOLUME 170, PAGE 115 AND VOLUME 276, PAGE 93 OF THE MAP RECORDS AND BY INSTRUMENT FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE NO. 604083 AS SHOWN HEREON.
3. BUILDING SET BACK LINE (10') FEET IN WIDTH ALONG THE SOUTH PROPERTY LINE AS SHOWN BY THE MAP FILED FOR RECORD IN VOLUME 170, PAGE 115 AND VOLUME 276, PAGE 93 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, AS SHOWN HEREON.
4. PERMISSION TO BUILD OVER CITY EASEMENT EXECUTED BY THE CITY OF HOUSTON, AS DESCRIBED BY INSTRUMENT FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE NO. 4203225.
5. SANITARY SEWER SYSTEMS EASEMENT (10') FEET IN WIDTH ALONG THE WEST 1/4-ACRE TRACT, AS DESCRIBED BY INSTRUMENT FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE NO. 4203225 AND 4203221 AS SHOWN HEREON.
6. BUILDING SET BACK LINE (10') FEET IN WIDTH ALONG HAMMERLY BOULEVARD (30') FEET IN WIDTH ALONG KERSTEN DRIVE, FIFTY (50) FEET IN WIDTH ALONG THE NORTH PROPERTY LINE AND TEN (10') FEET IN WIDTH ALONG THE EAST PROPERTY LINE, AS SET FORTH BY INSTRUMENT FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE NO. 4203221 AS SHOWN HEREON.

FLOOD NOTE:

PROPERTY IS NOT IN THE 100 YEAR FLOOD ZONE. IT IS IN ZONE \_\_\_\_\_.  
 ACCORDING TO F.L.M. MAP NO. \_\_\_\_\_ DATE \_\_\_\_\_  
 BY CHAIRMAN PLATING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.