



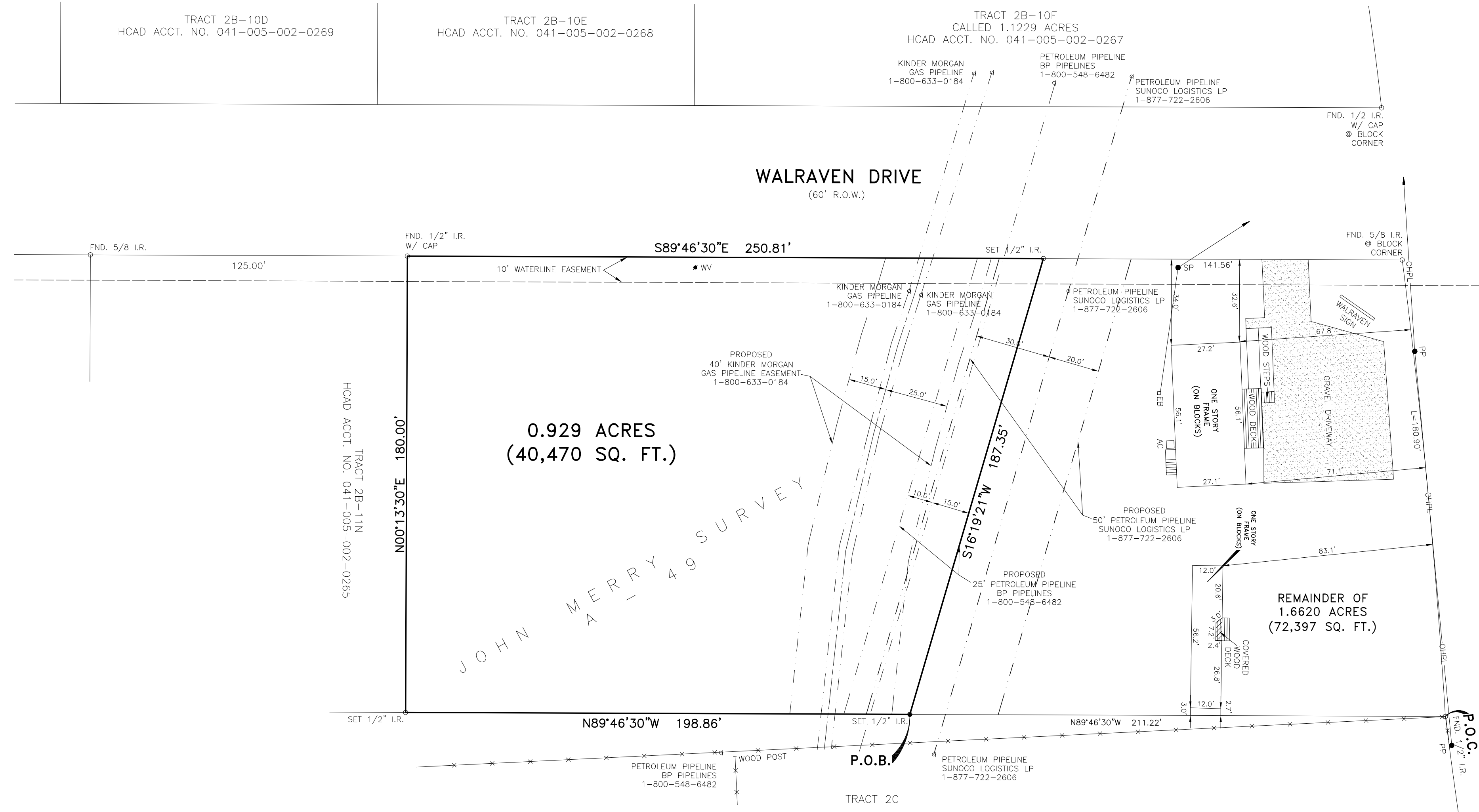
SCALE: 1" = 30'

TRACT 2B-10D  
HCAD ACCT. NO. 041-005-002-0269

TRACT 2B-10E  
HCAD ACCT. NO. 041-005-002-0268

TRACT 2B-10F  
CALLED 1.1229 ACRES  
HCAD ACCT. NO. 041-005-002-0267

- LEGEND:**
- AC - ACRES
  - A/C - AIR CONDITION
  - A.E. - AERIAL EASEMENT
  - B.L. - BUILDING LINE
  - BLDG. - BUILDING
  - BO. - BOLLARD
  - CB - CATCH BASIN
  - CONC. - CONCRETE
  - COVD. - COVERED
  - CP - CRIMPED PIPE
  - DA - DUMPSTER AREA
  - ELEC. - ELECTRIC
  - ESMT. - EASEMENT
  - FC - FIRM CODE
  - FM - FIRE HYDRANT
  - FND. - FOUND
  - GM - GAS METER
  - HCCF - HARRIS COUNTY CLERKS FILE
  - HCCR - HARRIS COUNTY DEED RECORDS
  - HCMR - HARRIS COUNTY MAP RECORDS
  - HCPS - HANDICAP PARKING SPACE
  - HL&P - HOUSTON LIGHTING & POWER
  - I.P. - IRON PIPE
  - I.R. - IRON ROD
  - LP - LIGHT POST
  - MH - MANHOLE
  - P.O.B. - POINT OF BEGINNING
  - P.O.C. - POINT OF COMMENCING
  - PP - POWER POLE
  - PS - PARKING SPACES
  - PTP - PINCHED TOP PIPE
  - R.O.W. - RIGHT OF WAY
  - RR - RAILROAD
  - SAN. - SANITARY
  - SP - SERVICE POLE
  - SQ. FT. - SQUARE FEET
  - S.S.E. - SANITARY SEWER EASEMENT
  - STM. - STORM
  - STM.S.E. - STORM SEWER EASEMENT
  - SWB. - SOUTHWESTERN BELL TELEPHONE
  - TEL. - TELEPHONE
  - TLP - TRAFFIC LIGHT POLE
  - TSB - TRAFFIC SIGNAL BOX
  - U.E. - UTILITY EASEMENT
  - WM - WATER METER
  - WV - WATER VALVE
  - BARBED WIRE FENCE
  - CHAIN LINK FENCE
  - CONCRETE
  - COVERED CONCRETE
  - ASPHALT
  - OVERHEAD POWER LINES
  - WOOD FENCE
  - WROUGHT IRON FENCE



LEGAL DESCRIPTION  
(0.929 ACRE)

A 0.929 ACRES (40,470 SQ. FT.) OUT OF 1.6620 ACRES (72,397 SQUARE FEET) OF LAND OUT OF 43.0392 ACRES (CALLED 42.9825 ACRES) BEING PARTITION TRACT 2, ACCORDING TO PARTITION INSTRUMENT IN VOLUME 1632, PAGE 321 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, OUT OF THE JOHN MERRY SURVEY, ABSTRACT NO. 49, HARRIS COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT 1/2 INCH IRON ROD FOUND MARKING THE SOUTHEASTERLY CORNER OF SAID 43.0392 ACRE TRACT, SAME BEING THE WESTERLY RIGHT-OF-WAY LINE OF F.M. 2100 AND BEING ON A 2789.79 FOOT RADIUS CURVE TO THE LEFT;

THENCE, NORTH 89 DEGREES 46 MINUTES 30 SECONDS WEST, ALONG THE SOUTHERLY LINE OF 43.0392 ACRE TRACT A DISTANCE OF 211.22 TO THE POINT OF BEGINNING AND THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT;

THENCE, CONTINUING NORTH 89 DEGREES 46 MINUTES 30 SECONDS WEST, ALONG THE SOUTHERLY LINE OF 43.0392 ACRE TRACT A DISTANCE OF 198.86 FEET TO A 1/2 INCH IRON ROD SET FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT;

THENCE, NORTH 00 DEGREES 13 MINUTES 30 SECONDS EAST, A DISTANCE OF 180.00 FEET TO A 1/2 INCH IRON ROD FOUND WITH CAP FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE SOUTHERLY RIGHT-OF-WAY LINE OF WALRAVEN DRIVE (BASED ON A WIDTH OF 60.00);

THENCE, SOUTH 89 DEGREES 46 MINUTES 30 SECONDS EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF WALRAVEN DRIVE A DISTANCE OF 250.81 FEET TO A 1/2 INCH IRON ROD SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 16 DEGREES 19 MINUTES 21 SECONDS WEST, ALONG THE CENTERLINE OF 30' PROPOSED EASEMENT A DISTANCE OF 187.35 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.929 ACRES OF LAND, MORE OR LESS.

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE	DELTA
C1	2789.79'	180.90'	N05°23'45"W	180.87'	3°42'55"

- NOTES:**
- PIPELINE RIGHT-OF-WAY EASEMENT GRANTED TO SHELL PIPE LINE CORPORATION PER VOLUME 885, PAGE 229 D.R.H.C.T.
  - PIPELINE RIGHT-OF-WAY EASEMENT GRANTED TO PAN AMERICAN PIPE LINE COMPANY PER VOLUME 1195, PAGE 403 D.R.H.C.T.
  - SUBJECT TO KINDER MORGAN PIPELINE EASEMENT ACROSS THE SUBJECT PROPERTY IN A NORTH-SOUTH DIRECTION.
  - FENCES DOES NOT FOLLOW PROPERTY LINES AS SHOWN.

**FLOOD NOTE:**  
SUBJECT PROPERTY IS NOT LOCATED IN A FEDERAL INSURANCE ADMINISTRATION DESIGNATED FLOOD HAZARD AREA AND IS IN ZONE X.  
MAP # 48001C, PANEL 0340L, DATED 06-18-07. This information is based on graphic plotting only. We do not assume responsibility for exact determination.

TO: WALRAVEN LLC, TERRADUX, LLC  
FIDELITY NATIONAL TITLE INSURANCE COMPANY

I, hereby certify that this survey was made on the ground and completed on this 10th day of January, 2011 and that this plot correctly represents the facts found at the time of survey showing any improvements. There are no encroachments apparent on the ground, except as shown. This survey complies with the current Texas Society of Professional Surveyors Standards and Specifications for Category 1A, Condition II Survey. Surveyor did not abstract property. Easements, building lines, etc., shown are as identified by:

GP FTH10013140 of FIDELITY NATIONAL TITLE COMPANY

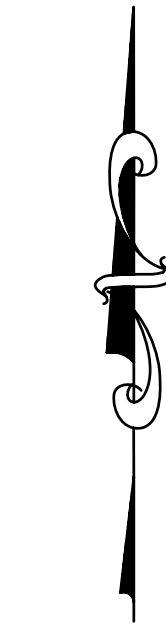
Henry M. Santos  
HENRY M. SANTOS, Registered Professional Land Surveyor No. 5450



**SURVEY OF**  
A 0.929 ACRE ( 40,470 SQ. FT.) OUT OF 1.6620 ACRES (72,397 SQ. FT.) OF LAND OUT OF 43.0392 (CALLED 42.9825 ACRES) BEING PARTITION TRACT 2, ACCORDING TO PARTITION INSTRUMENT IN VOLUME 1632, PAGE 321 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, OUT OF THE JOHN MERRY SURVEY, ABSTRACT NO. 49, HARRIS COUNTY, TEXAS.  
(SEE METES AND BOUNDS)

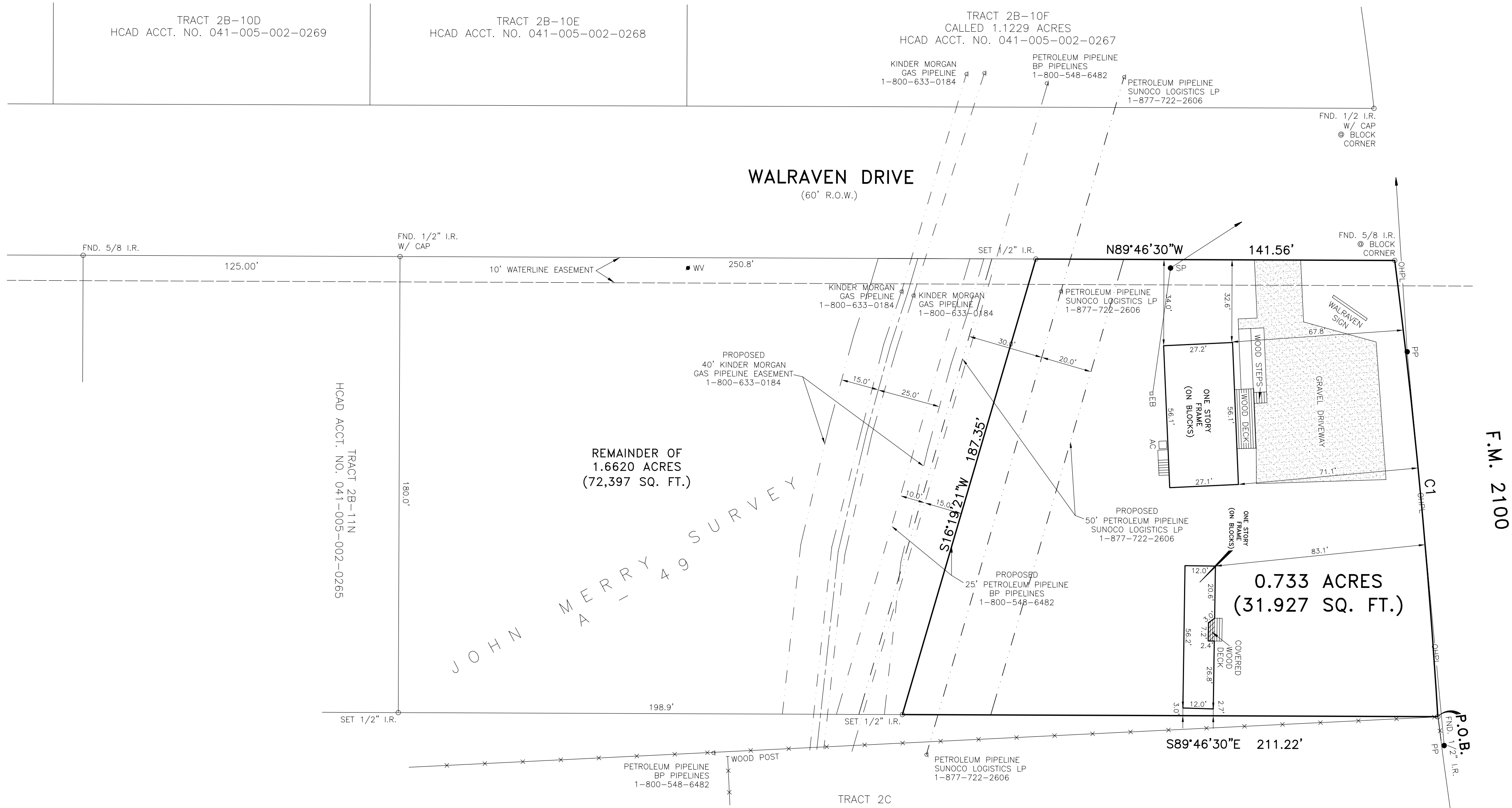
 <b>ASI</b> ADVANCE SURVEYING, INC. 10518 KIPP WAY SUITE B-1 • HOUSTON, TEXAS 77099 PHONE: 281 530-2939 FAX: 281 530-5464	PURCHASER: TERRADUX, LLC ADDRESS: LOT ON WALRAVEN ROAD HUFFMAN, TEXAS 77336	SCALE: 1" = 30' FIELD WORK: 01-26-09/JV DRAFTING: 02-05-09/MD FINAL CHECK: 02-20-09/AT
	LENDER: -	REVISIONS: 01-05-11/ESMT.
	TITLE CO.: FIDELITY NATIONAL TITLE COMPANY	1. 01-10-11/ESMT.
	JOB NO.: 01098-09-04	2. 01-18-12/SUBDIVIDED
	G.F. NO.: H100128	KEY MAP: 339J
	ADVANCE SURVEYING, INC. 10518 KIPP WAY SUITE B-1 • HOUSTON, TEXAS 77099	

• ABSTRACTING BY TITLE COMPANY.  
• BEARINGS BASED ON RECORDED PLAT OF SAID SUBDIVISION.  
COPYRIGHT 2012 Advance Surveying, Inc.



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  - WV - WATER VALVE
  - X- BARBED WIRE FENCE
  - O- CHAIN LINK FENCE
  - + CONCRETE
  - COVERED CONCRETE
  - ASPHALT
  - CHDL - OVERHEAD POWER LINES
  - WOOD FENCE
  - WROUGHT IRON FENCE



LEGAL DESCRIPTION

A 0.733 ACRES (31,927 SQ. FT.) OUT OF 1.6620 ACRES (72,397 SQUARE FEET)) OF LAND OUT OF 43.0392 ACRES (CALLED 42.9825 ACRES) BEING PARTITION TRACT 2, ACCORDING TO PARTITION INSTRUMENT IN VOLUME 1632, PAGE 321 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, OUT OF THE JOHN MERRY SURVEY, ABSTRACT NO. 49, HARRIS COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT 1/2 INCH IRON ROD FOUND MARKING THE SOUTHEASTERLY CORNER OF SAID 43.0392 ACRE TRACT, SAME BEING THE WESTERLY RIGHT-OF-WAY LINE OF F.M. 2100 AND BEING ON A 2789.79 FOOT RADIUS CURVE TO THE LEFT;

THENCE, ALONG SAID CURVE TO THE LEFT AND THE WESTERLY RIGHT-OF-WAY LINE OF SAID F.M. 2100, A DISTANCE OF 180.90 FEET HAVING A CENTRAL ANGLE OF 03 DEGREES 42 MINUTES 55 SECONDS AND A CHORD BEARING NORTH 05 DEGREES 23 MINUTES 45 SECONDS WEST, 180.87 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE SOUTHERLY RIGHT-OF-WAY LINE OF WALRAVEN DRIVE (BASED ON A WIDTH OF 60.00);

THENCE, NORTH 89 DEGREES 46 MINUTES 30 SECONDS WEST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF WALRAVEN DRIVE A DISTANCE OF 141.56 FEET TO A 1/2 INCH IRON ROD SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 16 DEGREES 19 MINUTES 21 SECONDS WEST, ALONG THE CENTERLINE OF 30' PROPOSED EASEMENT A DISTANCE OF 187.35 FEET TO A 1/2 INCH IRON ROD SET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 89 DEGREES 46 MINUTES 30 SECONDS EAST, A DISTANCE OF 211.22 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.733 ACRES OF LAND, MORE OR LESS.

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE	DELTA
C1	2789.79'	180.90'	N05°23'45"W	180.87'	3°42'55"

- NOTES:
1. PIPELINE RIGHT-OF-WAY EASEMENT GRANTED TO SHELL PIPE LINE CORPORATION PER VOLUME 885, PAGE 229 D.R.H.C.T.
  2. PIPELINE RIGHT-OF-WAY EASEMENT GRANTED TO PAN AMERICAN PIPE LINE COMPANY PER VOLUME 1195, PAGE 403 D.R.H.C.T.
  3. SUBJECT TO KINDER MORGAN PIPELINE EASEMENT ACROSS THE SUBJECT PROPERTY IN A NORTH-SOUTH DIRECTION.
  4. FENCES DOES NOT FOLLOW PROPERTY LINES AS SHOWN.

**FLOOD NOTE:**  
 SUBJECT PROPERTY IS NOT LOCATED IN A FEDERAL INSURANCE ADMINISTRATION DESIGNATED FLOOD HAZARD AREA AND IS IN ZONE \_\_\_\_\_.  
 MAP # 48201L, PANEL 0340L, DATED 06-18-07. This information is based on graphic plotting only. We do not assume responsibility for exact determination.

TO: WALRAVEN LLC, TERRADUX, LLC  
 FIDELITY NATIONAL TITLE INSURANCE COMPANY

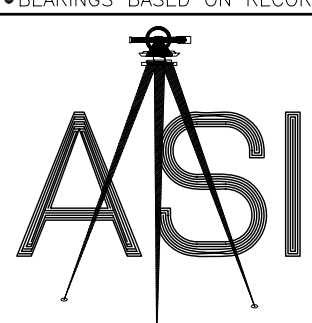
I, hereby certify that this survey was made on the ground and completed on this 10th day of January, 2011 and that this plot correctly represents the facts found at the time of survey showing any improvements. There are no encroachments apparent on the ground, except as shown. This survey complies with the current Texas Society of Professional Surveyors Standards and Specifications for Category 1A, Condition II Survey. Surveyor did not abstract property. Easements, building lines, etc., shown are as identified by:

GP \_\_\_\_\_ of \_\_\_\_\_ FIDELITY NATIONAL TITLE COMPANY

Henry M. Santos  
 HENRY M. SANTOS, Registered Professional Land Surveyor No. 5450



**SURVEY OF**  
 A 0.733 ACRE ( 31,927 SQ. FT.) OUT OF 1.6620 ACRES (72,397 SQ. FT.) OF LAND OUT OF 43.0392 (CALLED 42.9825 ACRES) BEING PARTITION TRACT 2, ACCORDING TO PARTITION INSTRUMENT IN VOLUME 1632, PAGE 321 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, OUT OF THE JOHN MERRY SURVEY, ABSTRACT NO. 49, HARRIS COUNTY, TEXAS.  
 (SEE METES AND BOUNDS)

		PURCHASER: TERRADUX, LLC ADDRESS: LOT ON WALRAVEN ROAD HUFFMAN, TEXAS 77336 LENDER: - TITLE CO.: FIDELITY NATIONAL TITLE COMPANY JOB NO.: 01098-09-03 G.F. NO.: H100128 KEY MAP: 339J		SCALE: 1" = 30' FIELD WORK: 01-26-09/JV DRAFTING: 02-05-09/MD FINAL CHECK: 02-20-09/AT REVISIONS: 01-05-11/ESMT. 1. 01-10-11/ESMT. 2. 12-29-11/SUBDIVDED	
PHONE: 281 530-2939 FAX: 281 530-5464		<b>ADVANCE SURVEYING, INC.</b> 10518 KIPP WAY SUITE B-1 • HOUSTON, TEXAS 77099			