

VICINITY MAP
NOT TO SCALE

PROPERTY DESCRIPTION

BEING A TRACT OF LAND SITUATED IN THE DANIEL HARMON SURVEY, ABSTRACT NO. 315, HARRIS COUNTY, TEXAS AND CONTAINING 1.236 ACRES (53,843 SQ. FT.) OF LAND OUT OF RESERVE "B" IN BLOCK ONE (1) OF THE PONDEROSA WEST, SECTION TWO (2), SUBDIVISION PLAT OF WHICH IS RECORDED IN VOLUME 177, PAGE 39 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF RESERVE "B", SAID POINT BEING IN THE EAST RIGHT-OF-WAY LINE OF BUTTE CREEK ROAD;

THENCE SOUTH 32° 01' 19" EAST, ALONG THE EAST RIGHT-OF-WAY LINE OF BUTTE CREEK ROAD (60 FOOT R.O.W.), A DISTANCE OF 15.00 FEET TO A 5/8" IRON ROD FOUND FOR THE **POINT OF BEGINNING** OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 57° 54' 00" EAST, A DISTANCE OF 186.03 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR CORNER, SAID POINT BEING IN THE EAST LINE OF RESERVE "B";

THENCE SOUTH 32° 19' 49" EAST, ALONG THE EAST LINE OF RESERVE "B", A DISTANCE OF 288.36 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

THENCE SOUTH 57° 58' 41" WEST, A DISTANCE OF 187.57 FEET TO A 5/8" IRON ROD FOUND FOR CORNER IN THE WEST LINE OF RESERVE "B" AND SAID POINT ALSO BEING IN THE EAST RIGHT-OF-WAY LINE OF BUTTE CREEK ROAD;

THENCE NORTH 32° 01' 19" WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF BUTTE CREEK ROAD AND THE WEST LINE OF RESERVE "B", A DISTANCE OF 288.10 FEET TO THE **POINT OF BEGINNING**, CONTAINING 1.236 ACRES (53,843 SQ. FT.) OF LAND MORE OR LESS.

NOTES:

- 1) SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN ITEM NO. 1, SCHEDULE "B" OF TITLE COMMITMENT ISSUED BY STARTEX TITLE COMPANY UNDER GF NO. 7310705167.
- 2) SURVEYOR HAS NOT ABSTRACTED SUBJECT PROPERTY. ABSTRACTING BY TITLE COMPANY ONLY, THERE MAY BE ADDITIONAL EASEMENTS AND BUILDING LINES.
- 3) SUBJECT TO AN UNOBSTRUCTED 10'x15' AERIAL EASEMENT ADJACENT TO THE 10' UTILITY EASEMENT ALONG THE NORTHEAST PROPERTY. GRANTED TO HOUSTON LIGHTING & POWER COMPANY, PER HCCF No. F306555.
- 4) SUBJECT TO 15' BUILDING SET BACK LINE ALONG THE SOUTHWEST PROPERTY LINE. PER HCCF No. G010506.
- 5) SUBJECT TO 5' EASEMENT ALONG THE SOUTHEASTERLY LINE OF PROPERTY, TOGETHER WITH AN UNOBSTRUCTED 5'x20' AERIAL EASEMENT, GRANTED TO CERTERPOINT ENERGY HOUSTON/RELIANT ENERGY/HOUSTON LIGHTING AND POWER, PER HCCF No. F306555.
- 6) 76 TOTAL PARKING SPACES. 71 STANDARD PARKING SPACE. 5 HANDICAP PARKING SPACE.

PARKING:

71 STANDARD PARKING SPACES
5 HANDICAP PARKING SPACES
76 TOTAL PARKING SPACES

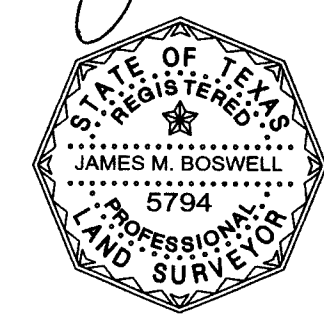
- IF CONSTRUCTION UPON OR A DIVISION OF SUBJECT TRACT IS PROPOSED AND IF TRACT LIES IN THE CITY OF HOUSTON OR ITS EXTRATERRITORIAL JURISDICTION, PLATTING AND OTHER REQUIREMENTS MAY APPLY PER CITY OF HOUSTON ORDINANCES.
- ALL BEARINGS SHOWN ARE BASED ON THE RECORDED PLAT.

LEGEND

FO MKR.	BURIED FIBER OPTICS MARKER
N.G.	NATURAL GROUND
LS	LIGHT STANDARD
TRANS.	TRANSFORMER
POC	POINT OF COMMENCING
POB	POINT OF BEGINNING
COVD.	COVERED
CONC.	CONCRETE
TELE. PED.	TELEPHONE PEDESTAL
ELEC.	ELECTRIC
WM	WATER METER
WV	WATER VALVE
SP	SERVICE POLE
PP	POWER POLE
UE	UTILITY EASEMENT
AE	AERIAL EASEMENT
BL	BUILDING LINE
IR	IRON ROD
R.O.W.	RIGHT-OF-WAY
—OH/PL—	OVERHEAD POWERLINE
—SL—	SERVICE LINE

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY TO COMPASS BANK, STARTEX TITLE COMPANY AND PAK FOODS, LLC THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY.

11/10/2010
JAMES M. BOSWELL, R.P.L.S. # 5794



SUBJECT PROPERTY IS NOT LOCATED IN A FEDERAL INSURANCE ADMINISTRATION DESIGNATED FLOOD HAZARD AREA. LOCATED IN ZONE "X", AS PER MAP 480287, PANEL 0265 L, DATED: 6-18-07. THIS INFORMATION IS BASED ON GRAPHIC PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.	
1.236 AC (53,843 SQ.FT.) OF LAND OUT OF RESERVE "B" (SEE METES & BOUNDS)	SUBDIVISION PONDEROSA WEST
BLOCK 1	SECTION TWO
COUNTY HARRIS	STATE TEXAS
RECORDATION VOL. 177, PG. 39, HC MR	
LENDER Co. COMPASS BANK	CATEGORY 1A, CONDITION II LAND TITLE SURVEY
TITLE Co. STARTEX TITLE COMPANY	
PURCHASER PAK FOODS, LLC	
ADDRESS 17154 BUTTE CREEK ROAD HOUSTON, TEXAS	
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JOB No. 08-18770	
G.F. No. 7310705157	
FIELD WORK 02-19-08 GH	
DRAFTED BY 02-27-08 JX	
CHECKED BY 02-27-08 DS	
KEY MAP 331 R	
REVISION 11-09-10 UPDATE/TITLE	

SCALE: 1" = 30'