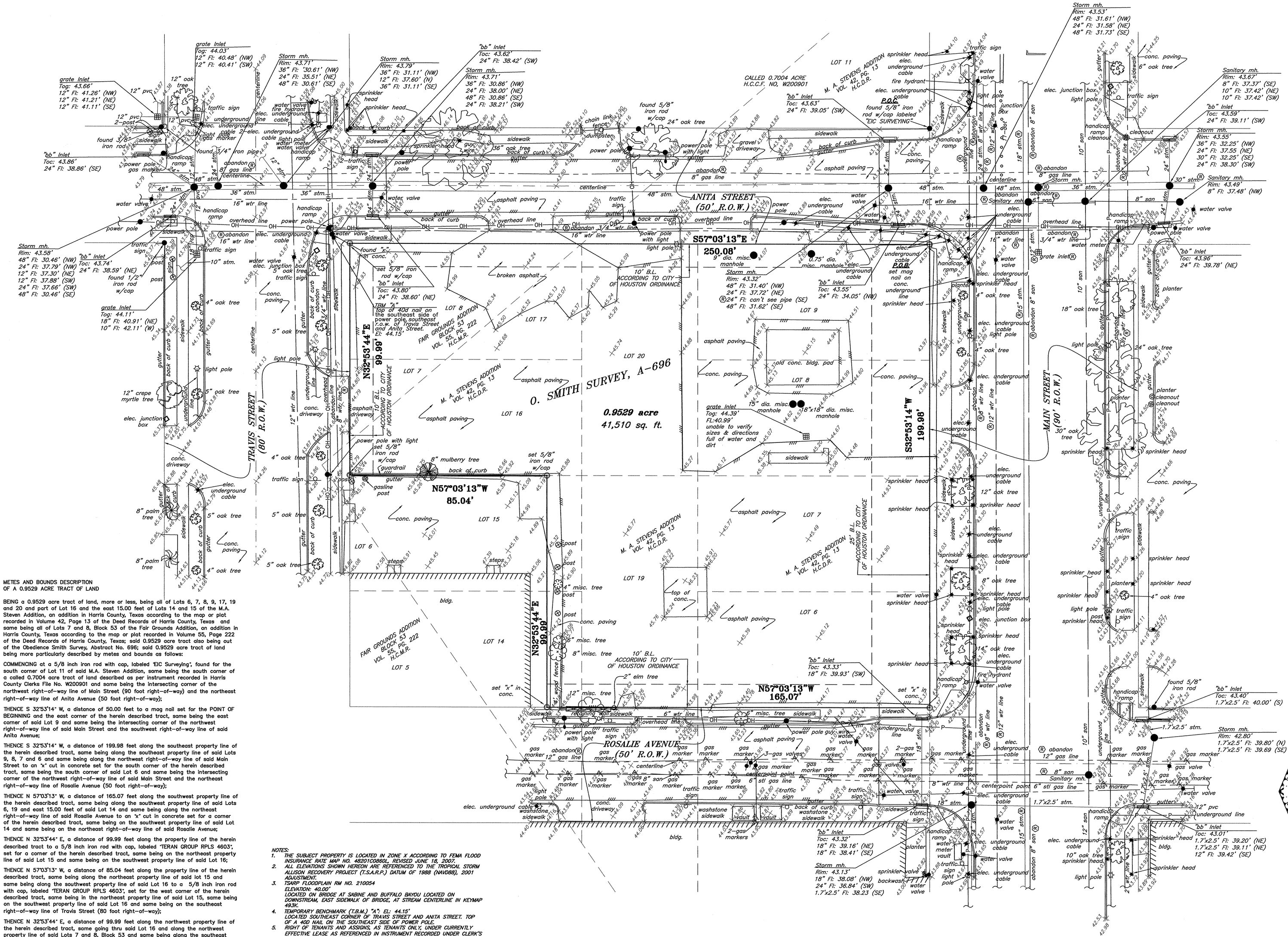

LEGEND

- WATER VALVE
- POWER POLE
- B OR BB INLET
- POST
- FIRE DEPARTMENT CONNECTIONS
- BUILDING
- WOOD FENCE
- CHAIN LINK FENCE
- OVERHEAD LINE
- UNDERGROUND LINE
- MAILBOX
- GAS METER
- HC — HANDICAP
- FOUND IRON ROD
- FOUND IRON PIPE
- UNDERGROUND CABLE MARKER
- SET MONUMENTS BY TERAN GROUP
- (R) — RECORD DRAWING
- PL — PROPERTY LINE
- VOL. — VOLUME
- PG. — PAGE
- H.C.C.F. — HARRIS COUNTY CLERK'S FILE
- H.C.F.C.D. — HARRIS COUNTY FLOOD CONTROL DISTRICT
- H.C.M.R. — HARRIS COUNTY MAP RECORDS
- H.C.D.R. — HARRIS COUNTY DEED RECORDS
- B.L. — BUILDING LINE
- U.E. — UTILITY EASEMENT
- FF — FINISH FLOOR

METES AND BOUNDS DESCRIPTION
OF A 0.9529 ACRE TRACT OF LAND

BEING a 0.9529 acre tract of land, more or less, being all of Lots 6, 7, 8, 9, 17, 19 and 20 and part of Lot 16 and the east 15.00 feet of Lots 14 and 15 of the M.A. Steven Addition, an addition in Harris County, Texas according to the map or plat recorded in Volume 42, Page 13 of the Deed Records of Harris County, Texas and same being all of Lots 7 and 8, Block 53 of the Fair Grounds Addition, an addition in Harris County, Texas according to the map or plat recorded in Volume 55, Page 222 of the Deed Records of Harris County, Texas; said 0.9529 acre tract also being out of the Obedience Smith Survey, Abstract No. 696; said 0.9529 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod with cap, labeled "EIC Surveying", found for the south corner of Lot 11 of said M.A. Steven Addition, same being the south corner of a called 0.7004 acre tract of land described as per instrument recorded in Harris County Clerks File No. W200901 and same being the intersecting corner of the northwest right-of-way line of Main Street (90 foot right-of-way) and the northeast right-of-way line of Anita Avenue (50 foot right-of-way);

THENCE S 32°53'14" W, a distance of 50.00 feet to a mag nail set for the POINT OF BEGINNING and the east corner of the herein described tract, same being the east corner of said Lot 9 and same being the intersecting corner of the northwest right-of-way line of said Main Street and the southwest right-of-way line of said Anita Avenue;

THENCE S 32°53'14" W, a distance of 199.98 feet along the southeast property line of the herein described tract, same being along the southeast property line of said Lots 9, 8, 7 and 6 and same being along the northwest right-of-way line of said Main Street to an 'x' cut in concrete set for the south corner of the herein described tract, same being the south corner of said Lot 6 and same being the intersecting corner of the northwest right-of-way line of said Main Street and the northeast right-of-way line of Rosalie Avenue (50 foot right-of-way);

THENCE N 57°03'13" W, a distance of 165.07 feet along the southwest property line of the herein described tract, same being along the southwest property line of said Lots 6, 19 and east 15.00 feet of said Lot 14 and same being along the northeast right-of-way line of said Rosalie Avenue to an 'x' cut in concrete set for a corner of the herein described tract, same being on the southwest property line of said Lot 14 and same being on the northeast right-of-way line of said Rosalie Avenue;

THENCE N 32°53'44" E, a distance of 99.99 feet along the property line of the herein described tract to a 5/8 inch iron rod with cap, labeled "TERAN GROUP RPLS 4603", set for a corner of the herein described tract, same being on the northeast property line of said Lot 15 and same being on the southwest property line of said Lot 16;

THENCE N 57°03'13" W, a distance of 85.04 feet along the property line of the herein described tract, same being along the northeast property line of said lot 15 and same being along the southwest property line of said Lot 16 to a 5/8 inch iron rod with cap, labeled "TERAN GROUP RPLS 4603", set for the west corner of the herein described tract, same being in the northeast property line of said Lot 15, same being on the southwest property line of said Lot 16 and same being on the southeast right-of-way line of Travis Street (80 foot right-of-way);

THENCE N 32°53'44" E, a distance of 99.99 feet along the northwest property line of the herein described tract, same going thru said Lot 16 and along the northwest property line of said Lots 7 and 8, Block 53 and same being along the southeast right-of-way line of said Travis Street to a 5/8 inch iron rod with cap, labeled "TERAN GROUP RPLS 4603", set for the north corner of the herein described tract, same being the north corner of said Lot 8, Block 53 and same being the intersecting corner of the southeast right-of-way line of said Travis Street and the southwest right-of-way line of said Anita Avenue;

THENCE S 57°03'13" E, a distance of 250.08 feet along the northeast property line of the herein described tract, same being along the northeast property line of said Lot 8, Block 53, said Lots 20 and 9 and same being along the southwest right-of-way line of said Anita Avenue to the POINT OF BEGINNING and containing 0.9529 acre (41,510 sq. ft.) of land.

NOTES:

1. THE SUBJECT PROPERTY IS LOCATED IN ZONE X ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 48201C0860L, REVISED JUNE 18, 2007.
2. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE TROPICAL STORM ALLISON RECOVERY PROJECT (TS:A.R.P.) DATUM OF 1988 (NAVD88), 2001 ADJUSTMENT.
3. TSARP FLOODPLAIN RM NO. 210054 ELEVATION: 40.00' LOCATED ON BRIDGE AT SABINE AND BUFFALO BAYOU LOCATED ON DOWNSTREAM EAST SIDEWALK OF BRIDGE, AT STREAM CENTERLINE IN KEYMAP 493K.
4. TEMPORARY BENCHMARK (T.B.M.) "A": EL: 44.15' LOCATED SOUTHEAST CORNER OF TRAVIS STREET AND ANITA STREET. TOP OF A 40D NAIL ON THE SOUTHEAST SIDE OF POWER POLE.
5. RIGHT OF TENANTS AND ASSIGNS, AS TENANTS ONLY, UNDER CURRENTLY EFFECTIVE LEASE AS REFERENCED IN INSTRUMENT RECORDED UNDER CLERK'S FILE NO. D-801186 OF THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS.
6. CITY OF HOUSTON ORDINANCE 1999-282, RELATING TO RULES, REGULATIONS AND DESIGN STANDARDS FOR DEVELOPMENT AND PLATTING AND PROVIDING FOR THE ESTABLISHMENT OF BUILDING SETBACK LINES.
7. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE NO. 4204 (NAD83).

This Survey was prepared based on Stewart Title Guaranty Company Title Report GF No. 09111628. Teran Group has made no independent study or search of legal description or easements.

I, Orlando J. Teran, being registered in the State of Texas as a Registered Professional Land Surveyor, hereby certify to the Houston Community College System and Stewart Title Guaranty Company that this drawing was prepared as a result of a survey performed on the ground under my direction and supervision, that the information shown hereon correctly and accurately reflects the conditions on the ground at the time of the survey, and that this survey meets the minimum requirements of a Category 1A, Condition II Survey as defined by The Texas Society of Professional Surveyors Manual of Practice and the minimum standards of practice as approved by the Texas Board of Professional Land Surveying.

STATE OF TEXAS REGISTERED ORLANDO J. TERAN 4603 PROFESSIONAL LAND SURVEYOR

Orlando J. Teran
Registered Professional Land Surveyor
Texas Registration No. 4603

3/24/09
Date

TERAN GROUP
888 W. SAM HOUSTON PKWY. S., STE. 250
HOUSTON, TEXAS 77042
PH: 713-244-9795
FAX: 713-244-9794

TOPOGRAPHIC AND BOUNDARY OF A ACRE TRACT OF LAND BEING ALL OF LOTS 6, 7, 8, 9, 17, 19 AND 20 PART OF LOT 16 AND EAST 15 FEET OF LOTS 14 AND 15 OF THE M. A. STEVENS ADDITION VOL. 42, PG. 13 H.C.D.R. BEING ALL OF LOTS 7 AND 8, BLOCK 53 OF FAIR GROUNDS ADDITION VOL. 55, PG. 222 H.C.M.R. O. SMITH SURVEY, A-696 HARRIS COUNTY, TEXAS

DRAWN BY: TERAN GROUP	DATE: 03-11-09	
APPROVED BY: O.T.	DATE: 03-11-09	TERAN GROUP PROJECT NO. 2009-027
SCALE: 1" = 20'	SHEET NO 1 OF 1	

\\Teran-server\FILES\2009\2009-027\dwg\027OT.dwg