



**12.6039 Acres**  
 CALLED 12.62 ACRES TO VINCHAR PARTNERS, LTD BY SPECIAL WARRANTY DEED OF NO. 20110502703 HCCP/RP/P

- GENERAL NOTES:**
- Watermark Commitment for Title Insurance issued by Old Republic National Title Insurance Company, C/I No. 1100000, having an effective date of November 20, 2011 and an issue date of November 29, 2011. No further research for encumbrances or encroachments was performed by Cotton Surveying Company.
  - Item No. 10d of Schedule B of said Commitment for Title Insurance mentions the rights of others within the boundaries of said land as referenced in Clerk's File No. X333607 of the Harris County Official Public Records of Real Property and Volume 2295, Page 468 of the Harris County Map Records. Jordan Lane is mentioned in Volume 67, Page 103 of the Harris County Commissioners Court Minutes dated May 27, 1960. (Note: add affirmative statement of how the easement affects the tract surveyed.)
  - Item No. 10g of Schedule B of said Commitment for Title Insurance mentions an Affidavit Regarding Private Sewer Facility recorded in Clerk's File No. X456198, N679769 and T9122645, et al of the Harris County Official Public Records of Real Property.
  - According to Item No. 10h of Schedule B of said Commitment for Title Insurance, the tract is subject to terms, and provisions regarding access to Interstate Highway 10 recorded in Clerk's File No. 128203 of the Harris County Official Public Records of Real Property. (Note: add affirmative statement of how the easement affects the tract surveyed.)
  - Development of the subject tract may require submit, approval, and/or recording of a plat or report. Rules and regulations are established by the governmental agency, which has jurisdiction. These rules and regulations may include dedication of setback lines, easements, additional right of way, and other matters.
  - Boundaries shown hereon are based on the Texas Coordinate System, South Central Zone, NAD 83.
  - According to Map Nos. 482010620X and 482010640X of the Federal Emergency Management Agency's Flood Insurance Rate Map for Harris County, Texas and Incorporated Areas, dated June 18, 2007, the subject tract is situated within Flood Hazard Zone X defined on areas determined to be at least the 0.2% annual chance floodplain (500-year flood).
- The FEMA website ([www.fema.gov](http://www.fema.gov)) was checked on August 25, 2011. At this date no elevation (17) LMC were reported none of which are located on the subject tract.
- This fact statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This fact statement shall not create liability on the part of the surveyor.
- The location of the flood zone lines shown hereon were determined by reading from said FEMA map. The actual location as determined by elevation contours may differ. Cotton Surveying Company assumes no liability as to the accuracy of the location of the flood zone limits.
- This survey does not provide any determination concerning wetlands, flood, toxic waste or any other environmental issues. Such matters should be directed by the client or prospective purchaser to an expert consultant.
  - Research for ASB/Grants was performed by Cotton Surveying Co. on December 20, 2011.
  - Fences shown hereon are graphic only, with dimensions less than shown at specific locations where they were physically measured. The fence line may measure between said measured locations. The dimensions showing the distance between the fence and the property line also indicates which side of the property line the fence is on.
  - The subject property abuts Interstate Highway 10 and such street is paved and dedicated public right-of-way and maintained by the State of Texas. This statement is subject to the exercise of power of the governmental authority to limit, control or deny access, ingress or egress.
  - This survey has been prepared for the sole purpose of the transaction described in the above referenced title commitment and the parties listed thereon. This survey is to be used for any subsequent transactions.
  - Visible improvements/utilities were located with this survey; no subsurface probing, excavation or exploration was performed for this survey.

Subject to the General Notes shown:  
 To: Central Park West, L.P., Park Ten West, LTD and Old Republic National Title Insurance Company  
 Ms. Cotton Surveying Company, acting by and through Martin G. Hicks, a Registered Professional Land Surveyor, certified by the State of Texas. This statement is subject to the Specifications for Professional Surveys Standards and Specifications for a Category "A" Condition 1 Survey.

Surveyed: December 20, 2011  
 Martin G. Hicks  
 Registered Professional Land Surveyor  
 No. 4367  
[mhicks@prepacar.com](mailto:mhicks@prepacar.com)



**LAND TITLE SURVEY**  
 OF  
**12.6039 ACRES**  
 OUT OF THE  
**JOEL WHEATON SURVEY, A-80**  
 CITY OF HOUSTON  
 HARRIS COUNTY, TEXAS  
 DECEMBER 2011

**COTTON SURVEYING**  
**COMPANY**  
 8305 Cultural, Suite 100  
 Houston, Texas 77063-1189  
 Office: (713) 891-6075

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 Austin • Houston • Dallas • San Antonio • Fort Worth  
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**LEGEND**

*TxDOT	FOUND 3/8" IRON ROD WITH TxDOT ALUMINUM CAP	NO	NUMBER
SC	SET 3/8" IRON ROD WITH CAP STAMPED "COTTON SURVEYING"	DPT	OVERHEAD POWER
B	BACK OF CURB	PG	PAVED
BH	BEARS	PP/C	POWER POLE
BS	BUSINESS SIGN	PP/C	POWER POLE W/ DOWN CONDUIT
CI	CI NAIL	RF	REINFORCED CONCRETE PIPE
CD	EDGE OF CURB	ROW	RIGHT OF WAY
CD	CONCRETE DITCH STRUCTURE	SN	SON/STREET SIGN
CF	CLERK'S FILE	SV	SPRINKLER VALVE
CP	CLERK'S POST	TM	TELEPHONE CABLE MANHOLE
COP	COULATED PLASTIC PIPE	TMH	TELEPHONE MANHOLE
ED	EDGE OF CONCRETE	TMH	TELEPHONE PEDestal
ELC	ELECTRIC CONDUIT	VM	VALVE
EV	EDGE OF ASPHALT		
DWH	FITZGERALD MANHOLE	---	BARRIED WIRE FENCE
FND	FIND	---	EDGE OF ASPHALT
EV	ELECTRIC VALVE		
EV	ELECTRIC VALVE		
GA	QUY ANCHOR		
GA	LANDMARK		
GA	GAS VALVE		
HCCP/RP/P	HARRIS COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY		
IR	IRON PIPE		
IR	IRON ROD		
IP	LIGHT POLE/POST		
MA	MANHOLE		
MB	ELECTRIC METER POLE		

**STATE OF TEXAS**  
**COUNTY OF HARRIS**

A METES & BOUNDS description of a certain 12.6039 acre tract of land situated in the Joint Election Survey, Abstract No. 80 in Harris County, Texas, being all of a called 12.62 acre tract of land conveyed to Vinchar Partners, L.L.C. by Special Warranty Deed recorded in Clerk's File No. X333607 of the Harris County Official Public Records of Real Property, SAIVE & EXCEPT a called 0.0086 acre tract and a called 0.0143 acre tract (hereinafter as Part 1) and Part 2 respectively) conveyed to the State of Texas by Deed recorded in Clerk's File No. 1240151 of the Harris County Official Public Records of Real Property, said 12.6039 acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System, South Central Zone, NAD 83:

**BEGINNING** at a 1-inch iron rod found at the northeast corner of said called 12.62 acre tract, said iron rod being the southeast corner of a called 10.6943 acre tract of land recorded in Clerk's File No. 20110502703 of the Harris County Official Public Records of Real Property; and said iron rod being in the westerly line of a called 15.6638 acre tract of land recorded in said Clerk's File No. 20110502703.

**THENCE**, South 00°36'33" East, 598.12 feet along the west line of said called 15.6638 acre tract to a post for corner (concrete) to set a monument due to buried debris) in the north line of Interstate Highway 10 (right-of-way variant), from said post for corner a found 5/8-inch iron rod (with TxDOT aluminum cap) bears North 82°07'44" West, 418.94 feet;

**THENCE**, South 88°35'56" West, 844.31 feet along the said north line of Interstate Highway 10 to a 5/8-inch iron rod (with TxDOT aluminum cap) found at the southeast corner of said called 0.0143 acre tract;

**THENCE**, along the boundaries of said called 0.0143 acre tract, the following three (3) courses and distances:

- North 01°24'04" East, 25.00 feet to a 5/8-inch iron rod (with TxDOT aluminum cap) found;
- South 89°35'56" West, 25.00 feet to a 5/8-inch iron rod (with TxDOT aluminum cap) found;
- South 01°24'04" East, 25.00 feet to a point for corner from which a found 5/8-inch iron rod (with TxDOT aluminum cap) bears South 13° West, 0.38 feet;

**THENCE**, South 88°35'56" West, 57.87 feet continuing along the said north line of Interstate Highway 10 to a 5/8-inch iron rod (with TxDOT aluminum cap) found at the southeast corner of said called 0.0086 acre tract;

**THENCE**, along the boundaries of said called 0.0086 acre tract, the following two (2) courses and distances:

- North 48°20'19" West, 16.23 feet to a 5/8-inch iron rod (with TxDOT aluminum cap) found;
- South 89°35'56" West, 24.02 feet to a 70" x 100" concrete found in the west line of said called 12.62 acre tract, said point being in the west line of a called 2.9987 acre tract of land conveyed to Harris County Flood Control District by instrument recorded in Clerk's File No. 1017960 of the Harris County Official Public Records of Real Property;

**THENCE**, North 04°44'15" East, 564.36 feet to a 3/4-inch iron rod found in the south line of said called 10.6943 acre tract, from which a found 5/8-inch iron rod bears South 87°38'54" West, 18.14 feet;

**THENCE**, North 86°09'56" East, of 17.92 feet passing a found 3/4-inch iron pin, 0.32 feet high, in a distance of 392.25 feet along the south line of said called 10.6943 acre tract to the POINT OF BEGINNING, CONTAINING 12.6039 acres of land in Harris County, Texas as shown on Dwg. No. 7536 in the office of Cotton Surveying Company in Houston, Texas.

LINE	BEARING	DISTANCE
1.1	N 01°24'04" E	25.00
1.2	S 88°35'56" W	25.00
1.3	S 01°24'04" E	25.00
1.4	S 88°35'56" W	89.87
1.5	N 48°20'19" W	16.23
1.6	S 88°35'56" W	24.02