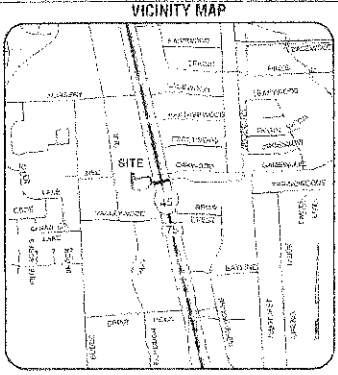
LEGEND

COMMON ABBREVIATIONS

REVISIONS

VICINITY MAP



N.T.S.

NOTES

1. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED

2. SUBJECT TO A DRAINAGE EASEMENT ON EACH SIDE OF THE CENTERLINE OF ALL NATURAL DRAINAGE COURSES

3. EXCEPTIONS FROM COVERAGE LISTED IN SCHEDULE "B" OF TITLE COMMITMENT SHOWN HEREON ARE AS FOLLOWS: M.C.C.F. NO. 9318156, 9486452, VOL. C.R.O. 35, PAGE 6, C.T.R.

4. ALL PROPERTY LINES, EASEMENTS, AND RIGHTS-OF-WAY SHOWN HEREON REFLECT CITY LIMITS AND ZONING ORDINANCES, IF ANY, THAT MAY AFFECT SUBJECT PROPERTY PROVIDED HEREON PRIOR TO PLANNING AND/OR CONSTRUCTION

5. MINIMUM FINISH FLOOR REQUIREMENTS, IF SHOWN, ARE PER RECORDED PLAT AND/OR DEED RESTRICTIONS ONLY, AND NOTED AS SUCH. ADDITIONAL FINISHED FLOOR REQUIREMENTS MAY BE REQUIRED BY F.E.M.A. AND/OR LOCAL GOVERNMENT AUTHORITIES

6. SURFACE OR SUBSURFACE FACILITIES, HAZARDOUS WASTE, ORIGINAL WORKS, WETLANDS DESIGNATION OR OTHER ENVIRONMENTAL ISSUES AND REGULATORY MATTERS MAY NOT BE ADDRESSED WITHIN THE SCOPE OF THIS SURVEY.

7. ABSTRACT INFORMATION PROVIDED HEREON IS BELIEVED TO BE SUFFICIENT AND CORRECT BY THE UNDERSIGNED SURVEYOR. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. THE UNDERSIGNED DOES NOT REPRESENT THAT ALL EASEMENTS AND RESTRICTIONS THE RECORDED MAP OR PLAT AND/OR PROVIDED HEREON ARE TRUE AND CORRECT. CONSULTATION WITH THE APPROPRIATE TITLE COMPANY IS RECOMMENDED TO VERIFY ALL RESTRICTIONS, EASEMENTS, ABSTRACTS, AND OWNERSHIP, IF ANY, AS SHOWN HEREON

8. A GROUND AND/OR AERIAL EASEMENT MAY EXIST ADJACENT TO ANY EXISTING UTILITY OWNER/BUILDER MUST VERIFY CLEARANCE OF UTILITIES AND EASEMENTS WITH APPLICABLE UTILITY COMPANIES PRIOR TO PLANNING AND/OR CONSTRUCTION

9. SUPPORTING DOCUMENTS HAVE NOT BEEN PROVIDED TO THE SURVEYOR PRIOR TO CONSTRUCTION

10. THIS SURVEY DOES NOT ADDRESS ARCHITECTURAL PROTRUSIONS SUCH AS EAVES, OVERHANGS, WINDOW LEDGES, ETC. IN RELATION TO EASEMENTS AND/OR BUILDING LINES.

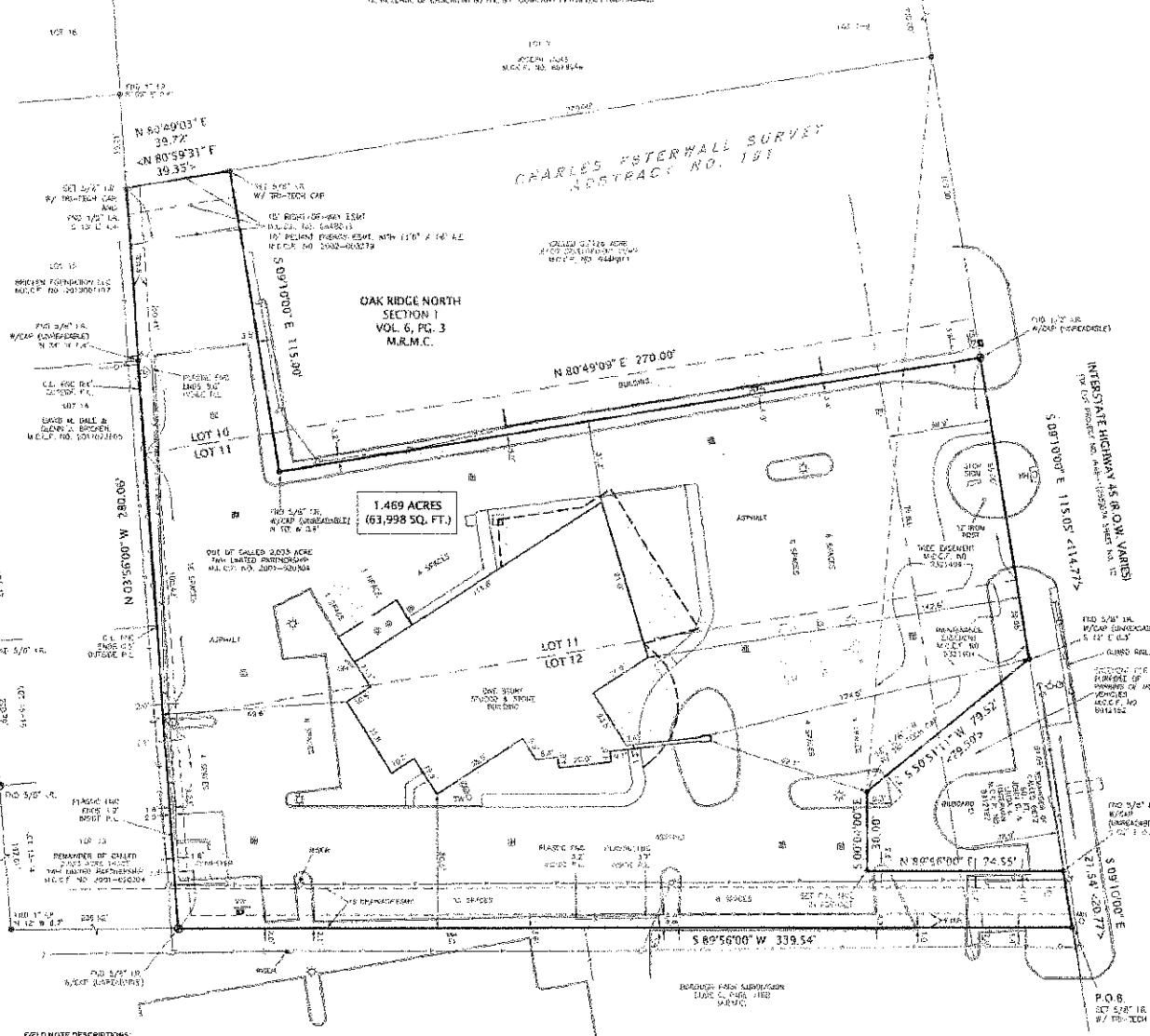
11. PARKING HEIGHT RESTRICTIONS PER M.C.C.F. NO. 9321404

12. RELEASE OF EASEMENT BY H.L. & P. COMPANY PER M.C.C.F. NO. 9464401

FLOOD INFORMATION

FIRM #	PANEL	SUFFIX
EFFECTIVE DATE		

GRAPHIC SCALE



FIELD NOTE DESCRIPTIONS:

A TRACT OF LAND CONTAINING 1.469 ACRES (63,998 SQ. FT.) BEING OUT OF LOTS 10, 11 AND 12 OF OAK RIDGE NORTH SECTION 1 AS RECORDED UNDER VOLUME 6, PAGE 3 IN MAP RECORDS OF MONTGOMERY COUNTY, TEXAS (M.R.M.C.), AND BEING OUT OF A CALLED 2.033 ACRE TRACT RECORDED TO FWM LIMITED PARTNERSHIP, AS RECORDED UNDER MONTGOMERY COUNTY CLERK'S FILE (M.C.C.F.) NO. 2001-024604, SITUATED IN CHARLES FOTERHALL SURVEY, ABSTRACT NO. 151, MONTGOMERY COUNTY, TEXAS, SAID 1.469 ACRE TRACT BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a set 5/8-inch iron rod with Tri-Tech cap on the West right-of-way line of Interstate Highway 45 (right-of-way varies) (TxDot Project No. 1045-02-079 Sheet No. 12), north line of Borough Park Subdivision, as recorded under Slide C, Page 1-B in M.R.M.C., same being the South line of said Lot 12, southeast corner of said called 2.033 acre tract and herein described tract;

THENCE departing the West right-of-way line of said Interstate Highway 45, South 89°56'00" West along the North line of said Borough Park Subdivision, common South line of said Lot 12, and herein described tract, a distance of 339.54 feet to a found 5/8-inch iron rod with cap (unreadable) on the North line of said Borough Park Subdivision, southeast corner of a tract of land Oak Ridge North Section 1, same being the southeast corner of said Lot 12 and herein described tract;

THENCE North 03°56'00" West along the East line of Lots 03, 14 and 15 of said Oak Ridge North Section 1, common West line of Lots 10, 11, 12 and herein described tract, at a distance of 280.06 feet to a point for the northwest corner of said Lot 10, same being the southwest corner of a tract of land Oak Ridge North Section 1, as recorded in Volume 6, Page 3 of the M.C.C.F. No. 8316495, East line of said Lot 15, same being northwest corner of said Lot 10 and herein described tract, a found 1/2-inch iron rod bears South 13° East, 4.4 feet;

THENCE North 80°49'03" East (called North 80°59'31" East) along the South line of said Lot 2, common North line of said Lot 10 and herein described tract, a distance of 39.77 feet (called 39.35 feet) to a set 5/8-inch iron rod with Tri-Tech cap on the South line of said Lot 2, same being the northeast corner of a called 0.2126 acre tract described to JEFFORD Oak Ridge North Corp. as recorded under M.C.C.F. No. 9464451, common North line of said Lot 10, and an interior corner of herein described tract;

THENCE South 09°10'00" East along the West line of said called 0.2126 acre tract, common East line of said called 2.033 acre tract and herein described tract, a distance of 115.00 feet to a point for the southwest corner of said called 0.2126 acre tract, same being an interior corner of said called 2.033 acre tract and herein described tract, a found 5/8-inch iron rod with cap (unreadable) bears North 02° West, 0.3 feet;

THENCE North 80°49'09" East along the South line of said called 0.2126 acre tract, common North line of said called 2.033 acre tract and herein described tract, a distance of 270.00 feet to a found 5/8-inch iron rod with cap (unreadable) on the West right-of-way line of said Interstate Highway 45, for the southeast corner of said called 0.2126 acre tract, same being the northeast corner of said called 2.033 acre tract and herein described tract;

THENCE South 09°10'00" East along the West right-of-way line of said Interstate Highway 45, common East line of said Lots 11 and 12, called 2.033 acre tract and herein described tract, a distance of 115.05 feet (called 114.77 feet) to a point on the West right-of-way line of said Interstate Highway 45, northeast corner of remainder of called 6.212 ac. tr. conveyed to John R. Hardeman, as recorded under M.C.C.F. No. 8812152, common East line of said Lot 12, same being a point of intersection along the East line of said called 2.033 acre tract and the East or southeast tract, a found 5/8-inch iron rod with cap (unreadable) bears South 13° East, 0.3 feet;

THENCE departing the West right-of-way line of said Interstate Highway 45, South 50°51'11" West along the Northeast line of said called 6.212 ac. tr. tract, common Southeast line of said called 2.033 acre tract and herein described tract, a distance of 79.52 feet (called 79.09 feet) to a set 5/8-inch iron rod for the southwest corner of said called 6.212 ac. tr., and a point of intersection along the East line of said called 2.033 acre tract and herein described tract;

THENCE South 09°10'00" East along the East line of said called 6.212 ac. tr., common East line of said called 2.033 acre tract and herein described tract, a distance of 30.00 feet to a set 5/8-inch iron rod with cap (unreadable) for the southeast corner of said called 6.212 ac. tr., same being an interior corner of said called 2.033 acre tract and herein described tract;

THENCE North 89°56'00" East along the South line of said called 6.212 ac. tr., common North line of said called 2.033 acre tract and herein described tract, a distance of 74.55 feet to a point on the West right-of-way line of said Interstate Highway 45, common East line of said Lot 12, for the southeast corner of said remainder, same being an interior corner of said called 2.033 acre tract and herein described tract, a found 5/8-inch iron rod with cap (unreadable) bears South 02° East, 0.3 feet;

THENCE South 09°10'00" East along the West right-of-way line of said Interstate Highway 45, common East line of Lot 12, called 2.033 acre tract and herein described tract, a distance of 31.84 feet (called 30.77 feet) to the Point of Beginning, and containing 1.469 acres (63,998 sq. ft.)

CERTIFICATION

I, the undersigned registered professional land surveyor do hereby state that the plat shown hereon represents a boundary survey made on the ground under my supervision of the tract or parcel of land, according to the field notes and/or metes thereof, included herein.

STATE OF TEXAS REGISTERED CODY L. CONDRON 5899 PROFESSIONAL LAND SURVEYOR

SIGNATURE

BOUNDARY SURVEY

25807 INTERSTATE HIGHWAY 45

SPRING, MONTGOMERY COUNTY, TEXAS 77388

Global Surveyors, Inc.
Formally Advanced Land Surveying, Inc.
An affiliate of Advanced Surveying Group, LLC

WWW.SURVEYCOMPANY.COM
Tx Reg. Surveying Firm: 10194300
Tx Reg. Engineering Firm: 12002
H. Galton, Houston, Texas 77042 Phone: (713) 667-2000 Fax: (713) 667-5548