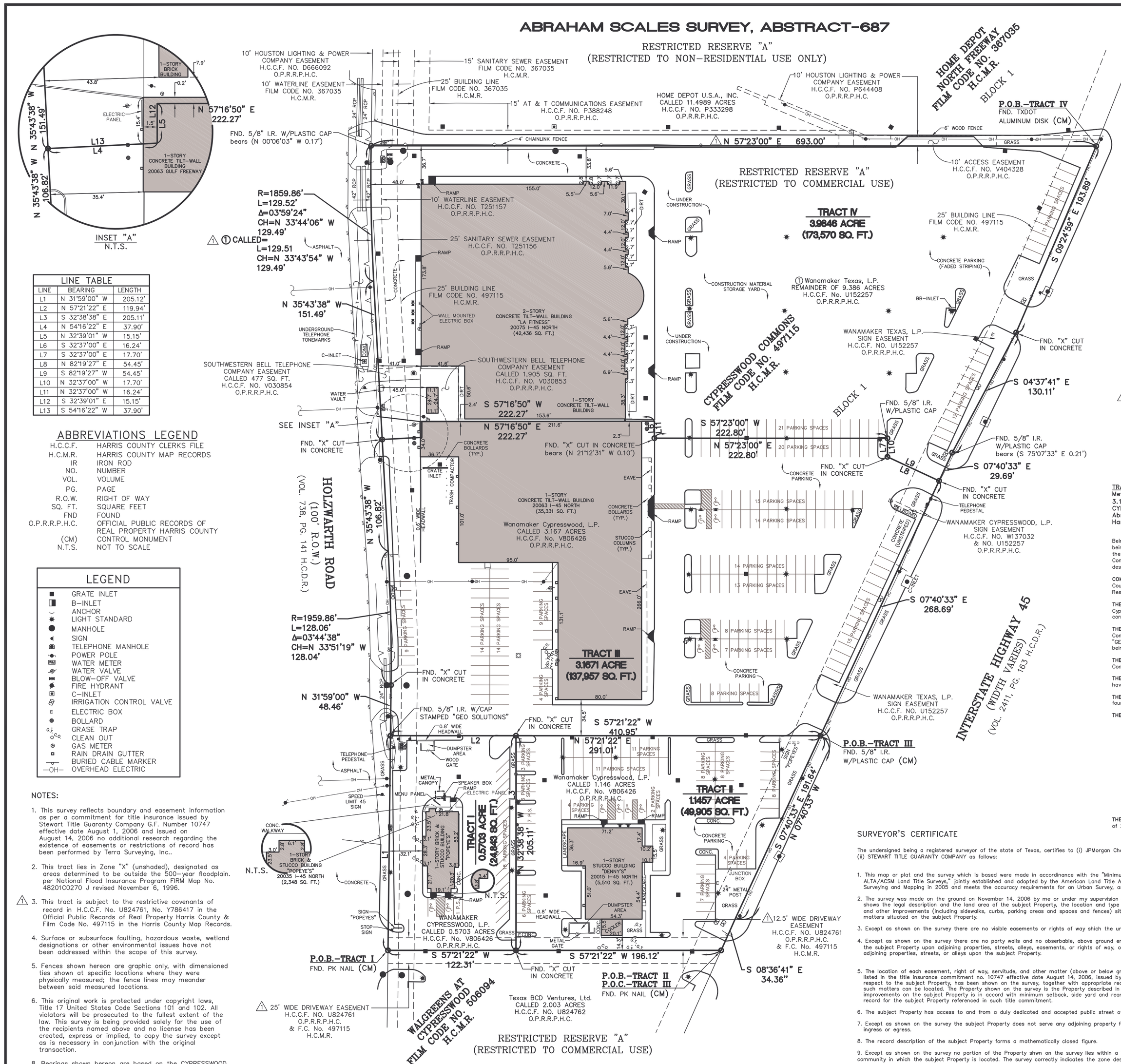
ABRAHAM SCALES SURVEY, ABSTRACT-687



INSET "A"
N.T.S.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 31°59'00" W	205.12'
L2	N 57°21'22" E	119.94'
L3	S 32°38'38" E	205.11'
L4	N 54°16'22" E	37.90'
L5	N 32°39'01" W	15.15'
L6	S 32°37'00" E	16.24'
L7	S 32°37'00" E	17.70'
L8	N 82°19'27" E	54.45'
L9	S 82°19'27" W	54.45'
L10	N 32°37'00" W	17.70'
L11	N 32°37'00" W	16.24'
L12	S 32°39'01" E	15.15'
L13	S 54°16'22" W	37.90'

ABBREVIATIONS LEGEND

H.C.C.F.	HARRIS COUNTY CLERKS FILE
H.C.M.R.	HARRIS COUNTY MAP RECORDS
IR	IRON ROD
NO.	NUMBER
VOL.	VOLUME
PG.	PAGE
R.O.W.	RIGHT OF WAY
SQ. FT.	SQUARE FEET
FND	FOUND
O.P.R.R.P.H.C.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY HARRIS COUNTY
(CM)	CONTROL MONUMENT
N.T.S.	NOT TO SCALE

LEGEND

- GRATE INLET
- B-INLET
- ANCHOR
- LIGHT STANDARD
- MANHOLE
- SIGN
- TELEPHONE MANHOLE
- POWER POLE
- WATER METER
- WATER VALVE
- BLOW-OFF VALVE
- FIRE HYDRANT
- C-INLET
- IRRIGATION CONTROL VALVE
- ELECTRIC BOX
- BOLLARD
- GRASE TRAP
- CLEAN OUT
- GAS METER
- RAIN DRAIN GUTTER
- BURIED CABLE MARKER
- —OH— OVERHEAD ELECTRIC

NOTES:

1. This survey reflects boundary and easement information as per a commitment for title insurance issued by Stewart Title Guaranty Company G.F. Number 10747 effective date August 1, 2006 and issued on August 14, 2006 no additional research regarding the existence of easements or restrictions of record has been performed by Terra Surveying, Inc..
2. This tract lies in Zone "X" (unshaded), designated as areas determined to be outside the 500-year floodplain. per National Flood Insurance Program FIRM Map No. 48201C0270 J revised November 6, 1996.
3. ⚠ This tract is subject to the restrictive covenants of record in H.C.C.F. No. U824761, No. Y786417 in the Official Public Records of Real Property Harris County & Film Code No. 497115 in the Harris County Map Records.
4. Surface or subsurface faulting, hazardous waste, wetland designations or other environmental issues have not been addressed within the scope of this survey.
5. Fences shown hereon are graphic only, with dimensioned ties shown at specific locations where they were physically measured; the fence lines may meander between said measured locations.
6. This original work is protected under copyright laws, Title 17 United States Code Sections 101 and 102. All violators will be prosecuted to the fullest extent of the law. This survey is being provided solely for the use of the recipients named above and no license has been created, express or implied, to copy the survey except as is necessary in conjunction with the original transaction.
8. Bearings shown hereon are based on the CYPRESSWOOD COMMONS Subdivision Plat recorded under Film Code Number 497115 H.C.M.R.
9. There is a total of 309 painted regular parking spaces and a total of 12 painted handicapped spaces for a total of 321 painted parking paces.
9. There are 4 separate Metes & Bounds Descriptions that accompany this survey.
11. ⚠ All marked with ① is called information of the remainder of 9.386 acre tract conveyed to Wanamaker Texas, L.P. as recorded under H.C.C.F. No. U152257 of the O.P.R.R.P.H.C.

GRAPHIC SCALE

50 0 25 50

1 inch = 50 ft.

Harris County Key Map No. 532 G

TRACT I
Metes and Bounds Description
0.5703 Acres (24,843 Square Feet)
CYPRESSWOOD COMMONS
Abraham Scales Survey Abstract 687
Harris County, Texas

Being 0.5703 acres (24,843 square feet) of land located in Harris County, Texas and situated in the Abraham Scales Survey, Abstract Number 687, being the same tract of land described in a deed to Wanamaker Cypresswood, L.P. recorded under Harris County Clerk File (H.C.C.F.) Number V806426 of the Official Public Records of Real Property Harris County (O.P.R.R.P.H.C.) and being a portion of Restricted Reserve "A" of Block 1 of CYPRESSWOOD COMMONS as recorded under Film Code Number 497115 of the Harris County Map Records (H.C.M.R.). Said 0.5703 acre tract being more particularly described as follows (Bearings are based on said Cypresswood Commons);

BEGINNING at a PK nail found marking the northwest corner of Restricted Reserve "A", Block 1 of WALGREENS AT CYPRESSWOOD recorded under Film Code No. 506094 of the H.C.M.R. and the southwest corner of said restricted Reserve "A" of Cypresswood Commons, same being on the
east right-of-way line of Holzwarth Road (100-foot right-of-way) as recorded under Volume 738, Page 141 of the Harris County Deed Records (H.C.D.R.);

THENCE, North 31°59'00" West, along the east right-of-way line of said Holzwarth Road, and the west line of said Restricted Reserve "A" of Cypresswood Commons, a distance of 205.12 feet to a
5/8-inch iron rod with cap stamped "GEO SOLUTIONS" found marking the northwest corner of the herein described tract;

THENCE, North 57°21'22" East, departing the east right-of-way line of said Holzwarth Road over and across said Restricted Reserve "A" of Cypresswood Commons, a distance of 119.94 feet to an "X" cut in concrete found marking the northeast corner of the herein described tract.

THENCE, South 32°38'38" East, a distance of 205.11 feet to an "X" cut in concrete found on the northerly line of aforementioned Restricted Reserve "A" of Walgreens at Cypresswood and marking the southeast corner of the herein described tract;

THENCE, South 57°21'22" West, along the northerly line of said Restricted Reserve "A" of Walgreens at Cypresswood, a distance of 122.31 feet to the **POINT OF BEGINNING** and containing 0.5703 acres (24,843 square feet) of land.

TRACT II
Metes and Bounds Description
1.1457 Acres (49,905 Square Feet)
CYPRESSWOOD COMMONS
Abraham Scales Survey Abstract 687
Harris County, Texas

Being 1.1457 acres (49,905 square feet) of land located in Harris County, Texas and situated in the Abraham Scales Survey, Abstract Number 687, and being the same tract of land described in a deed to Wanamaker Cypresswood, L.P. recorded under Harris County Clerk File (H.C.C.F.) Number V806426 of the Official Public Records of Real Property Harris County (O.P.R.R.P.H.C.) and being a portion of Restricted Reserve "A" of Block 1 of CYPRESSWOOD COMMONS as recorded under Film Code Number 497115 of the Harris County Map Records (H.C.M.R.). Said 1.146 acre tract being more particularly described as follows (Bearings are based on said Cypresswood Commons);

BEGINNING at a PK nail found marking the northeast corner of Restricted Reserve "A", Block 1 of Walgreens AT Cypresswood recorded under Film Code No. 506094 of the H.C.M.R. and the southeast corner of said restricted Reserve "A" of Cypresswood Commons, same being on the
west right-of-way line of Interstate Highway 45 (Width Varies) as recorded under Volume 2411, Page 163 of the Harris County Deed Records (H.C.D.R.) and being the southeast corner of the herein described tract;

⚠ **THENCE,** South 57°21'22" West, departing from said right-of-way line and along the northerly line of said Restricted Reserve "A" of Walgreens at Cypresswood a distance of 196.12 feet to an "X" cut in concrete found marking the southwest corner of the herein described tract;

THENCE, North 32°38'38" West, over and across said Restricted Reserve "A" of Cypresswood Commons a distance of 205.11 feet to an "X" cut in concrete found marking the northwest corner of the herein described tract;

THENCE, North 57°21'22" East, a distance of 291.01 feet to a 5/8-inch iron rod with plastic cap found on the west right-of-way line of said Interstate Highway 45 and marking the northeast corner of the herein described tract;

THENCE, South 07°40'33" East, along the west right-of-way line of said Interstate highway 45, a distance of 191.64 feet to the **POINT OF BEGINNING** and containing 1.1457 acres (49,905 Square Feet) of land.

TRACT III
Metes and Bounds Description
3.1671 Acres (137,957 Square Feet)
CYPRESSWOOD COMMONS
Abraham Scales Survey Abstract 687
Harris County, Texas

Being 3.1671 acres (137,957 square feet) of land located in Harris County, Texas and situated in the Abraham Scales Survey, Abstract Number 687, and being the same tract of land described in a deed to Wanamaker Cypresswood, L.P. recorded under Harris County Clerk File (H.C.C.F.) Number V806426 of the Official Public Records of Real Property Harris County (O.P.R.R.P.H.C.) and being a portion of Restricted Reserve "A" of Block 1 of Cypresswood Commons as recorded under Film Code Number 497115 of the Harris County Map Records (H.C.M.R.). Said 3.1671 acre tract being more particularly described as follows (Bearings are based on said Cypresswood Commons);

COMMENCING at a PK nail found in the westerly right-of-way line of Interstate Highway 45 (Width Varies) as recorded in Volume 2411, Page 163, Harris County Deed Records (H.C.D.R.), the southeast corner of said Restricted Reserve "A" of said Cypresswood Commons and being the northeast corner of Restricted Reserve "A" of Walgreens at Cypresswood recorded under Film Code Number 506094 of the H.C.D.R.;

THENCE, North 07°40'33" West, along the westerly right-of-way line of said Interstate Highway 45 and the east line of said Restricted Reserve "A" of Cypresswood Commons, a distance of 191.64 feet to a 5/8-inch iron rod with plastic cap found marking the POINT OF BEGINNING and the southeast corner of the herein described tract;

THENCE, South 57°21'22" West, departing the west right-of-way line of said Interstate Highway 45 and crossing said Restricted Reserve "A" of Cypresswood Commons, at a distance of 291.01 feet passing a found "X" cut in concrete, a total distance of 410.95 feet to a 5/8-inch iron rod with cap stamped "GEO SOLUTIONS" found on the east right-of-way line of Holzwarth Road (100 foot right-of-way) recorded under Volume 738, Page 141 of H.C.D.R. and being the southwest corner of the herein described tract;

THENCE, North 31°59'00" West, along the east right-of-way line of said Holzwarth Road and the west line of said Restricted Reserve "A" of Cypresswood Commons, a distance of 48.46 feet to an "X" cut in concrete found marking the beginning of a curve to the left;

THENCE, in a Northwesterly direction and continuing along the east right-of-way line of said Holzwarth Road, an arc length of 128.06 feet, said curve having a radius of 1959.86 feet, central angle of 03°44'38" (chord bears North 33°51'19" West, a distance of 128.04 feet) to a point of tangency;

THENCE, North 35°43'38" West, continuing along the east right-of-way line of said Holzwarth Road, a distance of 106.82 feet to an "X" cut in concrete found marking the most westerly northwest corner of the herein described tract;

THENCE, over and across said Restricted Reserve "A" of Cypresswood Commons the following seven (7) courses;

North 54°16'22" East, a distance of 37.90 feet to an angle point;

North 32°39'01" West, a distance of 15.15 feet to an angle point;

North 57°16'50" East, a distance of 222.27 feet to an angle point;

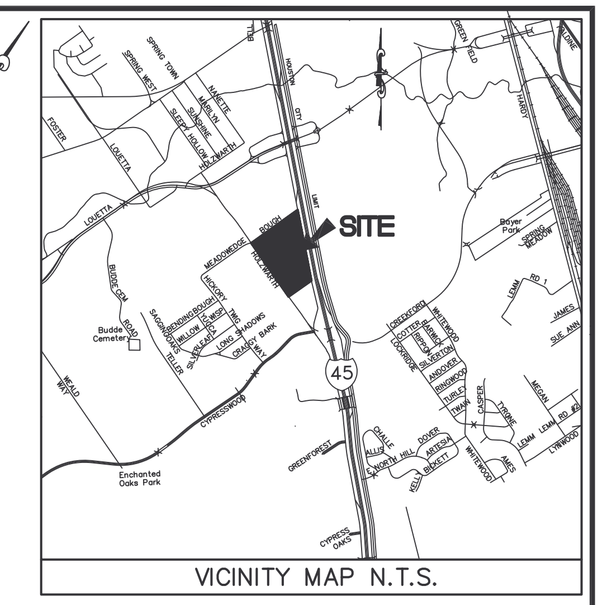
South 32°37'00" East, a distance of 16.24 feet to an "X" cut in the curb bears North 21°12'31" West 0.10 feet found for an angle point;

North 57°23'00" East, a distance of 222.80 feet to a 5/8 inch iron rod with plastic cap found for an angle point;

South 32°37'00" East, a distance of 17.70 feet to an "X" cut in concrete found for an angle point;

North 82°19'27" East, a distance of 54.45 feet to an "X" cut in concrete found on the west right-of-way line of aforementioned Interstate Highway 45
and being the most easterly northeast corner of the herein described tract;

THENCE, South 07°40'33" East, along said right-of-way line and east line of aforementioned Restricted Reserve "A" of Cypresswood Commons, a distance
of 268.69 feet to the **POINT OF BEGINNING** and containing 3.1671 acres (137,957 Square Feet) of land.



VICINITY MAP N.T.S.

TRACT IV
Metes and Bounds Description
3.9846 Acres (173,570 Square Feet)
CYPRESSWOOD COMMONS
Abraham Scales Survey Abstract 687
Harris County, Texas

Being 3.9846 acres (173,570 square feet) of land located in Harris County, Texas and situated in the Abraham Scales Survey, Abstract Number 687, and being the same tract of land described in a deed to Wanamaker Texas, L.P. recorded under Harris County Clerk File (H.C.C.F.) Number U152257 of the Official Public Records of Real Property Harris County (O.P.R.R.P.H.C.) and being a portion of Restricted Reserve "A" of Block 1 of CYPRESSWOOD COMMONS as recorded under Film Code Number 497115 of the Harris County Map Records (H.C.M.R.). Said 3.9846 acre tract being more particularly described as follows (Bearings are based on said Cypresswood Commons);

BEGINNING at a TXDOT aluminum disk found in the west right-of-way line of Interstate Highway 45 (width varies) recorded under Volume 2411, Page 163, Harris County Deed Records (H.C.D.R.), at the southeast corner of Restricted Reserve "A" of HOME DEPOT NORTH FREEWAY as recorded in Film Code Number 367035 of H.C.M.R., same being the northeast corner of said Restricted Reserve "A" of Cypresswood Commons and of the herein described tract;

THENCE, South 09°24'59" East, along the west right-of-way line of said Interstate Highway 45 and the east line of said Restricted Reserve "A" of Cypresswood Commons, a distance of 193.89 feet to an "X" cut in concrete found for an angle point;

THENCE, South 04°37'41" East, continuing along said west right-of-way line and east line of said Reserve "A", a distance of 130.11 feet to a 5/8 inch iron rod with plastic cap found marking an angle point;

THENCE, South 07°40'33" East, continuing along said west right-of-way line and the east line of said Reserve "A", distance of 29.69 feet to an "X" cut in concrete found marking the southeast corner of the herein described tract;

THENCE, over and across said Restricted Reserve "A" of Cypresswood Commons the following seven (7) courses;

South 82°19'27" West, a distance of 54.45 feet to an "X" cut in concrete found marking an angle Point;

North 32°37'00" West, a distance of 17.70 feet to a 5/8 inch iron rod with plastic cap found for an angle point;

South 57°23'00" West, a distance of 222.80 feet to an "X" cut in the curb which bears North 21°12'31" West 0.10 feet found for an angle point;

North 32°37'00" West, a distance of 16.24 feet to an angle point;

South 57°16'50" West, a distance of 222.27 feet to an angle point;

South 32°39'01" East, a distance of 15.15 feet to an angle point;

South 54°16'22" West, a distance of 37.90 feet to an "X" cut in concrete found on the east right-of-way line of Holzwarth Road (100 foot right-of-way) recorded under Volume 738, Page 141 of H.C.D.R. and being the most southerly southwest corner of the herein described tract;

THENCE, North 35°43'38" West, along the east right-of-way line of said Holzwarth Road and the west line of said Restricted Reserve "A" of Cypresswood Commons, a distance of 151.49 feet to the beginning of a curve to the right;

⚠ **THENCE,** in a Northwesterly direction and continuing along the east right-of-way line of said Holzwarth Road, an arc length of 129.52 feet (called=129.51), said curve having a radius of 1859.86 feet, central angle of 03°59'24", chord bears North 33°44'06" West, 129.49 feet (called North 33°43'54" West) to a 5/8-inch iron rod with plastic cap disturbed (bears North 00°06'03" West 0.17 feet) found marking the southwest corner of aforementioned Home Depot North Freeway and the northwest corner of the herein described tract;

THENCE, North 57°23'00" East, departing from east right-of-way line of said Holzwarth Road and along a common line of said Home Depot North Freeway and said Restricted Reserve "A" of Cypresswood Commons, a distance of 693.00 feet to the **POINT OF BEGINNING** and containing 3.9846 acres (173,570 Square Feet) of land.

SURVEYOR'S CERTIFICATE

The undersigned being a registered surveyor of the state of Texas, certifies to (i) JPMorgan Chase Bank, N.A., its sucessors and assigns, (ii) STEWART TITLE GUARANTY COMPANY as follows:

1. This map or plat and the survey which is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by the American Land Title Association and the American Congress on Surveying and Mapping in 2005 and meets the accuracy requirements for an Urban Survey, as defined therein.
2. The survey was made on the ground on November 14, 2006 by me or under my supervision and correctly shows the legal description and the land area of the subject Property, the location and type of all visible above-ground buildings, structures and other improvements (including sidewalks, curbs, parking areas and spaces and fences) situated on the subject Property, and any other matters situated on the subject Property.
3. Except as shown on the survey there are no visible easements or rights of way which the undersigned has been advised.
4. Except as shown on the survey there are no party walls and no obserable, above ground encroachments (a) by the improvements on the subject Property upon adjoining properties, streets, alleys, easements, or rights of way, or (b) by the improvements on any adjoining properties, streets, or alleys upon the subject Property.
5. The location of each easement, right of way, servitude, and other matter (above or below ground) affecting the subject Property and listed in the title insurance commitment no. 10747 effective date August 14, 2006, issued by Stewart Title Guaranty Company with respect to the subject Property, has been shown on the survey, together with appropriate recording references, to the extent that such matters can be located. The Property shown on the survey is the Property described in that title commitment. The location of all improvements on the subject Property is in accord with minimum setback, side yard and rear yard lines, provisions and restrictions of record for the subject Property referenced in such title commitment.
6. The subject Property has access to and from a duly dedicated and accepted public street of highway.
7. Except as shown on the survey the subject Property does not serve any adjoining property for drainage, utilities, structural support or ingress or egress.
8. The record description of the subject Property forms a mathematically closed figure.
9. Except as shown on the survey no portion of the Property shwn on the survey lies within a Special Hazzard Area, as described in the Flood Insurance Rate Map for the community in which the subject Property is located. The survey correctly indicates the zone designation of any area shown as being within a Special Hazard Area (See Note 2).

The parties listed above and their successors and assigns are entitled to rely on the survey and this certificate as being true and accurate.

George Collison
Registered Professional Land Surveyor
Texas Registration No. 4461

STATE OF TEXAS REGISTERED GEORGE COLLISON 4461 PROFESSIONAL LAND SURVEYOR

REV.NO.	DESCRIPTION	DATE	APP.
1	REVISED PER COMMENTS	01/03/2007	

AN ALTA/ACSM LAND TITLE SURVEY OF 8.8677 ACRES (386,277 SQ. FT.) OUT OF THE ABRAHAM SCALES SURVEY, ABSTRACT-687 HARRIS COUNTY, TEXAS

TERRA SURVEYING CO., INC.
3000 WILCREST DR. – SUITE 210
HOUSTON, TEXAS 77042
(713) 993-0327 – FAX (713) 993-9231

DRAWN BY: CAT	SCALE: 1"=50'	KEY MAP: 532 G
CHECKED BY: GC	DATE: 11/20/2006	PROJECT No. 0276-0605-S
APPROVED BY:	FIELD BOOK: 06-57	SHEET 1 OF 1