



SCALE : 1 = 40'

25' B.L. PER CITY OF HOUSTON
ORD. #85-1878, AMENDED BY
ORD. #99-262, H.C.C.F. No. N253886,
O.P.R.R.P.H.C.

T C JESTER BOULEVARD
(120' R.O.W.)

N 02°37'42" W
214.00'

RESTRICTED RESERVE
"C"
N 87°29'06" E
65.50'

RESTRICTED RESERVE
"B"
FOR COMMERCIAL USE
ONLY
(14107 SF/0.322 ACRE)

25' B.L.

S 02°37'42" E
214.00'

BLOCK 21A
HIGHLAND HEIGHTS
ANNEX SEC 4
VOL. 725, PG. 201
H.C.D.R.

S 87°29'06" W
65.50'

RESTRICTED
RESERVE
"A"

PAUL QUINN STREET
(60' R.O.W.)

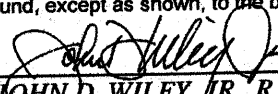
The subject property is located within the City of Houston or within its extra territorial jurisdiction (within 5 miles of the city limits but outside another municipality). It is subject to the terms, conditions, and provisions of City of Houston Ordinance #85-1878, pertaining to among other things, the platting and replatting of real property and to the establishment of building lines (25 feet along major thoroughfares and 10 feet along other streets). A certified copy of said ordinance was filed for record on August 1, 1991 under Harris County Clerk's File No. N-253886.

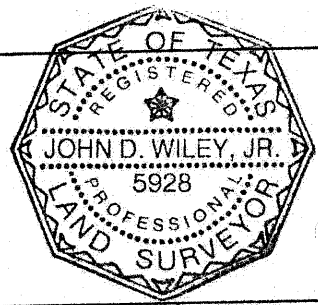
Note :
This survey was performed without benefit of a title commitment and may not show all deed restrictions, easements, building lines and other matters of record.

- Notes :
- Basis for Bearings: EAST R.O.W. LINE OF T.C. JESTER BOULEVARD.
 - Distances shown are ground distances.
 - All abstracting done by title company.
 - All B.L.'s & U.E.'s taken from recorded plat unless otherwise noted.
 - All fences are 6' wood unless otherwise noted.
 - Dimension ties from improvements to property lines are calculated and should NOT be relied upon for construction and/or removal of any improvements including fences.
 - Building dimensions may not be used to calculate square footage.
 - This property subject to any and all recorded and unrecorded easements. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants or ownership title evidence.

This property appears to be IN the 100 year flood plain, & in insurance rate map zone AE, as per map 48201C0655L
Dated : 06-18-07
This determination to be used for flood insurance rate purposes ONLY and is NOT to be relied upon for ANY other purpose. Surveyor makes no representation as to whether property may Flood.

I hereby certify that this survey under my supervision was this day made on the ground and that this plat correctly represents the property legally described hereon (or on attached sheet). That the facts found at the time of this survey show the improvements and that there are no visible encroachments apparent on the ground, except as shown, to the best of my knowledge, surveyed 02-25-08.

 02-29-08
JOHN D. WILEY, JR., R.P.L.S. No. 5928 Date



This survey is certified for this transaction only, is not transferable to additional institutions or subsequent owners. If this survey does not bear an original BLUE seal it is invalid and should not be relied upon for any purpose.

LOT: RESTRICTED RESERVE "B"	BLOCK: -	SUBDIVISION: TC JESTER BUSINESS PARK	SECTION: 3
RECORDATION: FILM CODE NO. 619211 OF MAP RECORDS	COUNTY: HARRIS	STATE: TEXAS	
ADDRESS: TC JESTER BOULEVARD	CITY: HOUSTON	LENDER: -	
PURCHASER: -	TITLE COMPANY: -	G.F. # -	

DRAM Engineers, Inc.
5455 Dashwood, Suite 700
Bellaire, Texas 77401
(713) 528-1552 * FAX (713) 529-8997

SURVEYED BY: JP
DRAWN BY: arc
DRAWING NO.: TC JESTER-B



SCALE : 1 = 40'

25' B.L. PER CITY OF HOUSTON
ORD. #85-1878, AMENDED BY
ORD. #98-262, H.C.C.F. No. N253886,
O.P.R.R.P.H.C.

T C JESTER BOULEVARD
(120' R.O.W.)

N 02°37'42" W
213.73'

LOT 15, BLOCK 22

N 87°45'05" E
65.50'

Fnd.
1/2" I.R.
Bearing Control

Fnd.
1/2" I.R.

RESTRICTED RESERVE
"C"

FOR COMMERCIAL USE
ONLY
(13989.44 SF/0.321ACRE)

25' B.L.

S 02°37'42" E
213.43'

BLOCK 21A
HIGHLAND HEIGHTS
ANNEX SEC 4
VOL. 725, PG. 201
H.C.D.R.

The subject property is located within the City of Houston or within its extra territorial jurisdiction (within 5 miles of the city limits but outside another municipality). It is subject to the terms, conditions, and provisions of City of Houston Ordinance #85-1878, pertaining to among other things, the platting and replatting of real property and to the establishment of building lines (25 feet along major thoroughfares and 10 feet along other streets). A certified copy of said ordinance was filed for record on August 1, 1991 under Harris County Clerk's File No. N-253886.

Set
1/2" I.R.
w/ Cap

S 87°29'06" W
65.50'

Set
1/2" I.R.
w/ Cap

RESTRICTED RESERVE
"B"

Fnd.
1/2" I.R.
Bearing Control

428.00'

PAUL QUINN STREET
(60' R.O.W.)

Note :

This survey was performed without benefit of a title commitment and may not show all deed restrictions, easements, building lines and other matters of record.

Notes :

- Basis for Bearings: EAST R.O.W. LINE OF T.C. JESTER BOULEVARD.
- Distances shown are ground distances.
- All abstracting done by title company.
- All B.L.'s & U.E.'s taken from recorded plat unless otherwise noted.
- All fences are 6' wood unless otherwise noted.
- Dimension ties from improvements to property lines are calculated and should NOT be relied upon for construction and/or removal of any improvements including fences.
- Building dimensions may not be used to calculate square footage.
- This property subject to any and all recorded and unrecorded easements. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants or ownership title evidence.

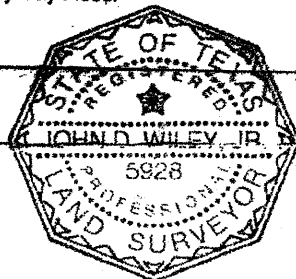
This property appears to be IN the 100 year flood plain, & in insurance rate map zone AE, as per map 48201C0655L
Dated : 06-18-07

This determination to be used for flood insurance rate purposes ONLY and is NOT to be relied upon for ANY other purpose. Surveyor makes no representation as to whether property may Flood.

I hereby certify that this survey under my supervision was this day made on the ground and that this plat correctly represents the property legally described hereon (or on attached sheet). That the facts found at the time of this survey show the improvements and that there are no visible encroachments apparent on the ground, except as shown, to the best of my knowledge, surveyed 02-25-08.

John D. Wiley, Jr. 02-29-08
JOHN D. WILEY, JR., R.P.L.S. No. 5928 Date

This survey is certified for this transaction only, is not transferable to additional institutions or subsequent owners. If this survey does not bear an original BLUE seal it is invalid and should not be relied upon for any purpose.

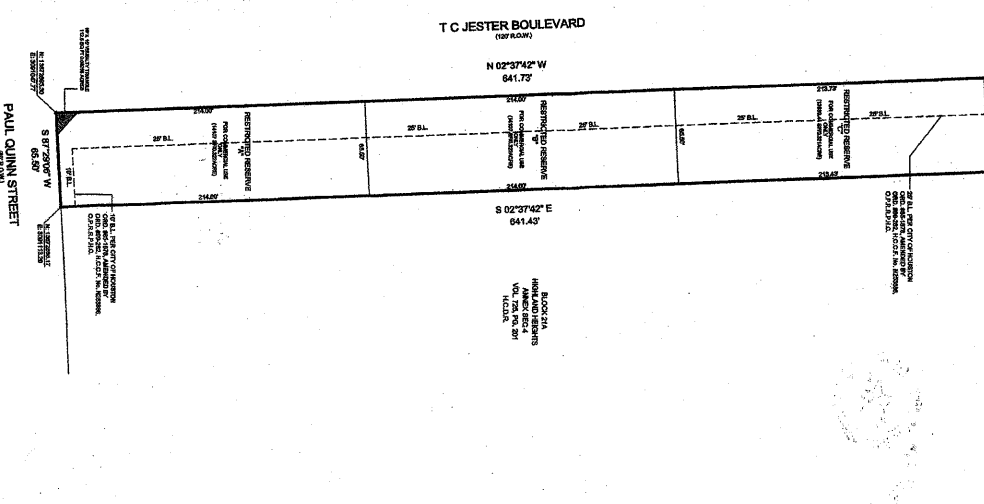
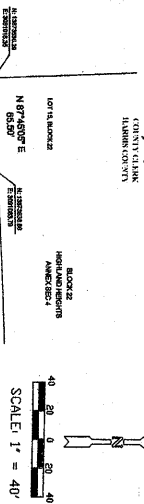


LOT: RESTRICTED RESERVE "C"	BLOCK: -	SUBDIVISION: TC JESTER BUSINESS PARK	SECTION: 3
RECORDATION: FILM CODE NO. 619211 OF MAP RECORDS		COUNTY: HARRIS	STATE: TEXAS
ADDRESS: TC JESTER BOULEVARD	CITY: HOUSTON	LENDER: -	
PURCHASER: -	TITLE COMPANY: -	G.F. # -	

DARAM Engineers, Inc.
5455 Dashwood, Suite 700
Bellaire, Texas 77401
(713) 528-1552 * FAX (713) 529-8997

SURVEYED BY: JP
DRAWN BY: arc
DRAWING NO.: TC JESTER-C

111130 11:27 AM
 217296 11/2 5448
 217296 11/2 5448



CITY OF TEXAS

BEFORE ME, the undersigned authority, on this day personally appeared, ROBERT ALAN HERSON, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

ROBERT ALAN HERSON, County Clerk, State of Texas.

My Comm. Expires 09-29-2010

STATE OF TEXAS
 COUNTY OF DALLAS

ROBERT ALAN HERSON, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged to me that he executed the same for the purposes and consideration therein expressed.

ROBERT ALAN HERSON, County Clerk, State of Texas.

My Comm. Expires 09-29-2010

OTHER UNDER MY HAND AND SEAL OF OFFICE, THIS DAY OF JANUARY, 2008.

Alvin P. Phillips
 ALVIN P. PHILLIPS
 COUNTY CLERK



Notes:

- This property subject to any and all recorded and unrecorded easements. Surveyor has made no investigation or independent assessment of record encumbrances, restrictive covenants or otherwise on the evidence.

- The plat is based on a plat of the building line, whether one or more, shown on the plat, and the plat is based on the plat with the applicable provisions of chapter 42, code of ordinances, CITY OF HOUSTON, Texas, in effect at the time the plat was approved, which may be amended from time to time.

- The building line for property adjacent to two intersecting streets shall not encroach into any visible fringe. This area shall secure adequate visibility sight lines for vehicular traffic approaching.

- THE COORDINATES SHOWN HEREON ARE THE TEXAS SOUTH CENTRAL ZONE NAD 83 STATE PLANE GRID COORDINATES (NAD83 IN FEET) 2001 ADJUSTMENT. DISTANCES SHOWN ARE SURFACE MEASUREMENTS TO THE GRID BY MULTIPLYING BY THE FOLLOWING CORRECTION SCALE FACTOR OF 0.999998174.

THIS IS TO CERTIFY THAT THE FOREGOING PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS HAS APPROVED THE LOTS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF HOUSTON, TEXAS, IN EFFECT AT THE TIME THE PLAT WAS APPROVED.

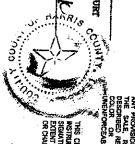
Alvin P. Phillips
 ALVIN P. PHILLIPS
 COUNTY CLERK

OR

Robert T. Quinck
 ROBERT T. QUINCK
 CITY CLERK

I, ROBERT T. QUINCK, CLERK OF THE COUNTY OF DALLAS COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS FILED FOR RECORD IN THE PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, ON THIS 11TH DAY OF JANUARY, 2008, AT 11:27 AM. CLERK OF DALLAS COUNTY.

Robert T. Quinck
 ROBERT T. QUINCK
 CLERK OF DALLAS COUNTY



T C JESTER BUSINESS PARK SEC 3

A SUBDIVISION OF 42,023 SQ. FT. / 0.9647 ACRES BEING A REPLANT OF LOT BRIGHTEN (08) IN BLOCK TWENTY-ONE A (21A) OF THE HIGHLAND HEIGHTS ANNEX, SECTION FOUR (4), A SUBDIVISION IN HARRIS COUNTY, TEXAS RECORDED IN VOL. 725, PG. 20, HARRIS COUNTY, TEXAS.

REASON FOR REPLY AT:
 TO CREATHE (THREE) COMMERCIAL RESERVS (1) BLOCK
 SCALE 1" = 40' DATE: JANUARY, 2008
 OWNERS: ROBERTO ALVANS AND CONSUHO ALVANS

BM DESIGN LLC
 1463 HWY 6 SOUTH #200
 HOUSTON, TX 77077
 TEL: NO. (713) 240-2183

GUILLETT & ASSOCIATES, INC.
 7705 SOUTH LOOP EAST
 HOUSTON, TEXAS 77057
 (713) 644-3219 • FAX (713) 644-1945

