

Metes & Bounds

THE STATE OF TEXAS

COUNTY OF Harris

GF Number: 1949-15-1145

The real property described below, which you are purchasing, is subject to deed restrictions recorded at Volume 2664, Page 180 of the Deed Records of Harris County, Texas.

THE RESTRICTIONS LIMIT YOUR USE OF THE PROPERTY. THE CITIES OF HOUSTON* AND PASADENA* ARE AUTHORIZED BY STATUTE TO ENFORCE COMPLIANCE ACCORDING TO CERTAIN DEED RESTRICTIONS.

You are advised that, in the absence of a declaratory judgment that the referenced restrictions are no longer enforceable, the CITIES OF HOUSTON* AND PASADENA* may sue to enjoin a violation of such restrictions. ANY PROVISIONS THAT RESTRICT THE SALE, RENTAL, OR USE OF THE REAL PROPERTY ON THE BASIS OF RACE, COLOR, RELIGION, SEX, OR NATIONAL ORIGIN ARE UNENFORCEABLE; however, the inclusion of such provisions does not render the remainder of the deed restrictions invalid. The legal description and street address of the property you are acquiring are as follows:

7449 Wright Road
Houston, TX 77041

Being a 1.5783 acre tract of land out of Tract 63 of Fairview Gardens Subdivision as recorded in Volume 10, Page 46 of the Map Records of Harris County and situated in the D. E. Smith Survey Abstract 716 in Harris County Texas; being part of and out of that certain 4.5056 acre tract conveyed to SCS Construction Management, Inc., in a General Warranty Deed recorded under Clerk's File No. Y-360657 in Harris County, Texas; said 1.5783 acre tract being more particularly described by metes and bounds as follows; (Bearing are referenced to the monumented West right of way line of Wright Road called: South 00 deg 00 min 00" sec East;

BEGINNING at a 5/8 inch iron rod found on the West right-of-way line of Wright Road (60 feet wide) at the southeast corner of Tract 64 of said Fairview Gardens subdivision; said point also being the northeast corner of said 4.5056 acre tract and the 1.5783 acre tract herein described;

THENCE along the West right-of-way line of Wright Road and the East line of said 4.5056 acre tract, South 00 deg 00 min 00 sec East, a distance of 125.00 feet to a 1/2 inch iron rod set for the southeast corner of the 1.5783 acre tract herein described;

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RECORDED BY
AMERICAN TITLE COMPANY
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THENCE, leaving the West right-of-way line of Wright Road, South 89 deg 55 min 48 sec West, a distance of 550.00 feet to the southwest corner of the 1.5783 acre tract herein described;

THENCE, North 00 deg 00 min 00 sec West, a distance of 125.00 feet to a 1/2 inch iron rod set on the south line of Tract 64 and the north line of the said 4.5056 acre tract for the northwest corner of the 1.5783 acre tract herein described

THENCE, along the south line of Tract 64 and the north line of the said 4.5056 acre tract, North 89 deg 55 min 45 sec East, a distance of 550.00 feet to the POINT OF BEGINNING, and containing 1.5783 acres (68,750 square feet) of land, more or less.

Note: The Company does not represent that the above acreage or square footage calculations are correct.

Executed this the 6th day of August, 2015.

J.D. Partners LLC

By: John Angelina, President