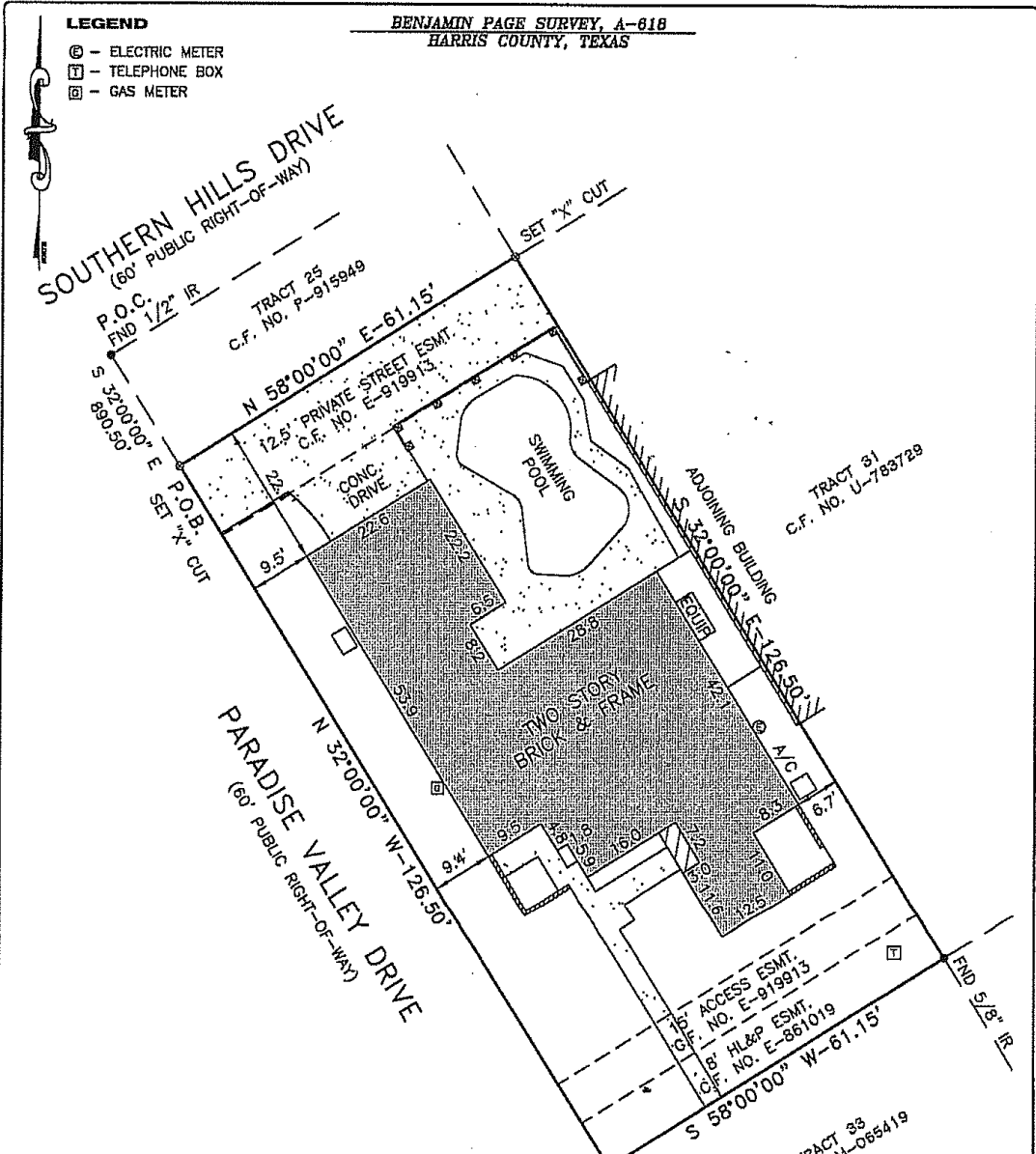


LEGEND

- ⊖ - ELECTRIC METER
- ☒ - TELEPHONE BOX
- ⊕ - GAS METER

**BENJAMIN PAGE SURVEY, A-616
HARRIS COUNTY, TEXAS**



SURVEY NOTES

1. ONLY VISIBLE EVIDENCE OF UTILITIES AND IMPROVEMENTS ARE SHOWN. BEARINGS AND STREET RIGHT OF WAYS ARE BASED ON RECORDED PLAT.
2. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
3. SURVEYOR DID NOT ABSTRACT PROPERTY, EASEMENTS, BUILDING LINES, RESTRICTIONS, ETC., ARE AS DEFINED IN A COMMITMENT FOR TITLE INSURANCE ISSUED BY STEWART TITLE GUARANTY COMPANY, FILE NO. 1120133069, EFFECTIVE DATE JUNE 17, 2012.
4. PROPERTY LIES IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR FLOODPLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48201C0435L, EFFECTIVE DATE 6-18-07. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
5. AGREEMENT WITH HL&P RECORDED UNDER CLERK'S FILE NO. E-917275.
6. ONLY THOSE SURVEYS WHICH BEAR AN ORIGINAL INK IMPRESSION SEAL WILL BE CONSIDERED A "VALID COPY" OF THIS SURVEY. SURVEYOR WILL NOT BE RESPONSIBLE FOR ANYTHING OTHER THAN A "VALID COPY" OF THIS SURVEY.

SURVEYOR'S CERTIFICATION

I, ROGER D. PICKERING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION OF THE PROPERTY DESCRIBED HEREON (AND/OR BY METES AND BOUNDS ON ATTACHED SHEET), IS CORRECT AND THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, AND THAT ALL IMPROVEMENTS LIE WHOLLY WITHIN THE PROPERTY LINES, EXCEPT AS SHOWN OR NOTED HEREON.



Roger D. Pickering 6-28-12
 Roger D. Pickering, R.P.L.S.
 Texas Registration No. 5879 Date

SHEET 1 OF 1	SCALE: 1"=20' DATE: 08-28-12	TJS VENTURES, LP AND BTC REALTY, LP PURCHASER: TJS VENTURES, LP AND BTC REALTY, LP LENDER: ICDB BANK OF TEXAS, N.A. PROPERTY ADDRESS: 13832 PARADISE VALLEY DRIVE HOUSTON, TEXAS 77099	LAND TITLE SURVEY ALL THAT CERTAIN 0.1776 ACRE TRACT OF LAND SITUATED IN THE BENJAMIN PAGE SURVEY, A-616, HARRIS COUNTY, TEXAS. (SEE ATTACHED METES AND BOUNDS)	PICKERING & ASSOCIATES PROFESSIONAL LAND SURVEYORS 7702 Pin Oak Street Montgomery, Texas 77316 Phone: (936) 447-4703 Mobile: (281) 904-0785 rpickering@hotmail.com Copyright 2012
	REVISION:			
	BOOK: N/A			
	DRAWN BY: R.D.P.			
APPROVED BY: R.D.P.	PROJECT NO.: 70189-12			

METES AND BOUNDS DESCRIPTION

ALL THAT CERTAIN 0.1776 ACRE TRACT OR PARCEL OF LAND KNOWN AS TRACT 32 OF CHAMPIONS WAY, AN UNRECORDED SUBDIVISION LOCATED IN THE BENJAMIN PAGE SURVEY, A-618, HARRIS COUNTY, TEXAS AND BEING OUT OF THAT CERTAIN CALLED 7.5027 ACRE TRACT DESCRIBED IN DEED RECORDED UNDER HARRIS COUNTY, CLERK'S FILE NO. E-691753 OF THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS; SAID 0.1776 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF THE SAID 7.5027 ACRE TRACT, BEING THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF PARADISE VALLEY DRIVE (60 FEET WIDE) AND THE SOUTHERLY RIGHT-OF-WAY LINE OF SOUTHERN HILLS DRIVE (60 FEET WIDE);

THENCE, S 32°00'00" E-890.50 FEET ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID PARADISE VALLEY DRIVE TO AN "X" CUT SET IN CONCRETE MARKING THE WESTERLY CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, N 58°00'00" E-61.15 FEET TO AN "X" CUT SET IN CONCRETE MARKING THE NORTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 32°00'00" E-126.50 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 58°00'00" W-61.15 FEET TO A 5/8 INCH IRON ROD FOUND IN THE EASTERLY RIGHT-OF-WAY LINE OF AFORESAID PARADISE VALLEY DRIVE AND MARKING THE SOUTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 32°00'00" W-126.50 FEET ALONG THE EASTERLY RIGHT-OF-WAY LINE OF PARADISE VALLEY DRIVE TO THE POINT OF BEGINNING AND CONTAINING 0.1776 ACRES OF LAND.

Roger D. Pickering

ROGER D. PICKERING, R.P.L.S.
TEXAS REGISTRATION NO. 5879

PICKERING & ASSOCIATES
7702 PIN OAK STREET
MONTGOMERY, TEXAS 77316

