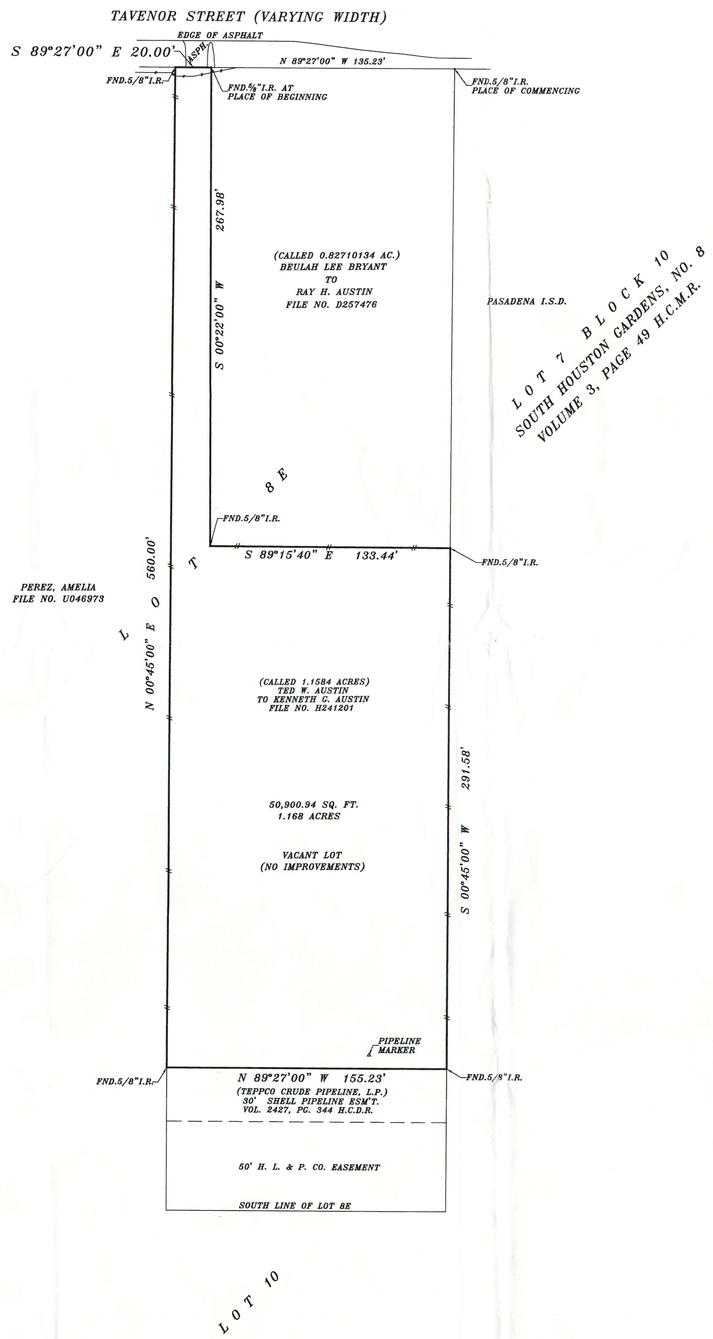

EXHIBIT "A"

A 1.168 ACRE (CALLED 1.1584 ACRE) TRACT OF LAND OUT OF LOT NO. 8E, BLOCK NO. 10 OF SOUTH HOUSTON GARDENS NO. 8, RECORDED IN VOLUME 3 AT PAGE 49 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, AND BEING OUT OF THE M.A. BRYANT TRACT RECORDED IN VOLUME 1048 AT PAGE 142 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, ALSO BEING PART OF THE JOHN ROBINSON SURVEY, ASTRACT NO. 680 HARRIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8 INCH IRON ROD FOUND ON THE SOUTH RIGHT-OF-WAY LINE OF TAVENOR STREET (VARYING WIDTH) AND BEING THE NORTHWEST CORNER OF LOT 7, BLOCK NO. 10 OF SOUTH HOUSTON GARDENS NO. 8, AND BEING THE NORTHEAST CORNER OF LOT 8E;

THENCE NORTH 89 DEG. 27 MIN. 00 SEC. WEST, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF TAVENOR STREET, A DISTANCE OF 135.23 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE PLACE OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE SOUTH 00 DEG. 22 MIN. 00 SEC. WEST, A DISTANCE OF 267.98 FEET TO A 5/8 INCH IRON ROD FOUND FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE SOUTH 89 DEG. 15 MIN. 40 SEC. EAST, ALONG THE SOUTH LINE OF A 0.8271 ACRE TRACT OF LAND RECORDED UNDER FILE NO. D257476 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, A DISTANCE OF 133.44 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE SOUTH 00 DEG. 45 MIN. 00 SEC. WEST, ALONG SAID WEST LINE OF LOT NO. 7 , THE SAME BEING THE EAST LINE OF LOT 8E, A DISTANCE OF 291.58 FEET TO A 5/8 INCH IRON ROD FOUND IN THE NORTH LINE OF A PIPELINE EASEMENT RECORDED UNDER VOLUME 2427 AT PAGE 344 DEED RECORDS OF HARRIS COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND ;

THENCE NORTH 89 DEG. 27 MIN. 00 SEC. WEST, ALONG SAID NORTH LINE OF A PIPELINE EASEMENT, A DISTANCE OF 155.23 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE NORTH 00 DEG. 45 MIN. 00 SEC. EAST, ALONG THE EAST LINE OF THAT CERTAIN TRACT OF LAND RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. U046973, THE SAME BEING THE WEST LINE OF THE HEREIN DESCRIBED TRACT OF LAND, A DISTANCE OF 560.00 FEET TO A 5/8 INCH IRON ROD FOUND ON SAID SOUTH RIGHT-OF-WAY LINE OF TAVENOR STREET, MARKING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE NORTH 89 DEG. 27 MIN. 00 SEC. EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF TAVENOR STREET, A DISTANCE OF 20.00 FEET TO THE PLACE OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND, AND CONTAINING 1.168 ACRE OR 50,900.94 SQUARE FEET OF LAND, MORE OR LESS.

NOTE: BEARINGS ARE BASED ON THOSE FOUND IN HARRIS COUNTY CLERK'S FILE NO. D257476.

NOTES:
1. BEARINGS ARE BASED ON THOSE FOUND IN FILE NO. D257476 H.C.D.R.
2. SUBJECT TO ZONING, ORDINANCES, CONDITIONS, COVENANTS AND RESTRICTIONS OF SUBDIVISION.
3. THIS SURVEYING COMPANY HAS NOT PERFORMED ABSTRACTING ON THIS PROPERTY, THEREFORE THERE MAY EXIST ADDITIONAL EASEMENTS, RESTRICTIONS AND OTHER ENCUMBRANCES OF RECORD.
4. SURVEY IS BASED ON LEGAL DESCRIPTION SUPPLIED BY THE CLIENT.
5. THIS SURVEY COMPANY DOES NOT CERTIFY TO THE NAMES AND LOCATIONS OF ALL PIPE LINES THAT MAY EFFECT THIS PROPERTY.

BORROWER: KENNETH G. AUSTIN
ADDRESS: 0 TAVENOR STREET – HOUSTON, TEXAS 77075

LEGAL DESCRIPTION:

SEE EXHIBIT "A"

This lot DOES NOT lie in the 100 year flood plain and is in ZONE X as located by the Federal Insurance Administration designated Flood Hazard Area Community Panel No. 480296 0915L dated 06-18-07
No responsibility assumed for Flood Plain Determination or Floodway.

LENDER:

TITLE COMPANY:

I do certify that this survey was this day made on the ground and that this plat correctly represents the property legally described hereon. That the facts found at the time of this survey show the improvements and that there are no discrepancies apparent on the ground except as shown. This survey is based on the title commitment referenced in G. F. NO. _____. This survey is certified for this transaction only.

G.F. NO.

SCALE: 1" = 40'

DATE: 06-07-15

JOB NO. 66198A

STATE OF TEXAS
REGISTERED
ROBERT J. CREEL
4140
PROFESSIONAL
LAND SURVEYOR

PHONE (713) 643-2868