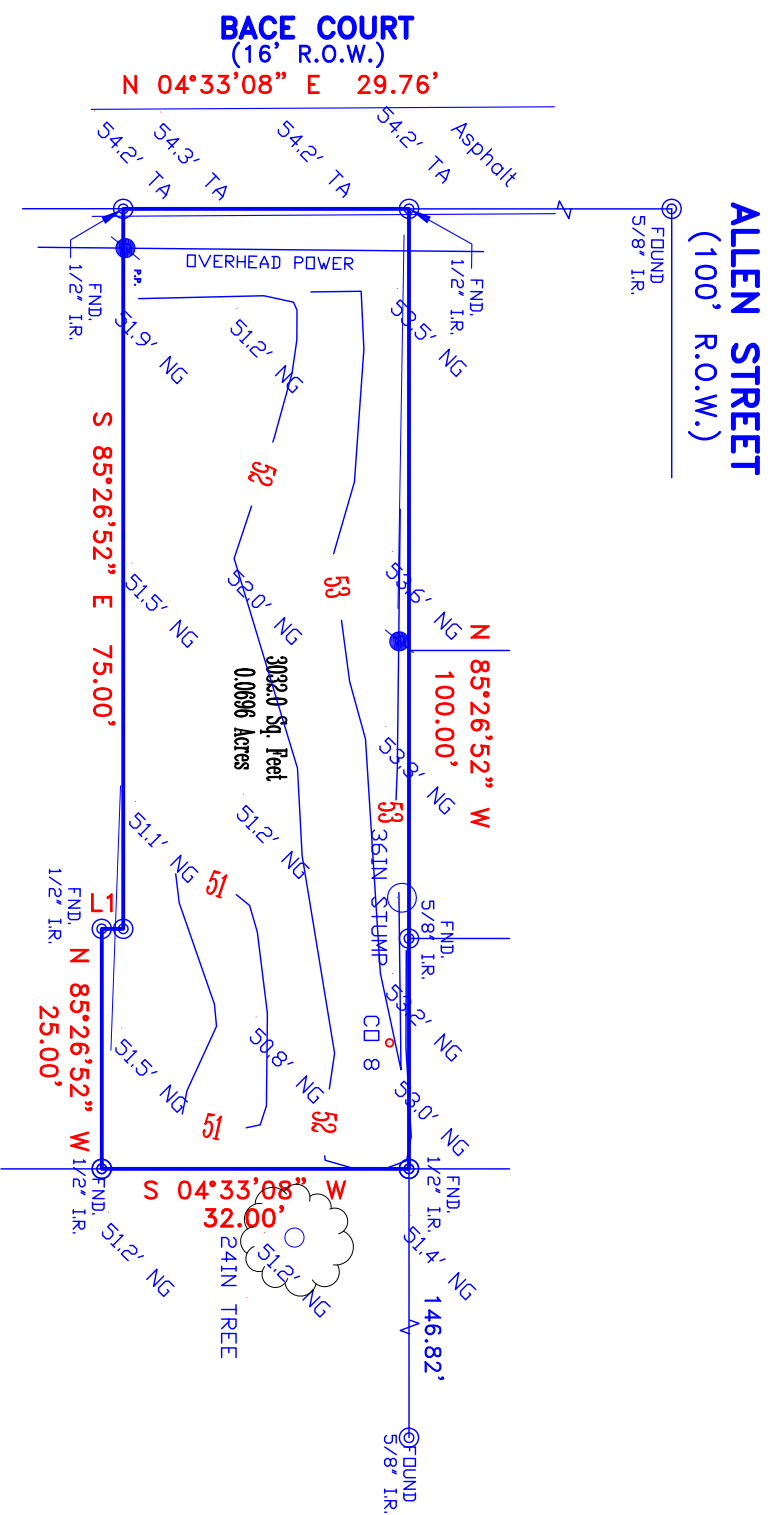




SCALE: 1"=20'



METES and BOUNDS:

A 3031 SQ. FT. TRACT OF LAND OUT OF LOTS 331, 34, 35, 36, AND 37 IN MAGNOLIA ADDITION, AS RECORDED UNDER VOLUME 40, PAGE 235 OF THE DEED RECORDS, HARRIS COUNTY, TEXAS, SAID 3031 SQ. FEET CONTAINS 2 SEPARATE TRACTS AS FOLLOWS: A) TRACT I AS RECORDED IN HARRIS COUNTY CLERK'S VOLUME 7781, PAGE 344, AND B) TRACT II AS RECORDED IN HARRIS COUNTY CLERK'S VOLUME 3991, PAGE 451, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT, FROM WHICH A 1/2" IRON PIPE BEARS West, 0.4 FEET, SAID POINT BEARING SOUTH 4 DEG. 33' 08" WEST 69.90 FEET FROM THE SOUTHEASTERLY CORNER OF BACE COURT (16' WIDE) AND ALLEN STREET (PLATTED AS WEST RAILROAD STREET 100' WIDE);

THENCE CROSSING SAID LOTS 33, 34, 35, 36, AND 37, SOUTH 85 DEG. 26' 52" EAST, AT A DISTANCE OF 75.00 FEET PASSING THE 1/2" IRON ROD FOUND ON THE COMMON NORTHERLY CORNER OF TRACT I, AND CONTINUING FOR A TOTAL DISTANCE OF 100.00 FEET TO A 1/2" IRON ROD SET FOR THE NORTHEASTERLY CORNER OF SAID TRACT II, AND HEREIN DESCRIBED TRACT I;

THENCE SOUTH 04 DEG. 33' 08" WEST A DISTANCE OF 32.00 FEET ACROSS SAID LOT 37, TO A 5/8" IRON ROD SET FOR THE SOUTHEASTERLY CORNER OF SAID TRACT II AND HEREIN DESCRIBED TRACT I;

THENCE NORTH 85 DEG. 26' 52" WEST A DISTANCE OF 25.00 FEET ACROSS SAID LOT 37 AND 36, TO A 1/2" IRON ROD SET ON THE SOUTHWESTERLY CORNER OF SAID TRACT II;

THENCE NORTH 07 DEG. 30' 00" EAST A DISTANCE OF 2.24 FEET ACROSS SAID LOT 36, TO A SOUTHEASTERLY CORNER OF TRACT I, FROM WHICH A 1/2" IRON PIPE FOUND BEARS EAST. 30' 0.5 FEET;

THENCE NORTH 85 DEG. 26' 52" WEST A DISTANCE OF 75.00 FEET ACROSS SAID LOTS 36, 35, 34 AND 33, TO A 5/8" IRON ROD SET FOR THE SOUTHWESTERLY CORNER OF HEREIN DESCRIBED TRACT, SAID POINT BEING ON THE EASTERLY LINE OF SAID BACE COURT;

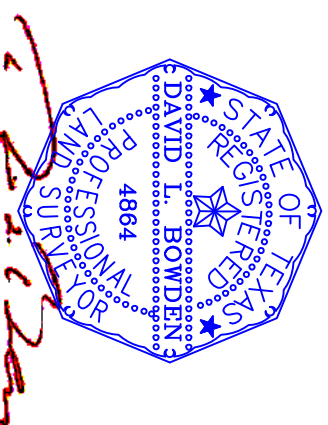
THENCE NORTH 04 DEG. 33' 08" EAST, A DISTANCE OF 29.76 FEET, WITH EASTERLY LINE OF SAID BACE COURT, TO THE POINT OF BEGINNING AND CONTAINING 3031 SQUARE FEET OR 0.70 ACRES OF LAND.

TOPOGRAPHIC SURVEY

A 3031 SQ. FT. TRACT OF LAND OUT OF LOTS 331, 34, 35, 36, AND 37 IN MAGNOLIA ADDITION, AS RECORDED UNDER VOLUME 40, PAGE 235 OF THE DEED RECORDS, HARRIS COUNTY, TEXAS, SAID 3031 SQ. FEET CONTAINS 2 SEPARATE TRACTS AS FOLLOWS: A) TRACT I AS RECORDED IN HARRIS COUNTY CLERK'S VOLUME 7781, PAGE 344, AND B) TRACT II AS RECORDED IN HARRIS COUNTY CLERK'S VOLUME 3991, PAGE 451

Date: 03-04-2014 Field Work: E. WILSON Drawn By: C. MEDINA Project No.: R 1814	Prepared For: Jaffet Mezones
Project Location: 3 Bace Court Houston, Tx 77007 Key Map: 492 H	FLOOD DATA THIS PROPERTY IS NOT IN THE 100 YEAR FLOOD ZONE, IS IN ZONE X PER FIRM MAP, COMMUNITY PANEL NO. 46007N WHICH HAS AN EFFECTIVE DATE OF 06/01/2014, AND IS NOT IN THE SPECIAL FLOOD HAZARD AREA.

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