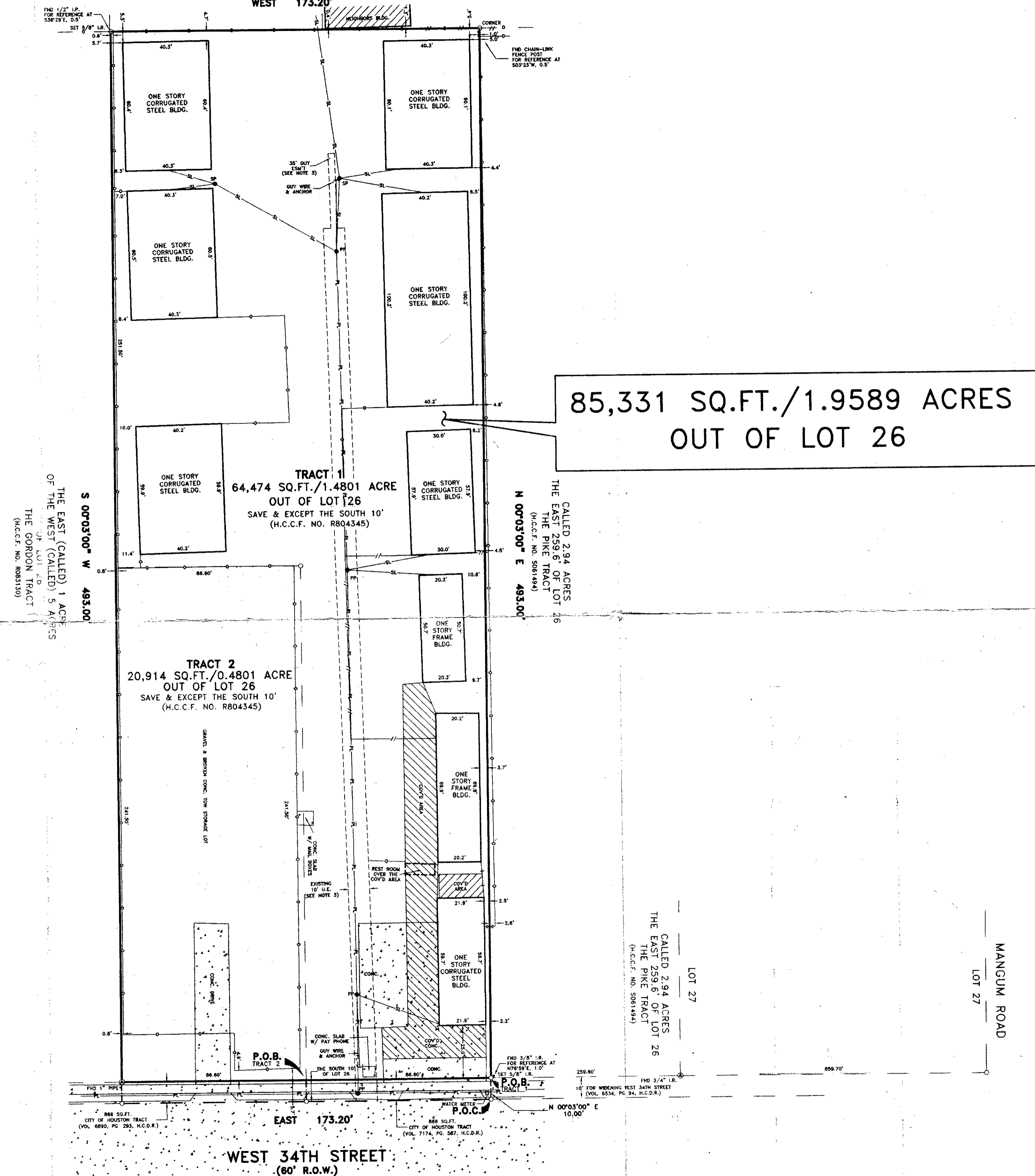


SCALE: 1"=30'

CALLED 1 1/2 ACRE  
OUT OF LOT 11  
THE THOMAS TRACT 1  
(H.C.C.F. NO. C541519)

100' X 503'  
OUT OF LOT 11  
THE THOMAS TRACT 2  
(H.C.C.F. NO. C541519)

CALLED 83,750 SQ.FT./1.923 ACRES  
PORTION OF LOT 11  
THE UNIVERSITY CORNER LTD. TRACT  
(H.C.C.F. NO. T347325)



85,331 SQ.FT./1.9589 ACRES  
OUT OF LOT 26

SURVEY OF  
85,331 SQ.FT./1.9589 ACRES  
OUT OF LOT 26  
SAUER SUBDIVISION  
(VOL. 7, PG. 67, H.C.M.R.)  
JOHN FLOWERS SURVEY, A-269  
HARRIS COUNTY, TEXAS

A TRACT OR PARCEL OF LAND CONTAINING 85,331 SQUARE FEET / 1.9589 ACRES OF LAND OUT OF LOT 26, SAUER SUBDIVISION, RECORDED IN VOLUME 7 PAGE 67 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, AND BEING OUT OF THE NORTH PART OF THE JOHN FLOWERS SURVEY, A-269, BEING THE SAME PROPERTY CONVEYED TO RICARDO TIRE SHOP, INC. AS TRACTS 1 AND 2, SAVE AND EXCEPT THE SOUTH 10 FEET OF EACH, BY DEED RECORDED IN H.C.C.F. #R-804345 AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE NORTH LINE OF WEST 34TH STREET (60 FOOT RIGHT-OF-WAY) AND IN SOUTH LINE OF SAUER SUBDIVISION, 259.60 FEET WEST FROM THE SOUTHWEST CORNER OF SAID BLOCK 26, SAUER SUBDIVISION, SAID COMMENCING POINT BEING THE SOUTHWEST CORNER OF A CALLED 1 ACRE TRACT CONVEYED TO WALTER L. GARDEN AND THE SOUTHWEST CORNER OF AN 866 SQUARE FOOT TRACT OUT OF SAID LOT 26 AND OUT OF SAID RICARDO TRACT 1 CONVEYED TO THE CITY OF HOUSTON (FOR THE WIDENING OF SAID WEST 34TH STREET) BY DEED RECORDED IN VOLUME 7174, PAGE 587, H.C.D.R.:

THENCE NORTH 00 DEGREES 03 MINUTES 00 SECONDS EAST, ALONG THE EAST LINE OF SAID 866 SQUARE FOOT TRACT, A DISTANCE OF 10.00 FEET TO A 5/8 INCH IRON ROD SET MARKING THE SOUTHWEST CORNER AND PLACE OF BEGINNING OF THE HEREIN DESCRIBED TRACT; SAME BEING THE SOUTHWEST CORNER OF THAT CALLED 2.94 ACRE TRACT AS DESCRIBED BY DEED RECORDED IN H.C.C.F. #S-061494 AND KNOWN AS "THE EAST 259.6 FEET OF LOT 26; THE PIKE TRACT" AND THE NORTHEAST CORNER OF SAID 866 SQUARE FOOT TRACT; A 3/8 INCH IRON ROD FOUND BEARS NORTH 76 DEGREES 59 MINUTES EAST, 1.0 FOOT FROM SAID PROPERTY CORNER;

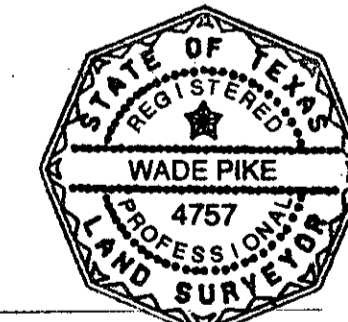
THENCE NORTH 00 DEGREES 03 MINUTES 00 SECONDS EAST, ALONG THE WEST LINE OF THE SAID PIKE TRACT, A DISTANCE OF 493.00 FEET TO A POINT IN THE NORTH LINE OF SAID LOT 26 AND THE SOUTH LINE OF LOT 11 OF SAUER SUBDIVISION FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING THE NORTHWEST CORNER OF SAID PIKE TRACT AND THE NORTHEAST CORNER OF SAID RICARDO TRACT 1; A CHAIN-LINK FENCE CORNER FOUND BEARS SOUTH 03 DEGREES 23 MINUTES WEST, 0.5 FEET FROM SAID PROPERTY CORNER;

THENCE WEST, ALONG THE NORTH LINE OF THE SAID LOT 26, SAME BEING THE SOUTH LINE OF SAID LOT 11 AND OF THAT CALLED 83,750 SQUARE FOOT / 1.923 ACRE UNIVERSITY CORNER LTD. TRACT (H.C.C.F. #T-347325) AND CALLED 100 FOOT BY 503 FOOT THOMAS TRACT 2 (H.C.C.F. #C-541519), A DISTANCE OF 173.20 FEET TO A 5/8 INCH IRON ROD SET MARKING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT; SAME ALSO BEING THE NORTHWEST CORNER OF A CALLED 5 ACRES CONVEYED BY REINHOLD C. SAUER TO THE SAID HENRY JOHNSON AND THE NORTHWEST CORNER OF SAID RICARDO TRACT 1; A CHAIN-LINK FENCE CORNER BEARS SOUTH 76 DEGREES 29 MINUTES EAST, 0.5 FEET FROM SAID PROPERTY CORNER;

THENCE SOUTH 00 DEGREES 03 MINUTES 00 SECONDS WEST, ALONG THE EAST LINE OF THAT TRACT OF LAND AS DESCRIBED BY DEED RECORDED IN H.C.C.F. #R-083130 AND KNOWN AS "THE EAST (CALLED) 1 ACRE OF THE WEST (CALLED) 5 ACRES OF (SAID) LOT 26; THE GORDON TRACT", PASSING AT 251.50 FEET A POINT IN THE WEST LINE OF THE SAID 5 ACRE TRACT, SAID POINT BEING ALSO THE NORTHWEST CORNER OF A CALLED 1/2 ACRE TRACT HERETOFORE CONVEYED BY HENRY JOHNSON TO FRANK BRAVONEC, ETUX, ON OR ABOUT THE 22ND DAY OF SEPTEMBER, 1952, SAME BEING THE AFORESAID RICARDO TRACT 2, A DISTANCE OF 493.00 FEET TO A 1 INCH IRON PIPE FOUND MARKING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT; SAME ALSO BEING THE NORTHWEST CORNER OF AN 866 SQUARE FOOT TRACT OUT OF SAID LOT 26 AND OUT OF SAID RICARDO TRACT 2 AS CONVEYED TO THE CITY OF HOUSTON (FOR THE WIDENING OF SAID WEST 34TH STREET) BY DEED RECORDED IN VOLUME 6890, PAGE 293, H.C.D.R.;

THENCE EAST, ALONG THE NORTH LINES OF SAID CITY OF HOUSTON TRACTS, PARALLEL WITH AND 10.00 FEET NORTH OF THE NORTH LINE OF WEST 34TH STREET'S 60 FOOT RIGHT-OF-WAY, A DISTANCE OF 173.20 FEET AND CONTAINING 85,331 SQUARE FEET / 1.9589 ACRES OF LAND.

I, WADE PIKE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO 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.



*Wade Pike*

10/17/01

WADE PIKE  
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR  
RPLS NO. 4757

DATE

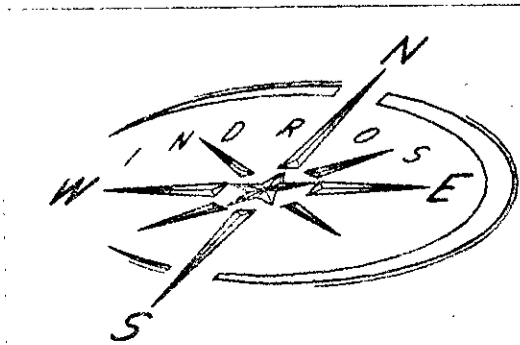
PURCHASER: RICARDO GONZALEZ AND RICARDO TIRE SHOP, INC. FIELD BY: RC 10-08-01  
A TEXAS CORPORATION DRAWN BY: EAO 10-16-01  
ADDRESS: 4920 WEST 34TH STREET CHECKED BY: WP 10-17-01  
LENDER: STERLING BANK JOB NO. 33075WC  
TITLE COMPANY: AMERICAN TITLE COMPANY SHEET 1 OF 1

THIS SURVEY HAS BEEN PREPARED FROM THE INFORMATION CONTAINED IN THE TITLE COMMITMENT REFERENCED BY G.F. NO. 2001 HO 458815-A (00123), ISSUED BY AMERICAN TITLE COMPANY AND BEARING THE EFFECTIVE DATE OF SEPTEMBER 23, 2001, ONLY.  
ALL BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED DEED, H.C.C.F. NO. R804345.  
THIS SURVEY IS NOT FOR FUTURE CONSTRUCTION PURPOSES.

REVISIONS	
DATE	REASON

- NOTES:
- 1.) -/- DENOTES WOODEN FENCES, -O- DENOTES CHAIN-LINK FENCES, -I- DENOTES CORRUGATED STEEL FENCES, -PL- DENOTES POWER LINE, -SL- DENOTES SERVICE LINE, SP DENOTES SERVICE POLE, PP DENOTES POWER POLE AND @ DENOTES CONTROL MONUMENT.
  - 2.) SUBJECT TO RESTRICTIVE COVENANTS BY VOL. 7, PG. 67, H.C.M.R.
  - 3.) HOUSTON LIGHTING AND POWER COMPANY DOWN GUY EASEMENTS BY VOL. 6101, PG. 38, H.C.D.R.; SAID INSTRUMENT SHOWS AN "EXISTING 10' UTILITY EASEMENT".
  - 4.) SUBJECT TO CITY OF HOUSTON ORDINANCE NO. 85-1878, RECORDED UNDER H.C.C.F. NO. N258866 AND AS AMENDED IN ORDINANCE 1999-262. (RE: PLATTING, REPLATTING, & ESTABLISHMENT OF BUILDING LINES)
  - 5.) SUBJECT TO CITY OF HOUSTON ORDINANCE NO. 75-1493, RECORDED UNDER H.C.C.F. NO. E529071. (RE: ESTABLISHMENT OF WEST 34TH STREET RIGHT-OF-WAY)

FLOOD NOTE: THE SUBJECT TRACT IS LOCATED WITHIN FLOOD ZONE "X" (UNSHADED) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) COMMUNITY PANEL NO. 48028R DSSG K, REVISED APRIL 20, 2000. FLOOD ZONE IS DETERMINED BY GRAPHIC PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.



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