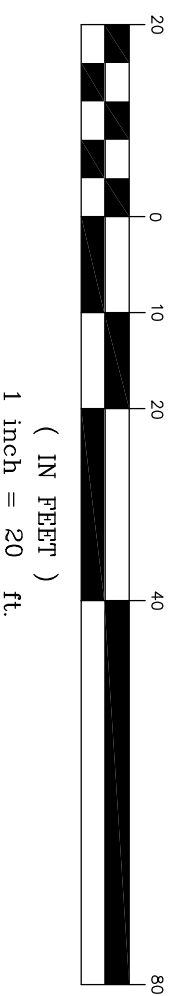
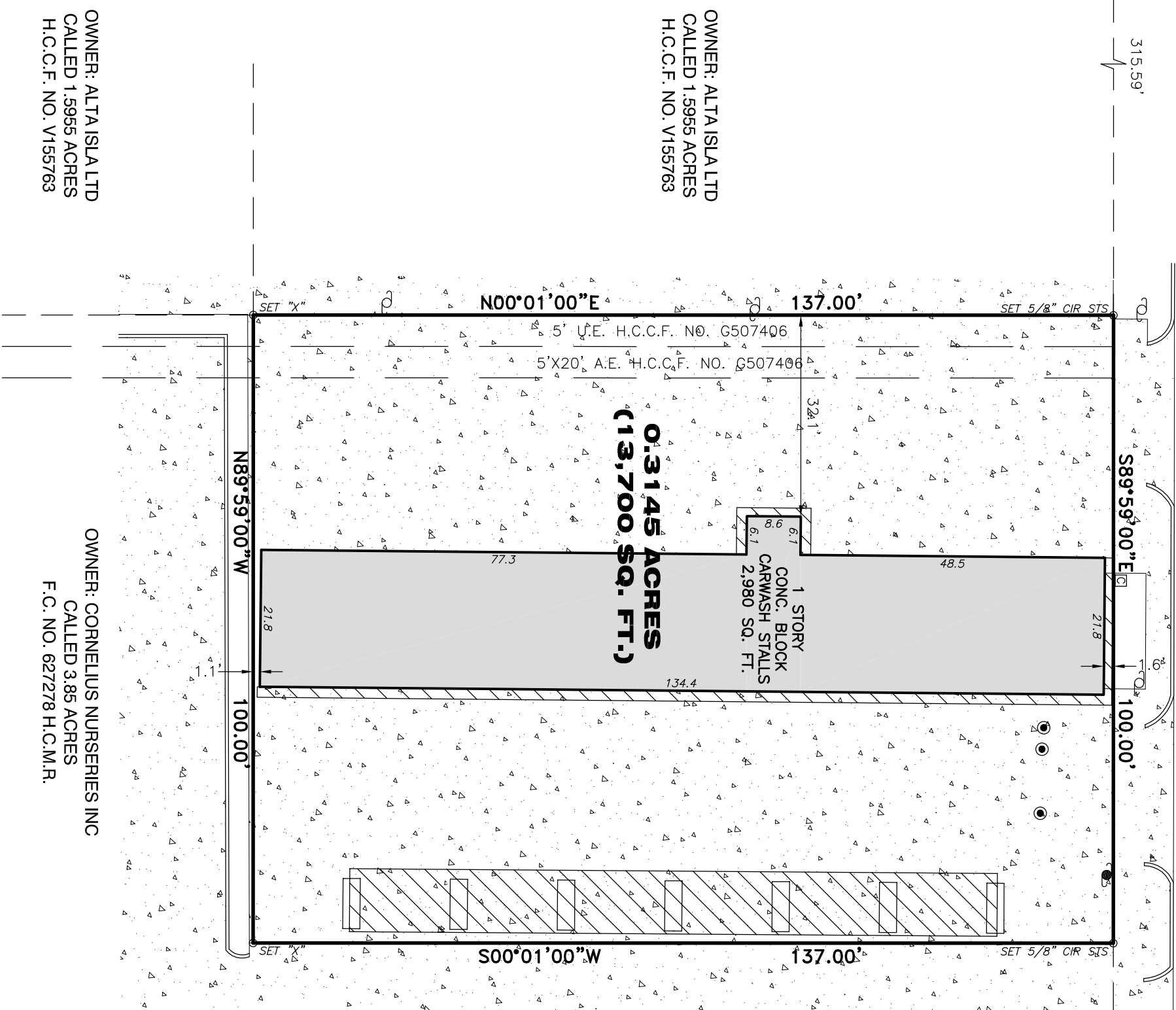


GRAPHIC SCALE

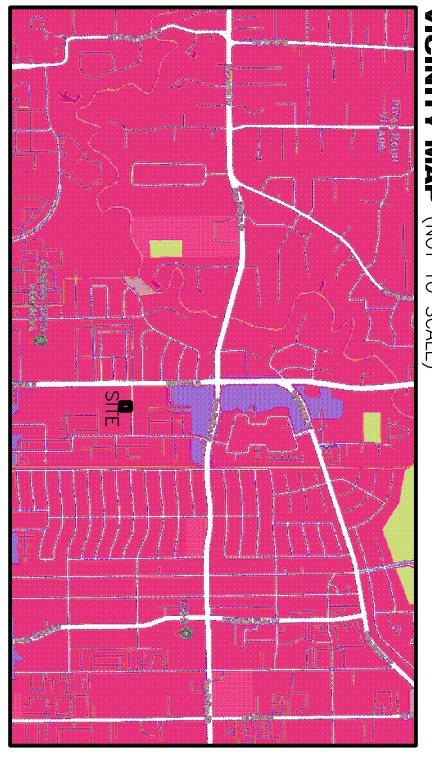


- LEGEND**
- AE — AERIAL EASEMENT
  - BL — BUILDING LINE
  - BLDG — BUILDING
  - ESMT — EASEMENT
  - FND — FOUND
  - HL&P — HOUSTON LIGHTING & POWER
  - IP — IRON PIPE
  - IR — IRON ROD
  - CIR — CAPPED IRON ROD
  - SIS — STAMPED SOUTH TEXAS SURVEYING
  - HCOF — HARRIS COUNTY CLERK'S FILE
  - HCOB — HARRIS COUNTY DEED RECORDS
  - HOPR — HARRIS COUNTY PLANNING
  - POD — POINT OF BEGINNING
  - PS — PARKING SPACES
  - ROW — RIGHT OF WAY
  - SO. FT. — SQUARE FEET
  - UE — UTILITY EASEMENT
  - BARBED WIRE FENCE
  - CHAIN LINK FENCE
  - CONCRETE
  - COVERED AREA
  - OVERHEAD ELECTRIC LINES
  - WOOD FENCE
  - WROUGHT IRON FENCE
  - GUY WIRE
  - CATCH BASIN
  - CABLE BOX
  - ELECTRIC BOX
  - ELECTRIC MH
  - FIRE HYDRANT
  - FIBER OPTIC MARKER
  - FLAG POLE
  - GAS METER
  - GAS VALVE
  - CURB INLET
  - LIGHT POLE
  - MANHOLE
  - MONITORING WELL
  - PIPELINE MARKER
  - POWER POLE
  - SERVICE POLE
  - SANITARY MANHOLE
  - STORM MANHOLE
  - TELEPHONE PEDESTAL
  - TRANSFORMER
  - TRAFFIC SIGNAL BOX
  - TRAFFIC SIGNAL POLE
  - UNDERGROUND CABLE MARKER
  - WATER WELL
  - WATER WELT
  - WATER VALVE
  - BENCHMARK

**SOUTH VOSS ROAD**  
(100' PUBLIC R.O.W.)  
F.C. NO. 627278 H.C.M.R.



**DEL MONTE DRIVE**  
(60' PUBLIC R.O.W.)  
F.C. NO. 627278 H.C.M.R.



VICINITY MAP (NOT TO SCALE)

**LEGAL DESCRIPTION**

ALL THAT CERTAIN 0.3145 ACRE TRACT OF LAND LOCATED IN THE JOHN D. TAYLOR SURVEY, ABSTRACT 72, HARRIS COUNTY, TEXAS, SAID 0.3145 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARING BASIS IS THE SOUTH RIGHT-OF-WAY OF DEL MONTE DRIVE, BEING SOUTH 89 DEGREES 59 MINUTES 00 SECONDS EAST)

COMMENCING AT A POINT BEING THE INTERSECTION OF THE EAST LINE OF VOSS ROAD AND THE SOUTH LINE OF DEL MONTE DRIVE, A 60 FOOT WIDE STREET;

THENCE SOUTH 89 DEGREES 59 MINUTES 00 SECONDS EAST, ALONG THE SAID SOUTH LINE OF DEL MONTE DRIVE, A DISTANCE OF 313.59 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED (SOUTH TEXAS SURVEYING) SET FOR THE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 59 MINUTES 00 SECONDS EAST, CONTINUING ALONG THE SAID SOUTH LINE OF DEL MONTE DRIVE, A DISTANCE OF 100.00 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED (SOUTH TEXAS SURVEYING) SET FOR A CORNER;

THENCE SOUTH 00 DEGREES 01 MINUTES 00 SECONDS WEST, A DISTANCE OF 137.00 FEET TO A SET X CUT FOR A CORNER;

THENCE NORTH 89 DEGREES 59 MINUTES 00 SECONDS WEST, A DISTANCE OF 100.00 FEET, TO A SET X CUT FOR A CORNER;

THENCE NORTH 00 DEGREES 01 MINUTES 00 SECONDS EAST, A DISTANCE OF 137.00 FEET, TO THE POINT OF BEGINNING AND CONTAINING 0.3145 ACRES (13,700.00 SQUARE FEET) OF LAND, MORE OR LESS.

**SCHEDULE "B" ITEMS**

10D. EASEMENT FOR ELECTRIC DISTRIBUTION FACILITIES, 5 FEET IN WIDTH LOCATED ALONG THE WEST PROPERTY LINE, TOGETHER WITH AN AERIAL EASEMENT 5 FEET WIDE FROM A PLANE 20 FEET ABOVE THE GROUND, EXTENDING UPWARD; AS REFERRED TO IN DEED FILED UNDER HARRIS COUNTY CLERK'S FILE NO. G3481048BING CORRECTED BY G507406, AS SHOWN HEREON;

10E. EASEMENT FOR ABOVE GROUND AND UNDERGROUND ELECTRICAL, TELEPHONE, TELEGRAPH, SIGNAL OR OTHER COMMUNICATIONS FACILITIES, AS GRANTED UNTO SOUTHWESTERN BELL TELEPHONE COMPANY BY DOCUMENT FILED UNDER HARRIS COUNTY CLERK'S FILE NO. 20070446852, LOCATION NOT PLOTTABLE, SAID EASEMENT IS 5 FEET WIDE (EAST AND WEST) BY 22 FEET LONG (NORTH AND SOUTH) ALONG THE WEST LINE OF THE 0.3145 ACRE TRACT, SPECIFIC LOCATION NOT SPECIFIED;

OWNER: CORNELIUS NURSERIES INC  
CALLED 3.85 ACRES  
F.C. NO. 627278 H.C.M.R.

OWNER: ALTAISLA LTD  
CALLED 1.5965 ACRES  
H.C.C.F. NO. V155763

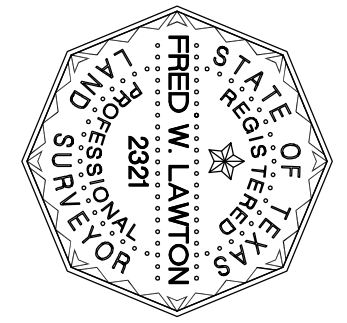
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CALLED 1.5965 ACRES  
H.C.C.F. NO. V155763

**ALTA/NSPS LAND TITLE SURVEY OF**  
ALL THAT CERTAIN 0.3145 ACRE TRACT OF LAND LOCATED IN THE JOHN D. TAYLOR SURVEY, ABSTRACT 72, HARRIS COUNTY, TEXAS.

ADDRESS: 6505 DEL MONTE DRIVE REVISION:  
HOUSTON, TEXAS 77057

JOB NO.: 2160-18 SCALE: 1" = 20' DATE: 12-12-18



**SURVEYORS CERTIFICATION**

TO: BROWN & CO. BID, LLC OR ASSIGNS, HNC VENTURES, INC. & OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7A, 7B1, 8, 9, 13, 14 & 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 12, 2018.

DATE OF MAP OR PLAT: 12-12-18

Fred W. Lawton, Registered Professional Land Surveyor No. 2321  
FILLMONT@SISURV.COM

**PROPERTY LINES WITHIN FLOOD ZONE** "X"  
48201C 0855L. DATE 6-18-07 BY GRAPHING PLOTTING ONLY, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION. BEFORE ANY DEVELOPMENT PLANNING, DESIGN OR CONSTRUCTION IS STARTED, THE COMMUNITY CITY AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED. SAID ENTITIES MAY IMPOSE LARGER FLOOD PLAIN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.

**ENGROUCHMENTS**  
NONE TO NOTE

**EXISTING PARKING**  
NONE OBSERVED

**NOTES**

1. BEARING BASIS IS THE SOUTH R.O.W. OF DEL MONTE DRIVE BEING S. 89°59'00" E.
2. SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY. SURVEY AS SHOWN AND LEGAL DESCRIPTION AS PER AN ON THE GROUND SURVEY EASEMENTS, BUILDING LINES, ETC. SHOWN ARE AS IDENTIFIED BY GF NO. 18-624 OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE NOVEMBER 14, 2018.
3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
4. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
5. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
6. THE FINDINGS AND OPINIONS OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. REFLECTED HEREON ARE PRIVILEGED, CONFIDENTIAL AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY FOR WHOM THIS WORK WAS PREPARED. IT IS UNDERSTOOD THAT THE USE OF RELIANCE ON OR REPRODUCTION OF SAME, IN WHOLE OR IN PART, BY OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. IS PROHIBITED AND WITHOUT WARRANTY EXPRESS OR IMPLIED, SOUTH TEXAS SURVEYING ASSOCIATES, INC. SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, RELIANCE OR REPRODUCTION. COPYRIGHT © 2018. ALL RIGHTS RESERVED.
7. (TABLE A ITEM 17) THERE IS NO VISIBLE EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED; NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

**JOB NO: 2160-18**

**SOUTH TEXAS SURVEYING ASSOCIATES, INC.**  
11281 Richmond Ave., Bldg J, Suite 101, Houston, Texas 77082  
TEL. 281-556-6918 FAX 281-556-9331  
Firm Number: 10045400