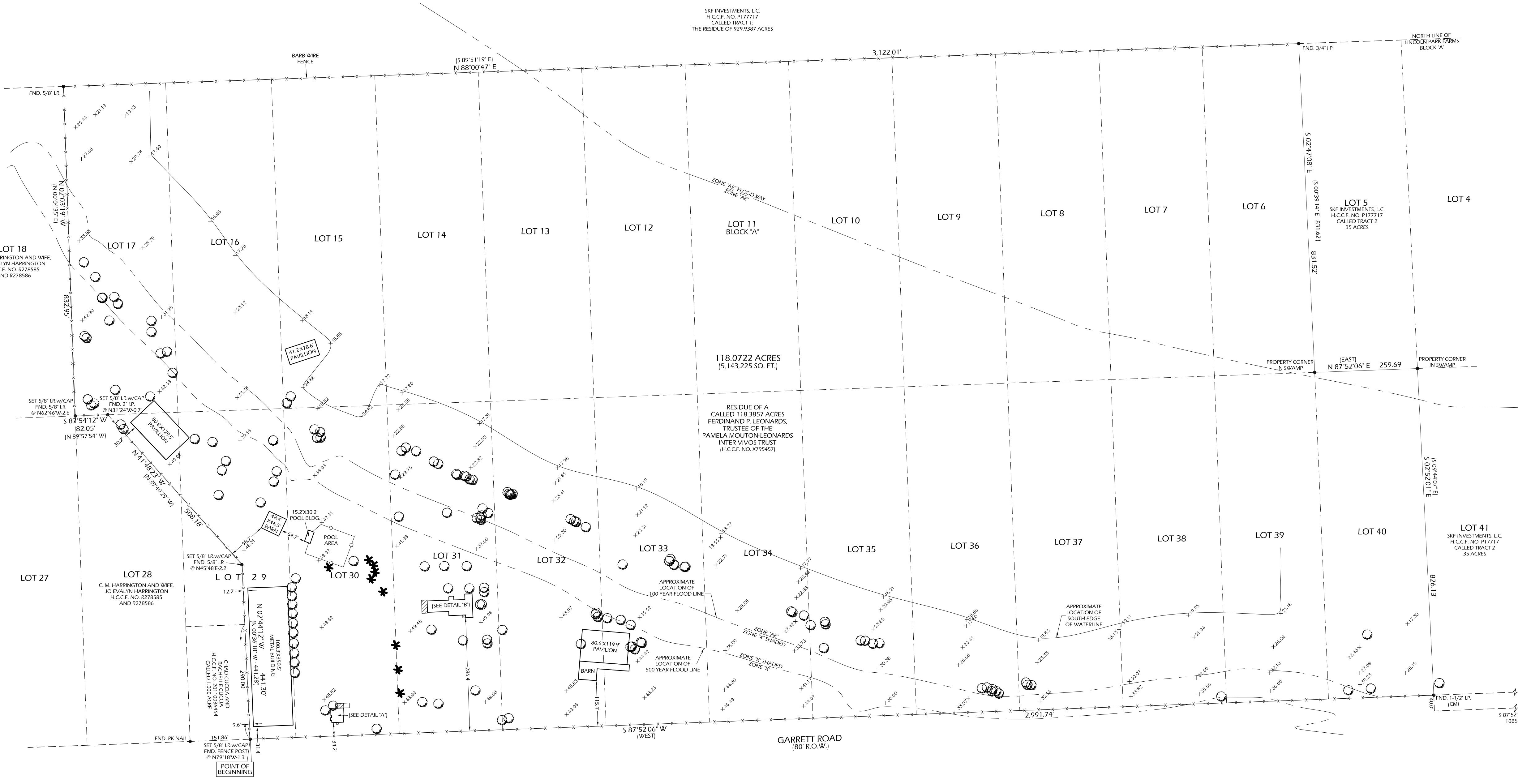


VICINITY MAP (NOT TO SCALE)



LEGAL DESCRIPTION

A TRACT OR PARCEL OF LAND CONTAINING 118.0722 ACRES OF LAND BEING THE RESIDUE OF A CALLED 118.3857 ACRES, BEING ALL OF LOTS 6 THROUGH 17, LOTS 30 THROUGH 40 AND A PORTION OF LOTS 28 AND 29, OF BLOCK "A" OF LINCOLN PARK FARMS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER VOLUME 549, PAGE 345 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, SITUATED IN THE VICTOR BLANCO SURVEY, ABSTRACT NO. 2, HARRIS COUNTY, TEXAS, BEING THE SAME TRACT OF LAND DESCRIBED IN DEED TO FERDINAND P. LEONARDS AS TRUSTEE OF THE PAMELA MOULTON-LEONARDS INTER VIVOS TRUST RECORDED IN HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NO. X795457 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS (BEARINGS BASED ON GPS OBSERVATIONS):

BEGINNING AT A SET 5/8" IRON ROD WITH CAP IN THE NORTH RIGHT-OF-WAY LINE OF GARRETT ROAD (80 FEET WIDE) MARKING THE SOUTHEAST CORNER OF A CERTAIN CALLED 1.000 ACRE TRACT OF LAND TO CHAD CUCCIA AND RACHELLE CUCCIA AS RECORDED UNDER H.C.C.F. NO. 20110036464 AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND; FROM SAID CORNER BEARS A FOUND FENCE POST AT N 79°18' W, 1.3 FEET;

THENCE, N 02°44'12" W (CALL N 00°36'18" W), WITH THE EAST LINE OF SAID 1.000 ACRE TRACT, THE EAST LINE CERTAIN TRACT OF LAND TO C. M. HARRINGTON AND WIFE, JO EVALYN HARRINGTON AS RECORDED UNDER H.C.C.F. NO. R278585 AND R278586 AND THE WEST LINE OF THE HEREIN DESCRIBED TRACT, AT A DISTANCE OF 290.00 FEET PASS THE COMMON EAST CORNER OF SAID 1.000 ACRE TRACT AND THE HARRINGTON TRACT AND CONTINUING A TOTAL DISTANCE OF 441.30 FEET (CALL 441.28 FEET) TO A SET 5/8" IRON ROD WITH CAP, MARKING AN ANGLE POINT OF SAID HARRINGTON TRACT AND INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT; FROM SAID CORNER BEARS A FOUND 5/8" IRON ROD AT N 45°48' E, 2.2 FEET;

THENCE, N 41°48'23" W (CALL N 39°40'29" W), WITH THE COMMON EAST LINE OF SAID HARRINGTON TRACT AND THE WEST LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 508.18 FEET TO A SET 5/8" IRON ROD WITH CAP FOR INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT; FROM SAID CORNER BEARS A FOUND 2" IRON PIPE AT N 31°24' W, 0.7 FEET;

THENCE, S 87°54'12" W (CALL N 89°57'54" W), WITH A COMMON LINE OF SAID HARRINGTON TRACT AND THE HEREIN DESCRIBED TRACT, A DISTANCE OF 82.05 FEET TO A SET 5/8" IRON ROD WITH CAP FOR THE SOUTHERLY WEST CORNER OF THE HEREIN DESCRIBED TRACT; FROM SAID CORNER BEARS A FOUND 5/8" IRON ROD AT N 62°46' W, 2.6 FEET;

THENCE, N 02°03'19" W (CALL N 00°04'35" E), WITH THE COMMON EAST LINE OF SAID HARRINGTON TRACT AND THE WEST LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 833.35 FEET TO A FOUND 5/8" IRON ROD FOR THE NORTHEAST CORNER OF SAID HARRINGTON TRACT AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT IN THE COMMON NORTH LINE OF SAID LINCOLN PARK FARMS BLOCK "A" AND THE SOUTH LINE OF A CERTAIN CALLED TRACT 1, THE RESIDUE OF 929.9387 ACRES OF LAND TO SKF INVESTMENTS, L.C. AS RECORDED UNDER H.C.C.F. NO. P17717;

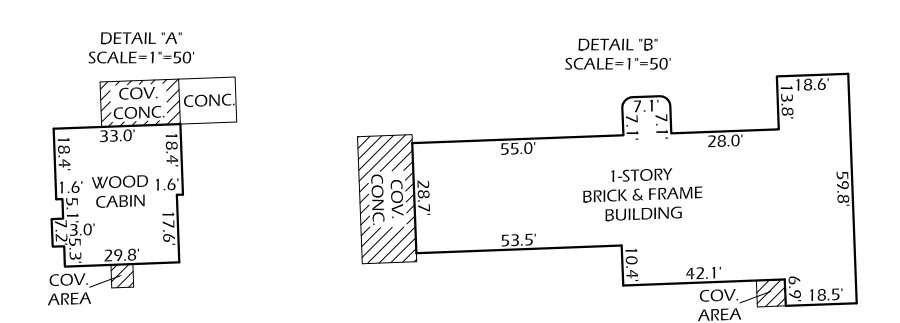
THENCE, N 88°00'47" E (CALL S 89°51'19" E), WITH THE SAID SOUTH LINE OF TRACT 1, THE NORTH LINE OF SAID BLOCK "A" AND THE HEREIN DESCRIBED TRACT, A DISTANCE OF 3,122.01 FEET TO A FOUND 3/4" IRON PIPE, MARKING THE NORTHWEST CORNER OF CERTAIN CALLED TRACT 2, 35 ACRES OF LAND, TO SKF INVESTMENTS, L.C. AS RECORDED UNDER H.C.C.F. NO. P17717 AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 02°47'08" E (CALL S 00°39'54" E), WITH THE COMMON WEST LINE OF SAID TRACT 2 AND THE EAST LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 831.52 FEET (CALL 831.62 FEET) TO A POINT FOR INTERIOR CORNER IN THE SWAMP;

THENCE, N 87°52'06" E (CALL EAST), WITH THE COMMON LINE OF SAID TRACT 2 AND THE HEREIN DESCRIBED TRACT, A DISTANCE OF 259.69 FEET TO A POINT FOR CORNER IN THE SWAMP;

THENCE, S 02°52'01" E (CALL S 09°44'03" E), WITH THE COMMON WEST LINE OF SAID TRACT 2 AND THE EAST LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 826.13 FEET TO A FOUND 1-1/2" IRON PIPE MARKING THE SOUTHWEST CORNER OF SAID TRACT 2 AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT IN THE SAID NORTH RIGHT-OF-WAY LINE OF GARRETT ROAD;

THENCE, S 87°52'06" W (CALL WEST), WITH THE SAID NORTH RIGHT-OF-WAY LINE OF GARRETT ROAD, A DISTANCE OF 2,991.74 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT AND CONTAINING 118.0722 ACRES (5,143,225 SQUARE FEET) OF LAND.



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| <p>DATE: 05-21-2015 REVISION: 06-02-2015 DRAWN BY: LF APPROVED BY: MSB PROJECT NO: GL-1827</p> <p>ADDRESS : 15627 GARRETT ROAD HOUSTON, TEXAS 77044</p> <p>CLIENT : ALLEGRO MODERN BUILDERS, LLC</p> | <p>FLOOD INFORMATION PROPERTY "IS PARTIALLY" IN THE 100 YEAR FLOOD ZONE, THIS PROPERTY LIES IN FLOOD ZONE "X", "X-SHADED", "AE" AND "AE" FLOODWAY FLOOD ZONE LINE(S) ARE APPROXIMATE IN LOCATION ACCORDING TO F.I.R.M. MAP NO. 48201C0520L DATED 6-18-2007.</p> <p>BY GRAPHIC PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.</p> <p>LEGEND: ZONE "AE" FLOODWAY - 1% CHANCE ANNUAL FLOOD (100 YEAR) FLOOD (100 YEAR) LOCATED IN A FLOODWAY ZONE "AE" - 1% CHANCE ANNUAL FLOOD (100 YEAR) ZONE "X" SHADED - 0.2% ANNUAL FLOOD (500 YEAR) ZONE "X" - OUTSIDE 0.2% ANNUAL CHANCE FLOOD</p> | <p>LEGEND: FND. - FOUND H.C.M.R. - HARRIS COUNTY MAP RECORD H.C.D.R. - HARRIS COUNTY DEED RECORD H.C.C.F. - HARRIS COUNTY CLERK FILE R.O.W. - RIGHT OF WAY CM - CONTROL MONUMENT I.R./I.P. - IRON ROD/IRON PIPE PTP - PINCHED TOP PIPE * - DEPICT TREES WITH A WIDTH LARGER THAN 12"</p> | <p align="center">A BOUNDARY & TOPOGRAPHIC SURVEY OF</p> <p>118.0722 ACRES BEING THE RESIDUE OF 118.3857 ACRES, BEING ALL OF LOTS 6 THROUGH 17, LOTS 30 THROUGH 40 AND A PORTION OF LOTS 28 & 29, OF BLOCK "A" OF LINCOLN PARK FARMS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER VOLUME 549, PAGE 345 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, SITUATED IN THE VICTOR BLANCO SURVEY, ABSTRACT 2, HARRIS COUNTY, TEXAS, BEING THE SAME TRACT OF LAND DESCRIBED IN DEED TO FERDINAND P. LEONARDS AS TRUSTEE OF THE PAMELA MOULTON-LEONARDS INTER VIVOS TRUST RECORDED IN HARRIS COUNTY CLERK FILE NO. X795457, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED</p> <p align="center">(BEARINGS BASED ON THE GPS OBSERVATIONS)</p> | <p>NOTES:</p> <ol style="list-style-type: none"> SURVEYOR HAS NOT ABSTRACTED PROPERTY. SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, AND IS BASED ON LEGAL DESCRIPTION(S) PROVIDED BY CLIENT. THERE MAY BE ADDITIONAL BUILDING LINES AND/OR EASEMENTS AFFECTING SUBJECT PROPERTY. ALL BUILDING LINES AND/OR EASEMENTS SHOWN HEREON ARE PER RECORDED PLAT UNLESS OTHERWISE SHOWN. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE. 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. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY; IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION. ALL THE ELEVATIONS SHOWN HEREON ARE BASED ON HARRIS COUNTY FLOODPLAIN REFERENCE MARK 130135, ELEVATION: 50.09 NAVD 1988 DATUM, 2001 ADJUSTMENT. ALL BEARINGS AND DISTANCES IN PARENTHESES ARE FROM DEED CALLS. THE FLOOD ZONE DELINEATIONS LOCATIONS ARE ALL APPROXIMATE ONLY. |
| <p>GREENLEAF LAND SURVEYS, LLC 10900 NORTHWEST FWY SUITE # 129 HOUSTON, TEXAS 77092</p> | | <p>DIR: 832-668-5003 FAX: 832-767-1872 orders@gllsurveys.com www.greenleafandsurveys.com</p> | | |