

By graphic plotting only this property is not in the 100 Year Flood Zone, is located in Zone "X", per F.I.R.M. Map Number 480296-0690-J, Revised 11-06-96. We do NOT assume responsibility for exact determination.

NOTE:  
EASEMENT FOR DRIVEWAY PURPOSES 15 FEET IN WIDTH ALONG THE NORTHWESTERLY PROPERTY LINE OF TRACT 20, PARCEL 1, RECORDED IN VOLUME 1189, PAGE 260 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.  
TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN BOUNDARY LINE AGREEMENT RECORDED IN VOLUME 2076, PAGE 407 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, CONCERNING TRACT 16.

I do hereby certify, that the above property has been surveyed under my supervision, is true and correct, that the corners of the property have been set, left as found or referenced, that the property has access to and dedicated to a public roadway and that there are no discrepancies or encroachments on this property unless shown; and that the survey is to be used in conjunction with the Title Report.

HERBERT L. HICKS, JR.  
REGISTERED PROFESSIONAL  
LAND SURVEYOR No. 2077



#### DESCRIPTION OF THE PROPERTY

A TRACT OR PARCEL OF LAND OUT OF LOTS 3, 4, 5, 6, 7, 8, 9, 10, 11 AND 12, IN BLOCK 469, S.S.B.B., CITY OF HOUSTON OF THE JAMES WELLS SURVEY, ABSTRACT No. 832, HARRIS COUNTY, TEXAS, BEING PART OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED FROM JACOB HORNBERGER RECORDED IN VOLUME 48, PAGE 199, HARRIS COUNTY DEED RECORDS, AND BEING THE SAME PROPERTY IN SAID BLOCK DESCRIBED IN LEASE AGREEMENT DATED JUNE 17, 1949, BY AND BETWEEN TEXAS AND NEW ORLEANS RAILROAD COMPANY, LESSOR AND THE HOBBY FOUNDATION LESSEE.

TRACT SEVENTEEN, LOTS 6, 7, 8, 9, 10, 11, 12 IN BLOCK 468 S.S.B.B., CITY OF HOUSTON, HARRIS COUNTY, TEXAS;

TRACT TWENTY, PART OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, IN BLOCK 201, OF THE SOUTH SIDE OF BUFFALO BAYOU, IN THE CITY OF HOUSTON, HARRIS COUNTY, TEXAS, AND BEING DESCRIBED AS FOLLOWS:

PARCEL ONE, 21,875 SQUARE FEET OF LAND IN BLOCK 201, S.S.B.B. ADDITION, CITY OF HOUSTON, HARRIS COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CITY OF HOUSTON ENGINEERING DEPARTMENT'S REFERENCE MONUMENT IN THE CENTERLINE OF HUTCHINS STREET, 80 FEET IN WIDTH, AT ITS INTERSECTION WITH THE CENTERLINE OF MCKINNEY AVENUE, 80 FEET IN WIDTH;

THENCE SOUTH 55 DEG. 00 MIN. 00 SEC. EAST, 250 FEET ALONG THE CENTERLINE OF MCKINNEY AVENUE TO ITS INTERSECTION WITH THE WEST LINE OF BASTROP STREET, 80 FEET IN WIDTH;

THENCE SOUTH 35 DEG. 00 MIN. 00 SEC. WEST, 40 FEET TO A RAILROAD SPIKE AT THE NORTHEAST CORNER OF BLOCK 201 AND PLACE OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE SOUTH 35 DEG. 00 MIN. 00 SEC. WEST, 250 FEET ALONG THE EAST LINE OF BLOCK 201 AND WEST LINE OF BASTROP STREET TO AN IRON ROD MARKING THE SOUTHEAST CORNER OF BLOCK 201 IN THE NORTH LINE OF LAMAR AVENUE, 80 FEET IN WIDTH;

THENCE NORTH 55 DEG. 00 MIN. 00 SEC. WEST A DISTANCE 87.50 FEET ALONG THE SOUTH LINE OF BLOCK 201 AND NORTH LINE OF LAMAR AVENUE TO AN IRON ROD;

THENCE NORTH 35 DEG. 00 MIN. 00 SEC. EAST A DISTANCE OF 250.00 FEET TO A RAILROAD SPIKE IN THE NORTH LINE OF BLOCK 201 AND SOUTH LINE OF MCKINNEY AVENUE;

THENCE SOUTH 55 DEG. 00 MIN. 00 SEC. EAST A DISTANCE OF 87.50 FEET ALONG THE NORTH LINE OF NORTH 201 AND SOUTH LINE OF MCKINNEY AVENUE TO THE PLACE OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND AND BEING THE EAST 87.50 FEET OF LOTS 1, 2, 3, 4, AND 5, BLOCK 201 S.S.B.B. ADDITION, HARRIS COUNTY, TEXAS.

THENCE S 55 DEG. EAST, ALONG THE SOUTHEAST LINE OF MCKINNEY STREET, 80 FEET WIDE, 106.50 FEET TO THE MOST NORTHEAST CORNER AND PLACE OF BEGINNING;

THENCE SOUTH 35 DEG. 00 MIN. 00 SEC. WEST, 60 FEET TO A POINT FOR CORNER;

THENCE NORTH 55 DEG. 00 MIN. 00 SEC. WEST, 9 FEET TO A POINT FOR CORNER;

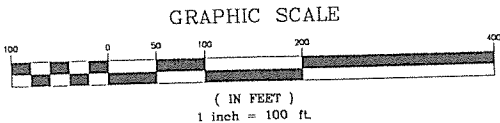
THENCE SOUTH 35 DEG. 00 MIN. 00 SEC. WEST, 180 FEET TO A POINT FOR CORNER, BEING IN THE NORTHWEST LINE OF LAMAR AVENUE, 80 FEET WIDE;

THENCE NORTH 55 DEG. 00 MIN. 00 SEC. WEST, ALONG LAMAR AVENUE 30 FEET TO A POINT FOR CORNER;

THENCE NORTH 55 DEG. 00 MIN. 00 SEC. EAST 250.00 FEET TO THE PLACE OF BEGINNING;

TRACT TWENTY-ONE, BEING ALL OF BLOCK 463 S.S.B.B., CITY OF HOUSTON, HARRIS COUNTY, TEXAS, SAVE AND EXCEPT THE NORTHWEST 60 FEET OF LOTS 6, 7, 8, 9, AND 10, SOLD TO DAMON WELLS BY DEED DATED MARCH 28, 1946, RECORDED IN VOLUME 1431, PAGE 636 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, AND BEING THE SAME PROPERTY AS DESCRIBED IN DEED RECORDED IN VOLUME 52, PAGE 360 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, TO WHICH REFERENCE IS MADE HEREOF FROM J.W. ARMSTRONG TO SAN ANTONIO AND ARKANSAS PASS RAILWAY COMPANY;

TRACT TWENTY-TWO, BEING ALL OF BLOCK 464 S.S.B.B., CITY OF HOUSTON, HARRIS COUNTY, TEXAS, BEING THE SAME PROPERTY AS DESCRIBED IN DEED FROM JOHN W. ARMSTRONG TO SAN ANTONIO AND ARKANSAS PASS RAILWAY COMPANY RECORDED IN VOLUME 49, PAGE 442 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, AND IN DEED FROM JOHN W. ARMSTRONG TO SAN ANTONIO AND ARKANSAS PASS RAILWAY COMPANY RECORDED IN VOLUME 52, PAGE 360 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, SAVE AND EXCEPT THE NORTHWEST 60 FEET OF LOTS 6, 7, 8, 9 AND 10, AS DESCRIBED IN DEED DATED MARCH 26, 1946, FROM TEXAS AND NEW ORLEANS RAILROAD COMPANY TO DAMON WELLS RECORDED IN VOLUME 1431, PAGE 636 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.



HERBERT L. HICKS, JR.  
SURVEYING SERVICES

8311 WINDFERN HOUSTON, TX. 77040  
TELE: (713)-983-6725 ~ FAX: (713)-983-6728

#### DESCRIPTION:

A TRACT OF LAND OUT OF LOTS 3, 4, 5, 6, 7, 8, 9, 10, 11 AND 12 IN BLOCK 469, LOTS 6, 7, 8, 9, 10, 11 AND 12 IN BLOCK 468, 21, 875 SQUARE FEET OF LAND OUT OF BLOCK 201, LOTS 6, 7, 8, 9, 10 AND PART OF LOT 11 IN BLOCK 201, ALL BLOCK 463 AND ALL LOT 464, S.S.B.B., CITY OF HOUSTON, TEXAS.

#### CUSTOMER:

ADDRESS: UNION PACIFIC / SOUTHERN PACIFIC TRANSPORTATION

G.F.No.: 000235412

SCALE: 1" = 100'

DRAWN BY: MARY

DATE: APRIL 13, 1999

CHECKED BY: H.L.H.

DRAWING NO.:

JOB NO.: DH 99-3717

SHEET OF