RECORD LEGAL DESCRIPTION CF No. 20130446507 HCOPRRP A metes and bounds description of a certain 1.495 acre tract of land situated in the John Austin Survey, Abstract No. 1 and James S. Holman Survey, Abstract No. 323, in Harris County, Texas; being all of Block 79 of South Side Buffalo Bayou and the adjoining portions of Rusk Street, San Jacinto Street, and Capitol Street conveyed to Texas Corporation, The Texas Company, and Texaco, Inc. by instruments recorded in Volume 195, Page 368, Volume 240, Page 613, Volume 3345, Page 724, Volume 443, Page 138, Volume 258, Page 456 and Volume 3721, Page 617 all of the Harris County Deed Records, and Clerk's File Nos. E142417, G421334, G421335 and D801188, all of the Harris County Deed Official Public Records of Real Property; said 1.495 acre tract of land being more particularly described as follows with all bearings based on the Texas Coordinate System, South Central Zone, NAD 83, CORS 96 (EPOCH 2002.00) as referenced in the City of Houston Department of Public Works in Engineering and Construction Division Downtown Centerline Reference Rod System Revitalization, GF No. N-0645-04-3; COMMENCING at the intersection of the City of Houston Engineer Reference Line for Capitol Street and La Branch Street, from which an iron rod found bears South 64° 45' 29" East. 0.56 feet: THENCE North 57°08'24" West, 1029.89 feet along the City of Houston Engineer Reference Line of Capitol Street to a point for corner, from which the intersection of the City of Houston Engineer Reference Line for Capitol Street and Bagby Street bears North 57° 08' 24" West, 2619.22 feet, and from reference line an iron rod found bears North 14° 09' 46" East, 0.25 feet; THENCE South 32° 52' 00" West, 40.00 feet to a cut "X" in concrete set being the intersection of the southwest right-of-way of Capitol Street (based on variable width) and the northwest right-of-way of San Jacinto Street (based on a variable width), also being the POINT OF BEGINNING of the herein described tract; THENCE, along said northwest right-of-way, the following three (3) courses and distances: 1. South 32° 52' 00" West, 100.03 feet to a point for corner; 2. South 57° 08' 24" East, 8.70 feet to a cut "X" in concrete set; 3. South 32° 52' 00" West, 152.47 feet to a cut "X" in concrete set being the intersection of said northwest right—of—way and the northeast right-of-way of Rusk Street (based on variable width); THENCE, along said northeast right-of-way the following three (3) courses and distances: 1. Reference Commitment for Title Insurance issued by Fidelity National Title Insurance 1. North 57° 08' 24" West, 133.71 feet to a cut "X" in concrete set; Company, countersigned by Benchmark Title, LLC, G.F. No. PL19-25521, having an effective date of February 26, 2020, and an issued date of March 6, 2020. No further research for easements or encumbrances was performed by Jones|Carter. 2. North 32° 52' 00" East, 0.52 feet to a point for corner; 2. This survey does not provide any determination concerning wetlands, fault lines, toxic 3. North 57° 08' 24" West, 126.99 feet to a punch mark in concrete set being the intersection of said northeast right-of-way waste or any other environmental issues. Such matters should be directed by the client or and the southeast right-of-way of Fannin Street (based on a width of 80 feet): prospective purchaser to an expert consultant. THENCE, North 32° 52' 00" East, 251.98 feet to a cut "X" in concrete set being the intersection of said southeast right—of—way 3. The subject property is located within an area having a Zone Designation of Unshaded and the aforementioned southwest right-of-way; Zone X, defined as areas determined to be outside the 0.2% annual chance floodplain (500-year flood), by the Federal Emergency Management Agency (FEMA), on Flood Insurance THENCE along said southwest right-of-way, the following nine (9) courses and distances: Rate Map No. 48201C0690N, with a date identification of January 6, 2017, for Community No. 480296, in Harris County, State of Texas, which is the current Flood Insurance Rate 1. South 57° 08' 24" East, 85.26 feet to a cut "X" in concrete set; Map for the community in which said premises is situated. 2. North 32° 51' 36" East, 3.28 feet to a cut "X" in concrete set; The FEMA website (www.msc.fema.gov) was checked on February 19, 2020. At this date zero (1) LOMA and (3) LOMR's were reported, none of which were located on the subject 3. South 57° 08' 24" East, 40.01 feet to a cut "X" in concrete set; ROOF OVERHANG/ -DECORATIVE AWNING SEE DETAIL "A" 4. South 32° 51' 36" West, 3.28 feet to a cut "X" in concrete set; This flood statement does not imply that the property or structures thereon will be free (SEE NOTE 32) from flooding or flood damage. On rare occasions floods can and will occur and flood 5. South 57° 08' 24" East, 47.30 feet to a cut "X" in concrete set; heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor. 6. North 32° 52' 00" East, 3.69 feet to a cut "X" in concrete set; 4. This survey depicts the approximate location of underground utilities based on Civil 7. South 56° 51' 59" East, 23.03 feet to a cut "X" in concrete set; construction plans prepared by Jones|Carter, Inc., dated December 11, 2014. Additional ACCESS POINT TO THE -MULTI-STORY STEEL construction plans may exist which were not reviewed during this survey. Underground PARKING GARAGE 8. South 32° 52' 00" West, 3.58 feet to a cut "X" in concrete set; & CONCRETE utilities may exist which are not shown hereon. PARKING GARAGE 28,887 SQ FT 9. South 57' 08' 24" East, 56.40 feet to the POINT OF BEGINNING, CONTAINING 1.495 acres of land in Harris County, Texas. 5. Visible improvements/utilities were located with this survey; no subsurface probing, excavation or exploration was performed for this survey. GP — GATE ARM BOX BLOCK 79 6. Development of the subject tract may require submittal, approval, and/or recording of a SOUTH/SIDE OF plat or replat. Rules and regulations are established by the governmental agency, which BUFFALO BAYOU has jurisdiction. These rules and regulations may include dedication of setback lines, SURVEYED LEGAL DESCRIPTION easements, additional right-of-way, and other matters. Bearings shown hereon are based on the Texas Coordinate System, South Central Zone. COUNTY OF HARRIS NAD 83. CORS 96 (EPOCH 2002.00) as referenced in the City of Houston Department of Public Works and Engineering and Construction Division Downtown Centerline Reference Rod STATE OF TEXAS DETAIL "A" System Revitalization, GFS No. N-0645-04-3, prepared by RODS Surveying, Inc. A METES AND BOUNDS description of a certain 1.495 acre tract of land situated in the John Austin 8. Fences shown hereon are graphic only, with dimensional ties shown at specific locations Survey, Abstract No. 1 and James S. Holman Survey, Abstract No. 323, in Harris County, Texas; being LOTS 6, 7, 8, 12, NW 21.37' LOT 9 where they were physically measured. The fence line may meander between said measured the called 1.495 acre tract of land conveyed to Rusk at San Jacinto Partners LP by Special Warranty locations. The dimensions showing the distance between the fence and the property line Deed recorded under Clerk's File No. 20130446507 of the Harris County Official Public Records of Real CF No. E142417 HCOPRRP also indicates which side of the property line the fence is on. Property; said 1.495 acre tract of land being more particularly described as follows with all bearings being based on the Texas Coordinate System, South Central Zone, NAD 83, CORS 96 (EPOCH 2002.00) CALLED 1.495 ACRES 9. This survey has been prepared for the sole purpose of the transaction described in the as referenced in the City of Houston Department of Public Works in Engineering and Construction TO RUSK AT SAN JACINTO PARTNERS. LP above referenced Title Commitment and the parties listed thereon. This survey is not to be Division Downtown Centerline Reference Rod System Revitalization, GFS No. N-0645-04-3: BY SPECIAL WARRANTY DEED COMMENCING at the intersection of the City of Houston Engineer Reference Line for Capitol Street and 10. The base molding of the nine building columns located along Fannin Street are located ĆF No. 20130446507 HCOPRRP La Branch Street, from which an iron rod found bears South 64°45'29" East, 0.56 feet; within Fannin Street ranging from ± -0.2 feet to ± -0.3 feet. =+/- 85.2' THENCE, North 57°08'24" West, 1029.89 feet along the City of Houston Engineer Reference Line of 11. The apartment ground floor and parking garage footprint square footages shown hereon Capitol Street to a point for corner, from which the intersection of the City of Houston Engineer are based on the dimensions shown hereon. Reference Line for Capitol Street and Bagby Street bears North 57'08'24" West, 2619.22 feet, and from reference line an iron rod found bears North 14° 09' 46" East, 0.25 feet; 12. The ten (10) planters shown hereon are located within the subject tract by varying LOT 10, ADJ 6' LOT 9 CARGO amounts ranging from +/- 0.2 feet to +/- 0.8 feet. THENCE, South 32°52'00 West, 40.00 feet to a cut "X" in concrete set being the intersection of the — TO TEXACO INC. — [∕] • ELEVATOR southwest right-of-way of Capitol Street (based on a variable width) and the northwest right-of-way CF No. D801188 HCOPRE 13. The survey and the information, courses and distances shown thereon are accurate. of San Jacinto Street (based on a variable width), also being the POINT OF BEGINNING of the herein 14. The record description of the subject property forms a mathematically closed figure. THENCE, along said northwest right-of-way, the following three (3) courses and distances: 15. The accompanying survey was made on the ground and correctly shows the location of all ground level buildings, ground level structures and other ground level improvements HEIGHT AT TOP 1. South 32*52'00" West, 100.03 feet to a point for corner; situated on the above premises; that there are no visible encroachments on the subject OF FAFVATOR SHAF property or upon the land abutting said property except as shown hereon. ON TOP OF GARAGE= 2. South 57.08.24" East, 8.70 feet to a cut "X" in concrete found; 16. The total number of striped parking spaces on the subject property is 680, including 18 3. South 32°52'00" West, 152.47 feet to a cut "X" in concrete found being the intersection of said TRACT | handicap parking spaces. The number of parking spaces required by ordinance for the northwest right-of-way and the northeast right-of-way of Rusk Street (based on a variable width); subject property is ____. ABSTRACT No. 1 **1.495 ACRES** 17. All set back, side yard and rear yard lines shown on the recorded plat, or mentioned in THENCE, along said northeast right-of-way the following three (3) courses and distances: Schedule B of the title Commitment, or set forth in the applicable zoning ordinance are shown on the survey. The subject tract is located within the City of Houston and is not 1. North 57° 08' 24" West, 133.71 feet to a cut "X" in concrete found; JOHN S. HOLMAN SURVEY MULTI-STORY FEA TURE 2. North 32° 52' 00" East, 0.52 feet to a point for corner; ABSTRACT No. 323 APARTMENT BUILDING 18. DIG TESS, a one—call notification center, was contacted on February 4, 2020 to provide 25,686 SQ FT notification to utility facility owners/operators to locate their underground utilities, as North 57° 08' 24" West, 126.99 feet to a 60-D Nail in concrete found being the intersection of indicated by ticket number(s) 2053510317. Facility owners/operators are required to mark said northeast right-of-way and the southeast right-of-way of Fannin Street (based on a width of ±339 SO FT OF PARKING GARAGE FND 60-D 7 the utilities within 48 hours of the contact date. Jones and Carter, Inc. located the marked PROTRUDES OVER BOUNDARY LINE NAIL IN OTS 4, 5, ADJ 1/2 LOT 3 lines on February 19, 2020. BUT IS LOCATED WITHIN THE O THE TEXAS COMPANY THENCE, North 32' 52' 00" East, 251.98 feet to a cut "X" in concrete set being the intersection of VARIABLE WIDTH BUILDING LINE 19. Except as shown, there are no apparent protrusions onto adjoining premises, streets, VOL 3345, PG 724 HCDR said southeast right—of—way and the aforementioned southwest right—of—way; CF No. D964383 HCOPRRP alleys or easement areas by any buildings, structures or other improvements, and no protrusions onto the Premises by buildings, structures or other improvements situated on APPROXIMATE SURVEY LINE -THENCE along said southwest right—of—way, the following nine (9) courses and distances: 1. South 57.08'24" East, 85.26 feet to a point for corner; 20. Except as shown, all visible utilities serving the subject property enter through adjoining EXIT POINT TO THE public street(s) and/or recorded public utility easement(s) referenced in said Commitment PARKING GARAGE 2. North 32°51'36" East, 3.28 feet to a cut "X" in concrete found; 3. South 57.08'24" East, 40.01 feet to a cut "X" in concrete set; 21. The property shown hereon has direct access to Capitol Street, San Jacinto Street, Rusk ~11 COL'S ON BNDY Street, and Fannin Street, a public street or highway, maintained by The City of Houston. 4. South 32°51'36" West, 3.28 feet to a point for corner; TO THE TEXAS COMPAN) 22. There is no visible evidence of construction, building additions or earth moving work. BY QUIT CLAIM DEED 5. South 57.08'24" East, 47.30 feet to a point for corner; VOL 258, PG 456 HCDR —BUILDING . 23. In regard to Table "A" Item 21(a), no visible evidence of site used as a solid waste 6. North 32°52'00" East, 3.69 feet to a cut "X" in concrete set; LAND EMBRACED ON BNDY LINE dump, sump or sanitary landfill was observed in the process of conducting the fieldwork. WITHIN FNCLOSURE South 56°51'59" East, 23.03 feet to a cut "X" in concrete set; TO TEXAS CORPORATION MONITOR WELL VOL /195, PG 368 HCDR 24. There is no visible evidence of wetlands observed as delineated by a qualified specialist. 8. South 32°52'00" West, 3.58 feet to a point for corner; FOUND 5/8" IRON ROD (W/ CAP STAMPED OVERHEAD POWER 25. The surveyor has no knowledge of any proposed street widening. The 2019 Major PLANTER 9. South 57°08'24" East, 56.40 feet to the POINT OF BEGINNING, CONTAINING 1.495 acres of land in JONES|CARTER" Thoroughfare and Freeway Plan indicates that Capitol, Fannin and Rusk Streets are Transit POINT FOR CORNER FOUND SET "X" IN CONCRETE Harris County, Texas as shown on Drawing No. 11078 in the office of Jones|Carter in Bellaire, Texas. Corridor Streets. No information is given regarding the classification of San Jacinto Street. PARKING METER SET 5/8" IRON ROD (W/ CAP STAMPED The 2019 Street Hierarchy Classification Table does not reference the right-of-way widths POINT OF BEGINNING - BLDG HEIGHT=±170 JONESICARTER) of Capitol Street, San Jacinto Street, Rusk Street, or Fannin Street. Jones|Carter did not POINT OF COMMENCING SET MARKER IN A CMU WALL **RECORDING INFO** SURVEYORS NOTE POWER POLE perform any additional research to verify the right of way widths of these streets. SET 'X' IN CONCRETE PAINT STRIPE GAS N/A NOT ADDRESSED WITH SURVEY 10a PAINT STRIPE WATER 26. The street address of the subject property is 1111 Rusk Street, Houston, TX 77002. SHOWN/NOTED ON SURVEY, IF ANY 10b N/A BACK OF CURB PVC PIPE R INI FT BUILDING/ROOF OVERHANG N/A SHOWN/NOTED ON SURVEY, IF ANY 10c BOUNDARY 27. The property described herein is the same as the property described in Fidelity National RAII ROAD RAII SHOWN/NOTED ON SURVEY. IF ANY BLOW-OFF VALVE Title Insurance Company Commitment (G.F.) No. PL17-25521 with an effective date of 10d SANITARY MANHOLE BRICK BUILDING CORNER BLOCK BUILDING CORNER January 1, 2020 and that all easements, covenants and restrictions referenced in said title NOT ADDRESSED WITH SURVEY 10e commitment or apparent from a physical inspection of the site or otherwise known to me STREET LIGHT CONCRETE ASPHALT MATCH LINE CF No. D964383 HCOPRRP ADJACENT TO THE TRACT 1 & SHOWN HEREON have been plotted hereon or otherwise noted as to their effect on the subject property. SIGN/STREET SIGN CONCRETE BUILDING CORNER SQUARE FEET CF Nos. S189146, S189145, S954154 CORNER CONCRETE SLAB 10g ADJACENT TO THE TRACT 1 & SHOWN HEREON S.S.B.B. SOUTH SIDE BUFFALO BAYOU 28. Tract subject to Restrictive Covenants recorded in Clerk's File No. RP-2016-526027, S954155 HCOPRRP CONCRETE HEADWALL STM MH STORM MANHOLI CHAIN LINK FENCE Permitted encroachment rights into the street right—of—way of Capitol Avenue, Rusk SOFTWOOD TREE RACT I IS THE SAME CALLED 1.495 AC TRACT REFERENCED IN SANITARY CLEANOU 10h S579116 HCOPRRP Avenue and San Jacinto Street as created by and more particularly described in instrument TELEPHONE LINE VAULT EXHIBIT "A" OF CF No. S579116 HCOPPRP COLUMN TELEPHONE MANHOLE 29. In regard to Table "A" Item 11, the survey will depict the location of utilities existing on filed for record on November 1, 1996, under Harris County Clerk's File No. S189146 (Film CONCRETE or serving the surveyed property as determined by: a.) observed visible evidence collected TRAFFIC SIGNAL BOX Code No. 510-63-1454), pursuant to Ordinance No. 96-1060, dated October 16, 1996, EDGE OF ASPHALT TRACT I IS ALL OF BLOCK 79, S.S.B.B., HOUSTON, HARRIS TRAFFIC SIGNAL POLE pursuant to Section 5.e.iv, b.) evidence from the Civil Construction Plans prepared by filed November 1, 1996, a copy of which has been filed for record under County Clerk's File EDGE OF BUSHES COUNTY, TEXAS, THIS DOCUMENT DOES NOT CONTAIN WHEEL CHAIR RAMP Jones|Carter, Inc., dated December, 2015, and c.) markings requested by the surveyor No. S189145 (Film Code No. 510-63-1443) of the Real Property Records of Harris County, EDGE OF CONCRETE 10i CF No. 20120270761 HCOPRRP SUFFICIENT INFORMATION TO LOCATE THE ENCROACHMENT WOOD FENCE pursuant to an 811 utility locate or similar request. Texas. Interest acquired by 1111 Rusk Realty Partners, a Texas general partnership, under ELECTRIC CONTROL BOX AREAS. THESE ENCROACHMENT AREAS ARE NOT SHOWN WROUGHT IRON FENCE assignment dated February 18, 1998, filed April 9, 1998, filed of record under County WATER METER HEREON. Clerk's File Nos. S954154 and S954155 (Film Code No, 517-90-1996) of the Real Property ELECTRIC MANHOLE 30. This map or plat and the survey on which it is based were made in accordance with WATER METER EASEMENT Records of Harris County, Texas. EDGE OF SIDEWALK laws regulating surveying in the State of Texas. WATER VALVE TRACT I IS ALL OF BLOCK 79, S.S.B.B., HOUSTON, HARRIS FLECTRIC VAULT EXPOSED PIPE COUNTY, TEXAS, THIS DOCUMENT DOES NOT CONTAIN FIRE DEPARTMENT CONNECTION 31. In regard to Table "A" Item 20, the surveyor currently is covered by a professional CF No. 20120270762 HCOPRRP UFFICIENT INFORMATION TO LOCATE THE ENCROACHMENT liability policy in the amount of \$5,000,000.00. FLUSH VALVE AREAS. THESE ENCROACHMENT AREAS ARE NOT SHOWN GUTTER 32. The roof overhangs/decorative awnings shown hereon protrude over the boundary line by GRATE TOP INLET Permitted encroachment rights into the street right-of-way of Capitol Street and Fannin varying lengths, as shown hereon by dimensions from the boundary line to the edge of the GUARDRAIL Street and Jacinto Street and Rusk Street as created and as more particularly described in CF Nos. 20130451710, TRACT I IS THE SAME TRACT DESCRIBED IN CF Nos. GAS VALVE rument dated June 6, 2012, filed June 19, 2012, recorded under Harris County Clerk's 20160000071. RP-2017-384058 AND RP-2017-384054 HAND RAIL File No. 20120270761, Official Public Records, Harris County, Texas. As affected by 33. The columns and roof overhang (RO) located along the north right-of-way line of Rusk RP-2017-384058, RP-2017-384054 HCOPRRP. INTERCEPTOR MANHOLE Affidavit of Transfer of Encroachment Permit/License filed April 08, 2014, recorded under Street and the north right-of-way line of San Jacinto Street are located within the consent HCOPRRP IRON ROD Clerk's File No. 20140141527, Real Property Records of Harris County, Texas. to encroach area. TRACT I IS THE SAME TRACT DESCRIBED IN EXHIBIT "A" OF THIS DOCUMENT, IT IS THE SURVEYORS OPINION THAT THIS (General Notes continued on sheet 2 of 2) 10l CF No. 20140141527 HCOPRRP DOCUMENT APPLIES TO THE CONSENT TO ENCROACH Subject to the General Notes shown: AGREEMENTS RECORDED IN CLERK'S FILE No. 20120270762 LEGEND CONT. LEGAL DESCRIPTION AND 20120270761 HCOPRRP. To: Arbor Realty SR, Inc., a Maryland Corporation, and each successor in ownership of the SANITARY SEWER APPROXIMATE LOCATION - UNDERGROUND (SEE NOTE 29) EASEMENT IS LOCATED WITHIN TRACT I AND IS SHOWN indebtedness secured by the insured mortgage: Permitted encroachment rights into the street right-of-way of 1100 Block of Capitol Street 10m CF No. RP-2016-162540 HCOPRRP STORM SEWER APPROXIMATE LOCATION - UNDERGROUND (SEE NOTE 29) **HFRFON** as created and as more particularly described in instrument, dated March 29, 2012, filed WATER APPROXIMATE LOCATION - UNDERGROUND (SEE NOTE 29) This is to certify that this map or plat and the survey on which it is based were made in THIS IS A BLANKET EASEMENT BENEFITING TRACT 1 - NOT June 19, 2012, recorded under Harris County Clerk's File No. 20120270762, Official Public GAS PAINT STRIPE 10n CF No. RP-2016-81394 HCOPRRP accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Records, Harris County, Texas. As affected by Affidavit of Transfer of Encroachment SHOWN HEREON Surveys. iointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), Permit/License filed April 08, 2014, recorded under Clerk's File No. 20140141527, Real 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10, 11, 13, 14, 16, 17, 18, 19, 20, 21(a) of Table A thereof. The Property Records of Harris County, Texas. CONCRETE HATCHING TRACT I IS ALL OF BLOCK 79, S.S.B.B., HOUSTON, HARRIS fieldwork was completed on February 20, 2020. COUNTY, TEXAS, EXHIBIT "A" DEPICTS THE GENERAL LOCATION 10o CF No. RP-2016-289982 HCOPRRP OF THE ENCROACHMENTS. THIS DOCUMENT DOES NOT Date of Plat or Map: February 21, 2020 CONTAIN SUFFICIENT INFORMATION TO DEFINITIVELY VERIFY Revised: March 16, 2020 Matthew W. Brazzeld THE VOLUME OF THESE ENCROACHMENTS (Address Attorney comments, add Zoning Registered Professional Land Surveyor BRICK PAVERS LEGAL DESCRIPTION

CF No. RP-2017-362430, RP-2017-384053

CF No. RP-2017-384059 HCOPRRP

N/A

N/A

10p

10q

10r

10s

THIS DOCUMENT APPEARS TO GENERALLY AFFECT THE

PARKING GARAGE LOCATED ON TRACT I

RACTS I, II, III, IV AND V ARE THE SAME PROPERTIES SHOWN

ON THIS SURVEY

NOT ADDRESSED WITH SURVEY

NOT ADDRESSED WITH SURVEY

Permitted encroachment rights into the street right-of-way of Fannin Street, Capitol Street

and San Jacinto Street as created and as more particularly described in instrument, dated

June 7, 2016, filed July 5, 2016, recorded under Harris County Clerk's File No.

RP-2016-289982, Official Public Records, Harris County, Texas.

Report and add sheet 2 of 2)

No. 6140

mbrazzel@jonescarter.com

ALTA/NSPS LAND TITLE SURVEY **BLOCK 79 OUT OF SOUTH** SIDE OF BUFFALO BAYOU **1.495 ACRES** OUT OF THE JONES CARTER COTTON SURVEYING DIVISION

Texas Board of Professional Land Surveying Registration No. 10046100

6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337

SHEET 1 OF 2

JAMES S. HOLMAN SURVEY, A-323 & THE JOHN AUSTIN SURVEY, A-1 HARRIS COUNTY, TEXAS

VICINITY MAP KEY MAP 493-L.Q

RECORD LEGAL DESCRIPTION CF No. 20130446507 HCOPRRP

A metes and bounds description of a certain 1.495 acre tract of land situated in the John Austin Survey, Abstract No. 1 and James S. Holman Survey, Abstract No. 323, in Harris County, Texas; being all of Block 79 of South Side Buffalo Bayou and the adjoining portions of Rusk Street, San Jacinto Street, and Capitol Street conveyed to Texas Corporation, The Texas Company, and Texaco, Inc. by instruments recorded in Volume 195, Page 368, Volume 240, Page 613, Volume 3345, Page 724, Volume 443, Page 138, Volume 258, Page 456 and Volume 3721, Page 617 all of the Harris County Deed Records, and Clerk's File Nos. E142417, G421334, G421335 and D801188, all of the Harris County Deed Official Public Records of Real Property; said 1.495 acre tract of land being more particularly described as follows with all bearings based on the Texas Coordinate System, South Central Zone, NAD 83, CORS 96 (EPOCH 2002.00) as referenced in the City of Houston Department of Public Works in Engineering and Construction Division Downtown Centerline Reference Rod System Revitalization, GF No. N-0645-04-3;

COMMENCING at the intersection of the City of Houston Engineer Reference Line for Capitol Street and La Branch Street, from which an iron rod found bears South 64° 45' 29" East. 0.56 feet:

THENCE North 57' 08' 24" West, 1029.89 feet along the City of Houston Engineer Reference Line of Capitol Street to a point for corner, from which the intersection of the City of Houston Engineer Reference Line for Capitol Street and Bagby Street bears North 57° 08' 24" West, 2619.22 feet, and from reference line an iron rod found bears North 14° 09' 46" East, 0.25 feet;

THENCE South 32 52 00" West, 40.00 feet to a cut "X" in concrete set being the intersection of the southwest right-of-way of Capitol Street (based on variable width) and the northwest right-of-way of San Jacinto Street (based on a variable width), also being the POINT OF BEGINNING of the herein described tract;

THENCE, along said northwest right—of—way, the following three (3) courses and distances:

- 1. South 32° 52' 00" West, 100.03 feet to a point for corner;
- 2. South 57° 08' 24" East, 8.70 feet to a cut "X" in concrete set;

3. South 32° 52' 00" West, 152.47 feet to a cut "X" in concrete set being the intersection of said northwest right-of-way and

the northeast right-of-way of Rusk Street (based on variable width); THENCE, along said northeast right-of-way the following three (3) courses and distances:

- 1. North 57° 08' 24" West, 133.71 feet to a cut "X" in concrete set;
- 2. North 32° 52' 00" East, 0.52 feet to a point for corner;
- 3. North 57° 08' 24" West, 126.99 feet to a punch mark in concrete set being the intersection of said northeast right-of-way and the southeast right—of—way of Fannin Street (based on a width of 80 feet);

THENCE, North 32° 52' 00" East, 251.98 feet to a cut "X" in concrete set being the intersection of said southeast right-of-way and the aforementioned southwest right—of—way;

THENCE along said southwest right-of-way, the following nine (9) courses and distances:

- 1. South 57° 08' 24" East, 85.26 feet to a cut "X" in concrete set;
- 2. North 32° 51' 36" East, 3.28 feet to a cut "X" in concrete set;
- 3. South 57° 08' 24" East, 40.01 feet to a cut "X" in concrete set;
- 4. South 32° 51' 36" West, 3.28 feet to a cut "X" in concrete set;
- 5. South 57° 08' 24" East, 47.30 feet to a cut "X" in concrete set;
- 6. North 32° 52' 00" East, 3.69 feet to a cut "X" in concrete set;
- 7. South 56° 51' 59" East, 23.03 feet to a cut "X" in concrete set;
- 8. South 32° 52' 00" West, 3.58 feet to a cut "X" in concrete set;
- 9. South 57° 08' 24" East, 56.40 feet to the POINT OF BEGINNING, CONTAINING 1.495 acres of land in Harris County, Texas.

TRACT I SURVEYED LEGAL DESCRIPTION

COUNTY OF HARRIS

STATE OF TEXAS

A METES AND BOUNDS description of a certain 1.495 acre tract of land situated in the John Austin Survey, Abstract No. 1 and James S. Holman Survey, Abstract No. 323, in Harris County, Texas; being the called 1.495 acre tract of land conveyed to Rusk at San Jacinto Partners LP by Special Warranty Deed recorded under Clerk's File No. 20130446507 of the Harris County Official Public Records of Real Property; said 1.495 acre tract of land being more particularly described as follows with all bearings being based on the Texas Coordinate System, South Central Zone, NAD 83, CORS 96 (EPOCH 2002.00) as referenced in the City of Houston Department of Public Works in Engineering and Construction Division Downtown Centerline Reference Rod System Revitalization, GFS No. N-0645-04-3:

COMMENCING at the intersection of the City of Houston Engineer Reference Line for Capitol Street and La Branch Street, from which an iron rod found bears South 64'45'29" East, 0.56 feet; THENCE, North 57°08'24" West, 1029.89 feet along the City of Houston Engineer Reference Line of Capitol Street to a point for corner, from which the intersection of the City of Houston Engineer Reference Line for Capitol Street and Bagby Street bears North 57'08'24" West, 2619.22 feet, and

THENCE, South 32'52'00 West, 40.00 feet to a cut "X" in concrete set being the intersection of the southwest right-of-way of Capitol Street (based on a variable width) and the northwest right-of-way of San Jacinto Street (based on a variable width), also being the POINT OF BEGINNING of the herein

THENCE, along said northwest right-of-way, the following three (3) courses and distances:

- 1. South 32°52'00" West, 100.03 feet to a point for corner;
- 2. South 57°08'24" East, 8.70 feet to a cut "X" in concrete found;

from reference line an iron rod found bears North 14°09' 46" East, 0.25 feet;

3. South 32°52'00" West, 152.47 feet to a cut "X" in concrete found being the intersection of said northwest right-of-way and the northeast right-of-way of Rusk Street (based on a variable width);

THENCE, along said northeast right-of-way the following three (3) courses and distances:

- 1. North 57° 08' 24" West, 133.71 feet to a cut "X" in concrete found;
- 2. North 32° 52' 00" East, 0.52 feet to a point for corner; North 57 08 24" West, 126.99 feet to a 60-D Nail in concrete found being the intersection of said northeast right-of-way and the southeast right-of-way of Fannin Street (based on a width of

THENCE, North 32° 52' 00" East, 251.98 feet to a cut "X" in concrete set being the intersection of

said southeast right—of—way and the aforementioned southwest right—of—way;

- THENCE along said southwest right-of-way, the following nine (9) courses and distances:
- 1. South 57.08'24" East, 85.26 feet to a point for corner; 2. North 32°51'36" East, 3.28 feet to a cut "X" in concrete found;
- 3. South 57°08'24" East, 40.01 feet to a cut "X" in concrete set;
- 4. South 32°51'36" West, 3.28 feet to a point for corner;
- 5. South 57.08'24" East, 47.30 feet to a point for corner; 6. North 32°52'00" East, 3.69 feet to a cut "X" in concrete set;
- 7. South 56°51'59" East, 23.03 feet to a cut "X" in concrete set;
- 8. South 32°52'00" West, 3.58 feet to a point for corner;

9. South 57'08'24" East, 56.40 feet to the POINT OF BEGINNING, CONTAINING 1.495 acres of land in Harris County, Texas as shown on Drawing No. 11078 in the office of Jones|Carter in Bellaire, Texas.

SCHEDULE B ITEM No.	RECORDING INFO	SURVEYORS NOTE
10a	N/A	NOT ADDRESSED WITH SURVEY
10b	N/A	SHOWN/NOTED ON SURVEY, IF ANY
10c	N/A	SHOWN/NOTED ON SURVEY, IF ANY
10d	N/A	SHOWN/NOTED ON SURVEY, IF ANY
10e	N/A	NOT ADDRESSED WITH SURVEY
10f	CF No. D964383 HCOPRRP	ADJACENT TO THE TRACT 1 & SHOWN HEREON
10g	CF Nos. S189146, S189145, S954154, S954155 HCOPRRP	ADJACENT TO THE TRACT 1 & SHOWN HEREON
10h	S579116 HCOPRRP	TRACT I IS THE SAME CALLED 1.495 AC TRACT REFERENCED IN EXHIBIT "A" OF CF No. S579116 HCOPPRP
10i	CF No. 20120270761 HCOPRRP	TRACT I IS ALL OF BLOCK 79, S.S.B.B., HOUSTON, HARRIS COUNTY, TEXAS, THIS DOCUMENT DOES NOT CONTAIN SUFFICIENT INFORMATION TO LOCATE THE ENCROACHMENT AREAS. THESE ENCROACHMENT AREAS ARE NOT SHOWN HEREON.
10j	CF No. 20120270762 HCOPRRP	TRACT I IS ALL OF BLOCK 79, S.S.B.B., HOUSTON, HARRIS COUNTY, TEXAS, THIS DOCUMENT DOES NOT CONTAIN SUFFICIENT INFORMATION TO LOCATE THE ENCROACHMENT AREAS. THESE ENCROACHMENT AREAS ARE NOT SHOWN HEREON.
10k	CF Nos. 20130451710, 20160000071, RP-2017-384058, RP-2017-384054 HCOPRRP	TRACT I IS THE SAME TRACT DESCRIBED IN CF Nos. 20160000071, RP-2017-384058 AND RP-2017-384054 HCOPRRP.
101	CF No. 20140141527 HCOPRRP	TRACT I IS THE SAME TRACT DESCRIBED IN EXHIBIT "A" OF THIS DOCUMENT, IT IS THE SURVEYORS OPINION THAT THIS DOCUMENT APPLIES TO THE CONSENT TO ENCROACH AGREEMENTS RECORDED IN CLERK'S FILE No. 20120270762 AND 20120270761 HCOPRRP.
10m	CF No. RP-2016-162540 HCOPRRP	EASEMENT IS LOCATED WITHIN TRACT I AND IS SHOWN HEREON
10n	CF No. RP-2016-81394 HCOPRRP	THIS IS A BLANKET EASEMENT BENEFITING TRACT 1 - NOT SHOWN HEREON
10o	CF No. RP-2016-289982 HCOPRRP	TRACT I IS ALL OF BLOCK 79, S.S.B.B., HOUSTON, HARRIS COUNTY, TEXAS,EXHIBIT "A" DEPICTS THE GENERAL LOCATION OF THE ENCROACHMENTS. THIS DOCUMENT DOES NOT CONTAIN SUFFICIENT INFORMATION TO DEFINITIVELY VERIFY THE VOLUME OF THESE ENCROACHMENTS
10p	CF No. RP-2017-362430, RP-2017-384053 HCOPRRP	THIS DOCUMENT APPEARS TO GENERALLY AFFECT THE PARKING GARAGE LOCATED ON TRACT I
10q	CF No. RP-2017-384059 HCOPRRP	TRACTS I, II, III, IV AND V ARE THE SAME PROPERTIES SHOWN ON THIS SURVEY
10r	N/A	NOT ADDRESSED WITH SURVEY
10s	N/A	NOT ADDRESSED WITH SURVEY



Records of Harris County, Texas.

File No. 20120270761, Official Public Records, Harris County, Texas. As affected by Affidavit of Transfer of Encroachment Permit/License filed April 08, 2014, recorded under

Permitted encroachment rights into the street right-of-way of 1100 Block of Capitol Street

Permitted encroachment rights into the street right-of-way of Fannin Street, Capitol Street

and San Jacinto Street as created and as more particularly described in instrument, dated

June 7, 2016, filed July 5, 2016, recorded under Harris County Clerk's File No.

RP-2016-289982, Official Public Records, Harris County, Texas.

as created and as more particularly described in instrument, dated March 29, 2012, filed

June 19, 2012, recorded under Harris County Clerk's File No. 20120270762, Official Public

Records, Harris County, Texas. As affected by Affidavit of Transfer of Encroachment

Permit/License filed April 08, 2014, recorded under Clerk's File No. 20140141527, Real

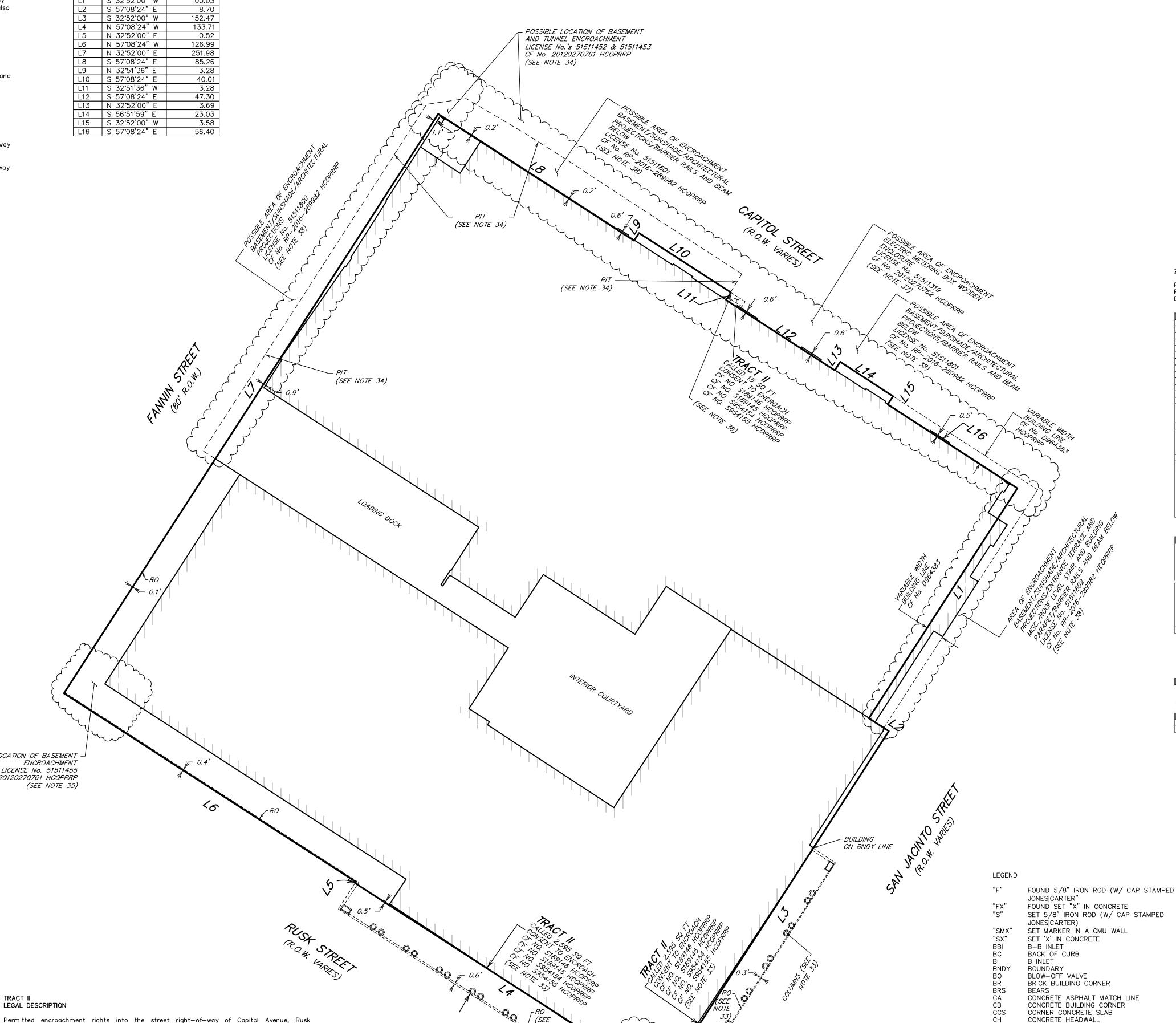
Clerk's File No. 20140141527, Real Property Records of Harris County, Texas.

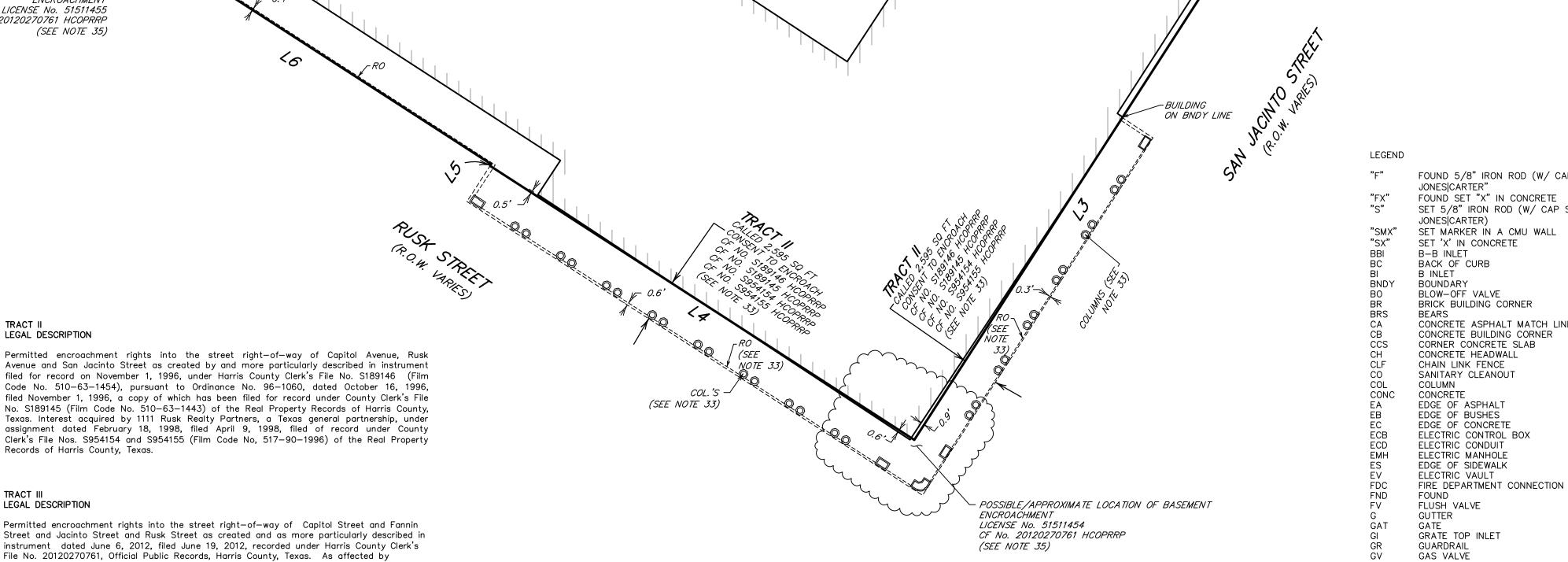
LEGAL DESCRIPTION

LEGAL DESCRIPTION

TRACT V LEGAL DESCRIPTION

Property Records of Harris County, Texas.





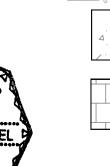
Subject to the General Notes shown:

To: Arbor Realty SR, Inc., a Maryland Corporation, and each successor in ownership of the indebtedness secured by the insured mortgage: 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, 6(a). 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10, 11, 13, 14, 16, 17, 18, 19, 20, 21(a) of Table A thereof. The fieldwork was completed on February 20, 2020.

(SEE NOTE 35)

Date of Plat or Map: February 21, 2020 Revised: March 16, 2020 (Address Attorney comments, add Zoning Report and add sheet 2 of 2)

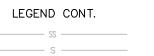
Matter L. 18/1 3-17-2020 Matthew W. Brazzel Registered Professional Land Surveyor No. 6140 mbrazzel@jonescarter.com



HAND RAIL

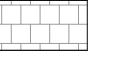
IRON ROD

INTERCEPTOR MANHOLE



SANITARY SEWER APPROXIMATE LOCATION - UNDERGROUND (SEE NOTE 29) STORM SEWER APPROXIMATE LOCATION - UNDERGROUND (SEE NOTE 29) WATER APPROXIMATE LOCATION - UNDERGROUND (SEE NOTE 29) GAS PAINT STRIPE





SHEET 2 OF 2

BRICK PAVERS

CONCRETE HATCHING

ZONING REPORT INFORMATION:

DATED: JANUARY 29, 2020

PARTNER PROJECT No. 20-271911.1

Conformance Status Summary:
Subject's Use Conformance Status: Legal Conforming.

Improvements

8.1 Number of Parking Spaces

8.2 Parking Requirements

The following chart is in accordance with HMC § 26-492.

For Each Two Bedroom Unit 1.666 spaces per unit Pending unit mix

provided ALTA Survey

Houston, Texas 77002

Mixed Use, Commercial/Resident

16, plus 9 Story Parking Garage

Certain development standards are governed by the City's

Legal Nonconforming. The Subject encroaches up to several feet into the required setbacks along the Subject

northeastern, northwestern, southeastern and southwestern property lines. The Subject was constructed prior to the

effective date of the current revision of the Code, and was in compliance with all applicable codes at the time of its final

inspection. The City would, therefore, consider the Subject to

be grandfathered in under the previous revision of the Code.

encroaches up to several feet into

setbacks along the Subject's

northeastern, southeastern a

southwestern property lines.

10 ft., All Others

Area Regulations Status: LEGAL NONCONFORMING

Information on this chart was taken from aerial and street level views of the parking garage and a Client-

Total Required Parking = Pending unit mix Parking Status: CONFORMING, pending unit mix

MONITOR WELL

PI ANTER

PVC PIPE

SAN MH SANITARY MANHOLE

STM MH STORM MANHOLE

PVC

OAK TREE OVERHEAD POWER

POINT FOR CORNER

POINT OF BEGINNING

PAINT STRIPE GAS

RAILROAD RAIL

STREET LIGHT

SQUÁRE FEET

SIGN/STREET SIGN

S.S.B.B. SOUTH SIDE BUFFALO BAYOU

TELEPHONE LINE VAULT

TELEPHONE MANHOLE

TRAFFIC SIGNAL BOX

TRAFFIC SIGNAL POLE

WROUGHT IRON FENCE

WATER METER EASEMENT

WHEEL CHAIR RAMP

WOOD FENCE

WATER METER

WATER VALVE

EXPOSED PIPE

SOFTWOOD TREE

PAINT STRIPE WATER

BUILDING/ROOF OVERHANG

BLOCK BUILDING CORNER

POINT OF COMMENCING POWER POLE

PARKING METER

PREPARED BY PARTNER

Property Use Parcel Size (Acres)

Number of Buildings Number of Stories Year Built

Number of Residential Units Gross Building Area (SF)

Net Rentable Area (SF) Commercial/Retail Area (SF) Property Jurisdiction
Zoning Designation

> JONES CARTER COTTON SURVEYING DIVISION Texas Board of Professional Land Surveying Registration No. 10046100 6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337

VICINITY MAP KEY MAP 493-L,Q GENERAL NOTES CONTINUED:

34. The pit shown hereon was located on April, 2013. This pit is not visible from the ground level at the time of this survey and the surveyor does not know where the basement and tunnel definitively exist.

35. The surveyor assumes that this is the possible location of the basement encroachment and which the basement was not visible from the ground level at the time of this survey. The surveyor has not located the basement in the field.

36. In regard to Schedule "B" Item 10(i) of said Commitment for Title Insurance, the surveyor observed concrete sidewalk located within this area. Overhead encroachments may exist which

37. In regard to Schedule "B" Item 10(j) of said Commitment for Title Insurance, the surveyor did not observe any above ground improvements regarding a wooden enclosure for an electric metering box.

38. The ground level footprint of the parking garage is shown hereon, overhead encroachments may exist which are not shown hereon. Clerk's File No. RP-2016-289982

39. Zoning Report Comments:

i) Land Use — Zoning Designation — N/A.

HCOPRRP generally depicts the proposed encroachments.

ii) Tract I is located within the Central Business District and is not subject to platted building lines per Sections 42-1 and 42-151 of the Code of Ordinances of the City of

iii) Zoned Width of Lot — None stated.

iv) Zoned Parking Spaces — None stated.

ALTA/NSPS LAND TITLE SURVEY

BLOCK 79 OUT OF SOUTH SIDE OF BUFFALO BAYOU

JAMES S. HOLMAN SURVEY, A-323 & THE JOHN AUSTIN SURVEY, A-1 HARRIS COUNTY, TEXAS

FEBRUARY 2020 JOB No. 02791-0001-03 F.B. 2928 PG. 39-42 **DWG. No. 11078**

BEING

1.495 ACRES OUT OF THE