

TRACT I
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 Capital 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 458 and Volume 3721, Page 601, all of the Harris County Deed Records, and Clerk's File Nos. E142417, G421334, G421335 and D801888, 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 86 (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, CF No. N-0645-04-3;

COMMENCING at the intersection of the City of Houston Engineer Reference Line for Capital 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 Capital Street to a point for corner, from which the intersection of the City of Houston Engineer Reference Line for Capital Street and Bobby 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 Capital 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 86 (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, CF No. N-0645-04-3;

COMMENCING at the intersection of the City of Houston Engineer Reference Line for Capital 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 Capital Street to a point for corner, from which the intersection of the City of Houston Engineer Reference Line for Bobby Street and Bobby 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 Capital 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 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 found;
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;
3. North 57° 08' 24" West, 126.99 feet to a 60-0 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 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 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 HCOPRRP
10i	CF No. 20120270761 HCOPRRP	TRACT I IS ALL OF BLOCK 79, S.S.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., 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
10l	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., HOUSTON, HARRIS COUNTY, TEXAS EXHIBIT "A" DEPICTS THE GENERAL LOCATION OF THE ENCROACHMENTS. THIS DOCUMENT DOES NOT CONTAIN SUFFICIENT INFORMATION TO DEFINITELY 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 THE 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

POSSIBLE LOCATION OF BASEMENT ENCROACHMENT
LICENSE No. 51511455
CF No. 20120270761 HCOPRRP
(SEE NOTE 35)

TRACT II LEGAL DESCRIPTION

Permitted encroachment rights into the street right-of-way of Capital Avenue, Rusk Avenue and San Jacinto Street as created by and more particularly described in instrument filed for record on November 1, 1996, under Harris County Clerk's File No. S189146 (Firm Code No. 510-63-1454), pursuant to Ordinance No. 96-1060, dated October 16, 1996, filed November 1, 1996, a copy of which has been filed for record under County Clerk's File No. S189145 (Firm Code No. 510-63-1443) of the Real Property Records of Harris County, Texas. Interest acquired by 1111 Rusk Realty Partners, a Texas general partnership, under assignment dated February 18, 1998, filed April 9, 1998, filed of record under County Clerk's File Nos. S954154 and S954155 (Firm Code No. 517-90-1996) of the Real Property Records of Harris County, Texas.

TRACT III LEGAL DESCRIPTION

Permitted encroachment rights into the street right-of-way of Capital Street and Fannin Street and San Jacinto Street and Rusk Street as created and as more particularly described in instrument dated June 6, 2012, filed June 19, 2012, recorded under Harris County Clerk's 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 Clerk's File No. 20140141527, Real Property Records of Harris County, Texas.

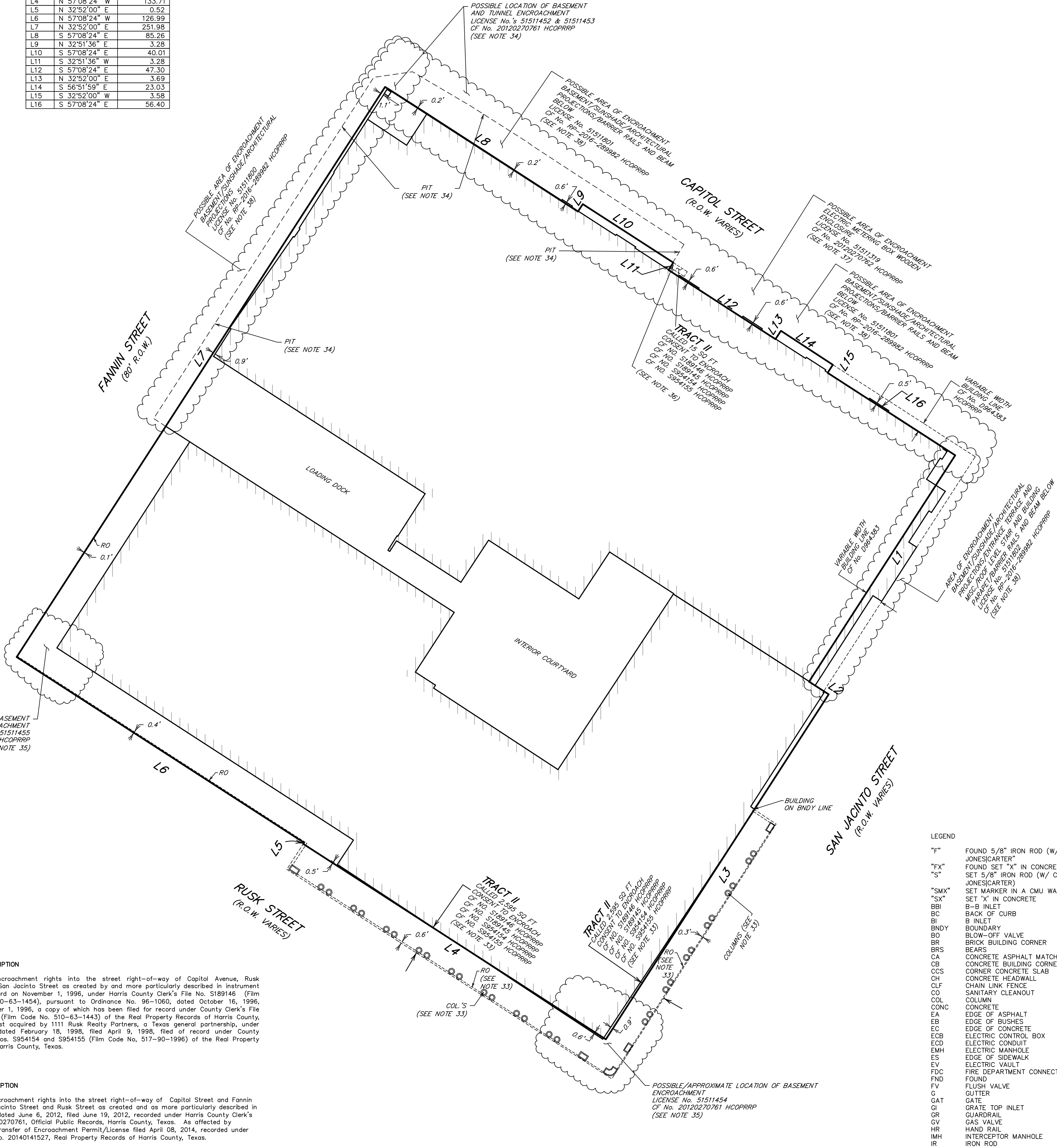
TRACT IV LEGAL DESCRIPTION

Permitted encroachment rights into the street right-of-way of 1100 Block of Capital Street 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 Property Records of Harris County, Texas.

TRACT V LEGAL DESCRIPTION

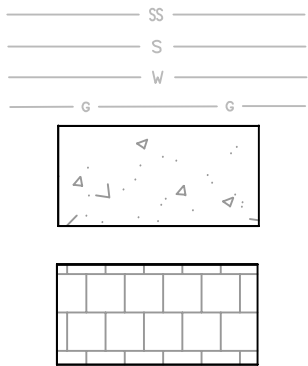
Permitted encroachment rights into the street right-of-way of Fannin Street, Capital Street and San Jacinto Street as created and as more particularly described in instrument, dated June 7, 2016, filed July 5, 2016, recorded under Harris County Clerk's File No. RP-2016-289982, Official Public Records, Harris County, Texas.

LINE	BEARING	DISTANCE
L1	S 32°52'00" W	100.03
L2	S 57°08'24" E	8.70
L3	S 32°52'00" W	152.47
L4	N 57°08'24" W	133.71
L5	N 32°52'00" E	0.52
L6	N 57°08'24" W	126.99
L7	N 32°52'00" E	251.98
L8	S 57°08'24" E	85.26
L9	N 32°51'36" E	3.28
L10	S 57°08'24" E	40.01
L11	S 32°51'36" W	3.28
L12	S 57°08'24" E	47.30
L13	N 32°52'00" E	3.69
L14	S 56°51'59" E	23.03
L15	S 32°52'00" W	3.58
L16	S 57°08'24" E	56.40



LEGEND	
"T"	FOUND 5/8" IRON ROD (W/ CAP STAMPED
"FX"	JONES CARTER
"S"	FOUND SET "X" IN CONCRETE
"SMX"	SET MARKER IN A CMU WALL
"SX"	SET "X" IN CONCRETE
BBI	B-B INLET
BC	BACK OF CURB
BNIDY	BOUNDARY
BO	BLOW-OFF VALVE
BR	BRICK BUILDING CORNER
BRS	BEARS
CA	CONCRETE ASPHALT MATCH LINE
CB	CONCRETE BUILDING CORNER
CCS	CORNER CONCRETE SLAB
CH	CONCRETE HEADWALL
CLF	CHAIN LINK FENCE
CO	SANITARY CLEANOUT
COL	COLUMN
CONC	CONCRETE
EA	EDGE OF ASPHALT
EB	EDGE OF BUSHES
EC	EDGE OF CONCRETE
ECB	ELECTRIC CONTROL BOX
ED	ELECTRIC CONDUIT
EMH	ELECTRIC MANHOLE
ES	EDGE OF SIDEWALK
EV	ELECTRIC VALVE
FDC	FIRE DEPARTMENT CONNECTION
FO	FOUND
FV	FLUSH VALVE
G	GATE
GI	GRATE TOP INLET
GR	GUARDRAIL
GV	GAS VALVE
HR	HAND RAIL
IMH	INTERCEPTOR MANHOLE
IR	IRON ROD

LEGEND CONT.



MW	MONITOR WELL
OAK	OAK TREE
PHP	OVERHEAD POWER
P	PLANTER
PFC	POINT FOR CORNER
PKM	PARKING METER
POB	POINT OF BEGINNING
POC	POINT OF COMMENCING
PP	POWER POLE
PSG	PAINT STRIPE GAS
PSW	PAINT STRIPE WATER
PVC	PVC PIPE
RO	BUILDING/ROOF OVERHANG
RR	RAILROAD RAIL
SAN MH	SANITARY MANHOLE
SB	BLOCK BUILDING CORNER
SL	STREET LIGHT
SN	SION/STREET SIGN
SO FT	SQUARE FEET
S.S.B.B	SOUTH SIDE BUFFALO BAYOU
STM MH	STORM MANHOLE
SW	SOFTWOOD TREE
TLV	TELEPHONE LINE VAULT
TLM	TELEPHONE MANHOLE
TSB	TRAFFIC SIGNAL BOX
TSR	TRAFFIC SIGNAL POLE
WCR	WHEEL CHAIR RAMP
WF	WOOD FENCE
WO	WROUGHT IRON FENCE
WM	WATER METER
WME	WATER METER EASEMENT
WV	WATER VALVE
XP	EXPOSED PIPE

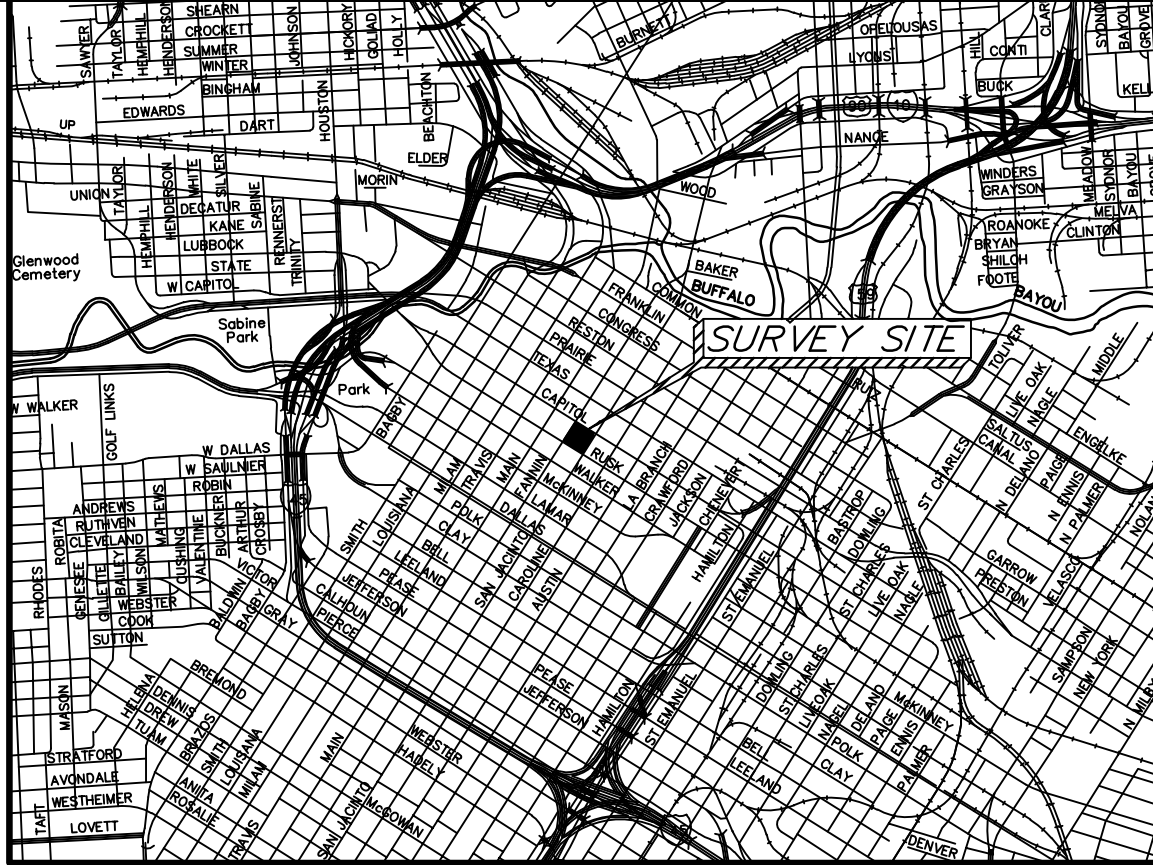
SANITARY SEWER APPROXIMATE LOCATION -- UNDERGROUND (SEE NOTE 29)
STORM SEWER APPROXIMATE LOCATION -- UNDERGROUND (SEE NOTE 29)
WATER APPROXIMATE LOCATION -- UNDERGROUND (SEE NOTE 29)
GAS PAINT STRIPE

CONCRETE HATCHING

BRICK PAVERS



SHEET 2 OF 2



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 are not shown hereon.

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 HCOPRRP generally depicts the proposed encroachments.

39. Zoning Report Comments:
- i) Land Use -- Zoning Designation -- N/A.
 - ii) Tract I is located within the Central Business District and is not subject to plotted building lines per Sections 42-1 and 42-151 of the Code of Ordinances of the City of Houston.
 - iii) Zoned Width of Lot -- None stated.
 - iv) Zoned Parking Spaces -- None stated.

ZONING REPORT INFORMATION:

PREPARED BY PARTNER
PARTNER PROJECT No. 20-27911.1
DATED: JANUARY 28, 2020

Property Data	Tract Data
Name	1111 Rusk Street
Address	Houston, Texas 77002
City, State and Postal Code	Houston, Texas 77002
Property Type	Mixed Use Commercial/Residential
Parcel Size (Acres)	1.495
Number of Buildings	1
Year Built	1991 & 2005
Number of Residential Units	198
Gross Building Area (SF)	460,190
Useable Area (SF)	251,020
Commercial/Total Area (SF)	26,170
Property Condition	City of Houston
Zoning Designation	N/A. The City of Houston does not have a Zoning Ordinance. Certain development standards are governed by the City's Subdivision Regulations.
County	Harris County
Tax Number	001070000001
Conformance Status Summary	Legal Nonconforming
Subject's Use Conformance Status	Improvement
Conformance Status	Legal Nonconforming. The Subject encroaches up to several feet into the required setbacks along the Subject's northeastern, northeastern, southeastern and southwestern property lines. The Subject was constructed prior to the effective date of the current version 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 version of the Code.

Area Description	Code	Requirements	Status
Parking Lines (Setbacks)	HCO 4-2-150	15 ft. From Front Garden Streets to R, All Others	Nonconforming
			The Subject encroaches up to several feet into the required setbacks along the Subject's northeastern, northeastern, southeastern and southwestern property lines. The Subject was constructed prior to the effective date of the current version 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 version of the Code.
Width of Lot	HCO 4-2-180(a), 15 ft.		Conforming

Area Regulations Status: LEGAL NONCONFORMING

8.1 Number of Parking Spaces
Information on this chart was taken from aerial and street level views of the parking garage and a Client-provided Aerial Survey.

Requirements	Actual	Notes
For Each One Bedroom Unit	1.533 spaces per unit	Pending unit mix
For Each Two Bedroom Unit	1.666 spaces per unit	Pending unit mix
Total Required Parking	Pending unit mix	

Parking Status: CONFORMING, pending unit mix

ALTA/NSPS LAND TITLE SURVEY
OF
BLOCK 79 OUT OF SOUTH
SIDE OF BUFFALO BAYOU
BEING
1.495 ACRES
OUT OF THE
JAMES S. HOLMAN SURVEY, A-323 &
THE JOHN AUSTIN SURVEY, A-1
HARRIS COUNTY, TEXAS
FEBRUARY 2020