

LEGEND:
H.C.M.R. Harris County Map Records
H.C.D.R. Harris County Deed Records
H.C.C.F. No. Harris County Clerk's File Number
F.C. No. Harris County Flood Control District
S. Set property corner
F. Found property corner
M. Found monument

H.T.&B. R.R. CO. SEC. 1
A - 385

Exhibit "A"

N:13935169.41
E:3117882.70
set 3/4" iron rod
found 5/8" iron rod
N:13935088.17
E:3117961.42
set 3/4" iron rod
found 5/8" iron rod
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E:3117961.42
set 3/4" iron rod
found 5/8" iron rod
N:13935088.17
E:3117961.42
set 3/4" iron rod
found 5/8" iron rod

Turkey Creek Property
called 110.1312 acre tract
F.A.S.H. Family Partnership 1992
H.C.C.F. No. M703230
F.C. No. 023-44-0164
May 15, 1992

H.T.&B. R.R. CO. SEC. 2 BLK. 4
A - 1542

Tract 24
residue tract of a called 20.6012 acre tract
Anglia Partners Ltd.
H.C.C.F. No. M751040
F.C. No. 188-76-0005
July 1, 1989

HL&P unobstructed easement
Vol. 8191, Pg. 371 H.C.D.R.
H.C.C.F. No. D204460
F.C. No. 122-37-2075
Oct. 5, 1970

25' access easement
Vol. 4879, Pg. 544 H.C.D.R.
H.C.C.F. No. B573334
F.C. No. 077-06-0165
Sept. 25, 1962

HL&P unobstructed easement
Vol. 8226, Pg. 177 H.C.D.R.
H.C.C.F. No. D222573
F.C. No. 122-38-0542
Oct. 15, 1970

residue tract of a called 34.78 acre tract
Northwood Business Park company
H.C.C.F. No. U687853
F.C. No. 535-40-1180
Oct. 5, 2000

TOTAL GROSS AREA
34.77 ACRES
(1,514,544 SQ. FT.)

RESTRICTED RESERVE "A"
15.97 ACRES
(695,840 SQ. FT.)

TURKEY CREEK
H.C.C.D. stream No. K111-00-00
Vol. 334, Pg. 12, H.C.M.R.
(width varies)

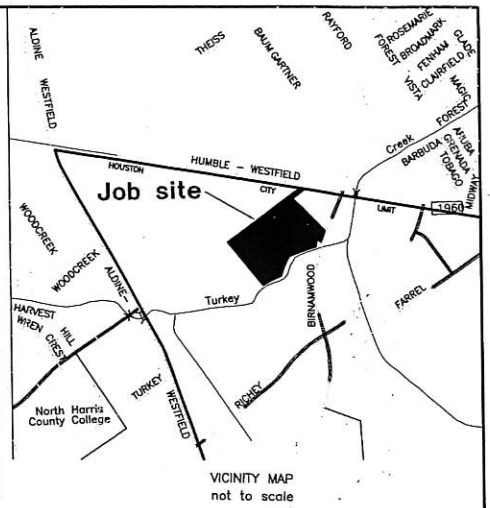
R. WEST
A - 860

FM 1960 (100' R.O.W.)
right-of-way line

POINT OF BEGINNING
15.97 Acres Restricted Reserve "A"
And 34.77 Acres Overall Tract

FIELD NOTES
Being a 15.97 acre (695,840 square feet) of land out of Richard West Survey, Abstract No. 860, Harris County, Texas, said 15.97 acre tract being part of and out of a called 34.78 acre tract described in deed to Northwood Business Park Company recorded under Harris County Clerk's File (H.C.C.F.) No. U687853, Film Code (F.C.) No. 535-40-1180, dated October 5, 2000, said 34.78 acre tract being the same tract of land described in deed to Northwood Ventures II, L.P. under H.C.C.F. No. U687853, Film Code (F.C.) No. 535-40-1180, dated September 23, 1998; (All bearings and coordinates are referenced to the Texas Coordinate System, North American Datum of 1983 (NAD83), South Central Zone 4204, 2003 adjustment. All distances and coordinates are surface values and may be converted to grid values by multiplying by a scale factor of 0.99993443); said 15.97 acre tract being more particularly described by metes and bounds as follows:
BEGINNING at (N-13935169.41, Y-13935088.17) a best 5/8 inch iron rod found in the westerly right-of-way line of Birmamwood Boulevard (100 feet wide) for the most easterly southeast corner of the herein described tract; from which, a found Tropical Storm Allison Recovery Project (TSARP) Monument No. RM110300 bears South 01° 09' 27" West, 142.55 feet; said corner being the northeast corner of a called 0.0704 acre tract (L&H Station) described in deed to Northwood Municipal Utility District No. 1 under H.C.C.F. No. K950521, F.C. No. 071-77-1598, dated January 29, 1987;
1. THENCE North 74° 19' 27" West, departing the westerly right-of-way line of said Birmamwood Boulevard, along the common line with said L&H Station, a distance of 70.00 feet to a found 5/8 inch iron rod for corner; said corner being the northwest corner of said L&H Station;
2. THENCE South 15° 40' 33" West, continuing along the said common line, a distance of 68.04 feet to a found 5/8 inch iron rod in the northwesterly line of a Harris County Drainage Ditch (Turkey Creek K111-00-00) (width varies) for corner; said Turkey Creek being shown on plat recorded in Vol. 334, Pg. 121 of Harris County Map Records (H.C.M.R.);
3. THENCE South 73° 45' 06" West, along the northwesterly line of said Turkey Creek, a distance of 384.88 feet to a found 1/2 inch iron rod for the point of curvature of a non-tangent curve to the left;
4. THENCE in a southwesterly direction, along the said northwesterly line of Turkey Creek and the said curve to the left, having a radius of 365.00 feet, a central angle of 59° 44' 26", a chord bearing South 48° 22' 33" West-312.78 feet, an arc distance of 323.24 feet to a found 5/8 inch iron rod set for corner; from which, a found 5/8 inch iron rod with cap bears South 40° 32' West, 0.55 feet;
5. THENCE South 77° 59' 00" West, a distance of 252.80 feet to a found 1/2 inch iron rod for the point of curvature of a tangent curve to the right;
6. THENCE in a southwesterly direction, along the said curve to the right, having a radius of 150.00 feet, a central angle of 71° 27' 06", a chord bearing South 42° 15' 30" West-175.17 feet, an arc distance of 187.06 feet to a found 1/2 inch iron rod for corner;
7. THENCE South 06° 31' 37" West, continuing along the said Turkey Creek, a distance of 205.10 feet to a found 5/8 inch iron rod for the point of curvature of a tangent curve to the right;
8. THENCE in a southwesterly direction, along the said curve to the right, having a radius of 340.00 feet, a central angle of 50° 17' 49", a chord bearing South 15° 40' 33" West-106.62 feet, an arc distance of 106.62 feet to a found 5/8 inch iron rod for corner;
9. THENCE South 15° 40' 33" West, continuing along the said westerly right-of-way line, a distance of 109.40 feet to the POINT OF BEGINNING and containing 15.97 acres (695,840 square feet) of land.

FIELD NOTES
Being a 34.77 acres (1,514,544 square feet) of land out of Richard West Survey, Abstract No. 860, Harris County, Texas, said 34.77 acre tract being a residue tract of a called 34.78 acre tract described in deed to Northwood Business Park Company recorded under Harris County Clerk's File (H.C.C.F.) No. U687853, Film Code (F.C.) No. 535-40-1180, dated October 5, 2000; said 34.78 acre tract being the same tract of land described in deed to Northwood Ventures II, L.P. under H.C.C.F. No. U687853, Film Code (F.C.) No. 535-40-1180, dated September 23, 1998; (All bearings and coordinates are referenced to the Texas Coordinate System, North American Datum of 1983 (NAD83), South Central Zone 4204, 2003 adjustment. All distances and coordinates are surface values and may be converted to grid values by multiplying by a scale factor of 0.99993443); said 34.77 acre tract being more particularly described by metes and bounds as follows:
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2. THENCE South 15° 40' 33" West, continuing along the said common line, a distance of 68.04 feet to a found 5/8 inch iron rod in the northwesterly line of a Harris County Drainage Ditch (Turkey Creek K111-00-00) (width varies) for corner; said Turkey Creek being shown on plat recorded in Vol. 334, Pg. 121 of Harris County Map Records (H.C.M.R.);
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4. THENCE in a southwesterly direction, along the said northwesterly line of Turkey Creek and the said curve to the left, having a radius of 365.00 feet, a central angle of 59° 44' 26", a chord bearing South 48° 22' 33" West-312.78 feet, an arc distance of 323.24 feet to a found 5/8 inch iron rod set for corner; from which, a found 5/8 inch iron rod with cap bears South 40° 32' West, 0.55 feet;
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- NOTES:
- This survey has relied upon the Commitment for Title Insurance issued by Chicago Title Insurance Company, G.E. No. 100-06-117, effective date June 4, 2006, with regard to any recorded easements, rights-of-way or setbacks affecting the subject property. Additional documents regarding the rights-of-way taking and current ownership of the adjacent tracts have been researched by Texas American Title Company. No additional research regarding the existence of easements, restrictions, or other matters of record has been performed by the Surveyor.
 - There was no improvement located on the subject property and the Surveyor did not locate underground improvements per client's request.
 - Bearings and Coordinates are based on the Texas State Plane Coordinate System, South Central Zone, NAD 83 (2004 adjustment). All distances are surface and may be converted to grid by multiplying by a scale factor of 0.99993443.
 - According to the Federal Emergency Management Agency Flood Insurance Rate Map No. 48201C0670 K revised date April 20, 2000, the subject property lies within ZONE "X" (unshaded), areas determined to be outside 500-year floodplains.
 - There exists an easement for electric distribution facilities 10 feet in width, lying adjacent to an existing 11k station, together with an unobstructed aerial easement 10 feet wide extending from a plane 16 feet above the ground level upwards, located adjacent thereto, as grant to Houston & Power Company recorded under Harris County Clerk's File No. 1379455.
 - All storm & sanitary sewer easements and building lines shown herein are according to line plat recorded in Vol. 334, Pg. 121 of the Harris County Map Records, unless otherwise noted.
 - There exists a 1 foot buffer reserve located east of southeasterly property line along Birmamwood Boulevard, dedication and restriction shown on plat recorded in Vol. 334, Pg. 121 of the Harris County Map Records.
 - According to the title commitment referenced herein, the subject tract is affected by restrictions of record as recorded in Vol. 6484, Pg. 269 of Harris County Deed Records and under Harris County Clerk's File No. J558387, J558389 and K916892.
 - The subject tract lies within the area designated and zoned by the City of Houston as the "Jensen Airport Site" and is subject to the restrictions and regulations imposed by ordinance to the City of Houston as recorded in Vol. 4184, Pg. 518, Vol. 4897, Pg. 67 and Vol. 5448, Pg. 421 of the Harris County Deed Records, and under Harris County Clerk's File No. J040688.
 - The subject property is subject to the terms, conditions, provisions and stipulations of Ordinance No. 85 by 1878 dated October 23, 1983 by the City of Houston recorded under Harris County Clerk's File No. N233864. Regarding to pertaining to the platting and re-platting of real property and the establishment of building set back lines within such boundaries and had been amended by Ordinance No. 1999-262 enacted February 17, 1999.

SURVEYOR'S CERTIFICATE
TO: Burchfield Development, Chicago Title Insurance Company & Wire Engineering Service Corp.
I hereby certify that this survey was made on the ground and completed on July 28, 2006, that this drawing correctly represents the facts found in the line of survey and that this professional services substantially conforms to the current Texas Survey of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.
Cesar Romero
Registered Professional Land Surveyor No. 1488
This certification is rendered and this survey is null and void if this document is altered in any manner, used or relied upon by anyone other than addressed above, or does not bear an original signature and seal of the Surveyor.

MANIONS AT TURKEY CREEK

No.	Revisions	Date
4		
3		
2		
1		

BOUNDARY VERIFICATION SURVEY
34.78 ACRES TRACT OF LAND
OUT OF RICHARD WEST SURVEY, A-860
HOUSTON, HARRIS COUNTY, TEXAS

CLARK - ROMERO
SURVEYING
1147 Brillmore Road Suite 4 - Houston, Texas 77043
Tel. 713.461.1400 - Fax 713.461.3639
http://www.clarkromerosurveying.com

Dwg. date: 07-24-2006 Scale: 1" = 100' File: 5310-001.dwg
Drawn by: AKO Calc. by: AKO Chk. by: GRR
Client: Burchfield_Development Job no.: 06-07-5310-001