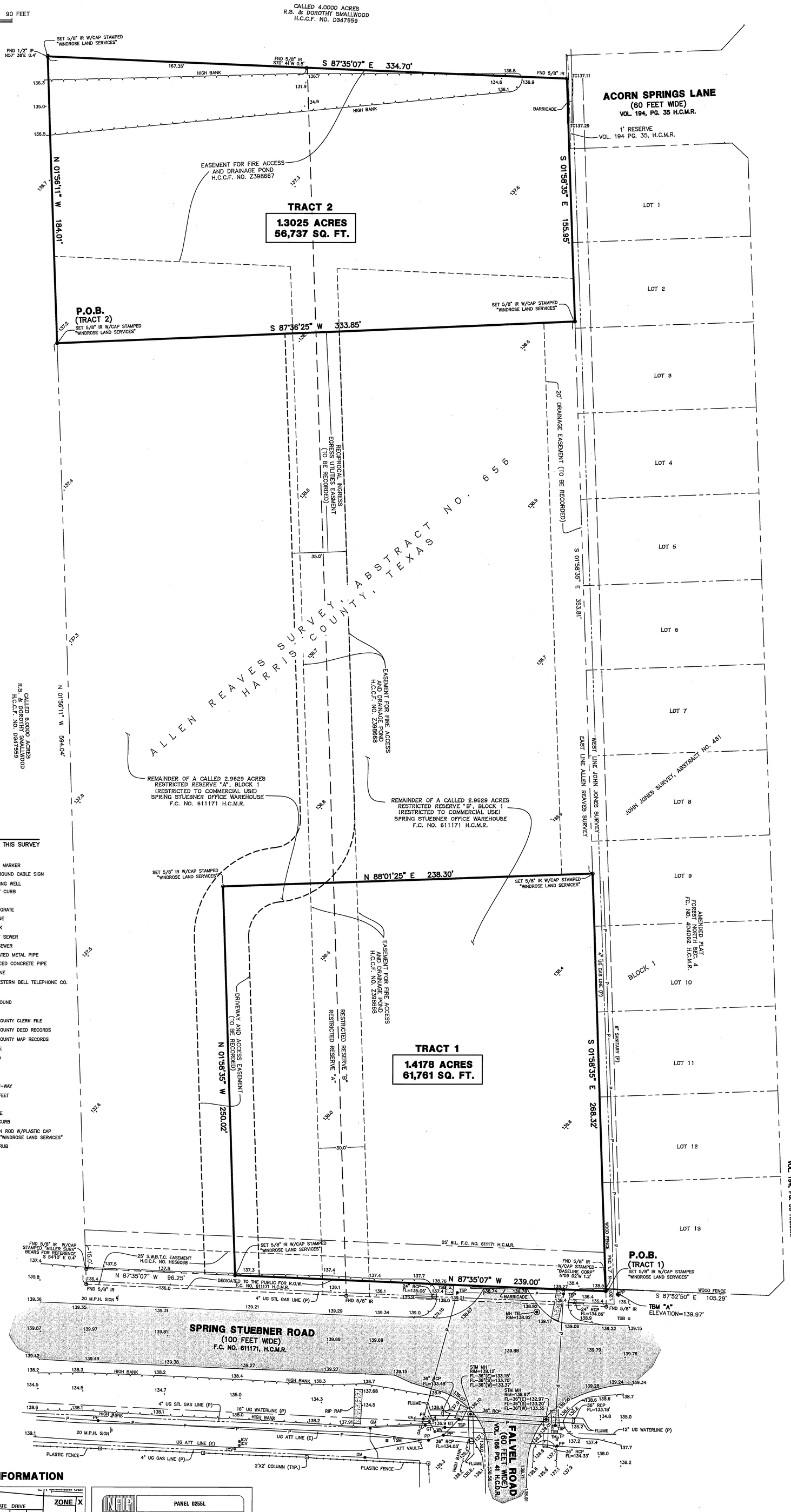
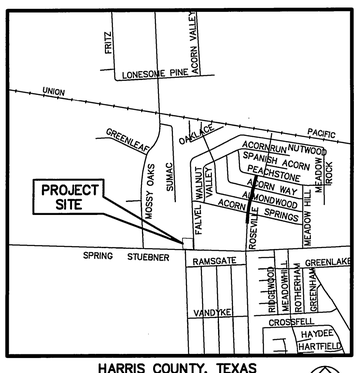




HARRIS COUNTY, TEXAS

VICINITY MAP

NOT TO SCALE

NORTH

DESCRIPTION (TRACT 1)
1.4178 AC. / 61,761 SQ. FT.

A TRACT OR PARCEL CONTAINING 1.4178 ACRES OR 61,761 SQUARE FEET OF LAND, SITUATED IN THE ALLEN REAVES SURVEY, ABSTRACT NO. 656, HARRIS COUNTY, TEXAS AND BEING OUT OF AND A PART OF RESTRICTED RESERVE "A", AND RESTRICTED RESERVE "B", BLOCK 1, OF SPRING STUEBNER OFFICE WAREHOUSE, A PLAT OF RECORD RECORDED IN FILM CODE NUMBER (F.C. NO.) 611171, OF THE HARRIS COUNTY MAP RECORDS (H.C.M.R.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL BEARINGS BASED ON SAID PLAT FILED FOR RECORD UNDER F.C. NO. 611171, H.C.M.R.;

BEGINNING AT A 5/8" IRON ROD WITH CAP STAMPED "WINDROSE LAND SERVICES" SET IN THE NORTH RIGHT-OF-WAY (R.O.W.) LINE OF CALLED SPRING STUEBNER ROAD, (100 FEET WIDE), AS RECORDED IN VOLUME 166, PAGE 41, OF THE HARRIS COUNTY DEED RECORDS, THE SOUTHEAST CORNER OF SAID RESTRICTED RESERVE "B", AND THE HEREIN DESCRIBED TRACT, FROM WHICH A FOUND 5/8" IRON ROD WITH CAP STAMPED "BASELINE CORP" BEARS NORTH 09 DEGREES 02 MINUTES WEST, A DISTANCE OF 1.20 FEET;

THENCE, ALONG THE COMMON LINE OF SAID RESTRICTED RESERVE "B", AND SAID SPRING STUEBNER ROAD, NORTH 87 DEGREES 35 MINUTES 07 SECONDS WEST, A DISTANCE OF 239.00 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "WINDROSE LAND SERVICES" SET MARKING A POINT ON SAID COMMON LINE, SAME MARKING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, DEPARTING SAID R.O.W. LINE, OVER AND ACROSS SAID RESTRICTED RESERVE "A", NORTH 01 DEGREES 58 MINUTES 35 SECONDS WEST, A DISTANCE OF 250.02 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "WINDROSE LAND SERVICES" SET, MARKING A POINT IN SAID RESTRICTED RESERVE "A", SAME BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING OVER AND ACROSS SAID RESTRICTED RESERVE "A", AND SAID RESTRICTED RESERVE "B", SOUTH 88 DEGREES 01 MINUTES 25 SECONDS EAST, A DISTANCE OF 238.30 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "WINDROSE LAND SERVICES" SET MARKING A POINT ON THE COMMON LINE OF SAID RESTRICTED RESERVE "B", AND SAID AMENDED PLAT FOREST NORTH SEC. 4, SAME MARKING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE COMMON LINE OF SAID RESTRICTED RESERVE "B", AND AMENDED PLAT FOREST NORTH SEC. 4, SOUTH 01 DEGREES 58 MINUTES 35 SECONDS EAST, A DISTANCE OF 268.32 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.4178 ACRES OR 61,761 SQUARE FEET OF LAND AS SHOWN ON THE SURVEY, JOB NO. 47860WC_R1., FILED IN THE OFFICES OF WINDROSE LAND SERVICES, INC.

DESCRIPTION (TRACT 2)
1.3025 AC. / 56,737 SQ. FT.

A TRACT OR PARCEL CONTAINING 1.3025 ACRES OR 56,737 SQUARE FEET OF LAND, SITUATED IN THE ALLEN REAVES SURVEY, ABSTRACT NO. 656, HARRIS COUNTY, TEXAS AND BEING OUT OF AND A PART OF RESTRICTED RESERVE "A", AND RESTRICTED RESERVE "B", BLOCK 1, OF SPRING STUEBNER OFFICE WAREHOUSE, A PLAT OF RECORD RECORDED IN FILM CODE NUMBER (F.C. NO.) 611171, OF THE HARRIS COUNTY MAP RECORDS (H.C.M.R.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL BEARINGS BASED ON SAID PLAT FILED FOR RECORD UNDER F.C. NO. 611171, H.C.M.R.;

BEGINNING AT A 5/8" IRON ROD WITH CAP STAMPED "WINDROSE LAND SERVICES" SET IN THE COMMON LINE OF SAID RESTRICTED RESERVE "A", AND A CALLED 6.0000 ACRE TRACT OF LAND CONVEYED TO R.S. & DOROTHY SMALLWOOD, RECORDED IN HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NUMBER (NO.) D347559, MARKING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH THE SOUTHWEST CORNER OF SAID RESTRICTED RESERVE "A" BEARS SOUTH 01 DEGREES 56 MINUTES 11 SECONDS EAST, A DISTANCE OF 594.04 FEET;

THENCE, ALONG THE COMMON LINE OF SAID 6.0000 ACRE TRACT, AND RESTRICTED RESERVE "A", NORTH 01 DEGREES 56 MINUTES 11 SECONDS WEST, A DISTANCE OF 184.01 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "WINDROSE LAND SERVICES" SET MARKING THE NORTHEAST CORNER OF SAID 6.0000 ACRE TRACT, SAME BEING IN THE SOUTH LINE OF A CALLED 4.0000 ACRE TRACT OF LAND CONVEYED TO R.S. & DOROTHY SMALLWOOD, RECORDED IN H.C.C.F NO. D347559, AND MARKING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2" IRON PIPE BEARS NORTH 57 DEGREES 38 MINUTES EAST, A DISTANCE OF 0.4 FEET;

THENCE, ALONG THE COMMON LINE OF SAID 4.0000 ACRE TRACT, AND SAID RESTRICTED RESERVE "A", SOUTH 87 DEGREES 35 MINUTES 07 SECONDS EAST, A DISTANCE OF 167.35 PASS A 5/8" IRON ROD FOUND MARKING A COMMON CORNER OF SAID RESTRICTED RESERVE "A", AND RESTRICTED RESERVE "B", IN ALL A TOTAL DISANCE OF 334.70 FEET TO A 5/8" IRON ROD FOUND MARKING THE SOUTHEAST CORNER OF SAID 4.0000 ACRE TRACT, A POINT IN THE WEST LINE OF CALLED AMENDED PLAT FOREST NORTH SEC. 4, RECORDED IN F.C. NO. 404062 H.C.M.R. AND MARKING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE COMMON LINE OF SAID AMENDED PLAT FOREST NORTH SEC. 4, AND SAID RESTRICTED RESERVE "B", SOUTH 01 DEGREES 58 MINUTES 35 SECONDS EAST, A DISTANCE OF 155.95 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "WINDROSE LAND SERVICES" SET MARKING A POINT IN SAID COMMON LINE, AND MARKING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, DEPARTING SAID WEST LINE OF AMENDED PLAT FOREST NORTH SEC. 4, OVER AND ACROSS SAID RESTRICTED RESERVE "B" AND RESTRICTED RESERVE "A" SOUTH 87 DEGREES 36 MINUTES 25 SECONDS WEST, A DISTANCE OF 333.85 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.3025 ACRES OR 56,737 SQUARE FEET OF LAND AS SHOWN ON THE SURVEY, JOB NO. 47860WC_R1., FILED IN THE OFFICES OF WINDROSE LAND SERVICES, INC.

GENERAL NOTES

1. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITH INFORMATION CONTAINED IN TITLE COMMITMENT GF NO. NCS-491214-HOU1 OF FIRST AMERICAN LAND TITLE INSURANCE COMPANY, EFFECTIVE DATE OF MAY 24, 2011, ISSUED DATE OF JUNE 8, 2011.
2. BEARINGS WERE BASED ON SPRING STUEBNER OFFICE WAREHOUSE, A PLAT OF RECORD RECORDED IN FILM CODE NO. 611171, OF THE HARRIS COUNTY MAP RECORDS.
3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR HARRIS COUNTY, TEXAS, MAP NO. 48201C0255L REVISED/DATED JUNE 18, 2007, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE LAND SERVICES, INC.
4. DEVELOPMENT OF THIS TRACT IS SUBJECT TO REQUIREMENTS PER CITY OF HOUSTON ORDINANCE NO. 1999-262 WHICH STIPULATES PLATTING AND SETBACK CONSTRAINTS. PROPOSED USAGE OF THIS TRACT WILL DETERMINE ACTUAL BUILDING SETBACK LINE(S) ALONG ANY ADJOINING STREETS. REFER TO CITY OF HOUSTON BUILDING CODES TO ESTABLISH MINIMUM PUBLISHED SETBACK REQUIREMENTS. ULTIMATELY THE CITY OF HOUSTON PLANNING COMMISSION WILL DETERMINE REQUIRED SETBACKS UPON REVIEW OF PLANS OR PLATS SUBMITTED TO SAID COMMISSION. THIS TRACT MAY REQUIRE PLATTING AS A CONDITION FOR RECEIVING BUILDING PERMITS.
5. READILY VISIBLE IMPROVEMENTS AND UTILITIES WERE LOCATED WITH THIS SURVEY, NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED BY WINDROSE LAND SERVICES, INC.
6. ENVIRONMENTAL AND DRAINAGE ISSUES ARE BEYOND THE SCOPE OF THIS SURVEY.
7. THE SQUARE FOOTAGE TOTALS SHOWN HEREON ARE BASED ON THE MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES REFLECTED ON THE SURVEY. IT DOES NOT INCLUDE THE TOLERANCES THAT MAY BE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.
8. FENCES SHOWN HEREON WITH DIMENSIONAL TIES ARE SHOWN WHERE THEY ARE PHYSICALLY MEASURED. THE FENCE MAY MEANDER BETWEEN MEASURED LOCATIONS.
9. ELEVATIONS SHOWN TO THE NEAREST TENTH ARE NATURAL GROUND SURFACE ELEVATIONS AND ELEVATIONS SHOWN TO THE NEAREST HUNDREDTH ARE SOLID SURFACE ELEVATIONS.
10. GAS, SANITARY, STORM, TELEPHONE AND WATER LINES SHOWN HEREON ARE BASED ON UTILITY PLANS ACQUIRED FROM CENTERPOINT ENERGY, SHASLA PUD UTILITIY MAPS, MEADOWHILL MUD MAPS, AND WERE FIELD VERIFIED WHERE POSSIBLE. OTHER UTILITY PLANS OR INFORMATION MAY EXIST NOT KNOWN TO THIS COMPANY. SURVEYOR DID NOT PHYSICALLY ENTER MANHOLES. UNDERGROUND PIPE SIZES WERE DETERMINED BY A "MEASURE DOWN" METHOD FROM TOP OF MANHOLE RIM OR TOP OF GRATE OR TOP OF CURB AND WERE COMPARED WITH UTILITY PLANS WHERE POSSIBLE.
11. SURVEYOR HAS CONTACTED DIGTESS FOR LOCATION OF BURIED UTILITY AND FIBER OPTIC LINES PRIOR TO THIS SURVEY. SURVEYOR CANNOT CERTIFY OR GUARANTY THE ACCURACY OR COMPLETENESS OF THIS REQUEST. OTHER UNDERGROUND UTILITY LINES MAY EXIST NOT KNOWN TO THIS COMPANY. IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT DIGTESS OR OTHER UTILITY NOTIFICATION SERVICES FOR LOCATION OF UNDERGROUND UTILITIES, PRIOR TO CONSTRUCTION.
12. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS ON SUBJECT TRACT.
13. THERE ARE PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AS SHOWN HEREON. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
14. THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
15. THERE IS NO ZONING FOR THIS AREA.

LEGEND

* SOME OF THESE ELEMENTS MAY NOT BE USED ON THIS SURVEY

- BO – BOLLARD
- HANDICAP
- GM – GAS MARKER
- GV – GAS VALVE
- FH – FIRE HYDRANT
- WM – WATER METER
- WV – WATER VALVE
- ICV – IRRIGATION CONTROL VALVE
- GRATE INLET
- GRATE INLET
- MANHOLE
- GREASE TRAP MANHOLE
- CO – CLEANOUT
- TP – TELEPHONE PEDESTAL
- EB – ELECTRIC BOX
- LP – LIGHT POLE
- TLP – TRAFFIC LIGHT POLE
- DP – DROP POLE
- PP – POWER POLE
- MP – METER POLE
- SP – SERVICE POLE
- GA – GUY ANCHOR
- OVERHEAD POWER LINE
- BARBED WIRE FENCE
- WROUGHT IRON FENCE
- WOOD FENCE
- CHAINLINK FENCE
- OH – OVERHEAD UTILITY LINE
- (E) – EXISTING
- (P) – PER PLANS
- APPROX. – APPROXIMATE
- HIGHBANK
- TM – TELEPHONE MARKER
- TSB – TRAFFIC SIGNAL BOX
- TSP – TRAFFIC SIGNAL POLE
- GT – GAS TESTER
- SIGN
- PLM – PIPELINE MARKER
- UCS – UNDERGROUND CABLE SIGN
- MW – MONITORING WELL
- BC – BACK OF CURB
- G – GUTTER
- TG – TOP OF GRATE
- FL – FLOW LINE
- HB – HIGHBANK
- SAN.SWR. – SANITARY SEWER
- STM.SWR. – STORM SEWER
- CMP – CORRUGATED METAL PIPE
- RCP – REINFORCED CONCRETE PIPE
- TEL – TELEPHONE
- SWBT – SOUTHWESTERN BELL TELEPHONE CO.
- WTR – WATER
- UG – UNDERGROUND
- FND – FOUND
- H.C.C.F. – HARRIS COUNTY CLERK FILE
- H.C.D.R. – HARRIS COUNTY DEED RECORDS
- H.C.M.R. – HARRIS COUNTY MAP RECORDS
- IP – IRON PIPE
- IR – IRON ROD
- NO. – NUMBER
- PG. – PAGE
- R.O.W. – RIGHT-OF-WAY
- SQ. FT. – SQUARE FEET
- VOL. – VOLUME
- F.C. – FILM CODE
- TC – TOP OF CURB
- SET CAPPED 5/8" IR – 5/8" IRON ROD W/PLASTIC CAP STAMPED "WINDROSE LAND SERVICES"
- TREE/SHRUB

SCHEDULE 'B' NOTES

B.1 SUBJECT TO RESTRICTIVE COVENANTS AS RECORDED IN FILM CODE NO. 611171 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS

B.10(g) SUBJECT TO A 25 FOOT BUILDING SETBACK LINE ALONG THE SOUTHERLY PROPERTY LINE AS SET FORTH IN FILM CODE NO. 611171, H.C.M.R. (SHOWN HEREON).

B.10(h) SUBJECT TO THE TERMS, CONDITIONS, AND STIPULATIONS CONTAINED IN EASEMENT AGREEMENT RECORDED IN H.C.C.F. NO. Z398667.

B.10(j) SUBJECT TO A SOUTHWESTERN BELL TELEPHONE COMPANY EASEMENT AS RECORDED IN H.C.C.F. NO. H656068, (SHOWN HEREON).

SURVEYOR'S CERTIFICATION

TO: CDI REAL ESTATE, LLC
FIRST AMERICAN TITLE INSURANCE COMPANY

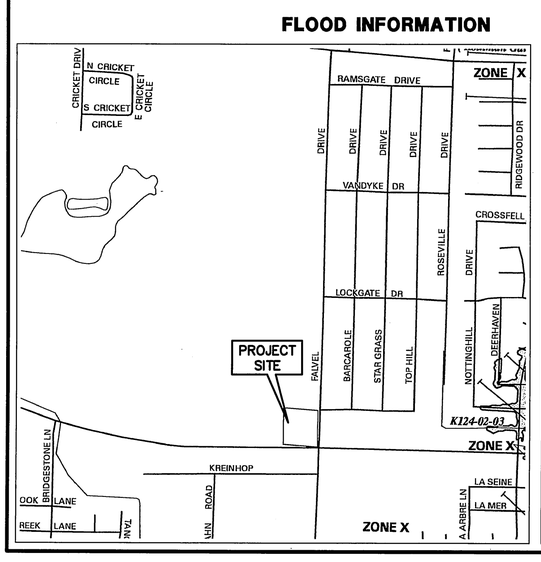
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A), 7(A), 8, 9, 10(a), 11(b), 13, 14, 16, 17, 18, AND 21 OF TABLE A THEREOF TO THE BEST OF MY KNOWLEDGE. THE FIELD WORK WAS COMPLETED ON 06-13-11.

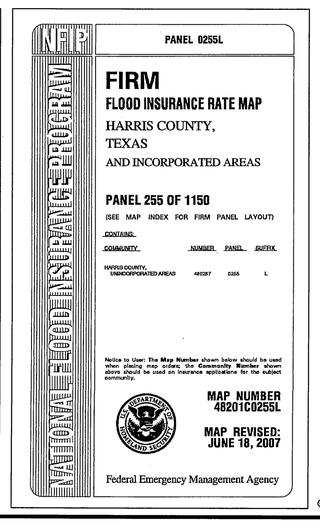
MIKE KURKOWSKI
Registered Professional Land Surveyor
Texas Registration No. 5101

STATE OF TEXAS REGISTERED MIKE KURKOWSKI 5101 PROFESSIONAL LAND SURVEYOR

10-25-11
DATE

FLOOD INFORMATION





BENCHMARK INFORMATION

FEMA FLOODPLAIN REFERENCE MARK NUMBER 100320, BEING A BRASS DISK STAMPED 100320 ON BRIDGE AT SPRING STUEBNER, WEST OF FALVEL, LOCATED ON UPSTREAM CONCRETE HEADWALL SOUTH OF ROAD AT CENTERLINE OF CREEK IN KEYMAP 291J IN THE SPRING WATERSHED NEAR STREAM J121-00-00. HAVING A PUBLISHED ELEVATION OF 139.67 FEET NAVD 1988, 2001 ADJUSTED.

TEMPORARY BENCHMARK

TEMPORARY BENCHMARK #A IS A RAILROAD SPIKE IN A POWER POLE, LOCATED APPROXIMATELY 9 FEET SOUTHEASTERLY FROM THE SOUTHEAST CORNER OF THE SUBJECT TRACT. ELEVATION=139.97 FEET, NAVD 1988, 2001 ADJUSTMENT.

REVISIONS

DATE	REASON	BY
10/31/11	REVISE BOUNDARY	RK

Windrose Land Services, Inc.
3200 Wilcrest, Suite 325
Houston, Texas 77042
Phone (713) 458-2281 Fax (713) 461-1151
Professional Development Consultants
Land Surveying, Platting, Project Management, GIS Services

ALTA/ACSM SURVEY OF 2 TRACTS OF LAND 1.4178 ACRES OF LAND OR 61,761 SQUARE FEET OF LAND (TRACT 1) & 1.3025 ACRES OR 56,737 SQUARE FEET OF LAND (TRACT 2) OUT OF RESTRICTED RESERVES 'A' & 'B', BLOCK 1 SPRING STUEBNER OFFICE WAREHOUSE, AS RECORDED IN FILM CODE NO. 611171, H.C.M.R. SITUATED IN THE ALLEN REAVES SURVEY, ABSTRACT NO. 656 HARRIS COUNTY, TEXAS

FIELDED BY: LH/JL	CHECKED BY: MK	JOB NO. 47860WC
DRAWN BY: SMH/RK	FIELD DATE: 06-13-11	SHEET NO. 1 OF 3

© Copyright 2011 Windrose Land Services, Inc. All rights reserved.