

FIELD NOTES:

Being 9,984 Square Feet, 0.2292 Acres of land, being part of Lots 1, 2, and 3, Block 62, N.S.B.B. Addition, according to the plat thereof recorded in Volume 544, Page 3, of the Harris County Deed Records, lying in the John Austin Two League Grant, Abstract Number 1, City of Houston, Harris County, Texas, being the same property described in deed dated May 18, 1995, from L.H. Lynch to Jack E. Heemer et ux Ellen D. Heemer, recorded in Harris County Clerk's File Number R404230 of the Official Public Records of Real Property of Harris County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at an "x" found in concrete in the southeast right of way line of San Jacinto Street (formerly called Willow Street), (80 feet wide right of way), said "x" being located S. 17°02'30"W. 87.43 feet along the southeast right of way line of San Jacinto Street from an "x" set in concrete at its intersection with the southeasterly right of way line of I.H. 10 (Rothwell), (formerly Liberty Street), said "x" at the place of beginning also marking the most northerly corner of a tract of land described in deed to 1010 North San Jacinto, Inc., recorded in Harris County Clerk's File Number V746199 of the Official Public Records of Real Property of Harris County, Texas;

THENCE N. 17°02'30"E. 81.50 feet along the southeast right of way line of San Jacinto Street to a concrete nail found for corner;

THENCE S. 72°57'30"E. along the northeast line of said Lots 1, 2, and 3, Block 62, N.S.B.B. Addition, passing at 121.65 feet the wall of a building, continuing 122.50 feet in all to the northwest line of a 0.7739 acre tract of land described in deed from Dorothy Trone Howe Dupree to Houston Studios, Inc., dated July 9, 1991, recorded in Harris County Clerk's File Number N220328 of the Official Public Records of Real Property of Harris County, Texas;

THENCE S. 17°02'30"W. 81.50 feet along the northeast line of said Houston Studios, Inc. tract, to a point inside the wall of said building;

THENCE N. 72°57'30"W. passing at 1.07 feet a 1/2" Iron rod found on the outside of said wall, continuing 122.50 feet in all along the northeast line of said 1010 North San Jacinto, Inc. tract to the PLACE OF BEGINNING.

FIELD NOTES:

Being 38,381 Square Feet, 0.8811 Acres of land, being part of the John Austin Two League Grant, Abstract Number 1, City of Houston, Harris County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at an "x" set in concrete marking the intersection of the southeast right of way line of San Jacinto Street (formerly called Willow Street), (80 feet wide right of way), and the southeasterly right of way line of I.H. 10 (Rothwell), (formerly Liberty Street);

THENCE N. 59°20'00"E. 336.08 feet along the southeast right of way line of I.H. 10 (Rothwell) to a 3/4" Iron rod set at its intersection with the west line of Walnut Street (50 feet right of way);

THENCE S. 00°02'06"W. along the west line of Walnut Street, passing at 1.47 feet a 3/4" Iron pipe, continuing along the west line of Walnut Street, 253.06 feet in all to a 1/2" Iron rod at the northeast corner of a 0.1622 acre tract described in deed from Dorothy Trone Howe Dupree to Houston Studios, Inc., dated July 9, 1991, recorded in Harris County Clerk's File Number N220328 of the Official Public Records of Real Property of Harris County, Texas;

THENCE N. 76°32'38"W. 64.60 feet along the northeast line of said 0.1622 acre Houston Studios, Inc. tract, to a 3/4" Iron rod w/cap set at the northwest corner of said 0.1622 acre Houston Studios, Inc. tract;

THENCE S. 07°24'49"E. 6.51 feet along the west line of said 0.1622 acre Houston Studios, Inc. tract to a 3/4" Iron rod w/cap set on the northeast wall of a building and the northeast line of a 0.7739 acre tract also described in said deed to Houston Studios, Inc.;

THENCE N. 73°01'22"W. 115.89 feet along the northeast wall of said building and the northeast line of said 0.7739 acre Houston Studios, Inc. tract, to a 3/4" Iron rod w/cap set on the northeast wall of said building at the north corner of said 0.7739 acre Houston Studios, Inc. tract;

THENCE S. 17°02'30"W. 2.45 feet along the northwest line of said 0.7739 acre Houston Studios, Inc. tract, being inside the northwest wall of said building to the east corner of a 0.2292 acre tract described in deed dated May 18, 1995, from L.H. Lynch to Jack E. Heemer et ux Ellen D. Heemer, recorded in Harris County Clerk's File Number R404230 of the Official Public Records of Real Property of Harris County, Texas;

THENCE N. 72°57'30"W. passing at 0.85 feet the outside wall of said building, continuing along the northeast line of said 0.2292 acre Jack E. Heemer et ux tract, 122.50 feet in all to a 1/2" Iron rod found in the southeast right of way line of San Jacinto Street at the north corner of said 0.2292 acre Jack E. Heemer et ux tract;

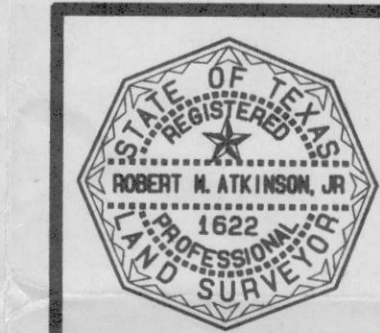
THENCE N. 17°02'30"E. 5.93 feet along the southeast line of San Jacinto Street to the PLACE OF BEGINNING.

NOTE: ALL BEARINGS SHOWN HEREON ARE RELATED TO THE DEED CALL BEARINGS IN DEED TO STASCO, INC. RECORDED IN HCCFN K226618, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS. USING THE BEARING ALONG THE EAST LINE AS N00°02'06"E AS THE CONTROL BEARING.

TO WILLIAM G. MARLIN, JR. - JACK E. HEEMER ET UX ELLEN D. HEEMER, STASCO, INC. AND LAWYERS TITLE COMPANY OF HOUSTON

I hereby certify that this survey was made on the ground, that this plat correctly represents the facts found at the time of survey and that this professional service conforms to the current Texas Surveyors Association Standards and Specifications for a Category 1A, Condition III, Survey.

SURVEY OF 48,365 SQUARE FEET OF LAND IN 5 TRACTS IN THE JOHN AUSTIN TWO LEAGUE GRANT, ABSTRACT NUMBER 1 CITY OF HOUSTON, HARRIS COUNTY, TEXAS.



R.M. ATKINSON, JR., ENGINEERS, INC.
Consulting Engineers - Land Surveyors
15425 North Freeway, Suite 140, Houston, Texas 77060
Phone 281-872-7600 - Fax 281-872-7601
E-mail rma@atkinsonengineers.com

REGISTERED PROFESSIONAL LAND SURVEYOR
DATE: 07-22-2003 SCALE: 1" = 20' DRAWN BY: R.M.A. DWG. NO. 553A

GROSS AREA 48,365 Sq. Ft.
1.1103 AC.
LESS 9,984 Sq. Ft.
0.2292 AC.
NET AREA 38,381 Sq. Ft.
0.8811 AC.

NOTE:
The subject property is located within the City of Houston or within its extra territorial jurisdiction (within 5 miles of the city limits but outside another municipality) it is subject to the terms conditions, and provisions of City of Houston Ordinance No. 85-1678, pertaining to, among other things, the platting and re-platting of real property and to the establishment of building lines. A certified copy of said ordinance was filed for record on August 1, 1994, under Harris County Clerk's File Number N253886 of the Official Public Records of Real Property of Harris County, Texas

NOTE:
THIS 1.1103 ACRES OF LAND LIES PARTIALLY IN THE 100-YR. FLOOD PLAIN ACCORDING TO THE FEMA PANEL 690K. DATED APRIL 20, 2000

