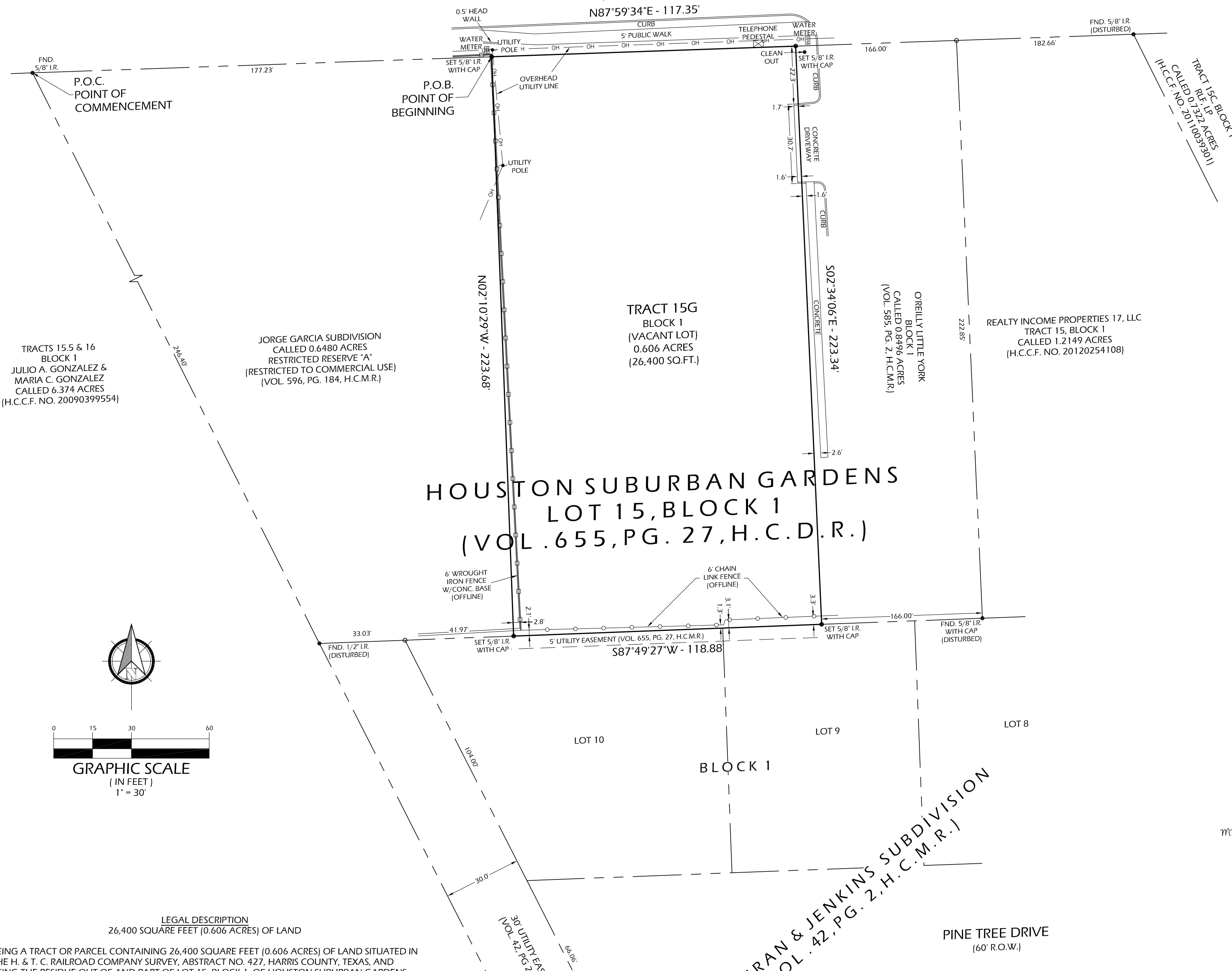


LITTLE YORK ROAD
(VARIABLE WIDTH)
N87°59'34"E - 117.35'



**HOUSTON SUBURBAN GARDENS
LOT 15, BLOCK 1
(VOL. 655, PG. 27, H.C.D.R.)**

TRACT 15G
BLOCK 1
(VACANT LOT)
0.606 ACRES
(26,400 SQ.FT.)

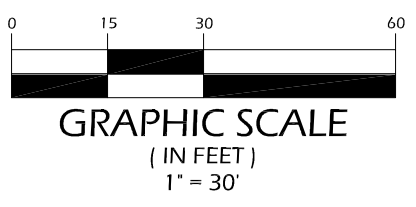
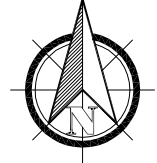
REALTY INCOME PROPERTIES 17, LLC
TRACT 15, BLOCK 1
CALLED 1.2149 ACRES
(H.C.C.F. NO. 20120254108)

TRACTS 15.5 & 16
BLOCK 1
JULIO A. GONZALEZ &
MARIA C. GONZALEZ
CALLED 6.374 ACRES
(H.C.C.F. NO. 20090399554)

JORGE GARCIA SUBDIVISION
CALLED 0.6480 ACRES
RESTRICTED RESERVE "A"
(RESTRICTED TO COMMERCIAL USE)
(VOL. 596, PG. 184, H.C.M.R.)

O'REILLY LITTLE YORK
BLOCK 1
CALLED 0.8496 ACRES
(VOL. 585, PG. 2, H.C.M.R.)

TRACT 15C BLOCK 1
CALLED 1.322 ACRES
(H.C.C.F. NO. 20110039301)



LEGAL DESCRIPTION
26,400 SQUARE FEET (0.606 ACRES) OF LAND

BEING A TRACT OR PARCEL CONTAINING 26,400 SQUARE FEET (0.606 ACRES) OF LAND SITUATED IN THE H. & T. C. RAILROAD COMPANY SURVEY, ABSTRACT NO. 427, HARRIS COUNTY, TEXAS, AND BEING THE RESIDUE OUT OF AND PART OF LOT 15, BLOCK 1, OF HOUSTON SUBURBAN GARDENS, RECORDED IN VOLUME 655, PAGE 27 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, AND ALSO BEING OUT OF THAT CERTAIN CALLED 3.597 ACRE TRACT RECORDED IN HARRIS COUNTY CLERK'S FILE NUMBER T-766263, HARRIS COUNTY DEED RECORDS. SAID 26,400 SQUARE FEET TRACT OF LAND, HEREIN CALLED TRACT 15G BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING FOR REFERENCE AT A FOUND 5/8 INCH IRON ROD ON THE SOUTH RIGHT OF WAY LINE OF LITTLE YORK ROAD (VARIABLE WIDTH R.O.W.) AT THE NORTHWEST CORNER OF THE JORGE GARCIA SUBDIVISION RESTRICTED RESERVE "A", RECORDED IN VOLUME 596, PAGE 184, HARRIS COUNTY MAP RECORDS, AND SAME BEING THE NORTHWEST CORNER OF THE AFORESAID 3.597 ACRE TRACT, AND THE NORTHEAST CORNER OF A CALLED 6.374 ACRE TRACT RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. 20090399554, OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY IN HARRIS COUNTY, TEXAS;

THENCE, NORTH 87° 59' 34" EAST, WITH THE SOUTH RIGHT OF WAY LINE OF LITTLE YORK ROAD (VARIABLE WIDTH R.O.W.), SAME BEING THE NORTH LINE OF THE AFORESAID JORGE GARCIA SUBDIVISION RESTRICTED RESERVE "A", A DISTANCE OF 177.23 FEET TO A SET 5/8 INCH IRON ROD WITH CAP (GREENLEAF) FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT 15G;

THENCE, CONTINUING NORTH 87° 59' 34" EAST, WITH THE NORTH LINE OF THIS DESCRIBED TRACT 15G, SAME BEING THE SAME SAID SOUTH RIGHT OF WAY LINE OF LITTLE YORK ROAD (VARIABLE WIDTH R.O.W.), A DISTANCE OF 117.35 FEET TO A SET 5/8 INCH IRON ROD WITH CAP (GREENLEAF) FOR THE NORTHEAST CORNER;

THENCE, SOUTH 02° 34' 06" EAST, WITH THE EAST LINE OF THE HEREIN DESCRIBED TRACT 15G, SAME BEING THE COMMON WEST LINE OF THE O'REILLY LITTLE YORK, BLOCK 1, CALLED 0.8496 ACRE TRACT RECORDED IN VOLUME 585, PAGE 2, HARRIS COUNTY MAP RECORDS, A DISTANCE OF 223.34 FEET TO A SET 5/8 INCH IRON ROD WITH CAP (GREENLEAF) FOR THE SOUTHEAST CORNER;

THENCE, SOUTH 87° 49' 27" WEST, WITH THE SOUTH LINE OF THIS DESCRIBED TRACT 15G, SAME BEING THE NORTH LINE OF LOT(S) 9 AND 10, BLOCK 1, OF THE COCHRAN AND JENKINS SUBDIVISION, RECORDED IN VOLUME 42, PAGE 2, HARRIS COUNTY MAP RECORDS, A DISTANCE OF 118.88 FEET TO A SET 5/8 INCH IRON ROD WITH CAP (GREENLEAF) FOR THE SOUTHWEST CORNER;

THENCE, NORTH 02° 10' 29" WEST, WITH THE WEST LINE OF THE HEREIN DESCRIBED TRACT 15G, SAME BEING THE EAST LINE OF THE AFORESAID JORGE GARCIA SUBDIVISION RESTRICTED RESERVE "A", A DISTANCE OF 223.68 FEET TO THE POINT OF BEGINNING OF THIS DESCRIBED TRACT 15G AND CONTAINING 26,400 SQUARE FEET (0.606 ACRES) OF LAND.

- SITE SUBJECT TO:**
- RESTRICTIVE COVENANTS LISTED IN CLERK'S FILE NO. _____ OFFICIAL PUBLIC RECORDS, HARRIS COUNTY, TEXAS. (TO BE IN DEED IN CURRENT TRANSACTION)
 - A DEDICATION FOR STREET RIGHT-OF-WAY GRANTED TO THE CITY OF HOUSTON, RECORDED IN CLERK'S FILE NO. U886644, HARRIS COUNTY, TEXAS.
 - CROSS ACCESS EASEMENT AGREEMENT BETWEEN FAMILY DOLLAR STORES OF TEXAS, LP, A TEXAS LIMITED PARTNERSHIP F/K/A/ FAMILY DOLLAR OF TEXAS, LP, A TEXAS LIMITED PARTNERSHIP AND HILO AUTO SUPPLY, LP, A TEXAS LIMITED PARTNERSHIP, RECORDED IN CLERK'S FILE NO. 2018900, HARRIS COUNTY, TEXAS.
 - ORDINANCE BY THE CITY OF HOUSTON, A CERTIFIED COPY OF WHICH IS RECORDED IN VOLUME 3532, PAGE 615, OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, ESTABLISHING BUILDING LINES ALONG AND FOR LITTLE YORK ROAD.

- NOTES:**
- SURVEYOR HAS NOT ABSTRACTED PROPERTY. SURVEY IS BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY. EASEMENTS, BUILDING LINES, ETC., SHOWN HEREON ARE AS IDENTIFIED BY GF. NO. 4041010306 OF FIDELITY NATIONAL TITLE INSURANCE COMPANY.
 - NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
 - THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
 - SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY; IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 - THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.

LEGEND:
H.C.M.R. - HARRIS COUNTY MAP RECORD
H.C.D.R. - HARRIS COUNTY DEED RECORD
H.C.C.F. - HARRIS COUNTY CLERK FILE
R.O.W. - RIGHT OF WAY
CM - CONTROL MONUMENT
I.R./I.P. - IRON ROD/IRON PIPE
FTP - PINCHED TOP PIPE

DATE: 12-13-2016
REVISION: 12-16-2016 (TITLE)
DRAWN BY: E.J.L.
APPROVED BY: DWG
PROJECT NO: GL-3580
FLOOD INFORMATION
PROPERTY IS NOT IN THE 100 YEAR FLOOD ZONE. THIS PROPERTY LIES IN ZONE "X" ACCORDING TO F.I.R.M. MAP NO. 48201C 0680L DATED 6-18-2007.
BY GRAPHIC PLOTTING ONLY, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

Daniel W. Goodale
DANIEL W. GOODALE
REGISTERED PROFESSIONAL SURVEYOR
4919
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT IT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY. THERE WERE NO ENCROACHMENTS APPARENT ON THE GROUND EXCEPT AS SHOWN HEREON.

GREENLEAF LAND SURVEYS, LLC
10900 NORTHWEST FWY
SUITE # 129
HOUSTON, TEXAS 77092

GREENLEAF
NATIONAL SURVEYING

DIR: 832-668-5003 FAX: 832-553-7210
FIRM # 10193977
orders@gllsveys.com
www.greenleafandsurveys.com

Fidelity National Title

ADDRESS : 0 LITTLE YORK ROAD
HOUSTON, TEXAS 77093

CLIENT :CESAR TOLEDO

BUYER :LEASECO, LLC

A LAND TITLE SURVEY OF

TRACT 15G, CONTAINING 26,400 SQUARE FEET (0.606 ACRES) OF LAND SITUATED IN THE H. & T. C. RAILROAD COMPANY SURVEY, ABSTRACT NO. 427, HARRIS COUNTY, TEXAS, AND BEING THE RESIDUE OUT OF AND PART OF LOT 15, BLOCK 1, OF HOUSTON SUBURBAN GARDENS, RECORDED IN VOLUME 655, PAGE 27 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, AND ALSO BEING OUT OF THAT CERTAIN CALLED 3.597 ACRE TRACT RECORDED IN HARRIS COUNTY CLERK'S FILE NUMBER T-766263, HARRIS COUNTY DEED RECORDS. SAID 26,400 SQUARE FEET TRACT OF LAND, HEREIN CALLED TRACT 15G BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS SHOWN HEREON.

(BEARINGS BASED ON GPS OBSERVATION)