

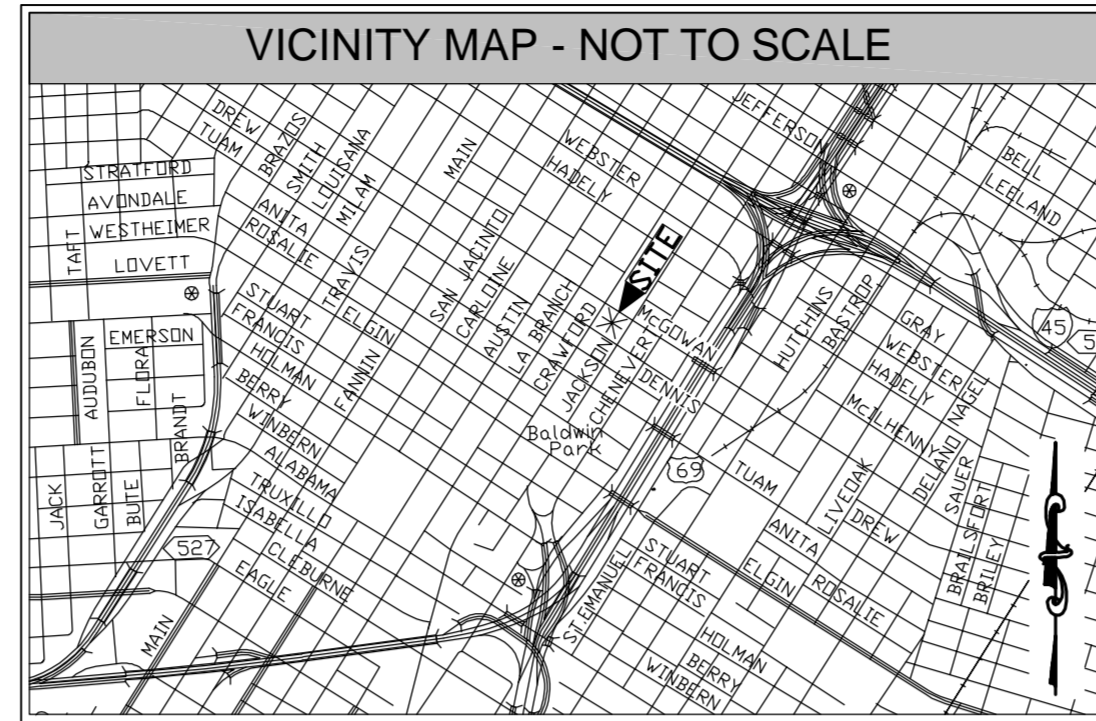
ITEMS CORRESPONDING TO SCHEDULE B

No recorded items in Schedule B.

ZONING INFORMATION

The surveyor was not provided with zoning information pursuant to Table A Item 6.

VICINITY MAP - NOT TO SCALE



MISCELLANEOUS NOTES

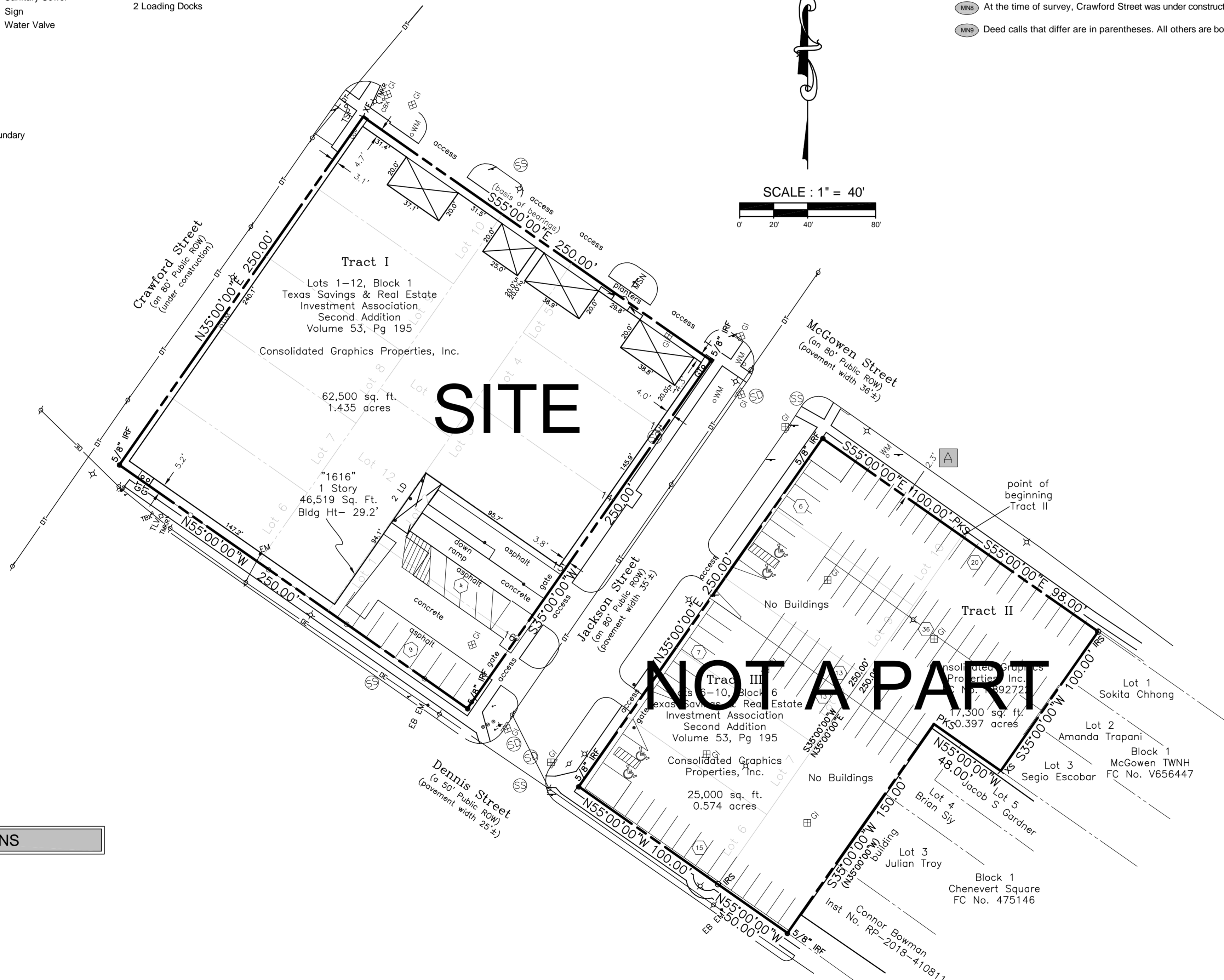
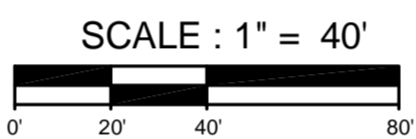
- (MNI) Bearings are based on the southwesterly right-of-way line of McGowan Street as shown on the plat of Lots 1 thru 12, in Block 1 of the subdivision of 10 acre Lot 18 J.S. HOLMAN Survey, also known as Texas Savings & Real Estate Investment Association Second Addition, in the City of Houston, Harris County, Texas, recorded in Volume 53, Page 195 of the Deed Records of Harris County, Texas.
- (MIN2) Utilities shown hereon are based on above ground observations.
- (MN3) At the time this survey was performed, no observable evidence of changes in street or sidewalk construction or repairs (except as shown), location of cemeteries and burial grounds, earth moving, building construction or building additions were found.
- (MN4) The surveyor was not provided any documentation, was not made aware and did not observe any ground markings with regards to wetlands on the surveyed property.
- (MNS) The property has direct access to and abuts McGowan Street and Jackson Street, both public rights-of-way, and abuts Dennis Street and Crawford Street as shown.
- (MNS2) There are no gaps, gores or overlaps with any adjoining land owners except as shown and noted hereon.
- (MN7) The Address of "1616" McGowan Street was observed on the building and monument sign as shown.
- (MNS3) At the time of survey, Crawford Street was under construction.
- (MNS9) Deed calls that differ are in parentheses. All others are both measured and recorded.

LEGEND OF SYMBOLS & ABBREVIATIONS

N. North	CBX-Cable Box	• Bollard
S. South	CO-Clean Out	⬆ Fire Hydrant
E. East	EB-Electric Box	⊗ Light Pole
W. West	EM-Electric Meter	⊗ Overhang
° Degrees	GI-Grate Inlet	⊗ Power Pole
' Feet or Minutes	GM-Gas Meter	⊗ Storm Drain
'' Inches or Seconds	GT-Grease Trap	⊗ Sanitary Sewer
Sq. Square	IRF-Iron Rod Found	⊗ Sign
Ft. Feet	IRS-Iron Rod Set	⊗ Water Valve
Vol. Volume	MB-Mail Box	
Pg. Page	MSN-Monument Sign	
	OE-Overhead Electric	
	OT-Overhead Telephone	
	PKS-'PK' Nail Set	
	TBX-Telephone Box	
	TLV-Telephone Vault	
	TMKR-Telephone Marker	
	TSP-Traffic Signal Pole	
	WM-Water Meter	
	XF-'X' Found	
	---	ROW/Adjoining Boundary
	---	Boundary
	---	Easement
	○	Chainlink Fence

Total Parking

- 123 Regular Parking Spaces
- 4 Handicap Parking Spaces
- 127 Total Parking Spaces
- 2 Loading Docks



NOT A PART

SIGNIFICANT OBSERVATIONS

A Park spaces extend 2.3 feet beyond boundary.

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY APPEARS TO LIE IN ZONE 'X' OF THE FLOOD INSURANCE RATE MAP, MAP NUMBER 46201C03880M WHICH BEARS AN EFFECTIVE DATE OF JANUARY 06, 2017 AND DOES NOT APPEAR TO LIE IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FEMA WEBSITE (HTTP://MSC.FEMA.GOV). WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

LEGAL

THE USE OF THIS DOCUMENT'S FORMAT IS STRICTLY PROHIBITED AND CONTINGENT UPON THE WRITTEN CONSENT AND PERMISSION OF BOCK & CLARK CORPORATION, AN NVS COMPANY.
© 2020 BOCK AND CLARK CORPORATION, AN NVS COMPANY.
THIS SURVEY WAS PREPARED FOR THE PURPOSE OF THIS REAL ESTATE TRANSACTION ONLY AND NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED ABOVE SHALL RELY ON IT FOR ANY OTHER PURPOSE OR TRANSACTION

RECORD DESCRIPTION

TRACT I:
Lots 1 thru 12, in Block 1 of the subdivision of 10 acre Lot 18 J.S. HOLMAN Survey, also known as Texas Savings & Real Estate Investment Association Second Addition, in the City of Houston, Harris County, Texas according to the map or plat thereof recorded in Volume 53, Page 195 of the Deed Records of Harris County, Texas.

TRACT II:
Approximately 17,300 square feet of land, being all of Lots 11 and 12 and the most Westerly 48.00 feet of Lots 4 and 5, Block 6 of Texas Savings and Real Estate Investment Association Second Addition of the City of Houston 10 acre Lot 18 J.S. Holman Survey, an addition in the City of Houston, Harris County, Texas, according to the map or plat thereon recorded in Volume 53, Page 195 of the Deed Records of Harris County, Texas, and being that same tract of land conveyed to H.F. & C. Printing Company by deed recorded under County Clerk's File No. M906094 of the Real Property Records of Harris County, Texas, said 17,300 square feet being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod set in the South line of McGowan Street, based on an 80.00 foot right-of-way, South 55°00'00" East, 100.00 feet from its intersection with the East line of Jackson Street, based on an 80.00 foot right-of-way, said Beginning Point being the Northwest corner of said Lot 11 and the herein described tract of land, said point also being the Northeast corner of Lot 10;

Thence, South 55°00'00" East, 98.00 feet with the South line of said McGowan Street to a 1/2 inch iron rod set for the Northeast corner of the herein described tract;

Thence, South 35°00'00" West, 100.00 feet to a 1/2 inch iron pipe found in the South line of said Lot 4 marking the most Easterly Southeast corner of the herein described tract, said point also being in the North line of said Lot 3;

Thence, North 55°00'00" West, 48.00 feet with the South line of said Lot 4 and the North line of said Lot 3 to a 5/8 inch iron rod set in the East line of said Lot 11 at an ell corner of the herein described tract, said point also being the Southwest corner of said Lot 4 and the Northwest corner of said Lot 3;

Thence, North 35°00'00" West, 150.00 feet with the East line of said Lots 11 and 12 and the West line of Lots 1, 2, and 3 to a 5/8 inch iron rod set in the North line of Dennis Street, based on a 50.00 foot right-of-way, for the most Southerly Southeast corner of the herein described tract, said point also being the Southeast corner of said Lot 12 and the Southwest corner of said Lot 1;

Thence, North 55°00'00" West, 50.00 feet with the North line of said Dennis Street to a 5/8 inch iron rod set for the Southwest corner of said Lot 12 and the herein described tract, said point also being the Southeast corner of Lot 6;

Thence, North 35°00'00" East, 250.00 feet with the West line of said Lots 11 and 12 and with the East line of Lots 6 through 10 to the PLACE OF BEGINNING and containing approximately 17,300 square feet of land, more or less.

TRACT III:
Lots Six (6), Seven (7), Eight (8), Nine (9) and Ten (10), in Block Six (6) of TEXAS SAVINGS AND REAL ESTATE INVESTMENT ASSOCIATION, SECOND ADDITION to the City of Houston; being a subdivision of ten-acre Outlot 18 of the Holman Survey, according to the map or plat thereof recorded in Volume 49 at Page 2 and Volume 53 at Page 195 of the Deed Records of Harris County, Texas.

Description as shown on Title Commitment by Old Republic National Title Insurance Company, File No. 305798NCT, effective date September 9, 2020.

ALTA/NSPS LAND TITLE SURVEY

for
RR Donnelley TX
NV5 Project No. 202003070-002
1616 McGowan, Houston, TX

based upon Title Commitment No. 305798NCT
of Old Republic National Title Insurance Company
bearing an effective date of September 9, 2020

Surveyor's Certification

To: Old Republic National Title Insurance Company and Bock & Clark Corporation, an NVS Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6a, 6b, 7a, 7b1, 7c, 8, 9, 13, 14, 16, 17, 18, and 20 of Table A thereof. The field work was completed on September 29, 2020.

"PRELIMINARY-NOT TO BE RECORDED FOR ANY REASON"

Larry G. Ferguson
Registration No. 5632
In the State of Texas
Date of Survey: 09-29-2020
Date of Last Revision: 10-01-2020
Bock & Clark NSN Project No. 202003070-2 BJK
Survey Performed By:
LGF LAND SURVEYING, LLC
Accurate Reliable Responsive
Firm# 10148100
132 PR 7869
Holly Lake Ranch, TX 75765
Office: 903-740-5632
Phone: 214-289-6804
www.lgfsurveys.com

SHEET 1 OF 1

Bock & Clark Corporation
an NVS Company

NV5

Transaction Services 1-800-SURVEYS (787-8397)
3550 W. Market Street, Suite 200, Akron, Ohio 44333
www.BockandClark.com maywehelpyou@bockandclark.com www.NV5.com

SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT