

METES AND BOUNDS DESCRIPTION
OF 1.9050 ACRES OF LAND
OUT OF UNRESTRICTED RESERVE "B"
OAK TREE PLACE
FILM CODE NO. 358003, H.C.M.R.
HARRIS COUNTY, TEXAS

All that certain 1.9050 acres of land out of Unrestricted Reserve "B", Oak Tree Place, according to the plat thereof recorded at Film Code No. 358003, of the Map Records of Harris County, Texas and out of the residue of that certain called 7.4513 acre tract described in the deed dated September 23, 1992, from Collecting Bank, N.A. to Chym Mouse, recorded at Clerk File No. N882283, Film Code No. 110-50-2889, of the Official Public Records of Real Property of Harris County, Texas, Harris County, Texas and being more particularly described by metes and bounds as follows:

Commencing at a found 5/8" iron rod marking the southwest corner of that certain called 12.180 acres of described as Tract VI, in the deed dated February 23, 2001, from Northgate Forest Investors to Jack A. Thoner, d/b/o Northgate Forest Development Company, recorded at Clerk File No. U841349, Film Code No. 538-31-0702, of the Official Public Record of Real Property of Harris County, Texas, said rod also marking the southeast corner of said Unrestricted Reserve "B", Oak Tree Place and being located in the northwest right-of-way line of Farm to Market Road 1960 (100' Wide); Thence, S 57° 30' 32" W - 139.66', with said northwest right-of-way line of F. M. 1960, to a set 5/8" iron rod with cap marking the POINT OF BEGINNING of the herein described tract;

THENCE, S 57° 30' 32" W - 185.34', with said northwest right-of-way line of F.M. 1960, to a set 5/8" iron rod with cap for a cutback corner;

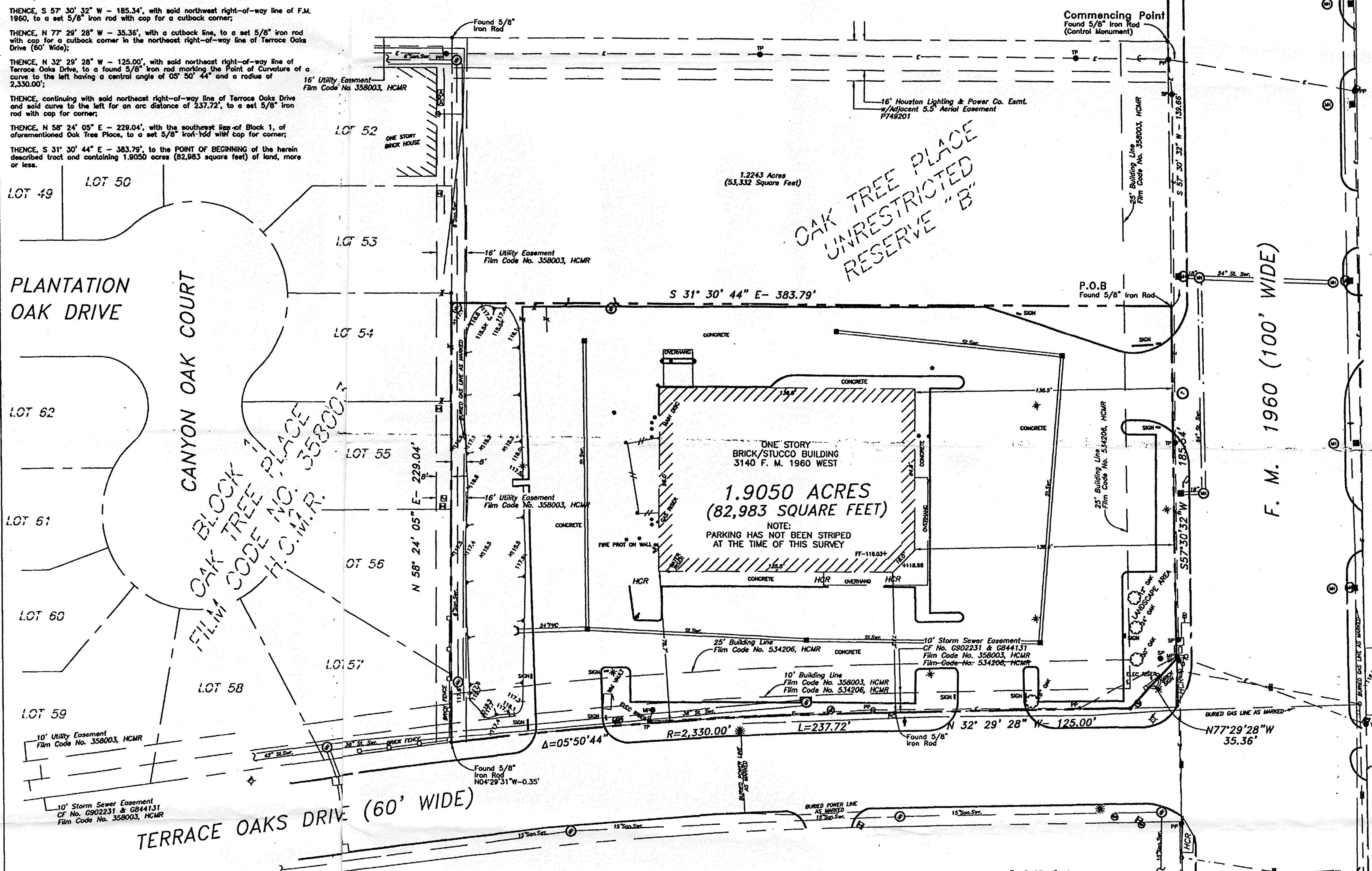
THENCE, N 77° 29' 28" W - 35.36', with a cutback line, to a set 5/8" iron rod with cap for a cutback corner in the northeast right-of-way line of Terrace Oaks Drive (60' Wide);

THENCE, N 32° 29' 28" W - 125.00', with said northeast right-of-way line of Terrace Oaks Drive, to a found 5/8" iron rod marking the Point of Curvature of a curve to the left having a central angle of 05° 50' 44" and a radius of 2,330.00';

THENCE, continuing with said northeast right-of-way line of Terrace Oaks Drive and said curve to the left for an arc distance of 237.72', to a set 5/8" iron rod with cap for corner;

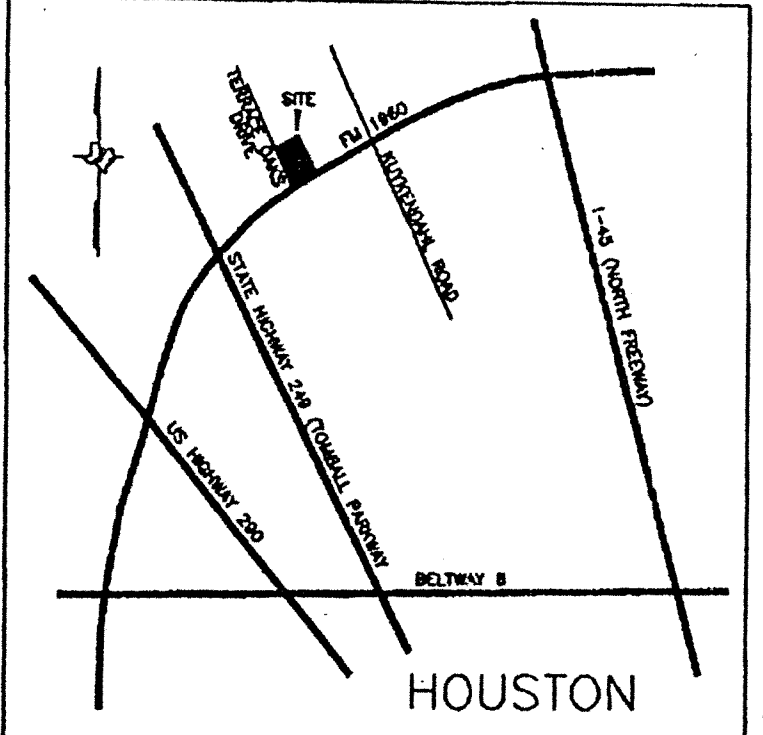
THENCE, N 58° 24' 05" E - 229.04', with the southeast line of Block 1, of aforementioned Oak Tree Place, to a set 5/8" iron rod with cap for corner;

THENCE, S 31° 30' 44" E - 383.79', to the POINT OF BEGINNING of the herein described tract containing 1.9050 acres (82,983 square feet) of land, more or less.



Colored 12.180 Acres
Tract VI
Northgate Forest Investors
d/b/o Northgate Forest
Development Company
Jack A. Thoner
U841349 2-23-2001

- GENERAL NOTES
- ALL BEARINGS SHOWN HEREON ARE BASED ON THE RECORD PLAT OF CVS OAKTREE PLACE RECORDED AT FILM CODE NO. 534206, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.
 - NO PORTION OF THE SUBJECT SITE IS LOCATED WITHIN THE 100 YEAR SPECIAL FLOOD HAZARD AREA ACCORDING TO THE MOST RECENT OFFICIAL INSURANCE RATE MAPS, DATED NOVEMBER 6, 1996, MAP NOS. 48201C0265 J & 48201C0265 K. PROMULGATED BY THE ADMINISTRATOR OF THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT OF THE UNITED STATES. ANY REFERENCE TO THE 100 YEAR FLOOD PLAN OR FLOOD HAZARD ZONES, ARE AN ESTIMATE BASED ON DATA PROVIDED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE PROGRAM AND SHOULD NOT BE INTERPRETED AS A STUDY OR DETERMINATION OF THE FLOODING PROPENSITIES OF THIS PROPERTY.
 - FUTURE REDEVELOPMENT OF SITE IS SUBJECT TO CITY OF HOUSTON ORDINANCE NO. 85-1878, DATED OCTOBER 23, 1985 BY THE CITY OF HOUSTON, A CERTIFIED COPY OF WHICH WAS FILED JANUARY 1, 1991, UNDER COUNTY CLERK FILE NO. N-253886, (SUPERSEDED BY CITY OF HOUSTON ORDINANCE NO. 1099-202), ADOPTED BY THE CITY OF HOUSTON RELATING TO RULES, AND REGULATIONS, PROCEDURES AND DESIGN STANDARDS FOR DEVELOPING AND PLANNING AND PROVIDING FOR ESTABLISHING BUILDING SETBACK LINES.
 - FOR ADDITIONAL BUILDING RESTRICTIONS, SEE RESTRICTIVE COVENANTS. FILM CODE NO. 358003, H.C.M.R. FILM CODE NO. 534206, H.C.M.R. OF NO. P774747, AMENDED UNDER OF NOS. P938868, R084657 & R209853 OF NOS. U153535, U421852 & V507588
 - SEE SEPARATE LEGAL DESCRIPTION FOR ADDITIONAL NARRATIVE.
 - UTILITIES SHOWN HEREON ARE BASED ON THE ORIGINAL TRANSACTION, WHICH SHALL TAKE DRAWINGS WITH FIELD TIES TO EXISTING SURFACE FIXTURES. ALL UTILITIES SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
 - THE SURVEYED PROPERTY SHOWN HEREON LIES WITHIN THE BOUNDARIES OF NORTHWEST HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 20.
 - SUBJECT SITE LIES WITHIN THE AREA DESIGNATED AND ZONED BY THE CITY OF HOUSTON AS THE "JETERO AIRPORT SITE" AND IS SUBJECT TO THE RESTRICTIONS AND REGULATIONS IMPOSED BY ORDINANCE OF THE CITY OF HOUSTON WHICH IS RECORDED IN V41841518 AND AMENDED BY V4897P.67 AND V5448P.421 HCDR AND UNDER J-040968.
 - THIS ORIGINAL WORK IS PROTECTED UNDER COPYRIGHT LAWS, TITLE 17 UNITED STATES CODE SECTIONS 101 AND 102. ALL VIOLATIONS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW. THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE RECIPIENTS NAMED ABOVE AND NO LICENSE HAS BEEN CREATED, EXPRESS OR IMPLIED TO COPY THE SURVEY EXCEPT AS NECESSARY IN CONNECTION WITH THE ORIGINAL TRANSACTION, WHICH SHALL TAKE PLACE WITHIN THIRTY (30) DAYS FROM THE DATE ADJACENT TO THE SIGNATURE LINE HEREIN.
 - THE SURVEYOR HAS RELIED ON THE COMMITMENT FOR TITLE INSURANCE OF NUMBER T402-3185-109 ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ADOPTEE DATE: JULY 1, 2002, WITH REGARD TO ANY RECORDED EASEMENTS, RESTRICTIONS, OR OTHER MATTERS AFFECTING THE SUBJECT PROPERTY. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR.



VICINITY MAP
N.T.S.
KEY MAP NO. 331U

- SYMBOL LEGEND
- WATER METER
 - FIRE HYDRANT
 - WATER VALVE
 - HANDICAPPED RAMP
 - BURIED CABLE WARNING SIGN
 - NO PARKING SIGN
 - BUS STOP SIGN
 - SET 5/8" IRON ROD W/CAP (UON)
 - TRAFFIC SIGN
 - METAL PIPE BOLLARD
 - AIR CONDITIONER
 - SOUTHWESTERN B.E.J. MANHOLE
 - TELEPHONE ENCLOSURE
 - TRAFFIC LIGHT STANDARD
 - PULL BOX
 - TRAFFIC SIGNAL
 - TRAFFIC SIGNAL CONTROL BOX
 - ELECTRIC TRANSFORMER
 - STREET LIGHT
 - AREA LIGHT
 - ELECTRIC RISER
 - POWER POLE W/DOWN GUY
 - SERVICE POLE
 - TRANSFORMER POLE
 - METER POLE
 - GAS VALVE
 - GAS METER
 - H.L.&P. MANHOLE
 - STORM SEWER MANHOLE
 - TYPE BB INLET
 - SANITARY SEWER MANHOLE
 - SANITARY SEWER "CLEANOUT"
 - SQUARE AREA DRAIN
 - FLOW LINE DRAINAGE STRUCTURE
 - FINISHED FLOOR ELEVATION
 - NATURAL GROUND ELEVATION
 - TOP OF CURB ELEVATION
 - GUTTER ELEVATION
 - CONCRETE/ASPHALT ELEVATION
- LINE LEGEND
- BP BURIED ELECTRIC LINE
 - OVERHEAD ELECTRIC LINE
 - STORM SEWER WITH SIZE
 - SANITARY SEWER WITH SIZE
 - WATER LINE WITH SIZE
 - ENTEX GAS LINE WITH SIZE
 - WOOD FENCE
 - CHAIN LINK FENCE
 - TOP BANK

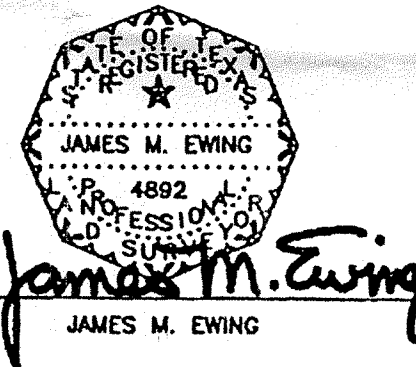
PREPARED BY: JAMES M. EWING
PREJAN & COMPANY, INC.
SURVEYING / MAPPING

ASBUILT SURVEY
1.9050 ACRES
OF LAND BEING
RESTRICTED RESERVE "A"
CVS OAKTREE PLACE
(FILM CODE NO. 534206, H.C.M.R.)
HARRIS COUNTY, TEXAS

Carter-Burgess
Consultants in Planning, Engineering, Architecture,
Construction Management and Real Estate Services
CARTER & BURGESS, INC.
55 North Olive
Houston, Texas 77007
(713) 866-7900

SCALE: 1" = 30'	PROJ. NO. 290997.020
DRAWN BY: JME	DATE
CHK'D BY:	06-27-03 1 OF 1
APPROVED:	

#5838



REVISIONS	

To: Reddland's, Inc.
This is to certify that this map or plat and the survey on which it is based were made in accordance with the minimum standard detail requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and ACSM in 1995, and includes items 1, 2, 4, 6, 7a, 8, 10 and 11b of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and ACSM and in effect on the date of this certification, undersigned further certifies that proper field procedures, instrumentation, and adequate survey personnel were employed in order to achieve results comparable to those outlined in the "Minimum Angle, Distance, and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys."

Primary Benchmark: Elevation Reference Mark - RM204
Flood Insurance Rate Map No. 48201C0265 J
Dated November 6, 1996
Chiseled square in top of concrete base
of orange brick wall entrance sign south
of intersection of Waycreek and
Kuykendahl Road
Elevation: 118.39
1973 Adjustment

Project Benchmark: Railroad spike in power pole
at the southeast corner of Reserve "B"
Elevation: 118.68

11/20/03 11:40 AM

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JUL 17 2003
REDD REALTY SERVICES