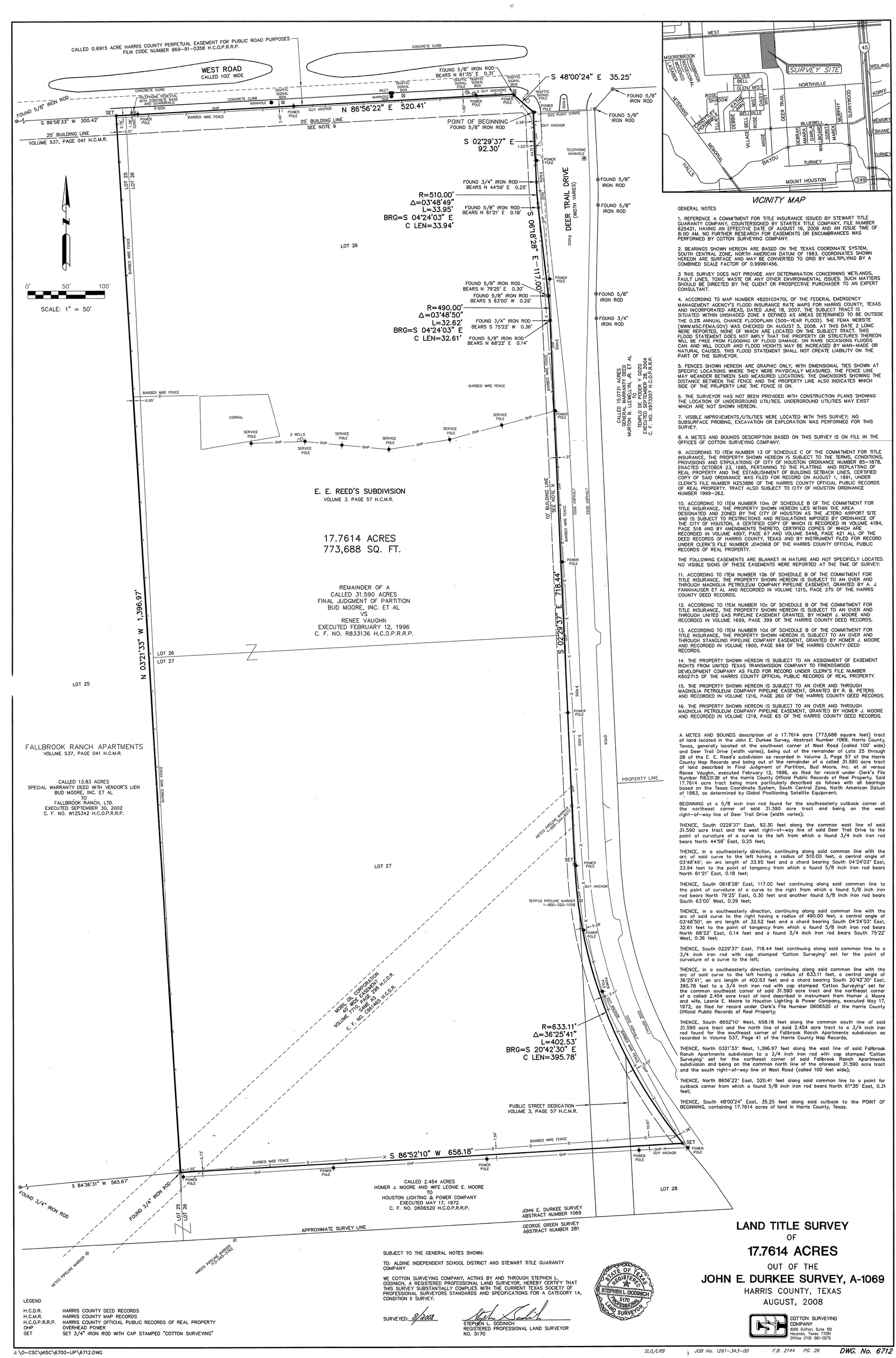

VICINITY MAP

GENERAL NOTES

1. REFERENCE A COMMITMENT FOR TITLE INSURANCE ISSUED BY STEWART TITLE GUARANTY COMPANY, COUNTERSIGNED BY STARTEX TITLE COMPANY, FILE NUMBER 625421, HAVING AN EFFECTIVE DATE OF AUGUST 16, 2008 AND AN ISSUE TIME OF 8:00 AM. NO FURTHER RESEARCH FOR EASEMENTS OR ENCUMBRANCES WAS PERFORMED BY COTTON SURVEYING COMPANY.

2. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983. COORDINATES SHOWN HEREON ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.99991456.

3 THIS SURVEY DOES NOT PROVIDE ANY DETERMINATION CONCERNING WETLANDS, FAULT LINES, TOXIC WASTE OR ANY OTHER ENVIRONMENTAL ISSUES. SUCH MATTERS SHOULD BE DIRECTED BY THE CLIENT OR PROSPECTIVE PURCHASER TO AN EXPERT CONSULTANT.

4. ACCORDING TO MAP NUMBER 48201C0470L OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR HARRIS COUNTY, TEXAS AND INCORPORATED AREAS, DATED JUNE 18, 2007, THE SUBJECT TRACT IS SITUATED WITHIN UNSHADED ZONE X DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN (500-YEAR FLOOD). THE FEMA WEBSITE (WWW.MSC.FEMA.GOV) WAS CHECKED ON AUGUST 5, 2008. AT THIS DATE 2 LOMC WERE REPORTED, NONE OF WHICH ARE LOCATED ON THE SUBJECT TRACT. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OF 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 THE SURVEYOR.

5. FENCES SHOWN HEREON ARE GRAPHIC ONLY, WITH DIMENSIONAL TIES SHOWN AT SPECIFIC LOCATIONS WHERE THEY WERE PHYSICALLY MEASURED. THE FENCE LINE MAY MEANDER BETWEEN SAID MEASURED LOCATIONS. THE DIMENSIONS SHOWING THE DISTANCE BETWEEN THE FENCE AND THE PROPERTY LINE ALSO INDICATES WHICH SIDE OF THE PROPERTY LINE THE FENCE IS ON.

6. THE SURVEYOR HAS NOT BEEN PROVIDED WITH CONSTRUCTION PLANS SHOWING THE LOCATION OF UNDERGROUND UTILITIES. UNDERGROUND UTILITIES MAY EXIST WHICH ARE NOT SHOWN HEREON.

7. VISIBLE IMPROVEMENTS/UTILITIES WERE LOCATED WITH THIS SURVEY; NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED FOR THIS SURVEY.

8. A METES AND BOUNDS DESCRIPTION BASED ON THIS SURVEY IS ON FILE IN THE OFFICES OF COTTON SURVEYING COMPANY.

9. ACCORDING TO ITEM NUMBER 13 OF SCHEDULE C OF THE COMMITMENT FOR TITLE INSURANCE, THE PROPERTY SHOWN HEREON IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS AND STIPULATIONS OF CITY OF HOUSTON ORDINANCE NUMBER 85-1878, ENACTED OCTOBER 23, 1985, PERTAINING TO THE PLATTING AND REPLATTING OF REAL PROPERTY AND THE ESTABLISHMENT OF BUILDING SETBACK LINES, CERTIFIED COPY OF SAID ORDINANCE WAS FILED FOR RECORD ON AUGUST 1, 1991, UNDER CLERK'S FILE NUMBER N253886 OF THE HARRIS COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY. TRACT ALSO SUBJECT TO CITY OF HOUSTON ORDINANCE NUMBER 1999-262.

10. ACCORDING TO ITEM NUMBER 10m OF SCHEDULE B OF THE COMMITMENT FOR TITLE INSURANCE, THE PROPERTY SHOWN HEREON LIES WITHIN THE AREA DESIGNATED AND ZONED BY THE CITY OF HOUSTON AS THE JETERO AIRPORT SITE AND IS SUBJECT TO RESTRICTIONS AND REGULATIONS IMPOSED BY ORDINANCE OF THE CITY OF HOUSTON, A CERTIFIED COPY OF WHICH IS RECORDED IN VOLUME 4184, PAGE 518 AND BY AMENDMENTS THERETO, CERTIFIED COPIES OF WHICH ARE RECORDED IN VOLUME 4697, PAGE 67 AND VOLUME 5448, PAGE 421 ALL OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS AND BY INSTRUMENT FILED FOR RECORD UNDER CLERK'S FILE NUMBER J040968 OF THE HARRIS COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY.

THE FOLLOWING EASEMENTS ARE BLANKET IN NATURE AND NOT SPECIFICLY LOCATED. NO VISIBLE SIGNS OF THESE EASEMENTS WERE REPORTED AT THE TIME OF SURVEY:

11. ACCORDING TO ITEM NUMBER 10b OF SCHEDULE B OF THE COMMITMENT FOR TITLE INSURANCE, THE PROPERTY SHOWN HEREON IS SUBJECT TO AN OVER AND THROUGH MAGNOLIA PETROLEUM COMPANY PIPELINE EASEMENT, GRANTED BY A. J. FANKHAUSER ET AL AND RECORDED IN VOLUME 1215, PAGE 275 OF THE HARRIS COUNTY DEED RECORDS.

12. ACCORDING TO ITEM NUMBER 10c OF SCHEDULE B OF THE COMMITMENT FOR TITLE INSURANCE, THE PROPERTY SHOWN HEREON IS SUBJECT TO AN OVER AND THROUGH UNITED GAS PIPELINE EASEMENT GRANTED, BY HOMER J. MOORE AND RECORDED IN VOLUME 1699, PAGE 399 OF THE HARRIS COUNTY DEED RECORDS.

13. ACCORDING TO ITEM NUMBER 10d OF SCHEDULE B OF THE COMMITMENT FOR TITLE INSURANCE, THE PROPERTY SHOWN HEREON IS SUBJECT TO AN OVER AND THROUGH STANOLIND PIPELINE COMPANY EASEMENT, GRANTED BY HOMER J. MOORE AND RECORDED IN VOLUME 1900, PAGE 669 OF THE HARRIS COUNTY DEED RECORDS.

14. THE PROPERTY SHOWN HEREON IS SUBJECT TO AN ASSIGNMENT OF EASEMENT RIGHTS FROM UNITED TEXAS TRANSMISSION COMPANY TO FRIENDSWOOD DEVELOPMENT COMPANY AS FILED FOR RECORD UNDER CLERK'S FILE NUMBER K602715 OF THE HARRIS COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY.

15. THE PROPERTY SHOWN HEREON IS SUBJECT TO AN OVER AND THROUGH MAGNOLIA PETROLEUM COMPANY PIPELINE EASEMENT, GRANTED BY R. B. PETERS AND RECORDED IN VOLUME 1216, PAGE 260 OF THE HARRIS COUNTY DEED RECORDS.

16. THE PROPERTY SHOWN HEREON IS SUBJECT TO AN OVER AND THROUGH MAGNOLIA PETROLEUM COMPANY PIPELINE EASEMENT, GRANTED BY HOMER J. MOORE AND RECORDED IN VOLUME 1219, PAGE 65 OF THE HARRIS COUNTY DEED RECORDS.

A METES AND BOUNDS description of a 17.7614 acre (773,688 square feet) tract of land located in the John E. Durkee Survey, Abstract Number 1069, Harris County, Texas, generally located at the southwest corner of West Road (called 100' wide) and Deer Trail Drive (width varies), being out of the remainder of Lots 25 through 28 of the E. E. Reed's subdivision as recorded in Volume 3, Page 57 of the Harris County Map Records and being out of the remainder of a called 31.590 acre tract of land described in Final Judgment of Partition, Bud Moore, Inc. et al versus Renee Vaughn, executed February 12, 1996, as filed for record under Clerk's File Number R833136 of the Harris County Official Public Records of Real Property. Said 17.7614 acre tract being more particularly described as follows with all bearings based on the Texas Coordinate System, South Central Zone, North American Datum of 1983, as determined by Global Positioning Satellite Equipment;

BEGINNING at a 5/8 inch iron rod found for the southeasterly cutback corner at the northeast corner of said 31.590 acre tract and being on the west right-of-way line of Deer Trail Drive (width varies);

THENCE, South 0229'37" East, 92.30 feet along the common east line of said 31.590 acre tract and the west right-of-way line of said Deer Trail Drive to the point of curvature of a curve to the left from which a found 3/4 inch iron rod bears North 44'59' East, 0.25 feet;

THENCE, in a southeasterly direction, continuing along said common line with the arc of said curve to the left having a radius of 510.00 feet, a central angle of 03'48'49", an arc length of 33.95 feet and a chord bearing South 04'24'03" East, 33.94 feet to the point of tangency from which a found 5/8 inch iron rod bears North 61'21' East, 0.18 feet;

THENCE, South 0618'28" East, 117.00 feet continuing along said common line to the point of curvature of a curve to the right from which a found 5/8 inch iron rod bears North 79'25' East, 0.30 feet and another found 5/8 inch iron rod bears South 63'00' West, 0.29 feet;

THENCE, in a southeasterly direction, continuing along said common line with the arc of said curve to the right having a radius of 490.00 feet, a central angle of 03'48'50", an arc length of 32.62 feet and a chord bearing South 04'24'03" East, 32.61 feet to the point of tangency from which a found 5/8 inch iron rod bears North 68'22' East, 0.14 feet and a found 3/4 inch iron rod bears South 75'22' West, 0.36 feet;

THENCE, South 0229'37" East, 718.44 feet continuing along said common line to a 3/4 inch iron rod with cap stamped "Cotton Surveying" set for the point of curvature of a curve to the left;

THENCE, in a southeasterly direction, continuing along said common line with the arc of said curve to the left having a radius of 633.11 feet, a central angle of 36'25'41", an arc length of 402.53 feet and a chord bearing South 20'42'30" East, 395.78 feet to a 3/4 inch iron rod with cap stamped "Cotton Surveying" set for the common southeast corner of said 31.590 acre tract and the northeast corner of a called 2.454 acre tract of land described in instrument from Homer J. Moore and wife, Leonie E. Moore to Houston Lighting & Power Company, executed May 17, 1972, as filed for record under Clerk's File Number D606520 of the Harris County Official Public Records of Real Property;

THENCE, South 8652'10" West, 658.18 feet along the common south line of said 31.590 acre tract and the north line of said 2.454 acre tract to a 3/4 inch iron rod found for the southeast corner of Fallbrook Ranch Apartments subdivision as recorded in Volume 537, Page 41 of the Harris County Map Records;

THENCE, North 0321'33" West, 1,396.97 feet along the east line of said Fallbrook Ranch Apartments subdivision to a 3/4 inch iron rod with cap stamped "Cotton Surveying" set for the northeast corner of said Fallbrook Ranch Apartments subdivision and being on the common north line of the aforesaid 31.590 acre tract and the south right-of-way line of West Road (called 100 feet wide);

THENCE, North 8656'22" East, 520.41 feet along said common line to a point for cutback corner from which a found 5/8 inch iron rod bears North 61'35' East, 0.31 feet;

THENCE, South 48'00'24" East, 35.25 feet along said cutback to the POINT OF BEGINNING, containing 17.7614 acres of land in Harris County, Texas.

LEGEND

H.C.D.R.	HARRIS COUNTY DEED RECORDS
H.C.M.R.	HARRIS COUNTY MAP RECORDS
H.C.O.P.R.R.P.	HARRIS COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
OHP	OVERHEAD POWER
SET	SET 3/4" IRON ROD WITH CAP STAMPED "COTTON SURVEYING"

SUBJECT TO THE GENERAL NOTES SHOWN:

TO: ALDINE INDEPENDENT SCHOOL DISTRICT AND STEWART TITLE GUARANTY COMPANY

WE COTTON SURVEYING COMPANY, ACTING BY AND THROUGH STEPHEN L. GODINICH, A REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY.

SURVEYED: 8/2008

STEPHEN L. GODINICH
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5170

STATE OF TEXAS
REGISTERED
STEPHEN L. GODINICH
5170
PROFESSIONAL
LAND SURVEYOR

LAND TITLE SURVEY
OF
17.7614 ACRES
OUT OF THE
JOHN E. DURKEE SURVEY, A-1069
HARRIS COUNTY, TEXAS
AUGUST, 2008

COTTON SURVEYING COMPANY
6335 Gulfton, Suite 103
Houston, Texas 77081
Office (713) 981-0276