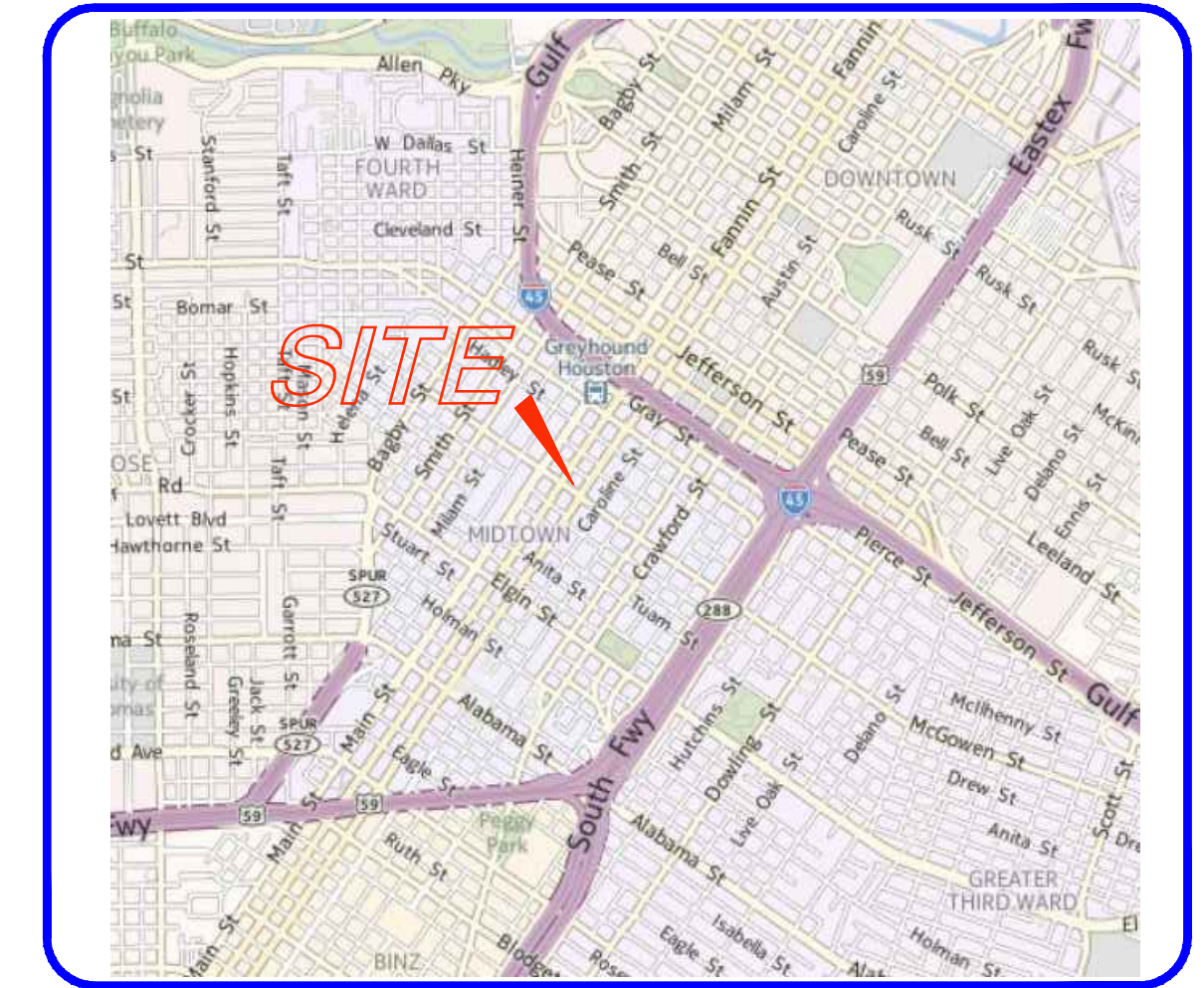




AERIAL or DIGITAL
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

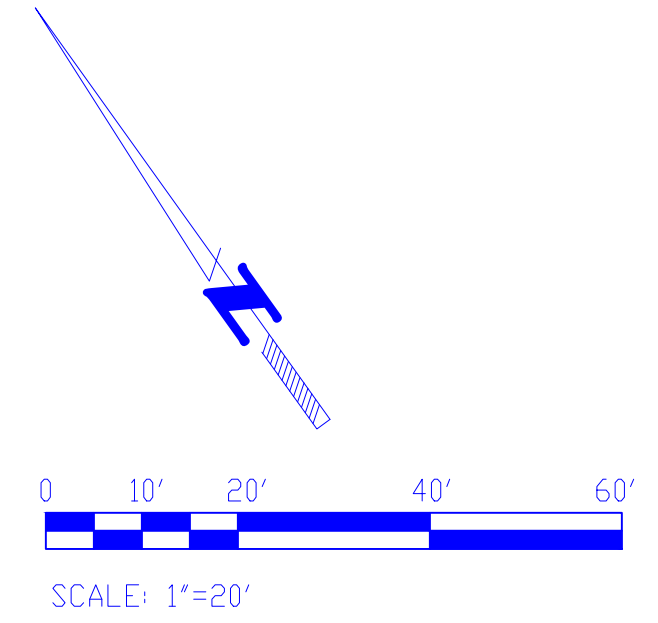
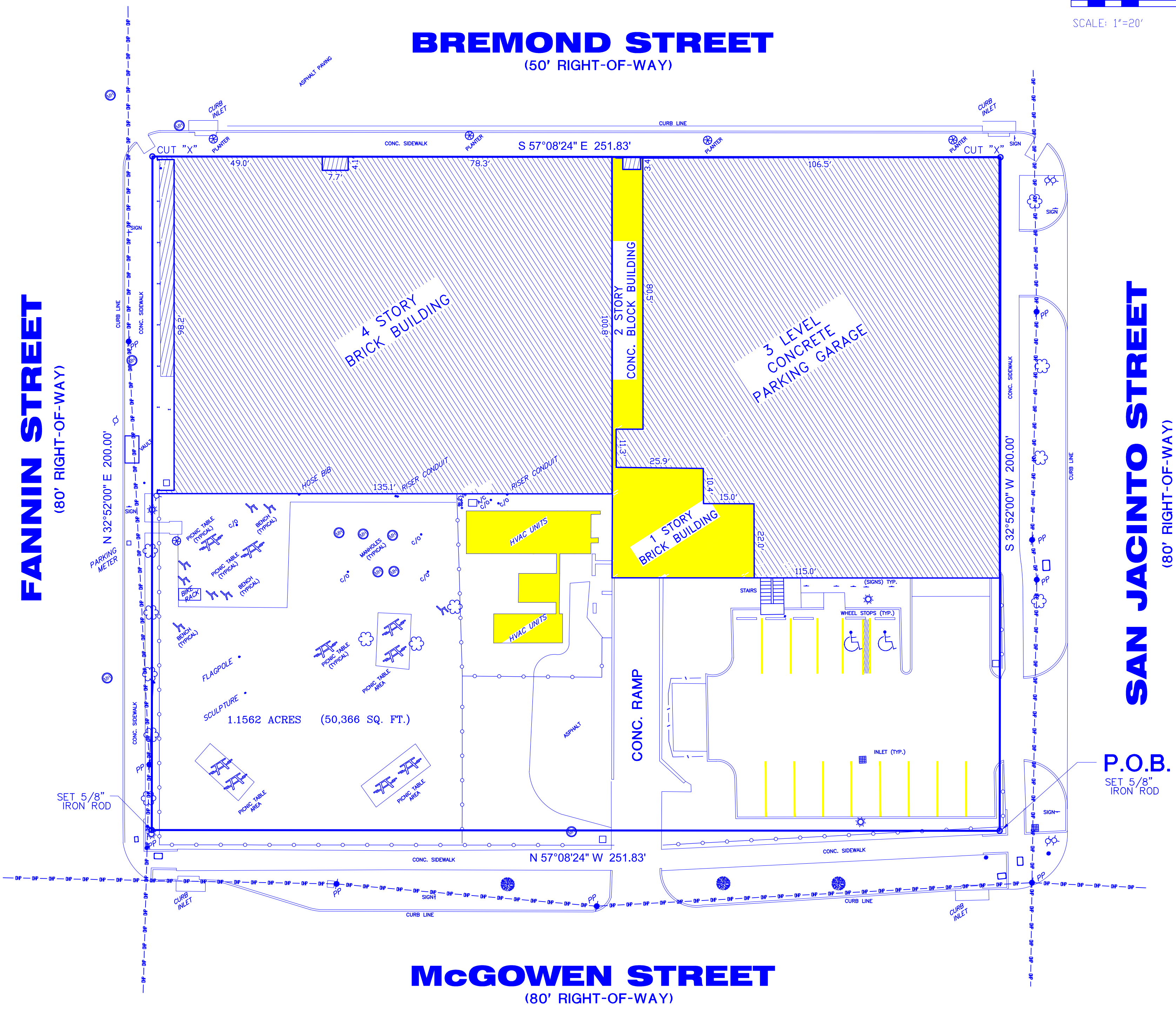
Surveyor has not abstracted subject property and has relied on Title Commitment from Fidelity National Title Insurance Co. GF No. 141100816 Effective date: 7/14/2016

NOTES FROM SCHEDULE "B":

- f. Subject property lies within the boundaries of the Midtown Management District as evidenced by instrument filed for record under Harris County Clerk's File No. U666636.

GENERAL NOTES:

- Subject Parcel lies within the City of Houston and therefore is subject to building requirements and ordinances regarding use of said property, more specifically, but not limited to, City of Houston Ordinance No. 1999-262 regarding setback requirements and platting regulations. Additional information may be found in the City of Houston building codes. Ultimate approval rests with the City of Houston Planning Commission.
- Survey depicts only visible and apparent evidence of improvement and utility location. Location of sub-surface utilities are beyond the scope of this survey unless otherwise noted.
- The location, and existence of, utilities other than depicted on this survey, cannot be certified to. Utilities depicted on this survey are a compilation of field observation and records available through other sources.
- No observable evidence of site use as a solid waste dump, sump or landfill.
- No observable evidence of cemeteries, earth work moving, building construction or building additions within recent months.
- The subject property has access to and from a duly dedicated and accepted public street or highway as indicated on the survey.
- Bearings based on the City of Houston Downtown Centerline Reference Rod System which is on Texas State Plane Coordinate System, South Central Zone.



LEGAL DESCRIPTION

SURVEY of a parcel containing 1.1562 acres (50,366 square feet) of land, situated in the James Holman Survey, Abstract Number 323, and the Obedience Smith Survey, Abstract Number 696, Harris County, Texas, being all of Block One of the Hutcherson Addition to the City of Houston recorded in Volume 35, Page 116, of the Harris County Deed Records, being the subdivision often called Block 9, South Side Buffalo Bayou; and being that same tract of record under Harris County Clerk's File Number P159180, Harris County, Texas; said 1.1562 acre tract being more particularly described as follows: (all bearings are referenced to the City of Houston Downtown Centerline Reference Rod System which is on the Texas State Plane Coordinate System, South Central Zone.

COMMENCING for reference at the City of Houston Engineering Department Control Monument being 3/4-inch brass rod found at the centerline intersection of Caroline Street ((80 foot wide right-of-way) (R.O. W.)) and McGowen Street (80 foot wide R.O.W.);

THENCE, North 57°08'24" West, along the centerline of McGowen Street, a distance of 370.00 feet to a point;

THENCE, North 32°52'00" East, a distance of 40.00 feet to a 5/8-inch iron rod set marking the intersections of the northerly R.O.W. line of McGowen Street and the westerly R.O.W. line of San Jacinto Street (80 foot wide R.O.W.) and marking the most southerly corner and POINT OF BEGINNING of the herein described tract;

THENCE, North 57°08'24" West, along the northerly R.O.W. line of McGowen Street, a distance of 251.83 feet to a 5/8-inch iron rod set marking the intersection of said northerly R.O. W. line of McGowen Street and the easterly R.O.W. line of Fannin Street (80 foot wide R.O.W.) and marking the most westerly corner of the herein described tract;

THENCE, North 32°52'00" East, along said easterly R.O.W. line of Fannin Street, a distance of 200.00 feet to an "X" set in the sidewalk at the intersection of said easterly R.O.W. line of Fannin Street and the southerly R.O.W. line of Bremond Street (50 foot wide R.O.W.) for the most northerly corner of the herein described tract;

THENCE, South 57°08'24" East, along said southerly R.O.W. line of Bremond Street, a distance of 251.83 feet to a point at the intersection of said southerly R.O.W. line of Bremond Street and the westerly R.O.W. line of the aforesaid San Jacinto Street to an "X" set in the sidewalk;

THENCE, South 32°52'00" West, along said westerly R.O.W. line of San Jacinto Street, a distance of 200.00 feet to the POINT OF BEGINNING and containing 1.1562 acres (50,366 square feet) of land.

BOUNDARY SURVEY
OF
1.1562 ACRES
BEING ALL OF BLOCK ONE
HUTCHERSON ADDITION
CITY OF HOUSTON
VOLUME 35, PAGE 116, Harris County Deed Records.

Date: 7.28.2016
Field Work: RJS
Drawn By: DB
Project No.: C 1640

Prepared For:
URBAN DEAL INC.
ATTN: ADAM BRACKMAN

Project Location:
2505 Fannin
Houston, TX 77002

FLOOD DATA
THIS PROPERTY IS NOT IN THE 100 YEAR FLOOD ZONE,
IS IN ZONE X PER FIRM MAP, COMMUNITY PANEL No.
482010880 L WHICH HAS AN EFFECTIVE DATE OF
JUNE 18, 2007, AND IS NOT IN THE SPECIAL FLOOD
HAZARD AREA.



Bowden Survey Co.
Professional Land Services
2223 PASO RELLO
Houston, Texas 77077
Phone: (281) 531-1900 Fax: (281) 531-4900

LEGEND OF ABBREVIATIONS

R.O.W.	RIGHT-OF-WAY	P.O.B.	POINT OF BEGINNING
W.L.E.	WATER LINE EASEMENT	TYP.	TYPICAL
U.E.	UTILITY EASEMENT	VAC.	VACUUM STATION
A.E.	AERIAL EASEMENT	R.C.P.	REINFORCED CONCRETE PIPE
B.L.	BUILDING LINE		
FND.	FOUND		
CONC.	CONCRETE		
I.R.	IRON ROD		
H.C.C.F.	HARRIS COUNTY CLERKS FILE		
H.C.M.R.	HARRIS COUNTY MAP RECORDS		
T.DOT	TEXAS DEPARTMENT OF TRANSPORTATION		

LEGEND OF SYMBOLS

♿	HANDICAP PARKING	⊙	MONUMENT
⚡	DRAIN	⊕	INLET
⚡	FIRE HYDRANT (FH)	—	SIGN
⊕	INLET	⊕	TELEPHONE PEDESTAL (TP)
⚡	POWER POLE	⊕	COVERED VALVE
⊕	IRON PIN FOUND	⊕	MONITORING WELL
⊕	MANHOLE (MH)	⊕	WATER VALVE (WV)
⊕	BOLLARD	⊕	WATER METER (WM)
⊕	CLEAN OUT (CO)	⊕	CURB
⊕	AREA LIGHT (LGT)	⊕	INLET
⊕	LIGHT POLE (LP)		

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To:
Independent Bank
2505 Fannin, Ltd., a Texas limited partnership
Veritas Title Partners, L.P.
First American Title Insurance Company

I do hereby certify that this survey was made on the ground for the property legally described hereon (or on attached sheet) represents the facts found at time of survey. There were no apparent conflicts in boundary lines or encroachments of improvements, except as shown, and that said property has access to and from a dedicated roadway.

David L. Bowden
David L. Bowden
R.P.L.S. Texas Registration No. 4864

