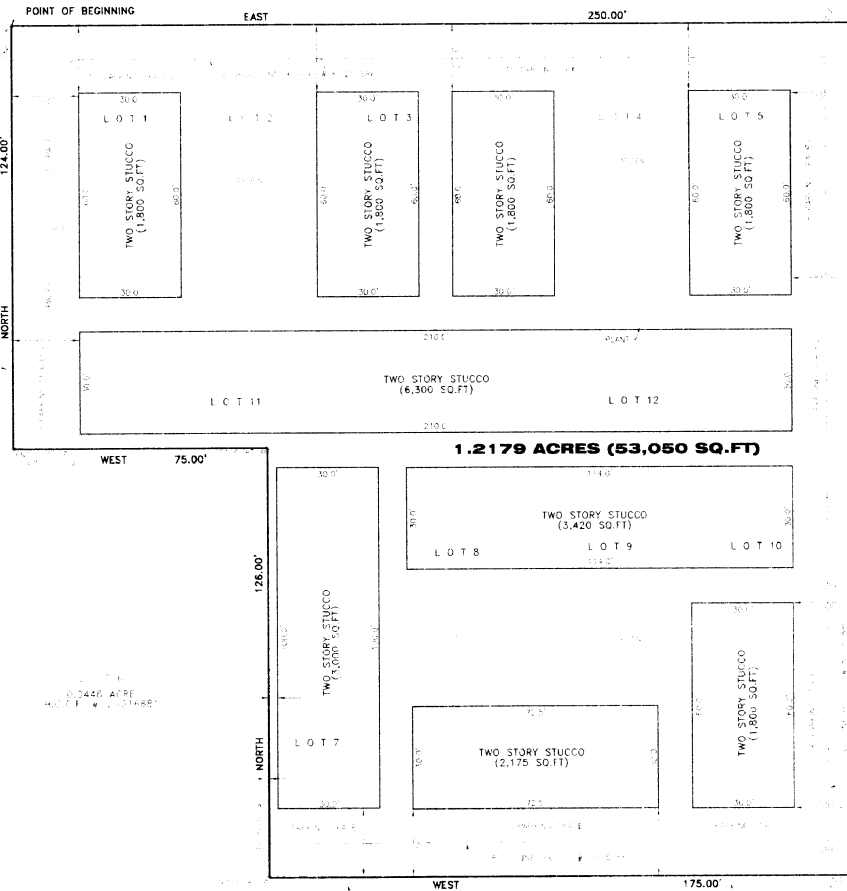


WEST MAIN AVENUE

(160' P.O.W.)



COLQUITT STREET

(160' P.O.W.)

SURVEY OF

1.2179 ACRES (53,050 SQ.FT) BEING ALL OF LOTS 1,2,3,4,5; THE EAST 25' OF LOT 7; LOTS 8,9,10,11,12, SAVE & EXCEPT THE SOUTHWEST 26'X75' OF LOT 11, BLOCK 10, MONTLEW PLACE, RECORDED IN VOL. 385, PG. 139, H.C.D.R.,

DESCRIPTION

BEING A TRACT OF PARCELS OF LAND CONTAINING 1.2179 ACRE OR 53,050 SQUARE FEET, BEING ALL OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 AND ALL OF LOT 11, SAVE AND EXCEPT THE SOUTHWEST 26' X 75' FEET THEREOF, ALL IN BLOCK 10, MONTLEW PLACE, ACCORDING TO THE MAP OF SAID TRACT HEREIN RECORDED IN VOLUME 385, PAGE 139, HARRIS COUNTY DEED RECORDS, AND BEING THE SAME TRACT AS DESCRIBED IN HARRIS COUNTY CLERK'S FILE NOS. 9-202847 AND 9-202848, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEING THE SOUTH 1/4 CORNER OF THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF WEST MAIN AVENUE (160' P.O.W.) AND THE EAST RIGHT-OF-WAY LINE OF MCDUFFIE STREET (160' P.O.W.), MARKING THE NORTHWEST CORNER OF SAID LOT 1; AND THE NORTHWEST CORNER OF THE HERIN DESCRIBED TRACT.

THENCE SOUTH ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID WEST MAIN AVENUE A DISTANCE OF 180.00 FEET TO AN XY POINT AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SAID WEST MAIN AVENUE AND THE WEST RIGHT-OF-WAY LINE OF HAZARD STREET (160' RIGHT-OF-WAY), MARKING THE SOUTHWEST CORNER OF SAID LOT 5; AND THE NORTHWEST CORNER OF THE HERIN DESCRIBED TRACT.

THENCE SOUTH ALONG THE WEST RIGHT-OF-WAY LINE OF SAID HAZARD STREET A DISTANCE OF 200.00 FEET TO AN XY POINT BEING THE POINT OF INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF HAZARD STREET AND THE NORTH RIGHT-OF-WAY LINE OF COLQUITT AVENUE (60' RIGHT-OF-WAY), MARKING THE SOUTHWEST CORNER OF SAID LOT 9; AND THE SOUTHWEST CORNER OF THE HERIN DESCRIBED TRACT.

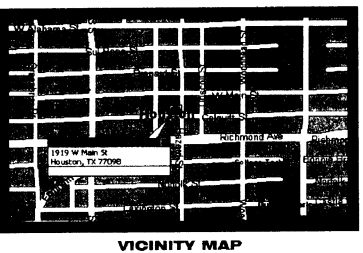
THENCE SOUTH ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID COLQUITT AVENUE A DISTANCE OF 175.00 FEET TO AN XY POINT BEING THE POINT OF INTERSECTION OF THE SAID WEST 25' FEET OF LOT 7 AND THE NORTH RIGHT-OF-WAY LINE OF SAID COLQUITT AVENUE, MARKING THE SOUTHWEST CORNER OF SAID LOT 7; AND A BEING THE CORNER OF THE HERIN DESCRIBED TRACT.

THENCE NORTH ALONG THE WEST LINE OF THE WEST 25' FEET OF LOT 7 AND THE EAST LINE OF A CALLED "LOT 8" THAT IS DESCRIBED IN HARRIS COUNTY CLERK'S FILE NO. 014684, A DISTANCE OF 76.62 FEET TO AN XY POINT BEING THE POINT OF INTERSECTION OF THE WEST LINE OF SAID "LOT 8" AND THE WEST LINE OF THE HERIN DESCRIBED TRACT.

THENCE WEST ALONG THE NORTH LINE OF SAID "LOT 8" A DISTANCE OF 75.00 FEET TO A POINT MARKING THE EAST RIGHT-OF-WAY LINE OF SAID MCDUFFIE STREET, MARKING THE NORTHWEST CORNER OF SAID "LOT 8" AND A BEING THE CORNER OF THE HERIN DESCRIBED TRACT.

THENCE WEST ALONG THE WEST RIGHT-OF-WAY LINE OF SAID MCDUFFIE STREET A DISTANCE OF 124.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.079 ACRE OR 43,050 SQUARE FEET OF LAND, MORE OR LESS.

LEGEND



PARKING
SUBJECT PROPERTY CONTAINS 68 REGULAR PARKING SPACES AND 4 HANDICAP PARKING SPACES. TOTAL= 72 SPACES

PROPERTY IS IN THE 100 YEAR FLOOD ZONE. IT IS IN CONFORMANCE WITH THE FLOOD DAMAGE PREVENTION ACT (FEDERAL FLOOD DAMAGE PREVENTION ACT) AND THE NATIONAL FLOOD INSURANCE PROGRAM ACT (NFIP).

This survey was prepared by the Surveyor and the ground was completed on 01-29-02. The Surveyor represents the facts and conditions shown on this survey as true and correct to the best of his knowledge and belief. The Surveyor is not responsible for any errors or omissions in this survey. The Surveyor is not responsible for any errors or omissions in this survey. The Surveyor is not responsible for any errors or omissions in this survey.

FRED W. LAWTON
2321
Surveying Professional and Surveyor No. 2321

ADDRESS	REVISIONS:
1519 WEST MAIN AVENUE HOUSTON, TEXAS 77099	NO. DATE DESCRIPTION

JOB NO. 0204-02 SCALE: 1" = 20'
DATE: 01-29-02 SHEET 1 OF 1

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