



SCALE: 1" = 30'

1.0420 ACRE TRACT BEING
PART OF LOT 13, BLOCK 5
WESTMORELAND FARMS
SECOND SECTION
HARRIS COUNTY, TEXAS

PROPERTY ADDRESS:
2515 HILLCROFT AVENUE, HOUSTON, TEXAS.

DESCRIPTION OF PROPERTY:

SYRVEY OF 1.0420 ACRE (45,391 SQ. FT.) TRACT OF LAND, BEING A PART OF LOT 13, BLOCK 5, OF WESTMORELAND FARMS, SECOND SUBDIVISION, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGE 21 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, TOGETHER WITH AN ADJACENT TRACT ON THE WEST SIDE FORMERLY A PART OF HILLCROFT AVENUE, SAID 1.0420 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 5/8 INCH IRON ROD AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF HILLCROFT AVENUE (100.0' R.O.W.) AND THE SOUTHERLY RIGHT-OF-WAY LINE OF BISSONNET AVENUE (80.0' R.O.W.) FOR THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 59° 44' 50" EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID BISSONNET AVENUE, A DISTANCE OF 369.57 FEET TO A 5/8 INCH IRON ROD FOR THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 00° 45' 29" EAST, A DISTANCE OF 232.60 FEET TO A 5/8 INCH IRON ROD FOR THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT ON THE NORTHERLY RIGHT-OF-WAY LINE OF PINE STREET (60.0' R.O.W.);

THENCE, SOUTH 89° 26' 47" WEST, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID PINE STREET, A DISTANCE OF 322.43 FEET TO A 5/8 INCH IRON ROD FOR THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID HILLCROFT AVENUE;

THENCE, NORTH 00° 06' 47" EAST, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID HILLCROFT AVENUE, A DISTANCE OF 49.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.0420 ACRE (45,391 SQ. FT.) TRACT OF LAND.

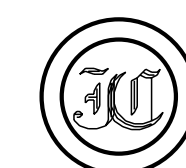
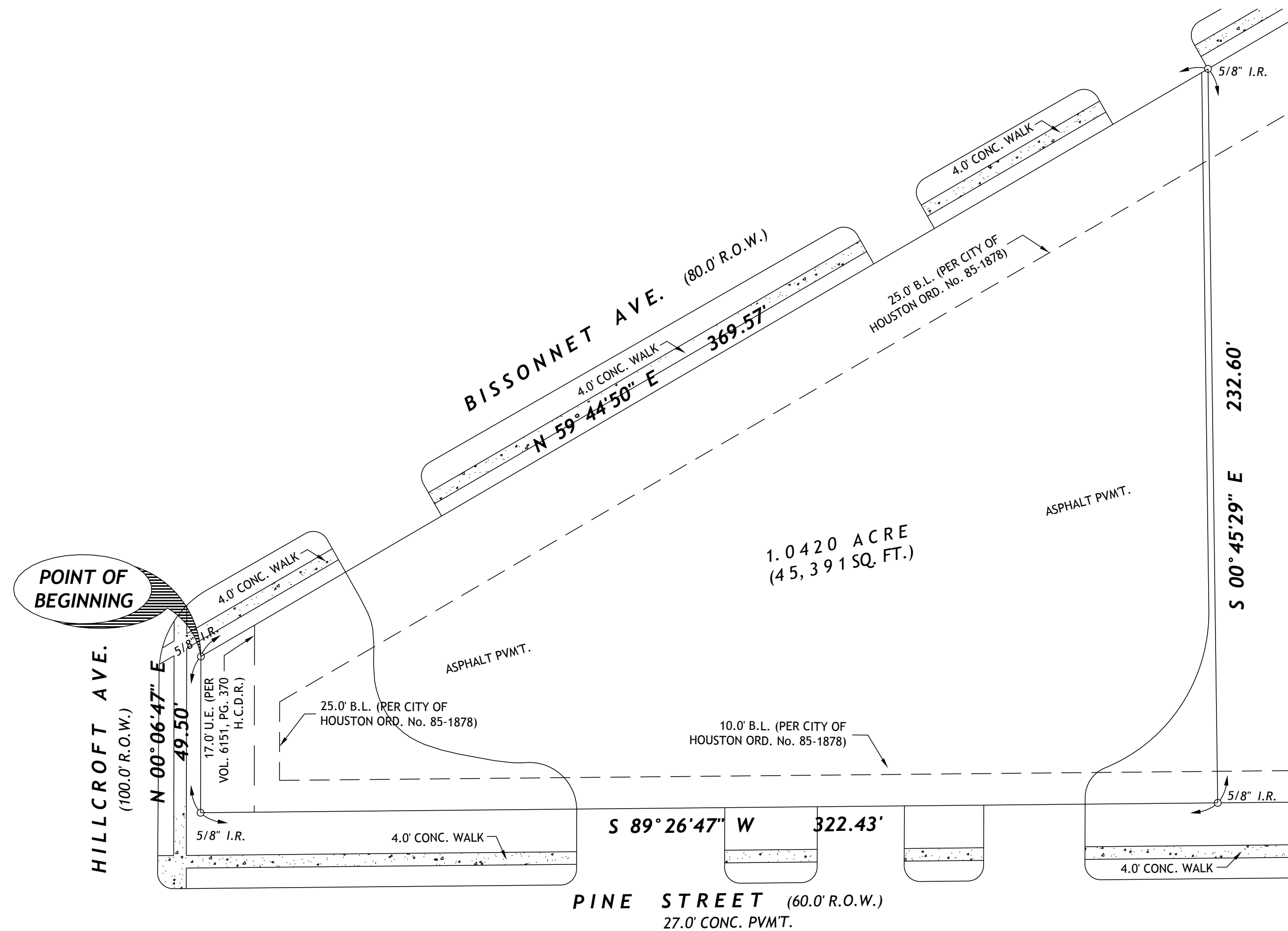
TO: ALAMO TITLE COMPANY, G.F. No. 00-40600210
INTERNATIONAL BANK OF COMMERCE

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON AND IS CORRECT AND THAT THERE ARE NO DISCREPANCIES, CONFLICTS, OR SHORTAGES IN AREA OR BOUNDARY LINES OR ANY ENCROACHMENTS OR ANY OVERLAPPING OF IMPROVEMENTS OR ANY EASEMENTS OR RIGHTS-OF-WAY, EXCEPT AS SHOWN HEREON AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.

DATED THIS THE 20th DAY OF JULY, 2000.

THIS PROPERTY DOES NOT LIE WITHIN A 100-YEAR FLOOD PRONE AREA (LIES WITHIN ZONE X) PER THE MAP BY FEDERAL EMERGENCY MANAGEMENT AGENCY FOR CITY OF HOUSTON, TEXAS. COMMUNITY PANEL No. 480296 0855 J, REVISED 11-06-96.

BY: _____
HOUTAN JALAYER, P.E., R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 2400



JALAYER CORPORATION
LAND SURVEYING & CONSULTANT

8910 BELL FLOWER STREET, HOUSTON, TEXAS 77063
TELEPHONE: (713) 782-2283, FAX: (713) 782-2966