



DESCRIPTION

Description of a tract of land containing 3.7883 acres situated in the James Hamilton Survey, Abstract 885 in Harris County, Texas. Said 3.7883-acre tract being more particularly out of Unrestricted Reserve "C" of the Replat of South Point Business Park, Sections 1 Thru 4, a subdivision according to the plat thereof recorded in Volume 230, Page 136 of the Harris County Map Records in said Harris County, Texas. Said 3.7883-acre tract being out of a 16.78-acre tract of land conveyed unto the Board of Regents of the University of Texas System on behalf of the University of Texas Health Science Center by deed recorded under Harris County Clerk's File No. 1007050 of the Official Public Records for Real Property in said Harris County, Texas. Said 3.7883-acre tract being more particularly described by metes and bounds as follows:

BEGINNING at an "X" cut found for the southwest outback corner of the intersection of the east right-of-way line of a public road known as Center Point Drive (80 feet wide) with the south right-of-way line of a public road as West Bellfort Avenue (80 feet wide); Said POINT OF BEGINNING being the common northeast corner of said Unrestricted Reserve "C" and said tract herein described;

THENCE North 86°42'50" East with a line parallel to and located 15 feet south of the south right-of-way line of said West Bellfort Avenue and the north line of said Unrestricted Reserve "C", a distance of 272.00 feet to a 1/8-inch iron rod set for the northeast corner of said tract herein described. Said point located South 86°42'50" West, a distance of 113.00 feet from the northeast corner of said Unrestricted Reserve "C";

THENCE South 02°57'08" East with a line parallel to and located 113 feet west of the east line of said Unrestricted Reserve "C", a distance of 802.90 feet to a 1/8-inch iron rod set for the southwest corner of said tract herein described. Said point located in the south line of said Unrestricted Reserve "C" and in the north right-of-way line of a public road known as Cross Point Avenue (60 feet wide), in a curve to the right, THENCE in a southeasterly direction with the north right-of-way line of said Cross Point Avenue and the south line of said Unrestricted Reserve "C", along said curve to the right, having a central angle of 02°58'38", radius of 5,043.87 feet, chord distance of 262.06 feet, chord bearing of South 88°22'15" West for an arc length of 262.09 feet to a 1/8-inch iron rod set for the southwest outback corner of the intersection of the north right-of-way line of said Cross Point Avenue with the east right-of-way line of said Center Point Drive. Said point being the common southerly southwest corner of said Unrestricted Reserve "C" and said tract herein described;

THENCE North 44°26'55" West with the cutback line of the intersection of the north right-of-way line of said Cross Point Avenue with the east right-of-way line of said Center Point Drive, a distance of 14.63 feet to a 1/8-inch iron rod found for the northwest outback corner of the intersection of the north right-of-way line of said Cross Point Avenue with the east right-of-way line of said Center Point Drive. Said point being the common northerly southwest corner of said Unrestricted Reserve "C" and said tract herein described;

THENCE North 02°57'08" West with the east right-of-way line of said Center Point Drive and the west line of said Unrestricted Reserve "C", a distance of 182.37 feet to the POINT OF BEGINNING and containing 3.7883 acres of land.

SURVEYOR'S CERTIFICATION

The undersigned Registered Professional Land Surveyor ("Surveyor") hereby certifies to the Board of Regents of the University of Texas System and (title company) that (a) this plat of survey and the property description set forth herein were prepared from an actual on-the-ground survey of the real property (Property); (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown herein actually existed on the date of survey, and the location, size and type of material thereof are correctly shown; (d) except as shown herein, (i) there are no observable encroachments onto the Property or observable protrusions therefrom, (ii) there are no observable improvements to the Property, (iii) there are no observable easements or rights-of-way either existing or benefiting the Property, and (iv) there are no observable discrepancies, conflicts, shortages in area or boundary line conflicts; (e) the size, location and types of improvements, if any are as shown herein; (f) the Property has access to and from a public roadway; (g) recorded easements and rights-of-way referenced in the Title Commitment of No. _____ (issued _____, 20____) prepared by _____ have been labeled and plotted herein, unless otherwise noted; (h) the boundaries, dimensions and other details shown herein are true and correct and conform to the appropriate accuracy standards of the Manual of Practice for Land Surveying in Texas, for a Category 1A, Condition 2 Land Title Survey; (i) the Property is located in Zone X as delineated on Flood Insurance Rate Map Panel Numbered 48226 (ZVI, Suffix 1), revised on November 6, 1996, as published by the Federal Emergency Management Agency, which zone is defined as "Special Flood Hazard Area" to be avoided; and (j) the tasks _____ performed are in full compliance with the provisions of the Surveyor's Oath and (k) the tasks _____ performed are in full compliance with the provisions of the Surveyor's Oath.

162,840 SQ. FT.
OR
3.7883 ACRES

C1
▲=02°58'38"
R=5,043.87'
CH=262.06'
CB=588°52'13"W
AL=262.09'

- NOTES:**
- BEARING ORIENTATION IS BASED UPON THE RECORDED PLAT OF THE REPLAT OF SOUTH POINT BUSINESS PARK, SECTIONS 1 THRU 4, RECORDED IN VOLUME 230, PAGE 136, H.C.M.B.R.
 - THIS PLAT IS ACCOMPANIED BY METES & BOUNDS DESCRIPTION PREPARED BY THIS SURVEYOR.
 - BOUNDARY DETERMINATION IS BASED UPON FOUND MONUMENTS SHOWN HEREON AS "CM" (CONTROL MONUMENTS).

A LAND TITLE SURVEY CONTAINING 3.7883 ACRES OUT OF UNRESTRICTED RESERVE "C" OF THE REPLAT OF SOUTH POINT BUSINESS PARK, SECTIONS 1 THRU 4, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 230, PAGE 136 OF THE HARRIS COUNTY MAP RECORDS, IN HARRIS COUNTY, TEXAS

DATE PREPARED BY	DATE	DATE
REVISION	REVISION	REVISION

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Raymond A. Rahaman
Registered Professional Land Surveyor,
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Date: April 20, 2007