

Richard Rowles Survey, Abstract No. 670

CALL 2.994 AC.
PS TEXAS HOLDINGS, LTD.
C.C.F. NO. S260444, RE-FILED
C.C.F. NO. S270466,
O.P.R.R.P.H.C.

1-STORY CONC. BLOCK BLDG.
"PUBLIC STORAGE"
14050 NORTHWEST FWY.
HOUSTON, TX 77040

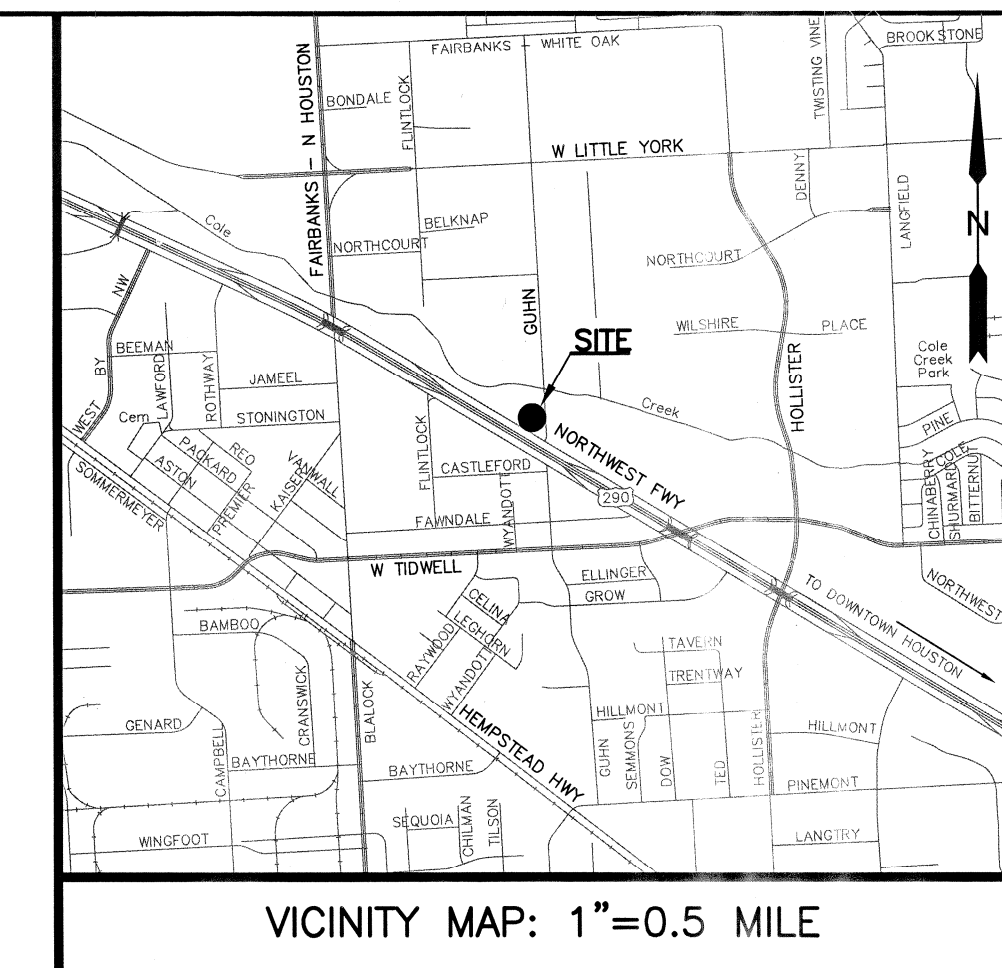
BLOCK "A", HAH'L'S SUBURBAN
FARMS SUBDIVISION "G"
Vol. 334, Pg. 134, D.R.H.C.

2.122 ACRES
(92,440 SQ. FT.)

REMAINDER OF CALL 2.267 AC.
JAMES M. EASTERLING, JR. (1/2 INT.)
C.C.F. NO. H410314, AND
KENSINGER PROPERTIES
LIMITED (1/2 INT.)
C.C.F. NOS. X389466 &
Y305572, O.P.R.R.P.H.C.

1-STORY BRICK BLDG.
"EXECUTIVE ADULT VIDEO/THEATER"
14002 NORTHWEST FWY.
HOUSTON, TX 77040

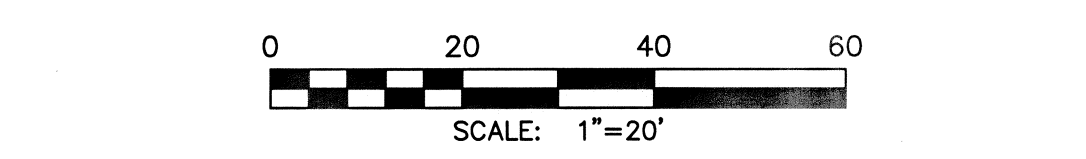
U.S. 290 - Northwest Freeway (Variable Width Public R.O.W.)
TO STATE OF TEXAS UNDER C.C.F. NOS. B453588, B476998, B562680 & B583914, AND
WIDENED UNDER C.C.F. NOS. 20150141404 (PARCEL 2013) & 20150151274 (PARCEL 2015), O.P.R.R.P.H.C.



- LEGEND: ABBREVIATIONS**
- A/C Air-conditioning unit
 - ALUM Aluminum
 - APPROX. Approximate
 - ASPH Asphalt (pavement)
 - B.L. Building (setback) line
 - BLDG. Building
 - BOUND. Boundary
 - BOV Blow-off valve (water)
 - C.C.F. County Clerk's File
 - C.M. Controlling monument
 - C.O. Cleanout (sanitary)
 - CONC. Concrete (pavement)
 - D.R.H.C. Deed Records of Harris County
 - EM Electric meter
 - ESMT. Easement
 - F.C. Film Code
 - FND. Fence
 - F.O.C.S. Found
 - FWY. Freeway
 - GND. Ground
 - H.L.P. Houston Lighting & Power
 - LR. Iron rod
 - LP Lamp
 - MP Meter pole
 - M.R.H.C. Map Records of Harris County
 - NO. Number
 - O.P.R.R.P.H.C. Official Public Records of Real Property of Harris County
 - PG. Page
 - P.S. Parking space (regular)
 - R.O.W. Right-of-way
 - S.O.W. Sidewalk (concrete)
 - SR Sign
 - SQ. FT. Square feet
 - TXDOT Surveyor's Remark
 - TXDOT Texas Department of Transportation
 - Typ. Typical
 - UP. Utility pole
 - VOL. Volume
 - V.P. Vertical pipe (riser)
 - W. With
 - WM. Water meter
 - XFMR Transformer (electric)

- GENERAL NOTES**
- This survey relies on Title Report File No. 2015-07-0019, dated July 7, 2015, as issued by Abstract Services of Houston. Terra Surveying Company, Inc., relies upon said title report for all matters of record, including easements, rights-of-way, and other encumbrances, affecting the subject property. No additional research has been performed by this surveying company to determine the existence of any other encumbrances.
 - Bearings hereon are grid bearings based on the Texas State Plane Coordinate System, South Central Zone, NAD 83, as evidenced on the U.S. Survey Foot, and may be converted to grid by multiplying by a combined scale factor of 0.999870017.
 - The subject property is located mostly within shaded Zone "X" (areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood), but also partly within Zone "AC" (Special flood hazard areas subject to inundation by the 1% annual chance flood event, where base flood elevations have been determined, as depicted on National Flood Insurance Program FIRM Map Number 48201C0635M (City of Houston, Texas) prepared by FEMA; latest published revision dated June 9, 2014). Zone boundaries depicted hereon are approximate and were traced from said FIRM. These boundaries are subject to revision, upon review by a qualified hydrologist or engineer. The base flood elevation ("BFE") for the subject property is at an approximate elevation of 86.3 feet, NAVD 88, as scaled from said FIRM.
 - This property is located within the limits of the City of Houston and is subject to its planning and development ordinances. This future building line is based on City of Houston Ordinance No. 1999-282, which among other things, establishes 25-foot building setback lines, along Major Thoroughfares, and 10-foot setback lines along all other streets. Per the City's GIS mapping website, U.S. 290 is designated as a Major Thoroughfare Guhn Road is not.
 - Surface or subsurface faulting, hazardous waste, or other environmental issues have not been addressed within the scope of this survey.
 - Future driveway access to U.S. 290 is controlled by TXDOT permitting process. According to TXDOT R.O.W. acquisition deed recorded under C.C.F. No. 20150141404, O.P.R.R.P.H.C., access to U.S. 290 will be permitted to the remainder of the subject tract, adjoining the highway facility.
 - Bearings and distances labeled "CALL" hereon are from the deed recorded under C.C.F. Number H410314, O.P.R.R.P.H.C.
 - Fences may meander between locations shown dimensioned hereon.
 - This property may be subject to mineral rights per Vol. 1123, Pg. 612, D.R.H.C.
 - This property currently utilizes an on-site septic system, as evidenced by features found on the ground, as well as witnessed by document recorded under C.C.F. No. R445022, O.P.R.R.P.H.C.

- SURVEYOR'S REMARKS ("SR")**
- SR-1 Since TXDOT acquired additional R.O.W. under C.C.F. No. 20150141404, O.P.R.R.P.H.C., this 10-foot H.L.P. ground easement is no longer located within the subject property. However, a small portion of its associated aerial easement still protrudes into the subject property, as shown by the shaded area, labeled "ESMT-4".
 - SR-2 This telephone cabinet and its associated concrete pad protrude into the subject property without an apparent easement, which might otherwise have been revealed in the title report referenced under General Note 1.
 - SR-3 This portion of the cell tower enclosure is not located within an easement, which might otherwise have been revealed in the title report referenced under General Note 1.
 - SR-4 This billboard and its associated appurtenances is not located within an apparent easement, which might otherwise have been revealed in the title report referenced under General Note 1.
 - SR-5 Since TXDOT acquired additional R.O.W. in C.C.F. No. 20150141404, O.P.R.R.P.H.C., various features in the subject tract now protrude into the R.O.W. of U.S. 290. Additionally, since the R.O.W. has been relocated, its associated building setback line has shifted, resulting in both buildings now protruding over the future 25-foot building line, along U.S. 290.



REVNO.	DESCRIPTION	BY	DATE	APP.

A LAND TITLE SURVEY OF
2.122 ACRES (92,440 SQ. FT.)
OUT OF LOTS 42, 43, 47 & 48, BLOCK "A",
HAH'L'S SUBURBAN FARMS SUBDIVISION "G"
RICHARD ROWLES SURVEY, ABSTRACT NO. 670
CITY OF HOUSTON, HARRIS COUNTY, TEXAS

TERRA SURVEYING CO., INC.
3000 WILCREST DR. - SUITE 210
HOUSTON, TEXAS 77042
(713) 993-0327 - FAX (713) 993-9231

DRAWN BY: SDM	SCALE: 1"=20'	KEY MAP: 410-Y
CREW CHIEF: COMBS & CURLEY	FIELD DATE: 7/16/15	PROJECT: 1611-1501-S
APPROVED BY: <i>GC</i>	FLD BK: 15-11/15-23	SHEET 1 OF 1

- TO GTP STRUCTURES W, LLC PER C.C.F. NO. 2012188040, O.P.R.R.P.H.C.:
- ESMT-1: CALL TRACT I
10' ACCESS LEASE ESMT. (CALL 1,028 SQ. FT.)
 - ESMT-2 (SHADED): CALL TRACT II
10' X 10' CELL SITE LEASE ESMT. (CALL 100 SQ. FT.)
 - ESMT-3 (HATCHED): CALL TRACT III
12' X 20' CELL SITE LEASE ESMT. (CALL 240 SQ. FT.)

METES AND BOUNDS DESCRIPTION

Being a tract or parcel, containing 2.122 acres (92,440 square feet) of land, situated in the Richard Rowles Survey, Abstract Number 670, City of Houston, Harris County, Texas, and being part of and out of Lots 42, 43, 47, and 48, Block "A", HAH'L'S SUBURBAN FARMS SUBDIVISION "G", a plot of subdivision recorded in Volume 334, Page 134, Deed Records of Harris County, Texas (D.R.H.C.); also being all the remainder of that certain called 2.267 acres described in deed to James M. Easterling, Jr. (1/2-interest), as recorded under County Clerk's File (C.C.F.) Number H410314, Official Public Records of Real Property of Harris County, Texas (O.P.R.R.P.H.C.); and described in deeds to Kensinger Properties Limited, as recorded under C.C.F. Numbers X389466 and Y305572, O.P.R.R.P.H.C.; the herein described 2.122 acre tract being more particularly described by metes and bounds as follows (bearings hereon are grid bearings based on the Texas State Plane Coordinate System, South Central Zone, NAD 83, as evidenced on the U.S. Survey Foot, and may be converted to grid by multiplying by a combined scale factor of 0.999870017):

BEGINNING at a 5/8-inch iron rod with TXDOT aluminum disk found in the northeast R.O.W. line of U.S. 290 (Northwest Freeway), a variable width public R.O.W. dedicated to the State of Texas under C.C.F. Number B453588, B476998, B562680, and B583914, and widened under C.C.F. Numbers 20150141404 (Parcel 2013) and 20150151274 (Parcel 2015), all in O.P.R.R.P.H.C.; said iron rod also marking the northwest corner of said Parcel 2013 and being in most southerly east line of that certain called 2.994 acres described in deed to PS Texas Holdings, Ltd., as recorded under C.C.F. Number S260444 and re-filed under C.C.F. Number S270466, O.P.R.R.P.H.C.; said iron rod also being in the west line of said 2.267 acre tract and marking the southwest corner of the herein described tract;

THENCE, North 02°16'48" West (call North 02°16'00" West), departing said northeast R.O.W. line with the most southerly east line of said 2.994 acre tract and the west line of said 2.267 acre tract, a distance of 108.63 feet to a 3/4-inch iron rod found marking an interior corner of said 2.994 acre tract, and the northwest corner of said 2.267 acre tract and the herein described tract;

THENCE, North 87°55'12" East (call North 87°56'00" East), with the most easterly south line of said 2.994 acre tract and the north line of said 2.267 acre tract, a distance of 394.35 feet (call 394.18 feet) to a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING", set in the west R.O.W. line of Guhn Road, a 60-foot public R.O.W. dedicated to the City of Houston in Volume 334, Page 134, D.R.H.C., and widened under C.C.F. Numbers U034256, U034267, and U038038, O.P.R.R.P.H.C.; said iron rod also marking the most easterly southeast corner of said 2.994 acre tract, and the northeast corner of said 2.267 acre tract and the herein described tract;

THENCE, South 02°30'04" East (call South 02°16'00" East), with the west R.O.W. line of said Guhn Road, a distance of 329.78 feet to a 5/8-inch iron rod with TXDOT aluminum disk found marking the north end of a cutback line formed between said west R.O.W. line and the northeast R.O.W. line of the aforesaid Northwest Freeway; said iron rod also marking the most easterly north corner of the aforesaid Parcel 2013 and the most northerly southeast corner of the herein described tract;

THENCE, South 59°13'51" West, with said cutback line and the northwest line of said Parcel 2013, a distance of 30.51 feet to a 5/8-inch iron rod with TXDOT aluminum disk found in the northeast R.O.W. line of said Northwest Freeway, and marking the south end of said cutback line and the most southerly southeast corner of the herein described tract;

THENCE, North 58°47'27" West, with the northeast R.O.W. line of said Northwest Freeway and the northeast line of said Parcel 2013, a distance of 442.12 feet to POINT OF BEGINNING, and containing 2.122 acres (92,440 square feet) of land.

Bearings and distances labeled "call" herein are from the said aforesaid deed recorded under C.C.F. Number H410314, O.P.R.R.P.H.C.

LEGEND: SYMBOLS

- Utility pole
- Light standard
- Storm inlets
- Manhole
- Fire hydrant
- Irrigation control valve
- Electric riser
- Telephone pedestal
- Bollard (guard post)
- Handicap parking space
- Guy anchor
- Overhead utility lines
- Edge of asphalt pavement
- Iron fence
- Wood fence
- Chain-link fence
- Top bank of ditch or swale

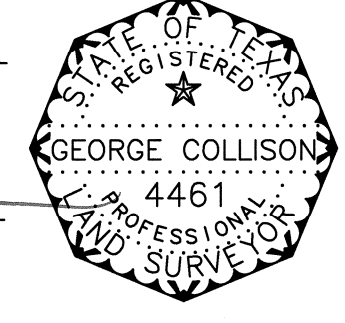
SURVEYOR'S CERTIFICATION

To Kensinger Properties Limited and James M. Easterling, Jr.:

I hereby certify that this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II, Land Title Survey.

Date signed: 7-17-15

George Collison
Registered Professional Land Surveyor
Texas Registration No. 4461



SR-1 CENTERLINE 10' H.L.P. GND. ESMT. W/10' AERIAL ESMT. ADJOINING BOTH SIDES OF GND. ESMT., STARTING 16' ABOVE GND., C.C.F. NO. N708556, O.P.R.R.P.H.C. 4461 (PORTION OF A.E. AFFECTING THE SUBJECT TRACT IS SHADED AND LABELED "ESMT-4")