

**DESCRIPTION**

A TRACT OR PARCEL OF LAND CONTAINING 1.4904 ACRES OR 64,923 SQUARE FEET, BEING ALL OF BLOCK 287 OF SOUTH SIDE BUFFALO BAYOU (S.S.B.), AN UNRECORDED SUBDIVISION SITUATED IN THE J.S. HOLMAN SURVEY, A-322, CITY OF HOUSTON, HARRIS COUNTY, TEXAS, BEING COMPOSED OF SEVEN TRACTS CONVEYED TO THE CITY OF HOUSTON, AS RECORDED UNDER HARRIS COUNTY CLERK FILE NUMBERS H905528 CALLED 11,000 SQUARE FEET, K11600 CALLED 2,446 SQUARE FEET, K25314 (TRACT 1 - CALLED 13,685 SQUARE FEET AND TRACT 2 - CALLED 16,810 SQUARE FEET), AND 124378 (TRACT 1 - CALLED 18,890 SQUARE FEET AND TRACT 2 - CALLED 16,810 SQUARE FEET), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83), THE CITY OF HOUSTON CENTERLINE MONUMENTATION SYSTEM ADOPTED PER MINUTES OF CITY COUNCIL, JULY 11, 1988, AND THE CITY OF HOUSTON DOWNTOWN CENTERLINE REFERENCE ROD SYSTEM REVITALIZATION LINES, OFS NO. H-0645-04-03 (ALL COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE (NAD 83), AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR: 0.999982154):

COMMENCING AT THE INTERSECTION OF THE CENTERLINES OF CHARTRES STREET AND POLK AVENUE, FROM WHICH A 3/4 INCH BRASS ROD FOUND FOR CITY OF HOUSTON REFERENCE ROD #61 (SURVEY MONUMENT NUMBER 5457-7504), HAVING GRID COORDINATES OF X: 3,123,924.04 AND Y: 13,836,067.62, BEARS NORTH 32 DEG. 52 MIN. 00 SEC. EAST, 0.07 FEET;

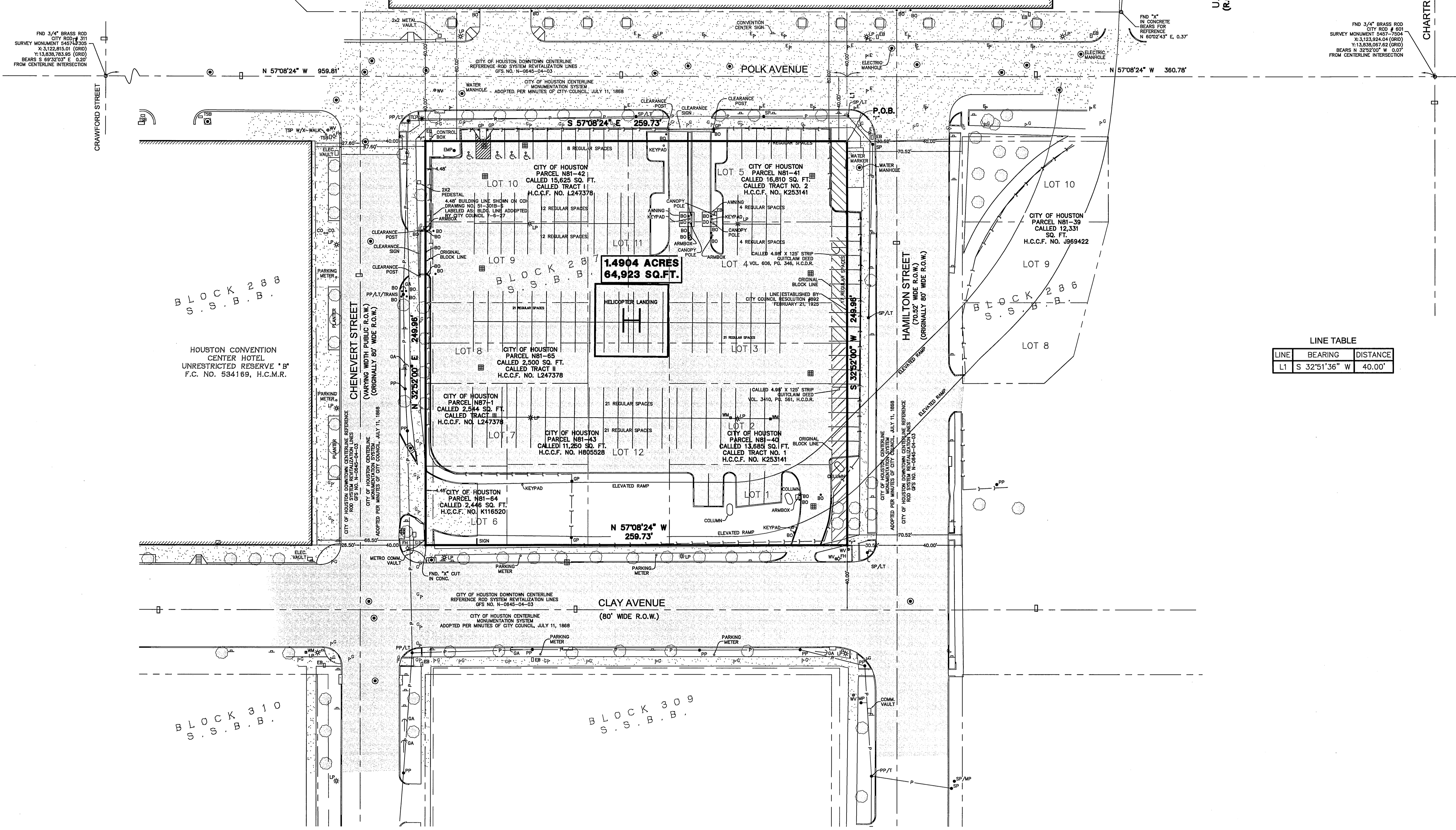
THENCE, WITH THE CENTERLINE OF SAID POLK AVENUE, NORTH 57 DEG. 08 MIN. 24 SEC. WEST, A DISTANCE OF 360.78 FEET TO A POINT, FROM WHICH THE INTERSECTION OF THE CENTERLINES OF CRAWFORD STREET AND SAID POLK AVENUE BEARS FOR REFERENCE NORTH 57 DEG. 08 MIN. 24 SEC. WEST, A DISTANCE OF 959.81 FEET, FROM WHICH A 3/4 INCH BRASS ROD FOUND FOR CITY OF HOUSTON REFERENCE ROD #31 (SURVEY MONUMENT NUMBER 5457-7305), HAVING GRID COORDINATES OF X: 3,122,815.01 AND Y: 13,836,783.95, BEARS FROM THE CENTERLINE INTERSECTION OF CRAWFORD AVENUE AND POLK STREET SOUTH 69 DEG. 32 MIN. 03 SEC. EAST, 0.20 FEET;

THENCE, DEPARTING SAID CENTERLINE, SOUTH 32 DEG. 52 MIN. 00 SEC. WEST, A DISTANCE OF 44.00 FEET TO A 5/8 INCH IRON ROD STAMPED "WINDROSE LAND SERVICES" FOUND AT THE INTERSECTION OF THE SOUTHWESTERLY R.O.W. LINE OF SAID POLK AVENUE (CALLED 80' WIDE R.O.W.) AND THE NORTHWESTERLY R.O.W. LINE OF HAMILTON STREET (CALLED 70.52' WIDE R.O.W. ORIGINALLY CALLED 80' WIDE R.O.W.), MARKING THE EASTERLY CORNER OF SAID 16,810 SQUARE FOOT TRACT AND THE BEGINNING OF THE HERON DESCRIBED TRACT HAVING GRID COORDINATES OF X: 3,123,999.29 AND Y: 13,838,239.70;

THENCE, SOUTH 32 DEG. 52 MIN. 00 SEC. WEST, ALONG THE NORTHWESTERLY R.O.W. LINE OF SAID HAMILTON STREET, THE SOUTHWESTERLY LINE OF SAID 16,810 SQUARE FOOT TRACT, THE SOUTHWESTERLY LINE OF SAID 2,446 SQUARE FOOT TRACT AND BEING 4.98 FEET SOUTHWESTERLY OF AND PARALLEL TO THE ORIGINAL SOUTHWESTERLY BLOCK LINE OF SAID BLOCK 287 S.S.B., A DISTANCE OF 249.96 FEET TO THE SOUTHWESTERLY CORNER OF SAID BLOCK 287 S.S.B., CONTINUING FOR A TOTAL DISTANCE OF 259.73 FEET TO AN "X" CUT IN CONCRETE FOUND AT THE INTERSECTION OF THE SOUTHWESTERLY R.O.W. LINE OF CHENEVERT STREET (VARYING WIDTH PUBLIC R.O.W. ORIGINALLY 60 FEET WIDE RIGHT-OF-WAY), AND THE NORTHWESTERLY R.O.W. LINE OF SAID CLAY AVENUE, MARKING THE MOST WESTERLY CORNER OF SAID 2,446 SQUARE FOOT TRACT AND THE MOST WESTERLY CORNER OF SAID BLOCK 287 S.S.B.;

THENCE, NORTH 32 DEG. 52 MIN. 00 SEC. WEST, ALONG THE SOUTHWESTERLY R.O.W. LINE OF SAID CHENEVERT STREET, THE SOUTHWESTERLY LINE OF SAID 2,446 SQUARE FOOT TRACT, THE NORTHWESTERLY LINE OF SAID 11,250 SQUARE FOOT TRACT, THE NORTHWESTERLY LINE OF SAID 13,685 SQUARE FOOT TRACT, AND THE SOUTHWESTERLY LINE OF SAID BLOCK 287 S.S.B., AT 4.98 FEET PASS THE MOST SOUTHERLY ORIGINAL BLOCK CORNER OF SAID BLOCK 287 S.S.B., CONTINUING FOR A TOTAL DISTANCE OF 259.73 FEET TO AN "X" CUT IN CONCRETE FOUND AT THE INTERSECTION OF THE SOUTHWESTERLY R.O.W. LINE OF CHENEVERT STREET (VARYING WIDTH PUBLIC R.O.W. ORIGINALLY 60 FEET WIDE RIGHT-OF-WAY), AND THE NORTHWESTERLY R.O.W. LINE OF SAID CLAY AVENUE, MARKING THE MOST WESTERLY CORNER OF SAID 2,446 SQUARE FOOT TRACT AND THE MOST WESTERLY CORNER OF SAID BLOCK 287 S.S.B.;

THENCE, SOUTH 57 DEG. 08 MIN. 24 SEC. EAST, ALONG THE SOUTHWESTERLY R.O.W. LINE OF SAID POLK AVENUE, THE NORTHWESTERLY LINE OF SAID 15,825 SQUARE FOOT TRACT AND THE NORTHWESTERLY LINE OF SAID 11,250 SQUARE FOOT TRACT AND THE NORTHWESTERLY LINE OF SAID BLOCK 287 S.S.B., AT 254.75 FEET PASS THE MOST EASTERLY ORIGINAL BLOCK CORNER OF SAID BLOCK 287 S.S.B., CONTINUING FOR A TOTAL DISTANCE OF 299.73 TO THE POINT OF BEGINNING AND CONTAINING 1.4904 ACRES OR 64,923 SQUARE FEET OF LAND, AS SHOWN ON SURVEY, DRAWING NO. 52810-SOUTH LOT, PREPARED BY WINDROSE LAND SERVICES.



HOUSTON CONVENTION CENTER HOTEL UNRESTRICTED RESERVE "B" F.C. NO. 534169, H.C.M.R.

FLOOD INFORMATION

PANEL 0690M  
FIRM FLOOD INSURANCE RATE MAP  
HARRIS COUNTY, TEXAS AND INCORPORATED AREAS  
PANEL 690 OF 1150  
SEE MAP INDEX FOR FIRM PANEL LAYOUT

PANEL 0880L  
FIRM FLOOD INSURANCE RATE MAP  
HARRIS COUNTY, TEXAS AND INCORPORATED AREAS  
PANEL 880 OF 1150  
SEE MAP INDEX FOR FIRM PANEL LAYOUT

**LINE TABLE**

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S 32°51'36" W | 40.00'   |

**GENERAL NOTES**

1. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITH INFORMATION CONTAINED IN A CITY PLANNING SEARCH REPORT PREPARED BY CHARTER TITLE COMPANY FOR THE CITY OF HOUSTON, DATED AUGUST 6, 2015, ORDER NO. 2015-0231.
2. EASEMENTS, SETBACKS AND ENCUMBRANCES SHOWN HEREON ARE BASED ON INFORMATION RECEIVED FROM THIRD PARTY PROVIDER IN THE FORM OF A CITY PLANNING LETTER. TITLE COMMITMENT OR ABSTRACTING CERTIFICATE, WINDROSE IS NOT RESPONSIBLE, NOR WILL WE BE HELD LIABLE FOR ANY INCORRECT OR UNDISCLOSED INFORMATION PROVIDED OR OMITTED IN A CITY PLANNING LETTER, TITLE COMMITMENT OR ABSTRACTING CERTIFICATE.
3. ALL COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NAD 83), SOUTH CENTRAL ZONE, AS DETERMINED BY SURVEY MEASUREMENTS. ALL COORDINATES ARE GRID AND MAY BE CONVERTED TO SURFACE BY APPLYING A COMBINED SCALE FACTOR OF 0.999982154.
4. BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83), THE CITY OF HOUSTON CENTERLINE MONUMENTATION SYSTEM ADOPTED PER MINUTES OF CITY COUNCIL, JULY 11, 1988, AND THE CITY OF HOUSTON DOWNTOWN CENTERLINE REFERENCE ROD SYSTEM REVITALIZATION LINES, OFS NO. H-0645-04-03.
5. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR HARRIS COUNTY, TEXAS, MAP NO. 482000090 REVISED/DATED JUNE 9, 2014, AND MAP NO. 482000090 REVISED/DATED JUNE 19, 2007, THE SUBJECT TRACT APPEARS TO BE WITHIN UNSHADED ZONE "X". THIS DETERMINATION WAS DONE BY GRAPHS PLOTTING AND IS APPROXIMATED ONLY AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE OR THAT OCCASIONAL FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE LAND SERVICES.
6. DEVELOPMENT OF THIS TRACT IS SUBJECT TO REQUIREMENTS PER CITY OF HOUSTON ORDINANCE NO. 2013-343 WHICH STIPULATES PLATING AND SETBACK CONSTRAINTS, PROPOSED USAGE OF THIS TRACT WILL DETERMINE ACTUAL BUILDING SETBACK LINES) ALONG ANY ADJOINING STREETS. REFER TO CITY OF HOUSTON BUILDING CODES TO ESTABLISH MINIMUM SETBACK REQUIREMENTS. ULTIMATELY THE CITY OF HOUSTON PLANNING COMMISSION WILL DETERMINE REQUIRED SETBACKS UPON REVIEW OF PLANS OR PLATS SUBMITTED TO SAID COMMISSION. THIS TRACT MAY REQUIRE PLATING AS A CONDITION FOR RECEIVING BUILDING PERMITS.
7. READILY VISIBLE IMPROVEMENTS AND UTILITIES WERE LOCATED WITH THIS SURVEY, NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED BY WINDROSE LAND SERVICES, INC.
8. ENVIRONMENTAL AND DRAINAGE ISSUES ARE BEYOND THE SCOPE OF THIS SURVEY.
9. THE SQUARE FOOTAGE TOTALS SHOWN HEREON ARE BASED ON THE MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES REFLECTED ON THE SURVEY. IT DOES NOT INCLUDE THE TOLERANCES THAT MAY BE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.
10. FENCES SHOWN HEREON WITH DIMENSIONAL TIES ARE SHOWN WHERE THEY ARE PHYSICALLY MEASURED. THE FENCE MAY MEANDER BETWEEN MEASURED LOCATIONS.

**CITY PLANNING LETTER NOTES**

B.1 SUBJECT TO TERMS, CONDITIONS, AND STIPULATIONS CONTAINED IN THAT CERTAIN LEASE AGREEMENT BY AND BETWEEN CITY OF HOUSTON AND HOUSTON CONVENTION CENTER HOTEL CORPORATION AS RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. 2010121826, (NOT A SURVEY RELATED ITEM)

**SURVEYOR'S CERTIFICATION**

TO: HOUSTON FIRST CORPORATION  
FREE RANGE HO, LLC

I DO HEREBY CERTIFY TO THE ABOVE LISTED THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND AND WAS PERFORMED UNDER MY SUPERVISION. THAT THIS PLAT CORRECTLY REPRESENTS THE PROPERTY LEGALLY DISCOVERED HEREON, THAT THE FACTS FOUND AT THE TIME OF THIS SURVEY SHOW THE IMPROVEMENTS AND THAT THERE ARE NO VISIBLE ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN, THIS SURVEY SUBSTANTIALLY CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY, TO THE BEST OF MY KNOWLEDGE.

GLEN H. FREELAND  
Registered Professional Land Surveyor  
Texas Registration No. 5758

DATE: 02-25-16

**WINDROSE**  
Windrose Land Services  
3200 Wilcrest Suite 222  
Houston, Texas 77042  
Phone (713) 458-2281 Fax (713) 461-1151  
Professional Development Consultants  
Land Surveying, Planning, Project Management, GIS Services  
Firm Registration No. 10108800

**LEGEND**

\* SOME OF THESE ELEMENTS MAY NOT BE USED ON THIS SURVEY

|                          |                          |                                 |
|--------------------------|--------------------------|---------------------------------|
| BOLLARD                  | POWER POLE               | UNDERGROUND CABLE SIGN          |
| HANDICAP                 | POWER POLE W/TRANSFORMER | CATHODIC TEST LEAD              |
| GAS METER                | POWER POLE W/LIGHT       | MONITORING WELL                 |
| GAS VALVE                | POWER POLE W/CONDUIT     | FIN FLAG/PAINT MARK             |
| FIRE HYDRANT             | METER POLE               | TOP OF CURB                     |
| WATER METER              | SERVICE POLE             | GUTTER                          |
| WATER VALVE              | ELECTRIC METER POLE      | TOP OF GRATE                    |
| IRRIGATION CONTROL VALVE | GY ANCHOR                | FLOW LINE                       |
| GRATE INLET              | OVERHEAD POWER LINE      | HIGHBANK                        |
| MANHOLE                  | BARBED WIRE FENCE        | SANITARY SEWER                  |
| CLEANSLOT                | WROUGHT IRON FENCE       | STORM SEWER                     |
| TELEPHONE PEDESTAL       | WOOD FENCE               | CORRUGATED METAL PIPE           |
| ELECTRIC BOX             | CORRUGATED PLASTIC PIPE  | CORRUGATED PLASTIC PIPE         |
| TRAFFIC SIGNAL BOX       | GATE POST                | REINFORCED CONCRETE PIPE        |
| LIGHT POLE               | PER FLANS                | TELEPHONE                       |
| TRAFFIC LIGHT POLE       | APPROXIMATE              | SOUTHWESTERN BELL TELEPHONE CO. |
| GROUND/SPOT LIGHT        | HIGHBANK                 | WATER                           |
|                          | SIGN                     | UNDERGROUND                     |
|                          | PIPELINE MARKER          |                                 |

FIND - FOUND  
H.C.C.F. - HARRIS COUNTY CLERK FILE  
H.G.D.R. - HARRIS COUNTY DEED RECORDS  
H.C.M.R. - HARRIS COUNTY MAP RECORDS  
P - IRON PIPE  
R - IRON ROD  
NO. - NUMBER  
PL - PAGE  
R.O.W. - RIGHT-OF-WAY  
SQ. FT. - SQUARE FEET  
VOL. - VOLUME  
F.C. - FIRM CODE  
B.L. - BUILDING LINE  
U.E. - UTILITY EASEMENT  
T.E./S.H.R.L. - TREE/SHRUB  
T - FOUND CAPED 5/8" IRON ROD WINDROSE LAND SERVICES

**REVISIONS**

| DATE     | REASON                       | BY |
|----------|------------------------------|----|
| 04-11-16 | ADDED PARTY TO CERTIFICATION | CL |

FIELD BY: MO      CHECKED BY: GF      JOB NO. 02610-SOUTH LOT  
DRAWN BY: DH/RV      DATE: FEBRUARY 2016      SHEET NO. 1 OF 1