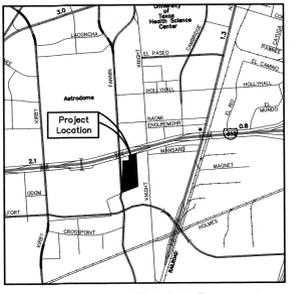
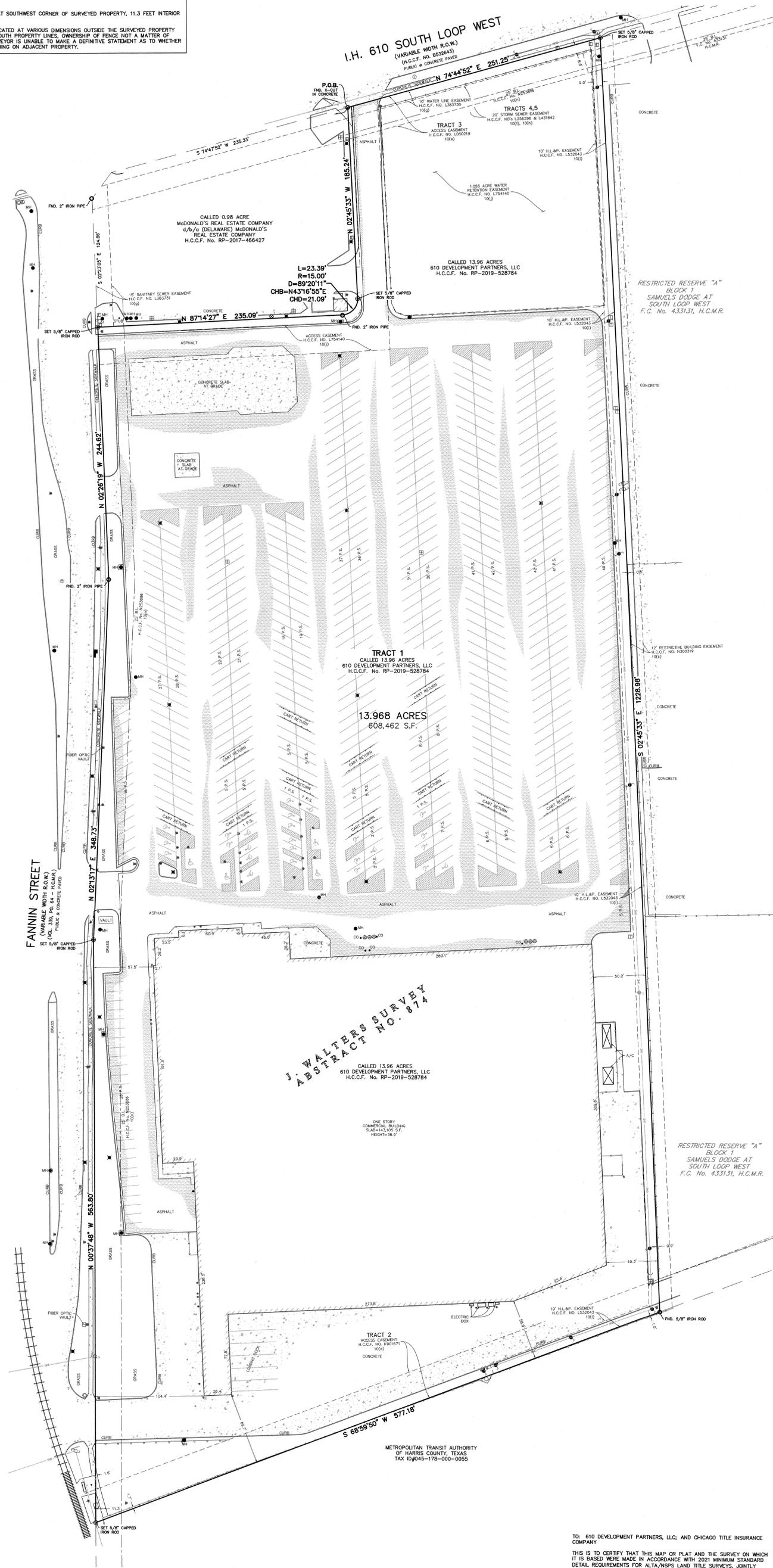


ENCROACHMENT TABLE:  
1-CONCRETE SIDEWALK AT SOUTHWEST CORNER OF SURVEYED PROPERTY, 11.3 FEET INTERIOR ENCROACHMENT.  
2-CHAIN LINK FENCE LOCATED AT VARIOUS DIMENSIONS OUTSIDE THE SURVEYED PROPERTY ALONG THE EAST AND SOUTH PROPERTY LINES, OWNERSHIP OF FENCE NOT A MATTER OF PUBLIC RECORD SO SURVEYOR IS UNABLE TO MAKE A DEFINITIVE STATEMENT AS TO WHETHER THIS FENCE IS ENCROACHING ON ADJACENT PROPERTY.



ABBREVIATIONS  
ESMT. = EASEMENT  
F.C. = FILM CODE  
H.C.C.F. = HARRIS COUNTY CLERK'S FILE  
H.C.D.R. = HARRIS COUNTY DEED RECORDS  
H.C.M.R. = HARRIS COUNTY MAP RECORDS  
No. = NUMBER  
P.C. = PAGE  
R.O.W. = RIGHT OF WAY  
S.F. = SQUARE FEET  
VOL. = VOLUME  
P.O.B. = POINT OF BEGINNING  
F.N.D. = FOUNDING  
I.R. = IRON ROD  
C.I.R. = CAPPED IRON ROD  
I.P. = IRON PIPE  
H.L.&P. = HOUSTON LIGHTING AND POWER  
A/C = AIR CONDITIONING UNIT

LEGEND  
AREA INLET  
EB INLET  
C INLET  
MANHOLE  
GREASE TRAP  
CLEAN OUT  
WATER VALVE  
KOLLAR  
POWER POLE  
DOWN GUY  
FIRE HYDRANT  
WATER VALVE  
BLOWOFF VALVE  
STREET SIGN  
AREA LIGHT  
TELEPHONE ENCLOSURE  
TELEPHONE CABLE MARKER  
GAS METER  
ELECTRIC BOX  
TRAFFIC SIGNAL BOX  
TRAFFIC SIGNAL POLE  
IRRIGATION CONTROL VALVE  
METER POLE  
CHAIN LINK FENCE  
OVERHEAD ELECTRIC LINE  
CONCRETE  
ASPHALT



METES AND BOUNDS DESCRIPTION OF 13.968 ACRES (TRACT 1)  
Being a tract of land containing 13.968 acres, located in the John Walters Survey, Abstract 874, in Harris County, Texas. Said 13.968 acre tract being all of a called 13.96 acre tract of land recorded in the name of 610 Development Partners, LLC in Harris County Clerk's File Number (H.C.C.F. No.) RP-2019-528784; Said 13.968 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the Texas Coordinate System of 1983, South Central Zone):  
BEGINNING, at on "X" cut in concrete found at the northernmost corner of said 13.96 acre tract and the herein described tract, some being the northeast corner of said 0.98 acre tract of land recorded in the name of McDonald's Real Estate Company in H.C.C.F. No. RP-2017-466427, on the south Right-of-Way (R.O.W.) line of I.H. 610 South Loop West (with volume per H.C.C.F. No. 853943);  
THENCE, North 74° 44' 52" East, with the north line of said 13.96 acre tract and with the south R.O.W. line of said I.H. 610 South Loop West, a distance of 251.25 feet to a 5/8-inch capped iron rod set at the northeast corner of said 13.96 acre tract and the herein described tract, some being the southwest corner of said Unrestricted Reserve "A", Block 1 of Samuel Dodge at South Loop West, a subdivision of record in Film Code No. 433131 of the Harris County Map Records (H.C.M.R.);  
THENCE, South 02° 45' 33" East, with the east line of said 13.96 acre tract and the west line of said Unrestricted Reserve "A", a distance of 1,228.93 feet to a 5/8-inch iron rod found at the southeast corner of said 13.96 acre tract and the herein described tract, some being the southwest corner of said Unrestricted Reserve "A", on the north line of a tract of land recorded in the name of Metropolitan Transit Authority of Harris County, Texas;  
THENCE, South 68° 59' 50" West, with the south line of said 13.96 acre tract and the north line of said Metro tract, a distance of 577.18 feet to a 5/8-inch capped iron rod set at the southwest corner of said 13.96 acre tract and the herein described tract, on the east R.O.W. line of Fannin Street (with volume per Volume 338, Page 64, of the H.C.M.R.);  
THENCE, with the west line of said 13.96 acre tract and the east R.O.W. line of said Fannin Street, the following three (3) courses:  
1. North 00° 37' 48" West, a distance of 563.80 feet to a 5/8-inch capped iron rod set for an angle point;  
2. North 02° 13' 17" East, a distance of 348.73 feet to a two-inch iron pipe in concrete found at an angle point;  
3. North 02° 28' 19" West, a distance of 244.62 feet to a 5/8-inch capped iron rod set at the westernmost corner of said 13.96 acre tract and the herein described tract, some being the southwest corner of said 0.98 acre tract;  
THENCE, with the lines common to said 13.96 acre tract and said 0.98 acre tract, the following three (3) courses:  
1. North 87° 14' 27" East, a distance of 235.69 feet to a two-inch iron pipe found at the beginning of a curve to the left;  
2. 23.39 feet along the arc of said curve to the left, having a radius of 15.00 feet, a central angle of 89° 20' 11"; and a chord that bears North 43° 16' 55" East, a distance of 21.09 feet to a 5/8-inch capped iron rod set for a point of tangency;  
3. North 02° 45' 33" West, a distance of 185.24 feet to the POINT OF BEGINNING and containing 13.968 acres of land.

TRACT 2: (EASEMENT ESTATE)  
NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS, CONSTRUCTION AND MAINTENANCE OF ROADS, AND INSTALLATION AND MAINTENANCE OF UNDERGROUND UTILITIES FILED FOR RECORD DECEMBER 31, 1986, UNDER CLERK'S FILE NO. K901671, OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY IN HARRIS COUNTY, TEXAS, COVERING THOSE CERTAIN TRACTS OF LAND, BEING MORE PARTICULARLY DESCRIBED THEREIN.  
TRACT 3: (EASEMENT ESTATE)  
TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN RECIPROCAL ACCESS EASEMENT AGREEMENT DATED MARCH 27, 1987, RECORDED APRIL 1, 1987, UNDER COUNTY CLERK'S FILE NO. L505219, OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS.  
TRACT 4: (EASEMENT ESTATE)  
TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN RECIPROCAL STORM SEWER EASEMENT AGREEMENT DATED JULY 2, 1987, RECORDED NOVEMBER 18, 1987, UNDER COUNTY CLERK'S FILE NO. L256296, OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS.  
TRACT 5: (EASEMENT ESTATE)  
TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN RECIPROCAL STORM SEWER EASEMENT AGREEMENT DATED JULY 2, 1987, RECORDED NOVEMBER 18, 1987, UNDER COUNTY CLERK'S FILE NO. L431842, OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS.

- NOTES
- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY, C/I, No. 475020359, EFFECTIVE DATE OF COMMITMENT OCTOBER 11, 2021, ISSUE DATE OF COMMITMENT OCTOBER 19, 2021, ISSUE DATE OF COMMITMENT JUNE 5, 2019, WITH REGARD TO ANY UNRECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SURVEYED PROPERTY, NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR.
  - BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.
  - ACCORDING TO THE COMMITMENT FOR TITLE INSURANCE REFERENCED HEREON, THE SURVEYED PROPERTY IS SUBJECT TO RESTRICTIONS OF RECORD IN H.C.C.F. No. RP-2019-528784
  - VISIBLE ABOVE GROUND UTILITIES WERE LOCATED AS PER ALTA/NSPS 2021 MINIMUM STANDARD DETAIL REQUIREMENTS SECTION 56H.
  - THE CITY OF HOUSTON HAS NO FORMAL ZONING ORDINANCES, NOR DOES THE SURVEYOR HAVE KNOWLEDGE OF ANY SPECIFIC ORDINANCES AFFECTING THE SURVEYED PROPERTY. THE SURVEYOR WAS NOT SUPPLIED WITH A PROPERTY ZONING REPORT.
  - THERE ARE 642 PARKING SPACES ON THE SURVEYED PARTY, OF WHICH 29 ARE DESIGNATED HANDICAPPED PARKING SPACES.
  - THERE WAS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
  - THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS, THE SURVEYOR HAS NO KNOWLEDGE OF ANY PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES.
  - THE SURVEYOR CARRIES PROFESSIONAL LIABILITY INSURANCE IN THE AMOUNT OF 2 MILLION DOLLARS.
  - A METES AND BOUNDS DESCRIPTION OF THE SURVEYED PROPERTY WAS PREPARED IN CONJUNCTION WITH AND ACCOMPANIES THIS SURVEY.
  - NO PRESCRIPTIVE USES OF THE SURVEYED PROPERTY WERE OBSERVED BY THE SURVEYOR AT THE TIME OF THE SURVEY.

- SCHEDULE "B", ITEM 10 EXCEPTION NOTES:
- 10(g)-RECIPROCAL ACCESS AGREEMENT, H.C.C.F. No. K901671, AFFECTS SURVEYED PROPERTY, PLOTTED HEREON
  - 10(i)-RECIPROCAL ACCESS AGREEMENT, H.C.C.F. No. L505219, AFFECTS SURVEYED PROPERTY, PLOTTED HEREON
  - 10(j)-RECIPROCAL STORM SEWER AGREEMENT, H.C.C.F. No. L256296, AFFECTS SURVEYED PROPERTY, PLOTTED HEREON
  - 10(k)-UTILITY EASEMENT, H.C.C.F. No(s) L583730 AND L383731, AFFECTS SURVEYED PROPERTY, PLOTTED HEREON
  - 10(h)-RECIPROCAL STORM SEWER AGREEMENT, H.C.C.F. No. L431842, AFFECTS SURVEYED PROPERTY, PLOTTED HEREON
  - 10(i)-H.L.&P. UTILITY EASEMENT, H.C.C.F. No. L532043, AFFECTS SURVEYED PROPERTY, PLOTTED HEREON
  - 10(j)-ACCESS AND WATER RETENTION EASEMENTS, H.C.C.F. No. L754140, AFFECTS SURVEYED PROPERTY, PLOTTED HEREON
  - 10(k)-RESTRICTIVE BUILDING EASEMENT, H.C.C.F. No. N300319, AFFECTS SURVEYED PROPERTY, PLOTTED HEREON
  - 10(l)-BUILDING SETBACK LINES, H.C.C.F. No. N253886, AFFECTS SURVEYED PROPERTY, PLOTTED HEREON
- \*ONLY THOSE ITEMS LISTED IN SCHEDULE "B" OF THE COMMITMENT FOR TITLE INSURANCE REFERENCED HEREON AND RELISTED ABOVE WERE CONSIDERED IN PREPARATION OF THIS SURVEY.

ALTA/NSPS  
LAND TITLE SURVEY  
OF  
13.968 ACRES  
BEING ALL OF A CALLED 13.96 ACRE TRACT OF LAND RECORDED IN  
THE NAME OF 610 DEVELOPMENT PARTNERS, LLC, IN H.C.C.F. No.  
RP-2019-528784, IN THE  
JOHN WALTERS SURVEY  
ABSTRACT NO. 874  
1615 SOUTH LOOP WEST, HOUSTON, HARRIS COUNTY, TEXAS 77054

TO: 610 DEVELOPMENT PARTNERS, LLC; AND CHICAGO TITLE INSURANCE COMPANY  
THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, SOLELY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a)(1)(A), 8, 9, 13, 14 AND 18-19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 30, 2021.  
DATED THIS 4TH DAY OF AUGUST, 2021.

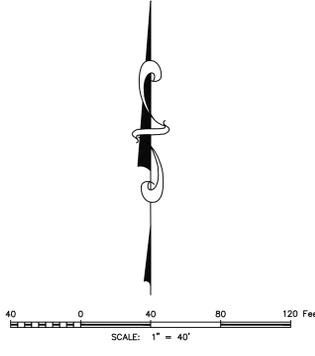
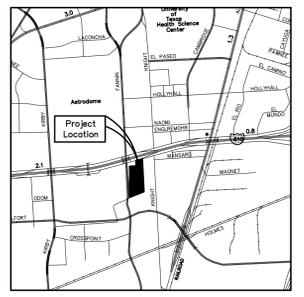
CHRIS RHODES  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO.: 6532

DATE: 08/04/21  
SCALE: 1" = 40'  
BOOK NO.:  
DRAWN BY: T.D.  
CHECKED BY: COR  
PROJECT NO.:  
CS 21138  
DRAWING NO.:  
1 OF 2

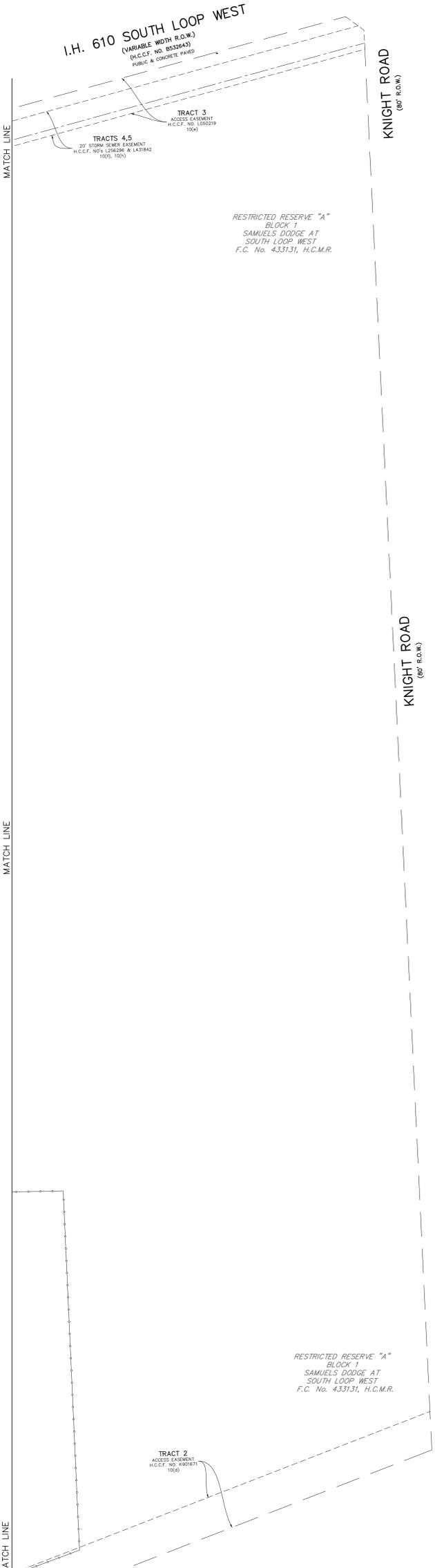


FLOOD STATEMENT: THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR THE CITY OF HOUSTON, HARRIS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY NO. 480206, DATED MAY 2, 2019, INDICATES THAT THIS TRACT IS WITHIN ZONE "X" (UNSHADED) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON MAP AND PANEL NO. 480206TAM. THIS DETERMINATION HAS BEEN MADE BY SCALING THE PROPERTY ON THE ABOVE REFERENCED MAP AND IS NOT THE RESULT OF AN ELEVATION SURVEY. WARNING: IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE ON RARE OCCASIONS. GREATER 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 THE SURVEYOR.

ENCROACHMENT TABLE:  
 1-CONCRETE SIDEWALK AT SOUTHWEST CORNER OF SURVEYED PROPERTY, 11.3 FEET INTERIOR ENCROACHMENT.  
 2-CHAIN LINK FENCE LOCATED AT VARIOUS DIMENSIONS OUTSIDE THE SURVEYED PROPERTY ALONG THE EAST AND SOUTH PROPERTY LINES. OWNERSHIP OF FENCE NOT A MATTER OF PUBLIC RECORD SO SURVEYOR IS UNABLE TO MAKE A DEFINITIVE STATEMENT AS TO WHETHER THIS FENCE IS ENCROACHING ON ADJACENT PROPERTY.



ABBREVIATIONS	LEGEND
ESMT. = EASEMENT	□ = AREA INLET
F.C. = FILM CODE	□ = BB INLET
H.C.C.F. = HARRIS COUNTY CLERK'S FILE	□ = C INLET
H.C.D.R. = HARRIS COUNTY DEED RECORDS	□ = MANHOLE
H.C.M.R. = HARRIS COUNTY MAP RECORDS	□ = GREASE TRAP
No. = NUMBER	□ = CLEAN OUT
P.G. = PAGE	□ = BOLLARD
R.O.W. = RIGHT OF WAY	□ = POWER POLE
S.F. = SQUARE FEET	□ = SLOW GUY
VOL. = VOLUME	□ = FIRE HYDRANT
P.O.B. = POINT OF BEGINNING	□ = WATER VALVE
FND. = FOUND	□ = BLOWOFF VALVE
IR = IRON ROD	□ = STREET SIGN
C.I.R. = CAPPED IRON ROD	□ = AREA LIGHT
I.P. = IRON PIPE	□ = TELEPHONE ENCLOSURE
H.L.&P. = HOUSTON LIGHTING AND POWER	□ = TELEPHONE CABLE MARKER
A/C = AIR CONDITIONING UNIT	□ = GAS METER
	□ = GAS VALVE
	□ = ELECTRIC BOX
	□ = TRAFFIC SIGNAL BOX
	□ = TRAFFIC SIGNAL POLE
	□ = IRRIGATION CONTROL VALVE
	□ = METER POLE
	□ = CHAIN LINK FENCE
	□ = OVERHEAD ELECTRIC LINE
	□ = CONCRETE
	□ = ASPHALT



RESTRICTED RESERVE "A"  
 BLOCK 1  
 SAMUELS DODGE AT  
 SOUTH LOOP WEST  
 F.C. No. 433131, H.C.M.R.

J. WALTERS SURVEY  
 ABSTRACT NO. 874

**METES AND BOUNDS DESCRIPTION OF 13.968 ACRES (TRACT 1)**  
 Being a tract of land containing 13.968 acres, located in the John Walters Survey, Abstract 874, in Harris County, Texas. Sold 13.968 acres tract being all of a called 13.96 acre tract of land recorded in the name of 610 Development Partners, LLC in Harris County Clerk's File Number (H.C.C.F. No.) RP-2019-528784; Sold 13.968 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the Texas Coordinate System of 1983, South Central Zone):  
 BEGINNING, at an "X" cut in concrete found at the northerly/northeast corner of said 13.96 acre tract and the herein described tract, some being the northeast corner of called 0.98 acre tract of land recorded in the name of McDonald's Real Estate Company in H.C.C.F. No. RP-2017-46427, on the south Right-Of-Way (R.O.W.) line of I.H. 610 South Loop West (width varies per H.C.C.F. No. 6332843);  
 THENCE, North 74° 44' 52" East, with the north line of said 13.96 acre tract and with the south R.O.W. line of said I.H. 610 South Loop West, a distance of 251.25 feet to a 5/8-inch capped iron rod set at the northeast corner of said 13.96 acre tract and the herein described tract, some being the northeast corner of said Unrestricted Reserve "A", Block 1 of Samuel Dodge at South Loop West, a subdivision of record in Film Code No. 433131 of the Harris County Map Records (H.C.M.R.);  
 THENCE, South 02° 45' 33" East, with the east line of said 13.96 acre tract and the west line of said Unrestricted Reserve "A", a distance of 1,225.98 feet to a 5/8-inch iron rod found at the southeast corner of said 13.96 acre tract and the herein described tract, some being the southwest corner of said Unrestricted Reserve "A", on the north line of a tract of land recorded in the name of Metropolitan Transit Authority of Harris County, Texas;  
 THENCE, South 68° 59' 50" West, with the south line of said 13.96 acre tract and the north line of said Metro tract, a distance of 577.18 feet to a 5/8-inch capped iron rod set at the southwest corner of said 13.96 acre tract and the herein described tract, on the east R.O.W. line of Fannin Street (width varies per Volume 339, Page 64, of the H.C.M.R.);  
 THENCE, with the west lines of said 13.96 acre tract and the east R.O.W. line of said Fannin Street, the following three (3) courses:  
 1. North 00° 37' 48" West, a distance of 583.70 feet to a 5/8-inch capped iron rod set for an angle point;  
 2. North 02° 13' 17" East, a distance of 348.73 feet to a two-inch iron pipe in concrete found at an angle point;  
 3. North 02° 26' 19" West, a distance of 244.62 feet to a 5/8-inch capped iron rod set at the westerly northwest corner of said 13.96 acre tract and the herein described tract, some being the southwest corner of said 0.98 acre tract;  
 THENCE, with the lines common to said 13.96 acre tract and said 0.98 acre tract, the following three (3) courses:  
 1. North 87° 14' 27" East, a distance of 235.09 feet to a two-inch iron pipe found at the beginning of a curve to the left;  
 2. 23.39 feet along the arc of said curve to the left, having a radius of 15.00 feet, a central angle of 89° 20' 11", and a chord that bears North 43° 16' 55" East, a distance of 21.09 feet to a 5/8-inch capped iron rod set for a point of tangency;  
 3. North 02° 45' 33" West, a distance of 185.24 feet to the POINT OF BEGINNING and containing 13.968 acres of land.

TRACT 2: (EASEMENT ESTATE)  
 NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS, CONSTRUCTION AND MAINTENANCE OF ROADWAYS, AND INSTALLATION AND MAINTENANCE OF UNDERGROUND UTILITIES FILED FOR RECORD DECEMBER 31, 1986, UNDER CLERK'S FILE NO. K901671, OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY IN HARRIS COUNTY, TEXAS, COVERING THOSE CERTAIN TRACTS OF LAND, BEING MORE PARTICULARLY DESCRIBED THEREIN.  
 TRACT 3: (EASEMENT ESTATE)  
 TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN RECIPROCAL ACCESS EASEMENT AGREEMENT DATED MARCH 27, 1987, RECORDED APRIL 1, 1987, UNDER COUNTY CLERK'S FILE NO. L050219, OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS.  
 TRACT 4: (EASEMENT ESTATE)  
 TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN RECIPROCAL STORM SEWER EASEMENT AGREEMENT DATED JULY 2, 1987, RECORDED AUGUST 3, 1987, UNDER COUNTY CLERK'S FILE NO. L256296, OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS.  
 TRACT 5: (EASEMENT ESTATE)  
 TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN RECIPROCAL STORM SEWER EASEMENT AGREEMENT DATED JULY 2, 1987, RECORDED NOVEMBER 18, 1987, UNDER COUNTY CLERK'S FILE NO. L431842, OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS.

**NOTES**  
 1. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY, C.F. No. 4713020393, EFFECTIVE DATE OF COMMITMENT OCTOBER 11, 2021, ISSUE DATE OF COMMITMENT OCTOBER 19, 2021, ISSUE DATE OF COMMITMENT JUNE 5, 2019, WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SUBJECT PROPERTY; NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR.  
 2. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.  
 3. ACCORDING TO THE COMMITMENT FOR TITLE INSURANCE REFERENCED HEREON, THE SURVEYED PROPERTY IS SUBJECT TO RESTRICTIONS OF RECORD IN H.C.C.F. No. RP-2019-528784.  
 4. VISIBLE ABOVE GROUND UTILITIES WERE LOCATED AS PER ALTA/NSPS 2021 MINIMUM STANDARD DETAIL REQUIREMENTS SECTION 5eiv.  
 5. THE CITY OF HOUSTON HAS NO FORMAL ZONING ORDINANCES, NOR DOES THE SURVEYOR HAVE KNOWLEDGE OF ANY SPECIFIC ORDINANCES AFFECTING THE SURVEYED PROPERTY. THE SURVEYOR WAS NOT SUPPLIED WITH A PROPERTY ZONING REPORT.  
 6. THERE ARE 642 PARKING SPACES ON THE SURVEYED PARTY, OF WHICH 29 ARE DESIGNATED HANDICAPPED PARKING SPACES.  
 7. THERE WAS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.  
 8. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS. THE SURVEYOR HAS NO KNOWLEDGE OF ANY PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES.  
 9. THE SURVEYOR CARRIES PROFESSIONAL LIABILITY INSURANCE IN THE AMOUNT OF 2 MILLION DOLLARS.  
 10. A METES AND BOUNDS DESCRIPTION OF THE SURVEYED PROPERTY WAS PREPARED IN CONJUNCTION WITH AND ACCOMPANIES THIS SURVEY.  
 11. NO PRESCRIPTIVE USES OF THE SURVEYED PROPERTY WERE OBSERVED BY THE SURVEYOR AT THE TIME OF THE SURVEY.

**SCHEDULE "B", ITEM 10 EXCEPTION NOTES:**

10(a)-RECIPROCAL ACCESS AGREEMENT, H.C.C.F. No. K901671, AFFECTS SURVEYED PROPERTY, PLOTTED HEREON
10(a)-RECIPROCAL ACCESS AGREEMENT, H.C.C.F. No. L0502191, AFFECTS SURVEYED PROPERTY, PLOTTED HEREON
10(i)-RECIPROCAL STORM SEWER AGREEMENT, H.C.C.F. No. L256296, AFFECTS SURVEYED PROPERTY, PLOTTED HEREON
10(c)-UTILITY EASEMENT, H.C.C.F. No(s) L383730 AND L383731, AFFECTS SURVEYED PROPERTY, PLOTTED HEREON
10(n)-RECIPROCAL STORM SEWER AGREEMENT, H.C.C.F. No. L431842, AFFECTS SURVEYED PROPERTY, PLOTTED HEREON
10(i)-H.L.&P. UTILITY EASEMENT, H.C.C.F. No. L532043, AFFECTS SURVEYED PROPERTY, PLOTTED HEREON
10(j)-ACCESS AND WATER RETENTION EASEMENTS, H.C.C.F. No. L754140, AFFECTS SURVEYED PROPERTY, PLOTTED HEREON
10(x)-RESTRICTIVE BUILDING EASEMENT, H.C.C.F. No. N300319, AFFECTS SURVEYED PROPERTY, PLOTTED HEREON
10(n)-BUILDING SETBACK LINES, H.C.C.F. No. N253886, AFFECTS SURVEYED PROPERTY, PLOTTED HEREON

\*ONLY THOSE ITEMS LISTED IN SCHEDULE "B" OF THE COMMITMENT FOR TITLE INSURANCE REFERENCED HEREON AND RELISTED ABOVE WERE CONSIDERED IN PREPARATION OF THIS SURVEY.

ALTA/NSPS  
 LAND TITLE SURVEY  
 OF  
 13.968 ACRES  
 BEING ALL OF A CALLED 13.96 ACRE TRACT OF LAND RECORDED IN THE NAME OF 610 DEVELOPMENT PARTNERS, LLC, IN H.C.C.F. No. RP-2019-528784, IN THE JOHN WALTERS SURVEY ABSTRACT NO. 874  
 1615 SOUTH LOOP WEST, HOUSTON, HARRIS COUNTY, TEXAS 77054

DATE: 08/04/21	10590 WESTOFFICE DRIVE, SUITE #100 HOUSTON, TEXAS 77042 OFFICE: (713) 839-9181
SCALE: 1" = 40'	
BOOK NO.:	
DRAWN BY: T.D.	
CHECKED BY: CDR	
PROJECT NO.: CS 21138	
DRAWING NO.: 2 OF 2	TBPELS No. 10142800 Email: michel@civil-surv.net

FLOOD STATEMENT: THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR THE CITY OF HOUSTON, HARRIS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY NO. 480296, DATED MAY 2, 2019, INDICATES THAT THIS TRACT IS WITHIN ZONE "X" UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON MAP AND PANEL NO. 480296B070M. THIS DETERMINATION HAS BEEN MADE BY SCALING THE PROPERTY ON THE ABOVE REFERENCED MAP AND IS NOT THE RESULT OF AN ELEVATION SURVEY. WARNING: IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS, GREATER 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 THE SURVEYOR.

METROPOLITAN TRANSIT AUTHORITY  
 OF HARRIS COUNTY, TEXAS  
 TAX ID#045-178-000-0055