

STATE OF TEXAS
COUNTY OF HARRIS

We, NPH Scott Street, LLC, a Texas limited liability company, acting by and through Ryan T. Lovell, Vice President, hereafter referred to as Owners (whether one or more) of the 37.4952 acre tract described in the above and foregoing map of SCOTT BUSINESS PARK, do hereby make and establish said subdivision and development plan of said property according to all laws, dedications, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public for streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bid ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally on additional eleven feet, six inches (11'-6") for ten feet (10'-0") perimeter ground easements or seven feet, six inches (7'-6") for fourteen feet (14'-0") perimeter ground easements or five feet, six inches (5'-6") for sixteen feet (16'-0") perimeter ground easements, from a plane sixteen feet (16'-0") above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30'-0") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally on additional ten feet (10'-0") for ten feet (10'-0") back-to-back ground easements, or eight feet (8'-0") for fourteen feet (14'-0") back-to-back ground easements or seven feet (7'-0") for sixteen feet (16'-0") back-to-back ground easements, from a plane sixteen feet (16'-0") above the ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30'-0") in width.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat is hereby restricted to prevent the drainage of any specific lands into any public or private street, permanent access easement, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen (15'-0") feet wide on each side of the center line of any and all boyons, creeks, gullies, ravines, ditches, sloughs or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Houston, Harris County, or any other governmental agency, the right to enter upon said easement at any and all times for the purpose of construction and maintenance of drainage facilities and structures.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings and other obstructions to the operations and maintenance of the drainage facility and that such obcutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, Owners certify and covenant that they have complied with or will comply with existing Harris County Road Law, Section 31-C as amended by Chapter 614, Acts of 1973, 53rd Legislature and all other regulations heretofore on file with the Harris County Engineer and adopted by the Commissioners' Court of Harris County.

IN WITNESS WHEREOF, the NPH Scott Street, LLC, a Texas limited liability company, has caused these presents to be signed by its Vice President, Ryan T. Lovell, this 25th day of June, 2015.

By: NPH Scott Street, LLC, a Texas limited liability company
Ryan T. Lovell, Vice President

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Ryan T. Lovell, Vice President of NPH Scott Street, LLC, a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 25th day of June, 2015.

I, Mike Karkowksi, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown of boundary corners, angle points, points of curvature and other points of reference have been marked with iron for other objects of a permanent nature; pins or rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, south central zone.

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of SCOTT BUSINESS PARK in conformance with the laws of the State of Texas and the ordinances of the City of Houston as shown hereon and authorized recording of this plat this 21st day of June, 2015.

I, John R. Blount, County Engineer of Harris County, hereby certify that the plat of this subdivision complies with all of the existing rules and regulations of this office as adopted by the Harris County Commissioners' Court and that it complies or will comply with all applicable provisions of the Harris County Road Law as amended and all other Court adopted drainage requirements.

I, Stan Stanart, County Clerk of Harris County and ex officio clerk of the Harris County Commissioners' Court, do hereby certify that the within instrument was approved at a legally convened meeting of the Harris County Commissioners' Court held on January 5, 2015 by an order entered into the minutes of the court.

Stan Stanart
County Clerk
of Harris County, Texas

I, Stan Stanart, County Clerk of Harris County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on January 6, 2016, at 12:02 o'clock P.M., and duly recorded on January 6, 2016, at 3:15 o'clock P.M., and at Film Code Number 67869A, of the Map Records of Harris County for said county.

Witness my hand and seal of office, at Houston, the day and date last above written.

Stan Stanart
County Clerk
of Harris County, Texas

LINE CHART

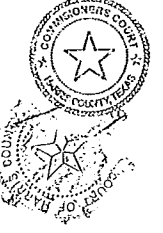
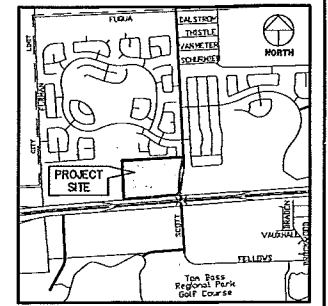
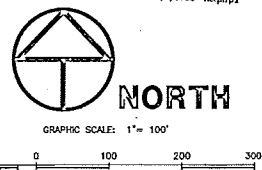
LINE	BEARING	DISTANCE
L1	S 02°46'41" W	34.69
L2	S 41°52'22" W	78.38
L3	S 81°03'57" W	34.69
L4	S 86°55'22" W	203.50
L5	S 81°29'22" W	167.94
L6	S 09°06'34" W	194.34
L7	S 03°07'47" E	7.80

CURVE CHART

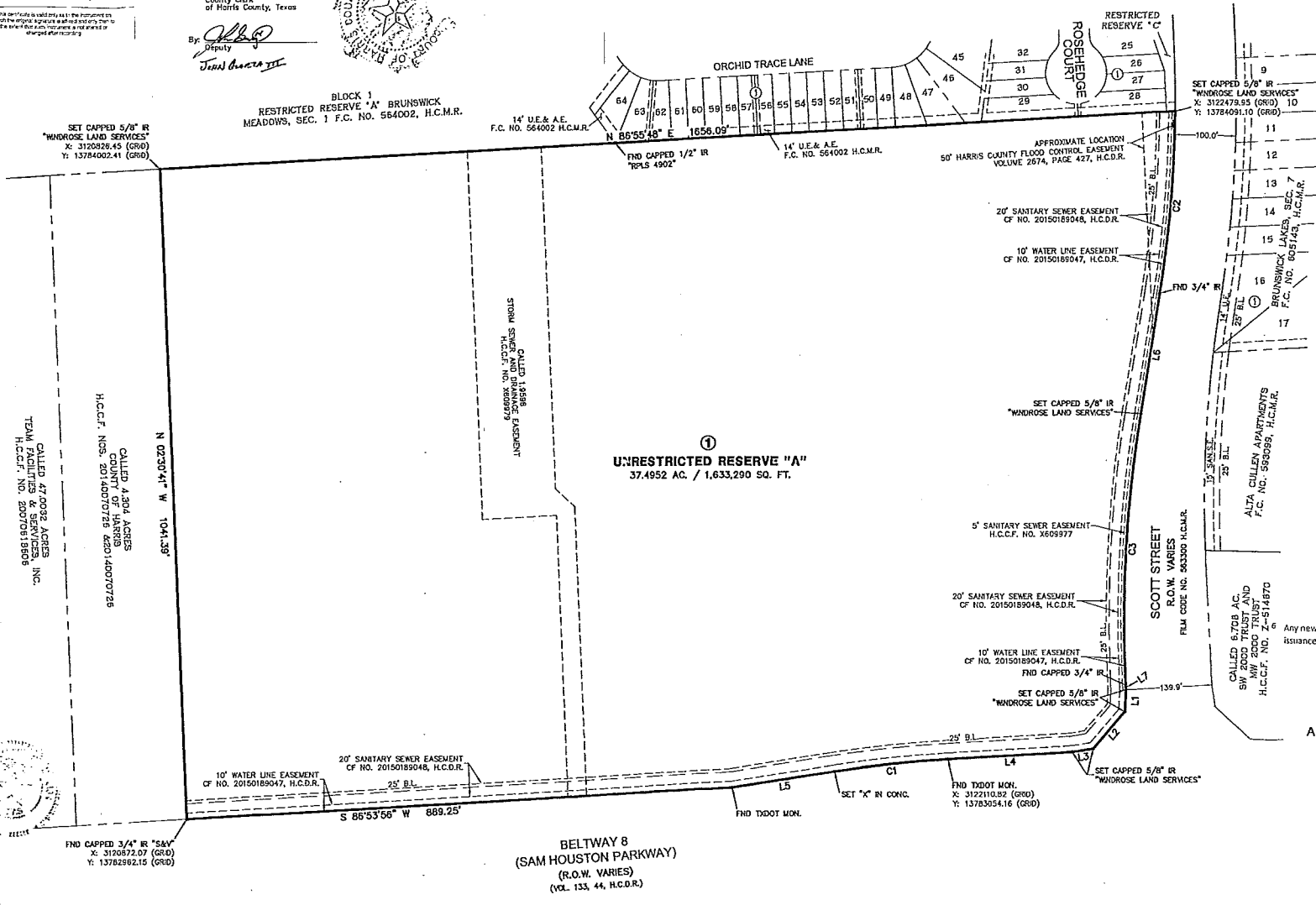
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	1936.66'	05°30'00"	185.93'	S 84°10'22" W	185.83'
C2	1950.00'	08°36'22"	292.93'	S 04°48'22" W	292.65'
C3	2050.00'	12°14'21"	437.91'	S 02°59'23" W	437.08'

FILED
1/6/2016 12:02 PM
Stan Stanart
COUNTY CLERK

20160006058
1/6/2016 help1 60.00



BLOCK 1
RESTRICTED RESERVE "A" BRUNSWICK
MEADOWS, SEC. 1 F.C. NO. 564002, H.C.M.R.



- ABBREVIATIONS**
- FND - FOUND
 - H.C.C.F. - HARRIS COUNTY CLERK FILE
 - H.C.D.R. - HARRIS COUNTY DEED RECORDS
 - H.C.M.R. - HARRIS COUNTY MAP RECORDS
 - IP - IRON PIPE
 - IR - IRON ROD
 - NO - NUMBER
 - PR - PAGE
 - R.O.W. - RIGHT-OF-WAY
 - SQ. FT. - SQUARE FEET
 - VOL. - VOLUME
 - BL. - BUILDING LINE
 - W.L.E. - WATER LINE EASEMENT
 - S.S.E. - SANITARY SEWER EASEMENT
 - U.E. - UTILITY EASEMENT

- GENERAL NOTES**
1. Bearings were based on the Texas State Plane Coordinate System, South Central Zone (WAD83).
 2. All coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD 83), and may be brought to surface by applying the scale factor 0.99987327.
 3. Unless otherwise indicated, the building line (B.L.), whether one or more, shown on this subdivision plat are established in accordance with the applicable provisions of Chapter 42, Code of Ordinances, City of Houston, Texas, in effect at the time this plat was approved, which may be amended from time to time.
 4. This plat requires compliance with landscaping requirements prior to occupancy of structures as mandated by Regulations of Harris County, Texas for the Approval and Acceptance of Infrastructure.
 5. Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and roadside rear lots may be permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public utilities may put and wooden posts and paneled wooden fences back up, but generally will not replace with wire fencing.

Any new development within the subdivision plat shall obtain a Storm Water Quality Permit before the issuance of any development permits.

SCOTT BUSINESS PARK
A SUBDIVISION OF 37.4952 ACRES OR 1,633,290 SQUARE FEET
OF LAND SITUATED IN THE THOMAS TOBY SURVEY, A-808
HARRIS COUNTY, TEXAS

1 BLOCK 1 RESERVE
MAY, 2015

Owner
NPH Scott Street, LLC
a Texas limited liability company
3330 S. Sam Houston Parkway E
Houston, TX 77047

Surveyor
Windrose Land Services, Inc.
3300 Woodcrest Dr., Suite 325
Houston, Texas 77042
Phone (713) 458-2281 Fax (713) 461-1161
Firm Registration No. 10105800

Professional Development Consultants
Land Surveying, Planning, Project Management, GIS Services

\\WESS003\PROJECTS\DATA\PROJECTS\16169-BLT 8 AND SCOTT ST\PLATTING\DRAWINGS\SCOTT BUSINESS PARK - 51498 - 141219.DWG - MTKCKER - 0