

20' SANITARY SEWER EASEMENT H.C.C.F. NO. 20150094841

-SET 5/8" CAPPED IR

FND 5/8" CAPPED IR

PLM ENERGY TRANSFER

-20' SANITARY SEWER EASEMENT

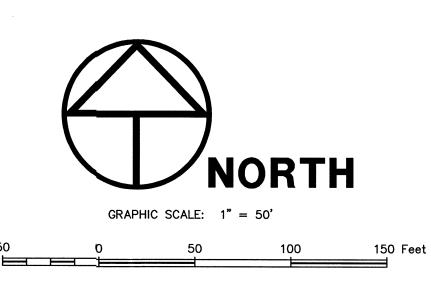
FND 5/8" CAPPED IR "WINDROSE"

CURVE CHART 
 CURVE
 RADIUS
 DELTA
 LENGTH
 BEARING
 CHORD

 C1
 965.00'
 03'03'11"
 51.42
 N 00"15'54" W
 51.42

CONCRETE

FND 5/8" IRC~



GBF/LIC 288, LTD. REMAINDER OF CALLED 176.2182 ACRES

TRACT 2

TRACT V

**10.20 ACRES** 

444,312 SQ.FT.

FND 5/8" CAPPED IR "WINDROSE"

H.C.C.F. NO. V031953

N 88'01'51" E 865.29'

S 87"5'31" W 867.63'

## **DESCRIPTION** A TRACT OR PARCEL CONTAINING 10.20 ACRES OR 444,312 SQUARE FEET OF LAND SITUATED IN THE J. HAMILTON SURVEY, ABSTRACT NO. 886, CITY OF HOUSTON, HARRIS COUNTY, TEXAS, BEING PART OF AND OUT OF A CALLED 176.2182 ACRES

(TRACT 2) CONVEYED TO GBF/LIC 288, LTD., RECORDED UNDER HARRIS COUNTY CLERKS FILE (H.C.C.F.) NO. VO31953 AND BEING MORE AND PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED OF THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83); BEGINNING AT A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" FOUND ON THE WEST RIGHT-OF-WAY (R.O.W.) LINE OF STATE HIGHWAY 288 (R.O.W. VARIES) RECORDED IN VOL. 7881, PG. 283, HARRIS COUNTY DEED RECORDS (H.C.D.R.) AND FOR THE NORTHEAST CORNER OF A CALLED 10.4433 ACRE TRACT CONVEYED TO CITY PARK SOUTH, LP, RECORDED UNDER H.C.C.F. NO. 20140166602 AND FOR THE SOUTHEAST CORNER OF SAID 176.2182 ACRE TRACT AND OF THE HEREIN DESCRIBED THENCE, SOUTH 87 DEG. 15 MIN. 31 SEC. WEST, ALONG THE NORTH LINE OF SAID 10.4433 ACRE TRACT, PASSING AT A DISTANCE OF 285.53 FEET, A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" FOUND FOR THE NORTHWEST CORNER OF SAID 10.4433 ACRE TRACT AND CONTINUING ALONG THE SOUTH LINE OF SAID 176.2182 ACRE TRACT, FOR A TOTAL DISTANCE OF 867.63 FEET, TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" FOUND ON THE EAST R.O.W LINE OF CITY PARK CENTRAL LANE (60' R.O.W.) RECORDED UNDER F.C. NO. 541026 H.C.M.R. AND FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 01 DEG. 47 MIN 29 SEC. WEST, ALONG THE EAST R.O.W. LINE OF SAID CITY PARK CENTRAL LANE, A DISTANCE OF 466.90 FEET, TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" FOUND FOR THE BEGINNING OF A TANGENT THENCE, IN A NORTHEASTERLY DIRECTION, WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 965.00 FEET, A CENTRAL ANGLE OF 03 DEG. 03 MIN. 11 SEC., AN ARC LENGTH OF 51.42 FEET, A CHORD BEARING AND DISTANCE OF NORTH 00 DEG. 15 MIN. 54 SEC. WEST - 51.42 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE, NORTH 88 DEG. 01 MIN. 51 SEC. EAST, OVER AND ACROSS AFORESAID 176.2182 ACRE TRACT, A DISTANCE OF 865.29 FEET, TO A CAPPED 5/8 INCH IRON ROD STAMPED "MINDROSE" SET ON THE WEST R.O.W. LINE OF AFORESAID STATE HIGHWAY 288 AND ON THE EAST LINE OF SAID 176.2182 ACRE TRACT AND FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE, SOUTH 01 DEG. 53 MIN. 18 SEC. EAST, ALONG THE WEST R.O.W. LINE OF SAID STATE HIGHWAY 288, A DISTANCE OF 506.60 FEET, TO THE POINT OF BEGINNING AND CONTAINING 10.20 ACRES OR 444,312 SQUARE FEET OF LAND.

### **GENERAL NOTES**

1. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITH INFORMATION CONTAINED IN TITLE COMMITMENT GF NO. 49091800154A OF FIDELITY NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE DATE OF SEPTEMBER 4, 2018, ISSUED DATE OF SEPTEMBER 12, 2018, AND IS SUBJECT TO THE LIMITATIONS OF THAT COMMITMENT. 2. BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING SCALE FACTOR: 3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR HARRIS COUNTY, TEXAS, MAP NO. 48201C0870L REVISED/DATED JUNE 18, 2007 AND MAP. NO. 48201C1010L REVISED/DATED JUNE 18, 2007, AND LOMR 15-06-0693P-480287 THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE 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. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF 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. 4. DEVELOPMENT OF THIS TRACT IS SUBJECT TO REQUIREMENTS PER CITY OF HOUSTON ORDINANCE NO. 2013—343 WHICH STIPULATES PLATTING AND SETBACK CONSTRAINTS. PROPOSED USAGE OF THIS TRACT WILL DETERMINE ACTUAL BUILDING SETBACK LINE(S) ALONG ANY ADJOINING STREETS. REFER TO CITY OF HOUSTON BUILDING CODES TO ESTABLISH MINIMUM PUBLISHED 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 PLATTING AS A CONDITION FOR RECEIVING BUILDING PERMITS.

5. READILY VISIBLE IMPROVEMENTS AND UTILITIES WERE LOCATED WITH THIS SURVEY, NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED BY WINDROSE 6. ENVIRONMENTAL AND DRAINAGE ISSUE'S ARE BEYOND THE SCOPE OF THIS SURVEY. 7. 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.

8. FENCES SHOWN HEREON WITH DIMENSIONAL TIES ARE SHOWN WHERE THEY ARE PHYSICALLY MEASURED. THE FENCE MAY MEANDER BETWEEN MEASURED LOCATIONS. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE EXPRESSED OR IMPLIED.

# SCHEDULE 'B' NOTES

SUBJECT TO THE FOLLOWING COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN/UNDER COUNTY CLERK'S FILE NO. X496169, 20110133321 AND AMENDED UNDER 20130625776, OF THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW. A PIPELINE RIGHT-OF-WAY AND EASEMENT THIRTY (30) FEET WIDE TRAVERSING SUBJECT PROPERTY, AS GRANTED TO HOUSTON PIPELINE COMPANY, AS SET OUT IN INSTRUMENT RECORDED IN VOLUME 725, PAGE 101, OF THE DEED RECORDS AND AS AMENDED AND DEFINED IN INSTRUMENT RECORDS IN VOLUME 3012, PAGE 504, OF THE DEED RECORDS AND CORPORATION OF THE DEED RECORDS AND CORRECTED IN VOLUME 6154, PAGE 281 (C203892), ALL OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS. (SHOWN HEREON) PIPELINE EASEMENT GRANTED TO S. M. BRISCOE BY INSTRUMENTS RECORDED IN VOLUME 467, PAGE 32 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, AS ASSIGNED OR AMENDED BY INSTRUMENTS RECORDED IN VOLUME 473, PAGE 635, VOLUME 726, PAGE 609, VOLUME 899, PAGE 678, VOLUME 1027, PAGE 334, VOLUME 4828, PAGE 459 8548782), VOLUME 4828, PAGE 470 (8548785) AND VOLUME 5850, PAGE 21 (C052070) OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS. SAID EASEMENT BEING DEFINED AND LOCATED BY COASTAL STATES CRUDE GATHERING COMPANY, SUCCESSOR TO SAID PIPE LINE EASEMENT, BY CORPER IN VOLUME 7089. RECORDED IN VOLUME 7089, PAGE 383 (C658595), DEED RECORDS, HARRIS COUNTY, TEXAS, AND FURTHER ASSIGNED TO VALERO LOGISTICS OPERATIONS, LP, A DELAWARE LIMITED PARTNERSHIP BY INSTRUMENT FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE NO. W526088. (SHOWN HEREON) 10v. A SANITARY SEWER EASEMENT TWENTY (20) FEET WIDE CONTAINING 1.0809 ACRES ALONG THE WESTERLY PROPERTY LINE, AS DESCRIBED BY METES AND BOUNDS IN EXHIBIT "D" ATTACHED THERETO, AS GRANTED TO HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 390, BY INSTRUMENT FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE NO. 20150094841. (SHOWN HEREON) 10w. A STORM SEWER EASEMENT TWENTY (20) FEET WIDE CONTAINING 0.2716 ACRES ALONG THE SOUTH PROPERTY LINE, AS DESCRIBED BY METES AND BOUNDS ATTACHED THERETO, AS GRANTED TO THE CITY OF HOUSTON, BY INSTRUMENT

BETWEEN GBF/LIC 288, LTD. AND HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 390, BY INSTRUMENT DATED MAY 7, 2003 FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE NO. W904155. (AFFECTS SUBJECT TRACT) 10cc. TERMS, CONDITIONS AND PROVISIONS CONTAINED IN STORM WATER QUALITY REQUIREMENTS DISCLOSED BY NOTICE DATED APRIL 20, 2005 FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE NO. Y410359. (AFFECTS SUBJECT TRACT) 10dd. ASSESSMENTS AND/OR MAINTENANCE CHARGES PAYABLE TO CITY PARK COMMERCIAL ASSOCIATION, INC., AS SET FORTH IN INSTRUMENT RECORDED IN/UNDER COUNTY CLERK'S FILE NO. X496169 OF THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS; SAID INSTRUMENT CONTAINS THE FOLLOWING OF HARRIS COUNTY, TEXAS; SAID INSTRUMENT CONTAINS THE FOLLOWING LANGUAGE: "SECTION 14. SUBORDINATION OF THE LIEN TO MORTGAGES. THE ASSESSMENT LIEN SHALL BE SUBORDINATE TO THE LIEN OF ANY FIRST MORTGAGE. SALE OR TRANSFER OF ANY TRACT SHALL NOT AFFECT THE ASSESSMENT LIEN. HOWEVER, THE SALE OR TRANSFER OF ANY TRACT PURSUANT TO MORTGAGE FORECLOSURE OR ANY PROCEEDING IN LIEU THEREOF, SHALL EXTINGUISH THE LIEN OF ANY ASSESSMENTS WHICH BECAME DUE PRIOR TO SUCH SALE OR TRANSFER, BUT OTHERWISE THE LIEN SHALL SURVIVE SUCH FORECLOSURE OR PROCEEDINGS. THE OWNER OF SUCH TRACT PRIOR TO SUCH SALE OR FORECLOSURE SHALL REMAIN PERSONALLY LIABLE, FOR THE ASSESSMENTS DUE PRIOR TO SUCH SALE OR FORECLOSURE. SALE OR TRANSFER OR FORECLOSURE SHALL NOT RELIEVE ANY TRACT FROM THE LIABILITY OF ANY SUBSEQUENT ASSESSMENTS OR FROM THE LIEN THEREOF." (AFFECTS SUBJECT TRACT) THEREOF." (AFFECTS SUBJECT TRACT) 10ii. ONE (1) FOOT BUFFER RESERVED ALONG CITY PARK CENTRAL LANE ADJOINING THE WESTERLY PROPERTY LINE, AS DEDICATED BY THE MAP OF CITY PARK CENTRAL LANE SOUTHERLY EXTENSION FROM GARNIER DRIVE, AS RECORDED IN FILM CODE NO. 554273 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, THE CONDITIONS OF SUCH DEDICATION BEING THAT WHEN THE PROPERTY IS SUBDIVIDED IN A RECORDED MAP THE CASE OF SUCH DESCRIPTION OF SUCH DE

FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE NO. RP-2016-396286.

10bb. TERMS, CONDITIONS AND PROVISIONS CONTAINED IN WAIVER AGREEMENT BY AND

IN A RECORDED MAP, THE ONE (1) FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET-RIGHT-OF WAY PURPOSES AND THE TITLE FEE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS. (SHOWN HEREON) THE COMPANY BY THIS POLICY DOES NOT INSURE AGAINST THE EXERCISE OF POWER OF ANY COMPETENT GOVERNMENTAL AUTHORITY TO LIMIT, CONTROL OR DENY ACCESS, INGRESS, EGRESS TO THE ABOVE DESCRIBED PROPERTY FROM STATE HIGHWAY 288 OR SERVICE ROAD WHICH THE PROPERTY ABUTS; NOR DOES IT INSURE THAT THE ASSURED HAS OR SHALL CONTINUE TO HAVE ACCESS, INGRESS AND EGRESS, FROM SUCH PROPERTY TO AND FROM SUCH FREEWAY AND SERVICE

RESIDUE OF

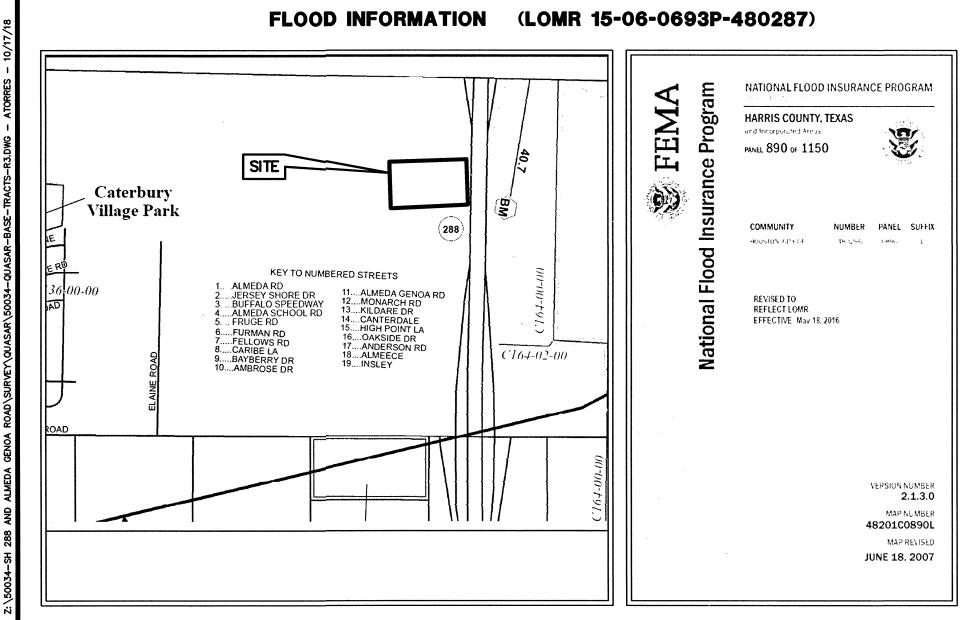
CITY PARK SOUTH, LP H.C.C.F. NO. 20130052478 (1% INTEREST) H.C.C.F. NO. 20130052477 (7% INTEREST) H.C.C.F. NO. 20130052479 (92% INTEREST)

CALLED 161.8718 ACRES

30' HOUSTON PIPELINE CO. EASEMENT VOL. 725, PG. 101, H.C.D.R. VOL. 3012, PG. 504, H.C.D.R. VOL. 6154, PG. 281, H.C.D.R.

- 40' COASTAL STATES CRUDE GATHERING CO. EASEMENT VOL. 467, PG. 32, H.C.D.R. VOL. 473, PG. 635, H.C.D.R. VOL. 726, PG. 609, H.C.D.R. VOL. 899, PG. 678, H.C.D.R. VOL. 1027, PG. 334, H.C.D.R. VOL. 4828, PG. 459, H.C.D.R. VOL. 4828, PG. 459, H.C.D.R. VOL. 5850, PG. 21, H.C.D.R. VOL. 7089, PG. 383 H.C.D.R. H.C.C.F. NO. W526088

STM. S.E. H.C.C.F. NO. 20150101077



			* SOME OF THESE ELEMENT	S MAY N	NOT BE USED ON THIS SURVEY		
- GM - GW - GFH - GW - G	BOLLARD HANDICAP GAS METER GAS VALVE FIRE HYDRANT WATER METER WATER VALVE IRRIGATION CONTROL VALVE GRATE INLET GRATE INLET MANHOLE CLEANOUT TELEPHONE PEDESTAL ELECTRIC BOX TRAFFIC SIGNAL BOX LIGHT POLE	●PP ●PP/T ●PP/LT ●PP/CT ●MP ●SP  GA(	<ul><li>POWER POLE</li><li>POWER POLE W/TRANSFORMER</li></ul>	dUCS CTL MW P TC G TG FL HB SAN STM CMP CPP RCP TEL	- UNDERGROUND CABLE SIGN - CATHODIC TEST LEAD - MONITORING WELL - PIN FLAG/PAINT MARK - TOP OF CURB - GUTTER - TOP OF GRATE - FLOW LINE - HIGHBANK - SANITARY SEWER - STORM SEWER - CORRUGATED METAL PIPE - CORRUGATED PLASTIC PIPE - REINFORCED CONCRETE PIPE - TELEPHONE	FND H.C.C.F. H.C.D.R. H.C.M.R. IP IR NO. PG. R.O.W. SQ. FT. VOL. F.C. B.L. U.E.	- FOUND - HARRIS COUNTY CLERK FILE - HARRIS COUNTY DEED RECORDS - HARRIS COUNTY MAP RECORDS - IRON PIPE - IRON ROD - NUMBER - PAGE - RIGHT-OF-WAY - SQUARE FEET - VOLUME - FILM CODE - BUILDING LINE - UTILITY EASEMENT - TREE/SHRUB
<b>*</b> ™ -	TRAFFIC LIGHT POLE GROUND/SPOT LIGHT	d dPLM	- HIGHBANK - SIGN - PIPELINE MARKER	SWBT WTR UG	<ul><li>SOUTHWESTERN BELL TELEPHONE CO.</li><li>WATER</li><li>UNDERGROUND</li></ul>	<b></b>	

- 20' STORM SEWER EASEMENT H.C.C.F. NO. RP-2016-396286

285.53

CITY PARK SOUTH, LP CALLED 10.4433 ACRES H.C.C.F. NO. 20140166602

	REVISIONS	
DATE	REASON	BY
8/8/18	REMOVED (PREVIOUSLY RELEASED) EASEMENTS	KMR
9/19/18	UPDATED TRACT V, ADDED TRACT VI, UPDATED TITLE	AT
10/17/18	UPDATED BOUNDARY LINE AND CERTIFICATION	AT

SET 5/8" CAPPED IR "WINDROSE"

STA

~PLM NUSTAR 1-800-481-0038

1-800-481-0038 GAS-

30" RCP

30" RCP

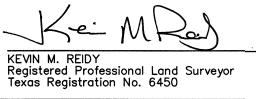
FND 5/8" CAPPED IR "WINDROSE"

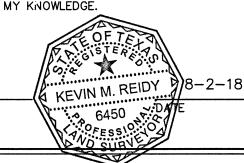
# SURVEYOR'S CERTIFICATION

TO: QUASAR CITY PARK, LTD GBF/LIC 288, LTD
STARTEX TITLE AGENCY, LLC
FIDELITY NATIONAL TITLE INSURANCE COMPANY

ROAD. (AFFECTS SUBJECT TRACT)

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 DESCRIBED 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.







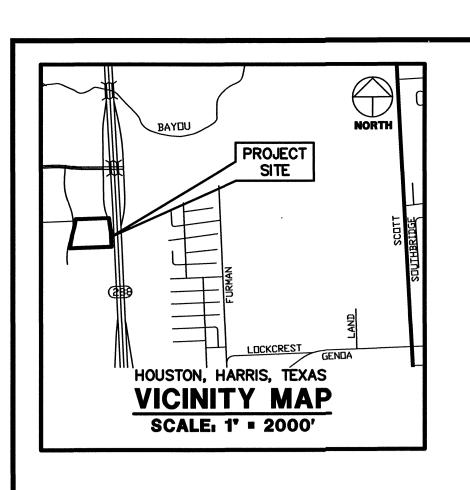
LAND SURVEYING I PLATTING 11111 RICHMOND AVE, STE 150 | HOUSTON, TX 77082 | 713.458.2281

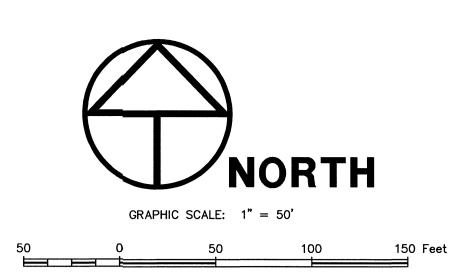
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

LAND TITLE SURVEY OF TRACT V 10.20 ACRES/444,312 SQ. FT. SITUATED IN THE J. HAMILITON SURVEY ABSTRACT NO. 886

THE SPECIFIC PROJECT OR TRAN DOCUMENT WHETHER IN HARD	ISACTION FOR WHICH IT WAS PRE COPY OR ELECTRONIC FORMAT	COPYRIGHTED AND IS AN INSTRUMENT EPARED. REUSE, COPYING OR MODIFI OTHER THAN FOR THE SPECIFIC PURPO IS A VIOLATION OF FEDERAL COPYRI	CATION OF THIS DSE INTENDED,
FIELDED BY: MO	CHECKED BY: K	R JOB NO. 5003	54
DRAWN BY: CG	DATF: 7-19-1	8 SHEET NO 6 OF	- 6

CITY OF HOUSTON, HARRIS COUNTY, TEXAS





### **DESCRIPTION**

A TRACT OR PARCEL CONTAINING 10.802 ACRES OR 470,539 SQUARE FEET OF LAND SITUATED IN THE J. HAMILTON SURVEY, ABSTRACT NO. 886, CITY OF HOUSTON, HARRIS COUNTY, TEXAS, BEING PART OF AND OUT OF A CALLED 176.2182 ACRES

(TRACT 2) CONVEYED TO GBF/LIC 288, LTD., RECORDED UNDER HARRIS COUNTY CLERKS FILE (H.C.C.F.) NO. VO31953 AND BEING MORE AND PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83); BEGINNING AT A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" FOUND ON THE EAST RIGHT-OF-WAY (R.O.W.) LINE OF CITY PARK CENTRAL LANE (60' R.O.W.) RECORDED UNDER FILM CODE (F.C.) NO. 554273, HARRIS COUNTY MAP RECORDS (H.C.M.R.), FOR THE SOUTHWEST CORNER OF A CALLED 20.0000 ACRE TRACT, CONVEYED TO RK CITY PARK I LLC, RECORDED IN H.C.C.F. NO. RP—2017—559755 AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE, NORTH 88 DEG. 01 MIN. 51 SEC. EAST, ALONG THE SOUTH LINE OF SAID CALLED 20,0000 ACRE TRACT, A DISTANCE OF 693,69 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" FOUND ON THE WEST R.O.W. LINE OF STATE HIGHWAY 288 (R.O.W. VARIES), RECORDED UNDER VOL. 7881, PG. 283, HARRIS COUNTY DEED RECORDS (H.C.D.R.) (TXDOT PARCEL 87), AND MARKING THE SOUTHEAST CORNER OF SAID CALLED 20.0000 ACRE TRACT AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE, SOUTH 08 DEG. 04 MIN. 08 SEC. EAST, ALONG THE WEST LINE OF SAID STATE HIGHWAY 288, A DISTANCE OF 306.37 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" FOUND FOR AN ANGLE POINT; THENCE, SOUTH 01 DEG. 53 MIN. 18 SEC. EAST, CONTINUING ALONG THE WEST LINE OF SAID STATE HIGHWAY 288, A DISTANCE OF 289.26 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE SOUTHEAST CORNER OF THE HEREIN THENCE, SOUTH 88 DEG. 01 MIN. 51 SEC. WEST, OVER AND ACROSS AFORESAID 176.2182 ACRE TRACT, A DISTANCE OF 865.29 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE CURVED EAST R.O.W. LINE OF SAID CITY PARK CENTRAL LANE FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE, IN A NORTHERLY DIRECTION ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 965.00 FEET, A CENTRAL ANGLE OF 14 DEG. 17 MIN. 24 SEC., AN ARC LENGTH OF 240.68 FEET AND A CHORD BEARING AND DISTANCE OF NORTH OB DEG. 24 MIN. 24 SEC. EAST - 240.05 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" FOUND FOR A POINT TANGENCY; THENCE, NORTH 15 DEG. 33 MIN. 06 SEC. EAST, ALONG THE WEST R.O.W. LINE OF SAID CITY PARK CENTRAL LANE, A DISTANCE OF 189.86 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" FOUND FOR THE BEGINNING OF A CURVE TO THE LEFT; THENCE, IN A NORTHERLY DIRECTION ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1,025.00 FEET, A CENTRAL ANGLE OF 10 DEG. 07 MIN. 49 SEC., AN ARC LENGTH OF 181.23 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 10 DEG. 29 MIN. 35 SEC. EAST — 180.99 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.802 ACRES OR 470,539 SQUARE FEET OF LAND.

### GENERAL NOTES

1. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITH INFORMATION CONTAINED IN TITLE COMMITMENT GF NO. 49091800154A OF FIDELITY NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE DATE OF SEPTEMBER 4, 2018, ISSUED DATE OF SEPTEMBER 12, 2018, AND IS SUBJECT TO THE LIMITATIONS OF THAT COMMITMENT. 2. BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING SCALE FACTOR: 0.99987694. 3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR HARRIS COUNTY, TEXAS, MAP NO. 48201C0870L REVISED/DATED JUNE 18, 2007 AND MAP. NO. 48201C1010L REVISED/DATED JUNE 18, 2007, AND LOMR 15-06-0693P-480287 THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE 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. ON RARE OCCASIONS 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 CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE LAND SERVICES. 4. DEVELOPMENT OF THIS TRACT IS SUBJECT TO REQUIREMENTS PER CITY OF HOUSTON ORDINANCE NO. 2013—343 WHICH STIPULATES PLATTING AND SETBACK CONSTRAINTS. PROPOSED USAGE OF THIS TRACT WILL DETERMINE ACTUAL BUILDING SETBACK LINE(S) ALONG ANY ADJOINING STREETS. REFER TO CITY OF HOUSTON BUILDING CODES TO ESTABLISH MINIMUM PUBLISHED 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 PLATTING AS A CONDITION FOR RECEIVING BUILDING PERMITS.

- 5. READILY VISIBLE IMPROVEMENTS AND UTILITIES WERE LOCATED WITH THIS SURVEY, NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED BY WINDROSE
- 6. ENVIRONMENTAL AND DRAINAGE ISSUES ARE BEYOND THE SCOPE OF THIS SURVEY. 7. 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.

LAND SERVICES.

- 8. FENCES SHOWN HEREON WITH DIMENSIONAL TIES ARE SHOWN WHERE THEY ARE PHYSICALLY MEASURED. THE FENCE MAY MEANDER BETWEEN MEASURED LOCATIONS.
- 9. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE EXPRESSED OR IMPLIED.

## SCHEDULE 'B' NOTES

SUBJECT TO THE FOLLOWING COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN/UNDER COUNTY CLERK'S FILE NO. X496169, 20110133321 AND AMENDED UNDER 20130625776, OF THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW.

10x. A SANITARY SEWER EASEMENT TWENTY (20) FEET WIDE CONTAINING 1.0809 ACRES ALONG THE WESTERLY PROPERTY LINE, AS DESCRIBED BY METES AND BOUNDS IN EXHIBIT "D" ATTACHED THERETO, AS GRANTED TO HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 390, BY INSTRUMENT FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE NO. 20150094841. (SHOWN HEREON) 10bb. TERMS, CONDITIONS AND PROVISIONS CONTAINED IN WAIVER AGREEMENT BY AND BETWEEN GBF/LIC 288, LTD. AND HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 390, BY INSTRUMENT DATED MAY 7, 2003 FILED FOR RECORD UNDER HARRIS

COUNTY CLERK'S FILE NO. W904155. (AFFECTS SUBJECT TRACT) 10cc. TERMS, CONDITIONS AND PROVISIONS CONTAINED IN STORM WATER QUALITY REQUIREMENTS DISCLOSED BY NOTICE DATED APRIL 20, 2005 FILED FOR RECORD

UNDER HARRIS COUNTY CLERK'S FILE NO. Y410359. (AFFECTS SUBJECT TRACT)

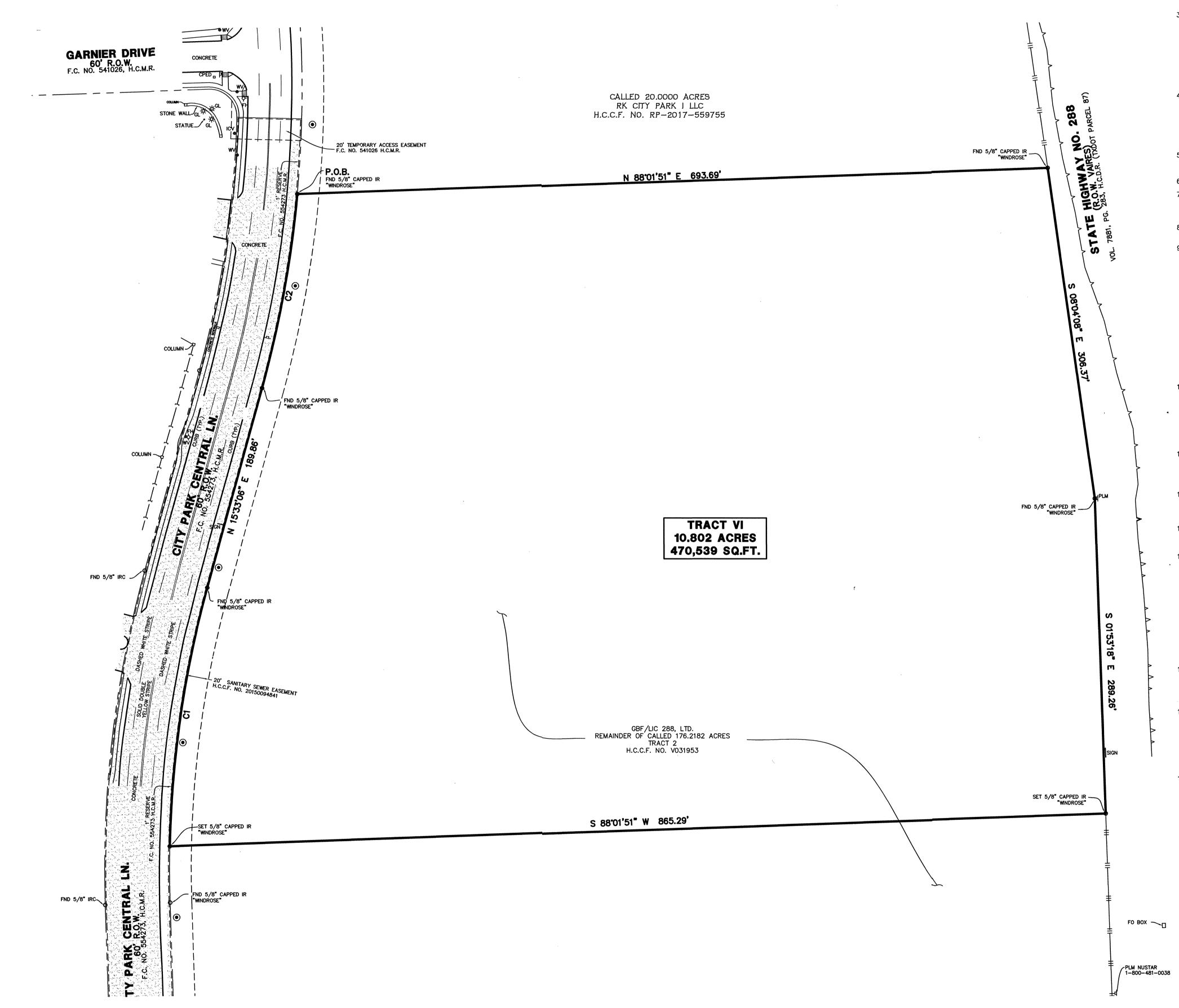
10dd. ASSESSMENTS AND/OR MAINTENANCE CHARGES PAYABLE TO CITY PARK COMMERCIAL ASSOCIATION, INC., AS SET FORTH IN INSTRUMENT RECORDED COMMERCIAL ASSOCIATION, INC., AS SET FORTH IN INSTRUMENT RECORDED IN/UNDER COUNTY CLERK'S FILE NO. X496169 OF THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS; SAID INSTRUMENT CONTAINS THE FOLLOWING LANGUAGE: "SECTION 14. SUBORDINATION OF THE LIEN TO MORTGAGES. THE ASSESSMENT LIEN SHALL BE SUBORDINATE TO THE LIEN OF ANY FIRST MORTGAGE. SALE OR TRANSFER OF ANY TRACT SHALL NOT AFFECT THE ASSESSMENT LIEN. HOWEVER, THE SALE OR TRANSFER OF ANY TRACT PURSUANT TO MORTGAGE FORECLOSURE OR ANY PROCEEDING IN LIEU THEREOF, SHALL EXTINGUISH THE LIEN OF ANY ASSESSMENTS WHICH BECAME DUE PRIOR TO SUCH SALE OR TRANSFER, BUT OTHERWISE THE LIEN SHALL SURVIVE SUCH FORECLOSURE OR PROCEEDINGS. THE OWNER OF SUCH TRACT PRIOR TO SUCH SALE OR FORECLOSURE SHALL REMAIN PERSONALLY LIABLE, FOR THE ASSESSMENTS DUE PRIOR TO SUCH SALE OR FORECLOSURE. SALE OR TRANSFER OR FORECLOSURE SHALL NOT RELIEVE ANY TRACT FROM THE LIABILITY OF ANY SUBSEQUENT ASSESSMENTS OR FROM THE LIEN THEREOF." (AFFECTS SUBJECT TRACT)

THEREOF." (AFFECTS SUBJECT TRACT)

10ff. TERMS, CONDITIONS AND PROVISIONS CONTAINED IN ACCESS EASEMENT AGREEMENT DATED DECEMBER 19, 2017, BY AND BETWEEN RK CITY PARK I LLC., A TEXAS LIMITED LIABILITY COMPANY AND GBF/LIC 288, LTD., A TEXAS LIMITED PARTNERSHIP, FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE NO. RP-2017-559759. (AFFECTS SUBJECT TRACT)

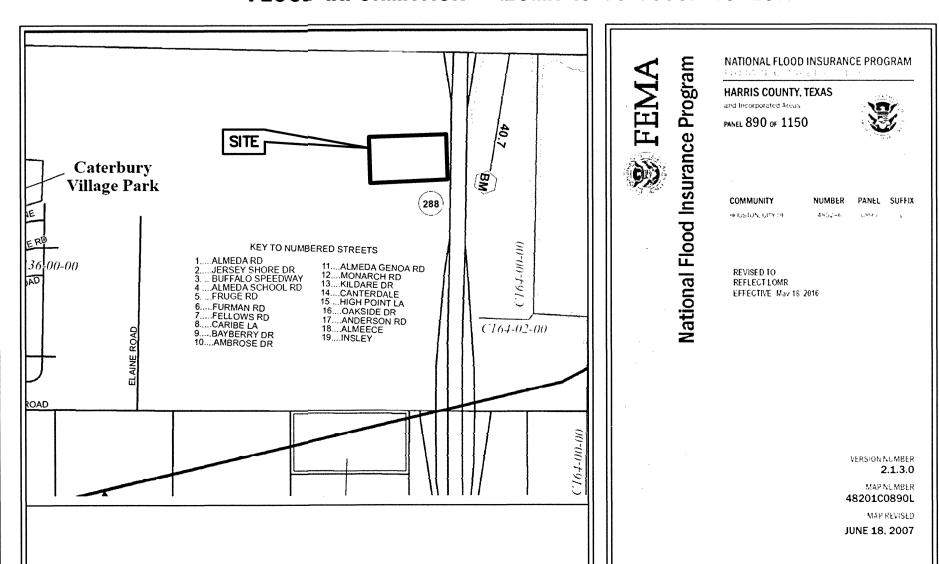
ONE (1) FOOT BUFFER RESERVED ALONG CITY PARK CENTRAL LANE ADJOINING THE WESTERLY PROPERTY LINE, AS DEDICATED BY THE MAP OF CITY PARK CENTRAL LANE SOUTHERLY EXTENSION FROM GARNIER DRIVE, AS RECORDED IN FILM CODE NO. 554273 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, THE CONDITIONS OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED IN A RECORDED MAP. THE ONE (1) FOOT RESERVE SHALL THERELIPON RECORDED IN A RECORDED MAP, THE ONE (1) FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET-RIGHT-OF WAY PURPOSES AND THE TITLE FEE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS. (SHOWN HEREON)

THE COMPANY BY THIS POLICY DOES NOT INSURE AGAINST THE EXERCISE OF POWER OF ANY COMPETENT GOVERNMENTAL AUTHORITY TO LIMIT, CONTROL OR DENY ACCESS, INGRESS, EGRESS TO THE ABOVE DESCRIBED PROPERTY FROM STATE HIGHWAY 288 OR SERVICE ROAD WHICH THE PROPERTY ABUTS; NOR DOES IT INSURE THAT THE ASSURED HAS OR SHALL CONTINUE TO HAVE ACCESS, INGRESS AND EGRESS, FROM SUCH PROPERTY TO AND FROM SUCH FREEWAY AND SERVICE POAD (AFFECTS SUBJECT TRACT) ROAD. (AFFECTS SUBJECT TRACT)



# FLOOD INFORMATION (LOMR 15-06-0693P-480287)

CURVE CHART CURVE RADIUS DELTA LENGTH BEARING CHORD C1 965.00' 1417'24" 240.68 N 08'24'24" E 240.05 C2 1,025.00' 10'07'49" 181.23 N 10'29'35" E 180.99



				EGEN			
					NOT BE USED ON THIS SURVEY		
•BO	- BOLLARD	● <sup>PP</sup>	- POWER POLE	qucs	- UNDERGROUND CABLE SIGN	FND	- FOUND
Ĕ	- HANDICAP	●PP/T	- POWER POLE W/TRANSFORMER	°CL	- CATHODIC TEST LEAD	H.C.C.F.	- HARRIS COUNTY CLERK FILE
□ GM	- GAS METER	●PP/LT	- POWER POLE W/LIGHT	°MM	- MONITORING WELL	H.C.D.R.	- HARRIS COUNTY DEED RECORDS
⊕ <sup>GV</sup>	- GAS VALVE	PP/CT	- POWER POLE W/CONDUIT	P	- PIN FLAG/PAINT MARK	H.C.M.R.	- HARRIS COUNTY MAP RECORDS
φ <u>F</u> H	- FIRE HYDRANT	●MP	- METER POLE	TC	- TOP OF CURB	IP	- IRON PIPE
MW ES	- WATER METER	SP	- SERVICE POLE	G	- GUTTER	IR	- IRON ROD
⊕WV	- WATER VALVE	GA€──	- GUY ANCHOR	TG	- TOP OF GRATE	NO.	- NUMBER
elC∧	- IRRIGATION CONTROL VALVE	——P	- OVERHEAD POWER LINE	FL	- FLOW LINE	PG.	- PAGE
▦	- GRATE INLET	<del>x</del>	- BARBED WIRE FENCE	нв	- HIGHBANK	R.O.W.	- RIGHT-OF-WAY
<b>₩</b>	- GRATE INLET		- WROUGHT IRON FENCE	SAN	- SANITARY SEWER	SQ. FT.	- SQUARE FEET
ullet	- MANHOLE	//	- WOOD FENCE	STM	- STORM SEWER	VOL.	- VOLUME
°co	- CLEANOUT		- CHAINLINK FENCE	CMP	- CORRUGATED METAL PIPE	F.C.	- FILM CODE
σΤΡ	- TELEPHONE PEDESTAL	_ GP	- GATE POST	CPP	- CORRUGATED PLASTIC PIPE	B.L.	- BUILDING LINE
O <sup>EB</sup>	- ELECTRIC BOX	(P)	- PER PLANS	RCP	- REINFORCED CONCRETE PIPE	U.E.	- UTILITY EASEMENT
O TSB	- TRAFFIC SIGNAL BOX	APPROX.	- APPROXIMATE	TEL	- TELEPHONE	~	- TREE/SHRUB
Ķ <sup>LP</sup>	- LIGHT POLE		- HIGHBANK	SWBT	- SOUTHWESTERN BELL TELEPHONE CO.	€.)	- INEE/SHINOB
*TLP	- TRAFFIC LIGHT POLE	d	- SIGN	WTR	- WATER		
;;GL	- GROUND/SPOT LIGHT	dPLM	- PIPELINE MARKER	UG	- UNDERGROUND		

İ	REVISIONS	
DATE	REASON	BY
8/8/18	REMOVED (PREVIOUSLY RELEASED) EASEMENTS	KMR
9/19/18	UPDATED TRACT V, ADDED TRACT VI, UPDATED TITLE	ΑT
10/17/18	UPDATED BOUNDARY LINE AND CERTIFICATION	AT

#### SURVEYOR'S CERTIFICATION TO: QUASAR CITY PARK, LTD

GBF/LIC 288, LTD STARTEX TITLE AGENCY, LLC FIDELITY NATIONAL TITLE INSURANCE COMPANY

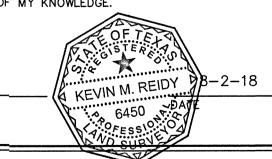
I DO HEREBY CERTIFY TO THE ABOVE LISTED THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND AND WAS PERFORMED UNDER MY SUPERVISION. THAT THIS PLAT CORRECTLY REPRESENTS THE PROPERTY LEGALLY DESCRIBED HEREON, THAT THE FACTS FOUND AT THE TIME OF THIS SURVEY SHOW THE IMPROVEMENTS AND THAT THERE ARE NO VISIBLE 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.



DRAWN BY:

CG

DATE:





LAND SURVEYING I PLATTING

11111 RICHMOND AVE, STE 150 I HOUSTON, TX 77082 I 713.458.2281

FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

LAND TITLE SURVEY OF TRACT VI 10.802 ACRES/444,312 SQ. FT. SITUATED IN THE J. HAMILITON SURVEY

ABSTRACT NO. 886

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7-19-18

SHEET NO. 7 OF 7