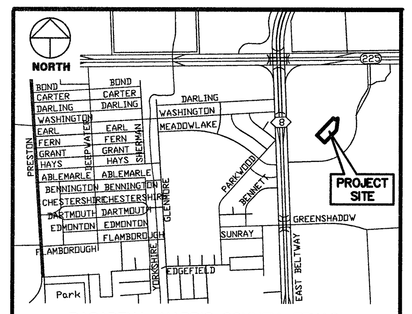
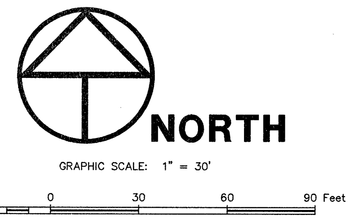


PASADENA, HARRIS COUNTY, TEXAS

VICINITY MAP

SCALE: 1" = 2,000'



GRAPHIC SCALE: 1" = 30'

30 0 30 60 90 Feet

SCHEDULE 'B' NOTES

1. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS SHOWN ON MAP/PLAT AND DOCUMENT SET FORTH BELOW:
FILM CODE NOS. 674850 AND 650293 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS AND HARRIS COUNTY CLERK'S FILE NOS. U030173, 20110471518,20150276984, AND 20150278706

10(i) EASEMENT AGREEMENT BY AND BETWEEN BRANCO LAND PARTNERS LP AND BELTWAY GREEN PARTNERSHIP, LTD., FOR DRAINAGE PURPOSES, AS SET FORTH IN INSTRUMENT RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. V972450 AND AS SHOWN ON THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NOS. 674850, 650293 AND 686089 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS. (SHOWN HEREON)

10(j) SOUTHWESTERN BELL TELEPHONE COMPANY EASEMENT FOR TELECOMMUNICATIONS FACILITIES BEING TWENTY (20) FEET BY TWENTY (20) FEET, AS SET FORTH IN INSTRUMENT RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. 20070687573 AND AS SHOWN ON THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 674850 AND 686089. (SHOWN HEREON)

10(k) EASEMENTS AND BUILDING LINES AS SET FORTH IN INSTRUMENT RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. 20110471518. (SHOWN HEREON)

10(m) THE FOLLOWING AS SHOWN ON MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 674850, 650293, AND 686089 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS:
i) TWENTY (20) FOOT WIDE BUILDING SETBACK LINE ALONG THE NORTH PROPERTY LINE (ABUTTING EMERALD FIELD DR.);
ii) TWENTY-FIVE (25) FOOT WIDE BUILDING LINE ALONG THE EASTERLY AND SOUTHEASTERLY PROPERTY LINE (ABUTTING BELTWAY GREEN BLVD.); AND
iii) DEDICATED FOR UTILITIES, AN UNOBSTRUCTED AERIAL EASEMENT FIVE (5) FEET WIDE FROM A PLANE TWENTY (20) FEET ABOVE THE GROUND UPWARD LOCATED ADJACENT TO ALL EASEMENTS. (SHOWN HEREON)

10(n) STORM SEWER EASEMENT GRANTED TO DEERWOOD GLEN COMMERCIAL PROPERTY OWNERS ASSOCIATION INC., AS SET FORTH IN INSTRUMENT RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. 20150231044 AND AS SHOWN ON MAP OR PLAT THEREOF, RECORDED UNDER FILM CODE NO. 686089, MAP RECORDS OF HARRIS COUNTY, TEXAS. (SHOWN HEREON)

10(o) DEDICATION OF WATER, SEWAGE AND DRAINAGE EASEMENT GRANTED TO THE CITY OF PASADENA, AS SET FORTH IN INSTRUMENT RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. 20150278707 AND AS SHOWN ON MAP OR PLAT THEREOF, RECORDED UNDER FILM CODE NO. 686089, MAP RECORDS OF HARRIS COUNTY, TEXAS. (SHOWN HEREON)

10(p) DEDICATION OF UNOBSTRUCTED DRY PUBLIC UTILITY EASEMENT GRANTED TO LOCAL PUBLIC UTILITIES, FOR THE PURPOSE OF ELECTRICITY, NATURAL GAS, PHONE, FIBER AND CABLE COMMUNICATIONS, AS SET FORTH IN INSTRUMENT RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. 20150278708. (DOES NOT AFFECT)

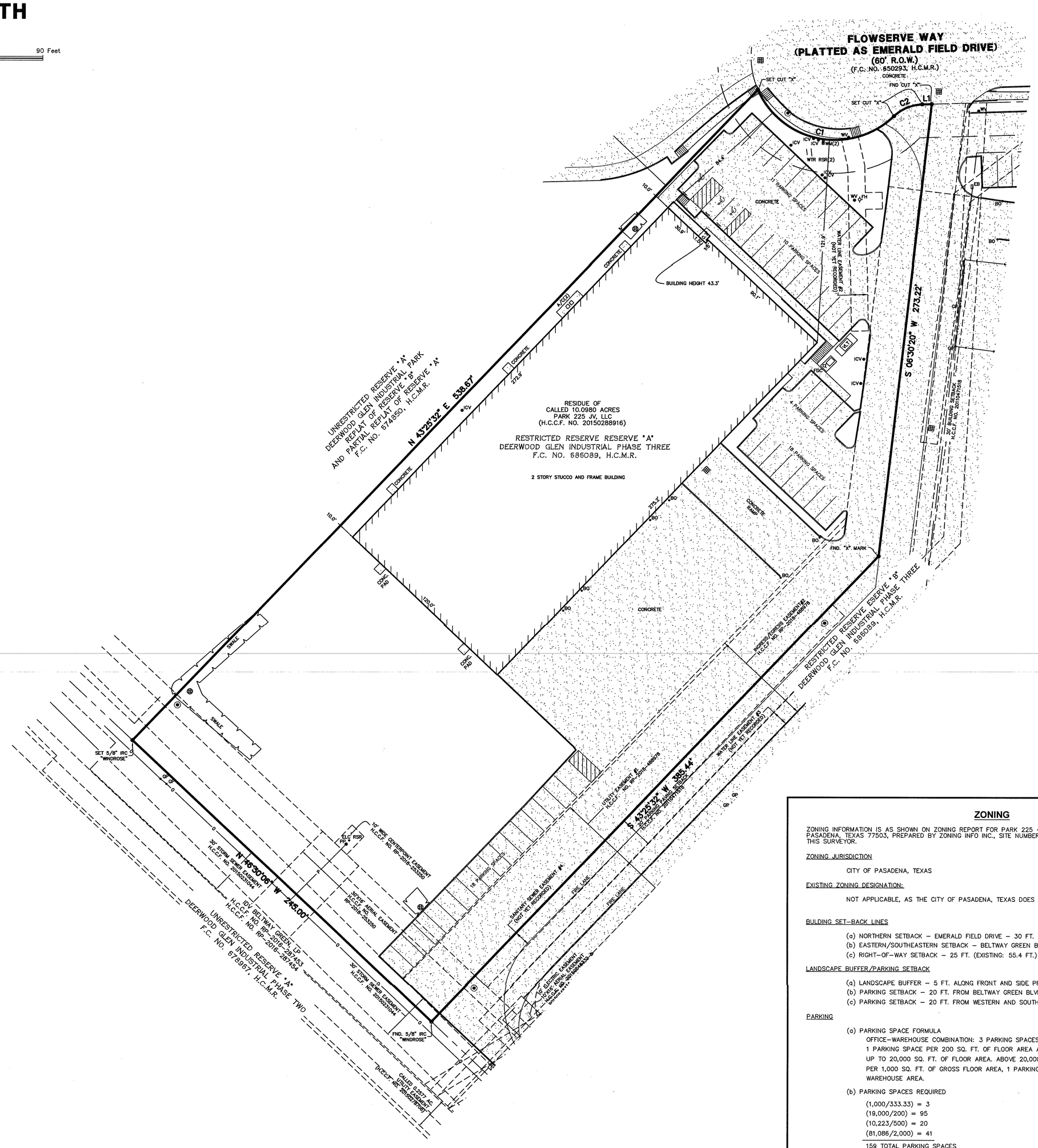
10(r) TERMS, CONDITIONS, AND STIPULATIONS SET FORTH IN THAT CERTAIN DRAINAGE AND DETENTION EASEMENT DATED JUNE 30, 2015 GRANTED BY 2005 DEERWOOD GLEN DEVELOPMENT, INC., A TEXAS CORPORATION TO PARK 225 JV, LLC, A TEXAS LIMITED LIABILITY COMPANY IN INSTRUMENT RECORDED UNDER COUNTY CLERK'S FILE NO. 20150288918, OFFICIAL PUBLIC RECORDS, HARRIS COUNTY, TEXAS. (AFFECTS SUBJECT PROPERTY, OFFSITE, NOT SHOWN HEREON)

10(s) SHORT FORM BLANKET EASEMENT 3-PHASE OVERHEAD AND UNDERGROUND GRANTED TO CENTERPOINT ENERGY HOUSTON, ELECTRIC, LLC, AS SET FORTH IN INSTRUMENT RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. 20150431078. (BLANKET IN NATURE)

10(t) ELECTRIC EASEMENT GRANTED TO CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC, AS SET FORTH IN INSTRUMENTS RECORDED UNDER HARRIS COUNTY CLERK'S FILE NOS. 20150548332 AND RP-2016-373782. (SHOWN HEREON)

10(u) ELECTRIC EASEMENT GRANTED TO CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC, AS SET FORTH IN INSTRUMENTS RECORDED UNDER HARRIS COUNTY CLERK'S FILE NOS. 20150548333 (DOES NOT AFFECT SUBJECT TRACT) AND 20150548334 AND AS SHOWN ON MAP OR PLAT THEREOF, RECORDED UNDER FILM CODE NO. 686089, MAP RECORDS OF HARRIS COUNTY, TEXAS. (RESERVE "B" ONLY) (SHOWN HEREON)

10(v) ELECTRIC EASEMENT GRANTED TO CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC, AS SET FORTH IN INSTRUMENT RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. RP-2018-253250 AND AS SHOWN ON MAP OR PLAT THEREOF, RECORDED UNDER FILM CODE NO. 686089, MAP RECORDS OF HARRIS COUNTY, TEXAS. (RESERVE "A" ONLY) (DOES NOT AFFECT SUBJECT TRACT)



LEGEND

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

- BO – BOLLARD
- HC – HANDICAP
- GM – GAS METER
- GV – GAS VALVE
- FH – FIRE HYDRANT
- WM – WATER METER
- WV – WATER VALVE
- ICV – IRRIGATION CONTROL VALVE
- GI – GRATE INLET
- MH – MANHOLE
- CO – CLEANOUT
- TP – TELEPHONE PEDESTAL
- EB – ELECTRIC BOX
- TSB – TRAFFIC SIGNAL BOX
- LP – LIGHT POLE
- TLP – TRAFFIC LIGHT POLE
- GL – GROUND/SPOT LIGHT
- PP – POWER POLE
- PP/T – POWER POLE W/TRANSFORMER
- PP/LT – POWER POLE W/LIGHT
- PP/CT – POWER POLE W/CONDUIT
- MP – METER POLE
- SP – SERVICE POLE
- GA – GUY ANCHOR
- OHP – OVERHEAD POWER LINE
- BWF – BARBED WIRE FENCE
- WIF – WROUGHT IRON FENCE
- WF – WOOD FENCE
- CLF – CHAINLINK FENCE
- GP – GATE POST
- (P) – PER PLANS
- APPROX. – APPROXIMATE
- HB – HIGHBANK
- SIGN
- PLM – PIPELINE MARKER
- UCS – UNDERGROUND CABLE SIGN
- CTL – CATHODIC TEST LEAD
- MW – MONITORING WELL
- PK – PIN FLAG/PAINT MARK
- TC – TOP OF CURB
- G – GUTTER
- TG – TOP OF GRATE
- FL – FLOW LINE
- HB – HIGHBANK
- SAN – SANITARY SEWER
- STM – STORM SEWER
- CMP – CORRUGATED METAL PIPE
- CPP – CORRUGATED PLASTIC PIPE
- RCP – REINFORCED CONCRETE PIPE
- TEL – TELEPHONE
- SWBT – SOUTHWESTERN BELL TELEPHONE CO.
- WTR – WATER
- UG – UNDERGROUND
- 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
- PG. – PAGE
- R.O.W. – RIGHT-OF-WAY
- SQ. FT. – SQUARE FEET
- VOL. – VOLUME
- F.C. – FILM CODE
- B.L. – BUILDING LINE
- U.E. – UTILITY EASEMENT
- TREE/SHRUB

ZONING

ZONING INFORMATION IS AS SHOWN ON ZONING REPORT FOR PARK 225 – BUILDING 1, 290 BELTWAY GREEN BOULEVARD, PASADENA, TEXAS 77503, PREPARED BY ZONING INFO INC., SITE NUMBER 59118 AND DOES NOT REFLECT AN OPINION BY THIS SURVEYOR.

ZONING JURISDICTION

CITY OF PASADENA, TEXAS

EXISTING ZONING DESIGNATION:

NOT APPLICABLE, AS THE CITY OF PASADENA, TEXAS DOES NOT HAVE ZONING.

BUILDING SET-BACK LINES

(a) NORTHERN SETBACK – EMERALD FIELD DRIVE – 30 FT. (EXISTING: 55.4 FT.)
(b) EASTERN/SOUTHEASTERN SETBACK – BELTWAY GREEN BLVD. – 30 FT. (EXISTING: 88 FT.)
(c) RIGHT-OF-WAY SETBACK – 25 FT. (EXISTING: 55.4 FT.)

LANDSCAPE BUFFER/PARKING SETBACK

(a) LANDSCAPE BUFFER – 5 FT. ALONG FRONT AND SIDE PROPERTY LINES (EXISTING: 5.82 FT.)
(b) PARKING SETBACK – 20 FT. FROM BELTWAY GREEN BLVD (EXISTING: 21.6 FT.)
(c) PARKING SETBACK – 20 FT. FROM WESTERN AND SOUTHWESTERN LOT LINES (EXISTING: 43 FT.)

PARKING

(a) PARKING SPACE FORMULA
OFFICE-WAREHOUSE COMBINATION: 3 PARKING SPACES PER THE 1ST 1,000 SQ. FT. OF FLOOR AREA
1 PARKING SPACE PER 200 SQ. FT. OF FLOOR AREA AFTER THE 1ST 1,000 SQ. FT. OF FLOOR AREA UP TO 20,000 SQ. FT. OF FLOOR AREA. ABOVE 20,000 SQ. FT. OF FLOOR AREA: 2 PARKING SPACES PER 1,000 SQ. FT. OF GROSS FLOOR AREA, 1 PARKING SPACE PER 1,000 GROSS SQ. FT. OF WAREHOUSE AREA.

(b) PARKING SPACES REQUIRED
(1,000/333.33) = 3
(19,000/200) = 95
(10,223/500) = 20
(81,086/2,000) = 41
159 TOTAL PARKING SPACES

(c) EXISTING PARKING SPACES: 170 REGULAR PARKING SPACES & 7 HANDICAPPED PARKING SPACES.

REVISIONS

DATE	REASON	BY

DESCRIPTION

ALL OF RESTRICTED RESERVE "A"
DEERWOOD GLEN INDUSTRIAL PHASE THREE,
AS RECORDED IN FILM CODE NUMBER 686089, H.C.M.R.
SITUATED IN THE
THOMAS EARL SURVEY ABSTRACT NO. 18
HARRIS COUNTY, TEXAS

GENERAL NOTES

1. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITH INFORMATION CONTAINED IN TITLE COMMITMENT OF NO. 3710002967 OF CHICAGO TITLE INSURANCE COMPANY, EFFECTIVE DATE OF AUGUST 22, 2018, ISSUED DATE OF AUGUST 28, 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: 0.99988470
3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), LETTER OF MAP REVISION BASED ON FILL DETERMINATIONS DOCUMENT (REMOVAL) CASE NO. 17-06-3617A, DATED DECEMBER 29, 2017, THE SUBJECT TRACT APPEARS TO LIE WITHIN SHADED 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 WINDROSE LAND SERVICES.
4. READILY VISIBLE IMPROVEMENTS AND UTILITIES WERE LOCATED WITH THIS SURVEY, NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED BY WINDROSE LAND SERVICES.
5. ENVIRONMENTAL AND DRAINAGE ISSUES ARE BEYOND THE SCOPE OF THIS SURVEY.
6. 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.
7. FENCES SHOWN HEREON WITH DIMENSIONAL TIES ARE SHOWN WHERE THEY ARE PHYSICALLY MEASURED. THE FENCE MAY MEANDER BETWEEN MEASURED LOCATIONS.
8. 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.
9. ACCORDING TO THE HARRIS COUNTY APPRAISAL DISTRICT, THE ADDRESS OF THE SUBJECT TRACT (TAX ID NO. 1339860020000) IS 290 BELTWAY GREEN BLVD. PASADENA TX, 77503.
10. THERE WERE 170 REGULAR STRIPED PARKING SPACES AND 7 HANDICAPPED STRIPED PARKING SPACES ON THE SUBJECT TRACT AT THE TIME OF SURVEY.
11. THERE WAS NO OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE SUBJECT TRACT AT THE TIME OF SURVEY.
12. THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET, SIDEWALK CONSTRUCTION OR REPAIRS ON THE SUBJECT TRACT AT THE TIME OF SURVEY.
13. THERE WERE NO WETLAND AREAS DELINEATED ON THE SUBJECT TRACT AT THE TIME OF SURVEY.
14. ZONING REPORT WAS PROVIDED BY ZONING INFO, INC., SITE NUMBER 59118, DATED 10/17/2018.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 88°22'41" E	5.67'

CURVE CHART					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	50.00'	110°58'51"	96.85'	N 78°57'58" W	82.40'
C2	25.00'	42°50'05"	18.69'	S 66°57'39" W	18.26'

SURVEYOR'S CERTIFICATION

TO: MERITEX INVESTMENTS, LLC
MERITEX ENTERPRISES, INC.
MERITEX PARK 225, LLC, & THEIR SUCCESSORS AND/OR ASSIGNS
PARK 225 JV, LLC,
CHICAGO 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.

STATE OF TEXAS
REGISTERED
ROBERT KNESS
6486
PROFESSIONAL
LAND SURVEYOR

ROBERT KNESS
Registered Professional Land Surveyor
Texas Registration No. 6486

03-06-2020
DATE

WINDROSE
LAND SURVEYING I PLATTING
11111 RICHMOND AVE., SUITE 150 I HOUSTON, TX 77082 I 713.458.2281
FIRM REGISTRATION NO. 10108800 I WINDROSESERVICES.COM

ALTA/ACSM LAND TITLE SURVEY OF
RESTRICTED RESERVE "A",
DEERWOOD GLEN INDUSTRIAL PHASE III
F.C. NO. 686089, H.C.M.R.
SITUATED IN THE
THOMAS EARL SURVEY ABSTRACT NO. 18
HARRIS COUNTY, TEXAS

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FIELDED BY: RL	CHECKED BY: RK	JOB NO. 51814-BLD 2 ASB
DRAWN BY: RK/LH	DATE: MARCH 2020	SHEET NO. 1 OF 1