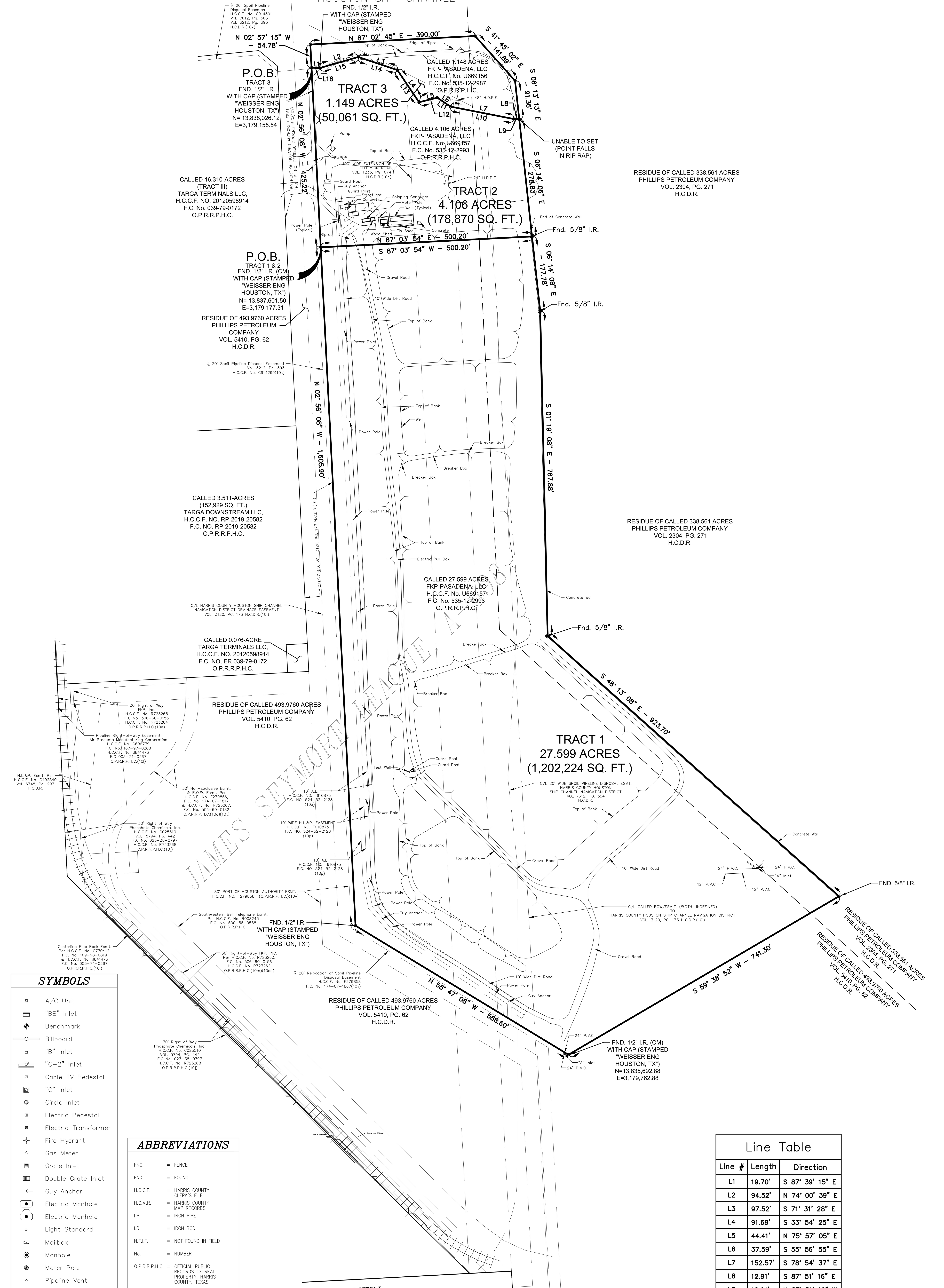
CHICAGO TITLE INSURANCE COMPANY, G.F. No. CTH-COM-CTT21753256, EFFECTIVE DATE: 12/24/2021, ISSUED: 01/03/2022



SYMBOLS

- A/C Unit
- "BB" Inlet
- Benchmark
- Billboard
- "B" Inlet
- "C–2" Inlet
- Cable TV Pedestal
- "C" Inlet
- Circle Inlet
- Electric Pedestal
- Electric Transformer
- Fire Hydrant
- Gas Meter
- Grate Inlet
- Double Grate Inlet
- Guy Anchor
- Electric Manhole
- Electric Manhole
- Light Standard
- Mailbox
- Manhole
- Meter Pole
- Pipeline Vent
- Power Pole
- Sample Well
- Shrub
- Sign
- Telephone Manhole
- Telephone Pedestal
- Utility Tone Mark
- Traffic Control Box
- Transformer Pole
- Utility Marker
- Water Meter

ABBREVIATIONS

FNC.	= FENCE
FND.	= FOUND
H.C.C.F.	= HARRIS COUNTY CLERK'S FILE
H.C.M.R.	= HARRIS COUNTY MAP RECORDS
I.P.	= IRON PIPE
I.R.	= IRON ROD
N.F.I.F.	= NOT FOUND IN FIELD
No.	= NUMBER
O.P.R.R.P.H.C.	= OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, HARRIS COUNTY, TEXAS
P.T.P.	= PINCHED TOP PIPE
P.V.C.	= POLYVINYL CHLORIDE PIPE
R.C.P.	= REINFORCED CONCRETE PIPE
R.O.W.	= RIGHT OF WAY
SQ. FT.	= SQUARE FEET
S.W.B.T.	= SOUTHWESTERN BELL TELEPHONE
TYP.	= TYPICAL
VOL., PG.	= VOLUME, PAGE
C.M.	= CONTROL MONUMENT
H.C.D.R.	= HARRIS COUNTY DEED RECORDS
H.C.C.C.M.	= HARRIS COUNTY COMMISSIONERS COURT MINUTES

BASIS OF BEARINGS:
TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE No. 4204 (NAD 83) (2001 Adj.) THE COORDINATES SHOWN HEREON ARE GRID COORDINATES AND MAY BE BROUGHT TO SURFACE BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 1.000108922. ALL DISTANCES ARE SURFACE.

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONES "X" & "AE" OF THE FLOOD INSURANCE RATE MAP, FIRM MAP No. 48201C0910L, WHICH BEARS AN EFFECTIVE DATE OF JUNE 18, 2007, AND DOES LIE WITHIN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

NOTES:
1. THIS SURVEY IS BEING CREATED SOLELY FOR THE PARTIES HEREIN STATED; NO LICENSE HAS BEEN CREATED, EXPRESS OR IMPLIED, TO COPY THIS SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THIS TRANSACTION.

2. ALL ENCUMBRANCES SHOWN HEREON ARE BASED SOLELY ON INFORMATION AND TITLE COMMITMENT PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, G.F. No. CTH–COM–CTT21753256, EFFECTIVE DATE 12/24/2021, ISSUED 01/03/2022.

Line Table

Line #	Length	Direction
L1	19.70'	S 87° 39' 15" E
L2	94.52'	N 74° 00' 39" E
L3	97.52'	S 71° 31' 28" E
L4	91.69'	S 33° 54' 25" E
L5	44.41'	N 75° 57' 05" E
L6	37.59'	S 55° 56' 55" E
L7	152.57'	S 78° 54' 37" E
L8	12.91'	S 87° 51' 16" E
L9	12.91'	N 87° 51' 16" W
L10	152.57'	N 78° 54' 37" W
L11	37.59'	N 55° 56' 55" W
L12	44.41'	S 75° 57' 05" W
L13	91.69'	N 33° 54' 25" W
L14	97.52'	N 71° 31' 28" W
L15	94.52'	S 74° 00' 39" W
L16	19.70'	N 87° 39' 15" W

PROPERTY OWNER OF RECORD: FKP–PASADENA, LLC

TRACT 1
DESCRIPTION OF A 27.599–ACRE
(1,202,224 SQ. FT.) TRACT OF LAND
SITUATED IN THE JAMES SEYMORE
LEAGUE, A–698, HARRIS COUNTY, TEXAS

Being a description of 27.599–acre (1,202,224 Square Foot) tract of land situated in the James Seymore League, A–698, Harris County, Texas. Said 27.599–acre tract being all of a called 27.599–acre tract of land conveyed to FKP–Pasadena, LLC, by deed recorded under Harris County Clerk's File No. U669157, Film Code No. 535–12–2993 of the Official Public Records of Real Property, Harris County, Texas, being out of the residue of a called 493.9760–acre tract of land conveyed to Phillips 66 Company by deed recorded under Harris County Clerk's File No. 20150074063, Film Code No. 094–07–2085 of the Official Public Records of Real Property, Harris County, Texas, being out of the residue of a called 338.561–acre tract of land conveyed to Chevron Phillips Chemical Company by deed recorded under Harris County Clerk's File No. U529074, Film Code No. 533–69–3042 of the Official Public Records of Real Property, Harris County, Texas, and being more particularly described by metes and bounds as follows with the basis of bearings being the Texas State Plane Coordinate System, South Central Zone No. 4204, (NAD 83) (2001 Adj.), all coordinates shown hereon are grid coordinates and may be converted to surface by multiplying the combined scale factor of 1.000056193. All distances are surface:

BEGINNING (N= 13,837,601.50, E=3,179,177.31) at a 1/2–inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" found in an east line of the residue of said 493.9760–acre tract for the southwest corner of a called 4.106–acre tract of land conveyed to FKP–Pasadena, LLC, by deed recorded under Harris County Clerk's File No. U669157, Film Code No. 535–12–2993 of the Official Public Records of Real Property, Harris County, Texas, for the northwest corner of said 27.599–acre tract and for the northwest corner of said tract herein described;

THENCE North 87 deg. 03 min. 54 sec. East, with the south line of said 4.106–acre tract, with the north line of said 27.599–acre tract and with the north line of said tract herein described, a distance of 500.20 feet to a 5/8–inch iron rod found for the northeast corner of said tract herein described;

THENCE South 06 deg. 14 min. 08 sec. East, with a west line of the residue of said 338.561–acre tract, with an east line of said 27.599–acre tract and with an east line of said tract herein described, a distance of 177.78 feet to a 5/8–inch iron rod found for an angle point of said tract herein described;

THENCE South 01 deg. 19 min. 08 sec. East, with a west line of the residue of said 338.561–acre tract, with an east line of said 27.599–acre tract and with an east line of said tract herein described, a distance of 767.88 feet to a 5/8–inch iron rod found for an interior angle point of said tract herein described;

THENCE South 48 deg. 13 min. 08 sec. East, with a southwest line of the residue of said 338.561–acre tract, with a southeast line of said 27.599–acre tract and with a southeast line of said tract herein described, a distance of 923.70 feet to a 5/8–inch iron rod found for the southeast corner of said tract herein described;

THENCE South 59 deg. 38 min. 52 sec. West, with a northwest line of the residue of said 338.561–acre tract, with a northwest line of the residue of said 493.9760–acre tract, with a southeast line of said 27.599–acre tract and with a southeast line of said tract herein described, a distance of 741.30 feet to a 1/2–inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" found for the south corner of said tract herein described;

THENCE North 58 deg. 47 min. 08 sec. West, with a northeast line of the residue of said 493.976–acre tract, with the southwest line of said 27.599–acre tract and with the southwest line of said tract herein described, a distance of 588.60 feet to a 1/2–inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" found for the southwest corner of said tract herein described;

THENCE North 02 deg. 56 min. 08 sec. West, with an east line of the residue of said 493.976–acre tract, with the west line of said 27.599–acre tract and with the west line of said tract herein described, a distance of 1,605.90 feet to the POINT OF BEGINNING and containing 27.599 acres (1,202,224 Square Feet) of land.

TRACT 2
DESCRIPTION OF A 4.106–ACRE
(178,870 SQ. FT.) TRACT OF LAND
SITUATED IN THE JAMES SEYMORE
LEAGUE, A–698, HARRIS COUNTY, TEXAS

Being a description of a 4.106–acre (178,870 Square Foot) tract of land situated in the James Seymore League, A–698, Harris County, Texas. Said 4.106–acre tract being all of a called 4.106–acre tract of land conveyed to FKP–Pasadena, LLC, by deed recorded under Harris County Clerk's File No. U669157, Film Code No. 535–12–2993 of the Official Public Records of Real Property, Harris County, Texas, being out of the residue of a called 493.9760–acre tract of land conveyed to Phillips Petroleum Company by deed recorded in Volume 5410, Page 62 of the Deed Records of Harris County, Texas, being out of the residue of a called 338.561–acre tract of land conveyed to Phillips Petroleum Company by deed recorded in Volume 2304, Page 271 of the Deed Records of Harris County, Texas, and being more particularly described by metes and bounds as follows with the basis of bearings being the Texas State Plane Coordinate System, South Central Zone No. 4204, (NAD 83) (2001 Adj.), all coordinates shown hereon are grid coordinates and may be converted to surface by multiplying by the combined scale factor of 1.000056193. All distances are surface:

BEGINNING (N=13,837,601.50, E=3,179,177.31) at a 1/2–inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" found in an east line of the residue of said 493.9760–acre tract for the northwest corner of a called 27.599–acre tract of land conveyed to FKP–Pasadena, LLC, by deed recorded under Harris County Clerk's File No. U669157, Film Code No. 535–12–2993 of the Official Public Records of Real Property, Harris County, Texas, for the southwest corner of said 4.106–acre tract and for the southwest corner of said tract herein described;

THENCE North 02 deg. 56 min. 08 sec. West, with an east line of the residue of said 493.9760–acre tract, with the west line of said 4.106–acre tract and with the west line of said tract herein described, a distance of 425.22 feet to a 1/2–inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" found for the southwest corner of a called 1.148–acre tract of land conveyed to FKP–Pasadena, LLC, by deed recorded under Harris County Clerk's File No. U669156, Film Code No. 535–12–2987 of the Official Public Records of Real Property, Harris County, Texas and for the northwest corner of said tract herein described;

THENCE in a southeasterly direction, with the south line of said 1.148–acre tract, with the north line of said 4.106–acre tract and with the north line of said tract herein described, the following courses and distances:

THENCE South 87 deg. 39 min. 15 sec. East, a distance of 19.70 feet to a 1/2–inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" found for an angle point;

THENCE North 74 deg. 00 min. 39 sec. East, a distance of 94.52 feet to an angle point;

THENCE South 71 deg. 31 min. 28 sec. East, a distance of 97.52 feet to an angle point;

THENCE South 33 deg. 54 min. 25 sec. East, a distance of 91.69 feet to an angle point;

THENCE North 75 deg. 57 min. 05 sec. East, a distance of 44.41 feet to an angle point;

THENCE South 55 deg. 56 min. 55 sec. East, a distance of 37.59 feet to an angle point;

THENCE South 78 deg. 54 min. 37 sec. East, a distance of 152.57 feet to an angle point;

THENCE South 87 deg. 51 min. 16 sec. East, a distance of 12.91 feet to a point for the northeast corner of said tract herein described;

THENCE South 06 deg. 14 min. 06 sec. East, with a west line of the residue of said 338.561–acre tract, with the east line of said 4.106–acre tract and with the east line of said tract herein described, a distance of 278.83 feet to a 5/8–inch iron rod found for the southeast corner of said tract herein described;

THENCE South 87 deg. 03 min. 54 sec. West, with the north line of said 27.599–acre tract, with the south line of said 4.106–acre tract and with the south line of said tract herein described, a distance of 500.20 feet to the POINT OF BEGINNING and containing 4.106 acres (178,870 Square Feet) of land.

TRACT 3
DESCRIPTION OF A 1.149–ACRE
(50,061 SQ. FT.) TRACT OF LAND
SITUATED IN THE JAMES SEYMORE
LEAGUE, A–698, HARRIS COUNTY, TEXAS

Being a description of 1.149–acre (50,061 Square Foot) tract of land situated in the James Seymore League, A–698, Harris County, Texas. Said 1.149–acre tract being all of a called 1.148–acre tract of land conveyed to FKP–Pasadena, LLC, by deed recorded under Harris County Clerk's File No. U669156, Film Code No. 535–12–2987 of the Official Public Records of Real Property, Harris County, Texas, being out of the residue of a called 493.9760–acre tract of land conveyed to Phillips Petroleum Company by deed recorded in Volume 5410, Page 62 of the Deed Records of Harris County, Texas, being out of the residue of a called 338.561–acre tract of land conveyed to Phillips Petroleum Company by deed recorded in Volume 2304, Page 271 of the Deed Records of Harris County, Texas, and being more particularly described by metes and bounds as follows with the basis of bearings being the Texas State Plane Coordinate System, South Central Zone No. 4204, (NAD 83) (2001 Adj.), all coordinates shown hereon are grid coordinates and may be converted to surface by multiplying by the combined scale factor of 1.000056193. All distances are surface:

BEGINNING (N=13,838,026.12, E=3,179,155.54) at a 1/2–inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" found in an east line of the residue of said 493.9760–acre tract for the northwest corner of a called 4.106–acre tract of land conveyed to FKP–Pasadena, LLC, by deed recorded under Harris County Clerk's File No. U669157, Film Code No. 535–12–2993 of the Official Public Records of Real Property, Harris County, Texas, for the southwest corner of said 1.148–acre tract and for the southwest corner of said tract herein described;

THENCE North 02 deg. 57 min. 15 sec. West, with an east line of the residue of said 493.9760–acre tract, with the west line of said 1.148–acre tract and with the west line of said tract herein described, a distance of 54.78 feet to a submerged point for the northwest corner of said tract herein described;

THENCE North 87 deg. 02 min. 45 sec. East, with a north line of said 1.148–acre tract and with a north line of said tract herein described, a distance of 390.00 feet to a submerged point for the northerly most northeast corner of said tract herein described;

THENCE South 41 deg. 45 min. 02 sec. East, with a southwest line of the residue of said 338.561–acre tract, with a northeast line of said 1.148–acre tract and with a northeast line of said tract herein described, a distance of 141.89 feet to a submerged point for the easterly most northeast corner of said tract herein described;

THENCE South 06 deg. 13 min. 13 sec. East, with a west line of the residue of said 338.561–acre tract, with an east line of said 1.148–acre tract and with an east line of said tract herein described, a distance of 91.36 feet to a point for the southeast corner of said tract herein described;

THENCE in a northwesterly direction, with the northerly line of said 4.106–acre tract and with the southerly line of said tract herein described, the following courses and distances:

THENCE North 87 deg. 51 min. 16 sec. West, a distance of 12.91 feet to an angle point;

THENCE North 78 deg. 54 min. 37 sec. West, a distance of 152.57 feet to an angle point;

THENCE North 55 deg. 56 min. 55 sec. West, a distance of 37.59 feet to an angle point;

THENCE South 75 deg. 57 min. 05 sec. West, a distance of 44.41 feet to an angle point;

THENCE North 33 deg. 54 min. 25 sec. West, a distance of 91.69 feet to an angle point;

THENCE North 71 deg. 31 min. 28 sec. West, a distance of 97.52 feet to an angle point;

THENCE South 74 deg. 00 min. 39 sec. West, a distance of 94.52 feet to a 1/2–inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" found for an angle point;

THENCE North 87 deg. 39 min. 15 sec. West, with a north line of said 4.106–acre tract, with a south line of said 1.148–acre tract and with a south line of said tract herein described, a distance of 19.70 feet to the POINT OF BEGINNING and containing 1.149 acres (50,061 Square Feet) of land.

SCALE IN FEET
0 100 200
1 INCH = 100 FEET
KEY MAP No. 497–T

Schedule B Title Exceptions:

10g. Pipeline right–of–way and easement(s) and appurtenances as granted in a document:

Granted to: Houston Pipe Line Corporation, a Texas corporation
Recording Date: July 28, 1941
Recording No: Volume 1215, Page 99, of the Deed Records of Harris, County, Texas
Affects: traversing a portion of the subject property and being more particularly located and defined therein. (As to Tracts 1 and 2) (Subject To, Not Plottable)

10h. Road right–of–way and easement(s) and appurtenances as granted in a document:

Granted to: the County of Harris
Recording Date: March 24, 1942
Recording No: Volume 1235, Page 674, of the Deed Records of Harris, County, Texas
Affects: traversing a portion of the subject property and being more particularly located and defined therein. (As to Tracts 1, 2 and 3) (Plotted)

10i. Drainage ditch easement(s) and appurtenances as granted in a document:

Granted to: Harris County Houston Ship Channel Navigation District
Recording Date: March 26, 1956
Recording No: Volume 3120, Page 173, of the Deed Records of Harris, County, Texas
Affects: traversing a portion of the subject property and being more particularly located and defined therein. (As to Tracts 1 and 2) (Plotted)

10j. Pipeline, railroads, roads, bridges and other related equipment and facilities easement(s) and appurtenances as granted in a document:

Granted to: Phosphate Chemicals, Inc., a Delaware corporation
Recording Date: January 22, 1965
Recording No: Harris County Clerk's File Number(s) C025510 (Volume 5794, Page 438)
Affects: appurtenant to the subject property and being more particularly located and defined therein. Affected as set forth in Easement recorded December 27, 1995, under Harris County Clerk's File Number(s) R723268. (As to Tracts 1, 2 and 3) (Plotted)

10k. Spoil Pipe Line Disposal Easement(s) Agreement and appurtenances as granted in a document:

Granted to: Harris County Houston Ship Channel Navigation District
Recording Date: April 25, 1956
Recording No: Volume 3212, Page 393, of the Deed Records of Harris County, Texas. Affected as set forth in instrument(s) recorded under Harris County Clerk's File Number(s) C914299 (Volume 7612, Page 554) and C914301(Volume 7612, Page 563)
Affects: traversing a portion of the subject property and being more particularly located and defined therein. (As to Tracts 1 and 2) (Plotted)

10l. Pipeline right–of–way and easement(s) and appurtenances as granted in a document:

Granted to: Air Products & Chemicals, Inc.
Recording Date: September 30, 1980
Recording No: under Harris County Clerk's File Number(s) G696739
Affects: traversing a portion of the subject property and being more particularly located and defined therein. Affected as set forth in instrument recorded under Harris County Clerk's File Number(s) J841473. (As to Tracts 1, 2 and 3) (Plotted)

10m. Easement(s) and appurtenances as reserved in a document:

Reserved by : Hickson Kerley, Inc.
Recording Date: December 27, 1995
Recording No: under Harris County Clerk's File Number(s) R723262 and R723263
Affects: appurtenant the subject property and being more particularly located and defined therein. (Plotted)

10n. Access easement(s) and appurtenances as granted in a document:

Granted to: FKP, Inc., a Delaware corporation
Recording Date: December 27, 1995
Recording No: under Harris County Clerk's File Number(s) R723264 and R723265
Affects: traversing a portion of the subject property and being more particularly located and defined therein. (As to Tracts 1, 2 and 3) (Plotted)

10o. Electric power substation easement(s) and appurtenances as granted in a document:

Granted to: FKP, Inc., a Delaware corporation
Recording Date: December 27, 1995
Recording No: under Harris County Clerk's File Number(s) R723267
Affects: appurtenant to the subject property and being more particularly located and defined therein. (As to Tracts 1, 2 and 3) (Plotted)

10p. Electric distribution facilities easement(s) and appurtenances as granted in a document:

Granted to: Houston Lighting and Power Company a division of Houston Industries Incorporated
Recording Date: Marc h 22, 1999
Recording No: under Harris County Clerk's File Number(s) T610875
Affects: traversing a portion of the subject property together with any unobstructed aerial easement(s) and being more particularly located and defined therein. (As to Tracts 1 and 2) (Plotted)

10s. Right to maintain, repair, remove or replace existing pipeline reserved by Phillips Petroleum Company as set forth in instrument recorded under Harris County Clerk's File Number(s) E260548. (Subject To, Not Plottable)

10t. Deed and Assignment

Executed by: Stauffer Chemical Company, a Delaware corporation
Recording Date: August 31, 1977
Recording No.: under Harris County Clerk's File Number(s) F279856. (As to Tracts 1, 2 and 3) (Plotted)

10u. Easement Agreement

Executed by: Stauffer Chemical Company, a Delaware corporation and Fertilizer Company of Texas, Inc., a Delaware corporation
Recording Date: August 31, 1977
Recording No.: under Harris County Clerk's File Number(s) F279857. Affected as set forth in Easement recorded December 27, 1995, under Harris County Clerk's File Number(s) R723266. (As to Tracts 1, 2and 3) (Subject To, Not Plottable)

10v. Gypsum Pond Agreement as attached to Assignment and Delegation Agreement (as amended and assigned)

Executed by: Phillips Petroleum Company, a Delaware corporation
Recording Date: August 31, 1977
Recording No.: under Harris County Clerk's File Number(s) F279858. (As to Tracts 1, 2 and 3) (Plotted)

10w. Permit Agreement

Executed by: Stauffer Chemical Company, a Delaware corporation and Fertilizer Company of Texas, Inc., a Delaware corporation
Recording Date: August 31, 1977
Recording No.: under Harris County Clerk's File Number(s) F279859. (As to Tracts 1, 2 and 3) (Subject To, Not Plottable)

10x. A Lease with certain terms, covenants, conditions and provisions set forth therein as evidenced by Memorandum of Lease

Dated: January 23, 1985
Lessor: Port of Houston Authority
Lessee: Stauffer Chemical Company, a Texas corporation
Recording Date: January 28, 1985
Recording No: under Harris County Clerk's File Number(s) J874865. Affected as set forth in instrument recorded under Harris County Clerk's File Number(s) R723269. (As to Tract 3) (Subject To, Covers Entire Tract)

10y. Industrial Solid Waste Disposal Site Deed Recordation

Executed by: Kerley Agricultural Chemicals of Texas, Inc.
Recording Date: September 27, 1989
Recording No.: under Harris County Clerk's File Number(s) M338596. (As to Tracts 1, 2 and 3) (Subject To, Not Plottable)

10z. Deed together with all easements, rights and appurtenances reserved therein

Executed by: Hickson Kerley, Inc., a Delaware corporation
Recording Date: December 27, 1995
Recording No.: under Harris County Clerk's File Number(s) R723262. (As to Tracts 1 and 2) (Subject To, Not Plottable)

10aa. Deed together with all easements, rights and appurtenances reserved therein

Executed by: Hickson Kerley, Inc., a Delaware corporation
Recording Date: December 27, 1995
Recording No.: under Harris County Clerk's File Number(s) R723263. (As to Tract 3) (Plotted)

10ab. Joint Barrier Wall Agreement and Easement

Executed by: Conocophillips, a Delaware corporation and FKP–Pasadena, LLC, a Texas limited liability company
Recording Date: December 12, 2002
Recording No.: under Harris County Clerk's File Number(s) W284345. (As to Tracts 1, 2 and 3) (Subject To, Not Plottable)

10ac. This company shall have no liability or responsibility to defend, any part of the property described herein against the right, title, interest or claim (valid or invalid) of any character had or asserted by the State of Texas or by any other Government or Governmental authority or by the public generally, (1) in and to portions of the above described property which may be in the bed, shore or banks of a perennial stream, lake or navigable in fact or by law; or within the bed, shore or beach adjacent thereto of a body of water affected by the ebb and flow of the tide; and (2) in and to portions of the above described property which may be between the water's edge and a line of vegetation on the upland for any claim or right for ingress thereto or egress therefrom. (As to Tracts 1, 2 and 3) (Subject To, Not Plottable)

10ad. The rights of the Port of Houston Authority over any portion of the subject property located within the waters of the Houston Ship Channel. (Subject To, Not Plottable)

10ae. This policy excludes and does not provide coverage for any losses, costs, claims or damages arising under or out of federal, state or local laws or regulations pertaining to hazardous waste storage facilities and/or spill sites, or any hazardous waste conditions as may be evidenced by Schedule "B"items above and the following located on or near the subject property: Instrument recorded under Harris County Clerk's File Number(s) 2021–716693. (Subject To, Not Plottable)

I, WALTER P. SASS, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT CORRECTLY REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION ON JANUARY 18, 2022. THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION 2, LAND TITLE SURVEY. THIS PROFESSIONAL SERVICE IS BASED UPON THE INFORMATION PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, G.F. No. CTH–COM–CTT21753256.

STATE OF TEXAS REGISTERED WALTER P. SASS 4410 PROFESSIONAL LAND SURVEYOR

WALTER P. SASS
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS, No. 4410

WEISSER Engineering & Surveying
19500 Park Row | Houston, Texas 77084
T.B.P.E. Reg. No. F-68 | T.B.P.L.S. Reg. No. 10194324
www.weissereng.com | 281.579.7300

LAND TITLE SURVEY OF A 1.149–ACRE (50,061 SQ. FT.) TRACT, A 4.106–ACRE (178,870 SQ. FT.) TRACT AND A 27.599–ACRE (1,202,224 SQ. FT.) TRACT OF LAND SITUATED IN THE JAMES SEYMORE LEAGUE, A–698, HARRIS COUNTY, TEXAS

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DRAWN BY: S.P.	CALCULATED BY: J.H.	SCALE: 1" = 100'
F.B. NO: 3855	CHECKED BY: J.H.	SHEET 01 OF 01
CREW CHIEF: K.J.	DATE: 01/18/2022	JOB No.: IW071

P:\IW071\dwg\Survey\IW071 – Survey.dwg, Layout 1, 01/21/22 1:47:46PM, whufford