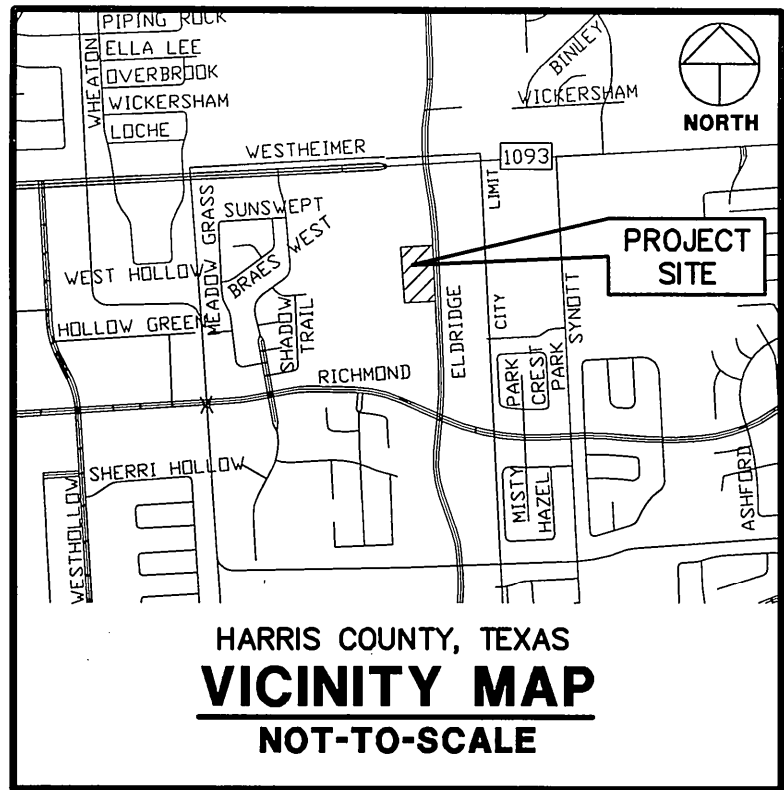
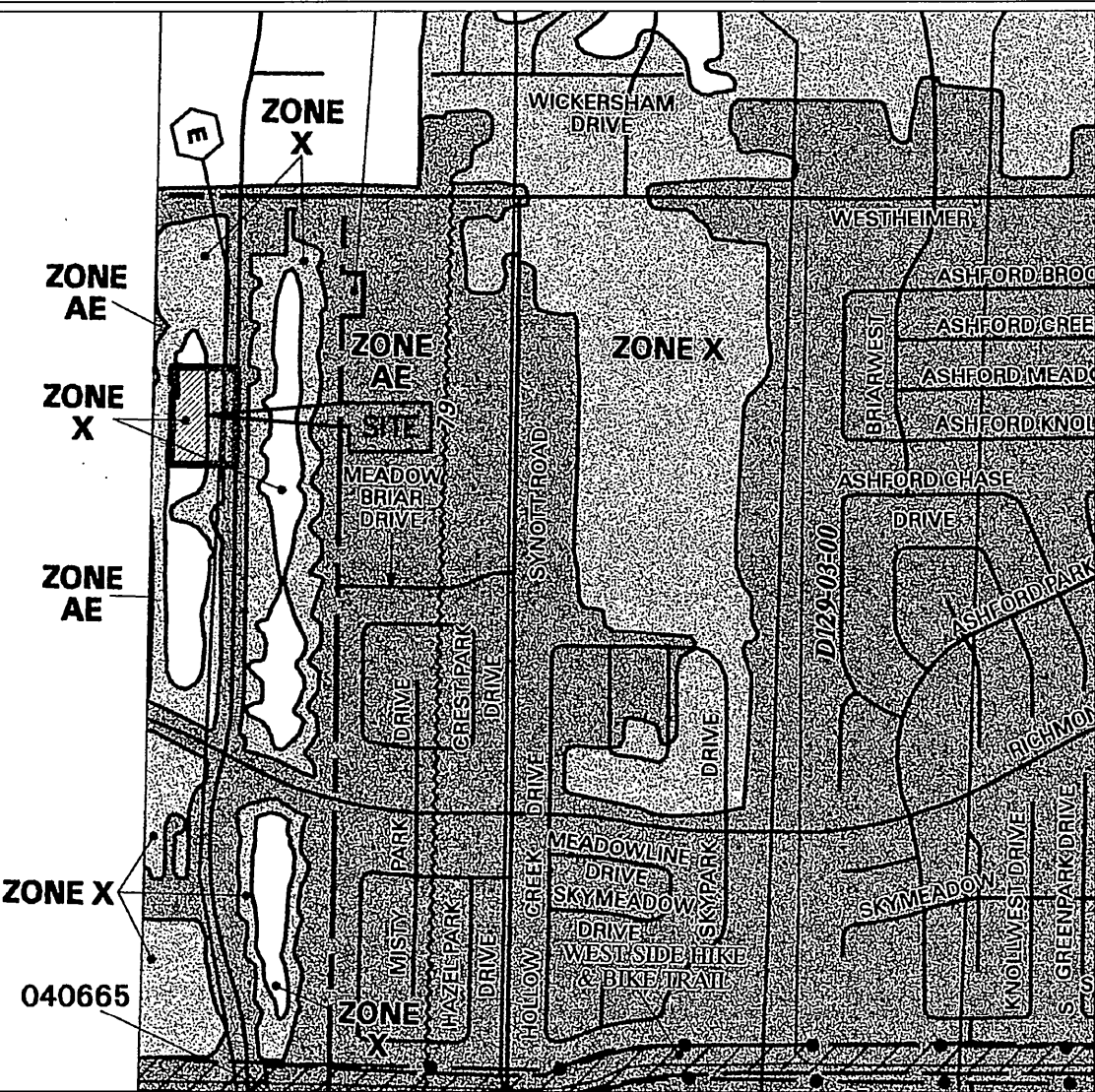




SCHEDULE 'B' NOTES

- RESTRICTIONS SHOWN AND/OR NOTED ON PLAT RECORDED UNDER FILM CODE 619053 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, AND THOSE RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO.'S 20070257439, 20070257450, 20080411495, 20080488886, 20090190726, 20100312465, 20120513805, 20120513807, AND 20140305484
- SUBJECT TO THE TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN OPERATION AND EASEMENT AGREEMENT EXECUTED BY AND BETWEEN TARGET, AND MARKET SQUARE AT ELDREDGE, ET AL, RECORDED IN/UNDER CC# 20070257450 OF THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS. (BLANKET IN NATURE)
- SUBJECT TO AN EASEMENT FOR ELECTRIC DISTRIBUTION FACILITIES AS SET OUT IN INSTRUMENT RECORDED IN/UNDER CC# 20090127862 OF THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS. (AS SHOWN HEREON)
- SUBJECT TO THE TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN WAIVER AGREEMENT EXECUTED BY AND BETWEEN MARKET SQUARE AT ELDREDGE PARKWAY, LTD., AND WEST HARRIS MUD NO. 16, DATED APRIL 23, 2007, FILED OCTOBER 01, 2007, RECORDED IN/UNDER CC# 20070595386 OF THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS. (NOT A SURVEY RELATED ITEM)
- AN EASEMENT FOR ELECTRIC DISTRIBUTION FACILITIES, NATURAL GAS FACILITIES AND COMMUNICATIONS FACILITIES RECORDED IN/UNDER HARRIS COUNTY CLERK'S FILE NO. 20080346027 OF THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS. SAID EASEMENT BEING PARTIALLY RELEASED BY INSTRUMENT FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE NO. 20110084771.
- SUBJECT TO A 25 FOOT BUILDING SETBACK LINE ALONG THE EAST PROPERTY LINE AS SET FORTH ON THE RECORDED PLAT AND DEDICATION. (AS SHOWN HEREON)
- SUBJECT TO THE TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN PERMISSION TO PAVE OVER EASEMENTS AGREEMENT EXECUTED BY AND BETWEEN WEST HARRIS MUD NO. 6, AND MARKET SQUARE AT ELDREDGE PARKWAY, LTD., DATED JUNE 03, 2008, FILED JUNE 24, 2008, RECORDED IN/UNDER 20080387525 OF THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS. (BLANKET IN NATURE)
- SUBJECT TO THE TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN AGREEMENT: RECORDED: NOVEMBER 05, 2012 UNDER COUNTY CLERK'S FILE NO. 20120513797, OFFICIAL PUBLIC RECORDS, HARRIS COUNTY, TEXAS. (BLANKET IN NATURE)
- SUBJECT TO THE TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN AGREEMENT: RECORDED NOVEMBER 05, 2012 UNDER COUNTY CLERK'S FILE NO. 20120513806, PUBLIC RECORDS, HARRIS COUNTY, TEXAS. (BLANKET IN NATURE)

FLOOD INFORMATION



FIRM FLOOD INSURANCE RATE MAP HARRIS COUNTY, TEXAS AND INCORPORATED AREAS

PANEL 830 OF 1150

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

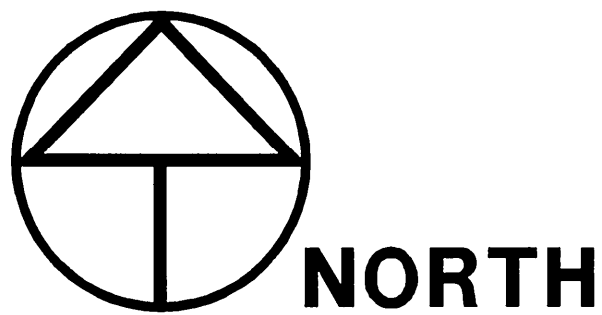
COMMUNITY	NUMBER	PANEL	SUFFIX
HOUSTON CITY OF	46099	0530	L
HARRIS COUNTY, UNINCORPORATED AREAS	46327	0530	L

Notice to User: This Map Number shown below should be used when filing map orders. The Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER
48201C0830L

MAP REVISED:
JUNE 18, 2007

Federal Emergency Management Agency



GRAPHIC SCALE: 1" = 20'

CALLLED: 7.0609 ACRES
TRACT 15
MARKET SQUARE SHOPPING
CENTER, LLC
H.C.C.F. NO. 20110143632

RESTRICTED RESERVE 'A'
BLOCK 1
ELDREDGE PARKWAY
RETAIL CENTER
SUBDIVISION
F.C. NO. 619053, H.C.M.R.

FARM TO MARKET RD. 1093
AKA WESTHEIMER RD.
(120' R.O.W.)
(VOL. 2513, PG. 232, H.C.D.R.)

RESTRICTED RESERVE 'A'
BLOCK 1
ELDREDGE PARKWAY
RETAIL CENTER
SUBDIVISION
F.C. NO. 619053, H.C.M.R.

CALLLED: 1.7230 ACRES
TRACT 7
MARKET SQUARE OUTPARCEL, LLC
H.C.C.F. NO. 20110143633

0.9502 ACRES
41,393 SQ. FT.

LEGEND

- * SOME OF THESE ELEMENTS MAY NOT BE USED ON THIS SURVEY
- | | | | |
|--------------------------------|---------------------------------|---------------------------------------|---------------------------------------|
| BO - BOLLARD | PP - POWER POLE | UCS - UNDERGROUND CABLE SIGN | FND - FOUND |
| CH - HANDICAP | PP/T - POWER POLE W/TRANSFORMER | CTL - CATHODIC TEST LEAD | H.C.C.F. - HARRIS COUNTY CLERK FILE |
| GM - GAS METER | PP/LT - POWER POLE W/LIGHT | MW - MONITORING WELL | H.C.D.R. - HARRIS COUNTY DEED RECORDS |
| GV - GAS VALVE | PP/CT - POWER POLE W/CONDUIT | P - PIN FLAG/PAINT MARK | H.C.M.R. - HARRIS COUNTY MAP RECORDS |
| HH - FIRE HYDRANT | MP - METER POLE | TC - TOP OF CURB | IP - IRON PIPE |
| HW - WATER METER | SP - SERVICE POLE | G - GUTTER | IR - IRON ROD |
| WV - WATER VALVE | GAC - GUY ANCHOR | TG - TOP OF GRATE | NO - NUMBER |
| ICV - IRRIGATION CONTROL VALVE | OP - OVERHEAD POWER LINE | FL - FLOW LINE | PG - PAGE |
| GI - GRATE INLET | BW - BARBED WIRE FENCE | HB - HIGHBANK | R.O.W. - RIGHT-OF-WAY |
| GI - GRATE INLET | WIF - WROUGHT IRON FENCE | SAN.SWR. - SANITARY SEWER | SQ. FT. - SQUARE FEET |
| M - MANHOLE | WF - WOOD FENCE | STM.SWR. - STORM SEWER | VOL. - VOLUME |
| CO - CLEANOUT | CF - CHAINLINK FENCE | CMP - CORRUGATED METAL PIPE | F.C. - FILM CODE |
| TP - TELEPHONE PEDESTAL | GP - GATE POST | CPP - CORRUGATED PLASTIC PIPE | B.L. - BUILDING LINE |
| EB - ELECTRIC BOX | P - PER PLANS | RCF - REINFORCED CONCRETE PIPE | U.E. - UTILITY EASEMENT |
| TSB - TRAFFIC SIGNAL BOX | APPROX. - APPROXIMATE | TEL - TELEPHONE | T - TREE/SHRUB |
| LP - LIGHT POLE | H - HIGHBANK | SWT - SOUTHWESTERN BELL TELEPHONE CO. | FO - FIBER OPTIC MARKER |
| TL - TRAFFIC LIGHT POLE | d - SIGN | WTR - WATER | |
| GL - GROUND/SPOT LIGHT | PLM - PIPELINE MARKER | UG - UNDERGROUND | |

DESCRIPTION

A TRACT OR PARCEL CONTAINING 0.9502 ACRES OR 41,393 SQUARE FEET OF LAND, SITUATED IN THE JOEL WHEATON SURVEY, ABSTRACT NO. 80, HARRIS COUNTY, TEXAS, BEING OUT AND PART OF RESTRICTED RESERVE 'A', BLOCK 1 OF ELDREDGE PARKWAY RETAIL CENTER SUBDIVISION, MAP OR PLAT THEREOF, RECORDED IN FILM CODE NO. 619053, HARRIS COUNTY MAP RECORDS AND ALSO BEING OUT OF A CALLED 1.7230 ACRES TRACT (TRACT 7) TO MARKET SQUARE OUTPARCEL, LLC IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED IN HARRIS COUNTY CLERK'S FILE NUMBER (H.C.C.F. NO.) 20110143633, WITH SAID 0.9502 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83:

BEGINNING AT A CAPPED 5/8" INCH IRON ROD STAMPED "TERRA" FOUND ON THE ON THE WEST RIGHT-OF-WAY (R.O.W.) LINE OF ELDREDGE PARKWAY BASED ON A WIDTH OF 100 FEET WIDE PER H.C.C.F. NO. H-574988 MARKING THE MOST EASTERLY NORTHEAST CORNER OF RESTRICTED RESERVE 'B' OF SAID ELDREDGE PARKWAY RETAIL CENTER, THE SOUTHEAST CORNER OF SAID RESTRICTED RESERVE 'A' AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 87 DEGREES 59 MINUTES 20 SECONDS WEST, ALONG THE NORTH LINE OF SAID RESTRICTED RESERVE 'B', A DISTANCE OF 225.00 FEET TO A CAPPED 5/8" INCH IRON ROD STAMPED "WINDROSE LAND SERVICES" SET MARKING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 02 DEGREES 00 MINUTES 40 SECONDS WEST, THRU AND ACROSS SAID RESTRICTED RESERVE 'A', A DISTANCE OF 183.97 FEET TO A CAPPED 5/8" INCH IRON ROD STAMPED "TERRA" FOUND MARKING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 87 DEGREES 59 MINUTES 20 SECONDS EAST, A DISTANCE OF 225.00 FEET TO A CAPPED 5/8" INCH IRON ROD STAMPED "WINDROSE LAND SERVICES" FOUND ON SAID WEST R.O.W. LINE AND MARKING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 02 DEGREES 00 MINUTES 40 SECONDS EAST, ALONG SAID WEST R.O.W. LINE, A DISTANCE OF 183.97 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.9502 ACRES OR 41,393 SQUARE FEET OF LAND AS SHOWN IN JOB NO. 49788WC, FILED IN THE OFFICES OF WINDROSE LAND SERVICES, INC.

GENERAL NOTES

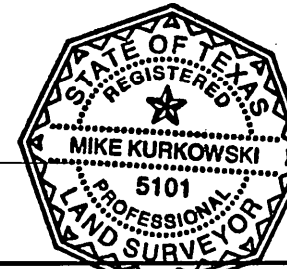
- SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITH INFORMATION CONTAINED IN TITLE COMMITMENT OF NO. 2211009270 OF COMMONWEALTH LAND TITLE INSURANCE COMPANY, EFFECTIVE DATE OF MAY 19, 2015, ISSUED DATE OF MAY 29, 2015.
- BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83).
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR HARRIS COUNTY, TEXAS, MAP NO. 48201C0830L, REVISED/DATED JUNE 18, 2007, THE SUBJECT TRACT IS LOCATED WITHIN UNSHADED ZONE "X" SHADING ZONE "X" AND ZONE "AE". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY. THE HAS NOT BEEN VERIFIED. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE LAND SERVICES, INC.
- DEVELOPMENT OF THIS TRACT IS SUBJECT TO REQUIREMENTS PER CITY OF HOUSTON ORDINANCE NO. 2013-343 WHICH STIPULATES PLATING AND SETBACK CONSTRAINTS. PROPOSED USAGE OF THIS TRACT 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.
- READILY VISIBLE IMPROVEMENTS AND UTILITIES WERE LOCATED WITH THIS SURVEY. NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED BY WINDROSE LAND SERVICES, INC.
- ENVIRONMENTAL AND DRAINAGE ISSUES ARE BEYOND THE SCOPE OF THIS SURVEY.
- THE SQUARE FOOTAGE TOTALS SHOWN HEREON ARE BASED ON THE MATHEMATICAL CLOSURE OF THIS SURVEY. SURVEYOR CANNOT CERTIFY OR GUARANTEE IT DOES NOT INCLUDE THE TOLERANCES THAT MAY BE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.
- GAS, SANITARY, STORM, TELEPHONE AND WATER LINES SHOWN HEREON ARE BASED ON UTILITY & STORM SEWER PLANS ACQUIRED FROM HART, GAUGLER & ASSOCIATES, INC. AND WERE FIELD VERIFIED WHERE POSSIBLE. OTHER UTILITY PLANS OR INFORMATION MAY EXIST NOT KNOWN TO THIS COMPANY.
- SURVEYOR DID NOT PHYSICALLY ENTER MANHOLES. UNDERGROUND PIPE SIZES WERE DETERMINED BY A "MEASURE DOWN" METHOD FROM TOP OF MANHOLE RIM OR TOP OF GRATE OR TOP OF CURB AND WERE COMPARED WITH UTILITY PLANS WHERE POSSIBLE.
- SURVEYOR HAS CONTACTED DIGTESS FOR LOCATION OF BURIED UTILITY AND FIBER OPTIC LINES PRIOR TO THIS SURVEY. SURVEYOR CANNOT CERTIFY OR GUARANTEE THE ACCURACY OR COMPLETENESS OF THIS REQUEST. OTHER UNDERGROUND UTILITY LINES MAY EXIST NOT KNOWN TO THIS COMPANY. IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT DIGTESS OR OTHER UTILITY NOTIFICATION SERVICES FOR LOCATION OF UNDERGROUND UTILITIES, PRIOR TO CONSTRUCTION.
- ACCORDING TO THE HARRIS COUNTY APPRAISAL DISTRICT, THE ADDRESS OF THE SUBJECT TRACT (TAX ID NO. 1304690010012) IS 2450 ELDREDGE PARKWAY, HOUSTON, TX 77082.
- THE SUBJECT TRACT LIES WITHIN THE CITY OF HOUSTON LIMITS OR IT'S EXTRATERRITORIAL JURISDICTION. THERE IS NO ZONING ORDINANCE IN THE CITY OF HOUSTON AT THIS TIME.
- THERE WERE 32 REGULAR STRIPED PARKING SPACES AND 2 HANDICAPPED STRIPED PARKING SPACES ON THE SUBJECT TRACT AT THE TIME OF SURVEY.
- THERE WAS NO OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE SUBJECT TRACT AT THE TIME OF SURVEY.
- THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET, SIDEWALK CONSTRUCTION OR REPAIRS ON THE SUBJECT TRACT AT THE TIME OF SURVEY.
- THERE WAS NO OBSERVED EVIDENCE OF THE SUBJECT TRACT BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL AT THE TIME OF SURVEY.
- ACCORDING TO THE U.S. FISH AND WILDLIFE SERVICE / NATIONAL WETLANDS INVENTORY MAP (DATE OF 07-07-2015) THERE ARE NO WETLAND AREAS DELINEATED ON THE SUBJECT TRACT.

SURVEYOR'S CERTIFICATION

TO: HOUSTON ELDREDGE, LLC, A DELAWARE LIMITED LIABILITY COMPANY;
THE PROVIDENT BANK, ITS SUCCESSORS AND/OR ASSIGNS,
ANSSELL, GRIMM & AARON, P.C.P.,
COMMONWEALTH LAND TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6b, 7a, 7b, 7c, 8, 9, 10a, 11b, 13, 14, 16, 17, 18, 19 AND 20a OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 27, 2015.

MIKE KURKOWSKI
Registered Professional Land Surveyor
Texas Registration No. 5101



07-07-2015
DATE

Windrose Land Services, Inc.
3200 Wilcrest, Suite 325
Houston, Texas 77042
Phone (713) 458-2281 Fax (713) 461-1151

Professional Development Consultants
Land Surveying, Platting, Project Management, GIS Services
Firm Registration No. 10108800

**ALTA/ACSM LAND TITLE SURVEY OF
0.9502 AC. / 41,393 SQ. FT. OF LAND
OUT OF RESTRICTED RESERVE 'A', BLOCK 1
OF ELDREDGE PARKWAY RETAIL CENTER
FILM CODE NO. 619053, H.C.M.R.
HARRIS COUNTY, TEXAS**

REVISIONS

DATE	REASON	BY
08-03-2015	UPDATED CERTIFICATION BLOCK PER LENDER	CJP

FILED BY: JL CHECKED BY: MK JOB NO. 49788_ALTA_ASBS
DRAWN BY: GA/CJP DATE: 06-27-2015 SHEET NO. 1 OF 1