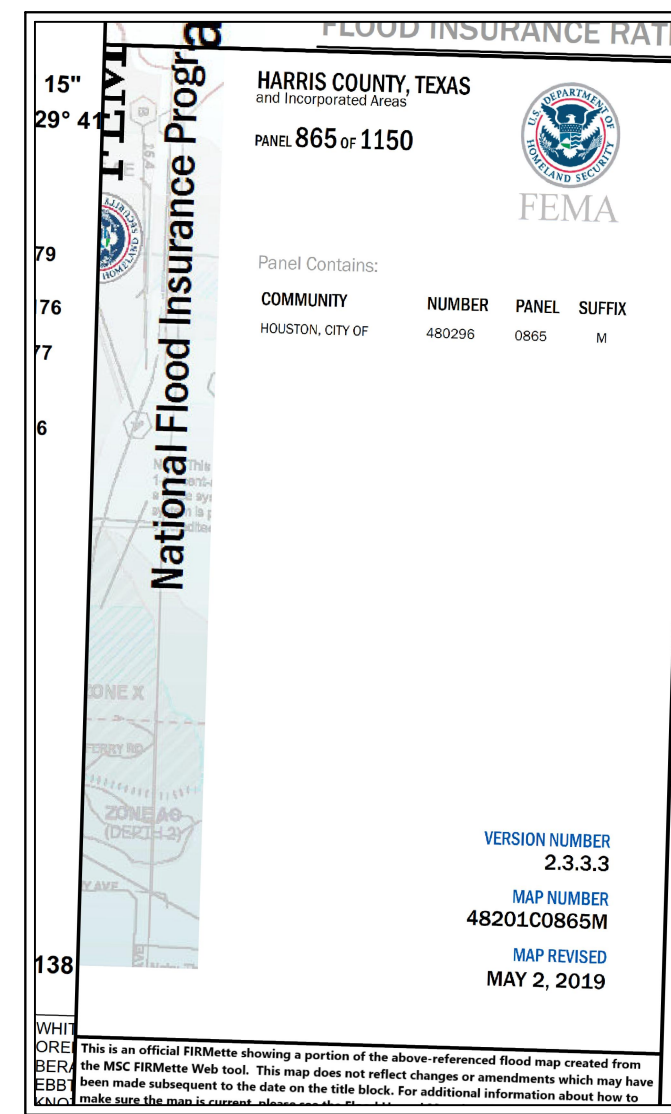
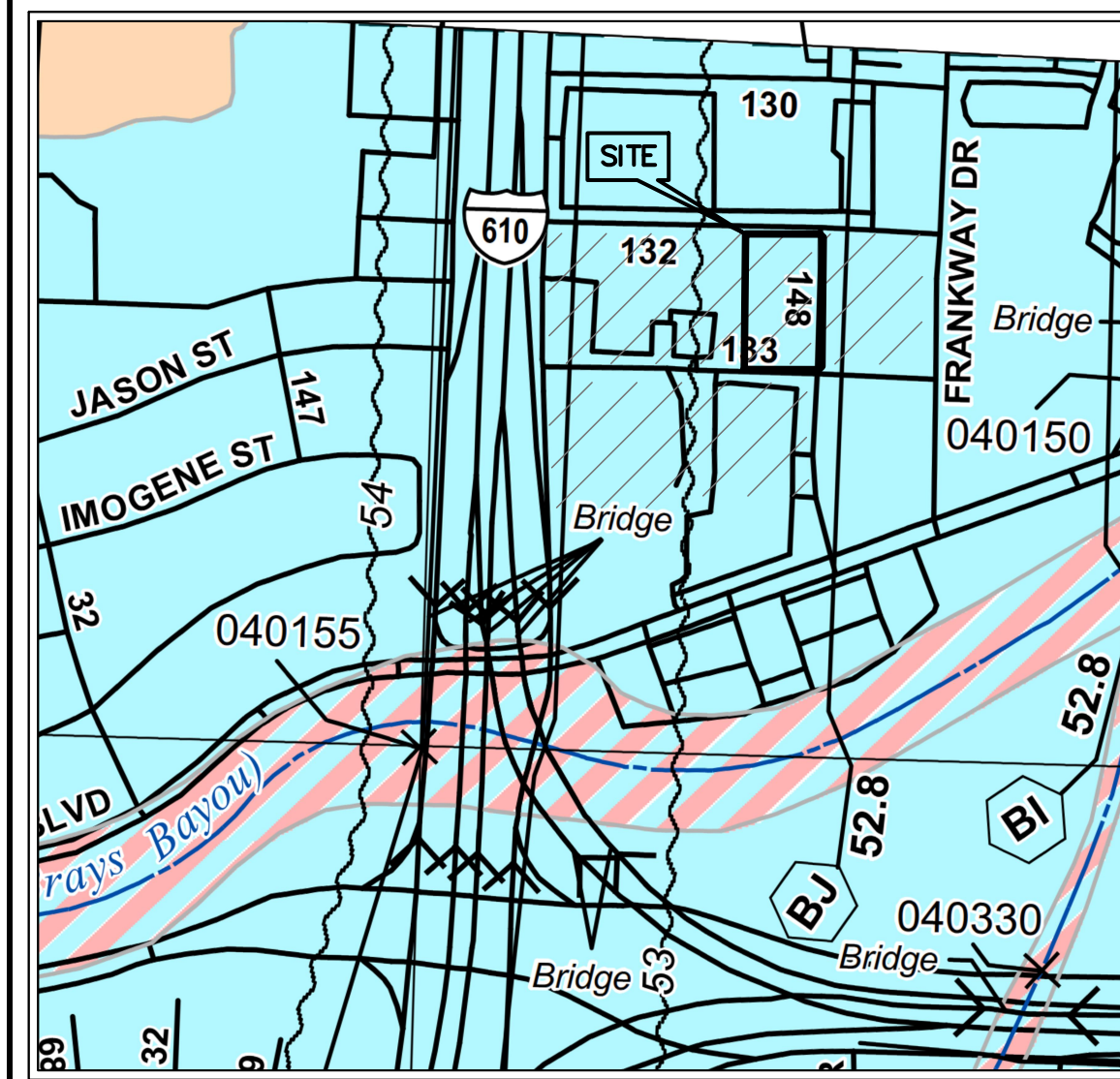


CITY OF HOUSTON, HARRIS COUNTY, TEXAS
VICINITY MAP
 SCALE: 1" = 2,000'

GENERAL NOTES

- SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITH INFORMATION CONTAINED IN TITLE COMMITMENT OF NO. A7022117047 OF FIDELITY NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE DATE OF FEBRUARY 21, 2022, ISSUED DATE OF FEBRUARY 25, 2022, AND IS SUBJECT TO THE LIMITATIONS OF THAT COMMITMENT.
- BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83). DISTANCES SHOWN HEREON ARE SURFACE DISTANCES AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING SCALE FACTOR: 0.999881757.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR HARRIS COUNTY, TEXAS, MAP NO. 48201C0865M REVISED/DATED MAY 02, 2019, THE SUBJECT TRACT APPEARS TO LIE WITHIN SHADED ZONE "A1". 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.
- 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.
- READILY VISIBLE IMPROVEMENTS AND UTILITIES WERE LOCATED WITH THIS SURVEY, NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED BY WINDROSE LAND SERVICES.
- ENVIRONMENTAL AND DRAINAGE ISSUES ARE BEYOND THE SCOPE OF THIS SURVEY.
- 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.
- 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.
- ACCORDING TO THE HARRIS COUNTY APPRAISAL DISTRICT, THE ADDRESS OF THE SUBJECT TRACT (TAX ID NO. 0992420000001) IS 8801 WEST LOOP SOUTH, HOUSTON, TX, 77096.
- THE SUBJECT TRACT LIES WITHIN THE CITY OF HOUSTON LIMITS, THERE IS NO ZONING ORDINANCE IN THE CITY OF HOUSTON AT THIS TIME. NO ZONING REPORT WAS PROVIDED AT THE TIME OF SURVEY.
- THERE WAS NO BUILDING ON THE SUBJECT TRACT AT THE TIME OF SURVEY.
- THERE WERE 193 REGULAR STRIPED PARKING SPACES AND 0 HANDICAPPED STRIPED PARKING SPACES ON THE SUBJECT TRACT AT THE TIME OF SURVEY.

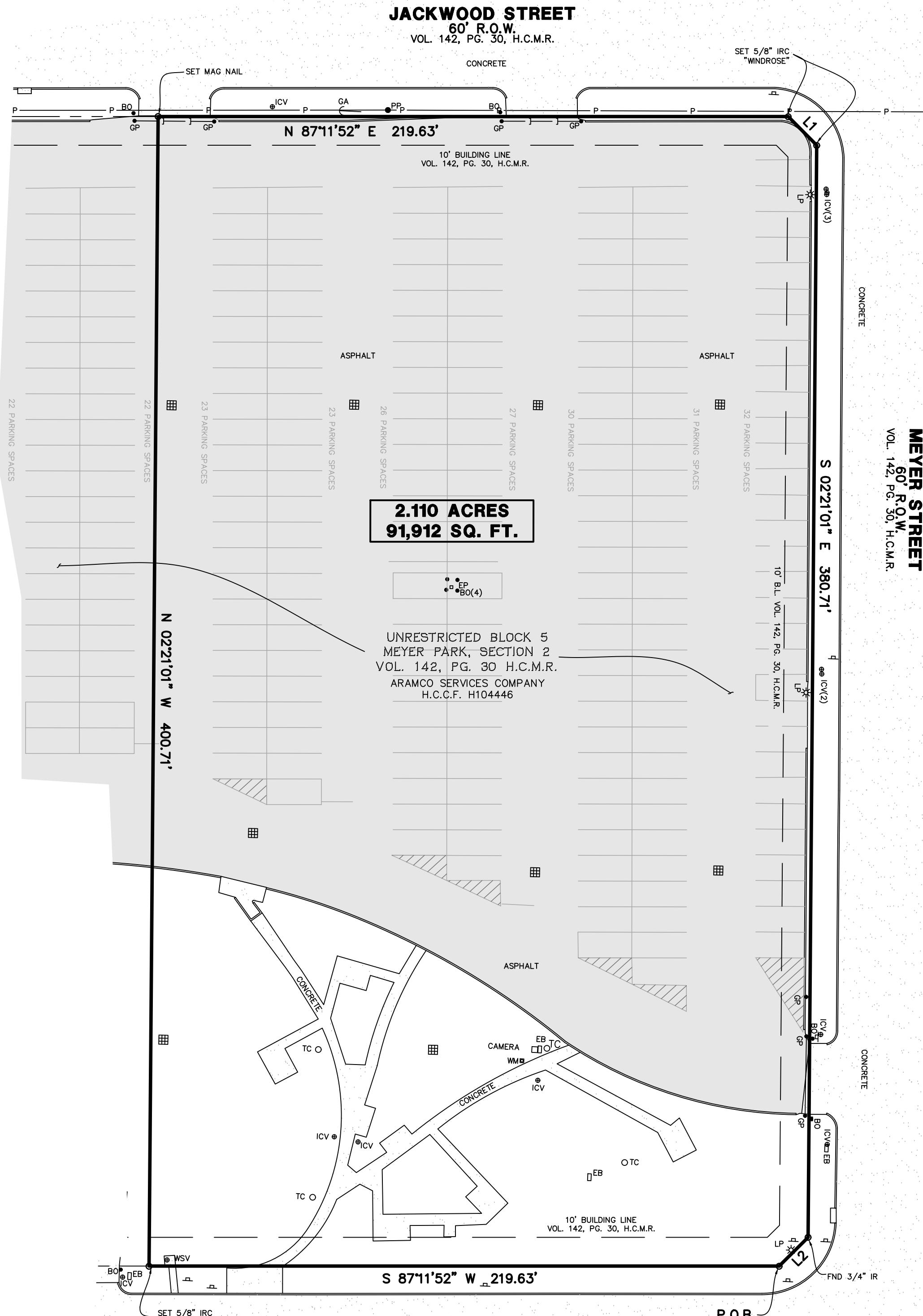
FLOOD INFORMATION



LEGEND

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

<ul style="list-style-type: none"> • BO - BOLLARD ○ H - HANDICAP ○ GM - GAS METER ○ GV - GAS VALVE ○ FH - FIRE HYDRANT ○ WM - WATER METER ○ WV - WATER VALVE ○ ICV - IRRIGATION CONTROL VALVE ○ GI - GRATE INLET ○ GI - GRATE INLET ○ M - MANHOLE ○ CO - CLEANOUT ○ TP - TELEPHONE PEDESTAL ○ EB - ELECTRIC BOX ○ TSB - TRAFFIC SIGNAL BOX ○ LP - LIGHT POLE ○ TLP - TRAFFIC LIGHT POLE ○ GL - GROUND/SPOT LIGHT ○ TC - TRASH CAN ○ PP - POWER POLE ○ PP/PT - POWER POLE W/TRANSFORMER ○ PP/LT - POWER POLE W/LIGHT ○ PP/CT - POWER POLE W/CONDUIT ○ MP - METER POLE ○ SP - SERVICE POLE ○ GAC - GUY ANCHOR ○ P - OVERHEAD POWER LINE ○ G - GRATE ○ W - WROUGHT IRON FENCE ○ W - WOOD FENCE ○ C - CHAINLINK FENCE ○ GP - GATE POST ○ P - PER PLANS ○ APPROX. - APPROXIMATE ○ H - HIGHBANK ○ d - SIGN ○ PLM - PIPELINE MARKER ○ WSV - WATER SHUTOFF VALVE 	<ul style="list-style-type: none"> ○ UCS - UNDERGROUND CABLE SIGN ○ CTL - CATHODIC TEST LEAD ○ MW - MONITORING WELL ○ P - 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. - FIRM CODE ○ B.L. - BUILDING LINE ○ U.E. - UTILITY EASEMENT ○ ○ - TREE/SHRUB
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LINE TABLE

LINE	BEARING	DISTANCE
L1	N 47°34'35" E	14.09'
L2	S 42°25'25" W	14.20'

DESCRIPTION

A TRACT OR PARCEL CONTAINING 2.110 ACRES OR 91,912 SQUARE FEET OF LAND SITUATED IN THE JAMES OWEN ONE-THIRD LEAGUE, ABSTRACT NO. 612, BEING OUT OF UNRESTRICTED BLOCK 5 MEYER PARK, SECTION 2, MAP OR PLAT THEREOF RECORDED UNDER VOLUME 142, PAGE 30 OF THE HARRIS COUNTY MAP RECORDS (H.C.M.R.), DESCRIBED IN DEED TO ARAMCO SERVICES COMPANY, RECORDED UNDER HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NO. H104446, WITH SAID 2.110 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS AND COORDINATES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83):

BEGINNING, AT A CAPPED 5/8" IRON ROD STAMPED "WINDROSE" SET MARKING THE SOUTH END OF A CUTBACK CORNER OF THE INTERSECTION OF THE NORTH RIGHT-OF-WAY (R.O.W.) LINE OF JASON STREET, (60' R.O.W.) RECORDED UNDER VOL. 142, PG. 30, HARRIS COUNTY MAP RECORDS (H.C.M.R.), AND THE WEST R.O.W. LINE OF MEYER STREET 60' R.O.W. RECORDED UNDER VOL. 142, PG. 30, H.C.M.R., SAME BEING THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID UNRESTRICTED BLOCK 5 AND OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 87 DEG. 11 MIN. 52 SEC. WEST, ALONG THE NORTH LINE OF SAID JASON STREET, A DISTANCE OF 219.63 FEET TO A CAPPED 5/8" IRON ROD STAMPED "WINDROSE" SET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 02 DEG. 21 MIN. 01 SEC. WEST, OVER AND ACROSS SAID UNRESTRICTED BLOCK 5, A DISTANCE OF 400.71 FEET TO A MAG NAIL SET ON THE SOUTH R.O.W. LINE OF JACKWOOD STREET (60' R.O.W.), RECORDED UNDER VOL. 142, PG. 30, H.C.M.R., MARKING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 87 DEG. 11 MIN. 52 SEC. EAST, ALONG THE SOUTH R.O.W. LINE OF SAID JACKWOOD STREET, A DISTANCE OF 219.63 FEET TO A CAPPED 5/8" IRON ROD STAMPED "WINDROSE" SET FOR THE NORTH END OF A CUTBACK LINE OF CUTBACK OF THE INTERSECTION OF THE SOUTH R.O.W. LINE OF SAID JACKWOOD STREET, AND THE WEST R.O.W. LINE OF SAID MEYER STREET;

THENCE, SOUTH 47 DEG. 34 MIN. 35 SEC. EAST, ALONG SAID CUTBACK LINE A DISTANCE OF 14.09 FEET TO A CAPPED 5/8" IRON ROD STAMPED "WINDROSE" SET MARKING THE END OF SAID CUTBACK;

THENCE, SOUTH 02 DEG. 21 MIN. 01 SEC. EAST, ALONG THE WEST R.O.W. LINE OF SAID MEYERS STREET, A DISTANCE OF 380.71 FEET TO A 3/4" IRON ROD FOUND, MARKING THE NORTH END OF A CUTBACK LINE OF THE INTERSECTION OF THE WEST R.O.W. LINE OF SAID MEYERS STREET, AND THE NORTH R.O.W. LINE OF SAID JASON STREET;

THENCE, SOUTH 42 DEG. 25 MIN. 25 SEC. WEST, ALONG SAID CUTBACK LINE A DISTANCE OF 14.20 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2.110 ACRES OR 91,912 SQUARE FEET OF LAND.

SCHEDULE 'B' NOTES

- SUBJECT TO PLAT - RECORDING NO. IN VOLUME 142, PAGE 30, MAP RECORDS OF HARRIS COUNTY, TEXAS, AND IN VOLUME 5367, PAGE 133 (8813518) OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, AND UNDER HARRIS COUNTY CLERK'S FILE NO. W636306.
- TEN (10) FOOT BUILDING SET BACK LINE ALONG ALL STREET RIGHT-OF-WAYS AS SHOWN ON SUBDIVISION PLAT RECORDED IN VOLUME 142, PAGE 30 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS. (AFFECTS SUBJECT TRACTS, SHOWN HEREON)
- AN EASEMENT ACROSS BLOCKS 5 AND 7, GRANTED TO HOUSTON LIGHTING & POWER COMPANY, FOR ELECTRICAL DISTRIBUTION LINES IN INSTRUMENT FILED FOR RECORD UNDER CLERK'S FILE NO(S). E509178 OF THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS. (AFFECTS TRACTS 1 AND 3, BLANKET IN NATURE)
- EASEMENTS IN BLOCK 5 AND 7, OF MEYER PARK, SECTION TWO, A SUBDIVISION IN THE JAS. D. OWEN SURVEY, ABSTRACT NO. 612, HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 142, PAGE 30, OF THE HARRIS COUNTY MAP RECORDS, AND BEING A PART OF THE PROPERTY DESCRIBED IN A DEED DATED AUGUST 12, 1970, FROM FRANK K. MEYER TO FLUOR CORPORATION, RECORDED IN VOLUME 8108, PAGE 378 (D161434), OF THE HARRIS COUNTY DEED RECORDS. THE EASEMENT HEREIN GRANTED ARE DESCRIBED IN INSTRUMENT FILED FOR RECORD UNDER CLERK'S FILE NO(S). E522299, OF THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS, AND AS SHOWN ON SKETCH ATTACHED THERETO. (NOT WITHIN SUBJECT TRACT)

SURVEYOR'S CERTIFICATION

TO: FIDELITY NATIONAL TITLE INSURANCE COMPANY
 TRITEN REAL ESTATE CAPITAL LLC
 CAPITAL COMMERCIAL INVESTMENTS, INC., a Texas corporation

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7a, 7b, 7c, 8, 9, 11a, 13, 14, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 5, 2022.

Lucas G. Davis
 LUCAS G. DAVIS
 Registered Professional Land Surveyor
 Texas Registration No. 6599
 DATE: 06/15/2022

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

ALTA/NSPS LAND TITLE SURVEY OF
 2.110 AC. / 91,912 SQ. FT.
 BEING THE RETAIN OF BLOCK 5
 OF MEYER PARK SECTION 2
 VOL. 142, PG. 30 H.C.M.R.
 SITUATED IN THE
 JAMES OWEN ONE-THIRD LEAGUE, ABSTRACT NO. 612
 HARRIS COUNTY, TEXAS

REVISIONS

DATE	REASON	BY

FIELD BY: JS/JM CHECKED BY: LGD JOB NO. 51970-ALTA-UPDATE
 DRAWN BY: LH/PH DATE: MARCH 2022 SHEET NO. 1 OF 1