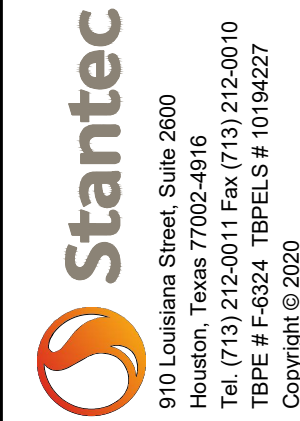


ABRAHAM SCALES SURVEY, ABSTRACT 687
HARRIS COUNTY, TEXAS



SCHEDULE B ITEMS

TITLE REPORT NOTE:

ONLY THOSE EASEMENTS AND THAT INFORMATION LISTED IN COMMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY G.F. NUMBER 4h-7688-107668200098, EFFECTIVE DATE SEPTEMBER 7, 2020, ISSUED SEPTEMBER 19, 2020 AND RELATED BELOW WERE CONSIDERED FOR THIS SURVEY. NO OTHER EASEMENT RESEARCH WAS PERFORMED BY STANTEC, INC.

RESTRICTIVE COVENANTS:

RESTRICTIONS AS SHOWN ON THAT CERTAIN MAP/PLAT:

- (B1) RECORDING DATE: FEBRUARY 26, 2009
RECORDING NO.: AT FILM CODE NUMBER 628143 OF MAP RECORDS
- COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT(S):
- (B10a) RECORDING DATE: APRIL 22, 2009
RECORDING NO.: 2009017268 AS AMENDED UNDER 20100488567, 20110076565 AND 20140107661.

EASEMENTS AND RIGHTS-OF-WAY:

- (B10g) BUILDING SET BACK LINE TWENTY-FIVE (25) FEET IN WIDTH ALONG THE EAST PROPERTY LINE, AS SHOWN BY THE PLAT RECORDED AT FILM CODE NUMBER 628143 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS (SUBJECT TO AS SHOWN)
- (B10a) SANITARY SEWER EASEMENT TWENTY-FIVE (25) FEET IN WIDTH ALONG THE EAST PROPERTY LINE, GRANTED TO HARRIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 110, AS SET OUT BY INSTRUMENT DATED MAY 23, 2000, FILED FOR RECORD UNDER CLERK'S FILE NUMBER U-423770 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS; AND AS SHOWN BY THE PLAT RECORDED AT FILM CODE NUMBER 628143 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS. (SUBJECT TO AS SHOWN)
- (B10f) WATER LINE EASEMENT TEN (10) FEET IN WIDTH ALONG THE EAST PROPERTY LINE, GRANTED TO HARRIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 110, AS SET OUT BY INSTRUMENT DATED MAY 23, 2000, FILED FOR RECORD UNDER CLERK'S FILE NUMBER U-423770 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS; AND AS SHOWN BY THE PLAT RECORDED AT FILM CODE NUMBER 628143 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS. (SUBJECT TO AS SHOWN)
- (B10g) SHORT FORM BLANKET EASEMENT FOR 3-PHASE OVERHEAD AND UNDERGROUND ELECTRICAL DISTRIBUTION AND NECESSARY APPURTENANCES, GRANTED TO CENTROPOINT ENERGY HOUSTON ELECTRIC, LLC, AS SET OUT BY INSTRUMENT DATED FEBRUARY 22, 2011, FILED FOR RECORD UNDER CLERK'S FILE NUMBER 20110109094 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS. (BLANKET IN NATURE)
- (B10i) THE EXISTENCE OF AN ON-SITE SEWAGE FACILITY (OSSF), TOGETHER WITH THE TERMS AND CONDITIONS RELATIVE TO THE MAINTENANCE OF SAME, AS EVIDENCED BY THE AFFIDAVIT TO THE PUBLIC DATED APRIL 21, 2008, FILED FOR RECORD UNDER CLERK'S FILE NUMBER 20080554717 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS.
- (B10k) THE LAND HAS FRONTAGE OR ABUTS INTERSTATE HIGHWAY 45 (NORTH FREEWAY), WHICH IS A CONTROLLED ACCESS HIGHWAY. THIS POLICY DOES NOT INSURE AGAINST THE EXERCISE OF POWER BY COMPETENT GOVERNMENTAL AUTHORITY TO LIMIT, CONTROL, OR DENY ACCESS, INGRESS OR EGRESS TO THE LAND FROM SAID HIGHWAY OR SERVICE ROAD WHICH THE LAND ABUTS. NOR DOES IT INSURE THAT THE INSURED HAS OR SHALL CONTINUE TO HAVE ACCESS, INGRESS OR EGRESS FROM SUCH PROPERTY TO AND FROM SAID HIGHWAY AND SERVICE ROAD.
- (B10l) SUBJECT PROPERTY LIES WITHIN THE BOUNDARIES OF HARRIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 110.
- (B10m) ASSESSMENTS AND/OR MAINTENANCE CHARGES AS SET OUT THE DECLARATION AS FILED FOR RECORD UNDER CLERK'S FILE NUMBER 200907269, AND SUBSEQUENT AMENDMENTS, IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS.
- (B10n) DRAINAGE EASEMENT FIFTEEN (15) FEET IN WIDTH ON EACH SIDE OF THE CENTER LINE OF ALL NATURAL DRAINAGE COURSES AS SHOWN BY THE PLAT RECORDED AT FILM CODE NUMBER 628143 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS. (OWNER'S TITLE POLICY ONLY)

FIELDNOTE DESCRIPTION

BEING A 2.442 ACRES OR 106,357 SQUARE FEET OF LAND LYING IN THE ABRAHAM SCALES SURVEY ABSTRACT 687, HARRIS COUNTY, TEXAS, BEING OUT OF UNRESTRICTED RESERVE "A", BLOCK 1 OF LOUETTA RETAIL CENTER SUBDIVISION, AS RECORDED UNDER FILM CODE NUMBER 628143, OF THE HARRIS COUNTY MAP RECORDS (M.R.H.C.), AND BEING ALL OF THAT CERTAIN CALLED 2.44 ACRE TRACT OF LAND CONVEYED TO SHOFNER PROPERTIES, LLC, AS DESCRIBED IN DEED RECORDED UNDER FILE NUMBER 2014040981 OF THE HARRIS COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY (H.C.O.P.R.P.), SAID 2.442 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8-INCH IRON ROD (FOUND) WITH CAP STAMPED "TERRA SURVEYING" FOR THE NORTH END OF A CUTBACK CORNER AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 45 (360 FEET WIDE) AS DESCRIBED IN DOCUMENT FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE NUMBER R943770, HARRIS COUNTY, TEXAS, AND THE NORTHERLY RIGHT-OF-WAY LINE OF LOUETTA ROAD (VARYING WIDTH) AS DESCRIBED IN DOCUMENT(S) FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE NUMBER(S) R943770 AND S107867, HARRIS COUNTY, TEXAS, SAID MONUMENT ALSO BEING THE MOST EASTERLY SOUTHEAST CORNER OF SAID UNRESTRICTED RESERVE "A";

THENCE N 11°00'39" W, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY 45 AND THE EASTERLY LINE OF SAID LOUETTA RETAIL CENTER SUBDIVISION, A DISTANCE OF 238.70 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "BURY+PARTNERS" (FOUND) FOR THE SOUTHEAST CORNER OF SAID 2.44 ACRE TRACT AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, OVER AND ACROSS SAID UNRESTRICTED RESERVE "A", THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. S 79°27'40" W, A DISTANCE OF 262.87 TO AN "X" IN CONCRETE (FOUND) FOR AN ANGLE POINT OF THE SOUTHERLY LINE OF SAID 2.44 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;
2. S 59°51'48" W, CONTINUING ALONG SAID SOUTHERLY LINE, A DISTANCE OF 244.77 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "STANTEC" (SET) FOR THE SOUTHWEST CORNER OF SAID 2.44 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;
3. THENCE N 10°40'03" W, ALONG THE WESTERLY LINE OF SAID 2.44 ACRE TRACT, A DISTANCE OF 278.60 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "BURY+PARTNERS" (FOUND) IN THE SOUTHERLY LINE OF LOUETTA CHRYSLER, AS RECORDED UNDER FILM CODE NUMBER 475150 M.R.H.C., SAME BEING THE NORTHERLY LINE OF SAID UNRESTRICTED RESERVE "A"; FOR THE NORTHWEST CORNER OF SAID 2.44 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE N 79°27'40" E, ALONG SAID SOUTHERLY LINE OF LOUETTA CHRYSLER, SAME BEING THE SAID NORTHERLY LINE OF UNRESTRICTED RESERVE "A", A DISTANCE OF 492.45 FEET TO A 5/8-INCH IRON ROD (FOUND) IN THE SAID WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 45, FOR THE SOUTHEAST CORNER OF SAID LOUETTA CHRYSLER, SAME BEING THE NORTHEAST CORNER OF SAID UNRESTRICTED RESERVE "A"; OF SAID 2.44 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT, FROM WHICH POINT A 5/8-INCH IRON ROD (FOUND) BEARS, N 70°44'10" W - 1.10 FEET;

THENCE S 11°00'58" E, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SAME BEING THE EASTERLY LINE OF SAID UNRESTRICTED RESERVE "A", OF SAID 2.44 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 196.51 FEET TO THE POINT OF BEGINNING CONTAINING AN AREA OF 2.442 ACRES OF LAND, MORE OR LESS.

ABBREVIATIONS

- ASPH ASPHALT
- BO BOLLARD
- BOV BLOWOFF VALVE
- CATV CABLE TV BOX
- EB ELECTRIC BOX
- EOP EDGE OF PAVEMENT
- ET ELECTRIC TRANSFORMER
- EV ELECTRIC VAULT
- FDC FIRE DEPARTMENT CONNECTION
- FH FIRE HYDRANT
- GL GROUND LIGHT
- GM GAS METER
- GV GAS VALVE
- ICV IRRIGATION CONTROL VALVE
- H.C.C.F. HARRIS COUNTY CLERK'S FILE
- H.C.M.R. MAP RECORDS OF HARRIS COUNTY
- NG NATURAL GROUND
- PG PAGE
- R.C.P. REINFORCED CONCRETE PIPE
- R.O.W. RIGHT-OF-WAY
- SAN. SWR. SANITARY SEWER
- STM. SWR. STORM SEWER
- Vol. VOLUME
- WM WATER METER
- WTR SPGT WATER SPIGOT
- WV WATER VALVE
- (XXX - XXX') RECORD BEARING AND DISTANCE

- LEGEND**
- ◆ FIRE HYDRANT
 - ≡ WATER VALVE
 - ⊕ SIGN
 - ⊕ LIGHT STANDARD
 - ⊕ WATER METER
 - ⊕ BLOWOFF VALVE/BACKFLOW PREVENTER
 - ⊕ UTILITY POLE
 - ⊕ GUY WIRE
 - ⊕ BOLLARD
 - ⊕ WASTEWATER CLEANOUT
 - ⊕ SANITARY SEWER MANHOLE
 - ⊕ STORM SEWER MANHOLE
 - ⊕ UNIDENTIFIED MANHOLE
 - ⊕ ELECTRIC MANHOLE
 - ⊕ TELEPHONE MANHOLE
 - ⊕ GRATE INLET
 - ⊕ BB INLET
 - ⊕ C INLET
 - ⊕ GROUND LIGHT
 - ⊕ FIBER OPTIC CABLE MARKER
 - ⊕ TRAFFIC SIGNAL BOX
 - ⊕ TRAFFIC SIGNAL POLE
 - ⊕ TELEPHONE RISER
 - ⊕ UNDERGROUND CABLE MARKER
 - ⊕ UNDERGROUND GAS LINE MARKER
 - ⊕ UNDERGROUND TELEPHONE MARKER
 - ⊕ GAS RISER
 - ⊕ PIPELINE MARKER
 - ⊕ CABLE TV RISER
 - ⊕ ELECTRIC BOX
 - ⊕ ELECTRIC METER
 - ⊕ GAS METER
 - ⊕ TELEPHONE RISER
 - ⊕ MAILBOX
 - ⊕ RAILROAD CROSSING
 - ⊕ CHAIN LINK FENCE
 - ⊕ WROUGHT IRON FENCE
 - ⊕ WOODEN FENCE
 - ⊕ OVERHEAD ELECTRIC LINE

PARKING TABLE

REGULAR PARKING SPACES	185
HANDICAPPED-DESIGNATED SPACES	6
TOTAL (MARKED) PARKING SPACES	191

GENERAL NOTES

1. THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.
2. BEARINGS SHOWN HEREON ARE BASED ON TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, COMBINED SCALE FACTOR: 0.999997473
3. THIS SURVEY WAS MADE ON CONJUNCTION WITH THE INFORMATION DESCRIBED IN COMMENT FOR TITLE INSURANCE FURTHER DESCRIBE HEREON.
4. ONLY VISIBLE EVIDENCE OF IMPROVEMENTS AND UTILITIES IS SHOWN HEREON.
5. THIS PROPERTY IS IN ZONE "X" (UNSHADED) ACCORDING TO THE MOST RECENT FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP AND COMMUNITY PANEL NUMBER 482020204, REVISED JUNE 18, 2007.
6. SURVEYOR DID NOT OBSERVE EVIDENCE OF CURRENT CONSTRUCTION OR EARTH MOVING.
7. PROPERTY ADDRESS ACCORDING TO THE HARRIS COUNTY APPRAISAL DISTRICT: 21005 NORTH FREEWAY, SPRING, TX 77388



SURVEYOR'S CERTIFICATION

TO DAVID Z. MAFRIGE AND FIDELITY NATIONAL TITLE INSURANCE COMPANY:
THIS IS TO CERTIFY THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,7(1),8,9,13,14 AND 16 OF THE TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 7, 2020.

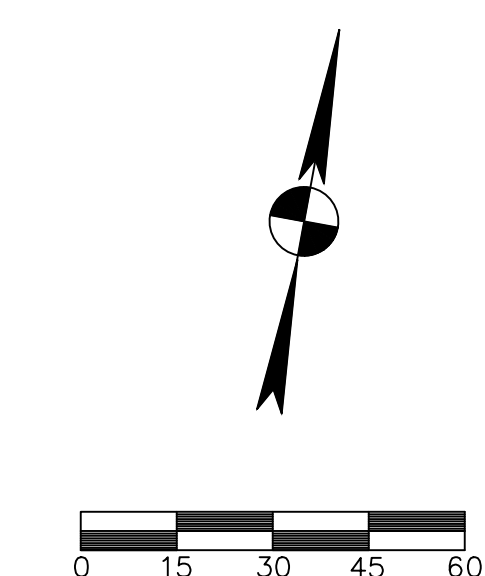
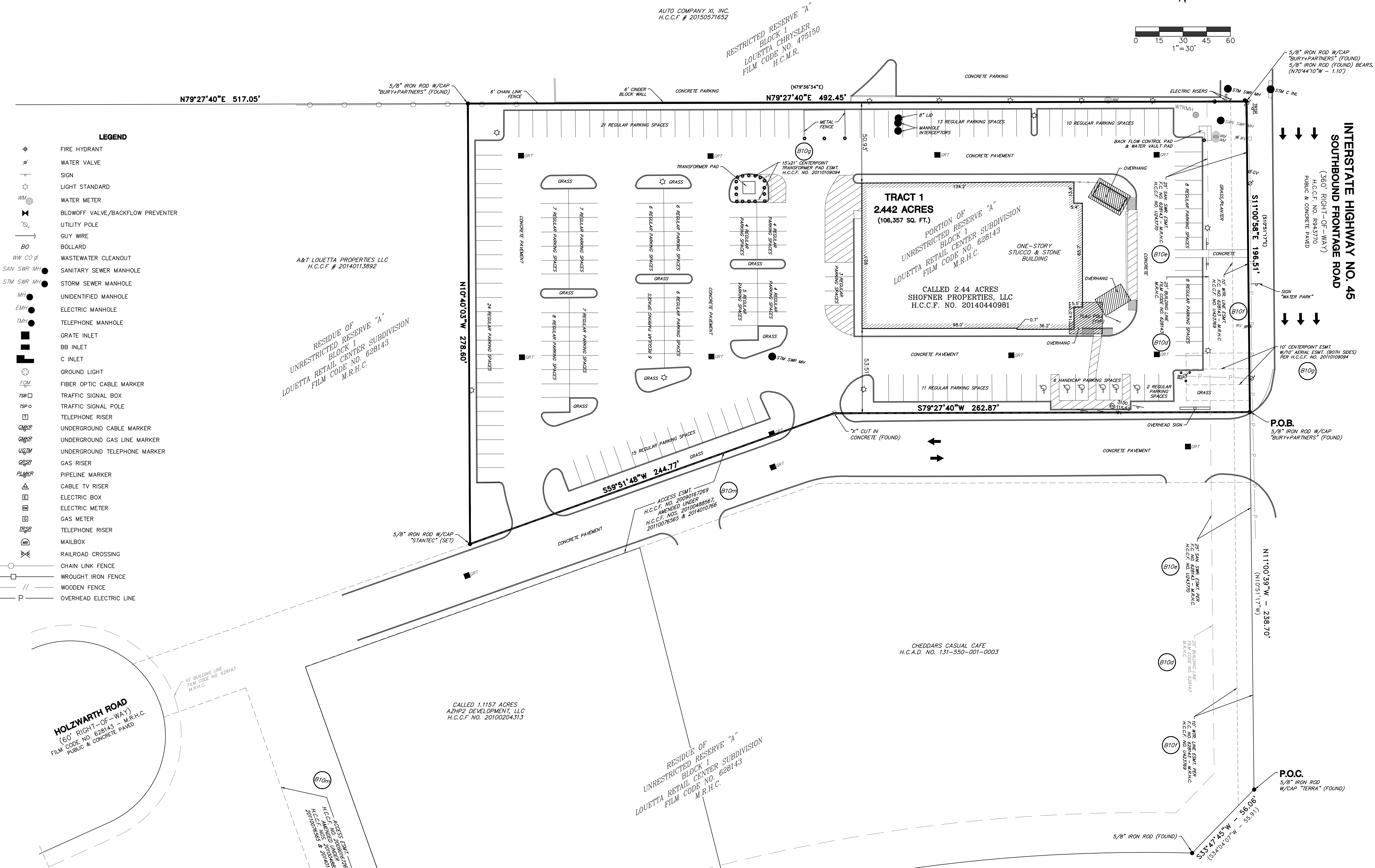
GLEN H. FREELAND DATE 10/12/2020
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5758
STANTEC, INC.
810 LOUETTA STREET, SUITE 2600
HOUSTON, TEXAS 77002

DAVID Z. MAFRIGE
145 & LOUETTA
SPRING, TEXAS

ALTA/NSPS LAND TITLE SURVEY
2.442 ACRES OF LAND OUT OF THE ABRAHAM SCALES SURVEY, ABSTRACT 687, OUT OF AND PART OF UNRESTRICTED RESERVE "A", BLOCK 1, OF LOUETTA RETAIL CENTER SUBDIVISION, AS RECORDED IN FILM CODE NO. 628143 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

Scale: 1"=30' Date: 10/12/2020
File: 222012183_dtlto.dwg
Book:
Drawn by: JM
Approved by: GLF
Project No.: 222012183

SHEET
1
OF 1



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