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C.F. No. Espaono & Espaon. H.C.O.P.R.R.P.)

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Storms County Acre 325750, H.C.O.P.R.R.P. Co.F. No.

GENERAL 1. THE UNDERSIGN NED SURVEYOR H

1. THE UNDERSIGNED SURVEYOR HAS RELIED UPON INFORMATION CONTAINED IN THAT CERTAIN COMMITMENT FOR TITLE INSURANCE, PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY; FILED UNDER GF NO. FTH—18—FAH21008997; EFFECTIVE: JULY 21, 2021; ISSUED: AUGUST 3, 2021. THE UNDERSIGNED SURVEYOR HAS NOT RESEARCHED THE PROPERTY FOR ADDITIONAL RECORDED/UNRECORDED ENCUMBRANCES (i.e. EASEMENTS, RESTRICTIONS, BUILDING SET—BACK LINES, VARIANCES, BOUNDARY LINE AGREEMENTS, ETC.)

2. THIS TRACT OF LAND IS SUBJECT TO THE TERMS, CONDITIONS AND STIPULATIONS OF THE PLAT OF WEST LITTLE YORK COMMERCE PARK, AS RECORDED IN FILM CODE NO. 695884 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, AND THOSE CERTAIN RESTRICTIVE COVENANTS RECORDED UNDER CLERK'S FILE NO. RP—2021—219510 OF THE H.C.O.P.R.R.P..

. THE CITY OF HOUSTON AND HARRIS COUNTY DO NOT HAVE ZONING; HOWEVER, THESE TRACTS OF AND ARE SUBJECT TO THE TERMS, CONDITIONS AND STIPULATIONS OF THE CITY OF HOUSTON RDINANCE NO. 85–1878, BEING AN AMENDMENT TO CHAPTER 42 OF THE CODE OF ORDINANCES OF HE CITY OF HOUSTON, TEXAS, WHICH ESTABLISHES RULES AND REGULATIONS FOR DEVELOPMENT OF EAL PROPERTY; RECORDED UNDER CLERK'S FILE NO. N253886 OF THE H.C.O.P.R.R.P.

BEARINGS BASED ON SAID RECORDED PLAT OF WEST LITTLE YORK COMMERCE PAR GRAPHIC PLOTTING ONLY, THIS TRACT OF LAND LIES IN ZONE X (UNSHADED) "AREAS MINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN", ACCORDING TO F.E.M.A. FLOOD ANCE RATE MAP NO. 48201C0630M; SAID MAP REVISED: NOVEMBER 15, 2019.

PUBLIC ROAD SETBACK: 25' FROM FACE OF CURB COMMON ROADWAY SETBACK: 10' FROM FACE OF (REAR SETBACK: 10' SIDE SETBACK: 10'

THIS TRACT OF LAND IS SUBJECT TO THE FOLLOWING BUILDING SETBACK LINES ESTABLISHED IN E INSTRUMENT RECORDED UNDER CLERK'S FILE NO. RP—2021—219510 OF THE H.C.O.P.R.R.P.:

7. THIS TRACT OF LAND IS SUBJECT TO THE FOLLOWING ITEMS AS DESCRIBED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS, AS RECORDED UNDER CLERK'S FILE NO. RP-2021-219510 OF THE H.C.O.P.R.R.P.:

* EASEMENT FOR ACCESS, INGRESS AND EGRESS OVER ALL PAVED DRIVEWAYS, ROADWAYS AND WALKWAYS

* EASEMENT FOR SHARED USE FACILITIES OVER THE NON-BUILDING AREA

* FUTURE SIGN EASEMENT

* FUTURE PUBLIC UTILITY EASEMENTS

* EASEMENT FOR POLICE, FIRE PROTECTION, AMBULANCE AND OTHER EMERGENCY VEHICLES, POSTAL SERVICE VEHICLES AND OTHER SERVICE VEHICLES, AND TO THE OPERATORS THEREOF, TO ENTER UPON PROPERTY IN THE PERFORMANCE OF THEIR DUTIES.

* EASEMENT TO THE ASSOCIATION AND ITS OFFICERS, AGENTS, EMPLOYEES, AND MANAGEMENT PERSONNEL TO ENTER PROPERTY TO RENDER ANY SERVICE OR PERFORM ANY OF THEIR FUNCTIONS.

11. AT THE TIME OF SURVEY, SURVEYOR OBSERVED NO EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS. 8. PER THE CITY OF HOUSTON MAJOR THOROUGHFARE PLAN, WEST LITTLE YORK ROAD IS NOT PLANNED TO BE WIDENED AT THIS TIME. 10. TRACT 1 HAS 32 TRACTOR TRAILER SPACES, 294 REGULAR PARI PARKING SPACES AND 0 CARPOOL SPACES. 9. PROPERTY ADDRESS: 12104 WEST LITTLE YORK ROAD, HOUSTON, TEXAS 77041

13. TRACT 1 HAS ACCESS TO WEST LITTLE YORK ROAD BY VIRTUE OF TRACT 3, WHICH IS A CON ROADWAY AND COMMON AREA FACILITIES RECORDED UNDER CLERK'S FILE NO. RP-2022-157846, H.C.O.P.R.R.P.

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SHEE

25' Building Line, H.C.M.R. (1.)

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12. BEARINGS AND DISTANCES OF TRACT 1 FORM A MATHEMATICAL CLOSED FIGURE

FIELD NOTES: All that certain 21.432

All that certain 21.432 acres of land situated in the R. M. Armstrong Survey, Abstract No. 1322, Harris County, Texas, being that same called 21.432 acres of land conveyed to SED Houston Real Estate, LLC, as described in the deed recorded under Clerk's File No. RP-2021-356041 of the Harris County Official Public Records of Real Property (H.C.O.P.R.R.P.), also being a portion of Reserve "A", Block 1, WEST LITTLE YORK COMMERCE PARK, according to the map or plat thereof recorded in Film Code No. 695884 of the Harris County Map Records (H.C.M.R.), and being more particularly described by metes and bounds as follows:

BEGINNING at a railroad spike in asphalt found in the northerly right—of—way line of West Little York Road (100 feet wide at this point according to the deeds recorded under Clerk's File No. E388040 and E388041, both of the H.C.O.P.R.R.P.), from which another railroad spike in asphalt bears witness North 22 deg. West, a distance of 0.47 feet, said railroad spike being the common southeast corner of said 21.432 acres and the herein described tract of land, and being the upper southeast corner of said Reserve "A" and the common east corner of a called 1.4104 acres of land conveyed to West Little York Center, LLC, as described in the deed recorded under Clerk's File No. 20090030693 of the H.C.O.P.R.R.P., and Unrestricted Reserve "A", Block 1, DEVELOPMENT AT WEST LITTLE YORK, a subdivision of 1.411 acres of land recorded in Film Code No. 684417 of the H.C.M.R.;

THENCE South 87 deg. 23 min. 52 sec. West, departing said northerly right-of-welltitle York Road, along and with the south line of the 21.432 acres and the upper Reserve "A", same being the common north line of said 1.4104 acres and series are serve "A", at a distance of 617.30 feet pass a 5/8 inch iron rod with cap common northwest corner of the 1.4104 acres and Unrestricted Reserve "A", so northeast corner of a called 1.7358 acres of land conveyed to Taurus Land Properties of the deed recorded under Clerk's File No. 20120594332 of the H.C.O.P.R. along and with the north line of said 1.7358 acres, at a distance of 863.02 feet perion rod found at the northwest corner of the 1.7358 acres and the northeast conditions of land conveyed to Harris County Emergency Services District No. 9, the deed recorded under Clerk's File No. RP-2020-177513 of the H.C.O.P.R.R.P., re-entrant corner in Reserve "A", continuing along and with the north line of said and through Reserve "A" in all a total distance of 1,124.05 feet to a an "+" set the common southwest corner of the 21.432 acres and the herein described tract control of the 1.500 feet to a side of the common southwest corner of the 21.432 acres and the herein described tract control of the 21.432 acres and the herein described tract control of the 21.432 acres and the herein described tract control of the 21.432 acres and the herein described tract control of the 21.432 acres and the herein described tract control of the 21.432 acres and the herein described tract control of the 21.432 acres and the herein described tract control of the 21.432 acres and the herein described tract control of the 21.432 acres and the herein described tract control of the 21.432 acres and the herein described tract control of the 21.432 acres and the herein described tract control of the 21.432 acres and the herein described tract control of the 21.432 acres and the herein described tract control of the 21.432 acres and the herein described tract control of the 21.432 acres and the particle the upper south line of the upper south line of and said Unrestricted with cap found at the "A", same being the Land Property LLC, as H.C.O.P.R.R.P., continuing 22 feet pass a 5/8 inch heast corner of a called No. 9, as described in P.R.R.P., same being a of said 3.34 acres, over "+" set in concrete at d tract of land;

THENCE North 02 deg. 36 min. 58 sec. West, continuith the west line of the 21.432 acres, a distance the common northwest corner of the 21.432 acres a ntinuing over and through F ce of 825.42 feet to an ". s and the herein described Reserve "A", along and "+" set in concrete at 1 tract of land;

THENCE North 87 deg. 24 min. 07 sec. East, continuing over and through with the north line of the 21.432 acres, a distance of 1,138.12 feet to a cap set in the upper east line of Reserve "A" at the common northeas acres and the herein described tract of land, same being situated in the 1.2139 acres of land (Tract 2, Parcel C) conveyed to 529 #35, Ltd., as recorded under Clerk's File No. L716678 of the H.C.O.P.R.R.P.; n Reserve "A", along and 5/8 inch iron rod with st corner of the 21.432 ne west line of a called s described in the deed

THENCE South 01 deg. 38 min. 23 sec. East, along and with the east line and said upper east line of Reserve "A", same being said west line of the 1. of 825.46 feet to the POINT OF BEGINNING and containing within these metacres (933,577 square feet) of land. ne of the 21.432 acres 1.2139 acres, a distance etes and bounds 21.432

SCHEDULE E 2. THRU 10.a. — STANDARD EXCEPTIONS. ϖ EXCEPTION ITEMS: S - AFFECTS PROPERTY, PLOTTABLE ITEMS PLOTTED

10.c. — INTENTIONALLY DELETED.

INTENTIONALLY DELETED.

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IRRIGATION CONTRO

SPRINKLER HEAD

HYDRANT (FLUSH

WATER RISER

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POWER POLE

LIGHT STANDARD

S

YMBOL

LEGEND

RRIGATION CONTROL VALVE
BACKFLOW PREVENTER
POINT OF BEGINNING
POINT OF COMMENCING
RIGHT—OF—WAY
PINCHED TOP PIPE
GALVANIZED IRON PIPE
FEDERAL EMERGENCY
MANAGEMENT AGENCY
FLOOD INSURANCE RATE MAP
HARRIS COUNTY DEED RECORDS
HARRIS COUNTY MAP RECORDS
HARRIS COUNTY OFFICIAL PUBLIC
RECORDS OF REAL PROPERTY

GRANTED 70

- NOTICE OF DETENTION REQUIREMENTS STORM WATER QUALITY AFFIDAVIT AFFECTS N_O PLOTTABLE ITEMS.

STANDARD EXCEPTION. AND NO PLOTTABLE ITEMS.

INTENTIONALLY DELETED. ASSESSMENTS CHARGES

& 10.n. — STANDARD EXCEPTIONS. ACCESS EASEMENT - AFFECTS PROPERTY; INTENTIONALLY DELETED. PLOTTED

10.d. — HOUSTON LIGHTING & PLOTTED HEREON. 10.f. — WATER, SANITARY, INGRESS & — AFFECTS PROPERTY; PLOTTED HERE 10.e. — INTENTIONALLY DELETED.

10.g. — STANDARD EXCEPTION.

AFFECTS PROPERTY; AFFECTS PROPERTY; AFFECTS PROPERTY; NO PLOTTABLE ITEMS. NO PLOTTABLE ITEMS. PLOTTED HEREON.

STORM SEWER LIFT STATION EASEMENT -

INTENTIONALLY DELETED.

COLLATERAL

ASSIGNMENT OF RIGHTS -

EASEMENT FOR DRAINAGE PURPOSES -

SURVEY MATTERS - AFFECTS PROPERTY; PLOTTED HEREON.

LEGEND:

* • ‡ **₽** GAS METER HANDICAP PARKING EXTERIOR ELEC. RECEPTACLE

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AIR CONDITIONING UNIT

OVERHEAD ELECTRIC

GUTTER
TOP OF CURB
MANHOLE
FLOWLINE
UTILITY POLE
FOWER POLE
TOP OF GRATE
TOP OF GRATE
WATER METER
GUY ANCHOR
GAS METER
FIRE HYDRANT
GRATE INLET
CLEAN OUT
CABLE MARKER
COMMUNICATION BOX
TRAFFIC SIGN
IRON PIPE
FINISHED FLOOR
CLERK'S FILE
FILM CODE
LIGHT STANDARD
PIPELINE MARKER
OVERHEAD ELECTRIC
REINFORCED CONCRETE PIPE
CORRUGATED METAL PIPE
CORRUGATED PLASTIC PIPE
CORRUGATED PLASTIC PIPE
FOLYVINYL CHLORIDE
HIGH DENSITY POLYETHYLENE
FOUND
IRRIGATION CONTENT
TOPICS

TO

• O **• •**

BOLLARD WATER WELL

CLEANOUT

TELEPHONE PEDESTAL

GRATE INLET TRAFFIC SIGN

I V ◆ ☆ PIPELINE MARKER WATER METER WATER VALVE

To: SED Houston Real Estate, LLC, a Texas limited liability company,
Texas Capital Bank, National Association, as Administrative Agent for
together with its successors and assigns
and Fidelity National Title Insurance Company

SURVEYOR'S

CERTIFICATE:

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(a) (See Note 3), 6(b) (See Note 3), 8, 13, 16, 17 (See Note 8), & 18 of Table A thereof. The field work was completed on July 22, 2021.



Daniel N. Pinnell
Registered Professional Land Surveyor
Texas Registration No. 5349

Date

of Plat

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	,
25207 OAKHURST DRIVE SPRING, TEXAS 77386 281-363-8700 WWW.THEPINNELLGROUP.COM FIRM REGISTRATION NO. 10039600	THE PINNELL GROUP PROFESSIONAL LAND SURVEYORS

UPDATE SURVEY (01-19-2023) REVISED SURVEY (08-03-2021) REVISIONS ALTA/NSPS LAND TITLE SURVEY OF 21.432
ACRES OF LAND SITUATED IN THE R. M.
ARMSTRONG SURVEY, ABSTRACT NO. 1322,
HARRIS COUNTY, TEXAS, BEING A PORTION OF
RESERVE "A", BLOCK 1, WEST LITTLE YORK
COMMERCE PARK, ACCORDING TO THE MAP
OR PLAT THEREOF AS RECORDED IN
FILM CODE NO. 695884 OF THE
HARRIS COUNTY MAP RECORDS.

DATE: CHECKED BY: DNP F.B. NO.: