

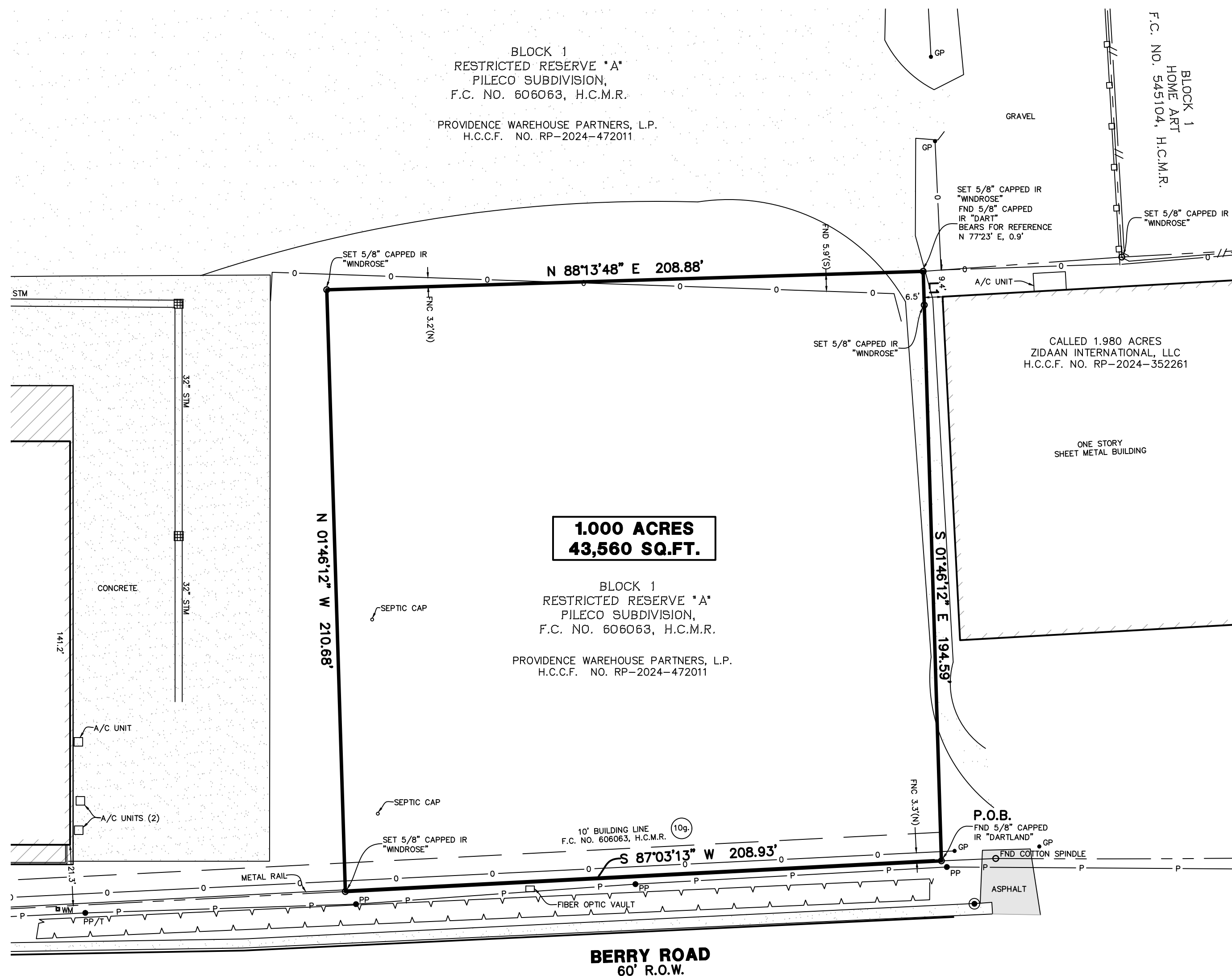
GRAPHIC SCALE: 1" = 30'

LINE	BEARING	DISTANCE
L1	S 01°48'12" E	11.80'

LEGEND

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

- BO - BOLLARD
- - HANDICAP
- GM - GAS METER
- GV - GAS VALVE
- FH - FIRE HYDRANT
- WM - WATER METER
- WV - WATER VALVE
- CV - IRRIGATION CONTROL VALVE
- GI - GRATE INLET
- MI - MANHOLE
- CO - CLEANOUT
- TP - TELEPHONE PEDESTAL
- EB - ELECTRIC BOX
- TSB - TRAFFIC SIGNAL BOX
- LP - LIGHT POLE
- TLP - TRAFFIC LIGHT POLE
- GL - GROUND/SPOT LIGHT
- PP - POWER POLE
- PP/T - POWER POLE W/TRANSFORMER
- PP/LT - POWER POLE W/LIGHT
- PP/CT - POWER POLE W/CONDUIT
- MP - METER POLE
- SP - SERVICE POLE
- GA - GUY ANCHOR
- P - OVERHEAD POWER LINE
- B - BARBED WIRE FENCE
- W - WROUGHT IRON FENCE
- W - WOOD FENCE
- C - CHAINLINK FENCE
- GP - GATE POST
- (P) - PER PLANS
- APPROX. - APPROXIMATE
- H - HIGHBANK
- S - SIGN
- PLM - PIPELINE MARKER
- PLM - PIPELINE MARKER
- 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
- PC - PACE
- R.O.W. - RIGHT-OF-WAY
- SQ. FT. - SQUARE FEET
- VOL. - VOLUME
- F.C. - FILM CODE
- BL. - BUILDING LINE
- U.E. - UTILITY EASEMENT
- T - TREE/SHRUB
- FP - FLAG POLE



DESCRIPTION

A TRACT OR PARCEL CONTAINING 1,000 ACRES OR 43,560 SQUARE FEET OF LAND SITUATED IN THE PETER JANOWSKI SURVEY, ABSTRACT NO. 975, HARRIS COUNTY, TEXAS, BEING OUT OF RESERVE 'A', BLOCK 1, PILECO SUBDIVISION, MAP OR PLAT THEREOF RECORDED IN FILM CODE (F.C.) NO. 606063, HARRIS COUNTY MAP RECORDS (H.C.M.R.), SAME BEING CONVEYED TO PROVIDENCE WAREHOUSE PARTNERS, L.P. RECORDED IN HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NO. RP-2024-472011 WITH SAID 1,000 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (4204):

BEGINNING AT A CAPPED 5/8 INCH IRON ROD STAMPED 'DARTLAND' FOUND ON THE NORTH RIGHT-OF-WAY (R.O.W.) LINE OF BERRY ROAD (60' R.O.W.), BEING THE SOUTHWEST CORNER OF A CALLED 1,980 ACRE TRACT OF LAND CONVEYED TO ZIDAAN INTERNATIONAL, LLC, RECORDED IN H.C.C.F. NO. RP-2024-352261, THE SOUTHEAST CORNER OF SAID RESERVE 'A' AND OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 87 DEG. 03 MIN. 13 SEC. WEST, ALONG THE NORTH R.O.W. LINE OF SAID BERRY ROAD, A DISTANCE OF 208.93 FEET TO CAPPED 5/8 INCH IRON ROD STAMPED 'WINDROSE' SET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 01 DEG. 46 MIN. 12 SEC. WEST, OVER AND ACROSS SAID RESERVE 'A', A DISTANCE OF 210.68 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED 'WINDROSE' SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 88 DEG. 13 MIN. 48 SEC. EAST, CONTINUING OVER AND ACROSS SAID RESERVE 'A', A DISTANCE OF 208.88 FEET TO CAPPED 5/8 INCH IRON ROD STAMPED 'WINDROSE' SET FOR AN INTERIOR CORNER OF SAID RESERVE 'A' AT THE NORTHWEST CORNER OF SAID 1,980 ACRE TRACT AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A CAPPED 5/8 INCH IRON ROD STAMPED 'DART' FOUND BEARS FOR REFERENCE NORTH 77 DEG. 23 SEC. EAST - 0.9 FEET;

THENCE, SOUTH 01 DEG. 46 MIN. 12 SEC. EAST, ALONG THE COMMON LINE OF SAID RESERVE 'A' AND SAID 1,980 ACRE TRACT, A DISTANCE OF 11.80 FEET TO AN ANGLE POINT;

THENCE, SOUTH 01 DEG. 46 MIN. 12 SEC. EAST, CONTINUING ALONG SAID COMMON LINE, A DISTANCE OF 194.59 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,000 ACRES OR 43,560 SQUARE FEET OF LAND, AS SHOWN ON JOB NO. 61043-1AC, PREPARED BY WINDROSE LAND SERVICES.

GENERAL NOTES

1. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITH INFORMATION CONTAINED IN TITLE COMMITMENT OF NO. STX-24-1650 OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE DATE OF OCTOBER 23, 2024, ISSUED DATE OF NOVEMBER 1, 2024, AND IS SUBJECT TO THE LIMITATIONS OF THAT COMMITMENT.
2. BEARINGS WERE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING SCALE FACTOR: 0.99999771
3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR HARRIS COUNTY, TEXAS, MAP NO. 48201C0680M REVISED/DATED JUNE 9, 2014 AND MAP NO. 48201C0680L REVISED/DATED JUNE 18, 2007, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE 'X'. 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 SURVEYING AND LAND SERVICES.
4. 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.
5. READILY VISIBLE IMPROVEMENTS AND UTILITIES WERE LOCATED WITH THIS SURVEY. NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED BY WINDROSE SURVEYING AND LAND SERVICES.
6. ENVIRONMENTAL AND DRAINAGE ISSUES ARE BEYOND THE SCOPE OF THIS SURVEY.
7. 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.
8. FENCES SHOWN HEREON WITH DIMENSIONAL TIES ARE SHOWN WHERE THEY ARE PHYSICALLY MEASURED. THE FENCE MAY MEANDER BETWEEN MEASURED LOCATIONS.
9. 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.

SURVEYOR'S CERTIFICATION

TO: SCARLET CAPITAL
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

I DO HEREBY CERTIFY TO THE ABOVE LISTED THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND AND WAS PERFORMED UNDER MY SUPERVISION. THAT THIS PLAT CORRECTLY REPRESENTS THE PROPERTY LEGALLY DESCRIBED HEREON, THAT THE FACTS FOUND AT THE TIME OF THIS SURVEY SHOW THE IMPROVEMENTS AND THAT THERE ARE NO VISIBLE ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN. THIS SURVEY SUBSTANTIALLY CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY, TO THE BEST OF MY KNOWLEDGE.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

LUCAS G. DAVIS
Registered Professional Land Surveyor
Texas Registration No. 6599

5535 W SAM HOUSTON PKWY N, STE 150 | HOUSTON, TX 77041 | 713.458.2281
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

LAND TITLE SURVEY OF
1,000 AC./ 43,560 SQ. FT.
OUT OF RESERVE 'A', BLOCK 1
PILECO SUBDIVISION, F.C. NO. 606063
SITUATED IN THE
PETER JANOWSKI SURVEY, A-975
HARRIS COUNTY, TEXAS

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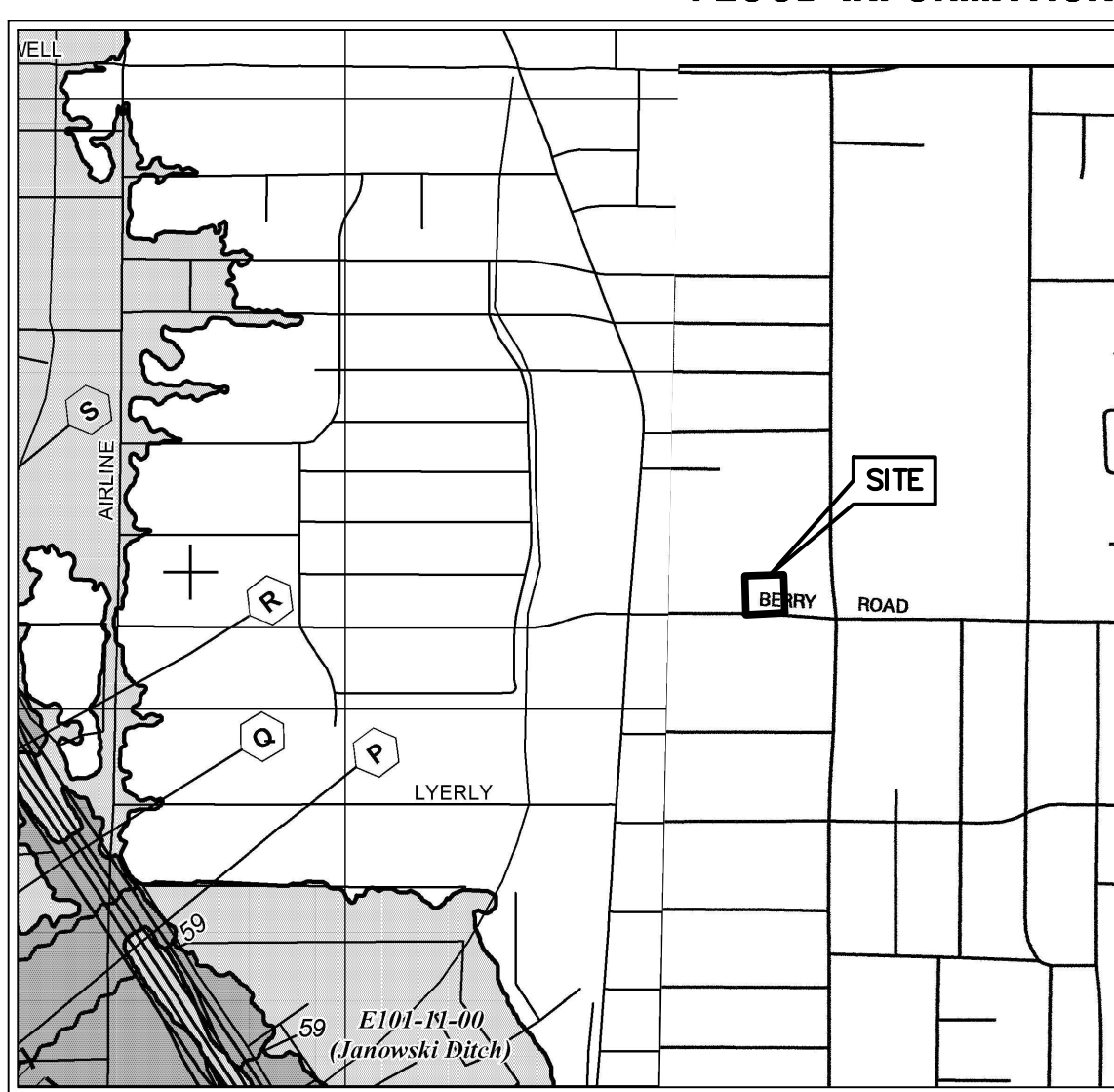
FILED BY: DB CHECKED BY: GA/LGD JOB NO. 61043-1,000 AC
DRAWN BY: AT DATE: FEBRUARY 2025 SHEET NO. 1 OF 1

SCHEDULE 'B' NOTES

1. RESTRICTIVE COVENANTS AS SET FORTH IN FILM CODE NO. 606063, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.
- 10g. THE FOLLOWING, AS SET FORTH ON PLAT RECORDED UNDER FILM CODE NO. 606063, MAP RECORDS OF HARRIS COUNTY, TEXAS:
25 FOOT BUILDING LINE ALONG THE WESTERN PROPERTY LINE. 10 FOOT BUILDING LINE ALONG THE SOUTHERN PROPERTY LINE. (AFFECTS SUBJECT TRACT, SHOWN HEREON)
DRAINAGE EASEMENT 15 FEET IN WIDTH ON EACH SIDE OF THE CENTER LINE OF ALL NATURAL DRAINAGE COURSES. (NONE OBSERVED AT TIME OF SURVEY)

REVISIONS		
DATE	REASON	BY

FLOOD INFORMATION



PANEL 0660M
FIRM
FLOOD INSURANCE RATE MAP
HARRIS COUNTY,
TEXAS
AND INCORPORATED AREAS
PANEL 680 OF 1150
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)
CONTAINS:
COMMUNITY NUMBER PANEL SUFFIX
HOUSTON CITY OF 48206 680 M
Refer to User: The Map Number shown below should be used when placing map orders. The Community Number shown above should be used on insurance applications for the subject community.
MAP NUMBER 48201C0660M
MAP REVISED JUNE 9, 2014
Federal Emergency Management Agency

PANEL 0680L
FIRM
FLOOD INSURANCE RATE MAP
HARRIS COUNTY,
TEXAS
AND INCORPORATED AREAS
PANEL 680 OF 1150
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)
CONTAINS:
COMMUNITY NUMBER PANEL SUFFIX
HOUSTON CITY OF 48206 680 L
Refer to User: The Map Number shown below should be used when placing map orders. The Community Number shown above should be used on insurance applications for the subject community.
MAP NUMBER 48201C0680L
MAP REVISED JUNE 18, 2007
Federal Emergency Management Agency