

SITE INFORMATION

N/F: PNC BANK NATIONAL ASSOCIATION, SUCCESSOR BY MERGER WITH BBVA USA, FORMERLY COMPASS BANK SUCCESSOR OF COMPASS BANK - HOUSTON
301 THIS WAY
LAKE JACKSON, TEXAS 77566
APN: 223389
TOTAL AREA: 128,705 ± SQUARE FEET, OR 2.955 ± ACRES

TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN STEWART TITLE GUARANTY COMPANY, TITLE COMMITMENT FILE NO. #96848, WITH AN EFFECTIVE DATE OF NOVEMBER 8, 2024 AT 8:00 A.M. AND AN ISSUED DATE OF NOVEMBER 21, 2024 4:02 P.M.

SCHEDULE A DESCRIPTION

FILE NO.: 496848

LOT 1, IN BLOCK 11, AREA J, OF THE CITY OF LAKE JACKSON, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, AS SHOWN ON THE REPLAT OF BLOCKS 2, 8, 10 AND 11 OF SAID AREA J, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 8, PAGE 57 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.

NOTES CORRESPONDING TO SCHEDULE B

- 1 — THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW (WE MUST EITHER INSERT SPECIFIC RECORDING DATA OR DELETE THIS EXCEPTION): THOSE RECORDED IN VOLUME 410, PAGE 20 AND VOLUME 517, PAGE 570, VOLUME 729, PAGE 898 AND VOLUME 857, PAGE 928 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS, BUT OMITTING ANY COVENANTS, CONDITION, OR RESTRICTION, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND TO THE EXTENT THAT THE COVENANT, CONDITION OR RESTRICTION (A) IS EXEMPT UNDER TITLE 42 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS. (AFFECTS, CONTAINS NO PLOTTABLE EASEMENT ITEMS)
- 10 — THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS (WE MUST INSERT MATTERS OR DELETE THIS EXCEPTION):
- 10B — AN EASEMENT FOR PURPOSES OF ELECTRIC DISTRIBUTION FACILITIES LOCATED ON SUBJECT PROPERTY GRANTED TO HOUSTON LIGHTING & POWER COMPANY BY INSTRUMENT RECORDED IN VOLUME 1592, PAGE 649 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS AND AS REFLECTED ON SURVEY DRAWING MADE BY JAMES TEMPLE, R.P.L.S. NO. 6296, DATED OCTOBER 6, 2017. (AFFECTS, PLOTTED AS SHOWN)
- 10C — A 1/24 PERPETUAL ROYALTY INTEREST IN AND TO ALL OIL, GAS AND OTHER MINERALS ON, IN, UNDER OR THAT MAY BE PRODUCED FROM THE SUBJECT PROPERTY IS EXCEPTED HEREFROM AS THE SAME IS SET FORTH IN INSTRUMENT RECORDED IN VOLUME 211, PAGE 227 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS. THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF INTERESTS THAT ARE NOT LISTED. (UNABLE TO PLOT, BOOK 120, PAGE 268 REFERENCED THEREIN NOT PROVIDED)
- 10D — A 1/128 ROYALTY INTEREST IN AND TO ALL OIL, GAS AND OTHER MINERALS ON, IN, UNDER OR THAT MAY BE PRODUCED FROM THE SUBJECT PROPERTY IS EXCEPTED HEREFROM AS THE SAME IS SET FORTH IN INSTRUMENT RECORDED IN VOLUME 285, PAGE 185 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS. THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF INTERESTS THAT ARE NOT LISTED. (AFFECTS, CONTAINS NO PLOTTABLE EASEMENT ITEMS)
- 10E — A 29/768 ROYALTY INTEREST IN AND TO ALL OIL, GAS AND OTHER MINERALS ON, IN, UNDER OR THAT MAY BE PRODUCED FROM THE SUBJECT PROPERTY IS EXCEPTED HEREFROM AS THE SAME IS SET FORTH IN INSTRUMENT RECORDED IN VOLUME 356, PAGE 74 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS. THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF INTERESTS THAT ARE NOT LISTED. (UNABLE TO PLOT, VOLUME 344, PAGE 244 AND VOLUME 346, PAGE 537 REFERENCED THEREIN NOT PROVIDED)

FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X-SHADED" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48039C0815K, WHICH BEARS AN EFFECTIVE DATE OF 12/30/2020 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

ZONE "X-SHADED" - AREA OF MODERATE FLOOD HAZARD, USUALLY THE AREA BETWEEN THE LIMITS OF THE 100- YEAR AND 500-YEAR FLOODS.

BASIS OF BEARING

THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH BASED ON SOUTHEAST LINE OF SUBJECT PROPERTY. THE BEARING IS DENOTED AS N62°39'07" PER GPS COORDINATE OBSERVATIONS TEXAS STATE PLANE, SOUTH CENTRAL ZONE NAD83.
LATITUDE = 29°02'22.4118"
LONGITUDE = -95°27'10.0098"
CONVERGENCE ANGLE = 01°44'16.1794"

UTILITY INFORMATION

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

PARKING INFORMATION

REGULAR= 55
HANDICAP= 2
TOTAL= 57

ZONING INFORMATION

PROPERTY IS CURRENTLY ZONED: AWAITING ZONING REPORT		
OBSERVED USE: BANK	USE PERMITTED BY ZONE: YES, or NO	
ITEM	REQUIRED	OBSERVED
MIN. SETBACKS FRONT		22.4'
MIN. SETBACKS SIDE		253.3'
MIN. SETBACKS REAR		N/A
MAX. BUILDING HEIGHT		26.7'±
MIN. LOT AREA		128,705 SQ. FEET
MIN. LOT WIDTH		318.45'
MAX. BLDG COVERAGE		11½%
PARKING REGULAR		55
PARKING HANDICAP		2
PARKING TOTAL		57

SIGNIFICANT OBSERVATIONS

NONE OBSERVED AT THE TIME OF THE ALTA/NSPS SURVEY.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1(M)	1215.87'	191.98'	N 77°11'56" E	191.78'	9°02'49"
C2(M)	1221.03'	405.82'	S 27°53'25" E	403.95'	19°02'33"
C3(M)	2264.70'	541.33'	N 35°10'19" W	540.04'	13°41'43"

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1(R)	N/A	193.83'	N/A	N/A	N/A
C2(R)	N/A	404.84'	N/A	N/A	N/A
C3(R)	N/A	541.33'	N/A	N/A	N/A

ALTA/NSPS LAND TITLE SURVEY

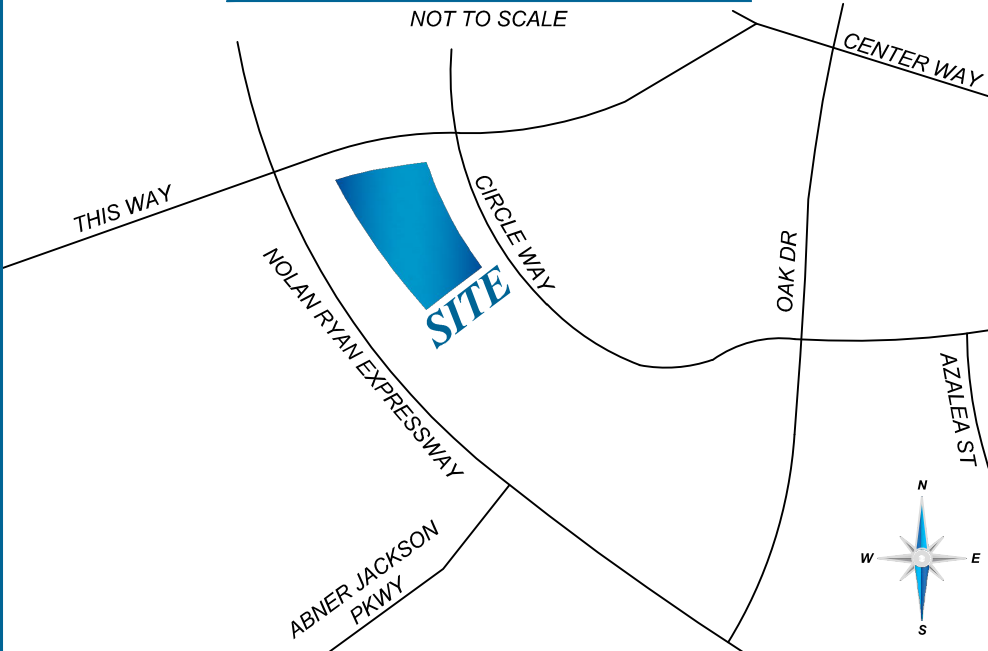
301 THIS WAY

LAKE JACKSON, BRAZORIA COUNTY, TEXAS 77566

LEGEND & SYMBOLS

- FOUND MONUMENT AS NOTED
- SET MONUMENT AS NOTED
- ⊕ POWER POLE
- ⊙ GUY ANCHOR
- ⊗ LIGHT POLE
- ⊙ WATER METER
- ⊙ FIRE HYDRANT
- ⊙ SANITARY MANHOLE
- ⊙ GRATED INLET
- ⊙ FLAG POLE
- ⊙ MONHOLE
- ⊙ SIGN
- ⊙ HANDICAP PARKING
- ⊙ MEASURED/CALCULATED DIMENSION
- (M) RECORD DIMENSION
- N/F NOW OR FORMERLY
- BHL BUILDING HEIGHT LOCATION
- PS PARKING SPACE(S)
- NG NATURAL GROUND
- BOUNDARY LINE
- EASEMENT LINE
- R/W — RIGHT-OF-WAY LINE
- CL — CENTERLINE
- x — x — x FENCE LINE
- — — — — OVERHEAD POWER LINE
- — — — — HAND RAIL

VICINITY MAP



GENERAL NOTES

- SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
- DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
- IN REGARD TO ALTA/NSPS TABLE A ITEM 16, THERE WAS NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, RECENT CONSTRUCTION OR ADDITIONS EXCEPT AS SHOWN HEREON.
- IN REGARD TO ALTA/NSPS TABLE A ITEM 17, THERE WERE NO KNOWN PROPOSED CHANGES IN RIGHT-OF-WAY LINES, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS EXCEPT AS SHOWN HEREON.
- AT THE TIME OF THE ALTA/NSPS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
- AT THE TIME OF THE ALTA/NSPS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A CEMETERY, ISOLATED GRAVE SITE OR BURIAL GROUNDS.
- COMPLETED FIELD WORK WAS DECEMBER 09, 2024.
- THE DISTANCES SHOWN HEREON ARE GRID. COMBINED SCALE FACTOR (GRID TO GROUND) = 1.00012405851058.
- THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF CIRCLE WAY AND THIS WAY, WHICH IS LOCATED AT THE NORTHEAST CORNER OF THE SUBJECT PROPERTY.
- THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO CIRCLE WAY AND THIS WAY, EACH BEING A PUBLICLY DEDICATED RIGHT-OF-WAY.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY; RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
- NO SURVEYOR OR ANY OTHER PERSON OTHER THAN A LICENSED TEXAS ATTORNEY MAY PROVIDE LEGAL ADVICE CONCERNING THE STATUS OF TITLE TO THE PROPERTY DESCRIBED IN THIS SURVEY ("THE SUBJECT PROPERTY"), THE PURPOSE OF THIS SURVEY, AND THE COMMENTS RELATED TO THE SCHEDULE B-11 EXCEPTIONS, IS ONLY TO SHOW THE LOCATION OF BOUNDARIES AND PHYSICAL OBSTRUCTIONS IN RELATION THERETO. TO THE EXTENT THAT THE SURVEY INDICATES THAT THE LEGAL INSTRUMENT "AFFECTS" THE SUBJECT PROPERTY, SUCH STATEMENT IS ONLY INTENDED TO INDICATE THAT PROPERTY BOUNDARIES INCLUDED IN SUCH INSTRUMENT INCLUDE SOME OR ALL OF THE SUBJECT PROPERTY. THE SURVEYOR DOES NOT PURPORT TO DESCRIBE HOW SUCH INSTRUMENT AFFECTS THE SUBJECT PROPERTY OR THE ENFORCEABILITY OR LEGAL CONSEQUENCES OF SUCH INSTRUMENT.
- NAMES AND ADDRESSES OF ADJOINING PROPERTY OWNERS WERE TAKEN FROM BRAZORIA COUNTY GIS.
- THE SUBJECT PROPERTY SHOWN HEREON FORMS A MATHEMATICALLY CLOSED FIGURE AND IS CONTIGUOUS WITH THE ADJOINING PUBLIC RIGHT-OF-WAY AND/OR ADJOINING PARCELS WITH NO GAPS OR OVERLAPS.
- IN REGARD TO ALTA/NSPS TABLE A ITEM 10, NO VISIBLE DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES WERE OBSERVED AT THE TIME THE FIELD SURVEY WAS PERFORMED, NOR WERE ANY DESIGNATED BY THE CLIENT.
- IN REGARD TO ALTA/NSPS TABLE A ITEM 18, ANY PLOTTABLE OFFSITE (I.E., APPURTENANT) EASEMENTS DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR HAVE BEEN SHOWN AND/OR NOTED HEREON.

SURVEYOR'S CERTIFICATE

TO: 301 THIS WAY STREET LLC, & STEWART TITLE GUARANTY COMPANY:

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), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 10, 13, 14, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 12/09/2024.

DATE OF PLAT OR MAP: 12/12/2024



ROBERT J. WINNICK
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 7051
STATE OF TEXAS
TEXAS FIRM REGISTRATION NO. 10194275

BLEW

Surveying | Engineering | Environmental

1050 TEXAN TRAIL, SUITE 400 - GRAPEVINE, TX 76051

EMAIL: SURVEY@BLEWINC.COM

OFFICE: 479.443.4506 FAX: 479.582.1883

WWW.BLEWINC.COM

SURVEYOR JOB NUMBER: 24-9358	SURVEY DRAWN BY: YGM - 12/12/2024
SURVEY REVIEWED BY: JMC	SHEET: 1 OF 1

DATE	REVISION HISTORY	BY