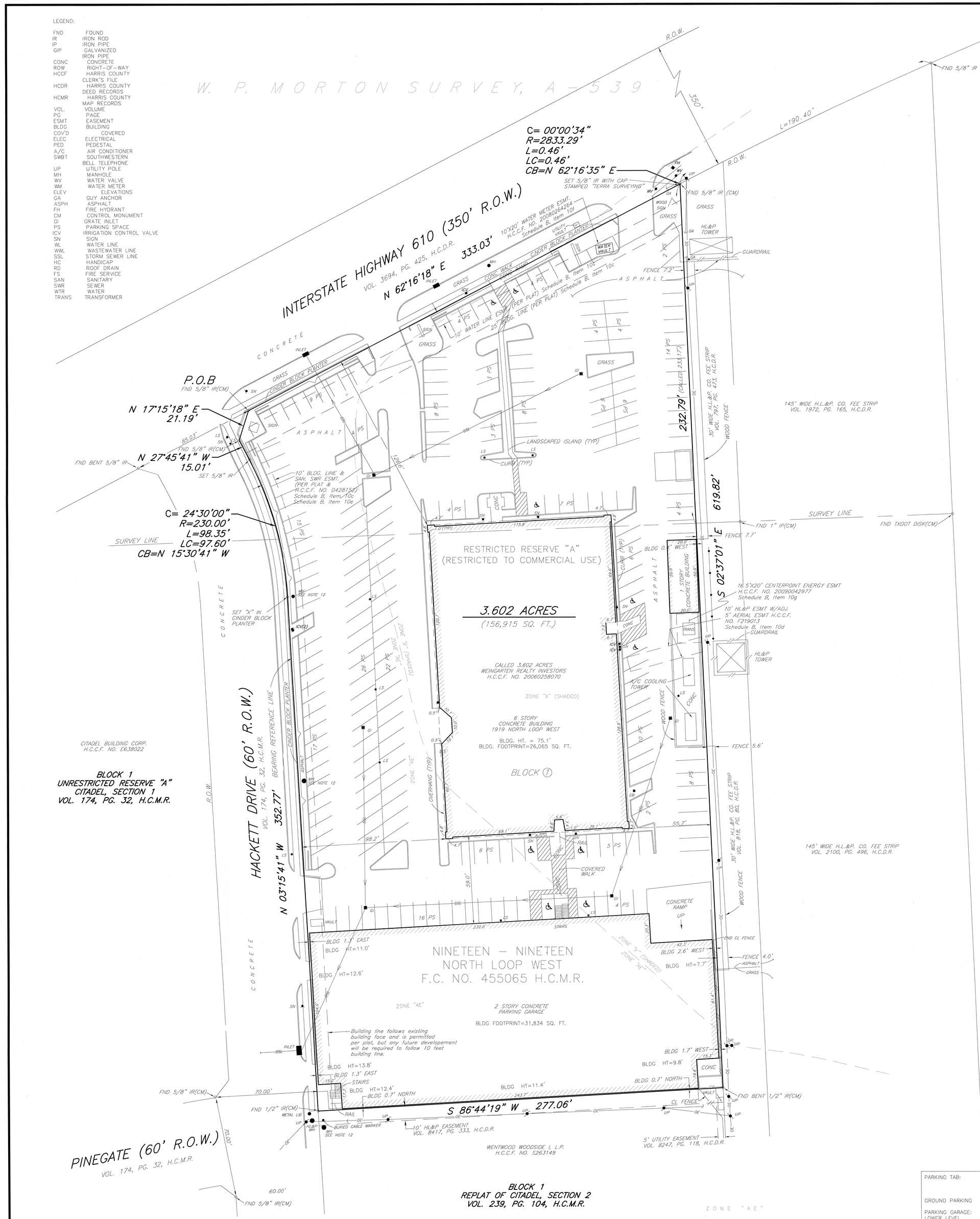
LEGEND:

FND	FOUND
IR	IRON ROD
IP	IRON PIPE
GIP	GALVANIZED IRON PIPE
CONC	CONCRETE
ROW	RIGHT-OF-WAY
HCCF	HARRIS COUNTY CLERK'S FILE
HCDR	HARRIS COUNTY DEED RECORDS
HCMR	HARRIS COUNTY MAP RECORDS
VOL.	VOLUME
PG.	PAGE
ESMT	EASEMENT
BLDG	BUILDING
COV'D	COVERED
ELEC	ELECTRICAL
PED	PEDESTAL
A/C	AIR CONDITIONER
SWBT	SOUTHWESTERN BELL TELEPHONE
UP	UTILITY POLE
MH	MANHOLE
WV	WATER VALVE
WM	WATER METER
ELEV	ELEVATIONS
GA	GUY ANCHOR
ASPH	ASPHALT
FH	FIRE HYDRANT
CM	CONTROL MONUMENT
GI	GRATE INLET
PS	PARKING SPACE
ICV	IRRIGATION CONTROL VALVE
SN	SIGN
WL	WATER LINE
WWL	WASTEWATER LINE
SSL	STORM SEWER LINE
HC	HANDICAP
RD	ROOF DRAIN
FS	FIRE SERVICE
SAN	SANITARY
SWR	SEWER
WTR	WATER
TRANS	TRANSFORMER



NOTES:

1. This survey reflects boundary and easement information as per a commitment for title insurance issued by Fidelity National Title Insurance Company, G.F. Number FTH-18-FAH18006359, effective December 11, 2018, issued December 17, 2018; adjoining ownership information was provided by Charter Title Information Services; no additional research regarding the existence of easements or restrictions of record has been performed by Terra Surveying Company, Inc.

2. A portion of this tract lies in Zone "X" (shaded), designated as "Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas of less than 1 square mile; and areas protected by levees from 1% annual chance flood" and a portion of this tract lies in Zone "AE", designated as "Special flood hazard areas subject to inundation by the 1% annual chance flood and where the base flood elevation has been determined" as per National Flood Insurance Program F.I.R.M. Map Number 48201C0670M, latest available published revision dated June 19, 2014. The base flood elevation is 59.0.

3. Future development of this tract is subject to requirements per City of Houston Ordinance Number 1999-262.

4. Surface or subsurface faulting, hazardous waste, wetland designations or other environmental issues have not been addressed within the scope of this survey.

5. Fences shown hereon are graphic only, with dimensioned ties shown at specific locations where they were physically measured; the fence lines may meander between said measured locations.

6. This tract is subject to the restrictive covenants of record in Volume 3750, Page 264, H.C.D.R. and at Film Code No. 455065 H.C.M.R.

7. Bearings shown hereon or oriented to the bearing base as reflected in Nineteen – Nineteen North Loop West, a subdivision of record under Film Code Number 455065.

8. Per plat denotes Nineteen–Nineteen North Loop West, a subdivision of record under Film Code Number 455065, H.C.M.R.

9. The plat of Nineteen–Nineteen North Loop West, Film Code Number 455065, H.C.M.R. has a dual building setback line which allows the 2 story parking garage encroachment into the 10 foot building setback line along the west property line.

10. The City of Houston does not have zoning, which regulates parking space, set back or height restrictions.

11. That from observed above ground appurtenances only as shown hereon, gas, electric, telephone, storm sewer, sanitary sewer and water lines and/or service appears to exist for the subject property.

12. Evidence of 8" Sanitary Sewer line referenced in H.C.C.F. NO. D428152.

13. Pursuant to the recorded plat of Nineteen–Nineteen North Loop West recorded at Film Code No. 455065, H.C.M.R., the property is subject to the following building set-back lines:

25 feet along Interstate Highway 610 boundary line
10 feet along Hackett Drive boundary line (except garage)

14. Physical access to the property is provided by 2 driveways along Interstate Highway 610 (North Loop) and 1 driveway along Hacket Drive, Both being public roads.

SCHEDULE B 10 Items:

10(a) Rights of parties in possession.

10(b) Intentionally deleted. Is a standard exception and is not plottable.

10(c) Those matters disclosed by Plat map dated June 2000 and recorded under Film Code No. 455065 on September 12, 2000: (plotted)

i. A 25 foot building line along the North property line running parallel with Interstate Highway 610;

ii. A 10 foot building line along the West property line running parallel with Hackett Drive;

iii. A 10 foot water line easement running along the North property line parallel with Interstate Highway 610;

iv. 10 foot sanitary sewer easement running along the West property line and parallel with Hackett Drive;

10(d) An easement 10 feet wide at and below normal ground level and extending upward to a plane 20 feet above the ground, and from said plane and upward the easement is 20 feet wide with the same centerline as at ground level, located along a portion of the East property line, granted to Houston Lighting & Power Company as reflected by instrument recorded under Clerk's File No. F219013 of the Real Property Records of Harris County, Texas, and as reflected by the recorded plat as recorded under Film Code No. 455065 of the Map Records of Harris County, Texas (plotted)

10(e) A sanitary sewer easement for an 8 inch wide sanitary sewer line lying approximately parallel to and 5 feet from the Westerly property line as reflected by instrument recorded under Clerk's File No. D428152 of the Real Property Records of Harris County, Texas, located within the 10 foot wide sanitary sewer easement, as shown on the recorded plat recorded under Film Code No. 455065 of the Map Records of Harris County, Texas. (plotted)

10(f) Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:(plotted)

Granted to: The City of Houston
Purpose: water meter easement
Recording Date: May 22, 2008
Recording No: Harris County Clerk's File No. 20080264264
Affects: as provided therein

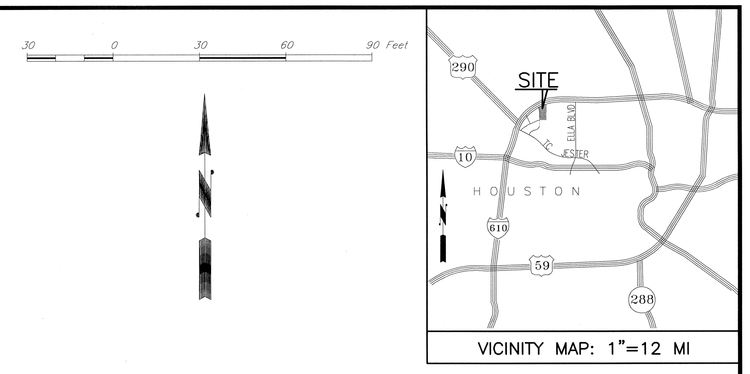
10(g) Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:(plotted)

Granted to: CenterPoint Energy Houston Electric, LLC
Purpose: easement for electric distrubtion and communication facilities
Recording Date: February 4, 2009
Recording No: Harris County Clerk's File No. 20090042977
Affects: as provided therein

10(h) All leases recorded or unrecorded with rights of tenants in possession.

10(i) Pertains to a standard exception and is not plottable.

10(j) Subject to matters disclosed by Survey previously issued.
1. Fences do not follow the property line along the East property line.
2. Encroachment of signs into the 10 foot water line easement along the North, Northeast and Northwest property lines.



METES AND BOUNDS DESCRIPTION
3.602 ACRES (156,915 SQUARE FEET)
W. P. MORTON SURVEY, ABSTRACT NUMBER 539
HENRY REINERMAN SURVEY, ABSTRACT NUMBER 644
HARRIS COUNTY, TEXAS

Being a tract or parcel containing 3.602 acres (156,915 square feet) of land situated in the W. P. Morton Survey, Abstract Number 539 and the Henry Reinerman Survey, Abstract Number 644, Harris County, Texas; being all of Restricted Reserve "A", Nineteen – Nineteen North Loop West, a subdivision of record at Film Code Number 455065, Harris County, Texas and being all of a called 3.602 acres conveyed to Weingarten Realty Investors, as described in deed recorded under Harris County Clerk's File Number 20060258070; said 3.602 acre tract being more particularly described as follows (bearings are oriented to the bearing base reflected in said subdivision plat);

BEGINNING at a 5/8–inch iron rod found marking the most northerly end of a 15 foot cutback line for the intersection of the southeasterly right–of–way (R.O.W.) line of Interstate Highway 610 (350 feet wide) with the easterly R.O.W. line of Hackett Drive (60 feet wide), as depicted in the plat of said Nineteen – Nineteen North Loop West subdivision, and marking the northwest corner of the herein described tract;

THENCE, North 62°16'18" East, along the southeasterly R.O.W. line of said Interstate Highway 610, a distance of 333.03 feet to a 5/8–inch iron rod with cap stamped "Terra Surveying" set marking a point of curvature of a tangent curve to the right;

THENCE, NORTHEASTERLY, an arc distance of 0.46 feet, continuing along the southeasterly R.O.W. line of said Interstate Highway 610 and said curve to the right having a central angle of 00°00'34", a radius of 2833.29 feet, and a chord which bears North 62°16'35" East, a distance of 0.46 feet to a 5/8–inch iron rod faunc in the westerly line of a 30 feet wide fee strip conveyed to Houston Lighting and Power Company (H.L. & P. Co.) as described in deed recorded in Volume 797, Page 473, Harris County Deed Records (H.C.D.R.) and marking the northeast corner of the herein described tract;

THENCE, South 02°37'01" East, along the westerly line of said Houston Lighting and Power Company tract, at a distance of 232.79 feet, pass a point in a common line being the southerly line of the aforesaid W. P. Morton Survey and the northerly line of the aforesaid Henry Reinerman Survey, said point being the southwest corner of said H.L. & P. Co. tract and also being the northwest corner of a 30 feet wide Fee Strip conveyed to H.L. & P. Co. as described in deed recorded in Volume 818, Page 80, H.C.D.R., continuing a total distance of 619.82 feet to a 1/2–inch iron rod found marking the northeast corner of Block 1 of the REPLAT OF CITADEL, SECTION 2, a subdivision of record in Volume 239, Page 104, H.C.M.R., and marking the southeast corner of the herein described tract;

THENCE, South 86°44'19" West, along the northerly line of said Block 1 of the REPLAT OF CITADEL, SECTION 2, a distance of 277.06 feet to a 1/2–inch iron rod found in the easterly R.O.W. line of the aforesaid Hackett Drive marking the northwest corner of said Block 1 of the REPLAT OF CITADEL, SECTION 2, and the southwest corner of the herein described tract;

THENCE, North 03°15'41" West, along the easterly R.O.W. line of said Hackett Drive, a distance of 352.77 feet to an "X" cut in a cinder block planter for the point of curvature of a tangent curve to the left;

THENCE, NORTHWESTERLY, an arc distance of 98.35 feet along the easterly R.O.W. line of said Hackett Drive and said curve to the left having a central angle of 24°30'00", a radius of 230.00 feet, and a chord which bears North 15°30'41" West, a distance of 97.60 feet to a 5/8–inch iron rod set marking the point of tangency;

THENCE, North 27°45'41" West, continuing along the easterly R.O.W. line of said Hackett Drive, a distance of 15.01 feet to a 5/8–inch iron rod found marking the southerly end of the aforesaid 15 foot cutback line, and marking the most southerly northwest corner of the herein described tract;

THENCE, North 17°15'18" East, along said 15 foot cutback line, a distance of 21.19 feet to the POINT OF BEGINNING and containing 3.602 acres (156,915 square feet) of land.

PARKING TAB:	REGULAR	HANDICAPPED	TOTAL
GROUND PARKING	231	9	240
PARKING GARAGE:			
LOWER LEVEL	118	0	118
UPPER LEVEL	113	0	113
TOTAL	462	9	471

To: Simpkins Group, Inc., a Texas corporation
Weingarten Realty Investors, a Texas real estate investment trust
BS North Loop West LLC, a Texas limited liability company
Green Bank, N.A.
Fidelity National Title Insurance Company

This is to certify that 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.

The fieldwork was completed on October 7, 2018

Date of Plat or Map: 12-17-18

George Collison
Registered Professional
Land Surveyor
Texas Registration No. 4461

REGISTERED GEORGE COLLISON 4461 PROFESSIONAL LAND SURVEYOR STATE OF TEXAS

ADDRESS: 1919 NORTH LOOP WEST
HOUSTON, TEXAS

REV.NO.	DESCRIPTION	DATE	APP.
9	REVISED PER TITLE COMMITMENT	11-17-18	GC
8	REVISED PER COMMENTS	11-9-18	GC
7	UPDATED AND REVISED	10-7-18	GC
6	REVISE BOUNDARY CALLS	10-11-06	GC
5	UPDATE SURVEY	9-19-06	GC
4	REVISED PER COMMENTS	10-11-02	GC
3	UPDATE SURVEY	9-04-02	GC
2	REVISED PER COMMENTS	10-05-00	GC
1	UPDATE SURVEY	9-21-00	GC

AN ALTA/ACSM LAND TITLE SURVEY OF
3.602 ACRES (156,915 SQ. FT.)
NITETEEN–NINETEEN NORTH LOOP WEST
W.P. MORTON SURVEY, A–539, AND THE
HENRY REINERMAN SURVEY, A–644,
CITY OF HOUSTON, HARRIS COUNTY, TEXAS

TERRA SURVEYING CO., INC.
3000 WILCREST DRIVE – SUITE 210
(713) 993–0327 HOUSTON, TEXAS, 77042

DRAWN BY: PCT	SCALE: 1"=30'	KEY MAP: 452 T
CHECKED BY: GC	DATE: AUG. 27, 1998	PROJECT NO: 2174-9801S
APPROVED BY: GC	FIELD BOOK: PCT	SHEET 1 OF 1