

### EASEMENTS AND OTHER ENCUMBRANCES.

SUBJECT TO RESTRICTIONS AND RECIPROCAL EASEMENT AGREEMENT BY AND BETWEEN CPG HOUSTON HOLDINGS L.P., A TEXAS LIMITED PARTNERSHIP, AND HEB GROCERY COMPANY L.P., A TEXAS LIMITED PARTNERSHIP, DATED MAY 3, 2012 AND RECORDED MAY 3, 2012 AS DOCUMENT NO. 20120194458, AS AMENDED BY FIRST AMENDMENT TO RESTRICTIONS AND RECIPROCAL EASEMENT AGREEMENT BY AND BETWEEN CPG HOUSTON HOLDINGS, L.P., A TEXAS LIMITED PARTNERSHIP AND HEB GROCERY COMPANY, L.P., A TEXAS LIMITED PARTNERSHIP, DATED SEPTEMBER 23, 2013 AND RECORDED SEPTEMBER 23, 2013 AS DOCUMENT NO. 20130492428, ASSIGNED BY ASSIGNMENT OF OPERATING AGREEMENT DATED MAY 20, 2014 AND RECORDED OCTOBER 1, 2014, AS DOCUMENT NO. 20140440707, ALL OF THE REAL PROPERTY RECORDS, HARRIS COUNTY, TEXAS. (AFFECTS SUBJECT TRACT. BLANKET IN NATURE)

SUBJECT TO COVENANTS, CONDITIONS, AND RESTRICTIONS AGREEMENT BY AND BETWEEN CPG HOUSTON HOLDINGS, L.P., A TEXAS LIMITED PARTNERSHIP AND BANK OF AMERICA NATIONAL ASSOCIATION HARRIS COUNTY CLERK'S FILE NO. 20130354336, ALL OF THE REAL PROPERTY RECORDS, HARRIS COUNTY, TEXAS, AS MAY HAVE BEEN FURTHER MODIFIED, SUPPLEMENTED, ASSIGNED OR AMENDED. (AFFECTS SUBJECT TRACT. BLANKET IN NATURE)

SUBJECT TO COVENANTS, CONDITIONS, AND RESTRICTIONS AGREEMENT BY AND BETWEEN CPG HOUSTON HOLDINGS, L.P., A TEXAS LIMITED PARTNERSHIP AND TACO BELL OF AMERICA, LLC A DELAWARE LIMITED LIABILITY COMPANY DATED JUNE 28, 2013 RECORDED BY HARRIS COUNTY CLERK'S FILE NO. 20130554767, ALL OF THE REAL PROPERTY RECORDS, HARRIS COUNTY, TEXAS, AS MAY HAVE BEEN FURTHER MODIFIED, SUPPLEMENTED, ASSIGNED OR AMENDED. (AFFECTS SUBJECT TRACT. BLANKET IN NATURE)

RESERVED ACCESS EASEMENT 30 FEET WIDE GRANTED BY FAIRFIELD TOWNE CENTER, LLC, AN INDIANA LIMITED LIABILITY COMPANY TO CPG HOUSTON HOLDINGS L.P., A TEXAS LIMITED PARTNERSHIP, DATED MAY 20, 2014 AND RECORDED JUNE 12, 2014 UNDER HARRIS COUNTY CLERK'S FILE NO. 20140253704, OF THE REAL PROPERTY RECORDS, HARRIS COUNTY, TEXAS. (AFFECTS SUBJECT TRACT. SHOWN HEREON.)

SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AGREEMENT RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. RP-2016-312077 (AFFECTS SUBJECT TRACT. BLANKET IN NATURE)

A 10 FOOT UTILITY AND DRAINAGE EASEMENT RESERVED AS SET FORTH IN RESERVED UTILITY EASEMENT BY AND BETWEEN GGT AHC FAIRFIELD TX, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND CPG HOUSTON HOLDINGS, L.P., A TEXAS LIMITED PARTNERSHIP, DATED SEPTEMBER 24, 2013 AND RECORDED SEPTEMBER 25, 2013 UNDER HARRIS COUNTY CLERK'S FILE NO. 20130492428, OF THE REAL PROPERTY RECORDS, HARRIS COUNTY, TEXAS AND AS REFLECTED BY FAIRFIELD TOWNE CENTER SMALL SHOPS PLAT, RECORDED MAY 11, 2016 AS FIRM CODE NO. 678159, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS. (AFFECTS SUBJECT TRACT. SHOWN HEREON)

STORM LINE EASEMENT BY AND BETWEEN FAIRFIELD TOWNE CENTER, LLC, AN INDIANA LIMITED LIABILITY COMPANY AND SPO HOUSTON HOLDINGS, L.P., A TEXAS LIMITED PARTNERSHIP, DATED JUNE 28, 2013 AND RECORDED APRIL 12, 1988 UNDER FILE NO. RP-2016-133328, OF THE REAL PROPERTY RECORDS, HARRIS COUNTY, TEXAS. (AFFECTS SUBJECT TRACT. SHOWN HEREON)

RESERVED UTILITY EASEMENT GRANTED TO FAIRFIELD TOWNE CENTER, LLC, BY INSTRUMENT RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. RP-2016-509908, (AFFECTS SUBJECT TRACT. BLANKET IN NATURE)

ALL EASEMENTS AND BUILDING SET BACK LINES, AS SHOWN ON PLAT RECORDED UNDER FILM CODE NO. 678159 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS. (AFFECTS SUBJECT TRACT. SHOWN HEREON)

### RESTRICTIONS.

SUBJECT TO RESTRICTIVE COVENANTS RECORDED IN FAIRFIELD DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS BY FRIENDSWOOD DEVELOPMENT COMPANY, AN ARIZONA CORPORATION, DATED MARCH 18, 1988 AND RECORDED APRIL 12, 1988 UNDER FILE NO. L619441, OF THE REAL PROPERTY RECORDS, HARRIS COUNTY, TEXAS. SAID DECLARATION CONTAINS, AMONG OTHER PROVISIONS, THAT IS NOT LIMITED TO, PROVISIONS FOR EASEMENTS, COMMON AREA MAINTENANCE FEES, RESTRICTIONS, AND RIGHTS OF PRIOR APPROVAL FOR CONSTRUCTION PLANS. (AFFECTS SUBJECT TRACT. BLANKET IN NATURE)

SUBJECT TO RESTRICTIVE COVENANTS RECORDED IN DECLARATION OF ANNEXATION BY FRIENDSWOOD DEVELOPMENT COMPANY, AN ARIZONA CORPORATION, DATED APRIL 13, 1988 AND RECORDED APRIL 15, 1988 UNDER FILE NO. L623708, OF THE REAL PROPERTY RECORDS, HARRIS COUNTY, TEXAS. SAID DECLARATION CONTAINS, AMONG OTHER PROVISIONS, THAT IS NOT LIMITED TO, PROVISIONS FOR EASEMENTS, COMMON AREA MAINTENANCE FEES, RESTRICTIONS, AND RIGHTS OF PRIOR APPROVAL FOR CONSTRUCTION PLANS. (AFFECTS SUBJECT TRACT. BLANKET IN NATURE)

SUBJECT TO RESTRICTIVE COVENANTS RECORDED IN SPECIAL WARRANTY DEED FROM FRIENDSWOOD DEVELOPMENT COMPANY, AN ARIZONA CORPORATION, TO AMBERJACK, LTD., AN ARIZONA CORPORATION, DATED APRIL 15, 1988 AND RECORDED APRIL 20, 1988 UNDER FILE NO. L630047, OF THE REAL PROPERTY RECORDS, HARRIS COUNTY, TEXAS. (AFFECTS SUBJECT TRACT. BLANKET IN NATURE)

SUBJECT TO RESTRICTIVE COVENANTS RECORDED IN FAIRFIELD DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS BY FRIENDSWOOD DEVELOPMENT COMPANY, AN ARIZONA CORPORATION, DATED APRIL 21, 1993 AND RECORDED APRIL 27, 1993 UNDER FILE NO. P201488, OF THE REAL PROPERTY RECORDS, HARRIS COUNTY, TEXAS. SAID DECLARATION CONTAINS, AMONG OTHER PROVISIONS, THAT IS NOT LIMITED TO, PROVISIONS FOR EASEMENTS, COMMON AREA MAINTENANCE FEES, RESTRICTIONS, AND RIGHTS OF PRIOR APPROVAL FOR CONSTRUCTION PLANS. (AFFECTS SUBJECT TRACT. SHOWN HEREON)

SUBJECT TO RESTRICTIVE COVENANTS RECORDED IN CPG MODIFICATION OF DEED BY AND BETWEEN EXXON LAND DEVELOPMENT, INC. F/K/A FRIENDSWOOD DEVELOPMENT COMPANY, AN ARIZONA CORPORATION, AND CPG HOUSTON HOLDINGS, L.P., A TEXAS LIMITED PARTNERSHIP, RECORDED JANUARY 10, 2007 UNDER FILE NO. 20070023551, RE-FILED UNDER FILE NO. 20070060227, BOTH OF THE REAL PROPERTY RECORDS, HARRIS COUNTY, TEXAS. (AFFECTS SUBJECT TRACT. BLANKET IN NATURE)

SUBJECT TO RESTRICTIVE COVENANTS RECORDED IN CPG MODIFICATION OF DEED BY AND BETWEEN EXXON LAND DEVELOPMENT, INC. F/K/A FRIENDSWOOD DEVELOPMENT COMPANY, AN ARIZONA CORPORATION, AND CPG HOUSTON HOLDINGS, L.P., A TEXAS LIMITED PARTNERSHIP, RECORDED JANUARY 10, 2007 UNDER FILE NO. 20070023551, RE-FILED UNDER FILE NO. 20070060227, BOTH OF THE REAL PROPERTY RECORDS, HARRIS COUNTY, TEXAS. (AFFECTS SUBJECT TRACT. BLANKET IN NATURE)

SUBJECT TO RESTRICTIVE COVENANTS RECORDED IN CPG AMBERJACK PROPERTY ANNEXATION BY EXXON LAND DEVELOPMENT, INC. F/K/A FRIENDSWOOD DEVELOPMENT COMPANY, AN ARIZONA CORPORATION, DATED JANUARY 10, 2007 AND RECORDED JANUARY 10, 2007 UNDER FILE NO. 20070023551, OF THE REAL PROPERTY RECORDS, HARRIS COUNTY, TEXAS. (AFFECTS SUBJECT TRACT. BLANKET IN NATURE)

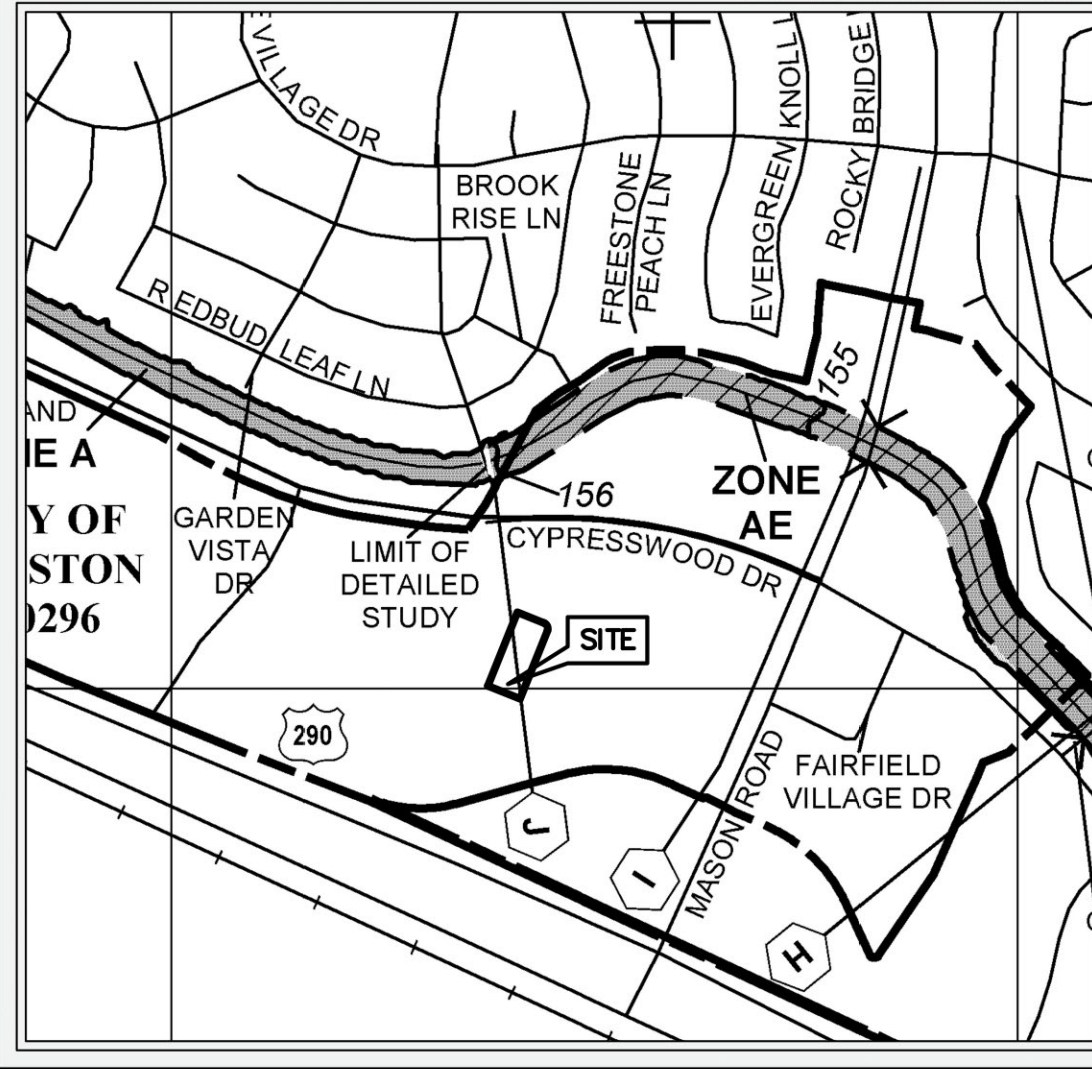
SUBJECT TO RESTRICTIVE COVENANTS RECORDED AS SHOWN ON REPLAT NO. 1, BY LARRY SHERLOCK OF BURY + PARTNERS ENGINEERING SOLUTIONS, DATED AUGUST 1, 2009 AND RECORDED OCTOBER 1, 2009 AS FIRM CODE NO. 632630, OF THE MAP RECORDS, HARRIS COUNTY, TEXAS. (AFFECTS SUBJECT TRACT)

SUBJECT TO RESTRICTIONS AND RECIPROCAL EASEMENT AGREEMENT BY AND BETWEEN CPG HOUSTON HOLDINGS L.P., A TEXAS LIMITED PARTNERSHIP, AND HEB GROCERY COMPANY L.P., A TEXAS LIMITED PARTNERSHIP, DATED MAY 3, 2012 AND RECORDED MAY 3, 2012 AS DOCUMENT NO. 20120194458, AS AMENDED BY FIRST AMENDMENT TO RESTRICTIONS AND RECIPROCAL EASEMENT AGREEMENT BY AND BETWEEN CPG HOUSTON HOLDINGS, L.P., A TEXAS LIMITED PARTNERSHIP AND HEB GROCERY COMPANY, L.P., A TEXAS LIMITED PARTNERSHIP, DATED SEPTEMBER 23, 2013 AND RECORDED SEPTEMBER 23, 2013 AS DOCUMENT NO. 20130492428, ASSIGNED BY ASSIGNMENT OF OPERATING AGREEMENT DATED MAY 20, 2014 AND RECORDED OCTOBER 1, 2014, AS DOCUMENT NO. 20140440707, ALL OF THE REAL PROPERTY RECORDS, HARRIS COUNTY, TEXAS. (AFFECTS SUBJECT TRACT. BLANKET IN NATURE)

SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AGREEMENT BY AND BETWEEN CPG HOUSTON HOLDINGS L.P., A TEXAS LIMITED PARTNERSHIP, AND HEB GROCERY COMPANY L.P., A TEXAS LIMITED PARTNERSHIP, DATED MAY 3, 2012 AND RECORDED MAY 3, 2012 AS DOCUMENT NO. 20120194459, OF THE REAL PROPERTY RECORDS, HARRIS COUNTY, TEXAS. SAID COVA CONTAINS, AMONG OTHER PROVISIONS, THAT IS NOT LIMITED TO, PROVISIONS FOR EASEMENTS, COMMON AREA MAINTENANCE FEES, RESTRICTIONS, AND RIGHTS OF PRIOR APPROVAL FOR CONSTRUCTION PLANS. (AFFECTS SUBJECT TRACT. BLANKET IN NATURE)

SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AGREEMENT DATED NOVEMBER 3, 2016, FILED OF RECORD ON NOVEMBER 8, 2016, UNDER HARRIS COUNTY CLERK'S FILE NO. RP-2016-505714 SAID COVA CONTAINS, AMONG OTHER PROVISIONS, THAT IS NOT LIMITED TO, PROVISIONS FOR EASEMENTS, COMMON AREA MAINTENANCE FEES, RESTRICTIONS, AND RIGHTS OF PRIOR APPROVAL FOR CONSTRUCTION PLANS AND AS SHOWN ON PLAT RECORDED UNDER FILM CODE NO. 678159 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS. (AFFECTS SUBJECT TRACT. SHOWN)

### FLOOD INFORMATION



#### FIRM FLOOD INSURANCE RATE MAP HARRIS COUNTY, TEXAS AND INCORPORATED AREAS

PANEL 405 OF 1150

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SHEET
HARRIS COUNTY UNINCORPORATED AREAS	48207	0105	#
HOUSTON CITY-05	48206	0105	#

Note: This map was released on September 17, 2014 with a correction. This version replaces any previous version. See the Flood Information Letter that accompanied this version for details.

Map Number 48201C0405M

MAP REVISÉD OCTOBER 16, 2013

#### LEGEND

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

BOLLARD	SERVICE POLE	STORM SEWER
HANDICAP	GUY ANCHOR	CORRUGATED METAL PIPE
GAS METER	OVERHEAD POWER LINE	CORRUGATED PLASTIC PIPE
GAS VALVE	BARBED WIRE FENCE	REINFORCED CONCRETE PIPE
FIRE HYDRANT	WROUGHT IRON FENCE	TELEPHONE
WATER METER	WOOD FENCE	SOUTHWESTERN BELL TELEPHONE CO.
WATER VALVE	CHAINLINK FENCE	WATER
IRRIGATION CONTROL VALVE	GATE POST	UNDERGROUND
GRATE INLET	PER PLANS	FOUND
GRATE INLET	APPROXIMATE	HARRIS COUNTY CLERK FILE
MANHOLE	HIGHBANK	HARRIS COUNTY DEED RECORDS
CLEANOUT	SIGN	HARRIS COUNTY MAP RECORDS
TELEPHONE PEDESTAL	PIPELINE MARKER	IRON PIPE
ELECTRIC BOX	UNDERGROUND CABLE SIGN	IRON ROD
TRAFFIC SIGNAL BOX	CATHODIC TEST LEAD	NO. NUMBER
LIGHT POLE	MONITORING WELL	PAGE
TRAFFIC LIGHT POLE	PIN FLAG/PAINT MARK	RIGHT-OF-WAY
GROUND/SPOT LIGHT	SQUARE FEET	SO. FT.
POWER POLE	GUTTER	VOLUME
POWER POLE W/TRANSFORMER	TOP OF CRATE	FILM CODE
POWER POLE W/LIGHT	FLOW LINE	BUILDING LINE
POWER POLE W/CONDUIT	HIGHBANK	UTILITY EASEMENT
METER POLE	SANITARY SEWER	TREE/SHRUB

UNRESTRICTED RESERVE "A", BLOCK 1  
FAIRFIELD APARTMENTS  
F.C. NO. 658248, H.C.M.R.

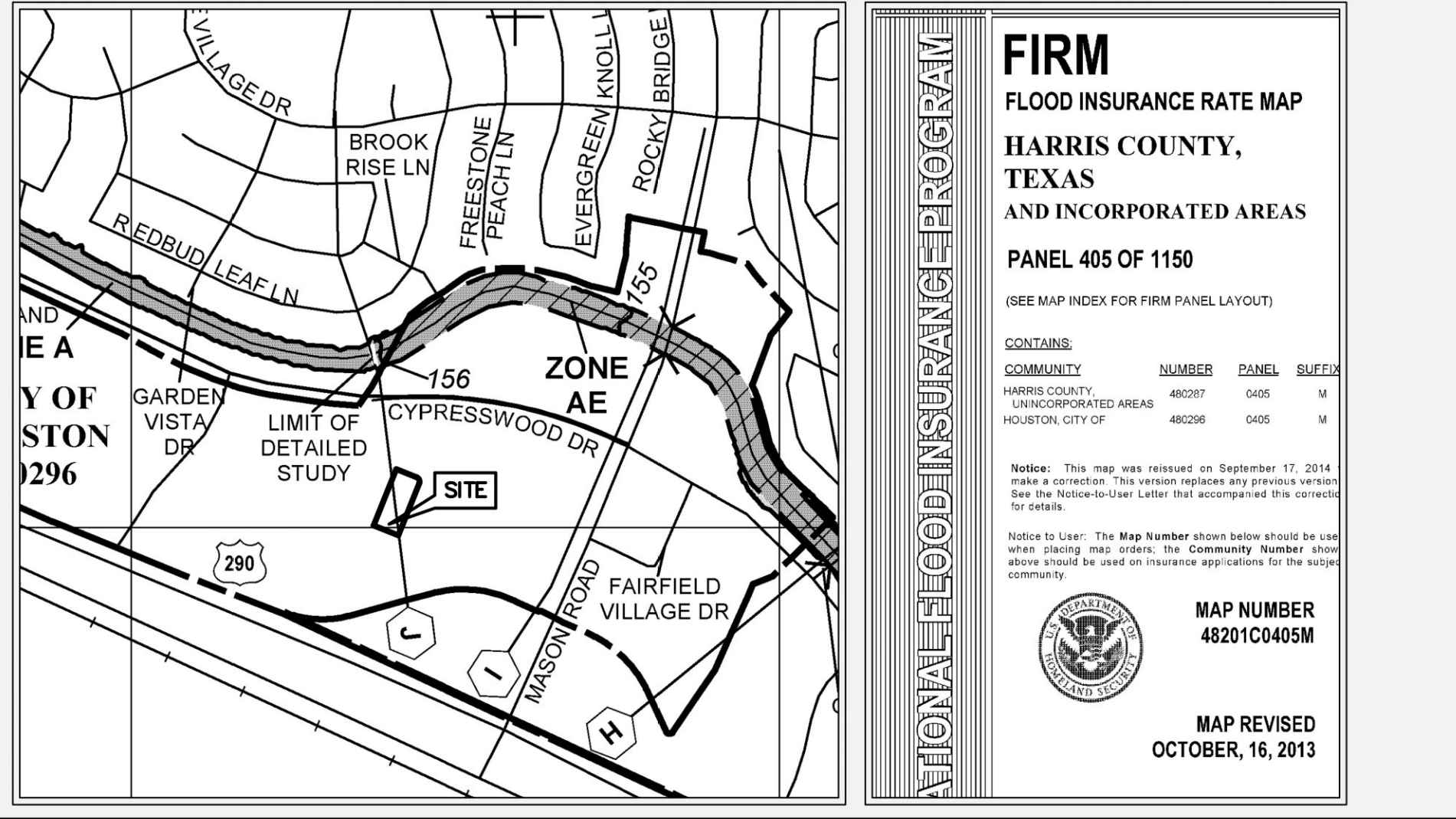
REMAINDER OF 4.338 ACRES  
FAIRFIELD TOWNE CENTER, LLC  
H.C.C.F. NOS. 20140235702 & 20150446050

UNRESTRICTED RESERVE "A", BLOCK 1  
FAIRFIELD TOWNE CENTER  
SMALL SHOPS  
F.C. NO. 678159, H.C.M.R.

CALLLED 1.5524 AC.  
UBALDO'S RESTAURANT, INC.  
H.C.C.F. NO. RP-2016-509908

CALLLED 1.3154 AC.  
CHICKENCOOP, LLC  
H.C.C.F. NO. RP-2016-486462

CALLLED 2.7938 AC.  
SPO HOUSTON GENERAL, LLC  
H.C.C.F. NO. RP-2016-312076



#### LINE TABLE

LINE	BEARING	LENGTH	BEARING	CHORD
L1	S 21°52'36" W	32.57'		
L2	S 18°06'16" E	10.09'		
L3	N 75°04'14" E	7.37'		
L4	S 21°53'52" W	21.91'		
L5	S 87°46'26" W	13.55'		

#### CURVE CHART

CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	30.00'	90°00'24"	47.13'	S 23°07'36" E	42.43'

## DESCRIPTION

A TRACT OR PARCEL CONTAINING 1.553 ACRES OR 67,657 SQUARE FEET OF LAND, BEING A PORTION OF UNRESTRICTED RESERVE "A", BLOCK 1, FAIRFIELD TOWNE CENTER SMALL SHOPS, MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 678159, HARRIS COUNTY MAP RECORDS (H.C.M.R.), BEING ALL OF A CALLED 1.5524 ACRE TRACT DESCRIBED IN DEED TO UBALDO'S RESTAURANT, INC. AS RECORDED UNDER HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NO. RP-2016-509908, SITUATED IN THE S.W. MOODY SURVEY, ABSTRACT NO. 547, HARRIS COUNTY TEXAS, WITH SAID 1.553 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS, WITH ALL BEARING BEING BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83;

BEGINNING AT CAPPED 5/8" IRON ROD FOUND ON THE WEST LINE OF A CALLED 2.7938 ACRE TRACT DESCRIBED IN DEED TO SPO HOUSTON GENERAL, LLC AS RECORDED UNDER H.C.C.F. NO. RP-2016-312076, MARKING THE NORTHEAST CORNER OF SAID 1.5524 ACRES DESCRIBED IN DEED TO CHICKENCOOP, LLC AS RECORDED UNDER H.C.C.F. NO. RP-2016-486462, THE SOUTHWEST CORNER OF SAID 1.5524 ACRES AND OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 68 DEG. 07 MIN. 39 SEC. WEST, ALONG THE COMMON LINE OF SAID 1.3154 ACRES AND SAID 1.5524 ACRES - A DISTANCE OF 172.58 FEET TO A CAPPED 5/8" IRON ROD STAMPED "WINDROSE" SET MARKING THE SOUTHWEST CORNER OF SAID 1.5524 ACRES AND OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 21 DEG. 52 MIN. 32 SEC. EAST, ALONG THE WEST LINE OF SAID 1.5524 ACRES, A DISTANCE OF 393.14 FEET TO A 5/8" IRON ROD FOUND ON THE SOUTH LINE OF SAID 1.5524 ACRES DESCRIBED IN DEED TO CHICKENCOOP, LLC AS RECORDED UNDER H.C.C.F. NO. RP-2016-486462, THE NORTHEAST CORNER OF SAID 1.5524 ACRES AND OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 68 DEG. 07 MIN. 48 SEC. EAST, ALONG THE COMMON LINE OF SAID 1.5524 ACRES AND SAID UNRESTRICTED RESERVE "A" OF SAID FAIRFIELD APARTMENTS, A DISTANCE OF 142.58 FEET TO A CAPPED 5/8" IRON ROD STAMPED "WINDROSE" SET MARKING A POINT OF CURVATURE TO THE RIGHT AND MARKING THE NORTHEAST CORNER OF SAID 2.7938 ACRES, THE NORTHEAST CORNER OF SAID 1.5524 ACRES AND OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH SAID CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 90 DEG. 00 MIN. 00 SEC., AN ARC LENGTH OF 47.13 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 23 DEG. 07 MIN. 36 SEC. EAST - 42.43 FEET TO A CAPPED 5/8" IRON ROD STAMPED "WINDROSE" SET MARKING A POINT OF CURVATURE;

THENCE, SOUTH 21 DEG. 52 MIN. 36 SEC. WEST, ALONG THE COMMON LINE OF SAID 2.7938 ACRES AND SAID 1.5524 ACRES, A DISTANCE OF 363.15 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.553 ACRES OR 67,657 SQUARE FEET OF LAND, AS SHOWN ON JOB NO. 56930, PREPARED BY WINDROSE LAND SERVICES.

### GENERAL NOTES

- SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITH INFORMATION CONTAINED IN CITY PLANNING SEARCH REPORT NUMBER 201-0339 OF CHARTER TITLE COMPANY, DATED JULY 8, 2021, AND IS SUBJECT TO THE LIMITATIONS OF THAT COMPANY'S TITLE CURATIVE SERVICE.
- BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING SCALE FACTOR: 0.9999257990.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR HARRIS COUNTY, TEXAS, MAP NO. 48201C0405M, REVISED/DATED OCTOBER 17, 2013, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADDED ZONE. THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, OR RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE STRUCTURES. CAUSES OF THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE LAND SERVICES.
- DEVELOPMENT OF THIS TRACT IS SUBJECT TO REQUIREMENTS PER CITY OF HOUSTON ORDINANCE NO. 2013-243 WHICH STIPULATES PLATING AND SETBACK CONSTRAINTS. PROPOSED USAGE OF THIS TRACT WILL DETERMINE ACTUAL BUILDING SETBACK LINES ALONG ANY ADJOINING STREETS. REFER TO CITY OF HOUSTON BUILDING CODES TO ESTABLISH MINIMUM PUBLISHED SETBACK REQUIREMENTS. ULTIMATELY THE CITY OF HOUSTON CITY PLANNING COMMISSION WILL DETERMINE REQUIRED SETBACKS UPON REVIEW OF PLANS OR PLATS SUBMITTED TO SAID COMMISSION. THIS TRACT MAY REQUIRE PLATING AS A CONDITION FOR RECEIVING BUILDING PERMITS.
- READILY VISIBLE IMPROVEMENTS AND UTILITIES WERE LOCATED WITH THIS SURVEY. NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED BY WINDROSE LAND SERVICES.
- ENVIRONMENTAL AND DRAINAGE ISSUES ARE BEYOND THE SCOPE OF THIS SURVEY.
- 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.
- FENCES SHOWN HEREON WITH DIMENSIONAL TIES ARE SHOWN WHERE THEY ARE PHYSICALLY MEASURED. THE FENCE MAY MEANDER BETWEEN MEASURED LOCATIONS.
- 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.
- ELEVATIONS SHOWN TO THE NEAREST TENTH ARE NATURAL GROUND SURFACE ELEVATIONS AND ELEVATIONS SHOWN TO THE NEAREST HUNDREDTH ARE SOLID SURFACE ELEVATIONS.
- GAZING LINES SHOWN HEREON ARE BASED ON UTILITY PLANS ACQUIRED FROM CENTERPOINT PLANS AND WERE FIELD VERIFIED WHERE POSSIBLE. OTHER UTILITY PLANS OR INFORMATION MAY EXIST NOT KNOWN TO THIS COMPANY.
- SURVEYOR DID NOT PHYSICALLY ENTER MANHOLES. UNDERGROUND PIPE SIZES WERE DETERMINED BY A "MEASURE DOWN" METHOD FROM TOP OF MANHOLE RIM OR TOP OF GRATE OR TOP OF CURB AND WERE COMPARED WITH UTILITY PLANS WHERE POSSIBLE.
- SURVEYOR HAS CONTACTED DITCHES FOR LOCATION OF BURIED UTILITY AND FIBER OPTIC LINES PRIOR TO THIS SURVEY. SURVEYOR CANNOT CERTIFY OR GUARANTEE THE ACCURACY OR COMPLETENESS OF THIS REQUEST. OTHER UNDERGROUND UTILITIES MAY EXIST (IF KNOWN) AND THIS COMPANY'S RESPONSIBILITY IS TO CONTACT DITCHES OR OTHER UTILITY NOTIFICATION SERVICES FOR LOCATION OF UNDERGROUND UTILITIES, PRIOR TO CONSTRUCTION.

### SURVEYOR'S CERTIFICATION

TO: UBALDO'S RESTAURANT, INC.  
CHARTER TITLE 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 AND CATEGORY 6, CONDITION II SURVEY, TO THE BEST OF MY KNOWLEDGE.

*Lucas G. Davis* DATE: 07/21/2021  
LUCAS G. DAVIS  
Registered Professional Land Surveyor  
Texas Registration No. 6599

## WINDROSE

### LAND SURVEYING & PLATING

11111 RICHMOND AVE, STE 150 | HOUSTON, TX 77082 | 713.458.2281  
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

LAND TITLE AND TOPOGRAPHIC SURVEY OF  
1.553 ACRES / 67,657 SQUARE FEET  
OUT OF UNRESTRICTED RESERVE "A", BLOCK 1  
FAIRFIELD TOWNE CENTER SMALL SHOPS  
F.C. NO. 678159, H.C.M.R.  
SITUATED IN THE  
J.W. MOODY SURVEY, ABSTRACT NO. 547  
HARRIS COUNTY, TEXAS

FIELD BY: RD CHECKED BY: LGD JOB NO. 56930  
DRAWN BY: DG/RV DATE: JUNE 2021 SHEET NO. 1 OF 1

### REVISIONS

DATE	REASON	BY