

**BENCHMARK:**  
 HARRIS COUNTY FLOODPLAIN REFERENCE MARK  
 NUMBER 020190  
 ALUM DISC STAMPED B 106 BM 03 ON BRIDGE  
 AT NORTH L STREET AND BIG ISLAND SLOUGH  
 LOCATED ON THE DOWNSTREAM CONCRETE  
 WALK, AT STREAM CENTER IN THE ARMAND  
 BAYOU WATERSHED NEAR STREAM B106-00-00.  
 ELEVATION: 24.193 FEET NAVD 1988, 2001  
 ADJUSTED.

**FEMA FLOODPLAIN STATEMENT:**  
 I HAVE EXAMINED THE FLOOD INSURANCE RATE  
 MAP, COMMUNITY PANEL NO. 48201C0940 M,  
 DATED JANUARY 6th 2017 AND HAVE  
 DETERMINED THAT THE TRACT HEREBY  
 SURVEYED LIES WHOLLY WITHIN ZONE "X"  
 UNSHADED OR AREAS DETERMINED TO BE  
 OUTSIDE THE 500-YEAR FLOODPLAIN.

**NOTICE:** STATEMENTS ARE BASED ON SCALING  
 THE LOCATION OF SAID SURVEY ON THE ABOVE  
 REFERENCED MAP. THIS INFORMATION IS TO BE  
 USED TO DETERMINE FLOOD INSURANCE RATES  
 ONLY, AND IS NOT INTENDED TO IDENTIFY  
 SPECIFIC FLOOD CONDITIONS.

**GENERAL NOTES:**

- 1: ALL WATER SUPPLY AND SANITARY SEWER MAINS TO BE CONSTRUCTED ACCORDING TO THE CITY OF DEER PARK SPECIFICATIONS.
- 2: EXISTING ELECTRICAL SERVICE IS PRESENT ALONG THE RIGHT-OF-WAY LINE OF UNDERWOOD ROAD AND ALONG THE SOUTH BOUNDARY LINE.
- 3: PROPERTY ZONING IS DESIGNATED M1 - INDUSTRIAL PARKS.
- 4: EASEMENTS WILL BE GRANTED FOR PUBLIC UTILITY COMPANIES ON-SITE AS REQUIRED.
- 5: ABSTRACT NAME, W.M. JONES SURVEY, A-482. TOTAL SUBDIVISION ACREAGE: 1.0331
- 6: ADJACENT PROPERTY AND ADJACENT STREET ELEVATION FUNCTIONALLY THE SAME AS THE TRACT ELEVATION.
- 7: THE BEARINGS AND COORDINATES SHOWN ON THIS PLAT ARE REFERENCED TO NAD83 HORIZONTAL PROJECTION ZONE TEXAS SOUTH CENTRAL 4204.
- 8: THE COORDINATES SHOWN ON THIS PLAT ARE GRID AND CAN BE SCALED TO SURFACE BY APPLYING A COMBINED SCALE FACTOR OF 1.0001165.
- 9: AN AERIAL EASEMENT IS NOT BEING DEDICATED ADJACENT TO THE 10' CITY OF DEER PARK WATERLINE EASEMENT, ON EITHER SIDE.

**METES AND BOUNDS DESCRIPTION**  
**24.6771 ACRES OF LAND**  
**WILLIAM JONES SURVEY, ABSTRACT NO. 482**  
**CITY OF DEER PARK, TEXAS**

Being 24.6771 acres or 1,074,936 square feet of land situated in the William Jones Survey, Abstract No. 482, City of Deer Park, Texas and being a portion of Lot 1 of the W.B. Root Subdivision, according to the map or plat thereof as recorded under Volume 2, Page 1 of the Map Records of Harris County, Texas, also being a portion of that certain called 30.1537 acre tract of land conveyed to Sanwood Investments, LP, by deed recorded under Harris County Clerk's File No. 20130176207. Said 24.6771 acre tract being more fully described by metes and bounds as follows:

► All bearing referenced herein are based on the Texas State Plane Coordinate System, Texas South Central Zone.

**COMMENCING** at a 1 inch iron pipe found for the northeast boundary corner of that certain called 1,000 acre tract of land as conveyed to Gary Poborsky and Rose C. Poborsky, recorded under Harris County Clerk's File No. 20140345710, said iron pipe also being located in the westerly right-of-way line of Underwood Road, based on a width of 100 feet;

**THENCE** South 03°33'49" East, along the easterly boundary line of the said 1,000 acre tract and along the easterly right-of-way line of said Underwood Road, passing at a distance of 200.00 feet, a 5/8 inch iron rod found for the southeasterly boundary corner of the said 1,000 acre tract and continuing on for a total distance of 230.00 feet to a 5/8 inch iron rod with plastic cap set for corner, said iron rod being the **POINT OF BEGINNING** of the herein described tract of land;

**THENCE** South 03°42'52" East, continuing along the easterly right-of-way line of said Underwood Road, for a distance of 1,200.17 feet to a chiseled "X" in concrete found for corner, said chiseled "X" being the northeasterly boundary corner of a called 6.10 acre tract of land as conveyed to Eldridge Land, LLC, John P. Polls and MJJ Associates, LLC, by deed recorded under Harris County Clerk's File No. Y801547;

**THENCE** South 87°05'31" West, departing from the easterly right-of-way line of said Underwood Road and along the northerly boundary line of the said 6.10 acre tract, for a distance of 584.00 feet, to a 5/8 inch iron rod with plastic cap set for corner, said iron rod being northwesterly boundary corner of the said 6.10 acre tract;

**THENCE** South 03°33'49" East, along the westerly boundary line of the said 6.10 acre tract, for a distance of 19.50 feet, to a 5/8 inch iron rod with plastic cap set for corner, said iron rod being located at the northeasterly boundary corner that certain called 1,000 acre tract as conveyed to Don F. Russell, by deed as recorded under Harris County Clerk's File No. H904244;

**THENCE** South 87°05'31" West, along the northerly boundary line of the said 1,000 Russell Tract, passing a 5/8 inch iron rod found for the northwest boundary corner of a said 1.00 acre tract, at a distance of 100.00 feet, and continuing for a total distance of 300.00 feet to a 5/8 inch iron rod with plastic cap set for corner, said corner being located in the easterly boundary line of a called 38.093 acre tract as conveyed to Stockard Realty Partnership, Ltd., recorded under Harris County Clerk's File No. W727564;

**THENCE** North 04°22'10" West, along the easterly boundary line of the said 38.093 acre tract, for a distance of 786.33 feet to a 5/8 inch iron rod with plastic cap set for corner, said iron rod being the northeasterly boundary corner of the said 38.093 acre tract and being an interior boundary corner of that certain called 35.422 acre tract as conveyed to Harris County Flood Control District, recorded under Harris County Clerk's File No. R188230;

**THENCE** North 04°07'19" West, along an easterly boundary line of the said 35.422 acre tract, for a distance of 433.76 feet, to a 5/8 inch iron rod with plastic cap set for corner, said iron rod being the southwesterly boundary corner of that certain called 3.7298 acre tract as conveyed to be to Gary A. Poborsky and Rose C. Poborsky, recorded under Harris County Clerk's File No. 20150230136;

**THENCE** North 87°06'14" East, along the southerly boundary line of the said 3.7298 acre tract, for a distance of 686.13 feet to the **POINT OF BEGINNING** and containing within these calls 1,074,936 square feet or 24.6771 acres of land.

**LINE BEARING DISTANCE**

L1	N 35°25'56" E	517.15'
L2	N 80°25'56" E	70.71'
L3	N 35°25'56" E	91.18'
L4	S 03°37'40" E	79.35'
L5	S 35°25'56" W	50.28'
L6	S 80°25'56" W	70.71'
L7	S 35°25'56" W	266.80'
L8	S 87°01'40" W	63.80'
L9	S 87°05'14" W	20.00'
L10	S 03°24'29" E	16.64'
L11	S 86°16'59" W	103.80'
L12	S 63°46'57" W	50.97'
L13	S 86°16'59" W	516.92'
L14	S 03°43'07" E	117.23'
L15	S 87°05'31" W	100.20'
L16	S 87°05'31" W	6.12'
L17	N 03°43'07" W	117.23'
L18	N 86°16'59" E	508.31'
L19	N 63°46'57" E	50.97'
L20	N 86°16'59" E	1191.81'
L21	N 80°25'56" E	56.57'
L22	N 35°25'56" E	244.37'
L23	N 35°25'56" E	14.14'
L24	N 87°05'31" E	112.75'

**ABBREVIATIONS**

AL ARC LENGTH  
 CB CHORD BEARING  
 CL CHORD LENGTH  
 E EAST  
 F FOUND  
 H.C.C.F. HARRIS COUNTY CLERK'S FILE  
 H.C.D.R. HARRIS COUNTY DEED RECORDS  
 H.C.M.R. HARRIS COUNTY MAP RECORDS  
 N NORTH  
 P.C. PAGE  
 R RADIIUS  
 S SOUTH  
 W WEST  
 W/ WITH  
 VOL VOLUME  
 I.R. IRON ROD  
 I.P. IRON PIPE  
 ROW RIGHT-OF-WAY  
 FC NO. FILE CODE NUMBER  
 NAVD NORTH AMERICAN VERTICAL DATUM  
 SQ. FT. SQUARE FEET  
 O.P.R.O.R.P. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY

STATE OF TEXAS  
 COUNTY OF HARRIS

WE, SANWOOD INVESTMENTS, LP, A TEXAS LIMITED PARTNERSHIP, THE OWNERS OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF UNDERWOOD DISTRIBUTION CENTER, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY, AND EASEMENTS THEREIN SHOWN, AND DESIGNATE SAID SUBDIVISION AS UNDERWOOD DISTRIBUTION CENTER IN THE W.M. JONES SURVEY A-482, AN ADDITION TO THE CITY OF DEER PARK, HARRIS COUNTY, TEXAS, AND DO HEREBY WAIVE ANY CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHING OF GRADES AS APPROVED FOR THE STREETS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE OF ANY PORTION OF STREETS TO SUCH GRADES; AND DO HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT THOSE STREETS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SPECIFICALLY NOTED AS PRIVATE STREETS OR PERMANENT ACCESS EASEMENTS, SHALL BE HEREBY ESTABLISHED AND MAINTAINED AS PRIVATE STREETS OR PERMANENT ACCESS EASEMENTS BY THE OWNERS, HEIRS, SUCCESSORS AND ASSIGNS TO PROPERTY LOCATED WITHIN THE BOUNDARIES OF THIS PLAT AND ALWAYS AVAILABLE FOR THE GENERAL USE OF SAID OWNERS AND TO THE PUBLIC FOR FIREFIGHTERS, FIRE FIGHTING EQUIPMENT, POLICE AND EMERGENCY VEHICLES OF WHATEVER NATURE AT ALL TIMES AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ESTABLISHED AS PRIVATE STREETS OR PERMANENT ACCESS EASEMENTS.

\*THERE IS ALSO DEDICATED FOR UTILITIES AN UNOBSTRUCTED AERIAL EASEMENT FIVE FEET WIDE FROM A PLANE 20 FEET ABOVE THE GROUND UPWARD LOCATED ADJACENT TO EACH SIDE OF ALL PUBLIC UTILITY REAR LOT EASEMENTS SHOWN HEREON.

\*WITNESS OUR HANDS IN DEER PARK, HARRIS COUNTY, TEXAS, THIS 17<sup>TH</sup> DAY OF APRIL, 2019.

SANWOOD INVESTMENTS, LP

By: *Randy Stockwell*  
 NAME: Randy Stockwell  
 TITLE: Managing Partner

STATE OF TEXAS  
 COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Randy Stockwell known to me to be the person whose name is subscribed to the foregoing instrument and acknowledgement to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 17 day of April, 2019

*B. Salinas*  
 Notary Public in and for the State of Texas  
 My Commission expires: 7/26/2021

THIS IS TO CERTIFY THAT I, KEVIN KOLB, OF THE STATE OF TEXAS HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND; AND THAT ALL BLOCK CORNERS, ANGLE POINTS AND POINTS OF CURVE ARE PROPERLY MARKED WITH CAPPED IRON RODS (5/8 INCH DIA. X 18 INCHES), AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.

KEVIN KOLB  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NO. 5269  
 DATE: 4-17-19

I, R. ADAM BALLESTEROS, P.E., CITY ENGINEER FOR THE CITY OF DEER PARK, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH THE CITY OF DEER PARK'S SUBDIVISION ORDINANCE.

CITY ENGINEER  
 R. ADAM BALLESTEROS, P.E.

"WE, THE UNDERSIGNED MEMBERS OF THE DEER PARK PLANNING AND ZONING COMMISSION IN A MEETING DULY AND LEGALLY HELD IN THE CITY OF DEER PARK, IN ACCORDANCE WITH CITY ORDINANCES, ON THE DAY OF APRIL 17, 2019, ON MOTION MADE AND SECONDED, ADOPTED, APPROVED SAID SUBDIVISION OF UNDERWOOD DISTRIBUTION CENTER, AND BY ITS ORDER, DULY RECORDED IN THE MINUTES OF THE DEER PARK PLANNING AND ZONING COMMISSION, ORDERED SAID PLAT FILED FOR RECORD IN THE OFFICE OF COUNTY CLERK OF HARRIS COUNTY, TEXAS.

WITNESS OUR HANDS AT DEER PARK, HARRIS COUNTY, TEXAS, THIS THE 17 DAY OF APRIL, 2019.

CHAIR, PLANNING AND ZONING COMMISSION  
 DON TIPPIT

SECRETARY, PLANNING AND ZONING COMMISSION  
 DOUGLAS COX

"WE, THE FIRE CHIEF AND/OR FIRE MARSHAL, DO HEREBY CERTIFY THAT THIS PLAT PROVIDES FOR ADEQUATE FIRE PROTECTION AND THE PROPER LOCATION AND NUMBER OF FIRE HYDRANTS IN COMPLIANCE WITH ALL PERTINENT ORDINANCES.

DATE: \_\_\_\_\_ DON DAVIS FIRE CHIEF

DATE: \_\_\_\_\_ BUDDY RICE FIRE MARSHAL

I, DIANE TRAUTMAN, CLERK OF THE COUNTY COURT OF HARRIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON APRIL 17, 2019, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., IN VOLUME \_\_\_\_\_ AT PAGE \_\_\_\_\_ HARRIS COUNTY MAP RECORDS.

"WITNESS MY HAND AND SEAL OF OFFICE, AT HOUSTON, ON THE DAY AND DATE LAST ABOVE WRITTEN.

DIANE TRAUTMAN, CLERK, COUNTY COURT HARRIS COUNTY, TEXAS

By: \_\_\_\_\_ DEPUTY."

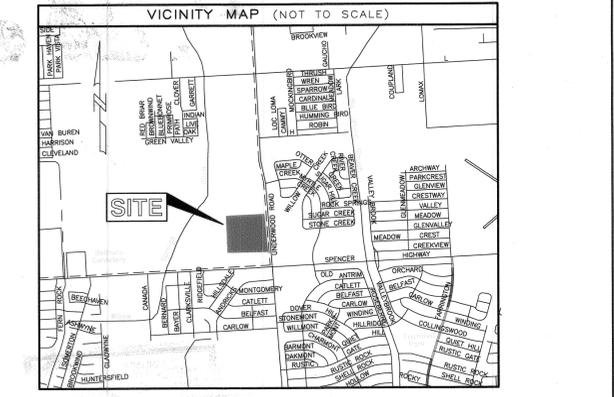
STATE OF TEXAS  
 COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Michael Duckett known to me to be the person whose name is subscribed to the foregoing instrument and acknowledgement to me that they executed the same for the purposes and considerations therein expressed and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 17 day of April, 2019.

*B. Salinas*  
 Notary Public in and for the State of Texas  
 Printed Name: B. Salinas  
 My Commission expires: 7/26/2021

By: *Michael Duckett*  
 Michael Duckett  
 Title: E.V.P.



# UNDERWOOD DISTRIBUTION CENTER

A SUBDIVISION OF 24.6771 ACRES OF LAND SITUATED IN THE W.M. JONES SURVEY, ABSTRACT NO. 482, CITY OF DEER PARK, HARRIS COUNTY, TEXAS, AND BEING A PORTION OF LOT 1, OF THE W.B. ROOT SUBDIVISION, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN VOLUME 2, PAGE 1, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

SCALE: 1" = 100'      DATE: APRIL, 2019  
 1 LOT      1 BLOCK

OWNER:  
**SANWOOD INVESTMENTS, LP**  
 a Texas limited partnership

SURVEYOR:  
**TOTAL SURVEYORS, INC.**  
 PROFESSIONAL LAND SURVEYORS  
 4301 CENTER STREET DEER PARK, TEXAS 77536  
 281-479-8719  
 T.P.L.S. FIRM NO. 10075300