

CITY OF DEER PARK

ReZoning



LN- 000626 -2025

PERMIT #: LN- 000626 -2025

ISSUED DATE:

PROJECT:

EXPIRATION DATE:

PROJECT ADDRESS: 5301 RED BLUFF RD

OWNER NAME: Red Bluff Opportunity Zone Llc CONTRACTOR:

ADDRESS: 9215 Northpark Dr

ADDRESS:

CITY: JOHNSTON

CITY:

STATE: IA

STATE:

ZIP: 50131

ZIP:

PHONE:



PROJECT DETAILS

PROPOSED USE: SQ FT: 0
DESCRIPTION: Rezone From Highway Service To M1 Industrial Park VALUATION: \$0.00

PERMIT FEES

TOTAL FEES: \$1,000.00 PAID: \$1,000.00 BALANCE: \$0.00

ALL PERMITS MUST BE POSTED ON THE JOBSITE AND VISIBLE FROM THE STREET

NOTICE

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 1 YEAR AT ANY TIME AFTER WORK IS STARTED. ALL PERMITS ARE SUBJECT TO THE FOLLOWING:

- ALL WORK MUST COMPLY WITH THE BUILDING, ELECTRICAL, PLUMBING, AND MECHANICAL CODES ADOPTED BY THE CITY OF DEER PARK AT THE TIME THE PERMIT IS ISSUED.
- IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO COMPLY WITH ALL STATE & FEDERAL DISABILITY REQUIREMENT
- ENCROACHMENTS OF EASEMENTS AND RIGHT-OF-WAYS ARE NOT ALLOWED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF THIS PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISION OF ANY OTHER STATE OR LOCAL LAWS REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.


SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT

3-25-25
DATE

REVIEWED FOR CODE COMPLIANCE BY

DATE

TO SCHEDULE NEXT DAY INSPECTIONS CALL BY 4PM 281-478-7270
ALL REINSPECTIONS ARE SUBJECT TO A \$45.00 REINSPECTION FEE

You can request a morning or afternoon inspection and we will do our best to accommodate you but there are no guarantees, it will depend on the volume of inspections scheduled that day.

710 E San Augustine Deer Park, TX 77536 Fax 281-478-0394
www.deerparktx.gov/publicworks



March 24, 2025

Deer Park Planning & Zoning Commission
710 E. San Augustine St.
Deer Park, TX 77536

Attn:

Greg Melching, Chief Building Official for Planning & Development
Debbie Westbeld, Economic Development Administrator

RE: *Request for Rezoning from "HS - Highway Service District" to "M1 - Industrial Parks"*

Dear Mr. Melching and Ms. Westbeld,

On behalf of Telos Capital, the current owner of the ~22.9 acre property located on Red Bluff Road, and Vigavi Realty, we are respectfully requesting a rezoning of the site from HS (Highway Service District) to M1 (Industrial Parks).

Originally, Telos Capital had planned to develop an RV park on this property. However, after careful consideration and discussions with various stakeholders, it has become clear that light industrial use is not only the highest and best use for the property but also a mutually beneficial solution for both the ownership group and the City of Deer Park. Understanding the city's ongoing focus on fostering economic growth and job creation, we believe that transitioning to industrial use aligns with those objectives and promotes a more sustainable future for this area.

Telos Capital has partnered with Vigavi Realty to transition the development plan to align with the needs of the community. We firmly believe that this rezoning will allow for the construction of modern light industrial facilities, including warehouse and office spaces, that will drive entrepreneurial activity and future economic development. These facilities have the potential to attract new businesses, create jobs, and generate substantial tax revenue for the city—helping to sustain Deer Park's growth in the years to come.

We hope the Commission will consider this request as an opportunity to enhance Deer Park's commercial landscape and secure a brighter future for its citizens. We remain committed to working closely with the city throughout this process and are confident that this rezoning will lead to a successful partnership that benefits all parties involved.

Thank you for your consideration of this request. We look forward to discussing this further and to continuing our efforts to support the growth and prosperity of Deer Park.

VIGAVI REALTY

1233 West Loop South, Suite 1250 – Houston TX 77027

832-831-9265 – www.vigavi.com



Sincerely,

Dustin Gillioz
Vigavi Realty

Dave Van Steenis, CFA, CPA
Telos Capital Funds

VIGAVI REALTY

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832-831-9265 – www.vigavi.com



EXHIBIT A – APPLICATION FOR AMENDMENT TO THE CITY OF DEER PARK, TEXAS ZONING ORDINANCE
(Attached separately)

VIGAVI REALTY

1233 West Loop South, Suite 1250 – Houston TX 77027

832-831-9265 – www.vigavi.com

**Application for Amendment
to the
City of Deer Park, Texas Zoning Ordinance**

To: City of Deer Park
Planning & Zoning Commission

Date Submitted: MARCH 24, 2025

(I and/or We) TELOS CAPITAL AND VIGAVI REALTY hereby make application for an amendment to the City of Deer Park Zoning Ordinance on the following described property (legal description):

Address is 5301 Red Bluff Road, Pasadena, Texas 77053.

The 22.9 acre tract was platted in April 2024 as "Deer Park RV".

A copy of the plat is attached below. as part of Exhibit C.

DESCRIPTION OF A TRACT OF LAND CONTAINING 22.897 ACRES (997,395 SQUARE FEET) SITUATED IN THE F. REYNOLDS SURVEY, ABSTRACT 643, HARRIS COUNTY, TEXAS

BEING A TRACT OF LAND CONTAINING 22.897 ACRES (997,395 SQUARE FEET), SITUATED IN THE F. REYNOLDS SURVEY, ABSTRACT 643, HARRIS COUNTY, TEXAS, BEING A PORTION OF LOTS 23, 28 AND ALL OF LOT 39 OF THE IOWA GARDENS SUBDIVISION, A SUBDIVISION PLAT AS RECORDED IN VOLUME 5, PAGE 4 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, BEING ALL OF A TRACT OF LAND CONVEYED UNITED RED BLUFF OPPORTUNITY ZONE, LLC BY DEED RECORDED UNDER CLERK'S FILE NO. RP-2019-138853, RP-2019-241034, RP-2019-137394 AND RP-2022-147732 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, SAID 22.897-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET 24" X 1/2" CONCRETE IN THE WEST RIGHT-OF-WAY LINE OF GLENWOOD AVENUE (30.00 FEET WIDE) AND IN THE EAST LINE OF SAID LOT 23 OF THE IOWA GARDENS SUBDIVISION FOR THE SOUTHWEST CORNER OF FRANK HILTON SUBDIVISION, AS RECORDED IN VOLUME 18, PAGE 41 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS; AND FOR THE NORTHEAST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 03°01'24" EAST, ALONG SAID RIGHT-OF-WAY LINE OF GLENWOOD AVENUE (30.00 FEET WIDE) AND IN THE EAST LINE OF SAID LOTS 23, 28 AND 39, A DISTANCE OF 1,415.46 FEET TO A FOUR 1/2-INCH IRON ROD FOR THE SOUTHWEST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 80°33'10" WEST, A DISTANCE OF 505.12 FEET TO A FOUND 1/2-INCH IRON ROD IN THE EAST RIGHT-OF-WAY LINE OF RED BLUFF ROAD (60.00 FEET WIDE) FOR THE SOUTHWEST CORNER OF SAID LOT 39 AND THE SOUTHWEST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 22°22'02" WEST, ALONG THE EAST LINE OF SAID RED BLUFF ROAD, A DISTANCE OF 502.84 FEET TO A FOUND 5/8-INCH IRON ROD FOR THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED UNITED SUSHANI LOGGING, LP AND FOR A WESTERLY CORNER CORNER OF THIS SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 00°40'03" EAST, ALONG THE SOUTH LINE OF SAID SUSHANI LOGGING TRACT A DISTANCE OF 270.58 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" FOR THE SOUTHWEST CORNER OF SAID SUSHANI LOGGING TRACT AND FOR AN INTERIOR CORNER;

THENCE NORTH 03°01'24" WEST, ALONG THE EAST LINE OF SAID SUSHANI LOGGING TRACT, A DISTANCE OF 169.00 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" FOR THE NORTHEAST CORNER OF SAID SUSHANI LOGGING TRACT AND FOR AN INTERIOR CORNER;

THENCE SOUTH 80°33'10" WEST, ALONG THE NORTH LINE OF SAID SUSHANI LOGGING TRACT, A DISTANCE OF 428.51 FEET TO A FOUND 5/8-INCH IRON ROD WITH CAP MARKED "TOC SURVEYING" IN THE EAST LINE OF SAID RED BLUFF ROAD, FOR THE NORTHEAST CORNER OF SAID SUSHANI LOGGING TRACT AND FOR A WESTERLY EXTERIOR CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 22°22'02" WEST, WITH THE EAST LINE OF SAID RED BLUFF ROAD, A DISTANCE OF 184.08 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" FOR THE SOUTHWEST CORNER OF FRANK HILTON SUBDIVISION AND FOR THE NORTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 88°43'02" EAST, ALONG THE SOUTH LINE OF SAID FRANK HILTON SUBDIVISION, A DISTANCE OF 1,000.72 (CALLED 1,000.00) FEET TO THE POINT OF BEGINNING AND CONTAINING 22.897 ACRES (997,395 SQUARE FEET), MORE OR LESS.

Currently zoned as HS - HIGHWAY SERVICE Request to be zoned to M1 - INDUSTRIAL PARKS

Deed Restrictions on the above described property are as follows:

(I and/or We) VIGAVI REALTY have paid the application fee of \$1,000.00 to the City of Deer Park City Secretary and a copy of the receipt is attached.

3-24-2025

Date

Property Owner's Signature

Owner's Designated Representative (if any)

Other Representative (if any)

A copy of the certificate of ownership or title is attached to the application



EXHIBIT B - PROPERTY OVERVIEW



VIGAVI REALTY

1233 West Loop South, Suite 1250 – Houston TX 77027

832-831-9265 – www.vigavi.com

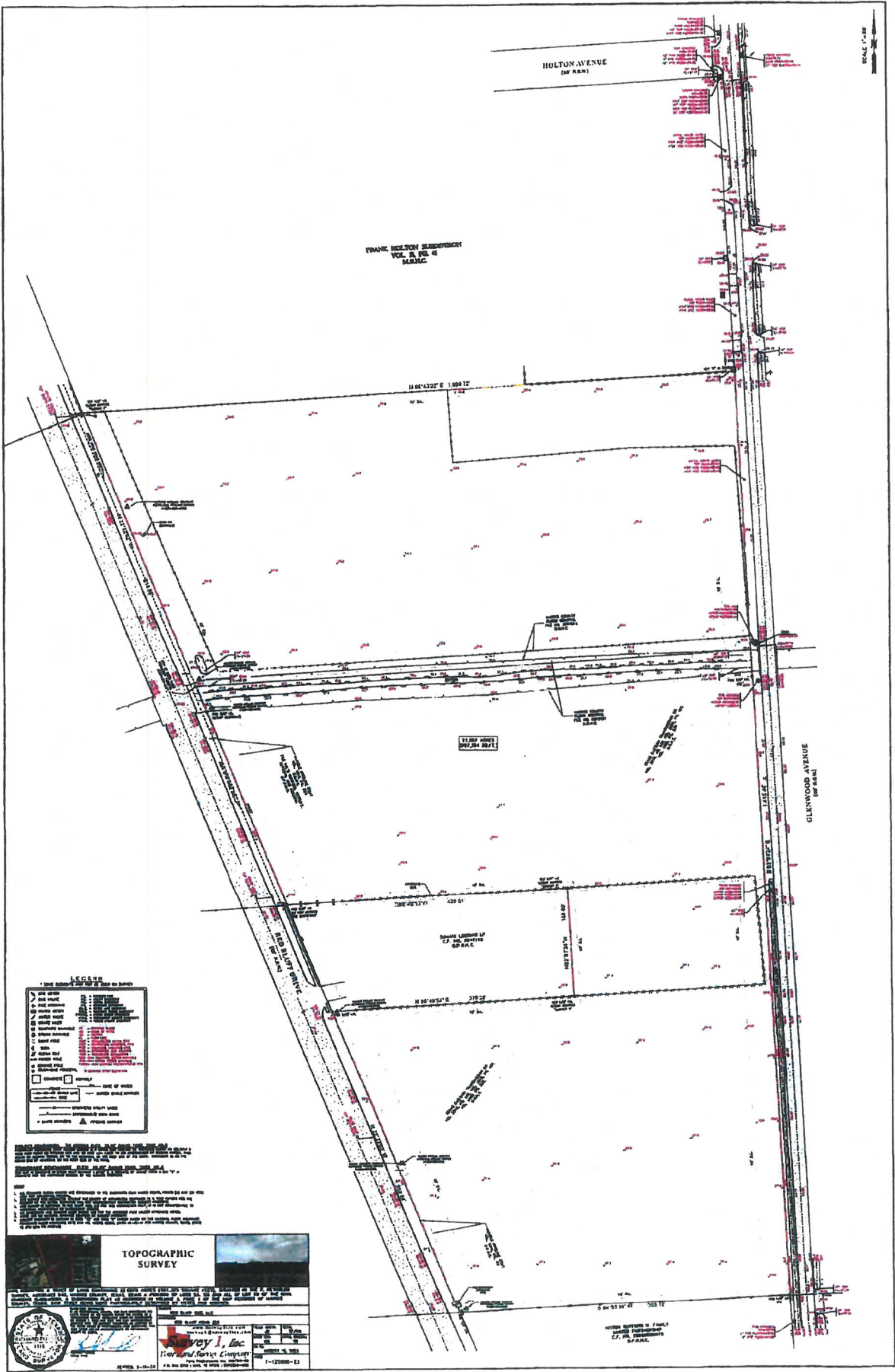


EXHIBIT C – PROPERTY SURVEY (Attached separately)

VIGAVI REALTY

1233 West Loop South, Suite 1250 -- Houston TX 77027

832-831-9265 – www.vigavi.com



LEGEND

1	Survey Boundary
2	Survey Station
3	Survey Line
4	Survey Point
5	Survey Area
6	Survey Station
7	Survey Line
8	Survey Point
9	Survey Area
10	Survey Station
11	Survey Line
12	Survey Point
13	Survey Area
14	Survey Station
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90	Survey Station
91	Survey Line
92	Survey Point
93	Survey Area
94	Survey Station
95	Survey Line
96	Survey Point
97	Survey Area
98	Survey Station
99	Survey Line
100	Survey Point

TOPOGRAPHIC SURVEY

Survey 1, Inc.
Professional Surveying Company
1234 Main Street
Anytown, CA 90001
Phone: (555) 123-4567
Fax: (555) 987-6543
E-mail: info@survey1.com

DATE: 1-15-24
PROJECT: 1-2024-01

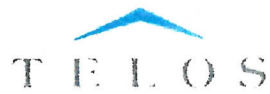


EXHIBIT D – EXISTING TITLE POLICY (Attached separately)

VIGAVI REALTY

1233 West Loop South, Suite 1250 – Houston TX 77027

832-831-9265 – www.vigavi.com

stewart title

COMMITMENT FOR TITLE INSURANCE


ISSUED BY
STEWART TITLE GUARANTY COMPANY

THE FOLLOWING COMMITMENT FOR TITLE INSURANCE IS NOT VALID UNLESS YOUR NAME AND THE POLICY AMOUNT ARE SHOWN IN SCHEDULE A, AND OUR AUTHORIZED REPRESENTATIVE HAS COUNTERSIGNED BELOW.

We, STEWART TITLE GUARANTY COMPANY, will issue our title insurance policy or policies (the Policy) to You (the proposed insured) upon payment of the premium and other charges due, and compliance with the requirements in Schedule C. Our Policy will be in the form approved by the Texas Department of Insurance at the date of issuance, and will insure your interest in the land described in Schedule A. The estimated premium for our Policy and applicable endorsements is shown on Schedule D. There may be additional charges such as recording fees, and expedited delivery expenses.

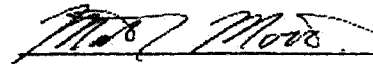
This Commitment ends ninety (90) days from the effective date, unless the Policy is issued sooner, or failure to issue the Policy is our fault. Our liability and obligations to you are under the express terms of this Commitment and end when this Commitment expires.

In Witness Whereof, the Company has caused this commitment to be signed and sealed as of the effective date of commitment as shown in Schedule A, the commitment to become valid and binding only when countersigned by an authorized signatory.



Authorized Countersignature

Stewart Title Company
601 S Friendswood Drive, Suite 103
Friendswood, TX 77546



Matt Morris
President and CEO



Denise Carraux
Secretary

For purposes of this form the "Stewart Title" logo featured above is the represented logo for the underwriter, Stewart Title Guaranty Company.

CONDITIONS AND STIPULATIONS

1. If you have actual knowledge of any matter which may affect the title or mortgage covered by this Commitment, that is not shown in Schedule B, you must notify us in writing,. If you do not notify us in writing, our liability to you is ended or reduced to the extent that your failure to notify us affects our liability. If you do notify us, or we learn of such matter, we may amend Schedule B, but we will not be relieved of liability already incurred.
2. Our liability is only to you, and others who are included in the definition of Insured in the Policy to be issued. Our liability is only for actual loss incurred in your reliance on this Commitment to comply with its requirements or to acquire the interest in the land. Our liability is limited to the amount shown in Schedule A of this Commitment and will be subject to the following terms of the Policy; Insuring Provisions, Conditions and Stipulations, and Exclusions.

All notices required to be given the Company and any statement in writing required to be furnished the Company shall be addressed to: Securities and Exchange Commission, Box 1099, Hosonora, PA 17033. The address is 5301 Red Bluff Road.

STEWART TITLE GUARANTY COMPANY

IMPORTANT INFORMATION

FOR INFORMATION, OR
TO MAKE A COMPLAINT
CALL OUR TOLL-FREE TELE-
PHONE NUMBER

1-800-729-1902

ALSO
YOU MAY CONTACT
THE TEXAS DEPARTMENT
OF INSURANCE AT

1-800-252-3439

to obtain information on:

1. filing a complaint against an insurance company or agent,
2. whether an insurance company or agent is licensed,
3. complaints received against an insurance company or agent.
4. policyholder rights, and
5. a list of consumer publications and services available through the Department.

YOU MAY ALSO WRITE TO
THE TEXAS DEPARTMENT OF
INSURANCE
P.O. BOX 149104
AUSTIN, TEXAS 78714-9104
FAX NO. (512) 490-1007

AVISO IMPORTANTE

PARA INFORMACION, O
PARA SOMETER UNA QUEJA
LLAME AL NUMERO GRATIS

1-800-729-1902

TAMBIEN
PUEDE COMUNICARSE CON
EL DEPARTAMENTO DE SEGUROS
DE TEXAS AL

1-800-252-3439

para obtener informacion sobre:

1. como someter una queja en contra de una compania de seguros o agente de seguros,
2. si una compania de seguros o agente de seguros tiene licencia,
3. quejas recibidas en contra de una compania de seguros o agente de seguros,
4. los derechos del asegurado, y
5. una lista de publicaciones y servicios para consumidores disponibles a traves del Departamento.

TAMBIEN PUEDE ESCRIBIR AL
DEPARTAMENTO DE SEGUROS DE
TEXAS
P.O. BOX 149104
AUSTIN, TEXAS 78714-9104
FAX NO. (512) 490-1007

TEXAS TITLE INSURANCE INFORMATION

Title insurance insures you against loss resulting from certain risks to your title.

The commitment for Title Insurance is the title insurance company's promise to issue the title insurance policy. The commitment is a legal document. You should review it carefully to completely understand it before your closing date.

El seguro de título le asegura en relación a pérdidas resultantes de ciertos riesgos que pueden afectar el título de su propiedad.

El Compromiso para Seguro de Título es la promesa de la compañía aseguradora de títulos de emitir la póliza de seguro de título. El Compromiso es un documento legal. Usted debe leerlo cuidadosamente y entenderlo completamente antes de la fecha para finalizar su transacción.

Your commitment for Title Insurance is a legal contract between you and us. The Commitment is not an opinion or report of your title. It is a contract to issue you a policy subject to the Commitment's terms and requirements.

Before issuing a Commitment for Title Insurance (the Commitment) or a Title Insurance Policy (the Policy), the title insurance Company (the Company) determines whether the title is insurable. This determination has already been made. Part of that determination involves the Company's decision to insure the title except for certain risks that will not be covered by the Policy. Some of these risks are listed in Schedule B of the attached Commitment as Exceptions. Other risks are stated in the Policy as Exclusions. These risks will not be covered by the Policy. The Policy is not an abstract of title nor does a Company have an obligation to determine the ownership of any mineral interest.

MINERALS AND MINERAL RIGHTS may not be covered by the Policy. The Company may be unwilling to insure title unless there is an exclusion or an exception as to Minerals and Mineral Rights in the Policy. Optional endorsements insuring certain risks involving minerals, and the use of improvements (excluding lawns, shrubbery and trees) and permanent buildings may be available for purchase. If the title insurer issues the title policy with an exclusion or exception to the minerals and mineral rights, neither this Policy, nor the optional endorsements, ensure that the purchaser has title to the mineral rights related to the surface estate.

Another part of the determination involves whether the promise to insure is conditioned upon certain requirements being met. Schedule C of the Commitment lists these requirements that must be satisfied or the Company will refuse to cover them. You may want to discuss any matters shown in Schedules B and C of the Commitment with an attorney. These matters will affect your title and your use of the land.

When your Policy is issued, the coverage will be limited by the Policy's Exceptions, Exclusions and Conditions, defined below.

- EXCEPTIONS are title risks that a Policy generally covers but does not cover in a particular instance. Exceptions are shown on Schedule B or discussed in Schedule C of the Commitment. They can also be added if you do not comply with the Conditions section of the Commitment. When the Policy is issued, all Exceptions will be on Schedule B of the Policy.
- EXCLUSIONS are title risks that a Policy generally does not cover. Exclusions are contained in the Policy but not shown or discussed in the Commitment.
- CONDITIONS are additional provisions that qualify or limit your coverage. Conditions include your responsibilities and those of the Company. They are contained in the Policy but not shown or discussed in the Commitment. The Policy Conditions are not the same as the Commitment Conditions.

You can get a copy of the policy form approved by the Texas Department of Insurance by calling the Title Insurance Company at 1-800-729-1902 or by calling the title insurance agent that issued the Commitment. The Texas Department of Insurance may revise the policy form from time to time.

You can also get a brochure that explains the policy from the Texas Department of Insurance by calling 1-800-252-3439.

Before the Policy is issued, you may request changes in the Policy. Some of the changes to consider are:

- Request amendment of the "area and boundary" exception (Schedule B, paragraph 2). To get this amendment, you must furnish a survey and comply with other requirements of the Company. On the Owner's Policy, you must pay an additional premium for the amendment. If the survey is acceptable to the Company and if the Company's other requirements are met, your Policy will insure you against loss because of discrepancies or conflicts in boundary lines, encroachments or protrusions, or overlapping of improvements. The Company may then decide not to insure against specific boundary or survey problems by making special exceptions in the Policy. Whether or not you request amendment of the "area and boundary" exception, you should determine whether you want to purchase and review a survey if a survey is not being provided to you.
- Allow the Company to add an exception to "rights of parties in possession". If you refuse this exception, the Company or the title insurance agent may inspect the property. The Company may except to and not insure you against the rights of specific persons, such as renters, adverse owners or easement holders who occupy the land. The Company may charge you for the inspection. If you want to make your own inspection, you must sign a Waiver of Inspection form and allow the Company to add this exception to your Policy.

The entire premium for a Policy must be paid when the Policy is issued. You will not owe any additional premiums unless you want to increase your coverage at a later date and the Company agrees to add an Increased Value Endorsement.

**COMMITMENT FOR TITLE INSURANCE
SCHEDULE A**

ISSUED BY
STEWART TITLE GUARANTY COMPANY

File No.: 359899	Effective Date: April 12, 2019 at 8:00AM
CLOSER: D'Ann Andrus	Issued: May 2, 2019 2:16PM

1. The policy or policies to be issued are:

- a. OWNER'S POLICY OF TITLE INSURANCE (Form T-1)
(Not applicable for improved one-to-four family residential real estate)
Policy Amount:
PROPOSED INSURED: Red Bluff Opportunity Zone, LLC, a Texas limited liability company
- b. TEXAS RESIDENTIAL OWNER'S POLICY OF TITLE INSURANCE
-ONE-TO-FOUR FAMILY RESIDENCES (Form T-1R)
Policy Amount: \$
PROPOSED INSURED:
- c. LOAN POLICY OF TITLE INSURANCE (Form T-2)
Policy Amount: \$
PROPOSED INSURED:
Proposed Borrower:
- d. TEXAS SHORT FORM RESIDENTIAL LOAN POLICY OF TITLE INSURANCE (Form T-2R)
Policy Amount: \$
PROPOSED INSURED:
Proposed Borrower:
- e. LOAN TITLE POLICY BINDER ON INTERIM CONSTRUCTION LOAN (Form T-13)
Binder Amount: \$
PROPOSED INSURED:
Proposed Borrower:
- f. OTHER:
Policy Amount: \$
PROPOSED INSURED:

2. The interest in the land covered by this Commitment is:

FEE SIMPLE

3. Record title to the land on the Effective Date appears to be vested in:

SUHANI LODGING GROUP, L.P.

4. Legal description of land:

See Exhibit "A" Attached Hereto

COMMITMENT FOR TITLE INSURANCE
EXHIBIT "A"
LEGAL DESCRIPTION

ISSUED BY
STEWART TITLE GUARANTY COMPANY

File No.: 359899

Being a tract of land containing 1.1693 acres (50,937 square feet), situated in the F. Reynolds Survey, Abstract 643, and being out of Lot 28, of the Iowa Gardens Subdivision, recorded in Volume 3, Page 4 of the Map Records of Harris County, Texas, and being part of a tract of land conveyed unto Suhani Lodging Group, L.P. by deed recorded in County Clerk's File No. X047195 of the Official Public Records of Harris County, Texas. Said 1.1693-acre tract being more particularly described by metes and bounds as follows:

COMMENCING at the northeast corner of said Lot 28, and being on the west right-of-way line of Glenwood Drive (50 feet wide), same being the northeast corner of that tract of land conveyed unto Gateway Development, L.P. by deed recorded in the County Clerk's File No. 20070269114 of the Official Public Records of Harris County, Texas;

THENCE South 03° 01' 24" East along the common line of said Lot 28 and the west right-of-way line of said Glenwood Drive, a distance of 302.57 feet to a found 5/8-inch iron rod for the POINT OF BEGINNING and the northeast corner of herein described tract;

THENCE continuing South 03° 01' 24" East along the common line of said Lot 28 and the west right-of-way line of said Glenwood Drive, a distance of 169.00 feet to a found 5/8-inch iron rod for the northeast corner of Lot 39 of said subdivision, same being the southeast corner of herein described tract;

THENCE South 89° 40' 53" West along the common line of said Lot 28 and Lot 39, a distance of 301.40 feet to set 1/2-inch iron rod with cap marked "SURVEY 1" for the southwest corner of herein described tract;

THENCE North 03° 01' 24" West, a distance of 169.00 feet to the Energy Transfer Company pipeline marker for the northwest corner of herein described tract;

THENCE North 89° 40' 53" East along the south line of said Gateway Development, L.P. tract, a distance of 301.40 feet to POINT OF BEGINNING and containing 1.1693 acres (50,937 square feet), more or less.

Commitment**COMMITMENT FOR TITLE INSURANCE (T-7)**

Issued By:

**Fidelity National Title Insurance
Company**

Commitment Number:

FAH18009294

THE FOLLOWING COMMITMENT FOR TITLE INSURANCE IS NOT VALID UNLESS YOUR NAME AND THE POLICY AMOUNT ARE SHOWN IN SCHEDULE A, AND OUR AUTHORIZED REPRESENTATIVE HAS COUNTERSIGNED BELOW.

We (Fidelity National Title Insurance Company, a Florida corporation) will issue our title insurance policy or policies (the Policy) to You (the proposed insured) upon payment of the premium and other charges due, and compliance with the requirements in Schedule C. Our Policy will be in the form approved by the Texas Department of Insurance at the date of issuance, and will insure your interest in the land described in Schedule A. The estimated premium for our Policy and applicable endorsements is shown on Schedule D. There may be additional charges such as recording fees, and expedited delivery expenses.

This Commitment ends ninety (90) days from the effective date, unless the Policy is issued sooner, or failure to issue the Policy is our fault. Our liability and obligations to you are under the express terms of this Commitment and end when this Commitment expires.

Issued By:

Fidelity National Title Agency, Inc.

Fidelity National Title Insurance Company

By:

President

Attest:

Secretary

DeeDee Whitten

**CONDITIONS AND STIPULATIONS**

1. If you have actual knowledge of any matter which may affect the title or mortgage covered by this Commitment that is not shown in Schedule B you must notify us in writing. If you do not notify us in writing, our liability to you is ended or reduced to the extent that your failure to notify us affects our liability. If you do notify us, or we learn of such matter, we may amend Schedule B, but we will not be relieved of liability already incurred.
2. Our liability is only to you, and others who are included in the definition of Insured in the Policy to be issued. Our liability is only for actual loss incurred in your reliance on this Commitment to comply with its requirements, or to acquire the interest in the land. Our liability is limited to the amount shown in Schedule A of this Commitment and will be subject to the following terms of the Policy: Insuring Provisions, Conditions and Stipulations, and Exclusions.

SCHEDULE A

Effective Date: January 24, 2019 at 8:00 AM
Commitment No.: FAH18009294

GF No.: FTH-77F-FAH18009294
Issued: January 30, 2019 at 8:00 AM

1. The policy or policies to be issued are:

- a. OWNER'S POLICY OF TITLE INSURANCE (Form T-1)
(Not applicable for improved one-to-four family residential real estate)

Policy Amount:
PROPOSED INSURED: Whitestone MGH Holdings, LLC, a Texas limited liability company

- b. TEXAS RESIDENTIAL OWNER'S POLICY OF TITLE INSURANCE
ONE-TO-FOUR FAMILY RESIDENCES (Form T-1R)

Policy Amount:
PROPOSED INSURED:

- c. LOAN POLICY OF TITLE INSURANCE (Form T-2)

Policy Amount:
PROPOSED INSURED:
Proposed Borrower:

- d. TEXAS SHORT FORM RESIDENTIAL LOAN POLICY OF TITLE INSURANCE (Form T-2R)

Policy Amount:
PROPOSED INSURED:
Proposed Borrower:

- e. LOAN TITLE POLICY BINDER ON INTERIM CONSTRUCTION LOAN (Form T-13)

Policy Amount:
PROPOSED INSURED:
Proposed Borrower:

- f. OTHER

Policy Amount:
PROPOSED INSURED:

2. The interest in the land covered by this Commitment is:

Fee Simple

3. Record title to the land on the Effective Date appears to be vested in:

SOHAIL SYED

SCHEDULE A
(continued)

4. Legal description of land:

All that certain tract or parcel of land containing **5.4413** acres of land out of Lot 28 of IOWA GARDENS, a Subdivision in Harris County, Texas according to the map or plat thereof filed for record in Volume 3, Page 4 of the Harris County Map Records, said **5.4413** acre tract being that same tract of land described as 5.441 acres of land in a Gift Deed filed for record under Harris County Clerk's File No. U-125975 and being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8" Iron rod (found) in the West right-of-way line of Glenwood Drive, (50.00 feet in width), marking the Northeast corner of Lot 39 of said Iowa Gardens, the Northeast corner of that certain call 6.37 acre tract of land as described in a deed filed for record under Harris County Clerk's File No. L-552944, the Southeast corner of said Lot 28, and the Southeast corner of that certain call 2.720 acre tract of land as described in a deed filed for record under Harris County Clerk's File No. L-552944;

THENCE NORTH, a distance of 169.00 feet along the West right-of-way line of said Glenwood Drive to a 5/8" iron rod (found) in the East line of said Lot 28 marking the Northeast corner of said 2.720 acre tract of land and the Southeast corner and **POINT OF BEGINNING** of the herein described 5.4413 acre tract of land;

THENCE S 89° 42' 17" W, a distance of 730.91 feet along the common line of said 2.720 acre and said 5.4413 acre tracts of land to a 5/8" iron rod with E.I.C. cap (set) in the Northeast right-of-way line of Red Bluff Road, (80.00 feet in width), and in the West line of said Lot 28 marking the Northwest corner of said 2.720 acre tract of land and the Southwest corner of the herein described 5.4413 acre tract of land, from which point a 5/8" iron rod (found) marking the Southwest corner of said Lot 28, the Northwest corner of said Lot 39, the Northwest corner of said 6.37 acre tract of land and the Southwest corner of said 2.720 acre tract of land bears S 19° 20' 38" E, 178.79 feet;

THENCE N 19° 20' 38" W, a distance of 319.88 feet along the Northeast right-of-way line of said Red Bluff Road to a 5/8" iron rod with E.I.C. cap (set) in the South line of a Harris County Flood Control Drainage Unit B-114-00-00 marking the Northwest corner of said Lot 28, the Southwest corner of Lot 23 of said Iowa Gardens, the Southwest corner of that certain call 0.90 acre tract of land as described in a deed filed for record in Volume 2826, Page 96 of the Harris County Deed Records, and the Northwest corner of the herein described 5.4413 acre tract of land, from which point a 1/2" iron rod with cap (found stamped Baldridge Surveying) bears S 63° 23' 15" E, 4.17 feet;

THENCE N 89° 42' 17" E, a distance of 836.87 feet along the common line of said Lot 23, said Lot 28, said 0.90 acre tract, and said 5.4413 acre tract to a 5/8" iron rod (found) in the West right-of-way line of said Glenwood Drive marking the Southeast corner of said Lot 23, the Southeast corner of said 0.90 acre tract of land, the Northeast corner of said Lot 28 and the Northeast corner of the herein described 5.4413 acre tract of land;

THENCE South, a distance of 302.37 feet along the West right-of-way line of said Glenwood Drive to the **POINT OF BEGINNING** and containing **5.4413** acres of land.

NOTE: This Company does not represent that the above acreage or square footage calculations are correct.

END OF SCHEDULE A



COMMITMENT FOR TITLE INSURANCE T-7
Issued by
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

THE FOLLOWING COMMITMENT FOR TITLE INSURANCE IS NOT VALID UNLESS YOUR NAME AND THE POLICY AMOUNT ARE SHOWN IN **SCHEDULE A**, AND OUR AUTHORIZED REPRESENTATIVE HAS COUNTERSIGNED BELOW.

We (Old Republic National Title Insurance Company) will issue our title insurance policy or policies (the Policy) to You (the proposed insured) upon payment of the premium and other charges due, and compliance with the requirements in Schedule B and Schedule C. Our Policy will be in the form approved by the Texas Department of Insurance at the date of issuance, and will insure your interest in the land described in Schedule A. The estimated premium for our Policy and applicable endorsements is shown on Schedule D. There may be additional charges such as recording fees, and expedited delivery expenses.

This Commitment ends ninety (90) days from the effective date, unless the Policy is issued sooner, or failure to issue the Policy is our fault. Our liability and obligations to you are under the express terms of this Commitment and end when this Commitment expires.

Issued through the Office of:

Heidi Andrews

Old Republic National Title Insurance Company

777 Post Oak Blvd Ste. 100

Houston, TX 77056

Phone: 713-626-9220

Fax: 281-715-5680

Email: HAndrews@OldRepublicTitle.com



Authorized Signature

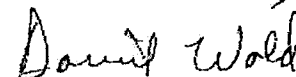
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

A Stock Company

408 Second Avenue South, Minneapolis, Minnesota 55401

(612) 371-1111

By  President

Attest  Secretary

SCHEDULE A

Heidi Andrews
TG/ TD: M3/4 1st rev TG
Effective Date: November 14, 2018, 8:00 A.M.
Issued Date: November 21, 2018

G.F. No. or File No. **18006009**

1. The policy or policies to be issued are:
 - (a) OWNER'S POLICY OF TITLE INSURANCE (Form T-1)
(Not applicable for improved one-to-four family residential real estate)
Policy Amount:
PROPOSED INSURED: Whitestone MGH Holdings LLC and/or Assigns
 - (b) TEXAS RESIDENTIAL OWNER'S POLICY OF TITLE INSURANCE
ONE-TO-FOUR FAMILY RESIDENCES (Form T-1R)
Policy Amount:
PROPOSED INSURED:
 - (c) LOAN POLICY OF TITLE INSURANCE (Form T-2)
Policy Amount:
PROPOSED INSURED:
Proposed Borrower:
 - (d) TEXAS SHORT FORM RESIDENTIAL LOAN POLICY OF TITLE INSURANCE (Form T-2R)
Policy Amount:
PROPOSED INSURED:
Proposed Borrower:
 - (e) LOAN TITLE POLICY BINDER ON INTERIM CONSTRUCTION LOAN (Form T-13)
Binder Amount:
PROPOSED INSURED:
Proposed Borrower:
 - (f) OTHER
Policy Amount:
PROPOSED INSURED:
2. The interest in the land covered by this Commitment is: Fee Simple
3. Record title to the land on the Effective Date appears to be vested in:

W. WOODRUFF TOMPKINS, INDIVIDUALLY AND AS TRUSTEE FOR THE W. WOODRUFF TOMPKINS TRUST DATED JULY 17, 1979
4. Legal description of land:

Lot Thirty-nine (39) of IOWA GARDENS, a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in Volume 3, Page 4 of the Map Records of Harris County, Texas.

stewart title

COMMITMENT FOR TITLE INSURANCE

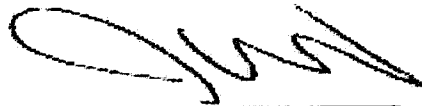
ISSUED BY
STEWART TITLE GUARANTY COMPANY

THE FOLLOWING COMMITMENT FOR TITLE INSURANCE IS NOT VALID UNLESS YOUR NAME AND THE POLICY AMOUNT ARE SHOWN IN SCHEDULE A, AND OUR AUTHORIZED REPRESENTATIVE HAS COUNTERSIGNED BELOW.

We, STEWART TITLE GUARANTY COMPANY, will issue our title insurance policy or policies (the Policy) to You (the proposed insured) upon payment of the premium and other charges due, and compliance with the requirements in Schedule C. Our Policy will be in the form approved by the Texas Department of Insurance at the date of issuance, and will insure your interest in the land described in Schedule A. The estimated premium for our Policy and applicable endorsements is shown on Schedule D. There may be additional charges such as recording fees, and expedited delivery expenses.

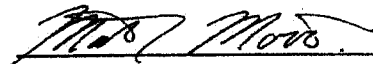
This Commitment ends ninety (90) days from the effective date, unless the Policy is issued sooner, or failure to issue the Policy is our fault. Our liability and obligations to you are under the express terms of this Commitment and end when this Commitment expires.

In Witness Whereof, the Company has caused this commitment to be signed and sealed as of the effective date of commitment as shown in Schedule A, the commitment to become valid and binding only when countersigned by an authorized signatory.



Authorized Countersignature

Stewart Title Company
601 S Friendswood Drive, Suite 103
Friendswood, TX 77546



Matt Morris
President and CEO



Denise Carraux
Secretary

For purposes of this form the "Stewart Title" logo featured above is the represented logo for the underwriter, Stewart Title Guaranty Company.

CONDITIONS AND STIPULATIONS

1. If you have actual knowledge of any matter which may affect the title or mortgage covered by this Commitment, that is not shown in Schedule B, you must notify us in writing. If you do not notify us in writing, our liability to you is ended or reduced to the extent that your failure to notify us affects our liability. If you do notify us, or we learn of such matter, we may amend Schedule B, but we will not be relieved of liability already incurred.
2. Our liability is only to you, and others who are included in the definition of Insured in the Policy to be issued. Our liability is only for actual loss incurred in your reliance on this Commitment to comply with its requirements or to acquire the interest in the land. Our liability is limited to the amount shown in Schedule A of this Commitment and will be subject to the following terms of the Policy: Insuring Provisions, Conditions and Stipulations, and Exclusions.

All notices required to be given the Company and any statement in writing required to be furnished the Company shall be addressed to it at P.O. Box 2029, Houston, Texas 77252-2029.

STEWART TITLE GUARANTY COMPANY

IMPORTANT INFORMATION

FOR INFORMATION, OR
TO MAKE A COMPLAINT
CALL OUR TOLL-FREE TELE-
PHONE NUMBER

1-800-729-1902

ALSO
YOU MAY CONTACT
THE TEXAS DEPARTMENT
OF INSURANCE AT

1-800-252-3439

to obtain information on:

1. filing a complaint against an insurance company or agent,
2. whether an insurance company or agent is licensed,
3. complaints received against an insurance company or agent.
4. policyholder rights, and
5. a list of consumer publications and services available through the Department.

YOU MAY ALSO WRITE TO
THE TEXAS DEPARTMENT OF
INSURANCE
P.O. BOX 149104
AUSTIN, TEXAS 78714-9104
FAX NO. (512) 490-1007

AVISO IMPORTANTE

PARA INFORMACION, O
PARA SOMETER UNA QUEJA
LLAME AL NUMERO GRATIS

1-800-729-1902

TAMBIEN
PUEDE COMUNICARSE CON
EL DEPARTAMENTO DE SEGUROS
DE TEXAS AL

1-800-252-3439

para obtener informacion sobre:

1. como someter una queja en contra de una compania de seguros o agente de seguros,
2. si una compania de seguros o agente de seguros tiene licencia,
3. quejas recibidas en contra de una compania de seguros o agente de seguros,
4. los derechos del asegurado, y
5. una lista de publicaciones y servicios para consumidores disponibles a traves del Departamento.

TAMBIEN PUEDE ESCRIBIR AL
DEPARTAMENTO DE SEGUROS DE
TEXAS
P.O. BOX 149104
AUSTIN, TEXAS 78714-9104
FAX NO. (512) 490-1007

TEXAS TITLE INSURANCE INFORMATION

Title insurance insures you against loss resulting from certain risks to your title.

The commitment for Title Insurance is the title insurance company's promise to issue the title insurance policy. The commitment is a legal document. You should review it carefully to completely understand it before your closing date.

El seguro de titulo le asegura en relacion a perdidas resultantes de ciertos riesgos que pueden afectar el titulo de su propiedad.

El Compromiso para Seguro de Titulo es la promesa de la compania aseguradora de titulos de emitir la poliza de seguro de titulo. El Compromiso es un documento legal. Usted debe leerlo cuidadosamente y entenderlo completamente antes de la fecha para finalizar su transaccion.

Your commitment for Title Insurance is a legal contract between you and us. The Commitment is not an opinion or report of your title. It is a contract to issue you a policy subject to the Commitment's terms and requirements.

Before issuing a Commitment for Title Insurance (the Commitment) or a Title Insurance Policy (the Policy), the title insurance Company (the Company) determines whether the title is insurable. This determination has already been made. Part of that determination involves the Company's decision to insure the title except for certain risks that will not be covered by the Policy. Some of these risks are listed in Schedule B of the attached Commitment as Exceptions. Other risks are stated in the Policy as Exclusions. These risks will not be covered by the Policy. The Policy is not an abstract of title nor does a Company have an obligation to determine the ownership of any mineral interest.

MINERALS AND MINERAL RIGHTS may not be covered by the Policy. The Company may be unwilling to insure title unless there is an exclusion or an exception as to Minerals and Mineral Rights in the Policy. Optional endorsements insuring certain risks involving minerals, and the use of improvements (excluding lawns, shrubbery and trees) and permanent buildings may be available for purchase. If the title insurer issues the title policy with an exclusion or exception to the minerals and mineral rights, neither this Policy, nor the optional endorsements, ensure that the purchaser has title to the mineral rights related to the surface estate.

Another part of the determination involves whether the promise to insure is conditioned upon certain requirements being met. Schedule C of the Commitment lists these requirements that must be satisfied or the Company will refuse to cover them. You may want to discuss any matters shown in Schedules B and C of the Commitment with an attorney. These matters will affect your title and your use of the land.

When your Policy is issued, the coverage will be limited by the Policy's Exceptions, Exclusions and Conditions, defined below.

- EXCEPTIONS are title risks that a Policy generally covers but does not cover in a particular instance. Exceptions are shown on Schedule B or discussed in Schedule C of the Commitment. They can also be added if you do not comply with the Conditions section of the Commitment. When the Policy is issued, all Exceptions will be on Schedule B of the Policy.
- EXCLUSIONS are title risks that a Policy generally does not cover. Exclusions are contained in the Policy but not shown or discussed in the Commitment.
- CONDITIONS are additional provisions that qualify or limit your coverage. Conditions include your responsibilities and those of the Company. They are contained in the Policy but not shown or discussed in the Commitment. The Policy Conditions are not the same as the Commitment Conditions.

You can get a copy of the policy form approved by the Texas Department of Insurance by calling the Title Insurance Company at 1-800-729-1902 or by calling the title insurance agent that issued the Commitment. The Texas Department of Insurance may revise the policy form from time to time.

You can also get a brochure that explains the policy from the Texas Department of Insurance by calling 1-800-252-3439.

Before the Policy is issued, you may request changes in the Policy. Some of the changes to consider are:

- Request amendment of the "area and boundary" exception (Schedule B, paragraph 2). To get this amendment, you must furnish a survey and comply with other requirements of the Company. On the Owner's Policy, you must pay an additional premium for the amendment. If the survey is acceptable to the Company and if the Company's other requirements are met, your Policy will insure you against loss because of discrepancies or conflicts in boundary lines, encroachments or protrusions, or overlapping of improvements. The Company may then decide not to insure against specific boundary or survey problems by making special exceptions in the Policy. Whether or not you request amendment of the "area and boundary" exception, you should determine whether you want to purchase and review a survey if a survey is not being provided to you.
- Allow the Company to add an exception to "rights of parties in possession". If you refuse this exception, the Company or the title insurance agent may inspect the property. The Company may except to and not insure you against the rights of specific persons, such as renters, adverse owners or easement holders who occupy the land. The Company may charge you for the inspection. If you want to make your own inspection, you must sign a Waiver of Inspection form and allow the Company to add this exception to your Policy.

The entire premium for a Policy must be paid when the Policy is issued. You will not owe any additional premiums unless you want to increase your coverage at a later date and the Company agrees to add an Increased Value Endorsement.

**COMMITMENT FOR TITLE INSURANCE
SCHEDULE A**

ISSUED BY
STEWART TITLE GUARANTY COMPANY

File No.: 316454	Effective Date: November 12, 2018 at 8:00AM
CLOSER: D'Ann Andrus	Issued: November 21, 2018 9:46AM

1. The policy or policies to be issued are:

- a. OWNER'S POLICY OF TITLE INSURANCE (Form T-1)
(Not applicable for improved one-to-four family residential real estate)
Policy Amount:
PROPOSED INSURED: Whitestone MGH Holdings, LLC
- b. TEXAS RESIDENTIAL OWNER'S POLICY OF TITLE INSURANCE
-ONE-TO-FOUR FAMILY RESIDENCES (Form T-1R)
Policy Amount: \$
PROPOSED INSURED:
- c. LOAN POLICY OF TITLE INSURANCE (Form T-2)
Policy Amount: \$
PROPOSED INSURED:
Proposed Borrower:
- d. TEXAS SHORT FORM RESIDENTIAL LOAN POLICY OF TITLE INSURANCE (Form T-2R)
Policy Amount: \$
PROPOSED INSURED:
Proposed Borrower:
- e. LOAN TITLE POLICY BINDER ON INTERIM CONSTRUCTION LOAN (Form T-13)
Binder Amount: \$
PROPOSED INSURED:
Proposed Borrower:
- f. OTHER:
Policy Amount: \$
PROPOSED INSURED:

2. The interest in the land covered by this Commitment is:

FEE SIMPLE

3. Record title to the land on the Effective Date appears to be vested in:

GLENWOOD BAPTIST CHURCH, A TEXAS NON-PROFIT CORPORATION

4. Legal description of land:

See Exhibit "A" Attached Hereto

**COMMITMENT FOR TITLE INSURANCE
EXHIBIT "A"
LEGAL DESCRIPTION**

ISSUED BY
STEWART TITLE GUARANTY COMPANY

File No.: 316454

A TRACT OR PARCEL OF LAND BEING OUT OF LOT 23, IOWA GARDENS, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 4, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS. BEGINNING AT AN "X" SET IN CONCRETE ON THE WEST RIGHT-OF-WAY LINE OF GLEN WOOD AVENUE (50' ROW.) FOR THE SOUTHEAST CORNER OF THE FRANK HOLTON SUBDIVISION AS RECORDED UNDER VOLUME 18, PAGE 41, MAP RECORDS OF HARRIS COUNTY, TEXAS AND BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT:

THENCE SOUTH 01 DEG. 20 MIN. 00 SEC. EAST ALONG SAID WEST RIGHT-OF- WAY OF GLEN WOOD AVENUE, A DISTANCE OF 424.82 FEET TO A 1/2 INCH IRON ROD SET FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 88 DEG. 45 MIN. 00 SEC. WEST ALONG THE NORTH LINE OF THAT CERTAIN TRACT OF LAND RECORDED IN VOLUME 2826, PAGE 96, MAP RECORDS OF HARRIS COUNTY, TEXAS, A DISTANCE OF 853.25 FEET TO A 1/2 INCH IRON ROD SET ON THE EASTERLY RIGHT-OF-WAY LINE OF RED BLUFF ROAD (80' R.O.W.) FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 20 DEG. 11 MIN. 59 SEC. WEST ALONG SAID EASTERLY RIGHT- OF-WAY LINE OF RED BLUFF ROAD, A DISTANCE OF 453.78 FEET TO A 1/2 INCH IRON ROD SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 89 DEG. 00 MIN. 00 SEC. EAST ALONG THE SOUTH LINE OF THE FRANK HOLTON SUBDIVISION, A DISTANCE OF 1000.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 9.08 ACRES OR 395,506.54 SQUARE FEET OF LAND, MORE OR LESS.

MAP & DOCS

THE MAP CONNECTED HERewith IS BEING PROVIDED AS A COURTESY AND FOR INFORMATIONAL PURPOSES ONLY; THIS MAP SHOULD NOT BE RELIED UPON. FURTHERMORE, THE PARCELS SET OUT ON THIS MAP MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES. STEWART ASSUMES NO LIABILITY, RESPONSIBILITY OR INDEMNIFICATION RELATED TO THE MAPS NOR ANY MATTERS CONCERNING THE CONTENTS OF OR ACCURACY OF THE MAP.



EXHIBIT E – REZONING PROPOSAL WITH PROJECT DETAILS (Attached separately)

VIGAVI REALTY

1233 West Loop South, Suite 1250 – Houston TX 77027

832-831-9265 – www.vigavi.com

22.9 ACRES, RED BLUFF RD., DEER PARK, TX

REZONING

P R O P O S A L

VIGAVI

CLASS A INSTITUTIONAL QUALITY BUSINESS PARK

PROJECT DETAILS

- Proposed "Industrial Parks" M1 Zoning
- Class-A Tilt Wall Construction
- Built to Highest Industry Standards to Sustain to Long-Term Quality

ECONOMIC IMPACT

- Class-A, Institutional Business Park Generates Greater Tax Revenue & Job Creation than Current RV Park Development Planned for this Site
- Estimated Tax Value at Completion: ± \$27,000,000
- Annual Tax Generated Revenue: ± \$500,000 (Deer Park ISD & City)
- Job Creation: Estimated 25-100 jobs created with average salaries of \$40,000

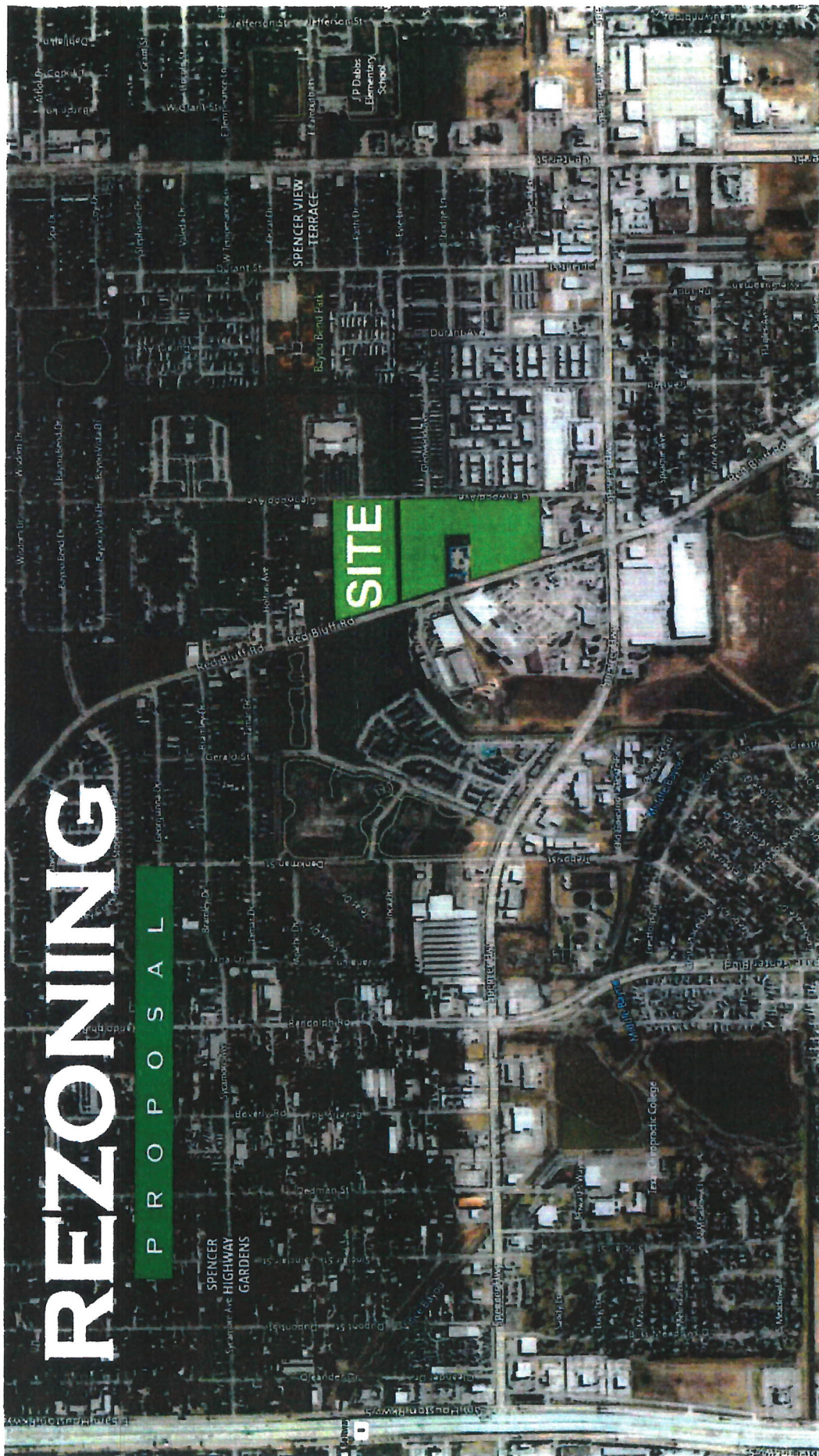
■ <https://data.usa.io/profile/nalci/warehousing-storage>

REZONING

PROPOSAL

SPENCER
HIGHWAY
GARDENS

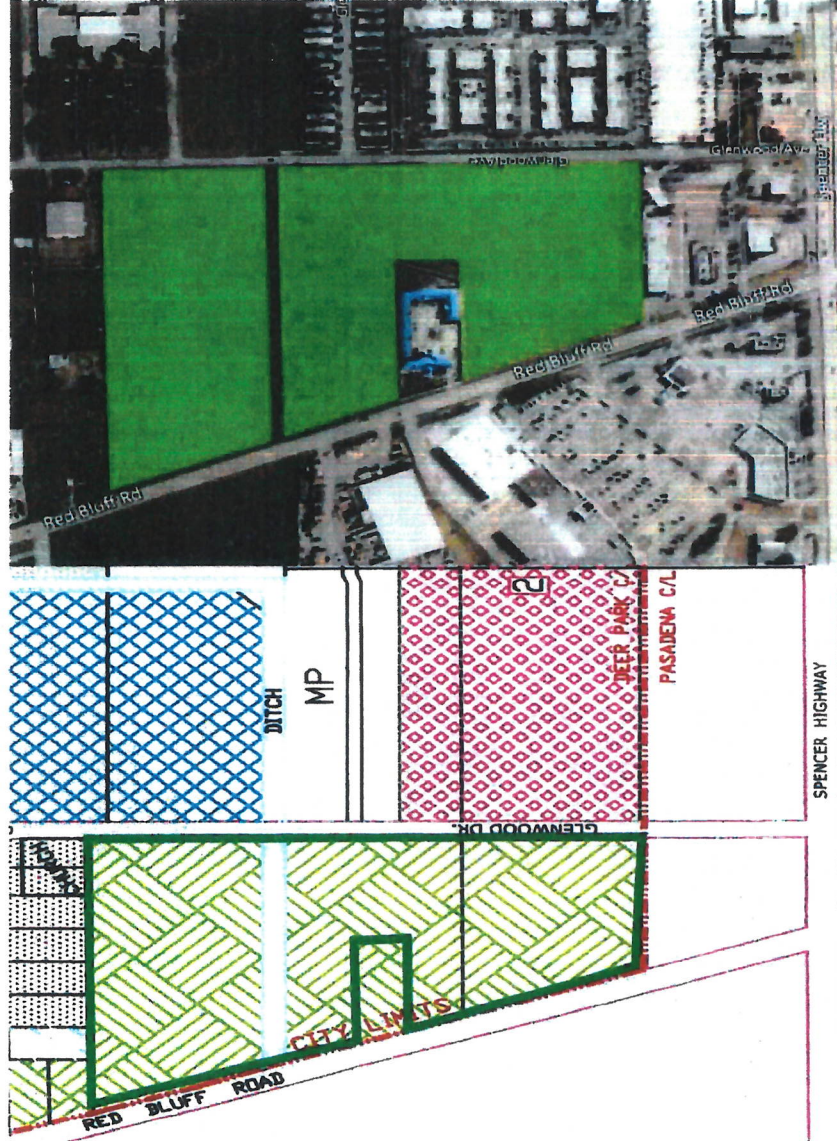
SITE



REZONING

PROPOSAL

VIGAVI
RED BLUFF ROAD
DEER PARK, TX



CURRENT ZONING:

- HS - Highway Service District

Accommodates:

- Hotel & Transient Housing
- Community Facilities
- Public Utility & Related Facilities
- Medical Offices
- General Offices
- Convenience Goods & Services
- Eating Places with Beer & Wine
- Shopping-type Consumer Goods
- Service Stations & Drive-In Restaurants
- Automobile Sales & Service Establishments
- Outdoor Advertising
- Manufactured Homes & Trailers

- Current Owner has an RV Park Development Planned for this Site

PROPOSED ZONING: M1 INDUSTRIAL PARKS

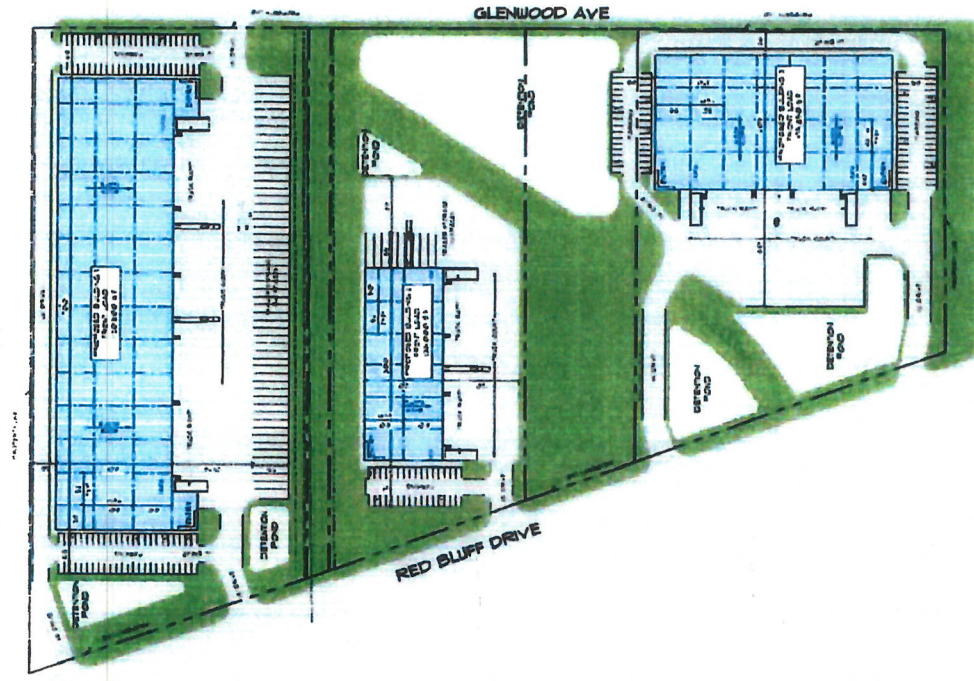
REZONING

PROPOSAL

PROPOSED SITE PLAN

- Preliminary Conceptual Site Plan
- Mix of Class-A Logistics / Distribution & Light Manufacturing

VIGAVI 
RED BLUFF ROAD
DEER PARK, TX



REZONING

PROPOSAL

VIGAVI
RED BLUFF ROAD
DEER PARK, TX

CLASS-A
DISTRIBUTION:
BUILDINGS 1 & 3



LIGHT
MANUFACTURING:
BUILDING 2

