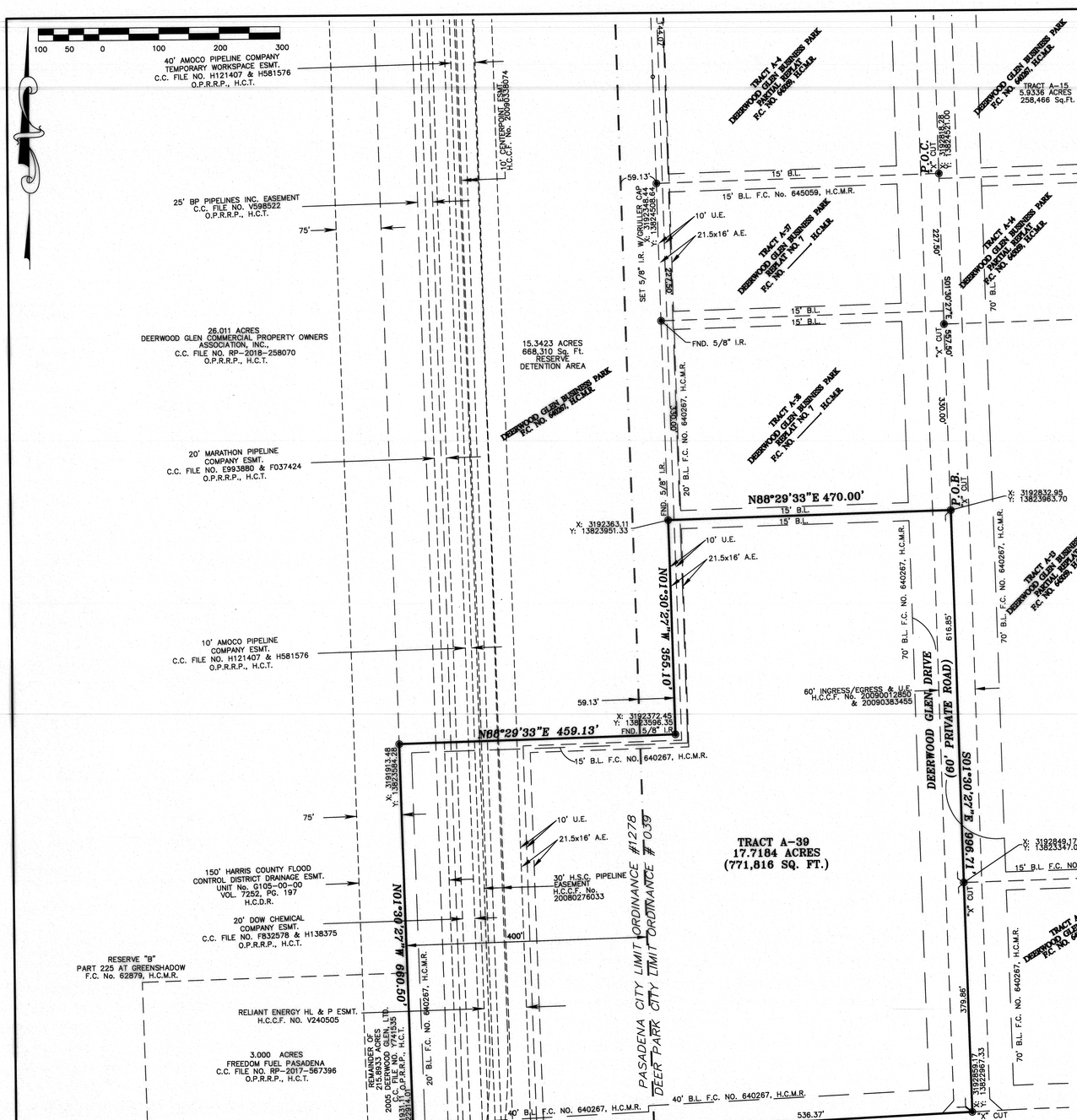

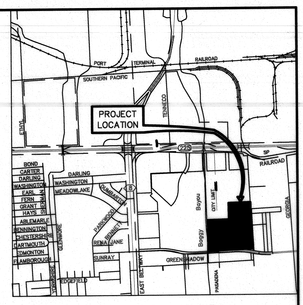

VICINITY MAP

LEGEND

U.E. UTILITY EASEMENT
B.L. BUILDING LINE
H.C.C.F. HARRIS COUNTY CLERK'S FILE
ESMT. EASEMENT
H.C.D.R. HARRIS COUNTY DEED RECORD
O.P.R.R.P. OFFICE PUBLIC RECORDS REAL PROPERTY
C.C. COUNTY CLERK
H.C.T. HARRIS COUNTY TEXAS
R.O.W. RIGHT-OF-WAY
H.C.F.C.D. HARRIS COUNTY FLOOD CONTROL DISTRICT
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
H.C.M.R. HARRIS COUNTY MAP RECORDS
A.E. AERIAL EASEMENT
F.C. FILM CODE
I.R. IRON ROD
U.E. UTILITY EASEMENT

NOTES: ● SET 5/8" I.R. W/CAP UNLESS OTHERWISE NOTED

1. All bearings shown hereon are based the Texas State Plane Coordinate System South Central Zone (NAD 83).
2. This survey was prepared with the benefit of a City Planning Letter issued by Title Houston Holdings, GF Number 7910-18-4219 date August 9, 2018. Only easements and building line of record are shown hereon.
3. All tracts are restricted to commercial use, unless otherwise noted.
4. The Coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD) 83 and may be brought to surface by applying the following combined scale 0.99988382085.

METES AND BOUNDS DESCRIPTION
17.7184 ACRES
LOCATED IN THE
THOMAS EARLE SURVEY, A-18
CITY OF DEER PARK
CITY OF PASADENA
HARRIS COUNTY, TEXAS

Being a tract or parcel of land containing 17.7184 acres of land or 771,816 square feet, located in the Thomas Earle Survey, Abstract 18, City of Deer Park, Harris County, Texas, Said 17.7184 acre tract being out of and a part of Tract A-9 in Deerwood Glen Business Park, Replat No. 3, a subdivision duly of record in Film Code Number 669186 in the Map Records of Harris County, (H.C.M.R.) Texas, said Tract A-9 of record in the name of Clay Partners - FG Deerwood Glen, L.P. in Harris County Clerk's File (H.C.C.F.) Number 2014026097б; Said 17.7184 acre tract being more particularly described as follows (bearings based on the Texas State Plane Coordinate System South Central Zone):

COMMENCING at an "X" cut found for the northeast corner of aforesaid Tract A-9, being the southeast corner of Tract A-4 in Deerwood Glen Business Park, Partial Replat, a subdivision duly of record in Film Code Number 645059, H.C.M.R. and being in the Centerline of a sixty (60) foot wide ingress/egress and utility easement (Deerwood Glen Drive);

THENCE, coincident the east line of aforesaid Tract A-9 and the centerline of aforesaid Deerwood Glen Drive, South 01 degrees 30 minutes 27 seconds East, at a distance of 227.50 feet passed an "X" cut, continuing for an overall distance of 557.50 feet to an "X" cut in concrete for the northeast and POINT OF BEGINNING of the herein described tract, being on the east line of said Tract A-9 and the centerline of said Deerwood Glen Drive;

THENCE, coincident the east line of both the herein described tract and aforesaid Tract A-9 and the centerline of aforesaid Deerwood Glen Drive, South 01 degrees 30 minutes 27 seconds East, at a distance of 616.85 feet passed an "X" cut in concrete, and continuing for an distance of 996.71 feet to an "X" cut in concrete for the southeast corner of both the herein described tract and said Tract A-9 and the southwest corner of Tract A-10, being the centerline of aforesaid Deerwood Glen Drive and the north Right-of-Way (R.O.W.) line of West 13st Street (100 feet wide);

THENCE, coincident the south line of both the herein described tract and aforesaid Tract A-9, and being on the north R.O.W. line of aforesaid West 13st Street, South 87 degrees 19 minutes 41 seconds West, at a distance of 536.37 feet passed a 5/8 inch iron rod found, continuing for an overall distance of 929.33 feet to a 5/8 inch iron rod with "Gruller" cap set for the southwest corner of both the herein described tract and said Tract A-9, and being on the east line of a called 215.8933 acre tract of record in the name of 2005 Deerwood Glen, Ltd. in H.C.C.F. Number Y741535;

THENCE, coincident the west line of aforesaid Tract A-9, North 01 degrees 30 minutes 27 seconds West, a distance of 660.50 feet to a 5/8 inch iron rod with "Gruller" cap for the southwest corner of a Detention Reserve in aforesaid Deerwood Glen Business Park subdivision, and being on the east line of aforesaid 215.8933 acre tract;

THENCE, coincident the south line of aforesaid Detention Reserve, North 88 Degrees 29 Minutes 33 Seconds East, a distance of 459.13 feet to a 5/8 inch iron rod found for the southeast corner of said Detention Reserve;

THENCE, coincident the east line of aforesaid Detention Reserve, North 01 Degrees 30 Minutes 27 Seconds West, a distance of 355.10 feet to a 5/8 inch iron rod with "Gruller" cap set for the northwest corner of the herein described tract, being on the west line of aforesaid Tract A-9 and the east line of said Detention Reserve;

THENCE, through and across aforesaid Tract A-9, North 88 degrees 29 minutes 33 seconds East, a distance of 470.00 feet to the POINT OF BEGINNING and containing 17.7184 acres of land.

Cap Investing 21 NC, LLC, a Texas limited liability company, the owners of the property subdivided in the above and foregoing map of the Deerwood Glen Business Park Replat No. 8, do hereby make subdivision of said property, and easements therein shown, and designate said subdivision as Deerwood Glen Business Park Replat No. 8 in the Thomas Earle Survey Abstract No. 18, an addition to the City of Deer Park, Texas, Harris County, Texas.

Owners do hereby covenant and agree that those streets located within the boundaries of this plat specifically noted as private streets of 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 (5) feet wide from a plane twenty (20) feet above the ground upward located adjacent to each side of all utility rear lot easements shown hereon.

Witness our hands in Deer Park, Harris County, Texas, this 4th day of October, 2018

Cap Investing 21 NC, LLC, a Texas limited liability company.

By: Cap Investing 21 NC, LLC, a Texas limited liability company

By: _____
Name: Lina Li
Title: Manager

Attest: _____
Name: Tracy Yu
Title: Legal Consultant

STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on which this day personally appeared Lina Li, Manager and Tracy Yu, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 4th day of October, 2018.

By: _____

Notary Public in and for the State of Texas
My Commission Expires: 4-23-22

CHRISTOPHER ERIC GARCIA
Notary ID #129795248
My Commission Expires
April 23, 2022

We, the fire chief and 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.

_____
Greg Bridges, Fire Chief Date

_____
Buddy Rice, Fire Marshal Date

I, Director of Public Works and 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.

_____
W. R. (Bill) Pedersen, P.E., Director of Public Works
City Engineer

This is to certify that the Planning Commission of the City of Pasadena, Texas, has approved this plat and subdivision of Deerwood Glen Business Park Replat No. 8, as shown hereon. In testimony whereof, witness the official signature of the Chairman and Secretary of the Planning Commission of the City of Pasadena, Texas this 16 day of October, 2018.

Ed Wheeler
Ed Wheeler, Chairman

Mary Ann Kluzman
Mary Ann Kluzman, Secretary,

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 _____ A.D. 2018, on motion made and seconded, adopted, approved said subdivision of Deerwood Glen Business Park Replat No. 8, 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 _____ day of _____ A.D. 2018.

_____
Don Tippit, Chairman, Planning and Zoning

_____
Douglas Cox, Secretary, Planning and Zoning

This is to certify that I, Kenneth A. Gruller, a Registered Professional Land Surveyor of the the State of Texas, have plotted the above subdivision from an actual survey on the ground; and that all block corners, angle points, and points of curvature are properly marked with 5/8 inch iron rod with "Gruller" cap unless otherwise noted, and that this plat correctly represents that survey made by me.

_____
Kenneth A. Gruller, R.P.L.S.
Texas Registration No. 5476

STATE OF TEXAS
REGISTERED
KENNETH A. GRULLER
5476
PROFESSIONAL LAND SURVEYOR

I, Stan Stanart, County Clerk of Harris County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on _____, 2018, at _____ o'clock ___m., and duly recorded on _____, 2018, at _____ o'clock ___m., and at Film Code Number _____ of the Map Records of Harris County for said county.

Witness my hand and seal of office, at Houston, the day and date last above written.

_____
Stan Stanart
County Clerk
of Harris County, Texas

By: _____
Deputy

DEERWOOD GLEN BUSINESS PARK
REPLAT No. 8

17.7184 ACRES
PARTIAL REPLAT OF TRACT A-9
OUT OF DEERWOOD GLEN BUSINESS PARK REPLAT NO 3 AS RECORDED
UNDER FILM CODE No. 669186, H.C.M.R.
SITUATED IN THE
THOMAS EARLE SURVEY, ABSTRACT No. 18,
CITY OF DEER PARK,
HARRIS COUNTY, TEXAS
1 BLOCK 1 LOTS
DEVELOPER:
CLAY PARTNERS - FG DEERWOOD GLEN, LP
5599 SAN FELIPE, SUITE 1440
HOUSTON, TEXAS 77056
PH: 713-789-2529
FAX: 713-782-3755
SURVEYOR:

Gruller Surveying, LLC
PROFESSIONAL LAND SURVEYING
5599 SAN FELIPE, SUITE 1420
HOUSTON, TEXAS 77056
SCALE:1"=100' DATE:10-02-2018
PHONE: 713-333-1466 FAX: 713-782-3755 36-0806.DWG