



Ray Balusek, Chairman
Douglas Cox, Vice Chairman
Danielle Wendeburg, Commissioner
Stan Garrett, Commissioner
Don Tippit, Commissioner

710 E. San Augustine • P. O. Box 700 • Deer Park, Texas 77536 • (281) 479-2394 • Fax: (281) 478-7217

PLANNING & ZONING COMMISSION

March 3, 2020

Honorable Mayor and City Council
City of Deer Park
P. O. Box 700
Deer Park, Texas 77536

Honorable Mayor and Council:

On March 2, 2020 the Planning and Zoning Commission met for a public hearing to consider the request of Kimley Horn and Dakota Enterprises, LLC. for the proposed establishment of a new Planned Unit Development (PUD) located at 800 W. Pasadena Boulevard to construct a three hundred (300) unit apartment complex which is currently zoned as a Planned Unit Development.

As a result of the hearing, the Planning and Zoning Commission would like to recommend the request be granted.

Respectfully submitted,

/s/ Ray Balusek
Chairman
Planning and Zoning Commission

CITY OF DEER PARK

ReZoning *PCUO*



LN- 000083 -2020

PERMIT #: LN- 000083 -2020

PROJECT:

ISSUED DATE: January 14, 2020

EXPIRATION DATE: January 13, 2021

PROJECT ADDRESS:

OWNER NAME: Dakota Enterprises, Inc.

CONTRACTOR: Kimley Horn

ADDRESS: 2100 W Loop South 780

ADDRESS: 11700 Katy Fwy 800,

CITY: Houston

CITY: Houston

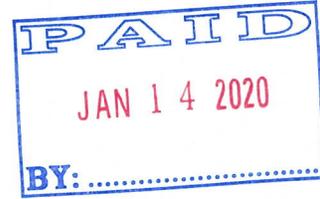
STATE: TX

STATE: TX

ZIP: 77027

ZIP: 77079

PHONE: (281)920-6323



PROPOSED USE:
DESCRIPTION: Rezone Request

SQ FT: 0
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 REQUIREMENTS
- 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 LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT . GRANTING OF PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISION OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION .

SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT

DATE

APPROVED 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

Dakota Enterprises, LLC,
2100 West Loop South, #780
Houston, TX 77027
713-622-0022 (O)

January 13, 2020

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

Planning & Zoning Commission:

Please consider our enclosed application for the re-zoning of three contiguous tracts totaling approximately 10.3 acres. Dakota Enterprises, LLC. ("DE") has submitted the attached conceptual site plan for a proposed 300-unit, multi-family development located at 800 W. Pasadena Blvd. in Deer Park, Texas.

Sincerely,

Dakota Enterprises, LLC.

By:


Rick S. Guttman, its Manager

Heritage Glen, Ltd. And Heritage Glenn II, Ltd.

Attn: Tom Dunne
4747 Allendale, Suite 43
Houston, Texas 77017
713-947-8242
Tomdunne4747@gmail.com

January 13, 2020

Heritage Glen, Ltd.
Heritage Glen II, Ltd.
~~5310 Glen Tree Road~~
Houston, TX 77056-1311

awf

5535 DEL MONTE, T-23

Shannon Bennett, TRMC
Deputy City Secretary
City of Deer Park
710 E. San Augustine
Deer Park, TX 77536

Re: 800 West Pasadena Blvd.

Dear Shannon:

This letter is to inform you and the City of Deer Park that Dakota Enterprises, LLC. ("DE") has my authorization to act as my agent regarding the re-zoning and platting with the City of Deer Park. Additionally, the people noted below have my authorization to act as my agent with regards to the development process and interaction with the City of Deer Park.

The following DE employees are authorized to act as my agent:

- Rick S. Guttman with Dakota Enterprises, LLC

Sincerely,

Heritage Glen, Ltd. & Heritage Glen II, Ltd.

By: *A.W. Roark, Jr.*
A.W. Roark, Jr.
50% Owner of Heritage Glen, Ltd. & Heritage Glen II, Ltd.

By: *T.Y. Dunne* *JAN 14 2020*
T.Y. Dunne
50% Owner of Heritage Glen, Ltd. & Heritage Glen II, Ltd.



Detail View

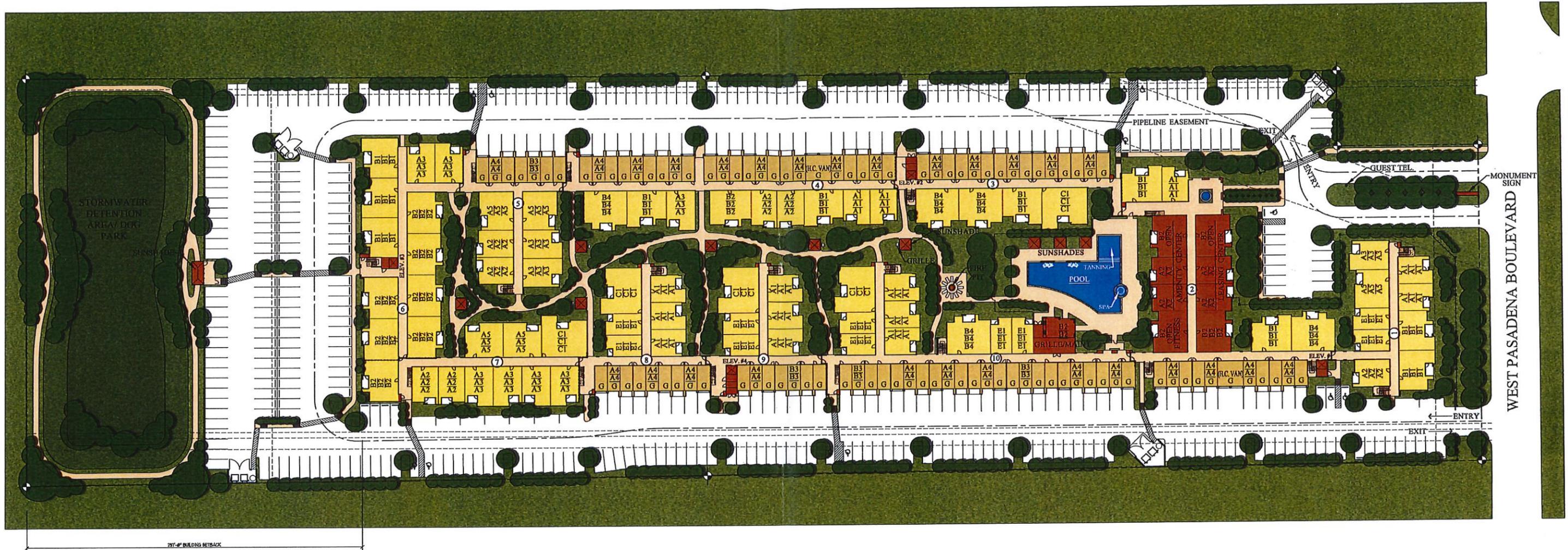


Garage View

DEER PARK APARTMENTS

Mucasey & Associates, Architects

January 02, 2020



DEER PARK APARTMENTS

A Multi-Family Community
 Mucasey & Associates, Architects
 February 24, 2020

PROJECT SUMMARY:

Apartments:

Type	Description	Qty.	Internal Area	Private Balcony	Total Area
E1	Efficiency, 1 Bath	30	567s.f.	30s.f.	597s.f.
Total Efficiency Units		30 Units			
A1	One Bedroom, 1 Bath	42	632s.f.	67s.f.	697s.f.
A2	One Bedroom, 1 Bath	29	700s.f.	67s.f.	767s.f.
A3	One Bedroom, 1 Bath	30	777s.f.	73s.f.	850s.f.
A4	One Bedroom, 1 Bath	54	786s.f.	54s.f.	840s.f.
A5	One Bedroom/Den, 1 1/2 Bath	15	936s.f.	71s.f.	1,007s.f.
Total One Bedroom Units		170 Units			
B1	Two Bedroom, 2 Bath	30	944s.f.	92s.f.	1,036s.f.
B2	Two Bedroom, 2 Bath	32	1,014s.f.	80s.f.	1,094s.f.
B3	Two Bedroom, 2 Bath	8	1,086s.f.	54s.f.	1,140s.f.
B4	Two Bedroom, 2 Bath	15	1,154s.f.	79s.f.	1,233s.f.
Total Two Bedroom Units		85 Units			
C1	Three Bedroom, 2 Bath	15	1,259s.f.	72s.f.	1,331s.f.
Total Three Bedroom Units		15 Units			
Apartments Total		300 Units	249,299s.f.		
Amenity Center			5,842s.f.		
Grille House			516s.f.		
Maintenance			511s.f.		
Project Total			256,168s.f.		

Parking:

Parking Required (per Code):				
200 One Bedroom Units @ 2.00 cars per unit =				400 cars
85 Two Bedroom Units @ 2.50 cars per unit =				212.50 cars
15 Three Bedroom Units @ 2.00 cars per unit =				30.00 cars
Total Parking Required per Code =				642.50 cars
Parking Required (with variance):				
300 Units @ 1.7 cars per unit =				510 cars
Total Parking Required with variance =				510 cars
Parking Provided:				
Open Parking (secured)	3	8	323	334 cars
Garages	2	0	93	95 cars
Tandem	0	0	95	95 cars
Parking (non-secured)	1	0	12	13 cars
Total Provided Parking				537 cars

Building Height (3 stories):

Top of Flat Roof	33'-0"
Top of Highest Parapet	45'-0"

Building Setbacks:

North (W. Pasadena Blvd.)	40'-0"
South (Resid. Single Family)	297'-0"
West (Vacant)	53'-0"
East (Resid. Townhomes)	64'-0"

Greenspace Areas:

Courtyard/Pool Deck	48,654 s.f.	
Detention/Dog Park	57,087 s.f.	
Additional Greenspace	50,808 s.f.	
Total Greenspace Area		156,549 s.f. (3.594 Acres)

Site Density:

Site Area	10.32 Acres
Total Units	300 Units
Proposed Density	29.07 Units/Acre

METES AND BOUNDS DESCRIPTION
4.977 ACRES (216,816 SQUARE FEET)
OUT OF LOTS 14 & 15, BLOCK 15,
HOUSTON SUBURBAN ESTATES
MARTHA A. PRESTON SURVEY, ABSTRACT NUMBER 1106
CITY OF DEER PARK, HARRIS COUNTY, TEXAS

Page 1 of 3

Being a tract or parcel, containing 4.977 acres (216,816 square feet) of land, situated in the Martha A. Preston Survey, Abstract Number 1106, City of Deer Park, Harris County, Texas, and being part of and out of Lot 14 and all that certain 0.4019 acre residue of Lot 15, Block 15, HOUSTON SUBURBAN ESTATES, a plat of subdivision recorded in Volume 7, Page 33, Map Records of Harris County, Texas (M.R.H.C.); also being all that certain called 4.5754 acres described in deed to W. Dean Lawther, as recorded under County Clerk's File (C.C.F.) Number N079071, Official Public Records of Real Property of Harris County, Texas (O.P.R.R.P.H.C.); the herein described 4.977 acre tract being more particularly described by metes and bounds as follows (bearings herein are based on bearings reflected on said plat of HOUSTON SUBURBAN ESTATES):

COMMENCING at a point in the south right-of-way (R.O.W.) line of West Pasadena Boulevard, based on a 60-foot width, as dedicated to the public in said plat of HOUSTON SUBURBAN ESTATES; also being the north common corner of Lots 13 and 14 of said Block 15, and the northeast corner of that certain called 0.643 acre described in deed to Saing Tan and wife, Seang V. Tan, and Maliss Thoun and Pech T. Kien, as recorded under C.C.F. Number S311465, O.P.R.R.P.H.C.; also being the northwest corner of that certain tract described in deed to William F. Spencer (herein referred to as the "Spencer Tract"), as recorded under C.C.F. Number 20070007540, O.P.R.R.P.H.C., from which a 3/4-inch iron pipe found for reference bears South 49°36' West, 0.16 feet; thence:

SOUTH, with the common line of said Lots 13 and 14, the east line of said 0.643 acre tract, and the west line of said Spencer Tract, at 125.00 feet pass a 5/8-inch iron rod found marking the southwest corner of said Spencer Tract, and the most westerly northwest corner of that certain called 4.3610 acres, referred to as Tract 1, described in deed to Heritage Glen II, Ltd., as recorded under C.C.F. Number S430292, O.P.R.R.P.H.C.; continuing with said east line and the west line of said 4.3610 acre tract, at 150.00 feet pass the southeast corner of said 0.643 acre tract and the northeast corner of that certain tract described in deed to Deer Park Independent School District (herein referred to as the "ISD Tract"), as recorded under C.C.F. Number 20120572782, O.P.R.R.P.H.C.; continuing with the east line of said ISD Tract and the west line of said 4.3610 acre tract, a total distance of 687.42 feet to a 5/8-inch iron rod found marking the southwest corner of said 4.3610 acre tract, the northwest corner of the aforesaid 4.5754 acre tract and the **POINT OF BEGINNING** and northwest corner of the herein described tract;

METES AND BOUNDS DESCRIPTION
4.977 ACRES (216,816 SQUARE FEET)
OUT OF LOTS 14 & 15, BLOCK 15,
HOUSTON SUBURBAN ESTATES
MARTHA A. PRESTON SURVEY, ABSTRACT NUMBER 1106
CITY OF DEER PARK, HARRIS COUNTY, TEXAS

Page 2 of 3

THENCE, North 89°57'30" East (call North 89°55'42" East), across said Lot 14 with the south line of said 4.3610 acre tract and the north line of said 4.5754 acre tract, at 329.02 feet pass a 5/8-inch iron rod found in the common line of the aforesaid Lots 14 and 15, and marking the northeast corner of said 4.5754 acre tract; continuing across said Lot 15 and said south line, a total distance of 354.50 feet to a point in the west line of Lot 9, Block 2, REPLAT OF PARKTOWN COUNTRY COTTAGES, a plat of subdivision recorded in Volume 164, Page 65, M.R.H.C.; also being the southeast corner of said 4.3610 acre tract and northeast corner of the herein described tract, from which a 5/8-inch iron rod found for reference bears North 23°44' West, 0.60 feet;

THENCE, South 00°38'57" West, with the west line of said Block 2, at 392.94 feet pass the intersection of the north R.O.W. line of South Parktown Drive, based on a 60-foot width, with the west R.O.W. line of Beecher Drive, based on a 30-foot width, both dedicated to the public in said REPLAT OF PARKTOWN COUNTRY COTTAGES; continuing with said west R.O.W. line, a total distance of 605.54 feet to a point in the north line of SOUTH PASADENA PLAZA, a plat of subdivision recorded in Volume 35, Page 46, M.R.H.C., and being in the south line of said Lot 15; also being an angle point in said west R.O.W. line and the southeast corner of the herein described tract, from which a bent, 5/8-inch iron rod found for reference bears North 10°35' West, 0.47 feet;

THENCE, South 89°53'00" West, with the north line of said SOUTH PASADENA PLAZA and the south line of said Lot 15, at 32.34 feet pass a 5/8-inch iron rod found marking the south common corner of said Lots 14 and 15, and the southeast corner of said 4.5754 acre tract, from which a 3/4-inch iron pipe found for reference bears North 51°56' West, 1.11 feet; continuing with said north line, and the south line of said Lot 14 and said 4.5754 acre tract, a total distance of 361.36 feet to a 5/8-inch iron rod found marking the south common corner of the aforesaid Lots 13 and 14, and the southeast corner of the aforesaid ISD Tract; said iron rod also marking the southwest corner of said 4.5754 acre tract and the herein described tract;

THENCE, NORTH, with the common line of said Lots 13 and 14, the east line of said ISD Tract, and the west line of said 4.5754 acre tract, a distance of 605.98 feet (call 605.87 feet) to the **POINT OF BEGINNING** and containing 4.977 acres (216,816 square feet) of land.

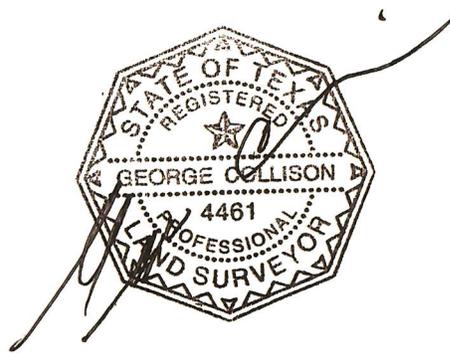
Bearing and distances, herein labeled "call", are based on bearings and distances found in the aforesaid deed to W. Dean Lawther.

METES AND BOUNDS DESCRIPTION
4.977 ACRES (216,816 SQUARE FEET)
OUT OF LOTS 14 & 15, BLOCK 15,
HOUSTON SUBURBAN ESTATES
MARTHA A. PRESTON SURVEY, ABSTRACT NUMBER 1106
CITY OF DEER PARK, HARRIS COUNTY, TEXAS

Page 3 of 3

There also exists a separate ALTA/ACSM Land Title Survey and plat prepared by Terra Surveying Company, Inc., under Project Number 1617-1505-S, of even date.

Compiled by:
Scott D. Mandeville, RPLS
Terra Surveying Company, Inc.
3000 Wilcrest Drive, Suite 210
Houston, Texas 77042
713-993-0327



METES AND BOUNDS DESCRIPTION
5.342 ACRES (232,710 SQUARE FEET)
OUT OF LOTS 14 & 15, BLOCK 15,
HOUSTON SUBURBAN ESTATES
MARTHA A. PRESTON SURVEY, ABSTRACT NUMBER 1106
CITY OF DEER PARK, HARRIS COUNTY, TEXAS

Page 1 of 3

Being a tract or parcel, containing 5.342 acres (232,710 square feet) of land, situated in the Martha A. Preston Survey, Abstract Number 1106, City of Deer Park, Harris County, Texas, and being part of and out of Lots 14 and 15, Block 15, HOUSTON SUBURBAN ESTATES, a plat of subdivision recorded in Volume 7, Page 33, Map Records of Harris County, Texas (M.R.H.C.); also consisting of the following two tracts: 1) all that certain called 0.9744 acre, referred to as Tract 2, described in deed to Heritage Glen, Ltd., as recorded under County Clerk's File (C.C.F.) Number R980506, Official Public Records of Real Property of Harris County, Texas (O.P.R.R.P.H.C.), and 2) all that certain called 4.3610 acres, referred to as Tract 1, described in deed to Heritage Glen II, Ltd., as recorded under C.C.F. Number S430292, O.P.R.R.P.H.C.; the herein described 5.342 acre tract being more particularly described by metes and bounds as follows (bearings herein are based on bearings reflected on said plat of HOUSTON SUBURBAN ESTATES):

COMMENCING at a point in the south right-of-way (R.O.W.) line of West Pasadena Boulevard, based on a 60-foot width, as dedicated to the public in said plat of HOUSTON SUBURBAN ESTATES; also being the north common corner of Lots 13 and 14 of said Block 15, and the northeast corner of that certain called 0.643 acre described in deed to Saing Tan and wife, Seang V. Tan, and Maliss Thoun and Pech T. Kien, as recorded under C.C.F. Number S311465, O.P.R.R.P.H.C.; also being the northwest corner of that certain tract described in deed to William F. Spencer (herein referred to as the "Spencer Tract"), as recorded under C.C.F. Number 20070007540, O.P.R.R.P.H.C., from which a 3/4-inch iron pipe found for reference bears South 49°36' West, 0.16 feet; thence:

North 89°53'00" East (call North 89°55'42" East), with the south R.O.W. line of said West Pasadena Boulevard, a distance of 67.00 feet to a point for the northeast corner of said Spencer Tract, the northwest corner of said 0.9744 acre tract, and the **POINT OF BEGINNING** and most northerly northwest corner of the herein described tract, from which a 5/8-inch iron rod found for reference bears South 15°25' West, 0.26 feet;

THENCE, North 89°53'00" East (call North 89°55'42" East), with the south R.O.W. line of said West Pasadena Boulevard, at 262.02 feet pass the north common corner of the aforesaid Lots 14 and 15, from which a 5/8-inch iron rod found for reference bears North, 0.19 feet; continuing, a total distance of 279.71 feet (call 279.82 feet) to a 5/8-inch iron rod found marking an angle point in said south R.O.W. line, and the northeast corner of said 0.9744 acre tract and the herein described tract;

METES AND BOUNDS DESCRIPTION
5.342 ACRES (232,710 SQUARE FEET)
OUT OF LOTS 14 & 15, BLOCK 15,
HOUSTON SUBURBAN ESTATES
MARTHA A. PRESTON SURVEY, ABSTRACT NUMBER 1106
CITY OF DEER PARK, HARRIS COUNTY, TEXAS

Page 2 of 3

THENCE, South $00^{\circ}38'57''$ East (call South $00^{\circ}34'33''$ East), with the south R.O.W. line of said West Pasadena Boulevard and the east line of said 0.9744 acre tract, at 10.00 feet pass an angle point in said south R.O.W. line and the northwest corner of that certain called 2.178 acres described in deed to English Congregation of Jehovah's Witnesses, Deer Park, Texas, as recorded under C.C.F. Number N319401, O.P.R.R.P.H.C.; continuing with the west line of said 2.178 acre tract and said east line, at 151.14 feet (call 151.29 feet) pass a 5/8-inch iron rod found marking the east common corner of said 0.9744 acre tract and the aforesaid 4.3610 acre tract; continuing with said west line and the east line of said 4.3610 acre tract, at 249.48 feet pass the southwest corner of said 2.178 acre tract and the northwest corner of Lot 1, Block 2, REPLAT OF PARKTOWN COUNTRY COTTAGES, a plat of subdivision recorded in Volume 164, Page 65, M.R.H.C., from which a 5/8-inch iron rod with cap found for reference bears North $15^{\circ}46'$ West, 2.42 feet; continuing with the west line of said Block 2 and the east line of said 4.3610 acre tract, a total distance of 687.91 feet to a point for the southeast corner of said 4.3610 acre tract and the herein described tract, from which a 5/8-inch iron rod found for reference bears North $23^{\circ}44'$ West, 0.60 feet;

THENCE, South $89^{\circ}57'30''$ West (call South $89^{\circ}55'42''$ West), across the aforesaid Lot 15 with the south line of said 4.3610 acre tract, at 25.48 feet pass a 5/8-inch iron rod found in the common line of said Lots 14 and 15, and marking the northeast corner of that certain called 4.5754 acres described in deed to W. Dean Lawther, as recorded under C.C.F. Number N079071, O.P.R.R.P.H.C.; continuing across said Lot 14 with the north line of said 4.5754 acre tract and said south line, a total distance of 354.50 feet (call 353.73 feet) to a 5/8-inch iron rod found in the common line of the aforesaid Lots 13 and 14, and in the east line of that certain tract described in deed to Deer Park Independent School District (herein referred to as the "ISD Tract"), as recorded under C.C.F. Number 20120572782, O.P.R.R.P.H.C.; said iron rod also marking the northwest corner of said 4.5754 acre tract, and the southwest corner of said 4.3610 acre tract and the herein described tract;

THENCE, NORTH, with the common line of said Lots 13 and 14, the east line of said ISD Tract, and the west line of said 4.3610 acre tract, at 537.42 feet pass the northeast corner of said ISD Tract and the southeast corner of the aforesaid 0.643 acre tract; continuing with the east line of said 0.643 acre tract and said west line, a total distance of 562.42 feet to a 5/8-inch iron rod found marking the southwest corner of the aforesaid Spencer Tract, and the most westerly northwest corner of said 4.3610 acre tract and the herein described tract;

METES AND BOUNDS DESCRIPTION
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Page 3 of 3

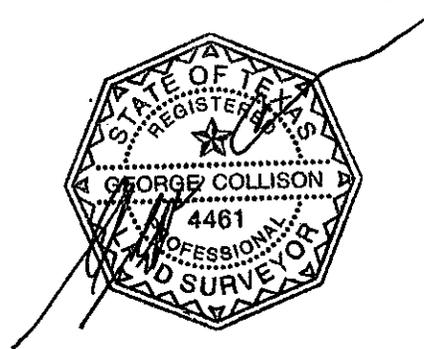
THENCE, South 89°56'12" East (call North 89°55'42" East), across said Lot 14 with the south line of said Spencer Tract and the most westerly north line of said 4.3610 acre tract, a distance of 67.00 feet to a 5/8-inch iron rod found in the west line of the aforesaid 0.9744 acre tract and marking the southeast corner of said Spencer Tract; said iron rod also marking the most northerly northeast corner of said 4.3610 acre tract and an interior corner of the herein described tract;

THENCE, NORTH, continuing across said Lot 14 with the east line of said Spencer Tract and the west line of said 0.9744 acre tract, a distance of 125.21 feet (call 125.00 feet) to the **POINT OF BEGINNING** and containing 5.342 acres (232,710 square feet) of land.

Bearing and distances, herein labeled "call", are based on bearings and distances found in the aforesaid deeds to Heritage Glen, Ltd., and Heritage Glen II, Ltd.

There also exists a separate ALTA/ACSM Land Title Survey and plat prepared by Terra Surveying Company, Inc., under Project Number 1617-1505-S, of even date.

Compiled by:
Scott D. Mandeville, RPLS
Terra Surveying Company, Inc.
3000 Wilcrest Drive, Suite 210
Houston, Texas 77042
713-993-0327



February 25, 2020

Rick S. Guttman, Principal
Dakota Enterprises, LLC
2100 West Loop South, #780
Houston, TX 77027
713-622-0022 (O)

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

Planning & Zoning Commission:

Please consider our enclosed application for the re-zoning of three contiguous tracts totaling approximately 10.3 acres. Dakota Enterprises, LLC. ("DE") has submitted the attached zoning package for a proposed 300-unit, multi-family development located at 800 W. Pasadena Blvd. in Deer Park, Texas.

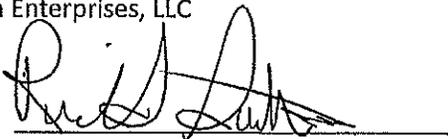
The PUD will vary from the original zoning in the following areas:

- Parking Counts- The City requires 642.50 Parking spaces by the Zoning Ordinance and the design will provide 537 parking spaces. The variance request is for 106 parking spaces.
- The City Code requires all multifamily building to be 300' from the nearest single-family residential development. The site Distance from residential Lot Line is (290') and a variance of 10' is being requested.
- By the Zoning Ordinance, living area of all units must be 650 sq ft. The Efficiency Units on this site will be 597 sq ft. This site will require a variance of 53 sq ft for all Efficiency Units.

Sincerely,

Dakota Enterprises, LLC

By:



Rick S. Guttman, Manager

GENERAL WARRANTY DEED

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Date: February 28, 2019

Grantor(s): **W. Dean Lawther, and spouse Paulette Lawther**

Grantor's Mailing Address: **P. O. Box 430, Deer Park, Texas 77536**

Grantee: **Heritage Glen II, Ltd.**

Grantee's Mailing Address: **4747 Allendale Road, Apt. 143, Houston, Texas 77017**

Property (including any improvements): See Exhibit "A" attached hereto

Consideration: Ten and No/100 Dollars (\$10.00) and such other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular rights and appurtenances thereto, to have and hold to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors against every person whomsoever lawfully claiming or to claim the same or any part thereto, except as to the reservation from and exceptions to conveyance and warranty.

This conveyance is made and accepted subject to the matters of record recorded in the Real Property Records of the County in Texas where the Property is located as of the date hereof.

THE GRANTEE ACKNOWLEDGES THAT THE PROPERTY MAY BE SUBJECT TO DEED RESTRICTIONS, ORDINANCES AND BUILDING CODES OF VARIOUS GOVERNING BODIES, DISTRICTS, MUNICIPALITIES, AND GOVERNMENTAL AUTHORITIES, AND HE HAS HAD THE OPPORTUNITY TO SEEK LEGAL ADVICE AND COUNSEL OF HIS OWN CHOOSING WITH REGARD TO SUCH MATTERS AND IS NOT RELYING ON ANY NOTICES OR DISCLOSURES FROM THE GRANTOR RELATED THERETO; AND TO THE FULLEST EXTENT NOT PROHIBITED BY LAW, THE GRANTEE WAIVES ANY RIGHT TO ANY NOTICES OR DISCLOSURES OF ANY KIND FROM THE GRANTOR RELATED TO THE PROPERTY AND THE EXISTENCE AND NATURE OF ANY RESTRICTIONS, ORDINANCES, BUILDING CODES OR OTHER GOVERNMENTAL OR QUASI-GOVERNMENTAL RULES OR REGULATIONS IMPACTING, AFFECTING OR RELATING TO THE PROPERTY.

Charter Title Company

GF# 103801190013/KME

11000-027-11

"GRANTORS"

W. Dean Lawther

W. Dean Lawther

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 23rd day of Feb, 2019, by W. Dean Lawther.



Kerry McKay

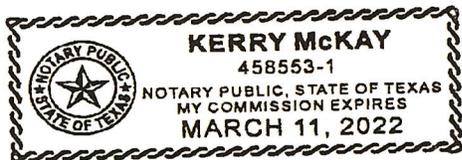
Notary Public, State of Texas

Paulette Lawther

Paulette Lawther

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 23rd day of Feb, 2019, by Paulette Lawther.



Kerry McKay

Notary Public, State of Texas

11000500011

EXHIBIT "A"

Being a tract or parcel, containing 4.977 acres (216,816 square feet) of land, situated in the Martha A. Preston Survey, Abstract Number 1106, City of Deer Park, Harris County, Texas, and being part of and out of Lot 14 and all that certain 0.4019 acre residue of Lot 15, Block 15, HOUSTON SUBURBAN ESTATES, a plat of subdivision recorded in Volume 7, Page 33, Map Records of Harris County, Texas (M.R.H.C.); also being all that certain called 4.5754 acres described in deed to W. Dean Lawther, as recorded under County Clerk's File (C.C.F.) Number N079071, Official Public Records of Real Property of Harris County, Texas (O.P.R.R.P.H.C.); the herein described 4.977 acre tract being more particularly described by metes and bounds as follows (bearings herein are based on bearings reflected on said plat of HOUSTON SUBURBAN ESTATES):

COMMENCING at a point in the south right-of-way (R.O.W.) line of West Pasadena Boulevard, based on a 60-foot width, as dedicated to the public in said plat of HOUSTON SUBURBAN ESTATES; also being the north common corner of Lots 13 and 14 of said Block 15, and the northeast corner of that certain called 0.643 acre described in deed to Saing Tan and wife, Seang V. Tan, and Maliss Thoun and Pech T. Kien, as recorded under C.C.F. Number S311465, O.P.R.R.P.H.C.; also being the northwest corner of that certain tract described in deed to William F. Spencer (herein referred to as the "Spencer Tract"), as recorded under C.C.F. Number 20070007540, O.P.R.R.P.H.C., from which a 3/4-inch iron pipe found for reference bears South 49°36' West, 0.16 feet; thence:

SOUTH, with the common line of said Lots 13 and 14, the east line of said 0.643 acre tract, and the west line of said Spencer Tract, at 125.00 feet pass a 5/8-inch iron rod found marking the southwest corner of said Spencer Tract, and the most westerly northwest corner of that certain called 4.3610 acres, referred to as Tract I, described in deed to Heritage Glen II, Ltd., as recorded under C.C.F. Number S430292, O.P.R.R.P.H.C.; continuing with said east line and the west line of said 4.3610 acre tract, at 150.00 feet pass the southeast corner of said 0.643 acre tract and the northeast corner of that certain tract described in deed to Deer Park Independent School District (herein referred to as the "ISD Tract"), as recorded under C.C.F. Number 20120572782, O.P.R.R.P.H.C.; continuing with the east line of said ISD Tract and the west line of said 4.3610 acre tract, a total distance of 687.42 feet to a 5/8-inch iron rod found marking the southwest corner of said 4.3610 acre tract, the northwest corner of the aforesaid 4.5754 acre tract and the POINT OF BEGINNING and northwest corner of the herein described tract;

THENCE, North 89°57'30" East (call North 89°55'42" East), across said Lot 14 with the south line of said 4.3610 acre tract and the north line of said 4.5754 acre tract, at 329.02 feet pass a 5/8-inch iron rod found in the common line of the aforesaid Lots 14 and 15, and marking the northeast corner of said 4.5754 acre tract; continuing across said Lot 15 and said south line, a total distance of 354.50 feet to a point in the west line of Lot 9, Block 2, REPLAT OF PARKTOWN COUNTRY COTTAGES, a plat of subdivision recorded in Volume 164, Page 65, M.R.H.C.; also being the southeast corner of said 4.3610 acre tract and northeast corner of the herein described tract, from which a 5/8-inch iron rod found for reference bears North 23°44' West, 0.60 feet;

THENCE, South 00°38'57" West, with the west line of said Block 2, at 392.94 feet pass the intersection of the north R.O.W. line of South Parktown Drive, based on a 60-foot width, with the west R.O.W. line of Beecher Drive, based on a 30-foot width, both dedicated to the public in said REPLAT OF PARKTOWN COUNTRY COTTAGES; continuing with said west R.O.W. line, a total distance of 605.54 feet to a point in the north line of SOUTH PASADENA PLAZA, a plat of subdivision recorded in Volume 35, Page 46, M.R.H.C., and being in the south line of said Lot 15; also being an angle point in said west R.O.W. line and the southeast corner of the herein described tract, from which a bent, 5/8-inch iron rod found for reference bears North 10°35' West, 0.47 feet;

THENCE, South 89°53'00" West, with the north line of said SOUTH PASADENA PLAZA and the south line of said Lot 15, at 32.34 feet pass a 5/8-inch iron rod found marking the south common corner of said Lots 14 and 15, and the southeast corner of said 4.5754 acre tract, from which a 3/4-inch iron pipe found for reference bears North 51°56' West, 1.11 feet; continuing with said north line, and the south line of said Lot 14 and said 4.5754 acre tract, a total distance of 361.36 feet to a 5/8-inch iron rod found marking the south common corner of the aforesaid Lots 13 and 14, and the southeast corner of the aforesaid ISD Tract; said iron rod also marking the southwest corner of said 4.5754 acre tract and the herein described tract;

THENCE, NORTH, with the common line of said Lots 13 and 14, the east line of said ISD Tract, and the west line of said 4.5754 acre tract, a distance of 605.98 feet (call 605.87 feet) to the POINT OF BEGINNING and containing 4.977 acres (216,816 square feet) of land.

11000-0107-11

RP-2019-80617
Pages 5
02/28/2019 01:12 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
DIANE TRAUTMAN
COUNTY CLERK
Fees \$28.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.

THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



Diane Trautman

COUNTY CLERK
HARRIS COUNTY, TEXAS

11-2019-000011

R980506

508-83-2465

WARRANTY DEED
(ASSUMPTION)

WD

THE STATE OF TEXAS § 06/19/96 200206481 R 980506 \$13.00
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF HARRIS §

THAT THE UNDERSIGNED, Heritage Glen Joint Venture, hereinafter called "Grantor", whether one or more, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration to the undersigned in hand paid by the Grantee herein named, the receipt of which is hereby acknowledged, and the further consideration that the Grantee hereby assumes and promises to pay all principal and interest now remaining on that one certain promissory note in the original principal sum of ONE HUNDRED SEVENTY THOUSAND and NO/100 (\$170,000.00) and payable to the order of Heritage Bank, formerly known as Park Tower Bank, a branch of Wharton Bank & Trust Co., and secured by a vendor's lien retained in a deed of even date therewith, and additionally secured by a Deed of Trust of even date therewith to Hall E. Timanus, Jr., Trustee, recorded under Clerk's File No. N-176270 of the Official Public Records of Real Property of Harris County, Texas, and Grantee also assumes and promises to keep and perform all covenants and obligations of the Grantor(s) named in said Deed of Trust, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto Heritage Glen, Ltd., herein referred to as "Grantee", whether one or more, the real property described on attached Exhibit "A".

13
g

This conveyance, however, is made and accepted subject to any and all restrictions, encumbrances, easements, covenants and conditions, if any, relating to the hereinabove described property as the same are filed for record in the County Clerk's Office of Harris County, Texas.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantee, its successors and assigns forever; and Grantor does hereby bind Grantor, its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, successors and assigns against every person whomsoever claiming or to claim the same or any part thereof.

Current ad valorem taxes on the property having been prorated, the payment thereof is assumed by Grantee.

EXECUTED this 31st day of May, 1996.

Heritage Glen Joint Venture

By: April Annette Dunne
April Annette Dunne, as agent and
attorney in fact for Thomas Y. Dunne

(4)
307

508-83-2466

By: A. W. Roark, Jr.
A. W. Roark, Jr.

Grantee's Address:

Heritage Glen, Ltd.
4747 Allendale #43
Houston, TX 77017

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

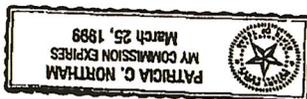
The foregoing instrument was acknowledged before me on the 31ST day of MAY, 1996 by April Annette Dunne, as agent and attorney in fact for Thomas Y. Dunne, a joint venturer of Heritage Glen Joint Venture, on behalf of said venture.



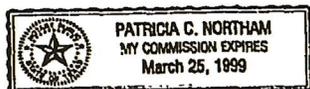
Patricia C. Northam
NOTARY PUBLIC, STATE OF TEXAS

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The foregoing instrument was acknowledged before me on the 14 day of June, 1996 by A. W. Roark, Jr., a joint venturer of Heritage Glen Joint Venture, on behalf of said venture.



Patricia C. Northam
NOTARY PUBLIC, STATE OF TEXAS



AFTER RECORDING RETURN TO:
HERITAGE BANK
P.O. BOX 27515
HOUSTON, TEXAS 77227

ATTN: LOAN DEPARTMENT

036-20-0674

TRACT 2:

METES AND BOUNDS DESCRIPTION
0.9744 ACRE (42,447 SQUARE FEET)
M. A. PRESTON SURVEY, ABSTRACT NUMBER 1106
HARRIS COUNTY, TEXAS

508-83-2467

Being a tract or parcel containing 0.9744 acre (42,447 square feet) of land situated in the M. A. Preston Survey, Abstract Number 1106, Harris County, Texas, being a portion of Lot 14, Block 15 of Houston Suburban Estates, a subdivision of record in Volume 7, Page 33 of the Harris County Map Records, Harris County, Texas, and being a portion of that certain called 5.00 acre tract of record under Harris County Clerk's File (H.C.C.F.) Number H870961, said 0.9744 acre tract being more particularly described as follows:

COMMENCING for reference at a 3/4 inch iron pipe found marking the common northeast corner of Lot 13 of said subdivision and the northwest corner of said Lot 14 and being the northwest corner of a tract of record in Volume 6346, Page 201 of the Harris County Deed Records (H.C.D.R.), Harris County, Texas, and being in the south right-of-way (R.O.W.) line of McDermott Street (Pasadena Boulevard) (60.00 feet wide);

THENCE, North 89°55'42" East (called North 89°53'00" East), along the south R.O.W. line of said McDermott Street, 57.00 feet to a 5/2 inch iron rod found marking the northeast corner of said tract of record in Volume 6346, Page 201, H.C.D.R. and the northwest corner and POINT OF BEGINNING of the herein described tract;

THENCE, North 89°55'42" East, continuing along said south R.O.W. line, 279.82 feet (called 262.02 feet) to a 5/8 inch iron rod found in the recognized east line of Lot 14 and the west line of Lot 15 and marking the northeast corner of the herein described tract;

THENCE, South 00°34'33" East, along the recognized east line of said Lot 14 and the west line of Lot 15 and along a wood fence, at 10.00 feet passing a found "X" chiseled in a manhole cover marking the northwest corner of a 2.1780 acre tract of record under H.C.C.F. Number J591037, continuing a total of 151.29 feet to a 5/8 inch iron rod set marking the southeast corner of the herein described tract;

THENCE, South 89°55'42" West, 281.34 feet (called 262.02 feet) to a 1/2 inch iron rod found marking the southwest corner of the herein described tract;

THENCE, NORTH, at 26.28 feet passing a found 5/8 inch iron rod marking the southeast corner of the aforementioned tract of record in Volume 6346, Page 201, H.C.D.R., continuing a total of 151.28 feet to the POINT OF BEGINNING and containing 0.9744 acre (42,447 square feet) of land.

TOGETHER WITH all that certain tract or parcel of land now covered by the concrete road currently existing and shown on survey prepared by Terra Surveying Company, Inc., dated 5-8-91 providing access from McDermott Street across the above described tract 2; which roadway is located on a portion of that certain 4.3610 acre tract described more particularly as Tract 1 attached.

FILED FOR RECORD
8:00 AM

JUN 19 1996

Beverly B. Ferguson
County Clerk, Harris County, Texas

RECORDER'S MEMORANDUM

AT THE TIME OF RECORDATION, THIS INSTRUMENT WAS FOUND TO BE INADEQUATE FOR THE BEST PHOTOCGRAPHIC REPRODUCTION BECAUSE OF ILLEGIBILITY, CARBON OR PHOTO COPY, DISCOLORED PAPER, ETC.

508-83-2468

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, FEUDAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS VOID AND UNENFORCEABLE UNDER FEDERAL LAW THE STATE OF TEXAS).
COUNTY OF HARRIS
I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me, and was duly RECORDED, in the Official Public Records of Real Property of Harris County, Texas on

JUN 19 1996



Beverly B. Kaufman
COUNTY CLERK
HARRIS COUNTY TEXAS

508-83-2468

S430292

512-83-0448

WARRANTY DEED
(ASSUMPTION)

05/01/97 300110985 5430292 \$15.00

THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED, Heritage Glen Joint Venture, hereinafter called "Grantor", whether one or more, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration to the undersigned in hand paid by the Grantee herein named, the receipt of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto Heritage Glen II, Ltd., herein referred to as "Grantee", whether one or more, the real property described on the attached Exhibit "A".

This conveyance, however, is made and accepted subject to any and all restrictions, encumbrances, easements, covenants and conditions, if any, relating to the hereinabove described property as the same are filed for record in the County Clerk's Office of Harris County, Texas.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantee, its successors and assign forever; and Grantor does hereby bind Grantor, its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, successors and assigns against every person whomsoever claiming or to claim the same or any part thereof.

Current ad valorem taxes on the property having been prorated, the payment thereof is assumed by Grantee.

EXECUTED this 1st day of April, 1997.

Heritage Glen Joint Venture

Thomas Y. Dunne
Thomas Y. Dunne
Co-Venturer

A. W. Roark, Jr.
A. W. Roark, Jr.
Co-Venturer.

FILED

97 MAY -1 AM 11:32

County Clerk
COUNTY CLERK
HARRIS COUNTY, TEXAS

512-83-0449

Grantee's Address:

Heritage Glen II, Ltd.
4747 Allendale #43
Houston, Texas 77017

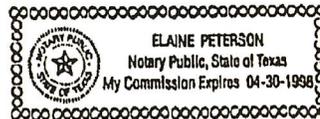
THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

The foregoing instrument was acknowledged before me on this 1st day of April, 1997 by Thomas Y. Dunne, a joint venturer of Heritage Glen Joint Venture, on behalf of said venture.

Elaine Peterson
NOTARY PUBLIC, STATE OF TEXAS

My Commission Expires: 04-30-98

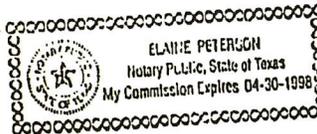
THE STATE OF TEXAS §
§
COUNTY OF HARRIS §



The foregoing instrument was acknowledged before me on this 1st day of April, 1997 by A.W. Roark, Jr., a joint venturer of Heritage Glen Joint Venture, on behalf of said venture.

Elaine Peterson
NOTARY PUBLIC, STATE OF TEXAS

My Commission Expires: 04-30-98



*Ret
Tharon Simpson
1445 W. Main
Houston, TX 77005*

512-83-0450

EXHIBIT "B"

TRACT 1:

Being a tract or parcel containing 4.3610 acres (189,966 square feet) of land situated in the M.A. Preston Survey, Abstract Number 1106, Harris County, Texas, being a portion of Lot 14, Block 15 of Houston Suburban Estates, a subdivision of record in Volume 7, Page 33 of the Harris County Map Records, Harris County, Texas, and being a portion of that certain called 5.00 acre tract of record under Harris County Clerk's File (H.C.C.F.) Number H870961, said 4.3610 acre tract being more particularly described as follows:

COMMENCING for reference at a 3/4 inch iron pipe found marking the common northeast corner of Lot 13 of said subdivision and the northwest corner of said Lot 14 and being the northwest corner of a tract of record in Volume 6346, Page 201 of the Harris County Deed Records (H.C.D.R.), Harris County, Texas, and being in the south right-of-way (R.O.W.) Line of McDermott Street (Pasadena Boulevard) (60.00 feet wide);

THENCE, SOUTH, along the common line of said Lot 13 and Lot 14, 125.00 feet to a 5/8 inch iron rod found marking the southwest corner of said tract of record in Volume 6346, Page 201, H.C.D.R. and the northwest corner and POINT OF BEGINNING of the herein described tract;

THENCE, North 89°55'42" East, along the south line of said tract of record in Volume 6346, Page 201, H.C.D.R., 67.00 feet to a 5/8 inch iron rod found marking the southeast corner of said tract;

THENCE, SOUTH, 26.28 feet to a 1/2 inch iron rod found for an angle point;

THENCE, NORTH 89°55'42" East, 281.34 feet (called 262.02 feet) to a 5/8 inch iron rod set in the recognized east line of said Lot 14 and the west line of Lot 15 being in the west line of a 2.1780 acre tract, or record under H.C.C.F. Number J591037, and being the northeast corner of the herein described tract;

THENCE, South 00°34'33" East, along the recognized east line of said Lot 14 and the west line of said Lot 15 and the west line of said 2.1780 acre tract at 98.19 feet passing a 5/8 inch iron rod found marking the common southwest corner of said 2.1780 acre tract and the northwest corner of a Replat of Parktown Country Cottages, a subdivision of record in Volume 164, page 65, H.C.M.R., continuing along the recognized east line of said Lot 14 and the west line of Lot 15 an along a wood fence, a total of 536.16 feet to a 5/8 inch iron rod set marking to southeast corner of the herein described tract;

THENCE, South 89°55'42" West, 353.73 feet (called 329.02 feet) to a point in the common line of Lot 14 and Lot 13 for the southwest corner of the herein described tract, from which a found 5/8 inch iron rod bears South 72°22' West, 0.44 feet;

512-83-0451

THENCE, NORTH, along the common line of said Lot 13 and Lot 14, 562.42 feet to the POINT OF BEGINNING and containing 4.3610 acres (189,966 square feet) of land.

ANY PERSON WHOSE NAME APPEARS IN THIS INSTRUMENT ON BEHALF OF THE DESCRIBED REAL PROPERTY SHALL BE DEEMED TO HAVE BEEN ADVISED OF THE FILING OF THIS INSTRUMENT IN THE PUBLIC RECORDS OF HARRIS COUNTY, TEXAS.

I hereby certify that this instrument was FILED in File Number _____ Sequence on the date and at the time stamped hereon by me; and was duly RECORDED, in the Official Public Records of Real Property of Harris County, Texas on:

MAY 1 1997



Beverly L. Kofman
COUNTY CLERK
HARRIS COUNTY TEXAS

**Martha A. Preston Survey
Abstract No. 1106**

DEER PARK INDEPENDENT
SCHOOL DISTRICT
C.C.F. NO. 20120572782,
O.P.R.R.P.H.C.

LOT 13, BLOCK 15

ESMT-1; 5' ENTEX, INC. GAS ESMT.
C.C.F. NO. J440188, O.P.R.R.P.H.C.

CALL 9.643 AC.
SAING TAN & WIFE, SEANG V. TAN;
MALISS THOUN & PECH T. KIEN
C.C.F. NO. S311465, O.P.R.R.P.H.C.

P.O.C. (All tracts)
WILLIAM F. SPENCER
C.C.F. NO. 2007007540,
O.P.R.R.P.H.C.

TEXAS AVENUE
(60' Public R.O.W.)
VOL. 262, PG. 141, M.R.H.C.

LOT 10, BLOCK 13, HOUSTON
SUBURBAN ESTATES
VOL. 7, PG. 33, M.R.H.C.

CALL 4.24825 AC.
DEER PARK INDEPENDENT
SCHOOL DISTRICT
C.C.F. NO. M873603,
O.P.R.R.P.H.C.

DEER PARK INDEPENDENT
SCHOOL DISTRICT
C.C.F. NO. M873802,
O.P.R.R.P.H.C.

LOT 11, BLOCK 13

HILLSHIRE DRIVE (60' Public R.O.W.)
VOL. 35, PG. 46, M.R.H.C.

John W. Maxey Survey, Abstract No. 1270
BLOCK 5, SOUTH PASADENA PLAZA
VOL. 35, PG. 46, M.R.H.C.

BEECHER DRIVE
(60' Public R.O.W.)
VOL. 35, PG. 46, M.R.H.C.

BEECHER DR. (30' Public R.O.W.)
VOL. 164, PG. 65, M.R.H.C.

SOUTH PARKTOWN DRIVE
(60' Public R.O.W.)
VOL. 164, PG. 65, M.R.H.C.

"LAWTHER TRACT"
CALL 4.5754 AC.
W. DEAN LAWTHER
C.C.F. NO. N079071,
O.P.R.R.P.H.C.

LOT 14, BLOCK 15, HOUSTON
SUBURBAN ESTATES
VOL. 7, PG. 33, M.R.H.C.

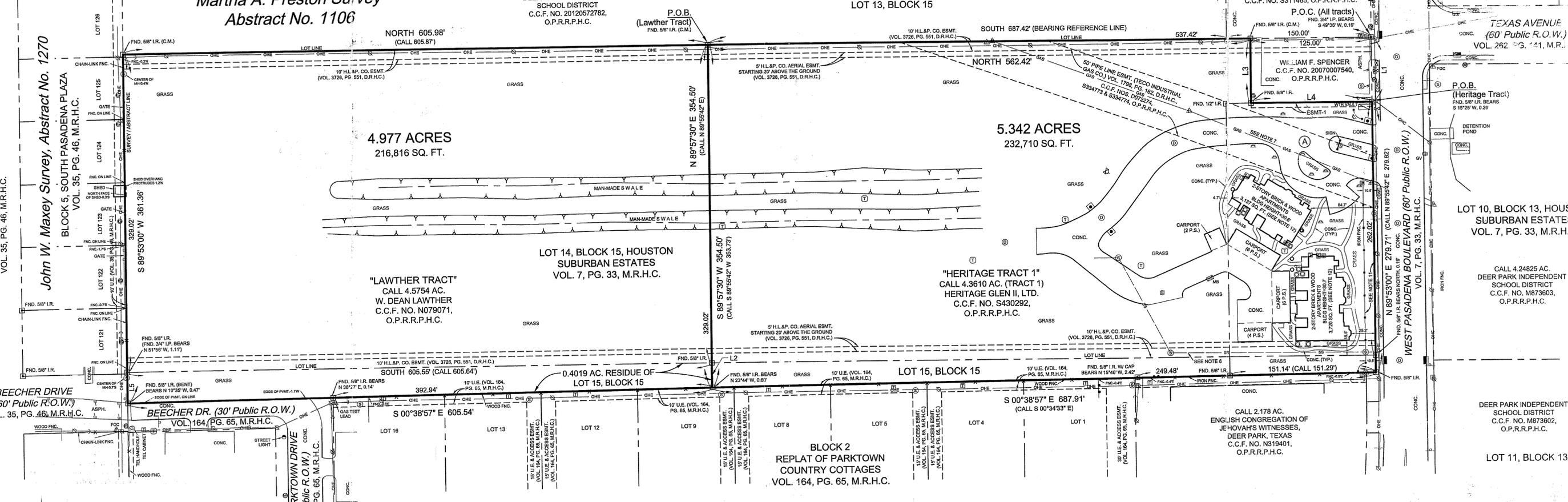
"HERITAGE TRACT 1"
CALL 4.3610 AC. (TRACT 1)
HERITAGE GLEN II, LTD.
C.C.F. NO. S430292,
O.P.R.R.P.H.C.

BLOCK 2
REPLAT OF PARKTOWN
COUNTRY COTTAGES
VOL. 164, PG. 65, M.R.H.C.

4.977 ACRES
216,816 SQ. FT.

5.342 ACRES
232,710 SQ. FT.

0.4019 AC. RESIDUE OF
LOT 15, BLOCK 15



ITEMS LISTED UNDER SCHEDULE B OF THE TITLE COMMITMENT FOR HERITAGE TRACTS 1 & 2 CITED IN GENERAL NOTE 1

- 10.a Rights of parties in possession. (Surveyor's remarks: None)
- 10.b An easement 10 feet wide along the East and West property line(s), and an unobstructed right-of-way 5 feet wide from a plane 20 feet above the ground upward, located adjacent thereto granted to Houston Lighting & Power Company as reflected by Instrument recorded in Volume 3726, Page 551 of the Deed Records of Harris County, Texas. (Surveyor's remarks: These easements affect the subject tract and are plotted and shown hereon.)
- 10.c A Right of Way and Easement Deed for a distribution system easement 5 feet wide along the Westerly property line granted to Entex, Inc., as reflected by Instrument recorded under Clerk's File No. J440188 of the Real Property Records of Harris County, Texas. (As to Tract 2.) (Surveyor's remarks: This easement affects the subject tract and is plotted and shown hereon.)
- 10.d A proposed sanitary sewer easement shown together with all the terms, conditions and provisions set forth and more fully defined in that certain Consent to Encroachment by Houston Lighting & Power Company dated March 29, 1984, recorded under Harris County Clerk's File No. J489728. Said instrument contains a correct sketch. (Surveyor's remarks: This consent affects the subject tract; see General Note 6.)
- 10.e A 50 foot pipeline right-of-way easement in favor of Texas Eastern Transmission Corporation as set forth in Instrument recorded in Volume 1789, Page 182 of the Deed Records of Harris County, Texas as amended and/or located in Instrument recorded in Volume 7932, Page 484 (under Clerk's File No. D072224 of the Real Property Records of Harris County, Texas) and assigned to Techo Industrial Gas Company by Instruments recorded under Harris County Clerk's File Nos. S334773 and S334774. (Surveyor's remarks: This easement and associated documents affect the subject tract and is plotted and shown hereon.)
- 10.f Subject to the terms, conditions and stipulations of a 50 foot easement reserved in Deed recorded under Clerk's File No. N079071 of the Real Property Records of Harris County, Texas and being more particularly described therein. (Surveyor's remarks: This easement affects the subject tract, but its location is undisturbed and not plotted.)
- 10.g Interest in and to all oil, gas and other minerals, and all rights incident thereto, contained in Instrument recorded in Volume 1118, Page 809 of the Deed Records of Harris County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s). (Surveyor's remarks: These interests affect the subject tract, but are blanketed in nature and not plotted.)

ITEMS LISTED UNDER SCHEDULE B OF THE TITLE COMMITMENT FOR LAWTHER TRACT CITED IN GENERAL NOTE 1

- 10.a Rights of parties in possession. (Surveyor's remarks: None)
- 10.b An easement 10 feet wide along the East and West property line(s), and an unobstructed right-of-way 5 feet wide from a plane 20 feet above the ground upward, located adjacent thereto granted to Houston Lighting & Power Company as reflected by Instrument recorded in Volume 3726, Page 551 of the Deed Records of Harris County, Texas. (Surveyor's remarks: These easements affect the subject tract and are plotted and shown hereon.)
- 10.c Interest in and to all oil, gas and other minerals, and all rights incident thereto, contained in Instrument recorded in Volume 1118, Page 809 of the Deed Records of Harris County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s). (Surveyor's remarks: These interests affect the subject tract, but are blanketed in nature and not plotted.)
- 10.d THENCE, NORTH, continuing across said Lot 14 with the south line of said Spencor Tract and the most westerly north line of said 4.3610 acre tract, a distance of 125.21 feet to the POINT OF BEGINNING and containing 5.342 acres (232,710 square feet) of land.

METERS AND BOUNDS DESCRIPTION - HERITAGE TRACT
5.342 ACRES (232,710 SQUARE FEET)

Being a tract or parcel, containing 5.342 acres (232,710 square feet) of land, situated in the Martha A. Preston Survey, Abstract Number 1106, City of Deer Park, Harris County, Texas, and being part of and out of Lots 14 and 15, Block 15, HOUSTON SUBURBAN ESTATES, a plat of subdivision recorded in Volume 7, Page 33, Map Records of Harris County, Texas (M.R.H.C.), also consisting of the following two tracts: (1) a tract containing 0.9744 acre, referred to as Tract 2, described in deed to Heritage Glen II, Ltd., as recorded under County Clerk's File (C.C.F.) Number N079071, Official Public Records of Real Property of Harris County, Texas (O.P.R.R.P.H.C.); (2) a tract containing 4.3610 acres, referred to as Tract 1, described in deed to Heritage Glen II, Ltd., as recorded under C.C.F. Number S430292, O.P.R.R.P.H.C.; the herein described 5.342 acre tract being more particularly described by metes and bounds as follows (bearings herein are based on bearings reflected on said plat of HOUSTON SUBURBAN ESTATES):

COMMENCING at a point in the south right-of-way (R.O.W.) line of West Pasadena Boulevard, based on a 60-foot width, as dedicated to the public in said plat of HOUSTON SUBURBAN ESTATES; also being the north common corner of Lot 13 and 14 of said Block 15, and the northeast corner of that certain called 0.643 acre described in deed to Saing Tan and wife, Seang V. Tan, and Maliss Thoun and Pech T. Kien, as recorded under C.C.F. Number S311465, O.P.R.R.P.H.C.; also being the northwest corner of that certain tract described in deed to William F. Spencer (herein referred to as the "Spencer Tract"), as recorded under C.C.F. Number 2007007540, O.P.R.R.P.H.C., from which a 3/4-inch iron pipe found for reference bears North 49°38' West, 0.16 feet; thence:

SOUTH, with the common line of said Lots 13 and 14, the east line of said 0.643 acre tract, and the west line of said Spencer Tract, at 125.00 feet pass a 5/8-inch iron rod found marking the southwest corner of said Spencer Tract, and the most westerly northwest corner of that certain called 4.3610 acre, referred to as Tract 1, described in deed to Heritage Glen II, Ltd., as recorded under C.C.F. Number S430292, O.P.R.R.P.H.C.; continuing with said east line and the east line of said 4.3610 acre tract, at 150.00 feet pass the southeast corner of said 0.643 acre west line of Lot 9, Block 2, REPLAT OF PARKTOWN COUNTRY COTTAGES, a plat of subdivision recorded in Volume 164, Page 65, M.R.H.C.; continuing with the east line of said ISO Tract and the west line of said 4.3610 acre tract, a total distance of 887.91 feet to a 5/8-inch iron rod found marking the southeast corner of said 4.3610 acre tract, the northeast corner of the herein described tract; thence:

THENCE, North 89°57'30" East (call North 89°55'42" East), across said Lot 14 with the south line of said 4.3610 acre tract and the north line of said 4.5754 acre tract, at 325.02 feet pass a 5/8-inch iron rod found in the common line of the aforesaid Lots 14 and 15, and marking the northeast corner of said 4.5754 acre tract; continuing across said Lot 15 and said south line, a total distance of 354.50 feet to a point in the west line of Lot 9, Block 2, REPLAT OF PARKTOWN COUNTRY COTTAGES, a plat of subdivision recorded in Volume 164, Page 65, M.R.H.C.; also being the southeast corner of said 4.3610 acre tract and northeast corner of the herein described tract, from which a 5/8-inch iron rod found for reference bears North 29°44' West, 0.60 feet;

THENCE, South 89°57'30" West, with the west line of said Block 2, at 302.94 feet pass the intersection of the north R.O.W. line of South Parktown Drive, based on a 60-foot width, with the west R.O.W. line of Beecher Drive, based on a 30-foot width, both dedicated to the public in said REPLAT OF PARKTOWN COUNTRY COTTAGES; continuing with said West R.O.W. line, a total distance of 656.62 feet to a point in the east line of said Lot 9, Block 2, REPLAT OF PARKTOWN COUNTRY COTTAGES, a plat of subdivision recorded in Volume 35, Page 46, M.R.H.C., and being in the south line of said Lot 15; also being an angle point in said West R.O.W. line and the southeast corner of the herein described tract, from which a 5/8-inch iron rod found for reference bears North 10°35' West, 0.47 feet;

THENCE, South 89°57'30" West, with the north line of said SOUTH PASADENA PLAZA and the south line of said Lot 15, at 32.34 feet pass a 5/8-inch iron rod found marking the southeast corner of said W. Dean Lawther, as recorded under C.C.F. Number N079071, O.P.R.R.P.H.C.; continuing across said Lot 14 with the north line of said 4.5754 acre tract and said south line, a total distance of 354.50 feet (call 353.73 feet) to a 5/8-inch iron rod found in the common line of the aforesaid Lots 13 and 14, and the east line of that certain tract described in deed to Deer Park Independent School District (herein referred to as the "ISO Tract"), as recorded under C.C.F. Number 20120572782, O.P.R.R.P.H.C.; said iron rod also marking the northwest corner of said 4.5754 acre tract, and the southeast corner of said 4.3610 acre tract and the herein described tract;

THENCE, NORTH, with the common line of said Lots 13 and 14, the east line of said ISO Tract, and the west line of said 4.3610 acre tract, at 337.42 feet pass the northeast corner of said ISO Tract and the southeast corner of the aforesaid 0.643 acre tract continuing with the east line of said 0.643 acre tract and said west line, a total distance of 362.42 feet to a 5/8-inch iron rod found marking the southwest corner of the aforesaid Spencor Tract, and the most westerly northwest corner of said 4.3610 acre tract and the herein described tract;

THENCE, South 89°56'12" East (call North 89°56'42" East), across said Lot 14 with the south line of said Spencor Tract and the most westerly north line of said 4.3610 acre tract, a distance of 87.00 feet to a 5/8-inch iron rod found in the west line of the aforesaid 0.9744 acre tract and marking the southeast corner of said Spencor Tract; said iron rod also marking the most northerly northwest corner of said 4.3610 acre tract and an interior corner of the herein described tract;

THENCE, NORTH, continuing across said Lot 14 with the east line of said Spencor Tract and the west line of said 0.9744 acre tract, a distance of 125.21 feet (call 125.00 feet) to the POINT OF BEGINNING and containing 5.342 acres (232,710 square feet) of land.

METERS AND BOUNDS DESCRIPTION - LAWTHER TRACT
4.977 ACRES (216,816 SQUARE FEET)

Being a tract or parcel, containing 4.977 acres (216,816 square feet) of land, situated in the Martha A. Preston Survey, Abstract Number 1106, City of Deer Park, Harris County, Texas, and being part of and out of Lots 14 and 15, Block 15, HOUSTON SUBURBAN ESTATES, a plat of subdivision recorded in Volume 7, Page 33, Map Records of Harris County, Texas (M.R.H.C.), also consisting of the following two tracts: (1) a tract containing 0.9744 acre, referred to as Tract 2, described in deed to Heritage Glen II, Ltd., as recorded under County Clerk's File (C.C.F.) Number N079071, Official Public Records of Real Property of Harris County, Texas (O.P.R.R.P.H.C.); (2) a tract containing 4.3610 acres, referred to as Tract 1, described in deed to Heritage Glen II, Ltd., as recorded under C.C.F. Number S430292, O.P.R.R.P.H.C.; the herein described 4.977 acre tract being more particularly described by metes and bounds as follows (bearings herein are based on bearings reflected on said plat of HOUSTON SUBURBAN ESTATES):

COMMENCING at a point in the south right-of-way (R.O.W.) line of West Pasadena Boulevard, based on a 60-foot width, as dedicated to the public in said plat of HOUSTON SUBURBAN ESTATES; also being the north common corner of Lot 13 and 14 of said Block 15, and the northeast corner of that certain called 0.643 acre described in deed to Saing Tan and wife, Seang V. Tan, and Maliss Thoun and Pech T. Kien, as recorded under C.C.F. Number S311465, O.P.R.R.P.H.C.; also being the northwest corner of that certain tract described in deed to William F. Spencer (herein referred to as the "Spencer Tract"), as recorded under C.C.F. Number 2007007540, O.P.R.R.P.H.C., from which a 3/4-inch iron pipe found for reference bears North 49°38' West, 0.16 feet; thence:

SOUTH, with the common line of said Lots 13 and 14, the east line of said 0.643 acre tract, and the west line of said Spencer Tract, at 125.00 feet pass a 5/8-inch iron rod found marking the southwest corner of said Spencer Tract, and the most westerly northwest corner of that certain called 4.3610 acre, referred to as Tract 1, described in deed to Heritage Glen II, Ltd., as recorded under C.C.F. Number S430292, O.P.R.R.P.H.C.; continuing with said east line and the east line of said 4.3610 acre tract, at 150.00 feet pass the southeast corner of said 0.643 acre west line of Lot 9, Block 2, REPLAT OF PARKTOWN COUNTRY COTTAGES, a plat of subdivision recorded in Volume 164, Page 65, M.R.H.C.; continuing with the east line of said ISO Tract and the west line of said 4.3610 acre tract, a total distance of 887.91 feet to a 5/8-inch iron rod found marking the southeast corner of said 4.3610 acre tract, the northeast corner of the herein described tract; thence:

THENCE, North 89°57'30" East (call North 89°55'42" East), across said Lot 14 with the south line of said 4.3610 acre tract and the north line of said 4.5754 acre tract, at 325.02 feet pass a 5/8-inch iron rod found in the common line of the aforesaid Lots 14 and 15, and marking the northeast corner of said 4.5754 acre tract; continuing across said Lot 15 and said south line, a total distance of 354.50 feet to a point in the west line of Lot 9, Block 2, REPLAT OF PARKTOWN COUNTRY COTTAGES, a plat of subdivision recorded in Volume 164, Page 65, M.R.H.C.; also being the southeast corner of said 4.3610 acre tract and northeast corner of the herein described tract, from which a 5/8-inch iron rod found for reference bears North 29°44' West, 0.60 feet;

THENCE, South 89°57'30" West, with the west line of said Block 2, at 302.94 feet pass the intersection of the north R.O.W. line of South Parktown Drive, based on a 60-foot width, with the west R.O.W. line of Beecher Drive, based on a 30-foot width, both dedicated to the public in said REPLAT OF PARKTOWN COUNTRY COTTAGES; continuing with said West R.O.W. line, a total distance of 656.62 feet to a point in the east line of said Lot 9, Block 2, REPLAT OF PARKTOWN COUNTRY COTTAGES, a plat of subdivision recorded in Volume 35, Page 46, M.R.H.C., and being in the south line of said Lot 15; also being an angle point in said West R.O.W. line and the southeast corner of the herein described tract, from which a 5/8-inch iron rod found for reference bears North 10°35' West, 0.47 feet;

THENCE, South 89°57'30" West, with the north line of said SOUTH PASADENA PLAZA and the south line of said Lot 15, at 32.34 feet pass a 5/8-inch iron rod found marking the southeast corner of said W. Dean Lawther, as recorded under C.C.F. Number N079071, O.P.R.R.P.H.C.; continuing across said Lot 14 with the north line of said 4.5754 acre tract and said south line, a total distance of 354.50 feet (call 353.73 feet) to a 5/8-inch iron rod found in the common line of the aforesaid Lots 13 and 14, and the east line of that certain tract described in deed to Deer Park Independent School District (herein referred to as the "ISO Tract"), as recorded under C.C.F. Number 20120572782, O.P.R.R.P.H.C.; said iron rod also marking the northwest corner of said 4.5754 acre tract, and the southeast corner of said 4.3610 acre tract and the herein described tract;

THENCE, NORTH, with the common line of said Lots 13 and 14, the east line of said ISO Tract, and the west line of said 4.3610 acre tract, at 337.42 feet pass the northeast corner of said ISO Tract and the southeast corner of the aforesaid 0.643 acre tract continuing with the east line of said 0.643 acre tract and said west line, a total distance of 362.42 feet to a 5/8-inch iron rod found marking the southwest corner of the aforesaid Spencor Tract, and the most westerly northwest corner of said 4.3610 acre tract and the herein described tract;

THENCE, South 89°56'12" East (call North 89°56'42" East), across said Lot 14 with the south line of said Spencor Tract and the most westerly north line of said 4.3610 acre tract, a distance of 87.00 feet to a 5/8-inch iron rod found in the west line of the aforesaid 0.9744 acre tract and marking the southeast corner of said Spencor Tract; said iron rod also marking the most northerly northwest corner of said 4.3610 acre tract and an interior corner of the herein described tract;

THENCE, NORTH, continuing across said Lot 14 with the east line of said Spencor Tract and the west line of said 0.9744 acre tract, a distance of 125.21 feet (call 125.00 feet) to the POINT OF BEGINNING and containing 4.977 acres (216,816 square feet) of land.

ABBREVIATIONS

- AC ASPHALT
- C.F. CONCRETE
- CONC. CONCRETE
- D.R.H.C. DEED RECORDS OF HARRIS COUNTY, TEXAS
- ESMT. EASEMENT
- FENCE FENCE
- FND. FOUND
- FOC FIBER-OPTIC MARKER SIGN (AT&T)
- GV GAS VALVE
- H.L.P.C. HOUSTON LIGHTING & POWER COMPANY
- IP IRON PIPE
- IR IRON ROD
- MB MAILBOX
- MAP MAP RECORDS OF HARRIS COUNTY, TEXAS
- NO. NUMBER
- OH OVERHEAD CABLE LINES
- O.P.R.R.P.H.C. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS
- PG. PAGE
- P.V.M.T. PAVEMENT
- R.O.W. RIGHT-OF-WAY
- SQ. FT. SQUARE FEET
- TEL. TELEPHONE
- TV CABLE TELEVISION PEDESTAL
- U.E. UTILITY EASEMENT
- VOL. VOLUME
- W. WITH
- WTR. WATER

LEGEND - SYMBOLS

- UTILITY POLE
- ELECTRIC METER
- ELECTRIC JUNCTION BOX
- ELECTRIC TRANSFORMER
- GROUND LIGHT
- GUY ANCHOR
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- STORM INLETS
- STORM MANHOLE
- SANITARY MANHOLE
- BRICK COLUMN
- SANITARY CLEANOUT
- BOLLARD (GUARDPOST)
- TRAFFIC SIGN
- TELEPHONE PEDESTAL
- PIPE LINE MARKER SIGN (MONUMENT PIPE LINE CO.)
- AIR CONDITIONING UNIT
- FOUND CORNER MONUMENT
- GAS METER

GENERAL NOTES

1. This survey reflects boundary and easement information from two Commitments for Title Insurance issued by Charter Title Company (Houston), as agent for Fidelity National Title Insurance Company:
 - 1) As to Heritage Tracts 1 & 2, C.C.F. No. 11033005365A, effective December 14, 2014; last issued December 15, 2014.
 - 2) As to Lawther Tract, C.C.F. No. 11023005365B, effective December 14, 2014; last issued December 30, 2014.
 No additional research, regarding the existence of other easements or restrictions of record, has been performed by Terra Surveying Company, Inc.
2. The Lawther Tract and Heritage Tracts 1 & 2 are located entirely within Zone "X" (areas determined to be outside the 0.2% annual chance floodplain), as depicted on FEMA National Flood Insurance Program (FIP) 1 Map Number 482010020C, (City of Deer Park, Texas); latest available published revision dated June 18, 2007.
3. Bearings referenced herein are based on bearings reflected on the plat of HOUSTON SUBURBAN ESTATES recorded in Vol. 7, Page 33, M.R.H.C. Bearings and distances, labeled "CALL" in the Heritage Tract, are from deeds recorded under C.C.F. Nos. R980508 and S430291, O.P.R.R.P.H.C. Bearings and distances, hereon labeled "CALL" in the Lawther Tract, are from deeds recorded under C.C.F. Nos. N079071, O.P.R.R.P.H.C.
4. Both the Lawther Tract and Heritage Tracts 1 & 2 are located within the city limits of the City of Deer Park, Texas, and subject to a developmental and planting requirements. As indicated on the City's website, both subject tracts are located in a "Municipal Family Low Density" zoning district.
5. Surface or subsurface faulting, hazardous waste, or other environmental issues have not been addressed within the scope of this survey.
6. This survey's manholes and their interconnecting sewer line are covered by a Consent to Encroach granted by H.L.P.C., as recorded under C.C.F. No. J489728 (see sketch in J489730), O.P.R.R.P.H.C. This sewer line is called to be a 36-inch sanitary sewer and was drawn from record information.
7. Per the Texas Railroad Commission website, there is one 8.63 inch natural gas transmission pipeline located within the 50-foot easement and it is operated by Monument Pipeline, LP contact phone: 1-800-9371.
8. The gas line shown hereon was drawn in conjunction with a utility map filed in record information.
9. Fences may be measured between the locations dimensioned hereon.
10. Areas, labeled "GRASS", may also contain trees (trees were not located in this survey).
11. There are no buildings currently located within the Lawther Tract or Heritage Tract 1.
12. The sketch shown in the area herein the footprint of the building at ground level and should not be construed as the live floor plan of the building.

LINE	BEARING	DISTANCE	
L1	N 89°53'00" E	67.00'	(CALL N 89°55'42" E)
L2	S 89°57'30" W	25.48'	(CALL S 89°55'42" W)
L3	S 89°56'12" E	67.00'	(CALL N 89°55'42" E)
L4	NORTH	125.21'	(CALL 125.00')
L5	S 89°53'00" W	3' .34'	

"HERITAGE TRACT 2"
CALL 0.9744 AC. (TRACT 2)
HERITAGE GLEN, LTD.
C.C.F. NO. R980506,
O.P.R.R.P.H.C.



ADDRESS: 800 WEST PASADENA BLVD., DEER PARK, TX 77536

REV.	DESCRIPTION	BY	DATE	APP.

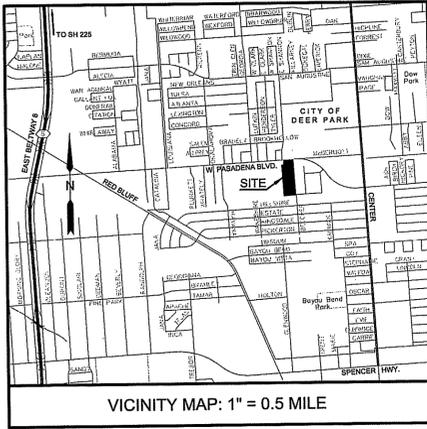
AN ALTA/CSM LAND TITLE SURVEY
OF TWO TRACTS:
HERITAGE TRACT: 5.342 ACRES (232,710 SQ. FT.)
LAWTHER TRACT: 4.977 ACRES (216,816 SQ. FT.)
OUT OF LOTS 14 & 15, BLOCK 15,
HOUSTON SUBURBAN ESTATES
MARTHA A. PRESTON SURVEY, ABSTRACT NO. 1106
CITY OF DEER PARK, HARRIS COUNTY, TEXAS

TERRA SURVEYING CO., INC.
3000 WILCREST DR. - SUITE 210
HOUSTON, TEXAS 77042
PHONE (713) 993-0327 FAX (713) 993-9231

DRAWN BY: SDM
CREW CHIEF: CRUZ
APP LOVED BY: *66*

SCALE: 1" = 50'
FIELD DATE: 03/10/15
FILE NO.: 5-06

KEY MAP: 538-T
PROJECT: 1617-1505-S
SHEET: 1 OF 1



SURVEYOR'S CERTIFICATE

To: Maple Family Land TX, L.P., a Delaware limited partnership, Heritage Glen, Ltd., Heritage Glen II, Ltd., W. Dean Lawther, Charter Title Company, and Fidelity National Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011, ALTA/CSM Land Title Survey Detail Requirements for ALTA/CSM Land Title Surveys, jointly established and adopted by ALTA and NSPS

Field work was completed on March 03, 2015.

Date signed: 3-12-15

George Collison
Registered Professional Land Surveyor
Texas Registration No. 4461