STATE OF TEXAS
COUNTY OF HARRIS

We, TruePort Industrial, LP, acting by and through Justin E. Bennett, Manager, and Jeffrey F. Phelan, Member, Owners, hereinafter referred to as the Owners of the property subdivided in the above and foregoing map of TRUEPORT INDUSTRIAL PARK, do hereby make subdivision of said property, and easements therein shown, and designate said Subdivision as TRUEPORT INDUSTRIAL PARK, in the N. CLOPPER SURVEY, ABSTRACT NO. 198, CITY OF DEER PARK, HARRIS COUNTY, TEXAS and dedicate to public use as such, the streets and easements shown thereon forever, and do hereby waive any claims for damages occasioned by the establishing of grades as approved for the streets dedicated, or occasioned by the alteration of the surface of any portion of streets to conform to such grades, and does hereby bind myself, my heirs, and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional seven feet six inches (7'-6") for ten feet (10'-0") perimeter easements, or seven feet six inches (7'-6") for fourteen feet (14'-0") perimeter easements, or five feet, six inches (5'-6") for sixteen feet (16'-0") perimeter easements from a plane sixteen feet (16'-0") above the ground level upward, located adjacent to and adjoining said public utility easement that are designated with aerial easements (U.E. & A.E.) as indicated and depicted, hereon, whereby the aerial easement totals twenty one feet, six inches (21'-6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10'-0") for ten feet (10'-0") back-to-back easements, or eight feet (8'-0") for fourteen feet (14'-0") back-to-back easements or seven feet (7'-0") for sixteen feet (16'-0") back-to-back easements, from a plane sixteen feet (16'-0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. & A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30'-0") in width.

IN TESTIMONY WHEREOF, the TruePort Industrial, LP, has caused these presents to be signed by Justin E. Bennett, Manager, and Jeffrey F. Phelan, Member, thereunto authorized, this the _____day of_____, 20___.

By: Victory Park Industrial, L.L.C.,

_____
Justin E. Bennett
Manager

_____
Jeffrey F. Phelan
Member

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personaly appeared Justin E. Bennett, Manager, and Jeffrey F. Phelan, Member, of TruePort Industrial, LP, 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 and in the capacity therein and herein expressed, and as the act and deed for said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 20___.

_____
Notary Public in and for the
State of Texas

_____
My Commission Expires:

PUBLIC WORKS AND ENGINEERING APPROVAL

I, City Engineer for the City of Deer Park, do hereby certify that the plat of this subdivision compiles with the City of Deer Park's subdivision ordinance.

_____
Dilcia Jimenez, P.E.
City Engineer

PLANNING AND ZONING APPROVAL

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 _____ 20___, on a motion made and seconded, adopted, approved said subdivision of TRUEPORT INDUSTRIAL PARK, 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 the County Clerk of Harris County, Texas.

WITNESS OUR HANDS at Deer Park, Harris County, Texas, this the _____ day of _____ 20___.

By: _____
Don Tippit, Chairman
Planning and Zoning Commission

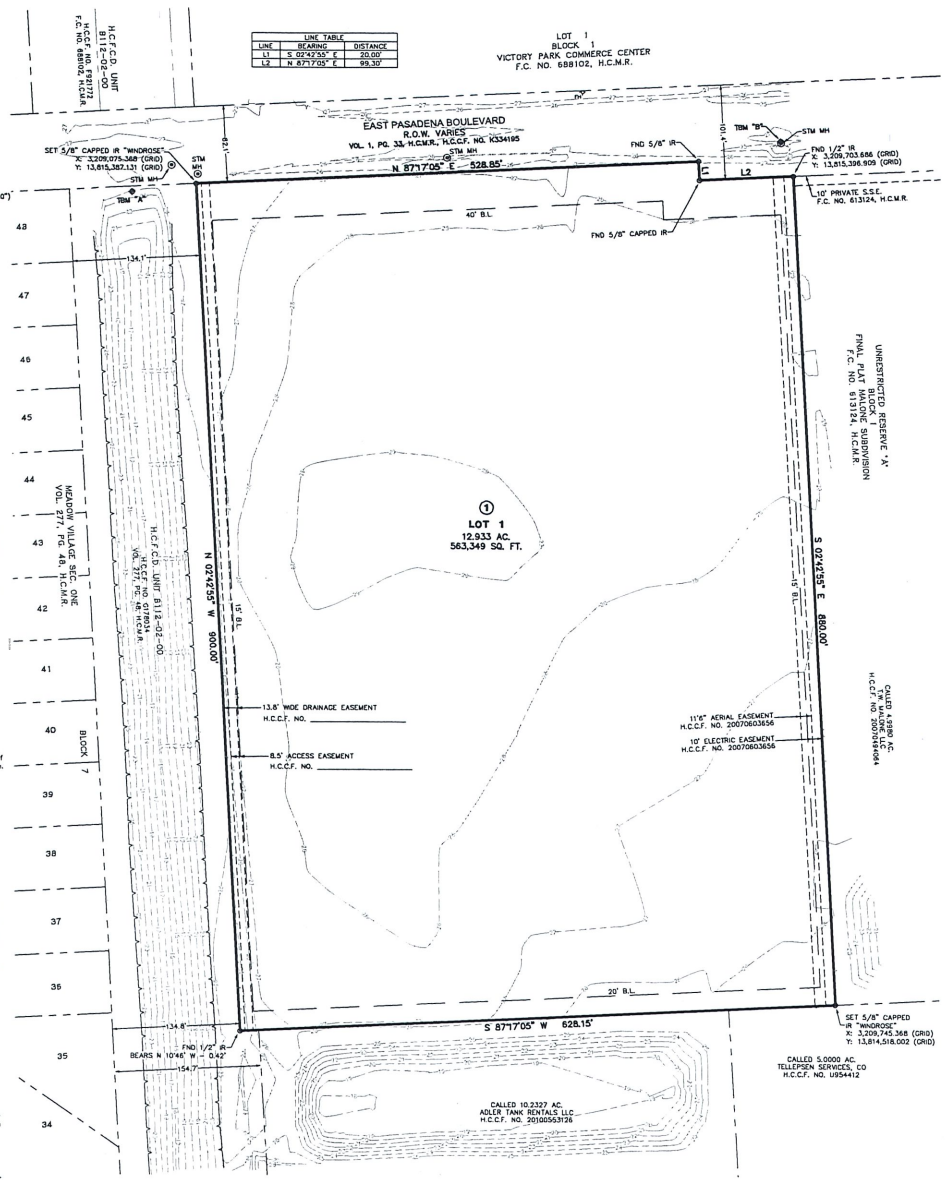
By: _____
Troy Cathron, Secretary
Planning and Zoning Commission

FIRE DEPARTMENT APPROVAL

We, 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.

By: _____
Don Davis
Fire Chief

By: _____
Buddy Rice
Fire Marshal



DESCRIPTION

A TRACT OR PARCEL CONTAINING 12.933 ACRES OR 563,349 SQUARE FEET OF LAND BEING ALL OF A CALLED 2.2489 ACRE TRACT OF LAND DESCRIBED IN A DEED TO ADLER TANK RENTALS, LLC, AS RECORDED UNDER HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NO. 2014003529B, ALL OF A CALLED 5.5410 ACRE TRACT OF LAND DESCRIBED IN A DEED TO ADLER TANK RENTALS, LLC, AS RECORDED UNDER H.C.C.F. NO. 2014003526B, AND ALL OF UNRESTRICTED RESERVE "B", BLOCK 1, FINAL PLAT MALONE SUBDIVISION, AS RECORDED UNDER FILM CODE NO.613124, OF THE HARRIS COUNTY MAP RECORDS (H.C.M.R.), SITUATED IN THE N. CLOPPER SURVEY, ABSTRACT NO. 198, CITY OF DEER PARK, HARRIS COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83):

BEGINNING AT A CAPPED 5/8-INCH IRON ROD STAMPED "WINDROSE" SET ON THE SOUTH RIGHT-OF-WAY (R.O.W.) LINE OF EAST PASADENA BOULEVARD (R.O.W. VARIES), AS RECORDED IN VOL. 1, PG. 33, H.C.M.R. AND UNDER H.C.C.F. NO. K334195, ON THE EAST LINE OF H.C.F.C.D. UNIT B112-02-00, AS RECORDED UNDER H.C.C.F. NO. G178034 AND IN VOL. 277, PG. 48, H.C.M.R., FOR THE NORTHWEST CORNER OF SAID CALLED 2.2489 ACRE TRACT AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE SOUTH R.O.W. LINE OF SAID EAST PASADENA BOULEVARD, AS FOLLOWS:

NORTH 87 DEG. 17 MIN. 05 SEC. EAST, A DISTANCE OF 528.85 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE MOST NORTHERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

SOUTH 02 DEG. 42 MIN. 55 SEC. EAST, A DISTANCE OF 20.00 FEET TO A CAPPED 5/8-INCH IRON ROD FOUND FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

NORTH 87 DEG. 17 MIN. 05 SEC. EAST, A DISTANCE OF 99.30 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID RESERVE "B", THE NORTHEAST CORNER OF RESERVE "A", SAID FINAL PLAT MALONE SUBDIVISION, AND THE MOST EASTERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, LEAVING THE SOUTHERLY R.O.W. LINE OF SAID EAST PASADENA BOULEVARD, WITH THE COMMON LINE OF SAID RESERVES "A" AND "B", SOUTH 02 DEG. 42 MIN. 55 SEC. EAST, A DISTANCE OF 880.00 FEET TO A CAPPED 5/8-INCH IRON ROD STAMPED "WINDROSE" SET ON THE NORTH LINE OF A CALLED 5.0000 ACRE TRACT OF LAND DESCRIBED IN A DEED TO TELLEPSEN SERVICES, CO, AS RECORDED UNDER H.C.C.F. NO. U954412, FOR THE SOUTHWEST CORNER OF SAID RESERVE "A", THE SOUTHEAST CORNER OF SAID RESERVE "B", AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 87 DEG. 17 MIN. 05 SEC. WEST, A DISTANCE OF 628.15 FEET TO A POINT ON THE EAST LINE OF SAID H.C.F.C.D. UNIT B112-02-00, FOR THE SOUTHWEST CORNER OF SAID CALLED 5.5410 ACRE TRACT AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A FOUND 1/2-INCH IRON ROD BEARS NORTH 10 DEG. 46 MIN. WEST, A DISTANCE OF 0.42 FEET;

THENCE, WITH THE EAST LINE OF SAID H.C.F.C.D. UNIT B112-02-00, NORTH 02 DEG. 42 MIN. 55 SEC. WEST, A DISTANCE OF 900.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 12.933 ACRES OR 563,349 SQUARE FEET OF LAND.

GENERAL NOTES

1. BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83).
2. ALL COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD 83), AND MAY BROUGHT TO SURFACE BY APPLYING THE FOLLOWING SCALE FACTOR – 0.999880603.
3. EXISTING IMPROVEMENTS ARE NOT SHOWN.
4. ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOTS LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
5. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR HARRIS COUNTY, TEXAS, MAP NO. 48201C0940M REVISED/DATED JANUARY 06, 2017, THE SUBJECT TRACT APPEARS TO LIE WITHIN SHADED ZONE "X" AND UNSHADED ZONE "X". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE SURVEYING AND LAND SERVICES.
6. SUBJECT PROPERTY LIES WITHIN THE VICINITY OF ELLINGTON FIELD AND IS SUBJECT TO AIRPORT LAND USE REGULATIONS AS SET FORTH IN ARTICLE VI ADDED TO CHAPTER 9 OF THE CODE OF ORDINANCES OF THE CITY OF HOUSTON, TEXAS, BY ORDINANCE NO. 2008-1052, A CERTIFIED COPY OF WHICH IS RECORDED UNDER H.C.C.F. NO. 2008059860I. AS AFFECTED BY CITY OF HOUSTON, TEXAS ORDINANCE NO. 2009-1301 A COPY OF WHICH IS RECORDED UNDER H.C.C.F. NO. 20100046770.

BENCHMARK PUBLISHED ELEVATION – 26.28'
HARRIS COUNTY FLOODPLAIN REFERENCE MARKS NO. 020280 BEING A BRASS DISC STAMPED "RM 020280" LOCATED ON THE EAST R.O.W. LINE OF MOSS APPROXIMATELY 55 FEET NORTH FROM THE NORTH R.O.W. LINE OF GREEN VALLEY. (NAVD88, 2001 ADJUSTMENT)

TEMPORARY BENCHMARK "A" ELEVATION – 26.54'
BEING A CUT BOX SET ON TOP OF A CONCRETE HEADWALL LOCATED ON THE SOUTH R.O.W. LINE OF E. PASADENA BOULEVARD APPROXIMATELY 1,430 FEET WEST FROM THE WEST R.O.W. LINE OF UNDERWOOD ROAD. (SHOWN HEREON)

TEMPORARY BENCHMARK "B" ELEVATION – 25.29'
BEING A CUT BOX SET ON TOP OF A CONCRETE INLET LOCATED ON THE SOUTH R.O.W. LINE OF E. PASADENA BOULEVARD APPROXIMATELY 750 FEET WEST FROM THE WEST R.O.W. LINE OF UNDERWOOD ROAD. (SHOWN HEREON)

I, MATTHEW CARPENTER, an authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, south central zone.

STATE OF TEXAS
REGISTERED
MATTHEW CARPENTER
6942
PROFESSIONAL
LAND SURVEYOR

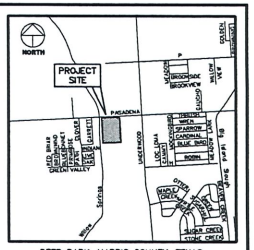
_____
MATTHEW CARPENTER
Registered Professional Land Surveyor
Texas Registration No. 6942

I, Teneshia Hudspeth, 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 _____ 20___ at _____ o'clock___M., and duly recorded on _____ 20___ 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.

_____
Teneshia Hudspeth
County Clerk of
Harris County, Texas

By: _____
Deputy



DEER PARK, HARRIS COUNTY, TEXAS
VICINITY MAP
SCALE: 1" = 2000'

NORTH

GRAPHIC SCALE: 1" = 50'
50 0 50 100 200 Feet

ABBREVIATIONS

A.E. – AERIAL EASEMENT
D.E. – DRAINAGE EASEMENT
EGMT. – EASEMENT
FND – FOUND
H.C.C.F. – HARRIS COUNTY CLERK FILE
H.C.D.R. – HARRIS COUNTY DEED RECORDS
H.C.M.R. – HARRIS COUNTY MAP RECORDS
IP – IRON PIPE
IR – IRON ROD
NO. – NUMBER
PG. – PAGE
R.O.W. – RIGHT-OF-WAY
SQ. FT. – SQUARE FEET
VOL. – VOLUME
B.L. – BUILDING LINE
W.L.E. – WATER LINE EASEMENT
S.S.E. – SANITARY SEWER EASEMENT
U.E. – UTILITY EASEMENT
(S) – SET 5/8" CAPPED IR "WINDROSE"

TRUEPORT INDUSTRIAL PARK

A SUBDIVISION OF
12.933 AC. / 563,349 SQ. FT.
SITUATED IN THE
N. CLOPPER SURVEY, ABSTRACT NO. 198
CITY OF DEER PARK, HARRIS COUNTY, TEXAS

1 BLOCK 1 LOT

MARCH 2024

Owner
TruePort Industrial, LP
3223 Tangley Road
Houston, TX 77025
713-507-2704

Surveyor

WINDROSE
LAND SURVEYING | PLATTING
FIRM REGISTRATION NO. 10108800
713.458.2281 | WINDROSESERVICES.COM
5353 W SAM HOUSTON PKWY N, SUITE 150, HOUSTON TX 77041