



- LEGEND:**
- AE - AERIAL EASEMENT
 - BL - BUILDING LINE
 - BLDG - BUILDING
 - ESMT - EASEMENT
 - FND - FOUND
 - HL&P - HOUSTON LIGHTING & POWER
 - IP - IRON PIPE
 - IR - IRON ROD
 - HCCF - HARRIS COUNTY CLERK'S FILE
 - HCDR - HARRIS COUNTY DEED RECORDS
 - HCMR - HARRIS COUNTY MAP RECORDS
 - POB - POINT OF BEGINNING
 - POC - POINT OF COMMENCING
 - PS - PARKING SPACES
 - ROW - RIGHT OF WAY
 - SQ. FT. - SQUARE FEET
 - UE - UTILITY EASEMENT
 - W - BARBED WIRE FENCE
 - W - CHAIN LINK FENCE
 - W - CONCRETE
 - W - COVERED CONCRETE
 - W - OVERHEAD ELECTRIC LINES
 - W - WOOD FENCE
 - W - WROUGHT IRON FENCE
 - W - GUY WIRE
 - W - CATCH BASIN
 - W - CABLE BOX
 - W - ELECTRIC BOX
 - W - ELECTRIC MH
 - W - FIRE HYDRANT
 - W - FIBER OPTIC MARKER
 - W - FLAG POLE
 - W - GAS METER
 - W - GAS VALVE
 - W - CURB INLET
 - W - LIGHT POLE
 - W - MANHOLE
 - W - SAMPLE WELL
 - W - PIPELINE MARKER
 - W - POWER POLE
 - W - SERVICE POLE
 - W - SANITARY MANHOLE
 - W - STORM MANHOLE
 - W - TELEPHONE PEDESTAL
 - W - TRANSFORMER
 - W - TRAFFIC SIGNAL BOX
 - W - TRAFFIC SIGNAL POLE
 - W - UNDERGROUND CABLE MARKER
 - W - WATER WELL
 - W - WATER METER
 - W - WATER VALVE
 - W - BENCHMARK
 - W - AT&T UNDERGROUND CABLE MARKER
 - W - SIGN

UNRESTRICTED
RESERVE "C"
(145,969 SQ. FT.)
3.351 ACRES
OWNER:
TEXAS COASTAL BANK

UNRESTRICTED
RESERVE "D"
FOR DETENTION USE ONLY
(165,966 SQ. FT.)
4.269 ACRES
OWNER:
ROCKWALL REAL ESTATES
VENTURES, LLC

UNRESTRICTED
RESERVE "A"
(145,000 SQ. FT.)
3.329 ACRES

1 STORY
STONE & STUCCO
BRICK BUILDING
(W/ GLASS FRONT)
22,220 SQ. FT.
HEIGHT=19.5'

1 STORY
STONE & STUCCO
BRICK BUILDING
7,013 SQ. FT.
HEIGHT=19.5'

UNRESTRICTED
RESERVE "B"
(87,633 SQ. FT.)
2.012 ACRES
OWNER:
TEXAS COASTAL BANK

SCHEDULE "B" ITEMS

10A. ANY COVENANTS, CONDITIONS OR RESTRICTIONS INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN ARE HEREBY DELETED TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604 [C], FILM CODE NO. 606268, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, AND UNDER HARRIS COUNTY CLERK'S FILE NO. 20060221138, HARRIS COUNTY, TEXAS, BLANKET NOT PLOTTABLE.

10F. 309 SQUARE FEET LOCATED IN THE SOUTHEAST CORNER, DEDICATED TO THE PUBLIC RIGHT-OF-WAY PURPOSES, AS SHOWN BY THE RECORDED PLAT OF SUBDIVISION; AS SHOWN HEREON.

10G. A 25 FOOT BUILDING SETBACK LINE ALONG THE SOUTH AND EAST PROPERTY LINES AS SET FORTH ON THE RECORDED PLAT AND DEDICATION; AS SHOWN HEREON.

10H. TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN THAT CERTAIN RECIPROCAL EASEMENT DEDICATION, AS SET FORTH IN INSTRUMENT FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE NO. 20070639269, BLANKET NOT PLOTTABLE.

ZONING

THERE IS NO ZONING IN THE CITY OF PASADENA PER THE PLANNING & ZONING RESOURCE CORPORATION 100 NORTH EAST 5TH STREET OKLAHOMA CITY, OKLAHOMA 73104 TELEPHONE (405) 840-4344 FAX (405) 840-2608 REPORT PZR SITE NUMBER 70291-1 DATED 09/30/2013.

NO REPRESENTATION IS MADE FOR THE ACCURACY OR COMPLETENESS OF SAID THIRD PARTY INFORMATION. THIS FIRM IS NOT AN EXPERT IN THE INTERPRETATION OF COMPLEX ZONING ORDINANCES; COMPLIANCE IS BEYOND THE SCOPE OF THIS SURVEY. ANY USER OF SAID INFORMATION IS URGED TO CONTACT THE LOCAL AGENCY DIRECTLY.

SETBACKS
FRONT 25 FEET FROM RIGHT OF WAY; 5 FEET LANDSCAPED
SIDE NONE SPECIFIED; 5 FEET MINIMUM LANDSCAPED
REAR NONE SPECIFIED

MAXIMUM HEIGHT NONE SPECIFIED
LOT DENSITY NONE SPECIFIED

REQUIRED PARKING
146 TOTAL PARKING SPACES

THERE IS NO ZONING IN THE CITY OF PASADENA PER THE PLANNING & ZONING RESOURCE CORPORATION 100 NORTH EAST 5TH STREET OKLAHOMA CITY, OKLAHOMA 73104 TELEPHONE (405) 840-4344 FAX (405) 840-2608 REPORT PZR SITE NUMBER 70291-1 DATED 09/30/2013.

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EXISTING PARKING SPACES

REGULAR	188
HANDICAP	10
TOTAL	198

CERTIFICATION

TO: FAIRMONT CROSSING PROPERTIES, LP, AN OHIO LIMITED PARTNERSHIP, FIRST AMERICAN TITLE INSURANCE COMPANY AND SONNEN & KOBERN CO., L.P.A. WELLS FARGO BANK, NATIONAL ASSOCIATION, AND ITS SUCCESSORS AND ASSIGNS.
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 6, 8, 9, 10A, 11A, 13, 16, 18, 19 (IF SHOWN ON TITLE), 20A AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 12, 2013.
GIVEN: GENC-824013-01E of FIRST AMERICAN TITLE COMPANY
DATE OF PLAT OR MAP: SEPTEMBER 12, 2013.

Fred W. Lawton, Registered Professional Land Surveyor No. 2321



1) BASED ON THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY NUMBER 48020 0820 L, THE SURVEYED PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE MAP. THE FLOOD ZONE CLASSIFICATION(S) FOR THE SURVEYED PROPERTY IS/ARE AE/X-SHADED. FURTHERMORE, IF THE SURVEYED PROPERTY RESIDES IN TWO OR MORE ZONES, THEN THE SURVEY CLEARLY DISPLAYS THE LIMITS OF EACH ZONE BY GRAPHICALLY TRANSPORTING EACH ZONE LINE FROM THE MAP TO THE SURVEY.

2) ALL AREAS IN RECIPROCAL EASEMENT AGREEMENTS ("REAS") HAVE BEEN DENOTED ON THE SURVEY. THE LIMITS OF ANY OFFSITE APPURTENANT EASEMENTS ARE ALSO SHOWN ON THE SURVEY. THE LIMITS OF ANY REAS OF OFFSITE APPURTENANTS AND BENEFICIAL EASEMENTS TO THE SURVEYED PROPERTY ARE REPORTED, INCLUDING THE LOCATION OF ALL BUILDINGS, PARKING SPACES, AND OTHER IMPROVEMENTS THEREON.

3) THE LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTY AS INSURED IN THE TITLE COMMITMENT OR ANY EXCEPTIONS HAVE BEEN NOTED.

ALTA/ACSM SURVEY OF
UNRESTRICTED RESERVE "A", OF ANGEL GARDEN
ADDITION, A SUBDIVISION IN HARRIS COUNTY, TEXAS,
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED
UNDER FILM CODE NO. 606268 OF THE MAP RECORDS
OF HARRIS COUNTY, TEXAS

ADDRESS: 7125-7219 FAIRMONT PARKWAY
PASADENA, TX 77505
SITE: 3.329 ACRE TRACT, ANGEL GARDEN ADD.
PURCHASER: JOE GREVOICH, WOODWIDE HEALTH
JOB NO: 1634-13 SCALE: 1" = 30'
DATE: 09-12-13 KEY MAP: 578F SHEET 1 OF 1

REVISIONS:		
NO.	DATE	DESCRIPTION
1.	09-30-13	COMMENTS
2.	10-04-13	COMMENTS
3.	10-08-13	COMMENTS

SOUTH TEXAS SURVEYING ASSOCIATES, INC.
11281 Richmond Ave. Bldg J, Suite 101, Houston, Texas 77082
281-556-6918 FAX 281-556-9331
Copyright 2013 South Texas Surveying Associates, Inc. K:\COMRES 2013\1634-13.DWG (P04)

JOB NO: 1634-13

- NOTES:**
- ALL BEARINGS AND STREET RIGHT OF WAYS ARE BASED ON RECORDED PLAT.
 - SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY. EASEMENTS, BUILDING LINES, ETC., SHOWN ARE AS IDENTIFIED BY G.F. NO. GENC-824013-01E OF FIRST AMERICAN TITLE COMPANY.
 - NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
 - THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
 - SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
 - THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND THAT NO LICENSE HAS BEEN CREATED, EXPRESS OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.
 - (TABLE A ITEM 10A) THERE ARE NO PARTY WALLS ON THE SUBJECT TRACT.
 - (TABLE A ITEM 16) THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS IN RECENT MONTHS.
 - (TABLE A ITEM 17) THERE IS NO EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED; NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
 - (TABLE A ITEM 18) THERE IS NO OBSERVABLE EVIDENCE OF SITE USED AS A DUMP, SUMP, OR LANDFILL.
 - (TABLE A ITEM 19) SURVEYOR DID NOT OBSERVE ANY AREAS DELINEATED AS WETLANDS BY APPROPRIATE AUTHORITIES. SURVEYOR IS NOT AN EXPERT IN DETERMINING LOCATION OF WETLANDS AREAS.
 - (TABLE A ITEM 21A) PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED IN THE MINIMUM AMOUNT OF \$1,000,000 TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST.

FLOOD NOTE:

PROPERTY LIES WITHIN FLOOD ZONE "AE/X-SHADED" 24.6' (FIS), ACCORDING TO F.I.R.M. MAP NO. 48201C 0820L, DATE 08-18-13, BY GRAPHING PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.
BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED. SAID ENTITIES MAY IMPOSE LARGER FLOOD PLAIN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.