

# LINE LEGEND

- TOP BANK OF DITCH
- OVERHEAD ELECTRIC LINE
- STORM SEWER WITH SIZE
- SANITARY SEWER WITH SIZE
- WATER LINE WITH SIZE
- ENTEX GAS LINE WITH SIZE
- WOOD FENCE
- IRON FENCE
- PROPERTY LINE
- EASEMENT LINE

## SCHEDULE B EXCEPTIONS

- The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception.):
  - Ten (10) foot wide building line and ten (10) foot wide utility easements, together with adjacent five (5) foot wide aerial easement(s), as shown on plat filed for record under Film Code No. 676183 of the Map Records of Harris County, Texas, as affected by Release of Easement filed for record under Harris County Clerk's File No. 20150273209, and further by Consent to Encroachment Over City Easement filed for record under Harris County Clerk's File No. 20150547105. (PLOTTED)
  - Amended and Restated Agreement for Underground Electric Service by and between THC Florida Limited Partnership, a Georgia limited partnership, successor of THC Capital Associates, a Georgia general partnership, and Houston Lighting & Power Company, filed for record under Harris County Clerk's File No. 5093082. (BLANKET IN NATURE)
  - Memorandum of Agreement by and between Texas Cable Partners, L.P., and Houston Square, Inc., filed for record under Harris County Clerk's File No. U245609. (BLANKET IN NATURE)
  - Non-Exclusive Access Easement and Parking Easement Agreement dated February 5, 2015, by and between FW TX-Woodway Collection, L.P., and TDC Tanglewood Real Estate Owner, LLC, filed for record under Harris County Clerk's File No. 20150051675. (PLOTTED)
  - Easement Agreement for Access granted to Fairfield Woodway Square LLC, a Delaware limited liability company, filed for record under Harris County Clerk's File No. 20150051689. (PLOTTED)
  - Terms, conditions, and stipulations contained in Easement Agreement for Recreation dated February 5, 2015, executed by Fairfield Woodway Square LLC to TDC Tanglewood Real Estate Owner, LLC, filed for record under Harris County Clerk's File No. 20150051690. (PLOTTED)
  - Declaration of Height Limitation executed by TDC Tanglewood Real Estate Owner, LLC, filed for record under Harris County Clerk's File No. 20150052044. (NOT PLOTTED)
  - Access Easement Agreement by and between TDC Tanglewood Real Estate Owner, LLC, and Oliver Washington, LLC, filed for record under Harris County Clerk's File No. 20150052046. (PLOTTED)
  - Short Form Blanket Easement 3-Phase Overhead, Underground and Gas granted to CenterPoint Energy Houston Electric, LLC and CenterPoint Energy Resources Corp., d/b/a CenterPoint Energy Texas Gas Operations, filed for record under Harris County Clerk's File No. 20150172901. (BLANKET IN NATURE)
  - Easement for sidewalk purposes, granted to The City of Houston, filed for record under Harris County Clerk's File No. 20150393092, and as corrected by Corrective Easement filed for record under Harris County Clerk's File No. RP-2019-39795. (PLOTTED)
  - Easement for water line purposes, granted to The City of Houston, filed for record under Harris County Clerk's File No. RP-2016-72027. (PLOTTED)
  - Easement for water meter purposes, granted to The City of Houston, filed for record under Harris County Clerk's File No. RP-2016-72029. (PLOTTED)
  - Grant of Easement by and between Comcast of Houston, LLC and TDC Tanglewood Real Estate Owner, LLC, filed for record under Harris County Clerk's File No. RP-2016-351688. (BLANKET IN NATURE)
  - Right to Pull and Easement granted to CenterPoint Energy Houston Electric, LLC, filed for record under Harris County Clerk's File No. RP-2017-198575. (BLANKET IN NATURE)
  - Royalty interest as described in Decree Confirming Report of Commissioners, recorded in Volume 981, Page 522 of the Deed Records of Harris County, Texas, and as affected by Mineral Deed recorded in Volume 1111, Page 128 of the Deed Records of Harris County, Texas, reference to said interest is hereby made for all purposes, which document contains the following language: "and any owner of such royalty interest thereof shall have, by virtue thereof, no right whatsoever in or to the surface of the land or the use or enjoyment of the surface or any right to explore the land for oil, gas or other mineral development or to execute any mineral lease on said land for the development of the oil, gas or other minerals therein or otherwise". (NOT PLOTTED)

## LEGEND

- TRAFFIC SIGN
- COMMUNICATIONS MANHOLE
- TELEPHONE ENCLOSURE
- CHAIN LINK FENCE
- WOOD FENCE
- POWER POLE
- POWER POLE W/DOWN GUY
- STREET/AREA LIGHT
- PIPELINE MKRK/VENT
- GAS VALVE
- GAS METER
- STORM/SAN/CHILWATER MANHOLE
- ROOF OVERHANG
- ELEC MANHOLE
- OVERHEAD ELECTRIC LINE
- STORM SEWER WITH SIZE
- BURIED GAS LINE WITH SIZE
- BURIED WATER LINE WITH SIZE
- CHAIN LINK FENCE
- CORRUGATED METAL PIPE
- IRON PIPE
- IRON ROD
- CENTERLINE
- PINCH TOP PIPE
- PULL BOX
- NO PARKING SIGN
- CURB INLET
- SQUARE INLET
- TRAFFIC SIGNAL POLE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- SANITARY CLEAN OUT
- JUNCTION BOX
- GAS MANHOLE
- HANDICAP PARKING
- TELEPHONE
- SAMPLE WELL
- YD-YARD DRAIN

## GLENCREST OFFICE PARK NUMBER 1 (VOL. 188, PG. 83 H.C.M.R.)

1407 S VOSS RD.  
USRP TEXAS GP LLC

4.8410 AC.  
USRP TEXAS GP LLC  
(C.F. NO. 1689101)  
1301 VOSS RD.

TRACT 3 EASEMENT ESTATE  
ACCESS POINT  
NON EXCLUSIVE PEDESTRIAN ACCESS EASEMENT  
TX-WOODWAY COLLECTION, L.P.  
TO  
TDC TANGLEWOOD REAL ESTATE OWNER, L.L.C.  
C.F. NO. 20150051675  
02-06-2015  
IMPROVEMENTS NOT SHOWN

## TANGLEWOOD HOLLOW (FILM CODE NO. 674629 H.C.M.R.)

TRACT 1  
3.0758 AC.  
133,981 S.F.

UNRESTRICTED RESERVE "A"  
TANGLEWOOD WOOD HOLLOW  
(FILM CODE NO. 676183)

TRACT 1  
3.0758 AC.  
133,981 S.F.

8 STORY  
MASONRY/GLASS BLDG.  
1414 WOODHOLLOW DR.  
HOUSTON, TEXAS

3.0758 ACRES  
FAIRFIELD WOODWAY SQUARE LLC  
TO  
TDC TANGLEWOOD REAL ESTATE OWNER, L.L.C.  
C.F. NO. 20150051689  
02-05-2015  
SOUTH TRACT OF 4.9742 AC.  
RESIDENTIAL DEVELOPMENT  
BLDG. HT.-78.2'

## SAN FELIPE SQUARE REPLAT NO. 1 BLOCK 1, UNRESTRICTED RESERVE "A" (FILM CODE NO. 599170 H.C.M.R.)

6464 SAN FELIPE #163  
CABLES RIVER OAKS LP

TO: CHICAGO TITLE INSURANCE COMPANY, VERISTY INVESTMENTS, LLC.  
This is to certify that this map or plat and the survey on which it is based were made and in accordance with the "2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys" jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a)(b), 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(b)(b), 13, 14, 16, 17, 18, and 19 of Table A thereof. The field work was completed on 03-10-2022.



DATE 03-10-2022  
N. M. MATHIS  
R.P.L.S. NO. 4517

## GENERAL NOTES

- ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE EXISTING PLAT OF SAN FELIPE SQUARE, RECORDED AT VOLUME 122, PG. 6 H.C.M.R.
- NO PORTION OF THE SUBJECT SITE IS LOCATED WITHIN THE 100 YEAR SPECIAL FLOOD HAZARD AREA, ACCORDING TO THE MOST RECENT OFFICIAL INSURANCE RATE MAP, DATED JUNE 09, 2014, MAP NUMBER 480200065. ZONE(S) "X" PROMULGATED BY THE ADMINISTRATOR OF THE DEPARTMENT OF COMMERCE AND URBAN DEVELOPMENT OF THE UNITED STATES. ANY REFERENCE TO THE 100 YEAR FLOOD PLAN OR FLOOD HAZARD ZONES, ARE AN ESTIMATE BASED ON DATA PROVIDED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE PROGRAM AND SHOULD NOT BE INTERPRETED AS A STUDY OR DETERMINATION OF THE FLOODING PROPENSITIES OF THIS PROPERTY.
- FUTURE REDEVELOPMENT OF SITE IS SUBJECT TO CITY OF HOUSTON ORDINANCE NO. 85-1878, DATED OCTOBER 23, 1985 BY THE CITY OF HOUSTON, A CERTIFIED COPY OF WHICH WAS FILED AUGUST 1, 1991, CITY OF HOUSTON RELATING TO RULES AND REGULATIONS, PROCEDURES AND DESIGN STANDARDS FOR DEVELOPING AND PLATTING AND PROVIDING FOR ESTABLISHING BUILDING SETBACK LINES.
- FOR ADDITIONAL BUILDING RESTRICTION, SEE RESTRICTIVE COVENANTS RECORDED AT (C.F. NO. 20150051292) AND FILM CODE NO. 676183 H.C.M.R.
- THERE ARE 377 TOTAL PARKING SPACES: 292 STRUCTURED GARAGE SPACES, 20 TOWNHOME GARAGE SPACES, 53 GUEST SPACES AND 12 HANDICAP SPACES.
- THERE ARE NO SHARED PARTY WALLS.
- UNLESS OTHERWISE NOTED ALL PROPERTY CORNERS MARKED WITH FOUND 5/8" IRON ROD WITH CAP.
- THE CITY OF HOUSTON IS NOT ZONED.
- SURVEYOR OBSERVED NO Delineated WETLANDS ON SUBJECT SITE.
- SURVEYOR OBSERVED NO EVIDENCE OF RECENT EARTH MOVING WORK.
- SURVEYOR OBSERVED NO EVIDENCE OF PLANNED CHANGES IN STREET R/W OR STREET/SIDEWALK CONSTRUCTION.
- SURVEYOR OBSERVED NO EVIDENCE OF ENCROACHMENT ONTO ADJOINING PROPERTY OVER EASEMENTS OR SETBACK LINES OR FROM OTHER PROPERTIES ONTO THIS PROPERTY EXCEPT AS SHOWN ON SURVEY. THE NORTH WALL OF THE MAIN BUILDING ENDOACHES INTO CITY OF HOUSTON UTILITY EASEMENT. (SEE CONSENT TO ENCRACH INTO CITY OF HOUSTON UTILITY EASEMENT. (C.F. NO. 20150047105).
- THERE ARE NO GAPS OR GORES WITHIN SUBJECT PROPERTY.
- SURVEYOR OBSERVED NO EVIDENCE OF CEMETERIES OR BURIAL SITES ON SUBJECT PROPERTY.
- SUBJECT SITE HAS DIRECT ACCESS TO WOOD HOLLOW DRIVE.

WOOD HOLLOW DRIVE (60' R/W)  
(PUBLIC RIGHT-OF-WAY) (VOL. 122, PG. 6 H.C.M.R.)

TRACT 2 EASEMENT ESTATE  
2.6120 ACRES  
EASEMENT AGREEMENT FOR RECREATION  
FAIRFIELD WOODWAY SQUARE LLC  
TO  
TDC TANGLEWOOD REAL ESTATE OWNER, L.L.C.  
C.F. NO. 20150051690  
02-05-2015  
IMPROVEMENTS NOT SHOWN

TRACTS D, 10, 162 D  
SAN FELIPE SQUARE  
WOOD SQUARE 507 LLC

TRACT 1  
METES AND BOUNDS DESCRIPTION  
3.0758 ACRES ALL OF  
UNRESTRICTED TRACT "A"  
TANGLEWOOD WOOD HOLLOW  
HOUSTON, HARRIS COUNTY, TEXAS

All that certain 3.0758 acre tract of land at of Unrestricted Tract "A", Tanglewood Wood Hollow according to the plat thereof filed at Film Code Number 676183 Harris County Map Records and being all that certain 3.0758 acre tract of land described in a deed dated 02-05-2015 from Fairfield Woodway Square, LLC to TDC Tanglewood Real Estate Owner, L.L.C., filed in the Official Public Records of Real Property of Harris County, Texas at Clerk File Number 20150051689 and being more particularly described as follows:

BEGINNING at a found 5/8" iron rod in the west right-of-way line of Wood Hollow Drive (60' wide), at its intersection with the north line of Block 1, Unrestricted Reserve "A", San Felipe Square Replat No. 1 according to the plat thereof filed at Film Code Number 599170 Harris County Map Records, as follows:

THENCE S 89°50'20" W- 151.60', with said north line to a found 5/8" iron rod with cap for corner;

THENCE N 02°10'00" W- 445.30', with the east line of Glencrest Office Park Number 1 according to the plat thereof filed at Volume 188, Page 83, Harris County Map Records to a found PK Nail for corner;

THENCE S 89°24'56" E- 228.15', with the south line of Reserve "F", Tanglewood Hollow according to the plat thereof filed at Film Code Number 674629, Harris County Map Records, to a found 5/8" iron rod with cap marking the Point of Curvature of a curve to the right having a central angle of 80°00'00", a radius of 40.00', a chord which bears S 44°25'00" E-66.57'.

THENCE with said curve, continuing with said west right-of-way line for an arc distance of 62.83' to a found 5/8" iron rod with cap marking the Point of Tangency;

THENCE with said curve, continuing with said west right-of-way line for an arc distance of 62.83' to a found 5/8" iron rod with cap marking the Point of Curvature of a curve to the right having a central angle of 90°00'00", a radius of 40.00', a chord which bears S 45°35'00" W-56.57'.

THENCE with said curve, continuing with said west right-of-way line for an arc distance of 62.83' to a found 5/8" iron rod with cap marking the Point of Tangency;

THENCE N 89°25'00" W- 54.60', continuing with said west right-of-way line to a found 5/8" iron rod with cap marking the Point of Curvature of a curve to the left having a central angle of 90°00'00", a radius of 100.00', a chord which bears S 45°35'00" W-141.42'.

THENCE with said curve, continuing with said west right-of-way line for an arc distance of 157.08' to the POINT OF BEGINNING containing 3.0758 acres, (133,981 square feet) of land more or less.

Tract 2: Easement estate for the benefit of Tract 1, created by that certain Easement Agreement for Recreation dated February 5, 2015, executed by Fairfield Woodway Square LLC, a Delaware limited liability company to TDC Tanglewood Real Estate Owner, L.L.C., a Delaware limited liability company, filed for record on February 6, 2015, under Harris County Clerk's File No. 20150051690.

Tract 3: Easement estate for the benefit of Tract 1, created by that certain Non-Exclusive Access Easement and Parking Easement Agreement dated February 5, 2015, executed by FW TX-Woodway Collection, L.P., a Delaware limited partnership to TDC Tanglewood Real Estate Owner, L.L.C., a Delaware limited liability company, filed for record February 6, 2015 under Harris County Clerk's File No. 20150051675.

## REVISED 03-28-2022 - REVISED PARKING NOTE

PREJEAN & COMPANY, INC.  
surveying / mapping

9324 WESTVIEW DRIVE  
HOUSTON, TX 77055  
713-467-MAPS

## ALTA/NSPS LAND TITLE SURVEY

3.0758 ACRES ALL OF  
UNRESTRICTED RESERVE "A"  
TANGLEWOOD WOOD HOLLOW  
HOUSTON, HARRIS COUNTY, TEXAS

03-10-2022 1"=20'  
JOB NO. 108-37  
GF NO. 3710004686 CHICAGO TITLE INSURANCE COMPANY