PD-9 + PD-10 EXTENTS

*Exact boundary PD-9 & PD-10 unclear. Per Planning department, PD-9 & PD-10 have been historically combined/treated as one

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

LEGEND:

- CB – CATCH BASIN
- CIR – CAPPED IRON ROD
- CO – CLEAN OUT
- CONC. – CONCRETE
- CI – CURB INLET
- ESMT. – EASEMENT
- EB – ELECTRIC BOX
- FH – FIRE HYDRANT
- FND. – FOUND
- GM – GAS METER
- GV – GAS VALVE
- GT – GREASE TRAP
- H.C.D.R. – HARRIS COUNTY DEED RECORDS
- H.C.M.R. – HARRIS COUNTY MAP RECORDS
- H.C.C.F. – HARRIS COUNTY CLERKS FILE
- HL&P – HOUSTON LIGHTING AND POWER
- IR – IRON ROD
- JB – JUNCTION BOX
- LP – LIGHT POLE
- MH – MANHOLE
- MW – MONITORING WELL
- PM – PIPELINE MARKER
- PP – POWER POLE
- SW – SAMPLE WELL
- SP – SERVICE POLE
- SMH – SEWER MANHOLE
- STMH – STORM MANHOLE
- SWBT – SOUTHWESTERN BELL TELEPHONE
- TMH – TELEPHONE MANHOLE
- TP – TELEPHONE PEDESTEL
- TB – TELEPHONE BOX
- TSB – TRAFFIC SIGNAL BOX
- TSP – TRAFFIC SIGNAL POLE
- WM – WATER METER
- WV – WATER VALVE
- –I– – WROUGHT IRON FENCE
- –X– – BARBED WIRE FENCE
- –/–/– – WOOD FENCE
- –OHE– – OVERHEAD ELECTRIC LINES

FIRST STREET (60' PUBLIC RIGHT-OF-WAY)

POINT OF BEGINNING
FND X BEARS S 67°18' W, 1.06'

N 00°01'21" E 254.84' N 00°00'33" W 49.94' N 00°01'18" W 305.08' N 00°00'05" W 405.36'

943.2'

PARKING GARAGE
HEIGHT-25.5'
1056 REGULAR PARKING SPACES
25 HANDICAP PARKING SPACES

LOCUST STREET (ABANDONED)

11.4012 ACRES
496,637 SQUARE FEET

BISSONNET STREET (PUBLIC RIGHT-OF-WAY WIDTH VARIES)
N 89°20'08" E 254.42'

CEDAR STREET (50' PUBLIC RIGHT-OF-WAY)
S 89°56'59" W 962.69'

SPRUCE STREET (ABANDONED)

5 STORY CONCRETE BUILDING
262,119 SQUARE FEET
HEIGHT-84.4'

LANDSCAPED AREA

PATIO

PLAZA ENTRANCE

S 00°03'01" E 266.23'

N 89°56'59" E 153.41'

1.9927 ACRES
86,800 SQUARE FEET

S 69°56'32" E 113.75'

WEST LOOP SOUTH SERVICE ROAD
(PUBLIC RIGHT-OF-WAY WIDTH VARIES)

S 12°15'18" E 129.69' S 00°05'45" E 127.50' S 26°21'01" E 35.60' S 00°05'45" E 305.00' S 20°53'35" E 53.94' S 00°05'45" E 181.02'

SITE
(WITHIN PD-10)

VICINITY MAP
NOT TO SCALE

SCHEDULE B ITEMS

1. AN EASEMENT 10 FEET IN WIDTH, THE LENGTH AND LOCATION OF THE CENTERLINE ARE SHOWN BY A DOT-DASH SYMBOL ON SKETCH NO. 76-0929, TOGETHER WITH AN OBSTRUCTED AERIAL EASEMENT 5 FEET IN WIDTH FROM A PLANE 20 FEET ABOVE THE GROUND UPWARD LOCATED ADJACENT THERETO, GRANTED TO HOUSTON LIGHTING & POWER COMPANY, IN INSTRUMENT FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE NO. F145565.
2. SUBJECT PROPERTY HAS FRONTAGE OR ABUTS INTERSTATE HIGHWAY 610 WHICH IS A CONTROLLED ACCESS HIGHWAY. THE COMPANY BY THIS POLICY DOES NOT INSURE AGAINST THE EXERCISE OF POWER BY COMPETENT GOVERNMENTAL AUTHORITY TO LIMIT, CONTROL OR DENY ACCESS, INGRESS OR EGRESS TO THE ABOVE DESCRIBED PROPERTY FROM INTERSTATE HIGHWAY 610 OR SERVICE ROAD, WHICH THE SUBJECT PROPERTY ABUTS, NOR DOES IT INSURE THAT THE ASSURED HAS OR SHALL CONTINUE TO HAVE ACCESS, INGRESS AND EGRESS FROM SUCH PROPERTY TO AND FROM SUCH HIGHWAY AND SERVICE ROAD.
3. BUILDING AND ZONING ORDINANCE IN FORCE AND EFFECT IN THE CITY OF BELLAIRE, TEXAS, INCLUDING NOTICE RECORDED IN VOLUME 1254, PAGE 85 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.

NOTES:

1. ALL BEARINGS AND STREET RIGHT OF WAYS ARE BASED ON RECORDED PLAT.
2. SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY. EASEMENTS, BUILDING LINES, ETC., SHOWN ARE AS IDENTIFIED BY GF NO. 2086: 0169 OF PRESIDIO TITLE LLC.
3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
4. 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.
5. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
6. 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.
7. PROPERTY SUBJECT TO ZONING AND ORDINANCE IN FORCE AND EFFECT IN THE CITY OF BELLAIRE PER VOLUME 1254, PAGE 85 H.C.D.R.
8. THERE ARE 1,063 REGULAR PARKING SPACES AND 28 HANDICAP PARKING SPACES. THERE ARE 1,091 TOTAL PARKING SPACES ON SITE.
9. WALKWAY ENCROACHES PROPERTY LINES AS SHOWN HEREON.

FLOOD NOTE:

PROPERTY IS IN THE 100 YEAR FLOOD ZONE, IT IS IN ZONE "AE"-(BFE-54')
ACCORDING TO F.I.R.M. MAP NO. 48201C 0855L, DATE 06-18-07
BY GRAPHING PLOTTING ONLY, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

METES AND BOUNDS DESCRIPTION

ALL THAT CERTAIN 11.4012 ACRES (496,637 SQUARE FEET) TRACT OF LAND OUT OF THE C.R. HUNGER SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 359, PAGE 563, HARRIS COUNTY DEED RECORDS AND OUT OF BLOCK 11 OF WESTMORELAND FARMS AMENDED FIRST SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3, PAGE 60, HARRIS COUNTY MAP RECORDS OUT OF THE JAMES BLESSING SURVEY, A-162, HARRIS COUNTY, TEXAS; SAID 11.4012 ACRES TRACT OF LAND BEING OUT OF THAT CERTAIN 13.392 ACRE TRACT DESCRIBED IN A DEED TO SOUTHWESTERN BELL TELEPHONE COMPANY RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. M405138 BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (ALL BEARINGS BASED ON THE RECORD) BEARING OF NORTH IN THE WEST RIGHT OF WAY LINE FIRST STREET ACCORDING TO THE PLAT OF WESTMORELAND FARMS THEREOF RECORDED UNDER VOLUME 3, PAGE 60, HARRIS COUNTY MAP RECORDS)

BEGINNING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF BISSONNET AVENUE (R.O.W. VARIES) WITH THE EAST RIGHT-OF-WAY OF FIRST STREET (60' R.O.W.) MARKING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A FOUND "X" BEARS SOUTH 63 DEGREES 18 MINUTES WEST, 1.06 FEET;

THENCE NORTH 60 DEGREES 20 MINUTES 08 SECONDS EAST 284.42 FEET ALONG THE SAID SOUTH RIGHT-OF-WAY LINE TO A 5/8 INCH IRON ROD SET MARKING THE NORTHERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 00 DEGREES 03 MINUTES 01 SECONDS EAST 266.23 FEET TO A 5/8 INCH IRON ROD SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 89 DEGREES 56 MINUTES 54 SECONDS EAST 153.41 FEET TO A 5/8 IRON ROD SET FOR AN EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 69 DEGREES 56 MINUTES 32 SECONDS EAST 113.75 FEET TO A 5/8 INCH IRON ROD SET MARKING THE EASTERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, LYING IN THE WEST RIGHT-OF-WAY LINE OF THE WEST LOOP SOUTH (I.H. 610 PUBLIC RIGHT-OF-WAY WIDTH VARIES);

THENCE SOUTH 00 DEGREES 05 MINUTES 45 SECONDS EAST 181.02 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO A 5/8 FEET IRON ROD FOUND IN THE NORTH RIGHT-OF-WAY LINE OF LOCUST STREET (ABANDONED), MARKING AN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 20 DEGREES 53 MINUTES 35 SECONDS EAST, 53.94 FEET CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE TO A 5/8 INCH IRON ROD FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF SAID LOCUST STREET, MARKING AN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 00 DEGREES 05 MINUTES 45 SECONDS EAST 305.00 FEET CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE TO AN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT, IN THE NORTH RIGHT-OF-WAY LINE OF SPRUCE STREET (ABANDONED), FROM WHICH A FOUND HIGHWAY MONUMENT BEARS NORTH 38 DEGREES 51 MINUTES EAST, 0.53 FEET;

THENCE SOUTH 26 DEGREES 21 MINUTES 01 SECONDS EAST 55.60 FEET CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE TO AN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A FOUND DISK BEARS NORTH 66 DEGREES 57 MINUTES EAST, 0.75 FEET;

THENCE SOUTH 00 DEGREES 05 MINUTES 45 SECONDS EAST 127.50 FEET CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE TO A 5/8 INCH IRON ROD SET MARKING AN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 12 DEGREES 15 MINUTES 18 SECONDS EAST 129.69 FEET CONTINUING LONG SAID WEST RIGHT-OF-WAY LINE TO A POINT IN THE NORTH RIGHT-OF-WAY LINE OF CEDAR STREET (50' RIGHT OF WAY) MARKING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A FOUND 1/2 INCH IRON ROD BEARS NORTH 06 DEGREES 14 MINUTES WEST, 0.95 FEET;

THENCE SOUTH 89 DEGREES 56 MINUTES 59 SECONDS WEST 562.69 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO A 5/8 INCH IRON ROD SET IN THE EAST RIGHT-OF-WAY LINE OF FIRST STREET (60' RIGHT OF WAY) MARKING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 00 DEGREES 01 MINUTES 21 SECONDS EAST 254.84 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO AN ANGLE POINT IN THE SOUTH RIGHT-OF-WAY LINE OF SPRUCE STREET (ABANDONED), FROM WHICH A FOUND 5/8 INCH IRON ROD BEARS SOUTH 18 DEGREES 51 MINUTES EAST, 0.50 FEET;

THENCE NORTH 00 DEGREES 00 MINUTES 33 SECONDS WEST 49.94 FEET CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE TO AN ANGLE POINT IN THE NORTH RIGHT OF WAY OF SPRUCE STREET;

THENCE NORTH 00 DEGREES 01 MINUTES 18 SECONDS WEST 305.08 FEET CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE TO A 5/8 INCH IRON ROD SET IN THE SOUTH RIGHT OF WAY LINE OF THE AFORESAID LOCUST STREET, MARKING AN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 00 DEGREES 00 MINUTES 05 SECONDS WEST CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE AT 50.00 FEET PASSING THE NORTH RIGHT-OF-WAY LINE OF SAID LOCUST STREET, A TOTAL DISTANCE OF 405.36 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT AND CONTAINING 11.4012 ACRES (496,637 SQUARE FEET) OF LAND.

SURVEYOR'S CERTIFICATION

PROPERTY SUBJECT TO SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS.
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, AND NSPS IN 2005, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7A, 7B1, 7C, 8, 9, 10, 11A, AND 13 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF TEXAS, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

DATE: MARCH 17TH, 2008

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

STATE OF TEXAS · REGISTERED · FRED W. LAWTON · 2321 · PROFESSIONAL · LAND SURVEYOR

"ALTA/ACSM LAND TITLE SURVEY OF"

ALL THAT CERTAIN 11.4012 ACRES (496,637 SQUARE FEET) TRACT OF LAND OUT OF THE C.R. HUNGER SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 359, PAGE 563, HARRIS COUNTY DEED RECORDS AND OUT OF BLOCK 11 OF WESTMORELAND FARMS AMENDED FIRST SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3, PAGE 60, HARRIS COUNTY MAP RECORDS OUT OF THE JAMES BLESSING SURVEY, A-162, HARRIS COUNTY, TEXAS; SAID 11.4012 ACRES TRACT OF LAND BEING OUT OF THAT CERTAIN 13.392 ACRE TRACT DESCRIBED IN A DEED TO SOUTHWESTERN BELL TELEPHONE COMPANY RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. M405138.

ADDRESS: 6500 WEST LOOP SOUTH
BELLAIRE, TEXAS 77401

JOB NO: 392-08
DATE: 03-17-08

SCALE: 1" = 50'
SHEET 1 OF 1

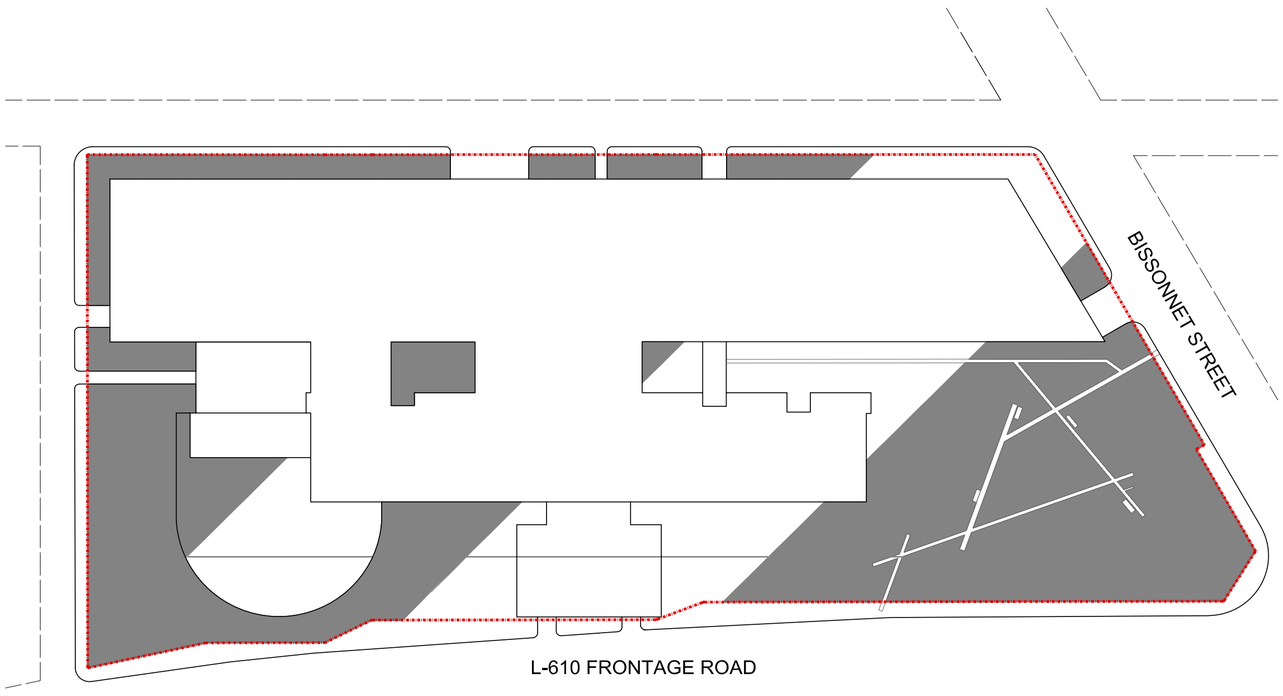
REVISIONS:

NO.	DATE	DESCRIPTION
1.	04-28-08	REVISED LEGAL DESCRIPTION (JWG)

SOUTH TEXAS SURVEYING ASSOCIATES, INC.
11281 Richmond Ave. Bldg J, Suite 101 Houston, Texas 77082
(281) 556-6918 FAX (281) 556-9331

Copyright 2008 South Texas Surveying Associates, Inc.

K:\JOBS 2008\392-08\JWG\392-08.DWG (JWG)

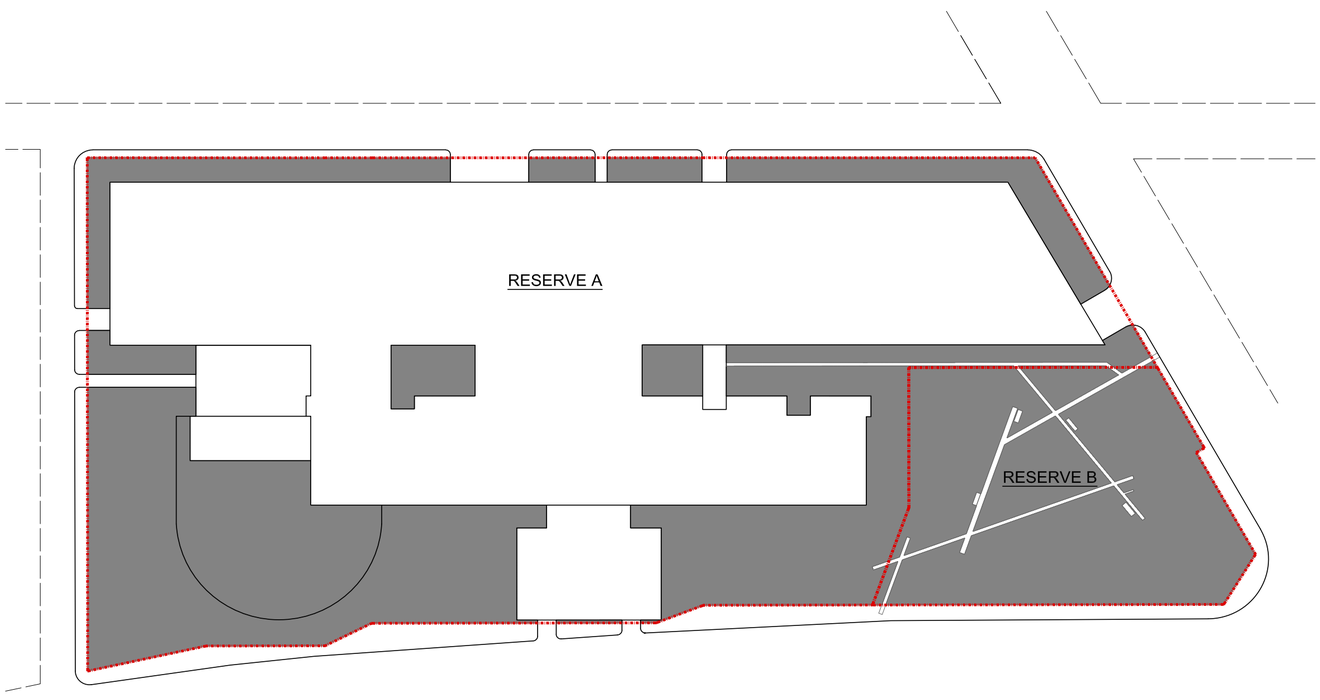


01 PD-9/PD-10 LOT COVERAGE CONDITION (PRIOR TO 2012 RE-PLAT)

CURRENT PD-9 & PD-10 AREA CALCULATIONS *

AREA IN QUESTION:	ACREAGE :	IMPERMEABLE COVERAGE **:	%
TOTAL PD-9/PD-1O	13.3938 AC	**7.2320**	54%

* THIS SITE PLAN SHOWS THE SINGLE-PROPERTY CONDITION PRIOR TO THE 2012 RE-PLAT

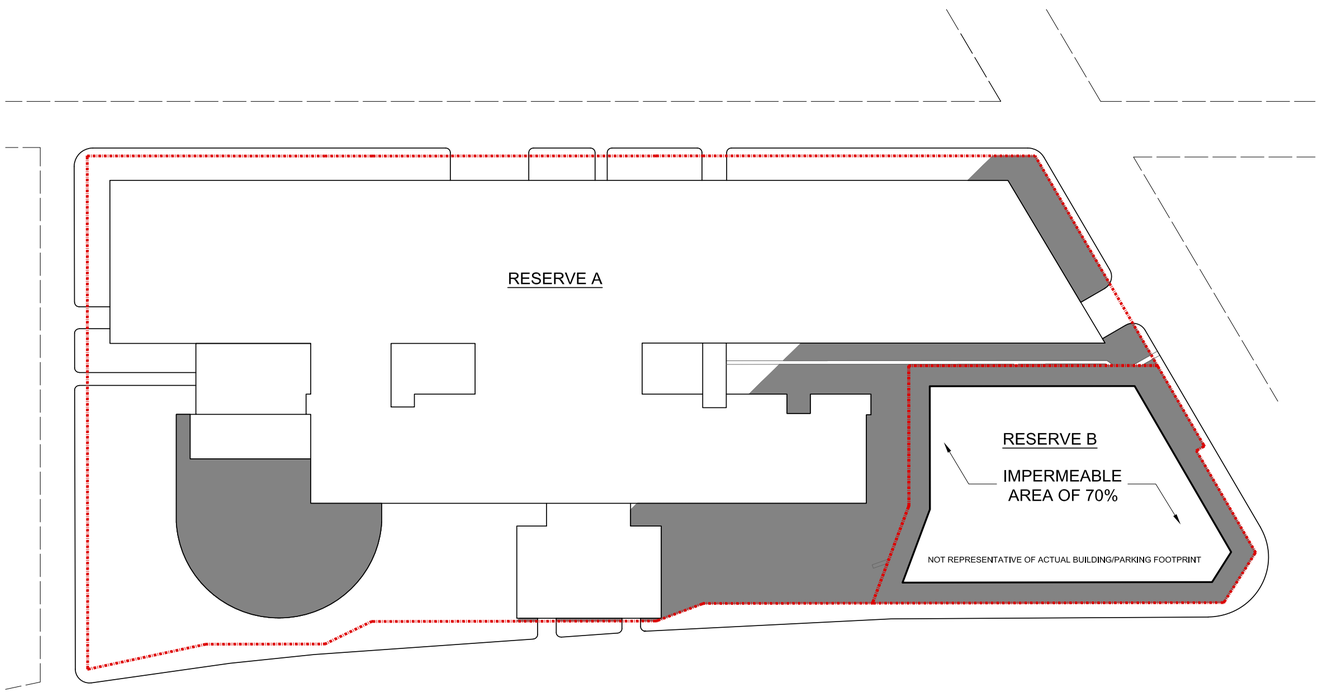


02 CURRENT RESERVE A / RESERVE B SITE PLAN

CURRENT RESERVE A & RESERVE B AREA CALCULATIONS *

AREA IN QUESTION:	ACREAGE :	IMPERMEABLE COVERAGE:	% :
RESERVE A	11.4012	7.1300	**62.5%**
RESERVE B	1.9926	0.1020	**5.1%**

* THIS SITE PLAN SHOWS THE (2) SEPARATED RESERVES, PER THE 2012 RE-PLAT.



03 PROPOSED RESERVE B SITE PLAN (DIAGRAM)

PROPOSED RESERVE B AREA CALCULATIONS *

(RESERVE A SHOWN FOR REFERENCE ONLY)

AREA IN QUESTION:	ACREAGE :	IMPERMEABLE COVERAGE:	% :
RESERVE A	11.4012	7.1300	**62.54%**
RESERVE B	1.9926	1.3949	**70% ****
TOTAL RES. A & B	**13.3938**	**8.5248**	**63.64%**

* THIS SITE PLAN SHOWS THE (2) SEPARATED RESERVES, PER THE 2012 RE-PLAT.

** 70% LOT COVERAGE REPRESENTS THE AGGREGATE LOT COVERAGE OF:

----- 1 / 3 THE SITE ALLOCATED TO OFFICE (AT 60% COVERAGE ALLOWED) AND

----- 2 / 3 THE SITE ALLOCATED TO RESIDENTIAL (AT 75% COVERAGE ALLOWED)

THIS BREAKDOWN ALIGNS WITH UNDERLYING L-610 LANGUAGE THAT MATCHES CURRENT ORDINANCE LANGUAGE IN CHAPTER 24-541 LOOP 610 " PD - RESIDENTIAL OFFICE PLAZA" SITE AND AREA LIMITATIONS.

LOT COVERAGE AREA DIAGRAMS

Scale: 1" = 100'-0"

identityARCHITECTS
111 Travis Street, Houston, Texas 77002
www.identityarchitects.com 713.595.2150

0 50' 100' 200'

N

RESERVE B LOT COVERAGE EXHIBIT

September 10, 2020

WEST LOOP 610 & BISSONNET
BELLAIRE, TX
18225_Site-PD10_200910.dwg 2:26 PM

THIS DRAWING IS FOR PRESENTATION PURPOSES ONLY, ANY AND ALL FEATURES, MATTERS AND OTHER INFORMATION DEPICTED HEREON OR CONTAINED HEREIN ARE FOR ILLUSTRATIVE MARKETING PURPOSES ONLY, ARE SUBJECT TO MODIFICATION WITHOUT NOTICE, ARE NOT INTENDED TO BE RELIED UPON BY ANY PARTY AND ARE NOT INTENDED TO CONSTITUTE REPRESENTATIONS AND WARRANTIES AS TO THE SIZE AND NATURE OF IMPROVEMENTS TO BE CONSTRUCTED (OR THAT ANY IMPROVEMENTS WILL BE CONSTRUCTED) OR AS TO THE IDENTITY OR NATURE OF ANY OCCUPANTS THEREOF.

N:\DA\18225-00_SWC 610 Bissonnet\400 DESIGN\440 SITE PLANS SCHEMATICS\PD Exhibit\18225_Site-PD10_200910.dwg plotted by Thomas De Froy on 2020-09-10 at 2:26 PM