GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

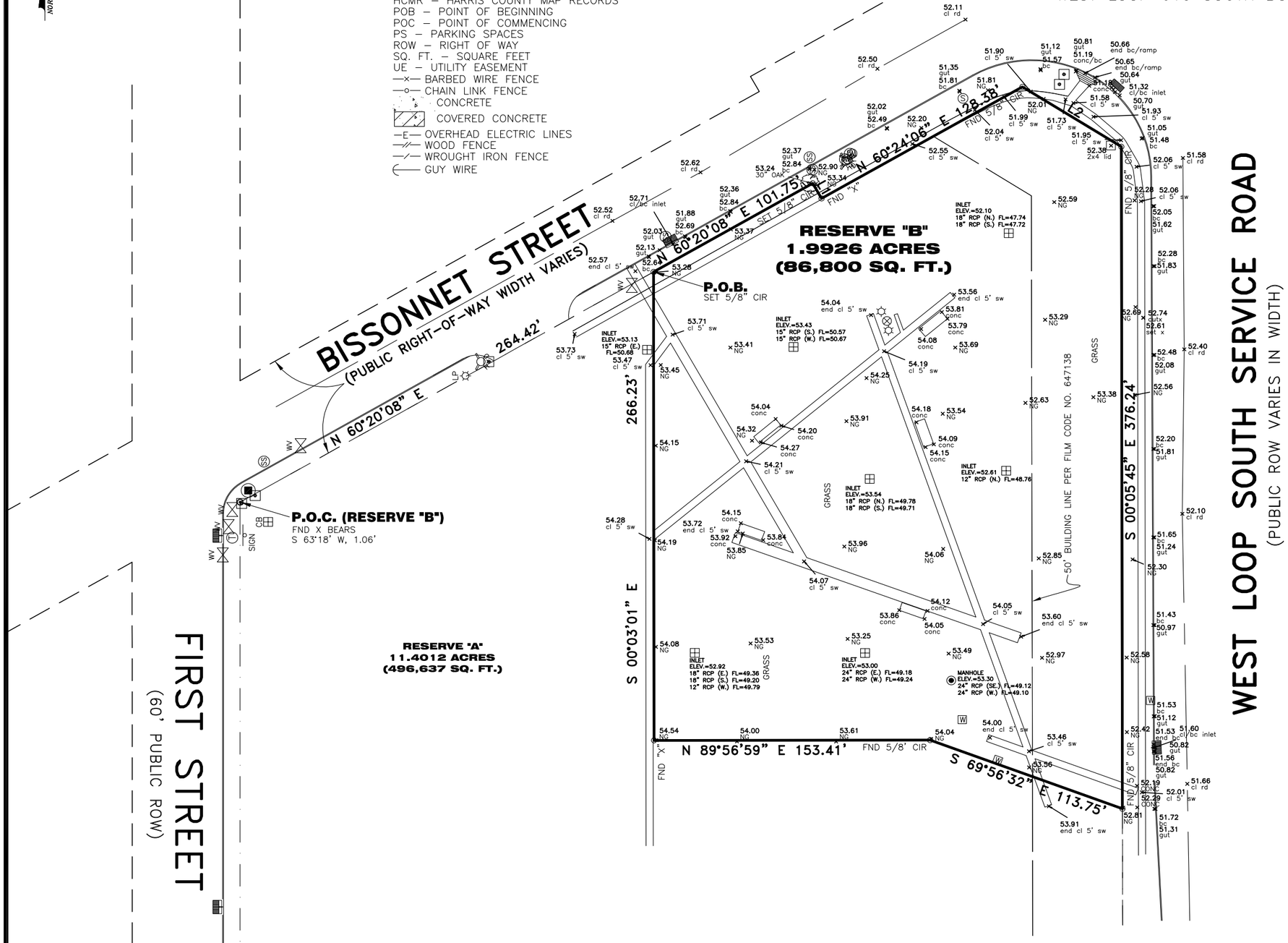
LINE TABLE		
L#	BEARING	LENGTH
L1	N 60°23'02" E	9.88'
L2	S 31°47'36" E	64.63'

LEGEND:
AE – AERIAL EASEMENT
BL – BUILDING LINE
BLDG – BUILDING
ESMT – EASEMENT
FND – FOUND
HL&P – HOUSTON LIGHTING & POWER
IP – IRON PIPE
IR – IRON ROD
CIR – CAPPED IRON ROD
"STS" – STAMPED SOUTH TEXAS SURVEYING
HCCF – HARRIS COUNTY CLERKS 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
—x— BARBED WIRE FENCE
—o— CHAIN LINK FENCE
CONCRETE
COVERED CONCRETE
—E— OVERHEAD ELECTRIC LINES
—//— WOOD FENCE
—/— WROUGHT IRON FENCE
GUY WIRE

– CATCH BASIN
– CABLE BOX
– ELECTRIC BOX
– ELECTRIC MH
– FIRE HYDRANT
– FIBER OPTIC MARKER
– FLAG POLE
– GAS METER
– GAS VALVE
– CURB INLET
– LIGHT POLE
– MANHOLE
– MONITORING WELL
– PIPELINE MARKER
– POWER POLE
– SERVICE POLE
– SANITARY MANHOLE
– STORM MANHOLE
– TELEPHONE PEDESTAL
– TRANSFORMER
– TRAFFIC SIGNAL BOX
– TRAFFIC SIGNAL POLE
– UNDERGROUND CABLE MARKER
– WATER WELL
– WATER METER
– WATER VALVE
– BENCHMARK

BENCHMARK

BELLAIRE BENCHMARK NO. 34R
2" BRASS DISK IN CONC. STAMPED "BM34R" CALLED ELEVATION=51.36, NAVD1988, 2001 ADJ.
GENERAL LOCATION: NORTHEAST INTERSECTION MEDIAN OF BISSONNET STREET AND THE WEST LOOP 610 SOUTH BOUND FEEDER ROAD.



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, SURVEY AS SHOWN AND LEGAL DESCRIPTION AS PER AN ON THE GROUND SURVEY. EASEMENTS, BUILDING LINES, ETC., SHOWN ARE AS IDENTIFIED BY GF NO. 3710001540 OF CHICAGO TITLE INSURANCE COMPANY. EFFECTIVE DATE OCTOBER 20, 2014.
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. THE FINDINGS AND OPINIONS OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. REFLECTED HEREON ARE PRIVILEGED, CONFIDENTIAL AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY FOR WHOM THIS WORK WAS PREPARED, IT IS UNDERSTOOD THAT THE USE OF, RELIANCE ON, OR REPRODUCTION OF SAME, IN WHOLE OR IN PART, BY OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. IS PROHIBITED AND WITHOUT WARRANTY, EXPRESS OR IMPLIED. SOUTH TEXAS SURVEYING ASSOCIATES, INC. SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, RELIANCE OR REPRODUCTION. COPYRIGHT 2018. ALL RIGHTS RESERVED.

PROPERTY LIES WITHIN FLOOD ZONE AE (BFE 53.9'), 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.
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.

SURVEYOR'S CERTIFICATION
TO: CHICAGO TITLE INSURANCE COMPANY
WALLIS STATE BANK, BISSONNET STREET VENTURES, LLC.

I, hereby certify that this survey was made in the ground and completed on this 28th day of November 2018 and that this plat correctly represents the facts found at the time of survey showing any improvements. There are no encroachments apparent on the ground, except as shown. This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for Category 1A, Condition II Survey. This survey is certified for boundary only and for this transaction only. Surveyor did not abstract property. Easements, building lines, etc., shown are as identified by:

GF 3710001540 of CHICAGO TITLE INSURANCE COMPANY

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

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

BOUNDARY AND TOPOGRAPHIC SURVEY OF

A TRACT OR PARCEL CONTAINING 1.9926 ACRES OF LAND BEING ALL OF RESERVE "B" OF AT&T BUSINESS PARK, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT FILED FOR RECORD UNDER FILM CODE NO. 647138 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

ADDRESS: 0 WEST LOOP SOUTH, BELLAIRE, TEXAS 77401
PURCHASER:

SOUTH TEXAS SURVEYING ASSOCIATES, INC.
11281 Richmond Ave. Bldg J, Suite 101, Houston, Texas 77082
281-556-6918 FAX: 281-556-9331
Firm Number: 10045400

COPYRIGHT 2018

K:\COMRES 2018\1988-18.DWG

DRAWN BY: TN.	*REV: 12-06-18 CERT.*
	DATE: 11-28-18
CHECKED BY:	*SCALE: 1"=50'*
JOB NO.: 1988-18	*SHEET 1 OF 1*

JOB NO:1988-18

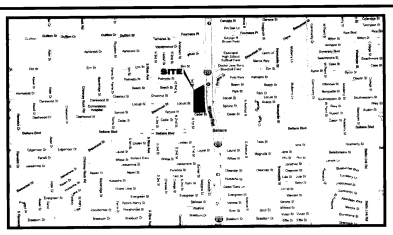
GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

LEGEND:
SQ. FT. – SQUARE FEET
ESMT. – EASEMENT
B.L. – BUILDING LINE
G.B.L. – GARAGE BUILDING LINE
U.E. – UTILITY EASEMENT
A.E. – AERIAL EASEMENT
R.O.W. – RIGHT OF WAY
H.C.C.F. – HARRIS COUNTY CLERKS FILE
H.C.D.R. – HARRIS COUNTY DEED RECORDS
H.C.M.R. – HARRIS COUNTY MAP RECORDS
VOL. – VOLUME
PG. – PAGE

LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	S 29°36'58" E	9.88'
L2	N 00°00'33" W	49.94'



VICINITY MAP
NOT TO SCALE

20120322034
7/19/2012 11:11 AM $60.00
FILED
7/19/2012
Stan Stanart
COUNTY CLERK

STATE OF TEXAS
COUNTY OF HARRIS

We, Southwestern Bell Telephone Company, acting by and through F. Cort Bishop, Director of Transactions and Gary Bohler, Regional Manager, owners hereinafter referred to as Owners of the 13.392 acre tract described in the above and foregoing map of AT&T Business Park, do hereby make and establish said subdivision and development plat of said property according to all lines, dedications, restrictions and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant 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 for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to and adjoining said public utility easements that are designed with aerial easements (U.E. and A.E.) as indicated and depicted, hereon, whereby each 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 purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet, (10' 0") for ten feet (10' 0") back-to-back ground easements or eight feet (8' 0") for fourteen feet (14' 0") back-to-back ground easements or seven feet (7' 0") for sixteen feet (16' 0") back-to-back ground 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 designed with aerial easements (U.E. and A.E.) as indicated and depicted, hereon, whereby each aerial easement totals thirty feet (30' 0") in width.

FURTHER, owners do hereby declare that all parcels of land designated as lots on this plat are originally intended for the construction of commercial buildings shall be restricted for same under the terms and conditions of such restrictions filed separately.

FURTHER, owners do hereby covenant and agree that all of the property within the boundaries of this plat is hereby restricted to prevent the drainage of any septic tanks into any public or private street, permanent access easement, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen feet (15' 0") wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, sloughs, or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Houston, Harris County, or any other governmental agency, the right to enter upon said easement at any and all times for the purpose of construction and maintenance of drainage facilities and structures.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, planting and other obstructions to the operations and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

IN TESTIMONY WHEREOF, Southwestern Bell Telephone Company has caused these presents to be signed by F. Cort Bishop, Director of Transactions, thereunto authorized, attested by its Regional Manager, Gary Bohler, this 28th day of July, 2010.

Southwestern Bell Telephone Company
By: F. Cort Bishop, Director
Attested: Gary Bohler, Regional Manager

California All-Purpose Acknowledgment

State of California
County of Contra Costa S.S.

On 7/28/10 before me, Troy MacDonald, Notary Public
Name of Notary Public: Title
Personally appeared F. Cort Bishop
Name of Signature (1)
Name of Signature (2)

Who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.
Signature of Notary Public

TROY MACDONALD
Commission # 1768168
Notary Public - California
Alameda County
My Comm. Expires Nov 16, 2011

STATE OF MISSOURI
COUNTY OF JEFFERSON

BEFORE ME, the undersigned authority, on this day personally appeared Gary Bohler, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledgement to me that they executed the same for the purposes and considerations therein expressed (add for corporations, "and in the capacity therein and herein stated, and as the act and deed of said corporation")

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 10th day of August, 2010.
Notary public in and for the State of Missouri

SUSAN M CRAWFORD
Notary Public - Notary Seal
State of Missouri
Commissioned for St. Louis County
My Commission Expires: September 10, 2011
Commission Number: 07211067

I, Fred W. Lawton, am authorized or registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron rods, or other suitable permanent metal) pipes or rods have an outside diameter of not less than three quarter (3/4) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the nearest street intersection or to the City, Texas State Plane Projections.

Fred W. Lawton, R.P.L.S.
Texas Registration No. 2321

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

STATE OF TEXAS
COUNTY OF HARRIS

This is to certify that the AT&T Business Park has been submitted to and considered by the Planning and Zoning Commission of the City of Bellaire, Texas, and is hereby approved by such commission, in testimony whereof, witness the official signature of the chairman of the Planning and Zoning Commission of teh City of Bellaire, Texas, this 13th day of October, 2010.

Chairman
Secretary

I, Stan Stanart, 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 July 19, 2010 at 10:11 o'clock A.M., and duly recorded on July 19, 2010 at 12:00 o'clock P.M. and at Film Code No. 647138 of the Map Records of Harris County for said county.

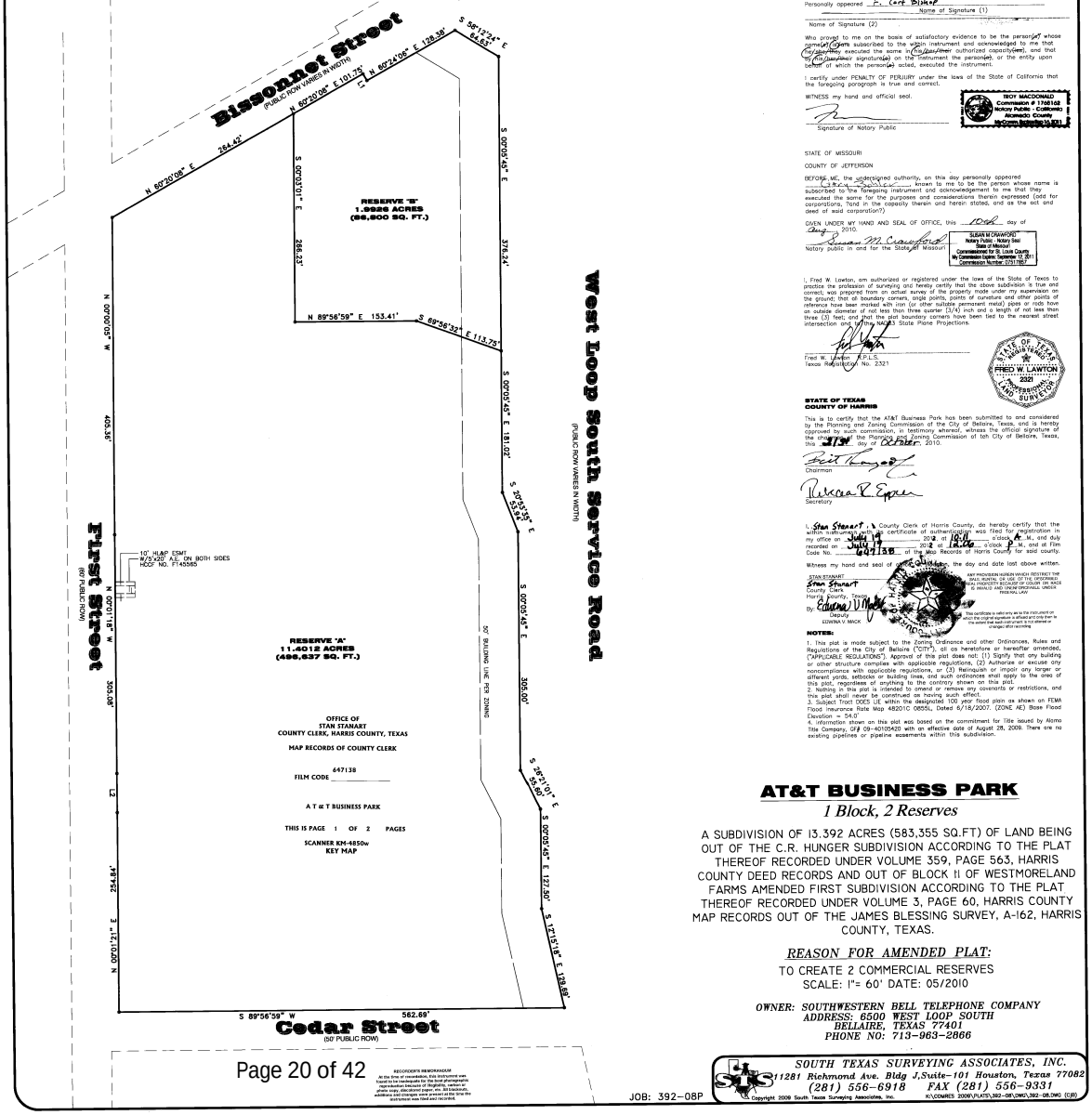
Witness my hand and seal of office, at Houston, the day and date last above written.

STAN STANART
County Clerk
Harris County, Texas
By: Deputy
EUVERA V. MACK

ANY PROVISION HEREIN WHICH RESTRICT THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW

This certificate is valid only as to the instrument on which the certificate appears and does not extend to the extent that said instrument is not altered or changed after recording

NOTES:
1. This plat is made subject to the Zoning Ordinance and other Ordinances, Rules and Regulations of the City of Bellaire ("CITY"), as it heretofore or hereafter amended, ("APPLICABLE REGULATIONS"). Approval of this plat does not: (1) Signify that any building or other structure complies with applicable regulations, (2) Authorize or excuse any noncompliance with applicable regulations, or (3) Relinquish or impair any larger or different yards, setbacks or building lines, and such ordinances shall apply to the area of this plat, regardless of anything to the contrary shown on this plat.
2. Nothing in the plat is intended to amend or remove any covenants or restrictions, and this plat shall never be construed as having such effect.
3. Subject Tract DOES LIE within the designated 100 year flood plain as shown on FEMA Flood Insurance Rate Map 48201C 0855L, Dated 6/18/2007. (ZONE AE) Base Flood Elevation = 54.0'
4. Information shown on this plat was based on the commitment for Title issued by Alamo Title Company, GF# 09-40105420 with an effective date of August 28, 2009. There are no existing pipelines or pipeline easements within this subdivision.



OFFICE OF
STAN STANART
COUNTY CLERK, HARRIS COUNTY, TEXAS

MAP RECORDS OF COUNTY CLERK

FILM CODE 647138

A T & T BUSINESS PARK

THIS PAGE 1 OF 2 PAGES

SCANNER KM-4850w
KEY MAP

RECORDER'S MEMORANDUM
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blackouts, additions and changes were present at the time the instrument was filed and recorded.

AT&T BUSINESS PARK

1 Block, 2 Reserves

A SUBDIVISION OF 13.392 ACRES (583,355 SQ.FT) OF LAND BEING OUT OF THE C.R. HUNGER SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED UNDER 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 UNDER VOLUME 3, PAGE 60, HARRIS COUNTY MAP RECORDS OUT OF THE JAMES BLESSING SURVEY, A-162, HARRIS COUNTY, TEXAS.

REASON FOR AMENDED PLAT:
TO CREATE 2 COMMERCIAL RESERVES
SCALE: 1"= 60' DATE: 05/2010

OWNER: SOUTHWESTERN BELL TELEPHONE COMPANY
ADDRESS: 6500 WEST LOOP SOUTH
BELLAIRE, TEXAS 77401
PHONE NO: 713-963-2866

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

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K:\DWGS 2009\PLATS\392-08\DWG\392-08.DWG (LB)

JOB: 392-08P