



RAILROAD COMMISSION OF TEXAS

OIL AND GAS DIVISION

July 10, 2019

Mr. John Toic
First BTS Cane Island, LLC
149 Colonial Road
Manchester, CT 06042

RE: *Certificate of Completion*
5.32-Acre Tract of Land
Former Pad Site
Katy, Waller County, Texas
Voluntary Cleanup Program (VCP) No. 03-19002

Dear Mr. Toic:

Staff of the Railroad Commission of Texas (RRC) Site Remediation Section are pleased to provide the enclosed Certificate of Completion for the 5.32-Acre Tract (Site) located at SEC of Grand Parkway and Clay Road in the City of Katy, Texas. The Site is more specifically located at 29.779893 latitude, and -95.849486 longitude (WGS 84/NAD 83). This letter only applies to historical oil and gas exploration and production activities on the property that are subject the RRC's jurisdiction. The following reports were reviewed prior to issuance of this Certificate:

Phase I Environmental Site Assessment, Proposed CVS Pharmacy/Store No. 11098, NEC of Cane Island Parkway and Parkside Street, Katy, Fort Bend County, Texas, dated December 1, 2017;

Phase II Site Investigation, Proposed CVS Pharmacy/Store No. 11098, NEC of Cane Island Parkway and Parkside Street, Katy, Fort Bend County, Texas, dated January 18, 2018; and,

Affected Property Assessment Report, Former Pad Site, NEC of Cane Island Parkway and Parkside Street, Katy Texas, dated July 27, 2019.

Site History

The Site consists of 5.32-acres of vacant land located in a mixed residential/commercial area of Katy, Waller County, Texas. A records review conducted as part of the Phase I Environmental Site Assessment (ESA) identified several recognized environmental conditions at the Site, which included a former above-ground storage tank (AST), equipment piping, and berms associated with an off-site oil well (API #157-00002) to the south of the property. Historical aerial photographs indicate that the AST and other associated equipment was on Site from the late-1950s until 2006 and prior to the late-1950s, the Site was vacant land.

Soil Investigation

As part of the Phase II ESA, a total of 12 soil borings were installed on December 20, 2017 to a total depth of approximately 30 feet below ground surface (bgs). Borings were continuously logged, and photoionization detector (PID) readings were conducted every foot. Soil samples were collected from the areas exhibiting the highest PID readings, the capillary fringe zone, areas of lithologic significant and/or the bottom of the boring. Soil samples were analyzed for volatile organic compounds (VOCs), total petroleum hydrocarbon (TPH), and Resource Conservation and Recovery Act (RCRA)-8 metals. Results of the soil investigation indicated no exceedances of VOCs above the total soil combined or soil to groundwater protective concentrations levels (PCLs). TPH was detected in several borings (SB-1, SB-3, SB-4, SB-6-SB-8), with the highest concentration of TPH being 570 milligrams per kilogram (mg/kg), which is well below the RRC's Rule 91 cleanup standard of 10,000 mg/kg for petroleum hydrocarbons. Arsenic, lead, and mercury were detected in several soil samples (SB-1 through SB-8) above the applicable soil to groundwater PCL but were below the Texas Secondary Standard Background Concentrations for all three metals.

Groundwater Investigation

Four of the 12 soil borings installed at the Site were converted into permanent groundwater monitor wells on December 20, 2017. Monitor wells were installed to a total depth of 30 feet bgs and were screened from approximately 10 to 30 feet bgs. Groundwater depths at the Site ranged from approximately 22 to 26 feet bgs. Groundwater samples were collected during the Phase II Site Investigation and were analyzed for VOCs and TPH. Results of the sampling showed no exceedances of VOCs or TPH in groundwater at the Site.

Monitor Well Plugging and Abandonment

RRC staff recommend the plugging and abandonment of all monitor wells at the Site. Plugging and abandonment activities should be performed in accordance with requirements outlined in 16 TAC Chapter 76. Upon completion of these activities, please submit a copy of all plugging report to the RRC.

On behalf of the RRC, staff of the RRC Site Remediation Section thank you for your participation in the Voluntary Cleanup Program. Questions can be directed at me via telephone at 512-463-3384 or by email at leslie.bruce@rrc.texas.gov.

Sincerely,



Leslie Bruce
VCP/Brownfields Program Coordinator

Enclosure: VCP Certificate of Completion

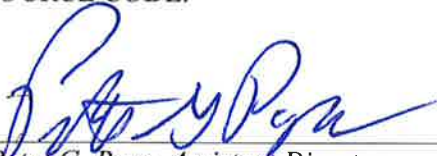
CC: Mr. Peter Pope, Manager, RRC Site Remediation (via email)
Mr. Kyle Knight, Modern Geosciences (via email)
VCP E-Reading File

**VOLUNTARY CLEANUP PROGRAM
FINAL CERTIFICATE OF COMPLETION
WITHOUT RESTRICTIONS**

As provided for Chapter 91, Subchapter 0, Texas Natural Resource Code.

I, PETER G. POPE, ASSISTANT DIRECTOR OF THE SITE REMEDIATION SECTION, OIL AND GAS DIVISION, RAILROAD COMMISSION OF TEXAS, CERTIFY UNDER CHAPTER 91, SUBCHAPTER 0, TEXAS NATURAL RESOURCE CODE, THAT NECESSARY RESPONSE ACTIONS HAVE BEEN COMPLETED FOR VOLUNTARY CLEANUP PROGRAM SITE VCP NO.03-19002 FOR THE TRACT OF LAND DESCRIBED IN EXHIBIT "A", BASED ON THE AFFIDAVIT OF COMPLETION OF RESPONSE ACTION, EXHIBIT "B" AND WHICH ARE FURTHER DESCRIBED IN THE APPROVED FINAL REPORT FOR THE SITE. THE APPLICANT WAS NOT A RESPONSIBLE PARTY UNDER SECTION 91.113. ON THE DATE OF ISSUANCE OF THIS CERTIFICATE THE APPLICANT IS QUALIFIED TO OBTAIN THE PROTECTION FROM LIABILITY PROVIDED BY CHAPTER 91, SUBCHAPTER 0, TEXAS NATURAL RESOURCE CODE.

EXECUTED on 10 July 2019

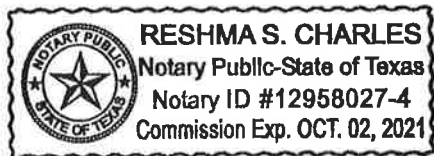

Peter G. Pope, Assistant Director
Site Remediation Section

STATE OF Texas

COUNTY OF Travis

BEFORE ME, personally appeared Peter G. Pope, Assistant Director, Site Remediation Section, of the Railroad Commission of Texas, known to me to be the person and agent of said commission whose name is subscribed to the foregoing instrument, and he acknowledged to me that he executed the same for the purposes and in the capacity therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 10th Day of July 2019.



Notary without Bond



Notary Public in and for the State of Texas

EXHIBIT "A"
RAILROAD COMMISSION OF TEXAS
VOLUNTARY CLEANUP PROGRAM
LEGAL DESCRIPTION 5.32-ACRE TRACT

VCP No. 03-19002

STATE OF TEXAS §
 COUNTY OF WALLER §
 COUNTY OF FORT BEND §

A METES & BOUNDS description of a certain 5.32 acre tract of land situated in the Thomas Cresop Survey, Abstract No. 369 in Fort Bend County, Texas, and in the Thomas Cresop Survey, Abstract No. 405 in Waller County, Texas being all of Restricted Reserve "P" of the West Ten Business Park as shown on a plat recorded in Plat No. 20170242 of the Fort Bend County Plat Records and Plat No. B316 of the Waller County Plat Records; said 5.32 acre tract being more particularly described as follows with all bearings being based the Texas Coordinate System, South Central Zone, NAD 83:

BEGINNING at a found 3/4-inch iron rod (with cap stamped "Jones/Carter Property Corner") on the north line of Parkside Street (100' R.O.W.) and in the northeasterly line of a called 2.973 acre tract conveyed to The City of Katy recorded in Volume 1401, Page 543 of the Waller County Official Public Records;

THENCE, along the northeasterly line of said 2.973 acre tract, the following three (3) courses and distances:

1. South 89°48'00" West, 40.00 feet to a found 3/4-inch iron rod (with cap stamped "Jones/Carter Property Corner");
2. North 46°46'49" West, 201.35 feet to a found 3/4-inch iron rod (with cap stamped "Jones/Carter Property Corner");
3. North 01°46'49" West, 76.13 feet to a found 3/4-inch iron rod (with cap stamped "Jones/Carter Property Corner") at the southeasterly corner of Cane Island Parkway (120' ROW) recorded in Volume 1311, Page 403 of the Waller County Official Public Records;

THENCE, North 01°46'49" West, along the easterly line of said Cane Island Parkway, 32.01 feet to a set 3/4-inch iron rod (with cap stamped "Jones/Carter Property Corner") at the beginning of a curve to the right;

THENCE, along the arc of said curve to the right having a radius of 940.00 feet, a central angle of 15°14'28", an arc length of 250.05 feet, and a long chord bearing North 05°50'25" East, 249.31 feet, to a set 3/4-inch iron rod (with cap stamped "Jones/Carter Property Corner") in the south line of a drainage ditch as shown on West Ten Business Park Detention Drainage Plat recorded in Clerk's File No. 20130199 of the Fort Bend County Official Public Records and Plat No. B293A in the Waller County Plat Records;

THENCE, South 89°30'43" East, along the south line of said drainage ditch, 470.89 feet to a found 3/4-inch iron rod (with cap stamped "Jones/Carter Property Corner") at the northwesterly corner of a called 5.61 acre Restricted Reserve "Q" as shown on Plat No. 20170240 of the Fort Bend County Plat Records and Plat No. B316 of the Waller County Plat Records;

THENCE, South 00°13'26" East, along the westerly line of said 5.61 acre Restricted Reserve "Q", 484.69 feet to a found 3/4-inch iron rod (with cap stamped "Jones/Carter Property Corner") in the arc of a curve to the right in the north line of Parkside Street (100' R.O.W.);

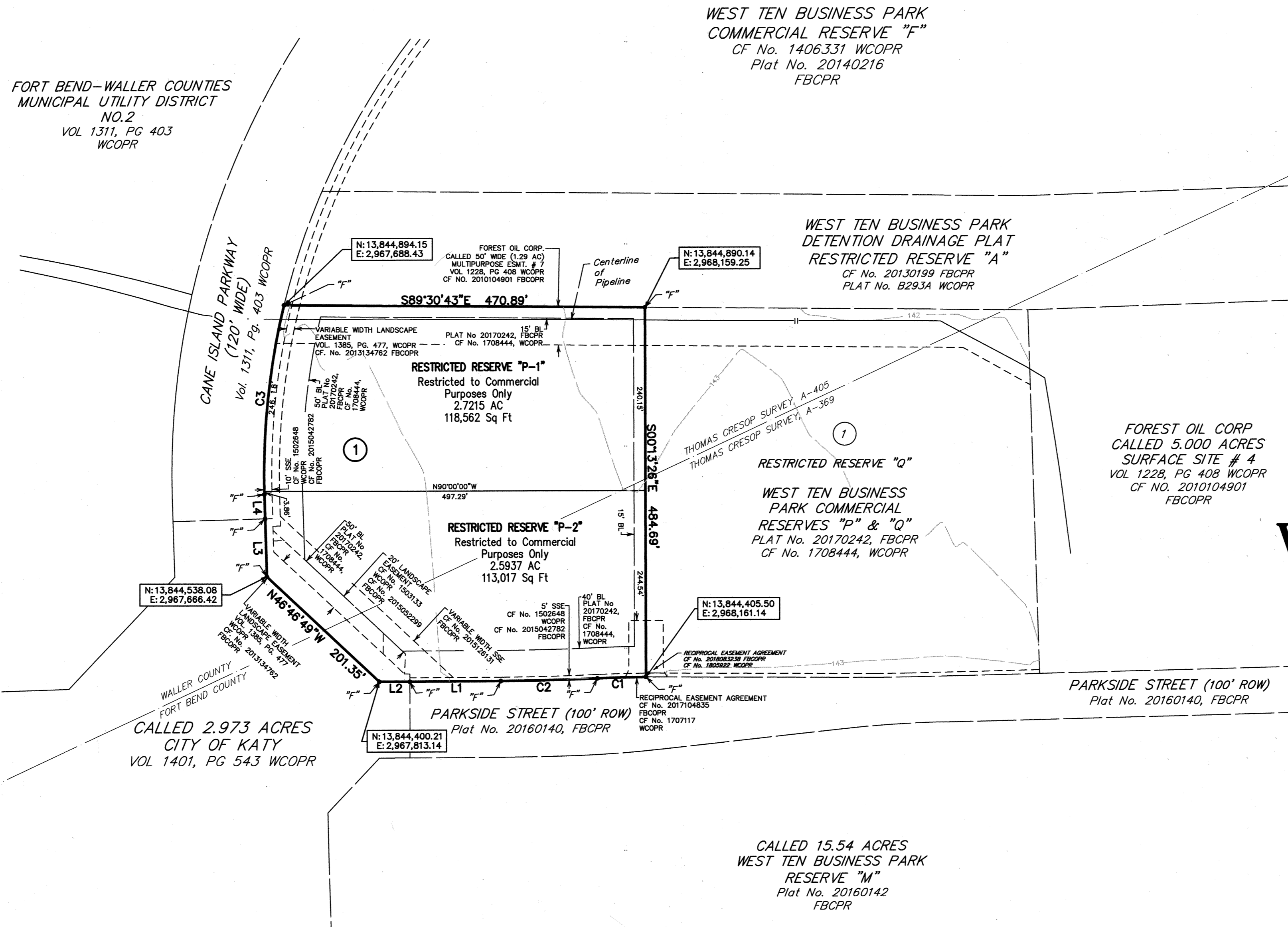
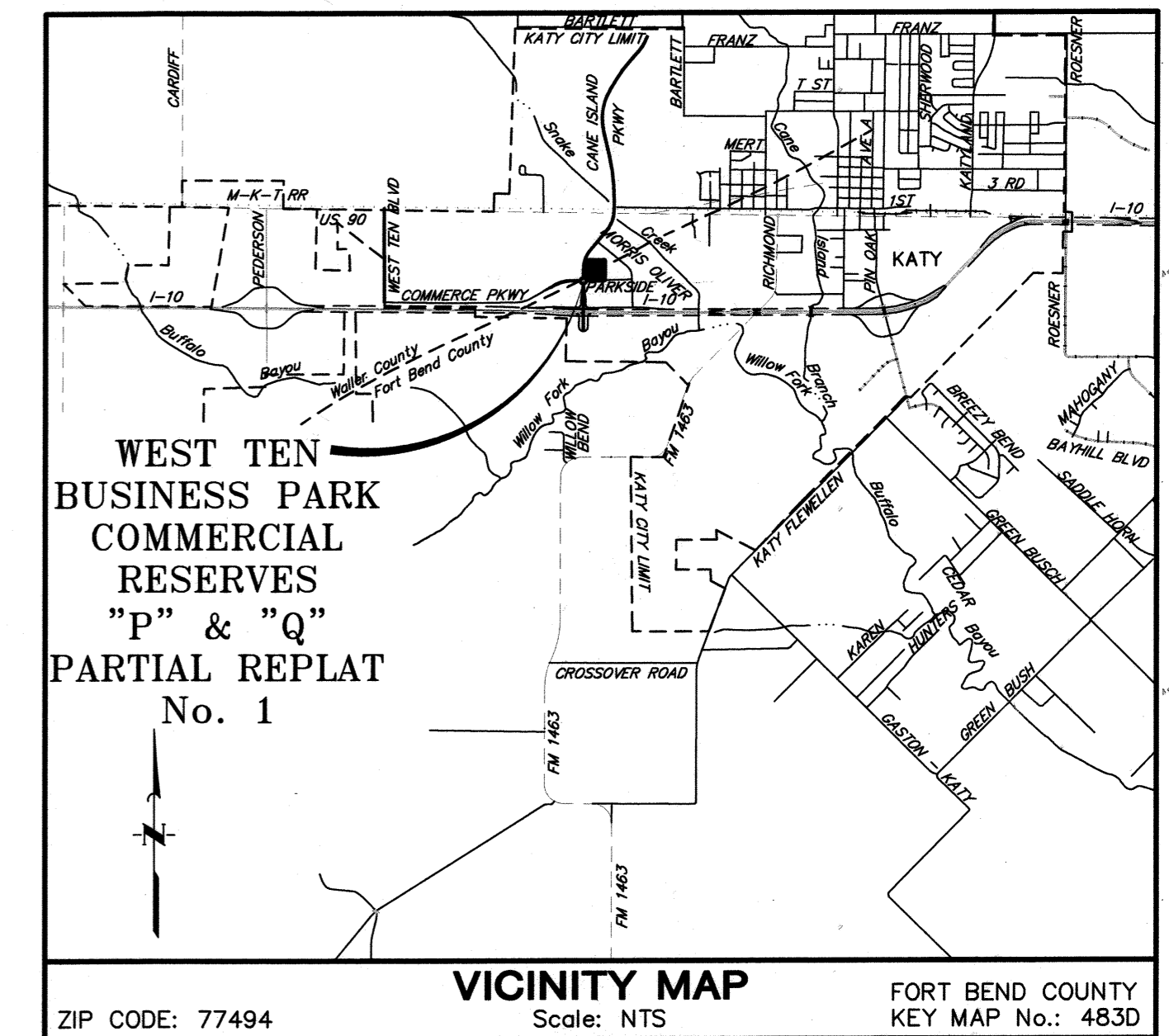
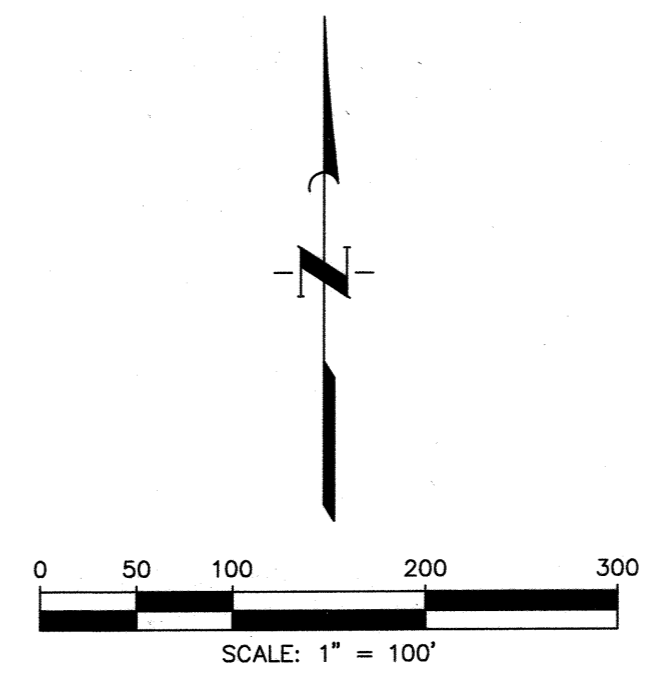
THENCE, Along the arc of said curve to the right having a radius of 1500.00 feet, a central angle of 02°25'36", an arc length of 63.53 feet, and a long chord bearing South 88°33'47" West, 63.52 feet, to a found 3/4-inch iron rod (with cap stamped "Jones/Carter Property Corner") at the beginning of a non-tangent curve to the right;

THENCE, Along the arc of said non-tangent curve to the right having a radius of 2950.00 feet, a central angle of 02°26'51", an arc length of 126.02 feet, and a long chord bearing South 88°34'24" West, 126.01 feet, to a found 3/4-inch iron rod (with cap stamped "Jones/Carter Property Corner");

THENCE, South 89°47'50" West, 118.57 feet to the POINT OF BEGINNING, CONTAINING 5.3241 acres of land in Fort Bend and Waller County, Texas.

LINE	BEARING	DISTANCE
L1	S89°47'46"W	118.57'
L2	S89°48'00"W	40.00'
L3	N01°46'49"W	76.13'
L4	N01°46'49"W	32.01'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	1500.00'	2°25'36"	63.53'	S88°33'47"W	63.52'	31.77'
C2	2950.00'	2°26'51"	126.02'	S88°34'24"W	126.01'	63.02'
C3	940.00'	15°14'28"	250.05'	N05°50'25"E	249.31'	125.77'



- General Notes
- 1) AC "Acres"
 - AE "Aerial Easement"
 - BL "Building Line"
 - CF "Clerk's File"
 - DE "Drainage Easement"
 - ES "Easement"
 - F "Found 3/4-inch Iron Rod (With Cap Stamped "Jones/Carter Property Corner") as Per Certification"
 - FBCPR "Fort Bend Official Public Records"
 - FBCPR "Fort Bend Plat Records"
 - FC "Film Code"
 - No "Number"
 - ROW "Right-of-Way"
 - SSE "Sanitary Sewer Easement"
 - Sq Ft "Square Feet"
 - Stm SE "Storm Sewer Easement"
 - Temp "Temporary"
 - UE "Utility Easement"
 - Vol "Volume and Page"
 - WCPR "Waller County Deed Record"
 - WCPR "Waller County Official Public Records"
 - WLE "Waterline Easement"
 - ⓪ "Block Number"
 - "Set 3/4-inch Iron Rod With Cap Stamped "Jones/Carter Property Corner" as Per Certification"
- 2) All building lines along street rights-of-way are as shown on the plat.
 - 3) This tract is located within the city limits of the City of Katy, and Fort Bend County, Texas, and Waller County, Texas.
 - 4) According to Map No. 48473C0375E of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Waller County, dated February 18, 2009, the subject tract is situated within: Unshaded Zone areas determined to be outside the 0.2% annual chance floodplain.
 - 5) Bearings shown hereon are based on the Texas Coordinate System, South Central Zone, NAD (83)
 - 6) Pipeline easements within the platted area are shown hereon.
 - 7) Commercial Reserve "P-1" is restricted to commercial purposes only. Commercial Reserve "P-1" is 2.72 acres, 118,562 square feet. Commercial Reserve "P-2" is restricted to commercial purposes only. Commercial Reserve "P-2" is 2.59 acres, 113,017 square feet.
 - 8) The Property is Zoned as Planned Development District known as "West Ten Business Park," per City of Katy Ordinance No. 2856, Dated June 25, 2018, and is subject to the Provisions set forth in said ordinance.
 - 9) Elevations shown hereon are based on NGS monument stamped Y-1148 with a published elevation of 142.00 feet, NGVD 1929. Average conversion NAVD 1988 (2001 Adj.) to NGVD 1929 (1973 Adj.) will be to add 1.03 feet.

WEST TEN BUSINESS PARK COMMERCIAL RESERVES "P" & "Q" PARTIAL REPLAT No. 1

A SUBDIVISION OF 5.32 ACRES OF LAND BEING A REPLAT OF RESTRICTED RESERVE "P" OF WEST TEN BUSINESS PARK COMMERCIAL RESERVES "P" & "Q" AS RECORDED IN CLERKS FILE No 1708444 OF THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS AND PLAT No 20170242 OF THE FORT BEND COUNTY PLAT RECORDS OUT OF THE THOMAS CRESOP SURVEY, A-369 THOMAS CRESOP SURVEY, A-405 KATY, FORT BEND & WALLER COUNTY, TEXAS 2 RESERVES 1 BLOCK

4 pgs 2018132054
 FILED AND RECORDED OFFICIAL PUBLIC RECORDS
 Laura Richard
 Laura Richard, County Clerk
 Fort Bend County Texas
 November 29, 2018 02:34:53 PM
 FEE: \$296.00 PL 20180281

OWNER: FIRST BTS CANE ISLAND, LLC, a Texas limited liability company
 ENGINEER/SURVEYOR: JONES CARTER
 Texas Board of Professional Engineers Registration No. E-439
 Texas Board of Professional Land Surveying Registration No. 120451-00
 6330 West Loop South, Suite 100 - Bellaire, TX 77401 - 713.777.5337
 149 Colonial Road, Manchester, Connecticut 06045-1270 860-646-6555

I, First BTS Cane Island, LLC, a Texas limited liability company "Owner", acting by and through, John Teis as President of First Hartford Realty Corporation, its sole member and a Delaware corporation, authorized to do business in Texas, owner of the property subdivided, in this plat of WEST TEN BUSINESS PARK COMMERCIAL RESERVES "P" & "Q" PARTIAL REPLAT No. 1, make subdivision of the property on behalf of the corporation, according to the lines, lots, building lines, streets, alleys, parks and easements as shown and dedicated for public use, the streets, all alleys, parks and easements shown, and waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the establishment of the surface, or any portion of the streets or drainage easements to conform to the grades, and bind ourselves, our heirs successors and assigns to warrant and defend the title to the land so dedicated.

FURTHER, Owners have dedicated and by these presents does 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, hereby the aerial easement totals twenty-one feet, six inches (21' 6") in width.

FURTHER, Owners have dedicated and by these presents does 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 the aerial easement totals thirty feet (30' 0") in width.

IN TESTIMONY WHEREOF, First BTS Cane Island, LLC, a Texas limited liability company, has caused these presents to be signed by John Teis as President of First Hartford Realty Corporation, a Delaware corporation, authorized to do business in Texas, as its sole member, and it's seal, hereunto authorized this 14th day of August, 2018.

FIRST BTS CANE ISLAND, LLC,
a Texas limited liability company

By: First Hartford Realty Corporation, a Delaware corporation authorized to do business in Texas, as its sole member

By: John Teis President

STATE OF Connecticut §
COUNTY OF Hartford §

BEFORE ME, the undersigned authority, on this day personally appeared John Teis as President of First Hartford Realty Corporation, a Delaware corporation, authorized to do business in Texas, as the sole member of First BTS Cane Island, LLC, a Texas limited liability company known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein set out, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 14th day of August, 2018.

Susan K. Wright
Notary Public in and for State of Connecticut

SUSAN K. WRIGHT
NOTARY PUBLIC
BY COMMISSION EXPIRES 06-30-2021

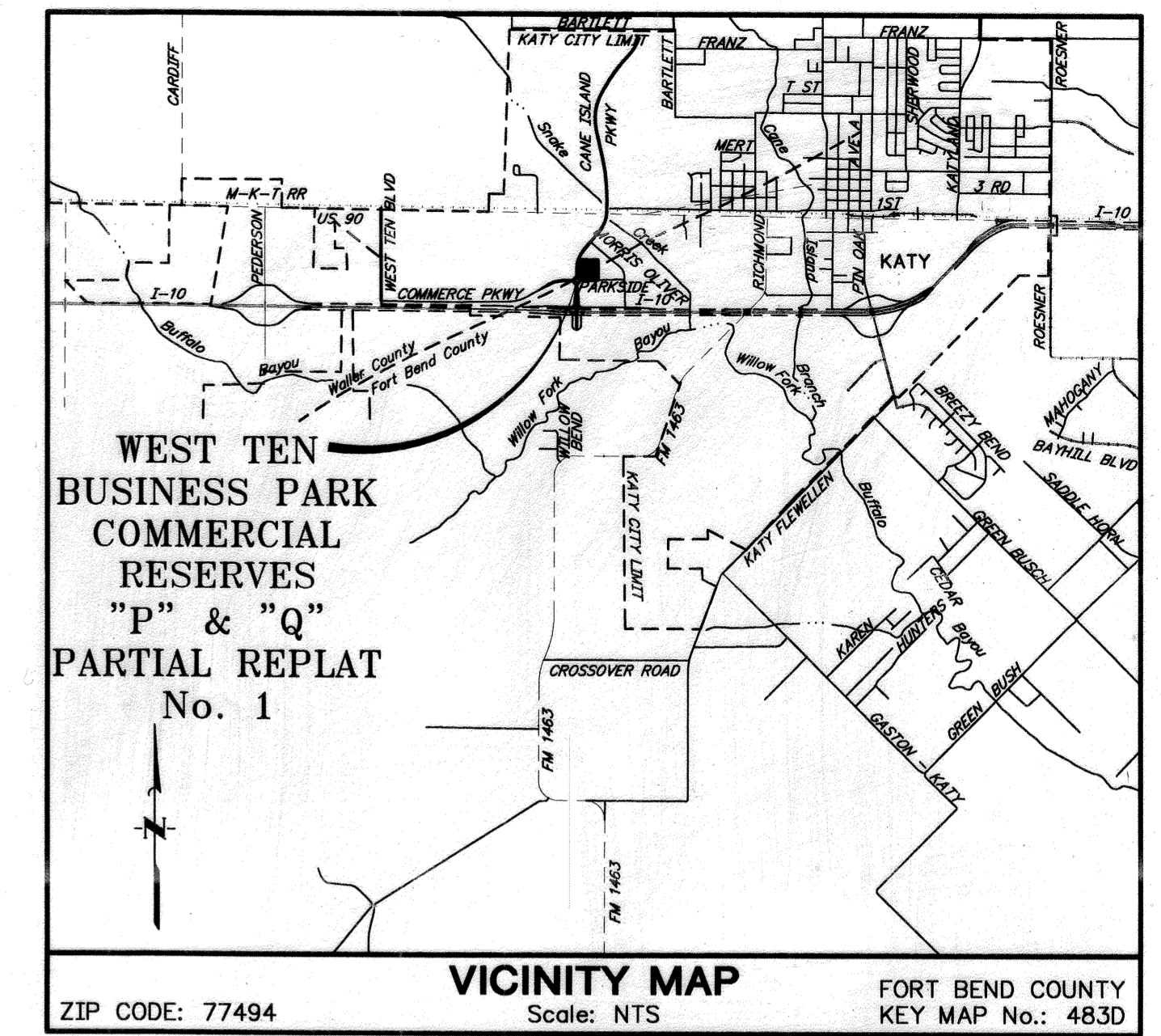
This is to certify that, in accordance with The City of Katy Ordinance No. 2500, The City Administrator of the City of Katy, Texas, has approved this plat and subdivision of the West Ten Business Park Commercial Reserve "P" & "Q" Partial Replat No. 1, as shown hereon. In testimony whereof, witness the official signature of the City Administrator and City Secretary of the City of Katy, Texas.

this 22nd day of October, 2018.

By: Byron J. Hebert
City Administrator



By: Melissa A. Bunch
City Secretary



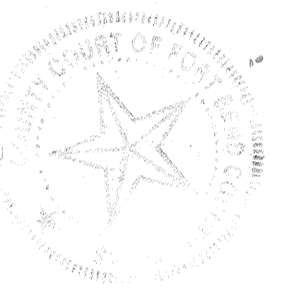
I, Laura Richard, County Clerk in and for Fort Bend County, hereby certify that the foregoing instrument with its certificate of authentication was filed for registration in my office on November 29, 2018 at 2:34 o'clock pm in Plat Number(s) 20180281 of the Plat Records of said County.

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

Laura Richard

Laura Richard
Fort Bend County, Texas

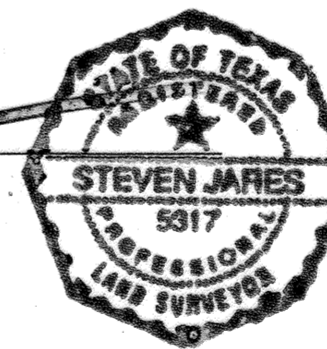
By: Patricia Lozano
Deputy



4 pgs 2018132054
FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Laura Richard
Laura Richard, County Clerk
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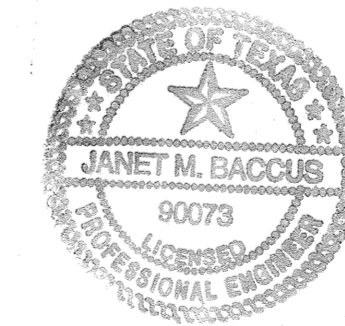
I, Steven A. Jares, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct, was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other suitable permanent metal) pipes or rods having an outside diameter of not less than three-quarter (3/4) inch and a length of not less than three (3) feet as shown hereon.

Steven A. Jares
Steven A. Jares
Registered Professional Land Surveyor
No. 5317



I, Janet M. Baccus, a Professional Engineer registered in the State of Texas, do hereby certify that this plat meets all requirements of the City of Katy, to the best of my knowledge.

Janet M. Baccus
Janet M. Baccus, P.E.
Professional Engineer
No. 90073



WEST TEN BUSINESS PARK COMMERCIAL RESERVES "P" & "Q" PARTIAL REPLAT No. 1

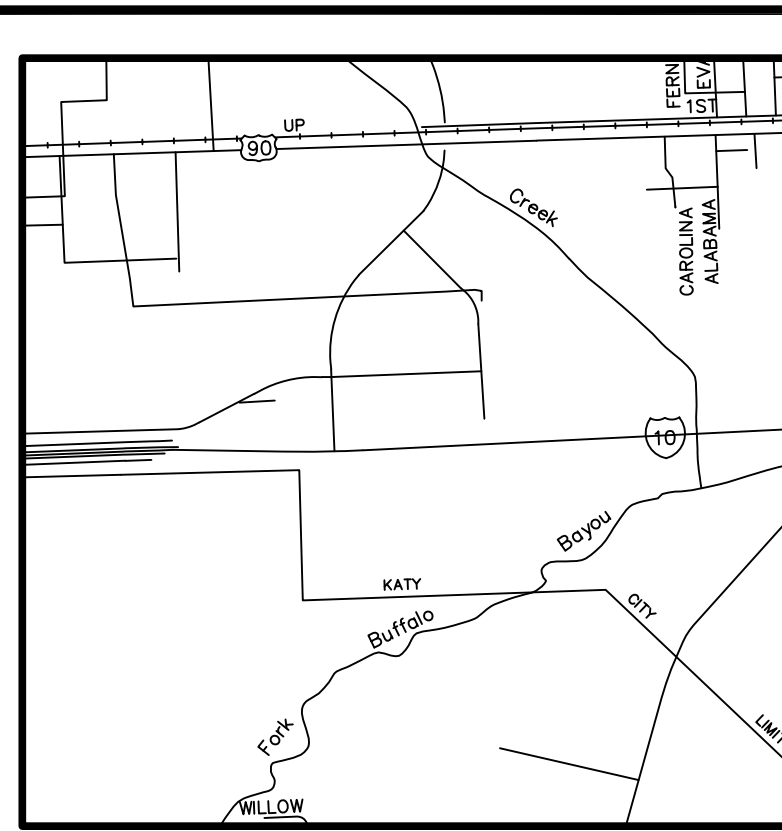
A SUBDIVISION OF 5.32 ACRES OF LAND
BEING A REPLAT OF RESTRICTED RESERVE "P"
OF WEST TEN BUSINESS PARK COMMERCIAL
RESERVES "P" & "Q"
AS RECORDED IN CLERKS FILE No 1708444
OF THE OFFICIAL PUBLIC RECORDS OF
WALLER COUNTY, TEXAS

AND
PLAT No 20170242 OF THE
FORT BEND COUNTY PLAT RECORDS
OUT OF THE
THOMAS CRESOP SURVEY, A-369
THOMAS CRESOP SURVEY, A-405
KATY, FORT BEND & WALLER COUNTY, TEXAS
2 RESERVES 1 BLOCK

OWNER:
FIRST BTS CANE ISLAND, LLC,
a Texas limited liability company
149 Colonial Road,
Manchester, Connecticut 06045-1270
860-646-6555

AUGUST 2018

ENGINEER/SURVEYOR:
 JONES CARTER
Texas Board of Professional Engineers Registration No. 4-439
Texas Board of Professional Land Surveying Registration No. 28666-02
6300 West Loop South, Suite 180 • Houston, TX 77060 • 713.777.5377



**WALLER COUNTY, TEXAS
FORT BEND COUNTY, TEXAS
VICINITY MAP
SCALE: 1" = 2000'**

BENCHMARK "RM190080" PUBLISHED ELEVATION - 140.25'
ALL ELEVATIONS SHOWN HEREON ARE BASED ON THE HARRIS COUNTY FLOODPLAIN REFERENCE MARK NO. 190080, BEING A BRASS DISC, LOCATED FROM THE INTERSECTION OF I10 AND BUSINESS US 90, TRAVEL WEST ON BUSINESS US 90 APPROXIMATELY 1.4 MILE TO THE BRIDGE. (NAVD83, 2001 ADJUSTMENT)
ELEVATIONS BASED ON TBM "B" PER PLANS PROVIDED BY CLIENT HAVING AN ELEVATION OF 143.54'.

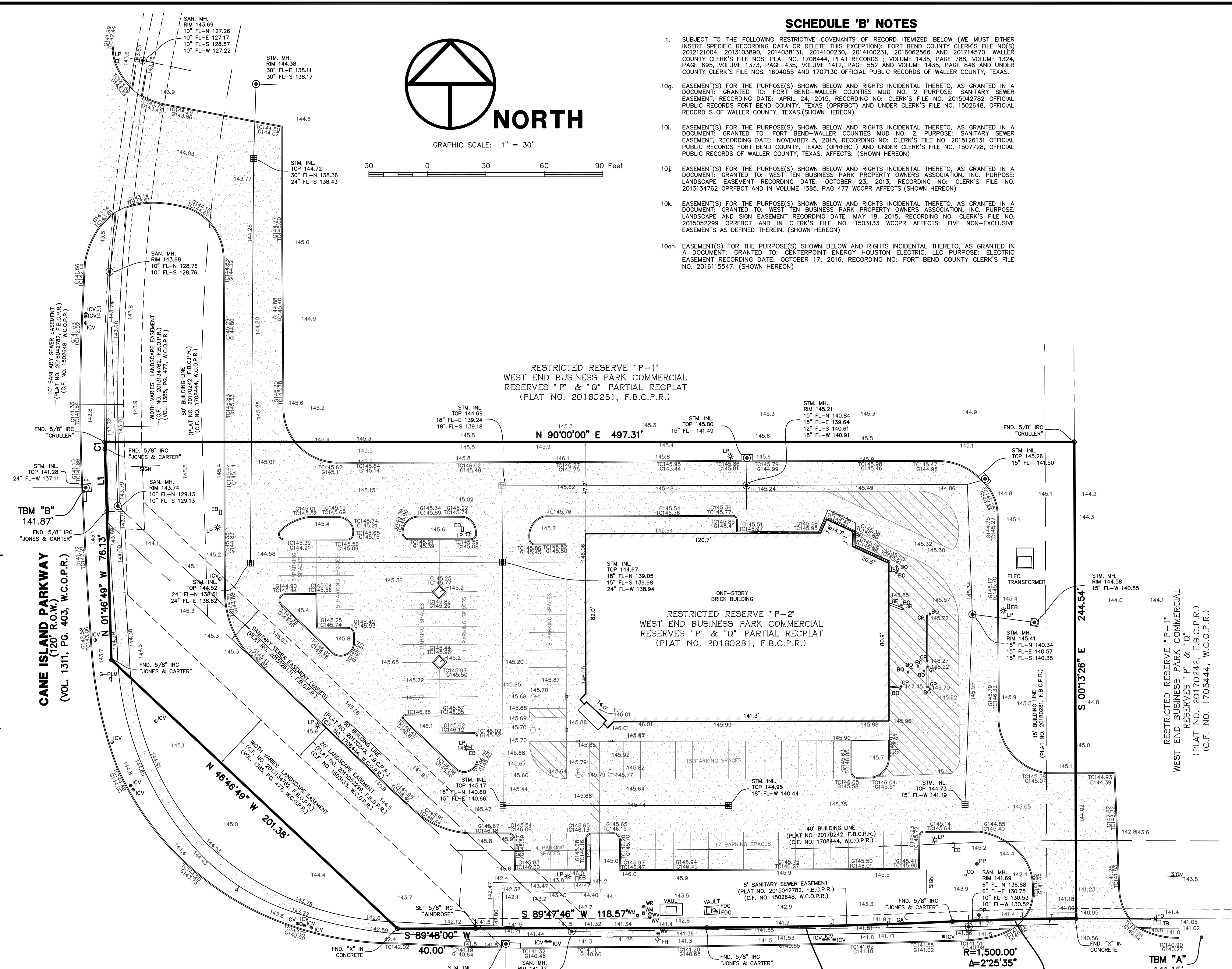
TEMPORARY BENCHMARK "A" ELEVATION - 141.15'
TEMPORARY BENCHMARK "A", BEING A CUT BOX ON CONCRETE INLET LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF PARKSIDE STREET APPROXIMATELY 40 FEET ON AN EASTERLY DIRECTION OF THE MOST EASTERLY DRIVEWAY ENTRANCE OF THE SUBJECT TRACT.

TEMPORARY BENCHMARK "B" ELEVATION - 141.87'
TEMPORARY BENCHMARK "B", BEING A CUT BOX ON CONCRETE INLET LOCATED ON THE EAST RIGHT-OF-WAY LINE OF CANE ISLAND PARKWAY APPROXIMATELY ±150 FEET ON A SOUTHERLY DIRECTION OF THE NORTH DRIVEWAY ENTRANCE OF THE SUBJECT TRACT.

LEGEND

* SOME OF THESE ELEMENTS MAY NOT BE USED ON THIS SURVEY

BO - BOLLARD	PLM - PIPELINE MARKER
CH - HANDICAP	UCS - UNDERGROUND CABLE SIGN
GM - GAS METER	UCS - CATHODIC TEST LEAD
GV - GAS VALVE	MW - MONITORING WELL
FH - FIRE HYDRANT	P - PIN FLAG/PAINT MARK
WM - WATER METER	TC - TOP OF CURB
WV - WATER VALVE	G - GUTTER
ICV - IRRIGATION CONTROL VALVE	TO - TOP OF GRATE
GI - GRATE INLET	FL - FLOW LINE
GI - GRATE INLET	HB - HIGHBANK
MANHOLE	SAN - SANITARY SEWER
CO - CLEANOUT	STM - STORM SEWER
TP - TELEPHONE PEDESTAL	TEL - TELEPHONE
EB - ELECTRIC BOX	SMBT - SOUTHWESTERN BELL TELEPHONE CO.
TSB - TRAFFIC SIGNAL BOX	WTR - WATER
LP - LIGHT POLE	FND - FOUND
TL - TRAFFIC LIGHT POLE	F.B.C.C.F. - FORT BEND COUNTY CLERK FILE
GR - GROUND/SPOT LIGHT	F.B.C.D.R. - FORT BEND COUNTY DEED RECORDS
PP - POWER POLE	F.B.C.P.R. - FORT BEND COUNTY PLAT RECORDS
PP/T - POWER POLE W/TRANSFORMER	IP - IRON PIPE
PP/LT - POWER POLE W/LIGHT	IR - IRON ROD
PP/CT - POWER POLE W/COUNTOUT	NO - NUMBER
MP - METER POLE	PG - PAGE
SP - SERVICE POLE	R.O.W. - RIGHT-OF-WAY
GA - GUY ANCHOR	SQ. FT. - SQUARE FEET
OP - OVERHEAD POWER LINE	VOL - VOLUME
GP - GATE POST	F.C. - FILM CODE
PF - PER PLANS	BL - BUILDING LINE
APPROX. - APPROXIMATE	UE. - UTILITY EASEMENT
H - HIGHBANK	
d - SIGN	



SCHEDULE 'B' NOTES

- SUBJECT TO THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW (WE MUST EITHER INSERT SPECIFIC RECORDING DATA OR DELETE THIS EXCEPTION): FORT BEND COUNTY CLERK'S FILE NOS. 20121004, 20130309, 20140831, 20141002, 20141003, 20160256 AND 20174570. WALLER COUNTY CLERK'S FILE NOS. PLAT NO. 1708444, PLAT RECORDS: VOLUME 1435, PAGE 788, VOLUME 1324, PAGE 895, VOLUME 1373, PAGE 435, VOLUME 1412, PAGE 552 AND VOLUME 1435, PAGE 848 AND UNDER COUNTY CLERK'S FILE NOS. 1604055 AND 1707130 OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS.
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: FORT BEND-WALLER COUNTIES MUD NO. 2, PURPOSE: SANITARY SEWER EASEMENT, RECORDING DATE: APRIL 24, 2015, RECORDING NO: CLERK'S FILE NO. 2015042782 OFFICIAL PUBLIC RECORDS FORT BEND COUNTY, TEXAS (OPRFBCT) AND UNDER CLERK'S FILE NO. 1502648, OFFICIAL RECORD S OF WALLER COUNTY, TEXAS.(SHOWN HEREON)
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: FORT BEND-WALLER COUNTIES MUD NO. 2, PURPOSE: SANITARY SEWER EASEMENT, RECORDING DATE: APRIL 24, 2015, RECORDING NO: CLERK'S FILE NO. 2015042782 OFFICIAL PUBLIC RECORDS FORT BEND COUNTY, TEXAS (OPRFBCT) AND UNDER CLERK'S FILE NO. 1507728, OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS, AFFECTS: (SHOWN HEREON)
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: WEST TEN BUSINESS PARK PROPERTY OWNERS ASSOCIATION, INC. PURPOSE: LANDSCAPE EASEMENT RECORDING DATE: OCTOBER 23, 2013, RECORDING NO: CLERK'S FILE NO. 2013134762 OPRFBCT AND IN VOLUME 1385, PAGE 477 WCOPR AFFECTS:(SHOWN HEREON)
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: WEST TEN BUSINESS PARK PROPERTY OWNERS ASSOCIATION, INC. PURPOSE: LANDSCAPE AND SIGN EASEMENT RECORDING DATE: MAY 18, 2015, RECORDING NO: CLERK'S FILE NO. 2015052299 OPRFBCT AND IN CLERK'S FILE NO. 1503133 WCOPR AFFECTS: FIVE NON-EXCLUSIVE EASEMENTS AS DEFINED THEREIN. (SHOWN HEREON)
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC PURPOSE: ELECTRIC EASEMENT RECORDING DATE: OCTOBER 17, 2016, RECORDING NO: FORT BEND COUNTY CLERK'S FILE NO. 2016115547. (SHOWN HEREON)

DESCRIPTION

RESTRICTED RESERVE "P-2" AS SHOWN ON PLAT OF WEST TEN BUSINESS PARK COMMERCIAL RESERVE "P" AND "Q" PARTIAL REPLAT NO. 1 RECORDED IN CLERK'S FILE NO. 1708444 OF THE WALLER COUNTY OFFICIAL PUBLIC RECORDS, AND CLERK'S FILE NO. 20180281 OF THE FORT BEND COUNTY OFFICIAL RECORDS.

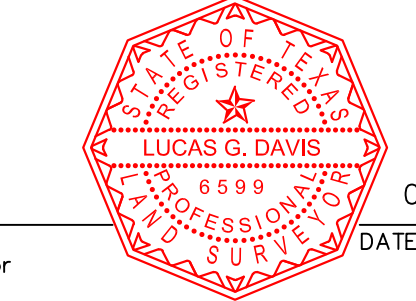
GENERAL NOTES

- SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITH INFORMATION CONTAINED IN THE COMMITMENT OF THE SURVEYOR TO THE COMMITMENT OF FIDELITY NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE DATE OF JUNE 22, 2019, ISSUED DATE OF JUNE 29, 2018, AND IS SUBJECT TO THE LIMITATIONS OF THAT COMMITMENT.
- BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES AND MAY BE ADJUSTED TO GRID BY APPLYING THE FOLLOWING SCALE FACTOR: 0.999890919.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR FORT BEND / WALLER COUNTY, TEXAS, MAP NO. 481570004L REVISED/DATED APRIL 02, 2014, MAP NO. 4847300375E REVISED/DATED FEBRUARY 18, 2009 THE SUBJECT TRACT APPEARS TO LIE WITHIN 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 LAND SERVICES.
- READILY VISIBLE IMPROVEMENTS AND UTILITIES WERE LOCATED WITH THIS SURVEY; NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED BY WINDROSE LAND SERVICES.
- ENVIRONMENTAL AND DRAINAGE ISSUES ARE BEYOND THE SCOPE OF THIS SURVEY.
- THE SQUARE FOOTAGE TOTALS SHOWN HEREON ARE BASED ON THE MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES REFLECTED ON THE SURVEY. IT DOES NOT INCLUDE THE TOLERANCES THAT MAY BE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.
- FENCES SHOWN HEREON WITH DIMENSIONAL TIES ARE SHOWN WHERE THEY ARE PHYSICALLY MEASURED; THE FENCE MAY MEANDER BETWEEN MEASURED LOCATIONS.
- THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE EXPRESSED OR IMPLIED.
- ELEVATIONS SHOWN TO THE NEAREST TENTH ARE NATURAL GROUND SURFACE ELEVATIONS AND ELEVATIONS SHOWN TO THE NEAREST HUNDREDTH ARE SOLID SURFACE ELEVATIONS.
- SURVEYOR DID NOT PHYSICALLY ENTER MANHOLES. UNDERGROUND PIPE SIZES WERE DETERMINED BY A "MEASURE DOWN" METHOD FROM TOP OF MANHOLE RIM OR TOP OF GRATE OR TOP OF CURB AND WERE COMPARED WITH UTILITY PLANS WHERE POSSIBLE.
- SURVEYOR HAS CONTACTED DIGITESS FOR LOCATION OF BURIED UTILITY AND FIBER OPTIC LINES PRIOR TO THIS SURVEY. SURVEYOR CANNOT CERTIFY OR GUARANTEE THE ACCURACY OR COMPLETENESS OF THIS REQUEST. OTHER UNDERGROUND UTILITY LINES MAY EXIST NOT KNOWN TO THIS COMPANY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT DIGITESS OR OTHER UTILITY NOTIFICATION SERVICES FOR LOCATION OF UNDERGROUND UTILITIES, PRIOR TO CONSTRUCTION.

SURVEYOR'S CERTIFICATION

TO: DYNAMIC ENGINEERING CONSULTANTS, PC
I DO HEREBY CERTIFY TO THE ABOVE LISTED THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND AND WAS PERFORMED UNDER MY SUPERVISION. THAT THIS PLAT CORRECTLY REPRESENTS THE PROPERTY LINES DESCRIBED HEREON, THAT THE FACTS FOUND AT THE TIME OF THIS SURVEY SHOW THE IMPROVEMENTS AND THAT THERE ARE NO VISIBLE ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN. THIS SURVEY SUBSTANTIALLY CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 6, CONDITION II SURVEY, TO THE BEST OF MY KNOWLEDGE.

Lucas G. Davis
LUCAS G. DAVIS
Registered Professional Land Surveyor
Texas Registration No. 6599
DATE 04/24/19

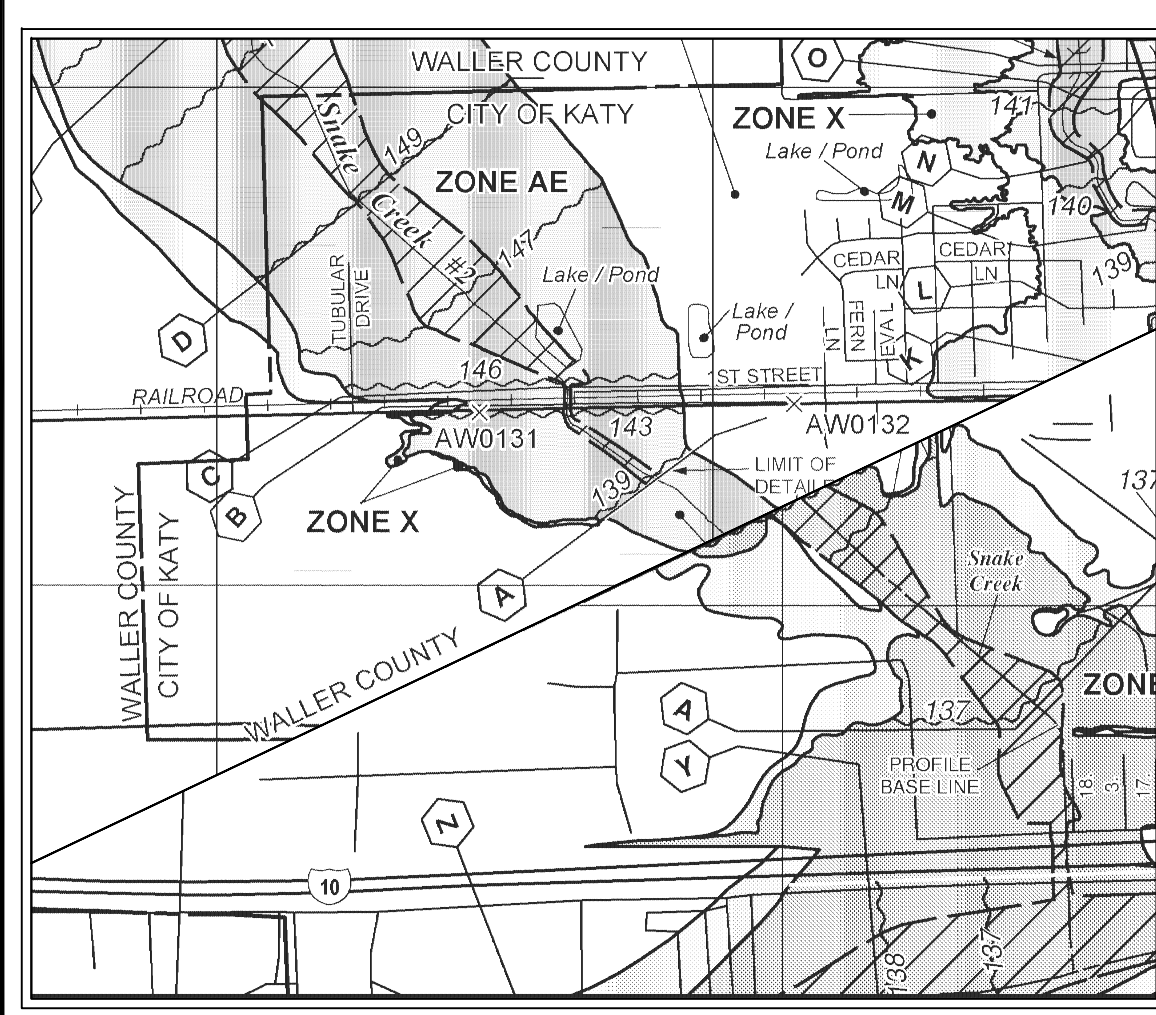


**WINDROSE
LAND SURVEYING & PLATTING**
11111 RICHMOND AVE, STE 150 | HOUSTON, TX 77082 | 713.458.2281
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

TOPOGRAPHIC SURVEY OF
RESTRICTED RESERVE "P-2" AS SHOWN ON PLAT OF WEST TEN BUSINESS PARK COMMERCIAL RESERVE "P" AND "Q" PARTIAL REPLAT NO. 1 RECORDED IN CLERK'S FILE NO. 1708444 OF THE WALLER COUNTY OFFICIAL PUBLIC RECORDS, AND CLERK'S FILE NO. 20180281 OF THE FORT BEND COUNTY OFFICIAL RECORDS.

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FILED BY: BB	CHECKED BY: RK	JOB NO. 55038
DRAWN BY: RK/RV	DATE: APRIL 2019	SHEET NO. 1 OF 1



PANEL 0040L
FIRM FLOOD INSURANCE RATE MAP
FORT BEND COUNTY, TEXAS AND INCORPORATED AREAS
PANEL 40 OF 575
DATE: APRIL 2, 2014

PANEL 0375E
FIRM FLOOD INSURANCE RATE MAP
WALLER COUNTY, TEXAS AND INCORPORATED AREAS
PANEL 375 OF 425
DATE: FEBRUARY 18, 2009

**PARKSIDE STREET
(100' R.O.W.)
(PLAT NO. 20160140, F.B.C.P.R.)**

**R=2,950.00'
Δ=2°26'51"
L=126.02'
CB=N 88°34'24" E
C=126.01'**

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 01°46'49" W	32.01'

CURVE CHART

CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	940.00'	01°4'02"	3.84'	N 01°39'46" W	3.84'

REVISIONS

DATE	REASON	BY

EXHIBIT "B"
RAILROAD COMMISSION OF TEXAS
VOLUNTARY CLEANUP PROGRAM
AFFIDAVIT OF COMPLETION

VCP No. 03-19002

EXHIBIT "B-1"
RAILROAD COMMISSION OF TEXAS
VOLUNTARY CLEANUP PROGRAM
AFFIDAVIT OF COMPLETION OF RESPONSE ACTION

I, John Toic, representing First BTS Cane Island, LLC, have completed the necessary response actions, pursuant to Chapter 91, Subchapter O, Texas Natural Resource Code, at the approximately 5.32-Acre tract of land described in Exhibit "A" (Site) of this certificate pertaining to Voluntary Cleanup Program (VCP) No. 03-19002 located in both Waller and Fort Bend County, Texas. The applicant has submitted and received approval from the Railroad Commission of Texas (RRC) on all plans and reports required by the Voluntary Cleanup Agreement. The plans and reports were prepared using a prudent degree of inquiry of the Site consistent with accepted industry standards to identify all contaminants, waste and contaminated media of regulatory concern. The response actions for the site have achieved response action levels as determined by the standards of the RRC and remain protective.

The response actions eliminate substantial present or future risk to public health and safety and to the environment from releases and threatened releases of contaminants at or from the Site. The Applicant has not acquired this certificate of completion by fraud, misrepresentation, or knowing failure to disclose material information. Further information concerning the response actions at this Site may be found in the final report at the central office of the RRC filed under VCP No. 03-19002.

The preceding is true and correct to the best of my knowledge and belief.

Applicant

By: _____

Print Name: John Toic, President

STATE OF Connecticut
COUNTY OF Hartford

BEFORE ME, personally appeared, John Toic, known to me to be the person and agent of said commission whose name is subscribed to the foregoing instrument, and he acknowledged to me that he executed the same for the purposes and in the capacity therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 3rd day of June 2019.

Notary Public in and for the State of Connecticut

Susan K. Wright

SUSAN K. WRIGHT
NOTARY PUBLIC
MY COMMISSION EXPIRES AUG. 31, 2021

EXHIBIT "B-2"
RAILROAD COMMISSION OF TEXAS
VOLUNTARY CLEANUP PROGRAM
AFFIDAVIT OF COMPLETION OF RESPONSE ACTION

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The response actions eliminate substantial present or future risk to public health and safety and to the environment from releases and threatened releases of contaminants at or from the Site. The Applicant has not acquired this certificate of completion by fraud, misrepresentation, or knowing failure to disclose material information. Further information concerning the response actions at this Site may be found in the final report at the central office of the RRC filed under VCP No. 03-19002.

The preceding is true and correct to the best of my knowledge and belief.

Applicant

By: _____


Print Name: John Toic, President

STATE OF Connecticut
COUNTY OF Hartford

BEFORE ME, personally appeared, John Toic, known to me to be the person and agent of said commission whose name is subscribed to the foregoing instrument, and he acknowledged to me that he executed the same for the purposes and in the capacity therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, *this 3rd day of June 2019.*

Notary Public in and for the State of Connecticut



SUSAN K. WRIGHT
NOTARY PUBLIC
MY COMMISSION EXPIRES AUG. 31, 2021