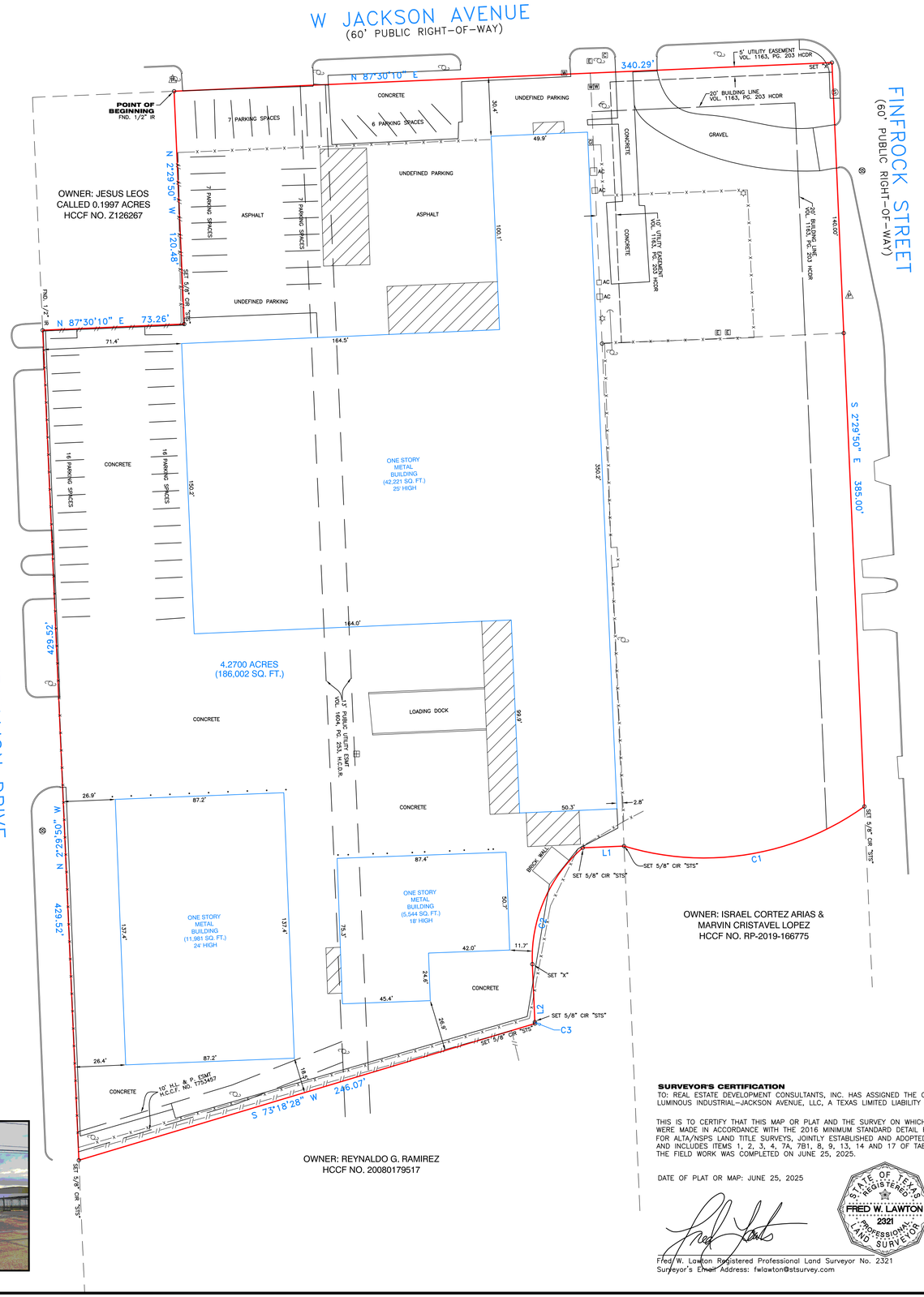
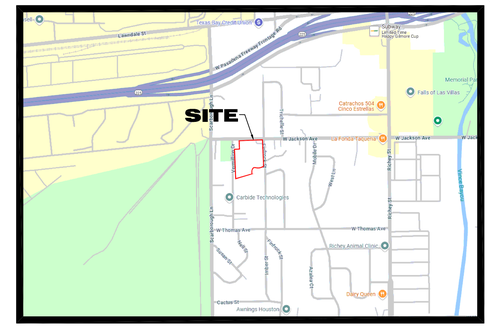
GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

NORTH





VICINITY MAP
NOT TO SCALE

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
– UNDERGROUND 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

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHD. BRG.	CHORD
C1	130.41'	142.28'	52°31'00"	S 80°39'36" W	125.90'
C2	67.79'	75.00'	51°47'29"	S 23°23'48" W	65.51'
C3	0.75'	75.00'	0°34'22"	S 02°12'39" E	0.75'

LINE TABLE		
NO.	BEARING	LENGTH
L1	S 87°30'10" W	21.39'
L2	S 02°29'50" E	29.98'

ENCROACHMENTS
1. BUILDING OVER 13 FEET PUBLIC UTILITY EASEMENT AS SHOWN

EXISTING PARKING SPACES

REGULAR	59 SPACES
HANDICAP	0 SPACES
TOTAL	59 SPACES

NOTES:
1. BEARING BASIS IS G.P.S. OBSERVATION TEXAS SOUTH CENTRAL, GEOID 18, NAD 83 WITH A BEARING OF N 87°30'10" E ALONG THE R.O.W. LINE OF W JACKSON AVENUE.
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. NTS-101600-TX OF STEWART TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF JUNE 24, 2025. ISSUED JULY 1, 2025.
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 2025. ALL RIGHTS RESERVED.
7. (TABLE A ITEM 17) THERE IS NO VISIBLE EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED; NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

FLOOD NOTE:

PROPERTY LIES WITHIN FLOOD ZONE "X", ACCORDING TO F.I.R.M. MAP NO. 48201C 0905N, DATE 05-02-2019, 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.

SITE PHOTOGRAPH

LEGAL DESCRIPTION

BEING A 4.2700 ACRE (186,002 SQ. FT.) OF LAND SITUATED IN THE WILLIAM VINCE SURVEY, ABSTRACT NO. 78, HARRIS COUNTY, TEXAS, AND BEING PART OF LOT 14 AND LOT 18, AND ALL OF LOTS 15, 16, AND 17, BLOCK 1 OF VERMILLION ADDITION AS RECORDED IN VOLUME 1604, PAGE 253 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS AND BEING PART OF LOT 1, BLOCK 1 OF SINCO COURT ADDITION TO THE CITY OF PASADENA, HARRIS COUNTY, TEXAS AS SHOWN IN VOLUME 1163, PAGE 203 OF THE DEED RECORDS OF HARRIS COUNTY;
TEXAS, AND BEING THE SAME TRACT OF LAND DESCRIBED IN A DEED, RECORDED IN HARRIS COUNTY CLERKS FILE NO. 20070730362, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS; (BEARINGS BASED ON GPS OBSERVATION, TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL, GEOID18, NAD83);

BEGINNING, AT A FOUND ½ INCH IRON ROD, BEING IN THE SOUTH RIGHT-OF-WAY LINE OF WEST JACKSON AVENUE (60 FT. WIDE), AND BEING THE NORTHEAST CORNER OF A CALLED 0.1997 ACRE TRACT, RECORDED IN HARRIS COUNTY CLERKS FILE NO. Z126267, AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 87 DEGREES 30 MINUTES 10 SECONDS EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF WEST JACKSON AVENUE, FOR A DISTANCE OF 340.29 FEET, TO A SET 'X' CUT, BEING IN THE WEST RIGHT-OF-WAY LINE OF FINROCK STREET (60 FT. WIDE), AND BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 02 DEGREES 29 MINUTES 50 SECONDS EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF FINROCK STREET, FOR A DISTANCE OF 385.00 FEET, TO A SET 5/8 INCH CAPPED IRON ROD STAMPED 'SOUTH TEXAS SURVEYING', BEING THE NORTHEAST CORNER OF A CALLED LOT 5 AND LOT 6, BLOCK 1, OF SINCO COURT ADDITION, RECORDED IN HARRIS COUNTY CLERKS FILE NO. RP-2019-166775, BEING A POINT OF CURVATURE TO THE RIGHT, AND ALSO BEING A SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, IN A SOUTHWESTERLY DIRECTION, ALONG THE NORTH LINE OF A SAID LOT 5 AND LOT 6, ALONG A CURVE TO THE RIGHT, WHOSE RADIUS IS 142.28 FEET, AND WHOSE DELTA IS 52 DEGREES 31 MINUTES 00 SECONDS, AN ARC LENGTH OF 130.41 FEET, HAVING A CHORD BEARING AND DISTANCE OF SOUTH 80 DEGREES 30 MINUTES 36 SECONDS WEST, 125.90 FEET, TO A SET 5/8 INCH CAPPED IRON ROD STAMPED 'SOUTH TEXAS SURVEYING', BEING THE NORTHWEST CORNER OF A SAID LOT 5 AND LOT 6, AND BEING THE MOST NORTHEASTERLY CORNER OF A CALLED LOT 19, BLOCK 1, OF VERMILLION ADDITION, RECORDED IN HARRIS COUNTY CLERK FILE NO. 20080179517, AND BEING AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 87 DEGREES 30 MINUTES 10 SECONDS WEST, ALONG THE NORTHERLY LINE OF A SAID LOT 19, FOR A DISTANCE OF 21.39 FEET, TO A SET 5/8 INCH CAPPED IRON ROD STAMPED 'SOUTH TEXAS SURVEYING', BEING THE MOST NORTHWESTERLY CORNER OF A SAID LOT 19, AND BEING A POINT OF CURVATURE TO THE LEFT, AND ALSO BEING AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, IN A SOUTHWESTERLY DIRECTION, ALONG A NORTHWESTERLY LINE OF A SAID LOT 19, ALONG A CURVE TO THE LEFT, WHOSE RADIUS IS 75.00 FEET, AND WHOSE DELTA IS 51 DEGREES 47 MINUTES 29 SECONDS, AN ARC LENGTH OF 67.79 FEET, HAVING A CHORD BEARINGS AND DISTANCE OF SOUTH 23 DEGREES 23 MINUTES 48 SECONDS WEST, 65.51 FEET, TO A SET 'X' CUT;

THENCE, SOUTH 02 DEGREES 29 MINUTES 50 SECONDS EAST, ALONG THE NORTHWESTERLY LINE OF A SAID LOT 19, FOR A DISTANCE OF 29.98 FEET, TO A SET 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING, BEING A POINT OF CURVATURE, AND BEING A SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, IN A SOUTHEASTERLY DIRECTION, ALONG THE NORTHWESTERLY LINE OF A SAID LOT 19, ALONG A CURVE TO THE RIGHT, WHOSE RADIUS IS 75.00 FEET, AND WHOSE DELTA IS 00 DEGREES 34 MINUTES 22 SECONDS, AN ARC LENGTH OF 0.75 FEET, HAVING A CHORD BEARING AND DISTANCE OF SOUTH 02 DEGREES 12 MINUTES 39 SECONDS EAST, 0.75 FEET, TO A SET 5/8 INCH CAPPED IRON ROD STAMPED 'SOUTH TEXAS SURVEYING, BEING AN INTERIOR CORNER OF A SAID LOT 19, AND BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE, SOUTH 73 DEGREES 18 MINUTES 28 SECONDS WEST, ALONG THE NORTHWESTERLY LINE OF A SAID LOT 19, FOR A DISTANCE OF 246.07 FEET, TO A SET 5/8 INCH CAPPED IRON ROD STAMPED 'SOUTH TEXAS SURVEYING', BEING A NORTHWEST CORNER OF A SAID LOT 19, AND BEING IN THE EAST RIGHT-OF-WAY LINE OF VERMILLION DRIVE (60 FT. WIDE), AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 02 DEGREES 29 MINUTES 50 SECONDS WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF VERMILLION DRIVE, FOR A DISTANCE OF 429.52 FEET, TO A FOUND ½ INCH IRON ROD, BEING THE SOUTHWEST CORNER OF A SAID 0.1997 ACRE TRACT, AND BEING A NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 87 DEGREES 30 MINUTES 10 SECONDS EAST, ALONG THE SOUTH LINE OF A SAID 0.1997 ACRE TRACT, FOR A DISTANCE OF 73.26 FEET, TO A SET 5/8 INCH CAPPED IRON ROD STAMPED 'SOUTH TEXAS SURVEYING', BEING THE SOUTHEAST CORNER OF A SAID 0.1997 ACRE TRACT, AND BEING AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 02 DEGREES 29 MINUTES 50 SECONDS WEST, ALONG THE EAST LINE OF A SAID 0.1997 ACRE TRACT, FOR A DISTANCE OF 120.48 FEET, TO THE POINT OF BEGINNING AND CONTAINING 4.2700 ACRES (186,002 SQ. FT.) OF LAND MORE OR LESS.

SCHEDULE "B" ITEMS

10B. BUILDING SET BACK LINE 20 AND 25 FEET WIDE FEET AS REFLECTED BY THE RECORDED PLAT OF SINCO COURT ADDITION. AS SHOWN HEREON.

10C. AN EASEMENT 10 FEET WIDE AND 5 FEET WIDE FOR THE USE OF PUBLIC UTILITIES AS REFLECTED BY THE RECORDED PLAT OF SINCO COURT ADDITION. AS SHOWN HEREON.

10D. EASEMENTS IN FAVOR OF RELIANT ENERGY HL & P AS SET FORTH AND REFLECTED IN INSTRUMENT RECORDED UNDER CLERK'S FILE NO. T-753457 OF THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS. AS SHOWN HEREON.

10E. AN EASEMENT 13 FEET WIDE TRANSVERSING A PORTION OF THE PROPERTY FOR THE USE OF PUBLIC UTILITIES AS REFLECTED BY INSTRUMENT RECORDED IN VOLUME 1604, PAGE 253 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS. AS SHOWN HEREON.

10G. BUILDING INTO A PORTION OF THE 13 FOOT UTILITY EASEMENT AS RECORDED IN VOLUME 1604, PAGE 253 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS. AS SHOWN HEREON.

SURVEYOR'S CERTIFICATION
TO: REAL ESTATE DEVELOPMENT CONSULTANTS, INC. HAS ASSIGNED THE CONTRACT TO LUMINOUS INDUSTRIAL-JACKSON AVENUE, LLC, A TEXAS LIMITED LIABILITY COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA/NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7A, 7B1, 8, 9, 13, 14 AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 25, 2025.

DATE OF PLAT OR MAP: JUNE 25, 2025

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

Fred W. Lawton Registered Professional Land Surveyor No. 2321
Surveyor's Email Address: fwlawton@stsurvey.com

ALTA/NSPS LAND TITLE SURVEY OF

BEING A 4.2700 ACRE (186,002 SQ. FT.) OF LAND SITUATED IN THE WILLIAM VINCE SURVEY, ABSTRACT NO. 78, HARRIS COUNTY, TEXAS, AND BEING PART OF LOT 14 AND LOT 18, AND ALL OF LOTS 15, 16, AND 17, BLOCK 1 OF VERMILLION ADDITION AS RECORDED IN VOLUME 1604, PAGE 253 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS AND BEING PART OF LOT 1, BLOCK 1 OF SINCO COURT ADDITION TO THE CITY OF PASADENA, HARRIS COUNTY, TEXAS AS SHOWN IN VOLUME 1163, PAGE 203 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND DESCRIBED IN A DEED, RECORDED IN HARRIS COUNTY CLERKS FILE NO. 20070730362.

ADDRESS: 1305 W JACKSON AVENUE
PASADENA, TEXAS 77506

JOB NO: 1384-25A
DATE: 06-25-25
SCALE: 1" = 30'
SHEET 1 OF 1

REVISIONS:

NO.	DATE	DESCRIPTION
1.	9-4-25	COMMENTS
2.	9-10-25	COMMENTS
3.	9-12-25	COMMENTS

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

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JOB NO: 1384-25