

BURTON FACILITY DISTRIBUTION CENTER
16832 HWY. 290 W. BURTON, TEXAS 77835
ANGELO HINOJOSA- 713-222-0025

DESCRIPTION	ITEM
PROPERTY Legal Description	Item - A0063 A0063 - Hudson, Obediah, TRACT 126, Acres 11 (Washington County ID R67179)
FACILITY OFFICE SPACE	Item - Indoor West end at plumbing rough-out area - No OFFICE or EMPLOYEE LUNCH Areas COMPLETED
FACILITY FOUNDATION	Item - 8" Thick Concrete Slab over 6 mil vapor barrier and compacted select fill (See Guthrie foundation plan)
FACILITY SIZE	Item - 30,000 Sq.Ft. Total @ 150' NORTH-SOUTH X 200' EAST-WEST
FACILITY INTERIOR PLUMBING	Item - Rough Out Plumbing Completed for Office and Employee Lunch rest areas (S.West Wall area of Facility)
FACILITY EXTERIOR PLUMBING	Item - Water Well Not Installed as well as No Septic System Installed (Sites TBD)
FACILITY ELECTRICAL	Item - BEC(BluBonElecCo)MAIN Service Wiring is Copper Wiring w/ 2 -120/240v Siemens Panel Board boxes Indoor (Current 200 amp Basic Service)
FACILITY ELECTRICAL	Item - 12-Dock Door supplied wiring Outlets at I-Beams for future Lighting, Fans,Batt.Charging or Misc.Use (DockDr.#9 240v Ready)
FACILITY INTERIOR LIGHTING	Item - 40 LED 5000 K lumens ea.High Bay Lighting Fixtures Indoors w/ junction for future fans box ready (Current 200 amp Basic Service)
FACILITY OUTDOOR LIGHTING	Item - 10 LED Outdoor Wallpack Security Lighting
FACILITY DOCK	Item - 4 Ft. Dock Height w/ 12 Dock Doors(10'ft.Wide) and One (12'X30') Rear Ramp Entry = Total 8-Front & 4-Rear of Facility
FACILITY DOCK	Item - 20 ft. Outdoor Concrete (3500 PSI) Apron at Dock doors
FACILITY ENTRY/PARK LOT AREA	Item - Drive Entrance of Limestone Compact 10/8" X 30' Wide to building for Parking @ 200' W X 80' D up to Concrete Apron
FACILITY RETAINING WALLS	Item - Concrete at each corner of facility (12" X 36")
BUILDING COMPLETED	Item - December 2022 (due to hold on Dock Doors replace backorder)
BUILDING SIZE	Item - 150' X 200' X 18' (22' @ gable) Building w/ 1:12 Roof Slope
BUILDING TYPE	Item - 26 GAUGE PBR-PANEL
BUILDING COLOR	Item - ROOF PANELS (Crimson Red) WALLS(Desert Sand) Sculptured Trim Pkg & Downspouts (Crimson Red)
BUILDING INSULATE	Item - 3" VRR plus Insulation plus Strapping to Roof and Walls
BUILDING NAT.LIGHT	Item - 5"-4" Translucent WALL LIGHT PANELS
BUILDING FRONT DOCK DOORS	Item - (8) 10' X 14' Janus Model 2500 Drum Doors w/ Reduce drive Chain Hoist w/ Safety Lock
BUILDING FRONT ENTRY DOORS	Item - (2) 4070 Hollow Core Metal Service Door w/ Lever Lock Set (ENTRY DOORS)
BUILDING REAR DOCK DOORS	Item - (1) 20' X 14' Janus Model 2500 Drum Doors w/ Reduce drive Chain Hoist w/ Safety Lock (DOUBLE WIDE)
BUILDING REAR DOCK DOORS	Item - (1) 10' X 16' Janus Model 2500 Drum Doors w/ Reduce drive Chain Hoist w/ Safety Lock
BUILDING REAR DOCK DOORS	Item - (2) 10' X 14' Janus Model 2500 Drum Doors w/ Reduce drive Chain Hoist w/ Safety Lock
BUILDING SAFETY IN/OUT	Item - Dock Door Bumper Guards (12)- NOT COMPLETED
BUILDING SAFETY IN/OUT	Item - Dock Door Trailer Chock Blocks (12)- NOT COMPLETED
BUILDING SAFETY IN/OUT	Item - Safety Striping Yellow In/Out of Facility- NOT COMPLETED
BUILDING SAFETY IN/OUT	Item - Dock Door Safety Lights (12)- NOT COMPLETED
BUILDING SAFETY IN/OUT	Item - Step Ladder Well (2) at each Entrance door- NOT COMPLETED
BUILDING SAFETY IN/OUT	Item - Dock Wells for edge of Dock Levelers (electric or hydraulic -2)- NOT COMPLETED
BUILDING SAFETY IN/OUT	Item - Shelving Flow Pallet Racking systems for product storage- NOT COMPLETED
BUILDING SAFETY IN/OUT	Item - Conveyor Systems for off loading of product (gravity flow or power)- NOT COMPLETED
BUILDING SAFETY IN/OUT	Item - Dock Plates/ Dock Boards & Yard Ramps as needed- NOT COMPLETED
BUILDING SAFETY IN/OUT	Item - Weight Scales for product(Station or Flift attach)- NOT COMPLETED
Operational Safety Items- N/A TBD	Item- Safety Gear/Packaging/ Handjacks/Forklifts/Pallets ect.- NOT COMPLETED



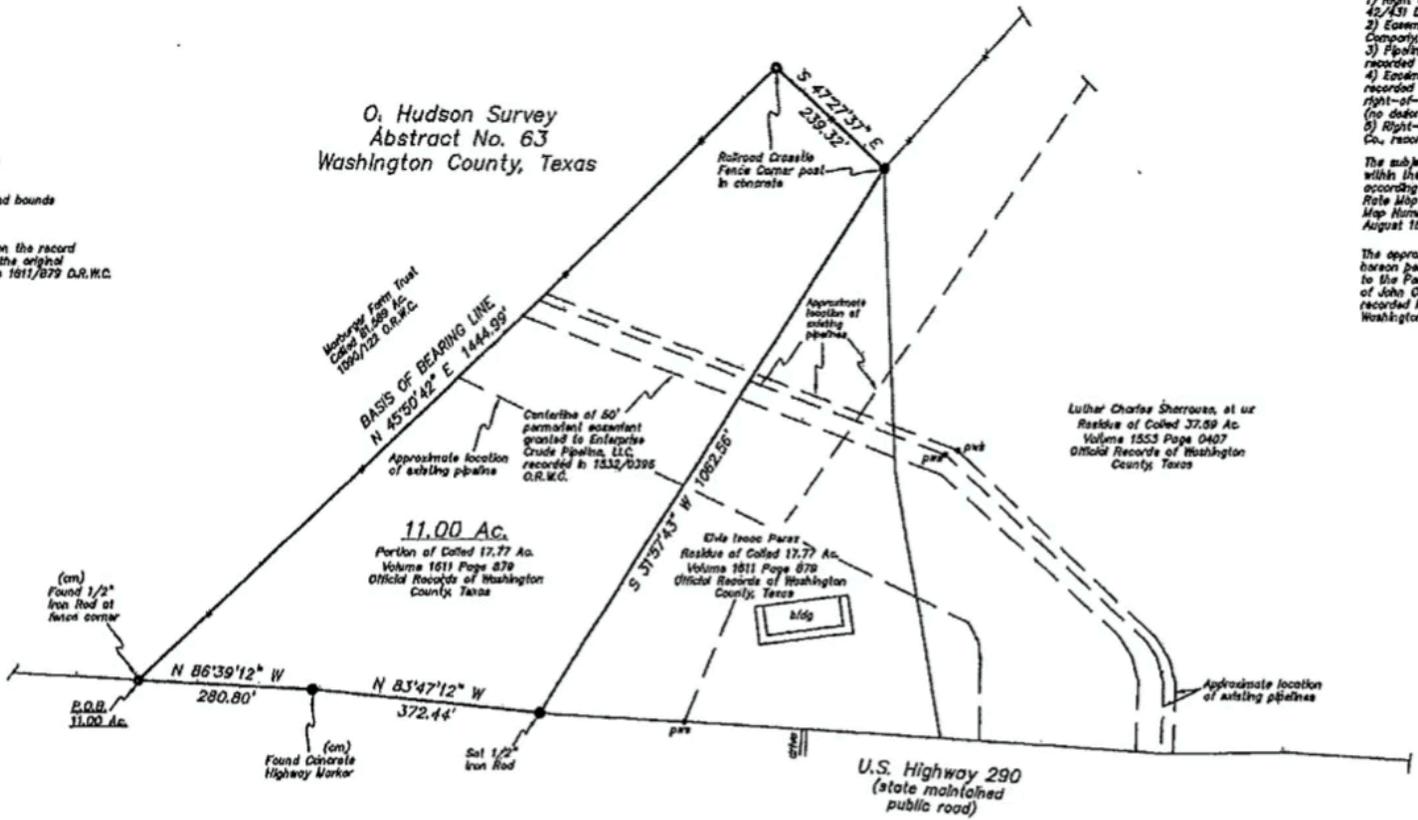
Scale 1" = 200'

cm = control monument
blig = building
pvs = buried pipeline warning sign

This plot accompanied by metes and bounds description.

Bearings shown hereon are based on the record bearings for the Northwest line of the original called 17.77 acre tract, recorded in 1811/879 D.R.W.C.

O, Hudson Survey Abstract No. 63 Washington County, Texas



Note:
 The original called 17.77 acre tract may be subject to the following items:
 1) Right of way for road contained in deed recorded in 42/431 D.R.W.C.
 2) Easement granted to Southwestern Bell Telephone Company, recorded in 130/140 D.R.W.C.
 3) Pipeline easement granted to Glazer Gas Company, recorded in 410/448 D.R.W.C. (no description)
 4) Easement granted to Semhale Pipeline Company, recorded in 413/138 D.R.W.C., and supplemental pipeline right-of-way agreement recorded in 975/48 D.R.W.C. (no description)
 5) Right-of-way easement granted to Phillips Petroleum Co., recorded in 428/201 D.R.W.C. (no description)

The subject tract shown hereon does not lie within the Special Flood Hazard Boundary according to the FEMA Flood Insurance Rate Map for Washington County, Texas, Map Number 49477C0250C, effective date August 18, 2011.

The approximate location of existing pipelines are shown hereon per the Plat of Easement (Exhibit 'D'), attached to the Permanent Easement Agreement from the Estate of John G. Wormald to Enterprise Crude Pipeline, L.L.C. recorded in Volume 1532, Page 0396, Official Records of Washington County, Texas.

Luther Charles Sherroun, et ux
 Residue of Colld 37.59 Ac.
 Volume 1553 Page 0407
 Official Records of Washington
 County, Texas

11.00 Ac.
 Portion of Colld 17.77 Ac.
 Volume 1811 Page 879
 Official Records of Washington
 County, Texas

Elvis Isaac Perez
 Residue of Colld 17.77 Ac.
 Volume 1811 Page 879
 Official Records of Washington
 County, Texas

I, Michael J. Blakey, Registered Professional Land Surveyor, do hereby certify that the plat shown hereon accurately represents the results of an on the ground survey, made by me on September 10, 2018, and all corners are as shown. This survey was performed without the benefit of a current title report which may indicate easements of other encumbrances of record not apparent on the ground.



Michael J. Blakey
 Registered Professional Land Surveyor No. 5935

W.O.#2018-2778

Elvis Isaac Perez

Blakey Land Surveying

RPLS 4062 RPLS 5935

4850 W. Union Lane
 Burton, Texas 77835

(979) 289-3000

Search Here: R67179

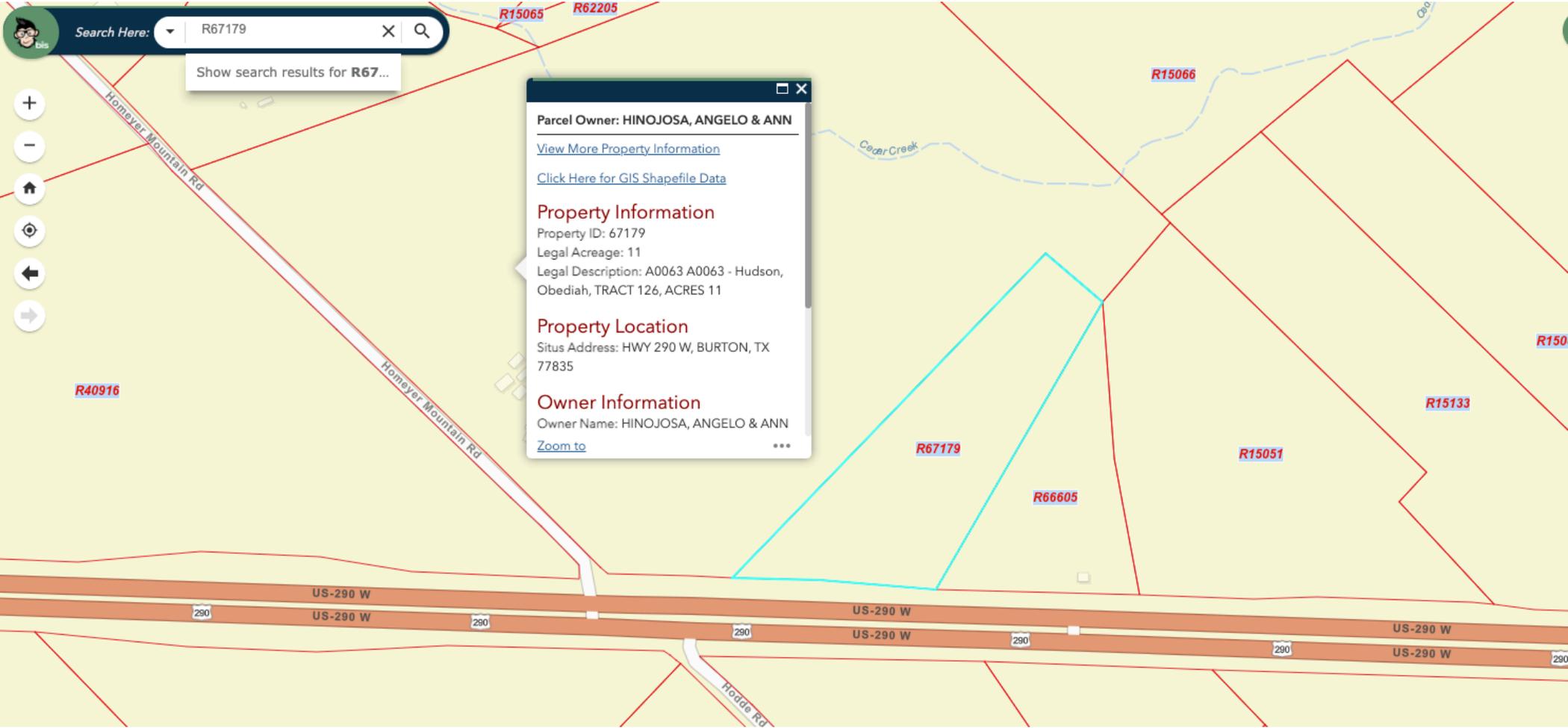
Show search results for R67...

Parcel Owner: HINOJOSA, ANGELO & ANN
[View More Property Information](#)
[Click Here for GIS Shapefile Data](#)

Property Information
 Property ID: 67179
 Legal Acreage: 11
 Legal Description: A0063 A0063 - Hudson, Obediah, TRACT 126, ACRES 11

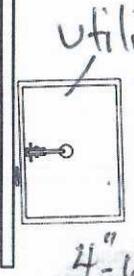
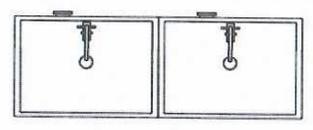
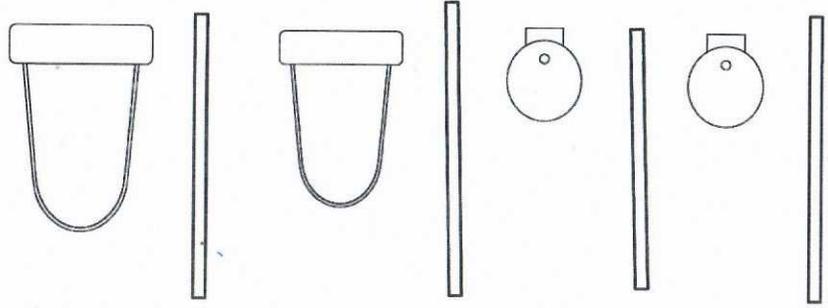
Property Location
 Situs Address: HWY 290 W, BURTON, TX 77835

Owner Information
 Owner Name: HINOJOSA, ANGELO & ANN
[Zoom to](#) ...

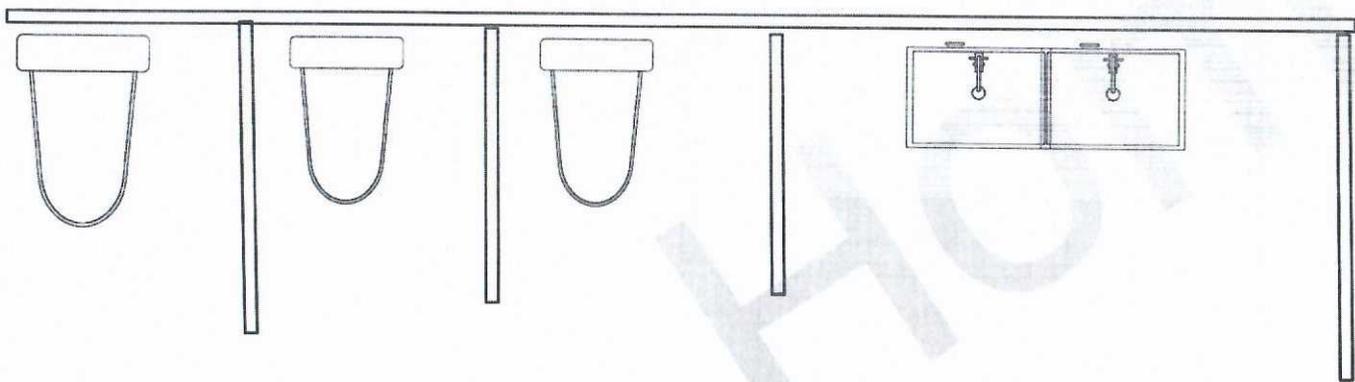


Jedi Plumbing - Jesus

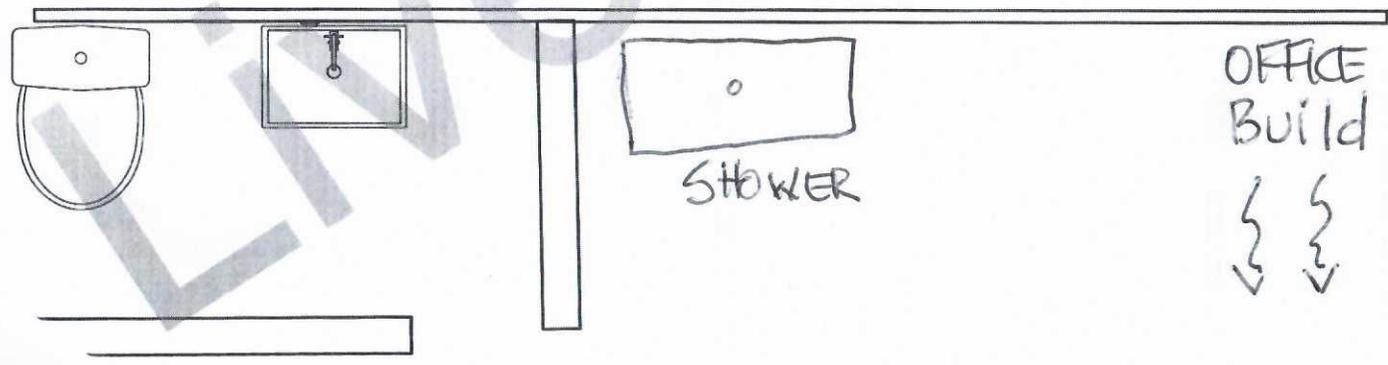
• Breakroom Area?



MENS RR

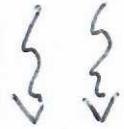


WOMENS RR



OFFICE BUILD

SHOWER



- 50 gal. water heater (ELECT)
- Use Pex (4 water) / Uponor?
- 2 urinals
- 6 toilets
- 5 vanity's / Sink Facets
- L SHOWER w/c
- 7-8 wall dividers (wet wall)
- Schedule 40 PVC for tile drains 120 ft. ↑ drain vents
- Vents 60 ft. ↓
- * Water Filtration System
- Use of well water
- 1 yr. warrant on all fixtures, lineouts, water heater ect.

→ Dock Area

