

PORTION OF DENNIS STREET  
50' RIGHT-OF-WAY  
TO BE ABANDONED

2711 MAIN  
PROPERTY LTD

RSB VENTURES,  
LTD (0 FANNIN)

MAIN 2601  
PARTNERS, LLC

TRACT 2 LEGAL DESCRIPTION:

All that certain 0.6887 acre being all of Lots 5-10, Block 5, J. S. Holman Outlot 21, Texas Savings and Investments Association's Addition according to the plat thereof recorded in Volume 41, Page 102 Harris County Deed Records and being all of that certain tract described in a deed dated 06-29-2005 from Benton S. Russell, et ux, to 2711 Main Property, LTD as filed in the Official Records of Real Property of Harris County at Clerk's File Number Y-592911 and being more particularly described by metes and bounds as follows (The basis of bearings and coordinates shown are referenced to the City of Houston (C. of H.) Downtown Centerline Reference Rod System Revitalization (C. of H.) Drawing No. 44642, Distances shown are surface and can be converted to grid by multiplying by a combined scale factor of 0.999894, said (C. of H.) drawing calls to be referenced to the Texas Coordinate System, South Central Zone 4204, North American Datum of 1983. Coordinates shown are grid):

Commencing at a found 1" brass rod being known as City of Houston Engineering Department Reference Monument (C.H.E.D.R.M.) Number 800 (Also known as City of Houston Survey Marker Number 5456-7211); Thence S 39° 28' 14" E = 0.21' to a point marking the intersection of the C.H.E.D.R.L. within Hutchins Street and the C.H.E.D.R.L. within Tuam Street; from which C.H.E.D.R.M. Number 2008 (Also known as City of Houston Survey Marker (C.H.S.M.) Number 5356-8607 bears S 32° 22' 15" W = 2,538.76' from said point; Thence N 57° 08' 24" W = 3,632.42' to a point marking the intersection of the C.H.E.D.R.L. within Tuam and C.H.E.D.R.L. within Fannin Street (width varies); Thence N 32° 52' 00" E = 284.62' along the C.H.E.D.R.L. within Fannin Street to a point for corner; Thence N 57° 08' 00" W = 37.96' to a set "X" in concrete marking the south corner of said Block 5 and the intersection of the westerly right-of-way line of said Fannin Street and the northerly right-of-way line of Drew Avenue (50' wide); Thence N 57° 08' 00" W = 100.00' continuing with the northerly right-of-way line of said Drew Avenue and the said southerly line of said Block 5 to a set "X" in concrete marking the northwest corner of said Lot 1, from which a found 1/2" iron rod bears N 02° 59' 58" E = 0.56' for reference and marking the POINT OF BEGINNING of herein described tract;

- Thence N 57° 08' 00" W = 150.00' continuing with the northerly right-of-way line of said Drew Avenue and the said southerly line of said Block 5 to a set "X" in concrete marking the west corner of said Block 5 and the intersection of the westerly right-of-way line of Main Street (width varies) and the northerly right-of-way line of said Drew Avenue and said point being S 57° 08' 00" E = 49.40' from Main Street C.H.E.D.R.L.;
- Thence N 32° 52' 00" E = 200.00' with the easterly right-of-way line of said Main Street and the northerly line of said Block 5 to a point for corner (Unable to set due to fence corner) marking the north corner of said Block 5 and the intersection of the easterly right-of-way line of said Main Street and the southerly right-of-way line of Dennis Avenue (50' wide);
- Thence S 57° 08' 00" E = 150.00' with the northeasterly line of said Block 5 and the southerly right-of-way line of said Dennis Avenue to a set 5/8" iron rod with cap (stamped G.L. DAVIS - RPLS 4464) for corner marking the southeasterly corner of said Lot 9;
- Thence S 32° 32' 00" W = 200.00' with the common lines of Lots 1-4 and Lots 9 and 10, Block 5 of said J. S. Holman Outlot 21, Texas Savings and Investments Association's Addition to the POINT OF BEGINNING and containing 0.6887 acre (30,000 square feet) of land more or less.

SCHEDULE B ITEMS AS REFLECTED IN THAT CERTAIN TITLE COMMITMENT ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, G.F. NO. 1033006475, EFFECTIVE DATED 02-26-2017	
ITEM 1 -	DELETED
ITEMS 2-9 -	NOT A SURVEY MATTER
ITEM 10-A-B -	NOT A SURVEY MATTER
ITEM 10-C -	(TO BE DELETED AFFECTS BLOCK 4)
ITEM 10-D -	NOT A SURVEY MATTER

CITY OF HOUSTON RIGHT-OF-WAY DEPARTMENT REFERENCE SURVEYS	
DRAWING No.	DATE
52-15-S	4/15/1920
52-23-6A-S	7/15/1929
52-23-6B-S	7/8/1930
52-23-4-S	5/5/1925
52-23-6C-S	7/26/1931
52-23-17-S	6/7/1938
52-23-6D-S	1/14/1927
52-23-5-S	3/25/1927
52-23-2-S	6/23/1921
52-23-6A-S	12/10/1926
52-23-S	2/26/1913
52-23-5-S	4/17/1917
52-23-5-S	5/8/1927
52-23-6B-S	7/20/1938
52-23-3A-S	7/2/1924
52-23A-S	8/28/1913

NOTES:

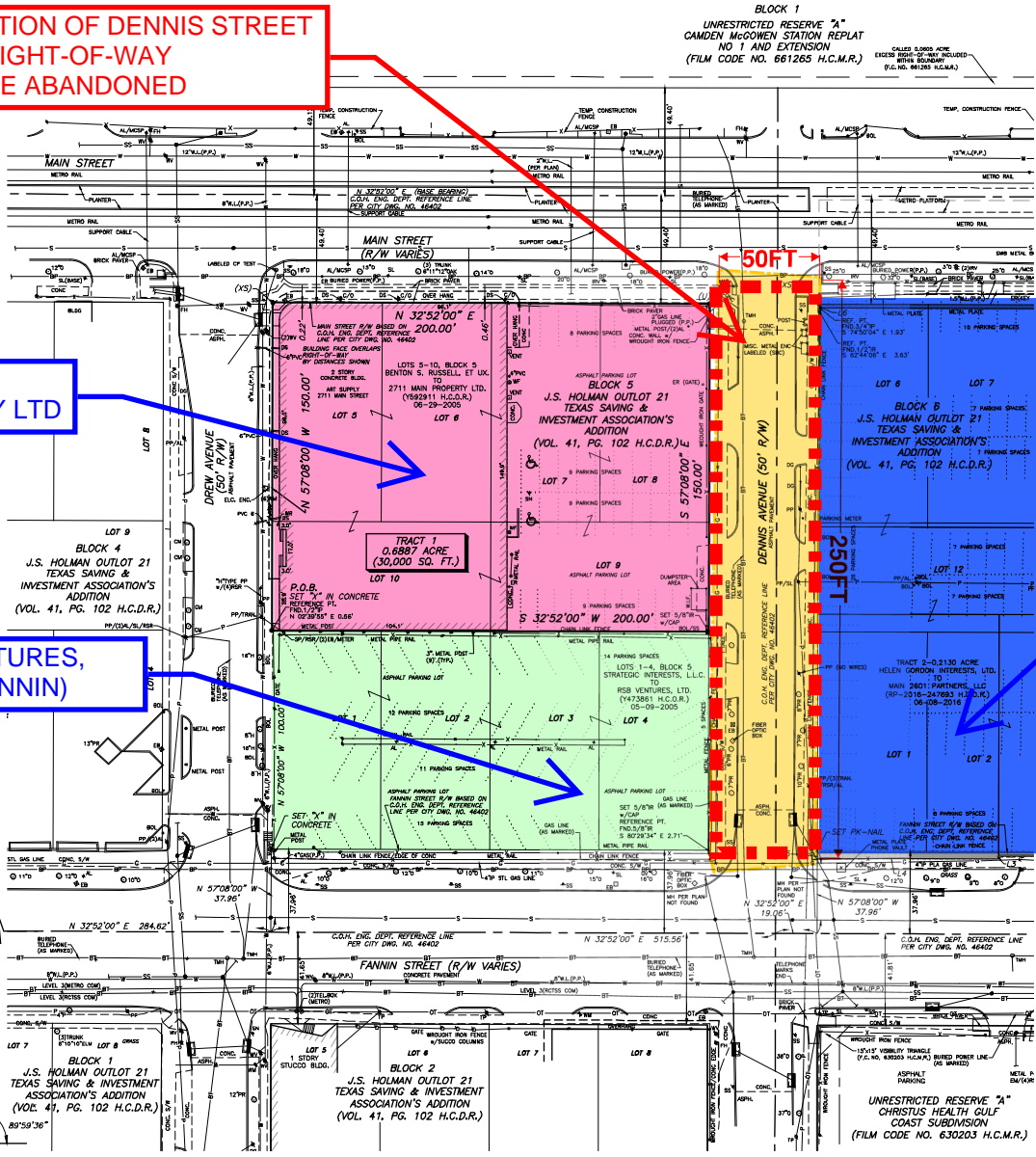
- THE SURVEYOR HAS RELIED ON THE COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY TITLE INSURANCE COMPANY, G.F. NO. 1033006475, EFFECTIVE DATED 02-26-2017, WITH REGARD TO RECORD ENCUMBRANCES. THE PROPERTY SURVEYED IS THAT DESCRIBED IN SCHEDULE A OF SAID COMMITMENT AND THE EASEMENTS, RIGHTS-OF-WAY OR OTHER MATTERS LISTED IN SCHEDULE B ARE SHOWN HEREON TO THE EXTENT THAT SUCH ITEMS CAN BE LOCATED OR PLOTTED.
- THE BASIS OF BEARINGS AND COORDINATES SHOWN ARE REFERENCED TO THE CITY OF HOUSTON (C. OF H.) DOWNTOWN CENTERLINE REFERENCE ROD SYSTEM REVITALIZATION (C. OF H.) DRAWING NO. 44642, DISTANCES SHOWN ARE SURFACE AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999894, SAID (C. OF H.) DRAWING CALLS TO BE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM OF 1983. COORDINATES SHOWN ARE GRID).
- THE SUBJECT PROPERTY SHOWN HEREON IS LOCATED IN ZONE "X" UNSHADED, AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 480200040M DATED 01-06-2017 THIS DETERMINATION HAS BEEN MADE BY SCALING THE PROPERTY ON THE REFERENCED MAP AND IS NOT A RESULT OF AN ELEVATION SURVEY.
- THE BUILDINGS OR IMPROVEMENTS SHOWN HEREON REPRESENT THE OUTLINE AT GROUND SURFACE LEVEL, UNLESS OTHERWISE NOTED.
- THE UTILITY APPURTENANCES (i.e., utility poles, inlets, etc.) SHOWN HEREON ARE THOSE VISIBLE AT THE TIME OF SURVEY AND MAY NOT BE COMPLETE.
- A UTILITY LOCATE REQUEST WAS CALLED IN TO TEXAS ONE CALL ON 01-30-2017, ID NO. 1753009575, 1753009617, 1753009651, 1753009679. ALL UTILITY MARKINGS APPEARING ON THE GROUND AS OF THE ORIGINAL DATE OF THIS SURVEY HAVE BEEN LOCATED AND DEPICTED HEREON, UTILITIES WHICH HAVE NOT BEEN MARKED ARE NOT SHOWN HEREON AND MAY NOT BE COMPLETE. UTILITIES SHOULD BE RELOCATED PRIOR TO CONSTRUCTION.
- FUTURE DEVELOPMENT OF THIS SITE IS SUBJECT TO CITY OF HOUSTON ORDINANCE NO. 1999-282, ADOPTED BY THE CITY OF HOUSTON RELATING TO RULES, REGULATIONS, PROCEDURES AND DESIGN STANDARDS FOR DEVELOPMENT AND PLATING AND PROVIDING FOR THE ESTABLISHING OF BUILDING SET-BACK LINES.
- UNDERGROUND UTILITIES SHOWN BASED ON CITY OF HOUSTON DRAINAGE & UTILITY COMPANY BLOCK MAPS, WITH FIELD TIES TO EXISTING SURFACE FIXTURES. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF UNDERGROUND UTILITIES.
- THIS SURVEY PLAT IS ACCOMPANIED BY A SEPARATE METES AND BOUNDS DESCRIPTION PER TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS "GENERAL RULES OF PROCEDURES AND PRACTICES" SECTION 663.19(9).
- ALL SET CAPPED RODS STAMPED "G.L. DAVIS, RPLS 4464".
- BUILDING LINES WILL BE ESTABLISHED WHEN SUBJECT PROPERTY IS PLATTED.

C.L. DAVIS & CO. 1500 WINDING WAY  
HOUSTON, TEXAS 77046  
281-482-9494  
FIRM NO. 00826000

ALTA/NSPS LAND TITLE SURVEY

TRACT 2-0.6887 ACRE BEING ALL OF  
LOTS 5-10, BLOCK 5  
J.S. HOLMAN OUTLOT 21  
TEXAS SAVING & INVESTMENT  
ASSOCIATION'S ADDITION  
(VOL. 41, PG. 102 H.C.D.R.)  
HOUSTON, HARRIS COUNTY, TEXAS

DATE: 02-28-2017 SCALE: 1" = 30' JOB NO: 15-176  
DWG FILE: 15-176-ALTA  
CRD FILE: 15-176-15ARP-BASE



TREE ABBREVIATIONS

ABBREVIATIONS

ABBREVIATIONS

LEGEND

- STORM SEWER
- SANITARY SEWER
- WATER LINE
- OVERHEAD POWER
- POWER LINE (BURIED)
- TELEPHONE LINE (BURIED)
- GAS LINE
- BB INLET
- DOWN GUY
- INLET
- MANHOLE
- POWER POLE
- FIRE HYDRANT
- GATE VALVE
- STREET LIGHT
- TELEPHONE ENCLOSURE

- A/C
- AL
- CA
- ASPH.
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