



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 AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 8, 9, 10(a), 11, 13, 16, 17, 18, 19 and 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 02-27-2017

DRAFT NO. 1

C.L. DAVIS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4464

NOTES:

1. THE SURVEYOR HAS RELIED ON THE COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY TITLE INSURANCE COMPANY, G.F. NO. 1033006475 EFFECTIVE DATED 01/01/2017, WITH RESPECT TO THE EXISTING ENCUMBRANCES. THE SURVEYOR HAS SURVEYED THAT DESCRIBED IN SCHEDULE D OF THE COMMITMENT AND THE EASEMENTS, RIGHTS-OF-WAY OR OTHER MATTERS LISTED IN SCHEDULE B. THE SURVEY HEREON TO THE EXTENT THAT SUCH ITEMS CAN BE LOCATED OR PLOTTED.
2. THE BASIS OF BEARINGS AND COORDINATES NOW REFERENCED TO THE CITY OF HOUSTON (C. OF H.) COMMON CENTERLINE REFERENCE GRID SYSTEM, REVITALIZATION (C. OF H.) DRAWING NO. 46402, DISTANCES SHOWN ARE SURFACE AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999894. SAI (C. OF H.) DRAWING CALLS TO BE CONFORMED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM OF 1983. COORDINATES SHOWN ARE GRID).
3. 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 NO. 48201C0808M DATED 01-06-2017 THIS DETERMINATION HAS BEEN MADE BY A PROFESSIONAL PROPERTY APPRAISER ON THE REFERENCED MAP AND IS NOT A RESULT OF AN ELEVATION SURVEY.
4. THE BUILDINGS OR IMPROVEMENTS SHOWN HEREON REPRESENT THE OUTLINE AT GROUND SURFACE LEVEL, UNLESS OTHERWISE NOTED.
5. THE UTILITY APPURTENANCES (i.e., utility poles, inlets, etc.) SHOWN HEREON ARE THOSE VISIBLE AT THE TIME OF SURVEY AND MAY NOT BE COMPLETE.
6. A UTILITY LOCATOR REQUEST WAS CALLED IN TO TEXAS ONE CALL ON 05/01/2017, ID# 1763006475, 1763006475, 1763006475, 1763009679. ALL UTILITY MARKINGS APPEARING ON THE GROUND AS OF THE ORIGINAL DATE HAVE NOT BEEN MARKED ARE NOT SHOWN HEREON AND MAY NOT BE COMPLETE. UTILITIES SHOULD BE RELOCATED PRIOR TO CONSTRUCTION.
7. FUTURE DEVELOPMENT OF THIS SITE IS SUBJECT TO CITY OF HOUSTON ORDINANCES, RULES, REGULATIONS, PROCEDURES AND DESIGN STANDARDS FOR DEVELOPMENT AND PLANTING AND PROVIDING FOR THE ESTABLISHING OF BUILDING SET-BACK LINES.
8. UNDERGROUND UTILITIES SHOWN BASED ON CITY OF HOUSTON DRAWINGS & UTILITY COMPANY BLOCK MAPS, WITH FIELD TIES TO EXISTING SURFACE FIXTURES. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF UNDERGROUND UTILITIES.
9. THIS SURVEY PLAT IS ACCOMPANIED BY A SEPARATE METES AND BOUNDS DESCRIPTION OF THE TEXAS 80461675, 1763006475, 1763009679 "GENERAL RULES OF PROCEDURES AND PRACTICES" SECTION 663.19(b).
10. ALL SET CAPPED RODS STAMPED "C.L. DAVIS, RP45 4464".
11. BUILDING LINES WILL BE ESTABLISHED WHEN SUBJECT PROPERTY IS PLATTED.

CITY OF HOUSTON RIGHT-OF-WAY DEPARTMENT REFERENCE SURVEYS	
DRAWING No.	DATE
52-23-3-S	4/16/1920
52-23-6A-S	7/13/1929
52-23-6B-S	7/8/1930
52-23-4-S	5/5/1925
52-23-6C-S	7/28/1931
52-23-17-S	6/1/1938
52-23-6D-S	1/14/1927
52-23-6-S	3/30/1927
52-23-2-S	6/23/1921
52-23-5A-S	12/10/1926
52-23-S	2/26/1913
52-23C-S	4/17/1977
52-23-5-S	8/8/1927
52-23-5B-S	7/20/1938
52-23-3A-S	7/2/1924
52-23A-S	8/28/1913

<p>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</p>
<p>ITEM 1 - DELETED</p>
<p>ITEMS 2-9 - NOT A SURVEY MATTER</p>
<p>ITEM 10-A-B - NOT A SURVEY MATTER</p>
<p>ITEM 10-C - (TO BE DELETED AFFECTS BLOCK 4)</p>
<p>ITEM 10-D - NOT A SURVEY MATTER</p>

MAIN 2601
PARTNERS, LLC

RSB VENN
FANNIN)

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 Official Records of Dallas County, Texas, Book 19, Page 119, and more particularly 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 Office under Official Record Number 2005-014692, containing more particularly as follows: The base of bearings and coordinates shown are referenced to the City of Houston (C. of H) Downtown Centerline Reference Road System Revitalization (C. of H.) Drawing No. 100100 combined scale factor of 0.999894. Said (C. of H.) drawing calls to be referenced to the National Survey of Control Station 4204, North American Datum of 1983. Coordinates shown are gird;

Commencing at a found 1" brass rod being known as City of Houston Engineering Department Reference Monument (C.H.E.D.R.M.) Number 600 (Also known as City of Houston Engineering Department Monument 600) located at the intersection of the C.H.E.D.R.L. within Hutchins Street and the C.H.E.D.R.L. within Tamm 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' to point; Thence N 57° 08' 00" E - 100.00' continuing with the right-of-way line of the C.H.E.D.R.L. within Tamm 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 - 379.61' to a set "X" in concrete marking the south corner of said Block 5 and the right-of-way line of said Block 5; Thence S 57° 08' 00" E - 100.00' continuing along the 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 bearing of S 57° 08' 00" E - 0.56' for reference and marker, the POINT OF BEGINNING of herein described tract;

1. 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 easterly right-of-way line of Main Street (Dennis Avenue) and the northerly right-of-way line of said Block 5 and the said point being S 57° 08' 00" E = 49.40' from Main Street C.H.E.D.R.I.;
2. 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 on the easterly right-of-way line of said Main Street and the southerly right-of-way line of Dennis Avenue (50' wide);
3. Thence S 57° 08' 00" E = 150.00' with the northerly 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 C.L. DAVIS = RPLS 4464) for corner marking the southeasterly corner of said Lot 9;
4. Thence S 32° 52' 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 66887 acre (30,000 square feet) of land more or less.

BLOCK 1
UNRESTRICTED RESERVE "A"
CAMDEN McGOWEN STATION REPLAT
NO 1 AND EXTENSION
(FILM CODE NO. 661265 H.C.M.R.)











**PORTION OF DREW STREET
50' RIGHT-OF-WAY
TO BE ABANDONED**

2711 MAIN
PROPERTY
LTD

COMMENCING POINT
CITY OF HOUSTON ENGINEERING DEPT.
REFERENCE MONUMENT No. 600
(C.O.H. SURVEY MARKER No. 5456-7211)
N: 13,833,554.540 (GRID)
E: 3,121,793.614 (GRID)

FROM WHICH THE INTERSECTION OF
ENG. DEPT. REFERENCE LINE
FOR HUTCHINS STREET AND
TUAM STREET BEARS
S 39°28'14" E 0.21'

LEGEND

SS	STORM SEWER
S	SANITARY SEWER
W	WATER LINE
P	OVERHEAD POWER
BP	POWER LINE (BURIED)
BT	TELEPHONE LINE (BURIED)
G	GAS LINE
	BB INLET
	DOWN GUY
	INLET
	MANHOLE
	POWER POLE
	FIRE HYDRANT
	GATE VALVE
	STREET SIGN
	STREET LIGHT
	TELEPHONE ENCLOSURE

TREE ABBREVIATIONS

A	ASH
C	CYPRESS
CA	CATAWBA
CE	CEDAR
CM	CREPE MYR
CW	COTTON WO
E	ELM
F	FIR
G	SWEETGUM
H	HACKBERRY
M	MAPLE
MA	MAGNOLIA
MB	MULBERRY
MQ	MESQUITE
O	OAK
P	PINE
PC	PECAN
PH	PEACH
PL	PALM
PR	PEAR
SY	SYCAMORE
T	TALLOW
W	WILLOW
CS	CLUSTER
SH	SHRUB
TR	TREE

ABBREVIATION

A/C	AIR CONDITIONING
AL	AREA LIGHT
ASPH.	ASPHALT
BOL.	BOLLARD
C/O	CLEANOUT
CABLE TV	CABLE TV
CMP	CORRUGATED METAL PIPE
CH	CITY OF HOUSTON
COMM	COMMUNICATION
CONC.	CONCRETE
COVD	COVERED
CP	CONCRETE PIPE
CPP	CORRUGATED PLASTIC PIPE
DO	DOWN GUY
DS	ROOF DRAIN
EL	ELECTRIC BOX
ELC.	ELECTRIC EQUIPMENT
EMH	CENTERPOINT ENERGY MANHOLE
ER	ELECTRIC RISER
FL	FIRE HYDRANT
GH	GROUND LIGHT
GM	GAS METER
GR	GAS RISER
GV	GAS VALVE
IP	IRON PIPE
IR	IRON ROD
IRV	IRRIGATION VALVE
MH	MANHOLE

ABBREVIATIONS

ESMT	EASEMENT
F.C. No.	FILM CODE NUMBER
FND.	FOUND
H.C.O.R.	HARRIS COUNTY OFFICIAL RECORDS
H.C.D.R.	HARRIS COUNTY DEED RECORDS
H.C.M.R.	HARRIS COUNTY MAP RECORDS
IR	IRON ROD
IP	IRON PIPE
P.O.B.	POINT OF BEGINNING
R/W	RIGHT-OF-WAY
S.W.B.T.	SOUTHWESTERN BELL TELEPHONE
(PK)	SET PK-NAIL
(S)	SET 5/8" IRON ROD WITH CAP STAMPED "C.L. DAVIS RPLS 4464"
(U)	UNABLE TO SET
(PKS)	SET PK-NAIL
(XS)	SET "X" IN CONCRETE

C.L. DAVIS & CO.
LAND SURVEYING

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
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DWG FILE: 15-176-ALT

SCALE: 1" = 30'	JOB NO.: 15-176
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CRD FILE: 15-176-TSARP-BASE

RP-BASE