



ABBREVIATIONS

- A.E. = AERIAL EASEMENT
- ESMT. = EASEMENT
- F.C. = FILM CODE
- H.C.C.F. = HARRIS COUNTY CLERK'S FILE
- H.C.D.R. = HARRIS COUNTY DEED RECORDS
- H.C.M.R. = HARRIS COUNTY MAP RECORDS
- No. = NUMBER
- PG. = PAGE
- R.O.W. = RIGHT OF WAY
- SAN. SWR. = SANITARY SEWER
- STM. SWR. = STORM SEWER
- U.E. = UTILITY EASEMENT
- VOL. = VOLUME
- FF. = FINISHED FLOOR
- GAS-PS = GAS LINE PAINT STRIPE
- GAS-PF = GAS LINE PIN FLAG
- TEL-PS = TELEPHONE LINE PAINT STRIPE
- TEL-PF = TELEPHONE LINE PIN FLAG
- FND. = FOUND
- I.R. = IRON ROD
- C.I.R. = CAPPED IRON ROD
- H.L. & P. = HOUSTON LIGHTING AND POWER

LEGEND

- AREA INLET
- B INLET
- BB INLET
- MANHOLE
- CLEAN OUT
- BOLLARD
- POWER POLE
- DOWN GUY
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- SIGN
- AREA LIGHT
- TELEPHONE ENCLOSURE
- TELEPHONE CABLE MARKER
- TELEPHONE MANHOLE
- GAS METER
- GAS VALVE
- PIPE LINE MARKER
- ELECTRIC BOX
- METER POLE
- CHAIN LINK FENCE
- WOOD FENCE
- OVERHEAD ELECTRIC LINE
- SANITARY SEWER
- STORM SEWER
- OVERHANG
- CONCRETE
- ASPHALT

NOTES

- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, G.F. No. CH-7655-1076551900174-JC, EFFECTIVE DATE OF COMMITMENT MAY 30, 2019, ISSUE DATE OF COMMITMENT JUNE 5, 2019, WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SUBJECT PROPERTY. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR.
- BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.
- VISIBLE, ABOVE GROUND UTILITIES WERE LOCATED AS PER ALTA/NSPS 2016 MINIMUM STANDARD DETAIL REQUIREMENTS SECTION 5EIV.
- THE CITY OF HOUSTON HAS NO FORMAL ZONING ORDINANCES, NOR DOES THE SURVEYOR HAVE KNOWLEDGE OF ANY SPECIFIC ORDINANCES AFFECTING THE SURVEYED PROPERTY. THE SURVEYOR WAS NOT SUPPLIED WITH A PROPERTY ZONING REPORT.
- THERE WAS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS. THE SURVEYOR HAS NO KNOWLEDGE OF ANY PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES.
- THERE WERE NO WETLANDS DELINEATED ON THE SURVEYED PROPERTY.
- THE SURVEYOR CARRIES PROFESSIONAL LIABILITY INSURANCE.
- THE TREE SPECIES AND SIZES SHOWN HEREON HAVE BEEN IDENTIFIED TO THE BEST OF THE SURVEYOR'S KNOWLEDGE. THE SURVEYOR CANNOT CERTIFY, NOR ATTEST, TO THE ACCURACY OF THESE NOTATIONS. IF CERTIFICATION OF THIS INFORMATION IS REQUIRED, PLEASE CONTACT A LICENSED URBAN FORESTER OR ARBORIST FOR CONFIRMATION.
- A METES AND BOUNDS DESCRIPTION OF THE SURVEYED PROPERTY WAS PREPARED IN CONJUNCTION WITH AND ACCOMPANIES THIS SURVEY.

METES AND BOUNDS DESCRIPTION OF 0.4157 ACRE

Being a tract of land containing 0.4157 acre, located in the John Austin Survey, Abstract 1, in Harris County, Texas; Said 0.4157 acre tract being all of Lots 1 and 2 and parts of Lots 11 and 12, Block 22, S.F. Noble Addition, a subdivision recorded in Volume 5, Page 69, of the Harris County Deed Records (H.C.D.R.), same being all of a called 0.42 acre tract of land recorded in the name of Grenader Equipment Co., LLC in Harris County Clerks File (H.C.C.F.) Number RP-2018-90206; Said 0.4157 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the Texas Coordinate System of 1983, South Central Zone):

BEGINNING, at a 3/4-inch iron pipe found at the southwest corner of said Lot 1, same being the southwest corner of said 0.42 acre tract at the northeast intersection of Nance Street (sixty feet wide per Volume 5, Page 69, of the H.C.D.R.) and Hardy Street (width varies) for the southwest corner of the herein described tract;

THENCE, North 02° 18' 13" West, with the west lines of said Lots 1 and 2, same being the west line of said 0.42 acre tract and the east Right-of-Way (R.O.W.) line of said Hardy Street, a distance of 100.00 feet to a 5/8-inch capped iron rod set at the northwest corner of said Lot 2, same being the northwest corner of said 0.42 acre tract and the southwest corner of said Lot 3 of said Block 22 for the northwest corner of the herein described tract;

THENCE, North 87° 41' 47" East, with the north lines of said Lots 2 and 11, same being the north line of said 0.42 acre tract, and with the south lines of said Lot 3 and Lot 10 of said Block 22, a distance of 186.46 feet to an 'X' cut set in concrete at the northeast corner of said 0.42 acre tract on the west R.O.W. line of Elysian Street (width varies) for the northeast corner of the herein described tract;

THENCE, through and across said Lots 11 and 12 and with the east lines of said 0.42 acre tract and the west R.O.W. line of said Elysian Street the following two (2) courses:

1. 8.93 feet along the arc of a curve to the left, having a radius of 4,555.00 feet, a central angle of 00° 06' 44", and a chord that bears South 03° 53' 40" West, a distance of 8.93 feet to a 5/8-inch capped iron rod set for a point of tangency;

2. South 03° 50' 18" West, a distance of 91.65 feet to a 5/8-inch capped iron rod set on the south line of said Lot 12 at the northwest intersection of said Elysian Street and said Nance Street being the southeast corner of said 0.42 acre tract and the herein described tract;

THENCE, South 87° 41' 47" West, with the south lines of said Lot 12 and said Lot 1, same being the south line of said 0.42 acre tract and with the north R.O.W. line of said Nance Street, a distance of 175.69 feet to the POINT OF BEGINNING containing 0.4157 acre of land.

TO: URBAN GENESIS LLC; GRENADER EQUIPMENT CO., LLC; AND FIDELITY NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 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), 7(c), 8, 9, 13, 14 AND 16-18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 17, 2019.

DATED THIS 21ST DAY OF JUNE, 2019.

PRELIMINARY FOR REVIEW
06/21/2019

MICHAEL HALL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO.: 5765

FLOOD STATEMENT: THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR THE CITY OF HOUSTON, HARRIS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY NO. 480296, DATED JANUARY 6, 2017, INDICATES THAT THIS TRACT IS WITHIN ZONE 'X' UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND ZONE 'X' SHADED; AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, AS SHOWN ON MAP AND PANEL NO. 48201C0690N. THIS DETERMINATION HAS BEEN MADE BY SCALING THE PROPERTY ON THE ABOVE REFERENCED MAP AND IS NOT THE RESULT OF AN ELEVATION SURVEY. WARNING: IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MANMADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

500-YEAR BASE FLOOD ELEVATION: 33.87'

ALTA/NSPS LAND TITLE SURVEY

OF
0.4157 ACRE

BEING
ALL OF LOTS 1 AND 2, AND THE
REMAINDER OF LOTS 11 AND 12, BLOCK 22,
S.F. NOBLE ADDITION, A SUBDIVISION
RECORDED IN VOLUME 5, PAGE 69,
HARRIS COUNTY DEED RECORDS

IN THE
J. AUSTIN SURVEY
ABSTRACT NO. 1
HARRIS COUNTY, TEXAS

| | |
|--------------|----------|
| DATE: | 06/21/19 |
| SCALE: | 1" = 20' |
| BOOK NO.: | |
| DRAWN BY: | S.L. |
| CHECKED BY: | M.H. |
| PROJECT NO.: | CS 19101 |
| DRAWING NO.: | 1 OF 1 |

10590 WESTOFFICE DRIVE, SUITE #100
HOUSTON, TEXAS 77042
OFFICE: (713) 839-9181
FAX: (713) 839-9020

TPSLS No. 10143800
Email: michael@civil-surv.net