



VICINITY MAP  
SCALE: 1" = 1/2 MI.



20 0 20 40 60 Feet  
SCALE: 1" = 20'

METES AND BOUNDS DESCRIPTION OF 2.017 ACRES

Being a tract of land containing 2.017 acres, located in the John Austin Survey, Abstract 1, in Harris County, Texas, said 2.017 acre tract being all of called 2.019 acre tract of land recorded in the room of NFB Rentals, in Harris County Clerk's File Number (H.C.C.F. No.) W482748, same incorporating Lots 1-10, Block 3, of the Richey Addition as recorded in Volume 1, Page 550, of the Harris County Deed Records (H.C.D.R.) and Lots 1-8, Block 3, of the McKee Addition and an abandoned stretch of Chapman Street (also known as St. Charles Street) transferred from the City of Houston in Volume 1399, Page 207, of the H.C.D.R.; said 2.017 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 building corner being the northeast corner of Lot 4 of said McKee Addition at the southwest intersection of McKee Street (fifty feet wide) and Nance Street (fifty feet wide) for the northeast corner of the herein described tract;

THENCE, South 02° 21' 33" East, with the line common to Lot 4 and Lot 5 of said McKee Addition and the west Right-of-Way (R.O.W.) line of said McKee Street, a distance of 250.00 feet to an 8-inch capped iron rod set at the southeast corner of said Lot 5 and being the northeast intersection of said McKee Street and Sterrett Street (fifty feet wide) for the southeast corner of the herein described tract;

THENCE, South 87° 38' 27" West, with the line common to Block 3 of said McKee Addition, Block 3 of said Richey Addition, the southerly terminus of said St. Charles Street and the north R.O.W. line of said Sterrett Street, a distance of 291.71 feet (called 291.00 feet) to an 'X' cut set in concrete at the southwest corner of Lot 10 of said Richey Addition and the southeast corner of Lot 1 of said Richey Addition for the most southerly southwest corner of the herein described tract, from which a building corner found at the southwest corner of Lot 1 of said Richey Addition at the northeast intersection of said Sterrett Street and Williams Street (fifty feet wide) bears South 87° 38' 27" West, a distance of 100.00 feet;

THENCE, North 02° 21' 33" West, with the line common to Lots 1 and 10 and Lots 2 and 9 of said Richey Addition, a distance 100.00 feet to a building corner at the northeast corner of said Lot 9, the northeast corner of said Lot 2, the southwest corner of Lot 8 of said Richey Addition and the southeast corner of Lot 3 of said Richey Addition for an interior westerly corner of the herein described tract;

THENCE, North 02° 21' 33" West, with the line common to Block 3 of said Richey Addition and the east R.O.W. line of said Williams Street, a distance 150.00 feet to a 5/8-inch iron rod set at the northeast corner of Lot 5 of said Richey Addition being the southeast intersection of said Williams Street and said Nance Street for the northwest corner of the herein described tract;

THENCE, North 87° 38' 27" East, with the line common to Block 3 of said Richey Addition, Block 3 of said McKee Addition, the southerly terminus of said St. Charles Street and the south R.O.W. line of said Nance Street, a distance 391.14 (called 391.00 feet) to the POINT OF BEGINNING and containing 2.017 acres of land.

ALTA/NSPS  
LAND TITLE SURVEY  
OF  
2.017 ACRES

BEING ALL OF LOTS 3 THROUGH 10, BLOCK 3, OF RICHEY ADDITION, A SUBDIVISION OF RECORD IN VOLUME 1, PAGE 550, OF THE H.C.D.R., ALL OF LOTS 1 THROUGH 8, BLOCK 3, OF MCKEE ADDITION, A SUBDIVISION OF RECORD IN VOLUME 3, PAGE 221, OF THE H.C.D.R., AND A PORTION OF CHAPMAN STREET ABANDONED IN VOLUME 1399, PAGE 207, OF THE H.C.D.R., IN THE JOHN AUSTIN SURVEY ABSTRACT NO. 1  
813 MCKEE STREET, HOUSTON, HARRIS COUNTY, TEXAS 77002

DATE: 05/09/19	10990 WESTOFFICE DRIVE, SUITE #100 HOUSTON, TEXAS 77042 OFFICE: (713) 839-9181 FAX: (713) 839-9020
SCALE: 1" = 20'	
BOOK NO.:	
DRAWN BY: SL/C.G.R.	
CHECKED BY: M.H.	
PROJECT NO.: CS 19072	
DRAWING NO.: 1 OF 1	

**Civil-Surv**  
Land Surveying, LLC

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

TO: URBAN GENESIS LLC, NFB RENTALS, LTD.; 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(a), 8, 9, 13, 14 AND 16-18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 30, 2019.

DATED THIS 9TH DAY OF MAY, 2019.

PRELIMINARY FOR REVIEW  
05/09/2019

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

LEGEND

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

ABBREVIATIONS

- 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
- P.G. = PAGE
- R.O.W. = RIGHT OF WAY
- S.F. = SQUARE FEET
- SAN. SWR. = SANITARY SEWER
- STM. SWR. = STORM SEWER
- U.E. = UTILITY EASEMENT
- VOL. = VOLUME
- P.O.B. = POINT OF BEGINNING
- F.F. = FINISHED FLOOR ELEVATION
- GAS-PS = GAS LINE PAINT STRIPE
- GAS-PP = GAS LINE PIN FLAG
- TEL-PS = TELEPHONE LINE PAINT STRIPE
- TEL-PP = TELEPHONE LINE PIN FLAG
- FND. = FOUND
- LR. = IRON ROD
- CL.R. = CAPPED IRON ROD
- LP. = IRON PIPE
- H.L.B. = HOUSTON LIGHTING AND POWER
- S.W.B.T. = SOUTHWESTERN BELL TELEPHONE
- FDC = FIRE DEPARTMENT CONNECTION
- CREPE = CREPE MYRTLES

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-7655-1076551900109-JC, EFFECTIVE DATE OF COMMITMENT APRIL 4, 2019, ISSUE DATE OF COMMITMENT APRIL 11, 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 SEIV.
- 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 CAN NOT 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.

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" UNSHADED 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 LEVES FROM 1% ANNUAL CHANCE FLOOD, AS SHOWN ON MAP AND PANEL NO. 480206090N. 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.

