

- LEGEND**
- TRAFFIC SIGN
  - TELEPHONE ENCLOSURE
  - CHAIN LINK FENCE CORNER
  - POWER POLE
  - POWER POLE w/DOWN GUY
  - STREET/AREA LIGHT
  - GAS VALVE
  - GAS METER
  - STORM/SANITARY SEWER MANHOLE
  - CHAIN LINK FENCE
  - PULL BOX
  - NO PARKING SIGN
  - CURB INLET
  - FIRE HYDRANT
  - WATER VALVE
  - WATER METER



TO: DT GROUP, INC., STEWART TITLE GUARANTY COMPANY.

This is to certify that this map or plat and the survey on which it is based were made and in accordance with the "2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSP; and includes items 1, 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14, 16, 17, 18 and 21 of Table A thereof. The field work was completed on 10-10-2014.



10-22-2014 DATE  
N. M. MATHIS  
4517 R.P.L.S. NO.

**GENERAL NOTES**

- ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 SOUTH CENTRAL ZONE. COORDINATES REFLECT GRID VALUES AND MAY BE CONVERTED TO SURFACE VALUES BY APPLYING A COMBINED SCALE FACTOR OF 0.99989520.
- NO PORTION OF THE SUBJECT SITE IS LOCATED WITHIN THE 100 YEAR SPECIAL FLOOD HAZARD AREA ACCORDING TO THE MOST RECENT OFFICIAL INSURANCE RATE MAP, DATED JUNE 09, 2014, MAP NUMBER 4820100690W. ZONE(S) "X", PROMULGATED BY THE ADMINISTRATOR OF THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT OF THE UNITED STATES. ANY REFERENCE TO THE 100 YEAR FLOOD PLAIN OR FLOOD HAZARD ZONES, ARE AN ESTIMATE BASED ON DATA PROVIDED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE PROGRAM AND SHOULD NOT BE INTERPRETED AS A STUDY OR DETERMINATION OF THE FLOODING PROPENSITIES OF THIS PROPERTY.
- FUTURE REDEVELOPMENT OF SITE IS SUBJECT TO CITY OF HOUSTON ORDINANCE NO. 85-1878, DATED OCTOBER 23, 1985 BY THE CITY OF HOUSTON, A CERTIFIED COPY OF WHICH WAS FILED AUGUST 1, 1991, UNDER COUNTY CLERK FILE NO. N-253886, (SUPERSEDED BY CITY OF HOUSTON ORDINANCE NO. 1999-262), ADOPTED BY THE CITY OF HOUSTON RELATING TO RULES, AND REGULATIONS, PROCEDURES AND DESIGN STANDARDS FOR DEVELOPING AND PLATTING AND PROVIDING FOR ESTABLISHING BUILDING SETBACK LINES.
- FOR ADDITIONAL BUILDING RESTRICTION, SEE RESTRICTIVE COVENANTS.
- SEE SEPARATE LEGAL DESCRIPTION FOR ADDITIONAL NARRATIVE.
- ALL CORNERS SET AS 5/8" IRON RODS WITH CAPS UNLESS OTHERWISE NOTED.

REVISED 08-12-2015 - HANDICAP RAMP

PREJEAN & COMPANY, INC.  
surveying / mapping

9324 WESTVIEW DRIVE  
HOUSTON, TX 77055  
713-467-MAPS

**ALTA/ACSM LAND TITLE SURVEY**

1.3310 ACRES OUT OF  
**BLOCKS 36 & 37, WALKERS ADDITION**  
**BOOK "O", PAGE 401 H.C.D.R.**  
**S.M. WILLIAMS SURVEY, A-87**  
HOUSTON, HARRIS COUNTY, TEXAS

10-22-2014 1"=20' JOB NO. 41-62

G.F. NO. 14000331818 STEWART TITLE GUARANTY COMPANY

2202 CANAL STREET

**METES AND BOUNDS DESCRIPTION**

1.3310 ACRES OF LAND  
OUT OF  
BLOCKS 36 & 37  
WALKERS ADDITION  
IN THE  
S.M. WILLIAMS SURVEY, A-87  
HOUSTON, HARRIS COUNTY, TEXAS

All that certain 1.3310 acres of land out of Blocks 36 and 37, Walkers Addition according to the plat thereof filed in the Deed Records of Harris County, Texas in Book "O", Page 401 in the S.M. Williams Survey, A-87 and being more particularly described as follows:

BEGINNING at a called and found brick building corner marking the southwest corner of said called 1.3310 acre tract and being on the east right-of-way line of Navigation Boulevard (width varies) and being the start of a curve to the right having a central angle of 30° 00' 48", a radius of 233.34', a chord bearing of N 48° 11' 34" E, a chord distance of 120.84';

THENCE with said curve to the right and with said east right-of-way line an arc distance of 122.23' to a set 5/8" iron rod with cap for end of curve;

THENCE N 62° 52' 30" E - 164.16', continuing with said east right-of-way line to a set 5/8" iron rod with cap for corner;

THENCE S 56° 38' 30" E - 201.75', with the south right-of-way line of Canal Street (width varies) to a set 5/8" iron rod for corner;

THENCE S 32° 50' 00" W - 130.00', with the west line of a 30' wide street dedication to the City of Houston filed in the Deed Records of Harris County, Texas in Volume 182, Page 351 to a set 5/8" iron rod with cap for corner;

THENCE N 56° 38' 30" W - 95.00' with the northeast line of that certain called 0.340 acre tract of land described in a deed dated 05-23-2002 from Bayou Vista, LTD to Estate Land Company filed in the Official Public Records of Harris County, Texas in Clerk's File No. V820760, Film Code No. 552-28-8537 to a set 5/8" iron rod with cap for corner;

THENCE S 32° 50' 00" W - 128.99', with the southeast line of a called 0.8206 acre tract of land described in a deed dated 05-05-1999 from BESS PENNINGTON JOHNSON, et al to DT Group filed in Official Public Records of Harris County, Texas in Clerk's File No. T-703972, Film Code No. 525-43-1649 to a set 5/8" iron rod with cap for corner;

THENCE N 56° 49' 10" W - 220.94', with the south line of said 0.8206 acre tract to the POINT OF BEGINNING and containing 1.3310 acres (57,976 square feet) of land, more or less.

NAVIGATION BOULEVARD (WIDTH VARIES)  
(vol. 746, pg.229)(vol. 749, pg. 406)(vol. 779, pg.4)

BLOCK 36

CALLLED 0.23 ACRES  
CONSTABLE VICTOR TREVIÑO  
PRECINCT 6, HARRIS COUNTY  
TO  
D.T. GROUP, INC.  
X314681 588-56-2668  
01-09-2004

OPEN & VACANT

BLOCK 37

1.3310 ACRES  
(57,976 SQ. FT.)

BELL & MCCOY, INC.  
TO  
ESTATE LAND COMPANY  
U960151 538-60-2889  
04-02-2001

KMQ REALTY GROUP, LTD  
TO  
2315 COMMERCE, LTD  
20130447101 048-89-2012  
08-30-2013

CALLLED 0.340 ACRE  
BAYOU VISTA, LTD  
TO  
ESTATE LAND COMPANY  
V820760 552-28-8537  
05-23-2002

CALLLED 0.5653 ACRE  
HELEN F. SAUERMAN  
TO  
J.R. STUBBLEFIELD  
E318249 113-12-1240  
12-5-1974

SET 5/8" IR  
W/CAP  
X=3127196.0946  
Y=13841090.5603

JIMMY H. DUKE et al  
TO  
COMMUNITY NATIONAL BANK  
Y550328 007-16-2444  
06-15-2005

WEST LINE OF 30'  
STREET DEDICATION  
V. 182, P. 351 H.C.D.R.  
1-25-1906

15' x 259' ALLEY  
CITY OF HOUSTON (QCD)  
TO  
J.B. HUFF  
VOL. 2567, PG. 36 H.C.D.R.  
3-30-1953  
VACATED BY ORD. 8472