

**1 TITLE DESCRIPTION**

ALL THAT CERTAIN 2.9581 ACRE TRACT OF LAND SITUATED IN THE BLAS HERRERA SURVEY, ABSTRACT 320, HARRIS COUNTY, TEXAS, SAID 2.9581 ACRES TRACT OF LAND ALSO BEING OUT OF AND A PART OF TRACT 2, BLOCK 1, CENTRAL INDUSTRIAL PARK, THIRD SECTION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 115, PAGE 31 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8 INCH IRON ROD FOUND MARKING THE INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF NELMS AVENUE (60.00 FOOT ROW) AND THE EAST RIGHT OF WAY LINE OF VILLA STREET (70.00 FEET ROW), SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF SAID TRACT 2, BLOCK 1, SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF THAT CERTAIN 2.682 ACRE TRACT OF LAND DESCRIBED IN DEED DATED SEPTEMBER 27, 1966 FROM TERMINALS BUILDING CORPORATION OF TEXAS TO GERALD D. HINES AND RECORDED IN VOLUME 6534, PAGE 217 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, FROM WHICH POINT A 5/8 INCH IRON ROD FOUND FOR THE SOUTHWESTERLY CORNER OF A TRACT 2, BLOCK 1 WHICH BEARS NORTH 29 DEGREES 03 MINUTES 30 SECONDS WEST, 60.00 FEET;

THENCE NORTH 60 DEGREES 56 MINUTES 30 SECONDS EAST, A DISTANCE OF 400.00 FEET ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF SAID NELMS AVENUE TO A 5/8 INCH IRON ROD SET FOR THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF SAID 2.682 ACRE TRACT;

THENCE CONTINUING NORTH 60 DEGREES 56 MINUTES 30 SECONDS EAST, A DISTANCE OF 492.70 FEET ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF SAID NELMS AVENUE TO A 5/8 INCH IRON ROD FOUND FOR THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF THAT CERTAIN 5.424 ACRE TRACT OF LAND DESCRIBED IN DEED DATED MAY 21, 1964 AS TRACT 2 FROM TERMINAL BUILDING CORPORATION OF TEXAS TO CONTAINER CORPORATION OF AMERICA AND RECORDED IN VOLUME 5559, PAGE 186 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS;

THENCE SOUTH 00 DEGREES 25 MINUTES 54 SECONDS EAST, A DISTANCE OF 395.69 FEET ALONG THE WESTERLY LINE OF SAID 5.424 ACRE TRACT TO A 5/8 INCH IRON ROD SET FOR THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF THAT CERTAIN 0.847 ACRE TRACT OF LAND DESCRIBED IN DEED DATED APRIL 9, 1964, FROM TERMINAL BUILDING CORPORATION OF TEXAS TO GULF COLORADO AND SANTA FE RAILWAY COMPANY AND RECORDED IN VOLUME 5573, PAGE 232 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS;

THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE NORTHERLY LINE OF SAID 0.847 ACRE TRACT AND A CURVE TO THE LEFT HAVING A RADIUS OF 414.85 FEET, THROUGH A CENTRAL ANGLE OF 28 DEGREES 10 MINUTES 55 SECONDS FOR AN ARC DISTANCE OF 204.05 FEET TO A 5/8 INCH IRON ROD SET FOR POINT OF TANGENT, CHORD BEARING AND DISTANCE = SOUTH 75 DEGREES 01 MINUTES 57 SECONDS WEST, A DISTANCE OF 202.00 FEET;

THENCE SOUTH 60 DEGREES 56 MINUTES 30 SECONDS WEST, A DISTANCE OF 300.80 FEET ALONG THE NORTHERLY LINE OF SAID 0.847 ACRE TRACT TO A 5/8 INCH IRON ROD SET FOR THE MOST WESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE IN A NORTHEASTERLY DIRECTION ALONG THE SOUTHERLY LINE OF SAID 2.682 ACRE TRACT AND A CURVE TO THE LEFT HAVING A RADIUS OF 565.19 FEET, THROUGH A CENTRAL ANGLE OF 02 DEGREES 42 MINUTES 18 SECONDS FOR AN ARC DISTANCE OF 26.68 FEET TO A 5/8 INCH IRON ROD SET FOR POINT OF REVERSE CURVE CHORD BEARING AND DISTANCE NORTH 50 DEGREES 32 MINUTES 59 SECONDS EAST, A DISTANCE OF 119.13 FEET;

THENCE NORTH 60 DEGREES 56 MINUTES 30 SECONDS EAST, A DISTANCE OF 48.85 FEET ALONG THE SOUTHERLY LINE OF SAID 2.682 ACRE TRACT TO A 5/8 INCH IRON ROD FOUND FOR CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT ALSO BEING THE SOUTHWESTERLY CORNER OF SAID 2.682 ACRE TRACT FROM WHICH A 1/2 INCH IRON ROD BEARS SOUTH 17 DEGREES 35 MINUTES WEST, 0.70 FEET;

THENCE NORTH 29 DEGREES 03 MINUTES 30 SECONDS WEST, A DISTANCE OF 281.14 FEET ALONG THE EASTERLY LINE OF SAID 2.682 ACRE TRACT TO THE POINT OF BEGINNING AND CONTAINING 2.9581 ACRES OR 128,853 SQUARE FEET.

THE PROPERTY DESCRIBED ABOVE IS THE SAME PROPERTY THAT IS DESCRIBED IN SCHEDULE A OF FIRST AMERICAN TITLE INSURANCE COMPANY, G.F. NO. NCS-658330-H01, HAVING AN EFFECTIVE DATE OF MARCH 4, 2014, SAID COMMITMENT HAS AN ISSUE DATE OF 03/24/2014.

**3 SCHEDULE "B" ITEMS**

**NOTES CORRESPONDING TO SCHEDULE "B" SECTION TWO EXCEPTIONS:**

- (10a) ANY COVENANTS, CONDITIONS OR RESTRICTIONS INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN ARE HEREBY DELETED TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(c).
- (10b) RESTRICTIVE COVENANTS RECORDED IN VOLUME 115, PAGE 31, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, AND IN VOLUME 5476, PAGE 266 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS. (AFFECTS THE SUBJECT PROPERTY, BLANKET IN NATURE)
- (10c) A TWENTY-FIVE (25) FOOT BUILDING SETBACK LINE ALONG THE FRONT PROPERTY LINE AS SET FORTH ON THE RECORDED PLAT AND DEDICATION. (AFFECTS THE SUBJECT PROPERTY, PLOTTED AND SHOWN)
- (10d) A SEVENTY (70) FOOT DOCK SETBACK LINE ALONG THE FRONT PROPERTY LINE AS SET FORTH ON THE RECORDED PLAT AND DEDICATION. (AFFECTS THE SUBJECT PROPERTY, PLOTTED AND SHOWN)
- (10e) MINERAL AND/OR ROYALTY INTEREST RECORDED IN VOLUME 3433, PAGE 409, OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS. (AFFECTS THE SUBJECT PROPERTY, BLANKET IN NATURE)
- (10f) THE PROPERTY COVERED HEREIN IN SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS AND STIPULATIONS OF ORDINANCE #1999-262, OF THE CITY OF HOUSTON, PASSED MARCH 24, 1999, AND AMENDMENTS, PERTAINING TO THE PLATTING AND REPLATTING OF REAL PROPERTY AND THE ESTABLISHMENT OF SETBACK LINES ALONG MAJOR THOROUGHFARES WITHIN SUCH BOUNDARIES. (AFFECTS THE SUBJECT PROPERTY, BLANKET IN NATURE)
- (10g) SURVEY PREPARED BY GULLETT & ASSOCIATES, INC. DATED 6/19/03 JOB #9612473 REVEALS THE FOLLOWING: (1) BALFOUR SPUR TRACT ON SUBJECT PROPERTY WITHOUT BENEFIT OF EASEMENT; (2) 10' CHAIN LINK FENCE ENROACHES ONTO ADJACENT PROPERTY IN NORTHEAST CORNER; (3) 10' CHAIN LINK FENCE ENROACHES ONTO ADJACENT PROPERTY IN NORTHWEST CORNER. (ITEMS FOUND AT THE TIME OF SURVEY ARE PLOTTED AND SHOWN)

**4 SURVEYOR CERTIFICATION**

TO: FIRST AMERICAN 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 THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NPSI, AND INCLUDES ITEMS 1 (EXCEPT IN STATES THAT REQUIRE RECORD MONUMENT PLATTING), 2, 3, 4, 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 11(A) (LOCATION OF UTILITIES PER VISIBLE, ABOVE-GROUND, OBSERVED EVIDENCE), 13, 14, 16, 18, 21, 23 (TO THE EXTENT POSSIBLE, GRAPHICALLY DEPICT ON SURVEY DRAWING THE ZONING SETBACK LINES), AND 24 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 1, 2014.

DATE OF PLAT OR MAP: 04/03/2014

**PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT**

Joseph L. Rosender  
Texas Registered Professional Land Surveyor  
No. 5727

The surveying company, Commercial Due Diligence Services certifies to the accuracy and sufficiency of the survey provided herein.



1700 S. Broadway, Building E  
Moore, Oklahoma 73160  
Office: 405.378.5800 - Fax: 405.703.1851

**2 SURVEYOR'S MEASURED DESCRIPTION**

ALL THAT CERTAIN 2.9581 ACRE TRACT OF LAND SITUATED IN THE BLAS HERRERA SURVEY, ABSTRACT 320, HARRIS COUNTY, TEXAS, SAID 2.9581 ACRES TRACT OF LAND ALSO BEING OUT OF AND A PART OF TRACT 2, BLOCK 1, CENTRAL INDUSTRIAL PARK, THIRD SECTION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 115, PAGE 31 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF NELMS AVENUE (60.00 FOOT ROW) AND THE NORTHWESTERLY RIGHT OF WAY LINE OF VILLA STREET (70.00 FEET ROW), SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF SAID TRACT 2, BLOCK 1, SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF THAT CERTAIN 2.682 ACRE TRACT OF LAND DESCRIBED IN DEED TO CHAMPION ELEVATORS, INC., RECORDED IN COUNTY CLERK'S FILE NO. X172501, OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS;

THENCE NORTH 60 DEGREES 56 MINUTES 30 SECONDS EAST, A DISTANCE OF 400.00 FEET ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF SAID NELMS AVENUE TO A 1/2 INCH IRON ROD FOUND FOR THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF SAID 2.682 ACRE TRACT;

THENCE CONTINUING NORTH 60 DEGREES 56 MINUTES 30 SECONDS EAST, A DISTANCE OF 492.70 FEET ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF SAID NELMS AVENUE TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF THAT CERTAIN 5.424 ACRE TRACT OF LAND DESCRIBED IN DEED TO CONTAINER CORPORATION OF AMERICA AND RECORDED IN DOCUMENT NO. M571226, OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS;

THENCE SOUTH 00 DEGREES 25 MINUTES 54 SECONDS EAST, A DISTANCE OF 395.69 FEET ALONG THE WESTERLY LINE OF SAID 5.424 ACRE TRACT TO A 5/8 INCH IRON ROD WITH CAP FOUND FOR THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF THAT CERTAIN 0.847 ACRE TRACT OF LAND DESCRIBED IN DEED DATED APRIL 9, 1964, FROM TERMINAL BUILDING CORPORATION OF TEXAS TO GULF COLORADO AND SANTA FE RAILWAY COMPANY AND RECORDED IN VOLUME 5573, PAGE 232 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS;

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THENCE IN A NORTHEASTERLY DIRECTION ALONG SAID SOUTHERLY LINE OF SAID 2.682 ACRE TRACT AND A CURVE TO THE RIGHT HAVING A RADIUS OF 582.19 FEET, THROUGH A CENTRAL ANGLE OF 11 DEGREES 44 MINUTES 41 SECONDS FOR AN ARC DISTANCE OF 119.34 TO A 5/8 INCH IRON ROD WITH CAP FOUND, CHORD BEARING AND DISTANCE = NORTH 55 DEGREES 04 MINUTES 09 SECONDS EAST, A DISTANCE OF 119.13 FEET;

THENCE NORTH 60 DEGREES 56 MINUTES 30 SECONDS EAST, A DISTANCE OF 48.85 FEET ALONG THE SOUTHERLY LINE OF SAID 2.682 ACRE TRACT TO A 5/8 INCH IRON ROD WITH CAP FOUND FOR CORNER OF THE HEREIN DESCRIBED TRACT SAID POINT ALSO BEING THE SOUTHWESTERLY CORNER OF SAID 2.682 ACRE TRACT;

THENCE NORTH 29 DEGREES 03 MINUTES 30 SECONDS WEST, A DISTANCE OF 281.14 FEET ALONG THE EASTERLY LINE OF SAID 2.682 ACRE TRACT TO THE POINT OF BEGINNING AND CONTAINING 2.9581 ACRES OR 128,853 SQUARE FEET.

THE PROPERTY DESCRIBED ABOVE IS THE SAME PROPERTY THAT IS DESCRIBED IN SCHEDULE A OF FIRST AMERICAN TITLE INSURANCE COMPANY, G.F. NO. NCS-658330-H01, HAVING AN EFFECTIVE DATE OF MARCH 4, 2014, SAID COMMITMENT HAS AN ISSUE DATE OF 03/24/2014.

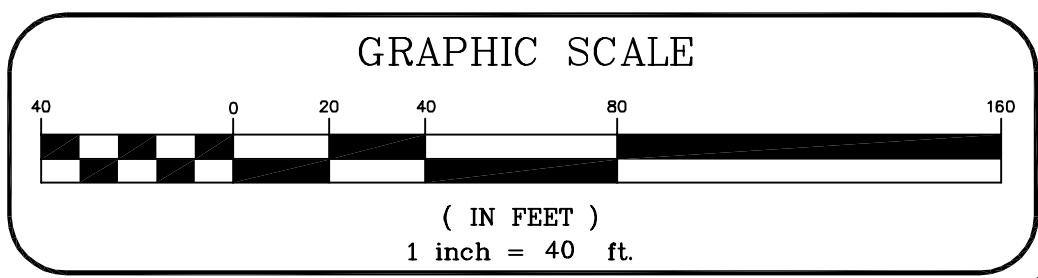
**2 TITLE INFORMATION**

THE TITLE DESCRIPTION AND THE SCHEDULE B ITEMS HEREON ARE FROM A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, G.F. NO.: NCS-658330-H01, EFFECTIVE DATE 03/04/2014, ISSUE DATE 03/24/2014.

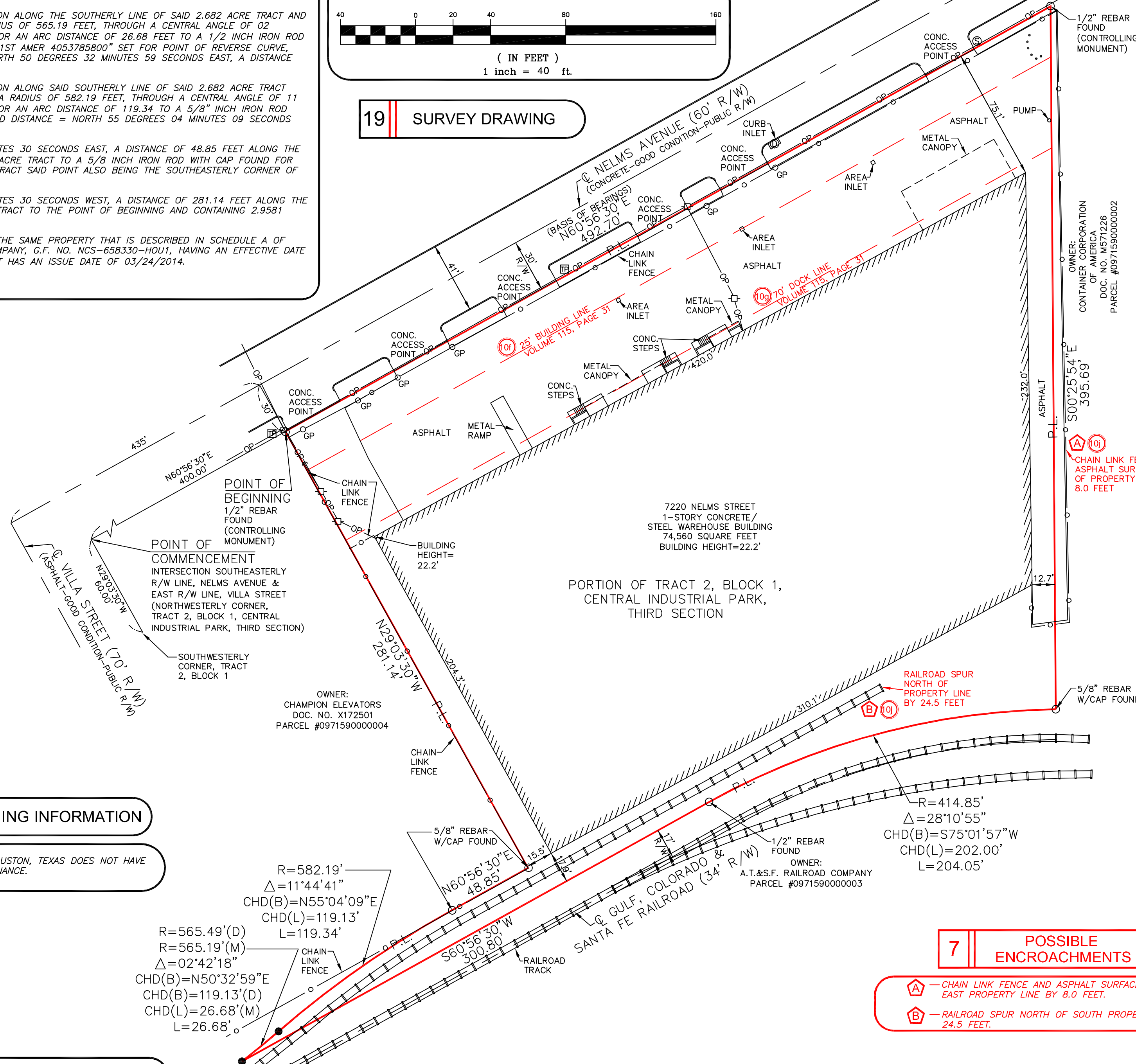
**9 LEGEND**

- 1/2"x24" REBAR W/CAP SET (UNLESS NOTED OTHERWISE)
- MONUMENT FOUND
- gp GATE POST
- ⊙ POWER POLE
- ⊙ SANITARY SEWER MANHOLE
- ⊙ TELEPHONE PEDESTAL
- ⊙ STORM SEWER MANHOLE
- ⊙ BOLLARD
- OVERHEAD POWER LINE
- GUY ANCHOR
- CHAIN LINK FENCE
- CONC. CONCRETE
- CENTER LINE
- R/W RIGHT OF WAY
- P.L. PROPERTY LINE
- (D) DEEDED/DESCRIBED
- (M) MEASURED

**17 NORTH ARROW / SCALE**



**19 SURVEY DRAWING**



**10 BASIS OF BEARINGS**

THE BASIS OF BEARINGS USED FOR THIS SURVEY WAS N60°56'30"E ON THE NORTHERLY LINE OF THE SUBJECT PROPERTY PER PLAT RECORDED IN VOLUME 115, PAGE 31 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

**14 BUILDING AREA**

74,560 SQUARE FEET  
(SEE NOTE 11)

**15 BUILDING HEIGHT**

22.2 FEET  
(SEE NOTE 10)

**13 LAND AREA**

2.9581 ACRES OR 128,853 SQUARE FEET

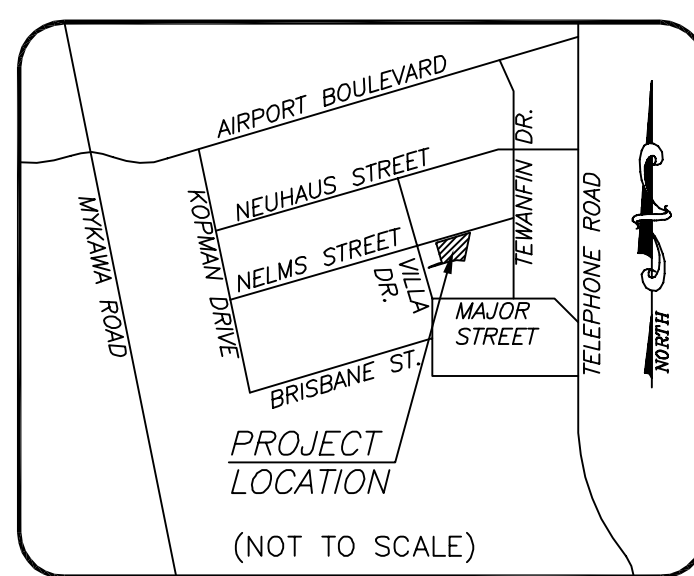
**12 PARKING INFORMATION**

0 STRIPPED STANDARD PARKING SPACES  
0 STRIPPED HANDICAP PARKING SPACES  
0 TOTAL STRIPPED PARKING SPACES

**11 SURVEYOR'S NOTES**

1. THIS SURVEY IS BASED ON INFORMATION SHOWN ON A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, G.F. NO. NCS-658330-H01, EFFECTIVE DATE 03/04/2014, ISSUE DATE 03/24/2014 AND ALL SCHEDULE B EXCEPTIONS IN SAID TITLE REPORT HAVE BEEN ADDRESSED. THE SURVEYOR DID NOT ABSTRACT THIS PROPERTY AND HAS RELIED ON SAID TITLE REPORT FOR ALL MATTERS OF RECORD.
2. SUBJECT TRACT HAS DIRECT DRIVEWAY ACCESS TO NELMS STREET, A PUBLIC RIGHT OF WAY.
3. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, OR BUILDING CONSTRUCTION.
4. NO OBSERVABLE EVIDENCE OF ANY CHANGES IN STREET RIGHT-OF-WAYS OR RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIR.
5. NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
6. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
7. ALL IRON RODS SET ARE 1/2" REBAR WITH A YELLOW PLASTIC CAP MARKED "1ST AMER 4053785800".
8. THE SUBJECT PROPERTY LIES OUTSIDE OF ANY APPARENT EXISTENCE OF WETLANDS, FAULTLINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE, SUBSURFACE AND ENVIRONMENTAL CONDITIONS OR GEOLOGICAL ISSUES. NO STATEMENT IS MADE CONCERNING THE SUITABILITY OF THE SUBJECT TRACT FOR ANY INTENDED USE, PURPOSE OR DEVELOPMENT.
9. ANY DECLARATION MADE HEREON OR HEREIN IS MADE TO THE PARTIES CERTIFIED TO ON THIS SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
10. THE POINT OF HEIGHT MEASUREMENT IS IDENTIFIED ON THE SURVEY AND WAS TAKEN FROM THE NEAREST ADJACENT GRADE AT SAID POINT. THIS POINT REPRESENTS THE HEIGHT OF THE STRUCTURE AS OBSERVED FROM GROUND LEVEL.
11. THE DIMENSIONS AND AREA OF THE BUILDING SHOWN ARE BASED ON THE BUILDING'S EXTERIOR FOOTPRINT AT GROUND LEVEL.
12. THE SURVEYOR DID NOT OBSERVE ANY EQUIPMENT OR ACTION ASSOCIATED WITH THE PROCESS OF DRILLING FOR OIL, GAS OR ANY OTHER HYDROCARBONS ON THIS SURVEY.
13. NO UNDERGROUND UTILITIES HAVE BEEN LOCATED AND/OR SHOWN ON THIS SURVEY. ONLY VISIBLE AND APPARENT ABOVE GROUND UTILITY APPURTENANCES ARE SHOWN.
14. ALTA ITEM 10(A) WAS CERTIFIED TO, HOWEVER THIS ITEM IS NOT APPLICABLE TO THE SURVEY AS THERE ARE NO VISIBLE CERTAIN DIVISION OR PARTY WALLS DESIGNATED BY THE CLIENT WITH RESPECT TO ADJOINING PROPERTIES, NOR HAS THE CLIENT PROVIDED THE NECESSARY PERMISSIONS.
15. ALL AREAS IN RECIPROCAL EASEMENT AGREEMENTS ("REAS") THAT HAVE BEEN MADE AWARE TO THE SURVEYOR AND/OR HAVE BEEN REFERENCED IN THE TITLE REPORT PROVIDED TO THE SURVEYOR HAVE BEEN DENOTED ON THE SURVEY. THE LIMITS OF ANY OFFSITE APPURTENANCE EASEMENTS THAT HAVE BEEN MADE AWARE TO THE SURVEYOR AND/OR HAVE BEEN REFERENCED IN THE TITLE REPORT PROVIDED TO THE SURVEYOR ARE ALSO SHOWN ON THE SURVEY. THE LIMITS OF ANY "REAS" OF OFFSITE APPURTENANCE AND BENEFICIAL EASEMENTS TO THE SURVEYED PROPERTY THAT HAVE BEEN MADE AWARE TO THE SURVEYOR AND/OR HAVE BEEN REFERENCED IN THE TITLE REPORT PROVIDED TO THE SURVEYOR ARE REPORTED, INCLUDING THE LOCATION OF ALL VISIBLE BUILDINGS, PARKING SPACES, AND OTHER VISIBLE IMPROVEMENTS THEREON.

**16 VICINITY MAP**



**KEY TO ALTA-SURVEY**

- 1 TITLE DESCRIPTION
- 2 TITLE INFORMATION
- 3 SCHEDULE "B" ITEMS
- 4 SURVEYOR CERTIFICATION
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- 6 CEMETERY
- 7 POSSIBLE ENCROACHMENTS
- 8 ZONING INFORMATION
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- 11 SURVEYOR'S NOTES
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- 19 SURVEY DRAWING
- 20 PROJECT ADDRESS

**18 ALTA/ACSM Land Title Survey**

This survey prepared in accordance with the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys (Effective February 23, 2011)

This Work Coordinated By:  
**COMMERCIAL DUE DILIGENCE SERVICES**  
1700 South Broadway, Bldg E  
Moore, Oklahoma 73160  
Office: 405.378.5800 - Fax: 405.703.1851  
Firm No. 10132900  
Toll Free: 888.457.7878

Drawn By: JMT	Date: 04/04/14
Surveyor Ref. No: 14-03-0410	Revision: QC COMMENTS
Approved By: JLR	Date:
Field Date: 04-01-14	Revision:
Scale: 1" = 40'	Date:
	Revision:

Prepared For:

**7220 NELMS STREET  
HOUSTON, TEXAS**

Project Name:  
**NELMS STREET  
CDS Project Number:  
14-03-13903**

**8 ZONING INFORMATION**

THE CITY OF HOUSTON, TEXAS DOES NOT HAVE A ZONING ORDINANCE.

**6 CEMETERY**

THERE WAS NO VISIBLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS OBSERVED AT THE TIME THIS SURVEY WAS PERFORMED.

**CONTROLLING MONUMENTS:**

CONTROLLING MONUMENTS USED FOR THIS SURVEY WERE THE 1/2 INCH REBARS FOUND AT THE NORTHEAST AND NORTHWEST CORNERS OF THE SUBJECT PROPERTY.

**7 POSSIBLE ENCROACHMENTS**

- Ⓜ CHAIN LINK FENCE AND ASPHALT SURFACE EAST OF EAST PROPERTY LINE BY 8.0 FEET.
- Ⓜ RAILROAD SPUR NORTH OF SOUTH PROPERTY LINE BY 24.5 FEET.

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