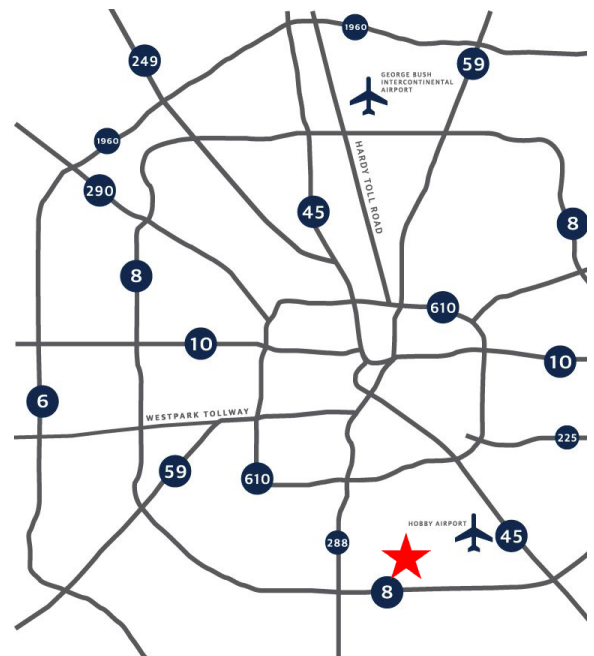




## PROPERTY SPECIFICATIONS

Address: 5025 Fuqua Street, Houston, TX 77048

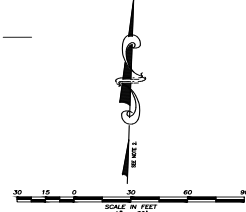
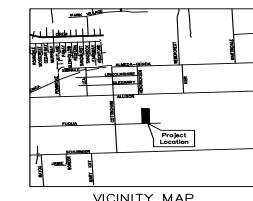
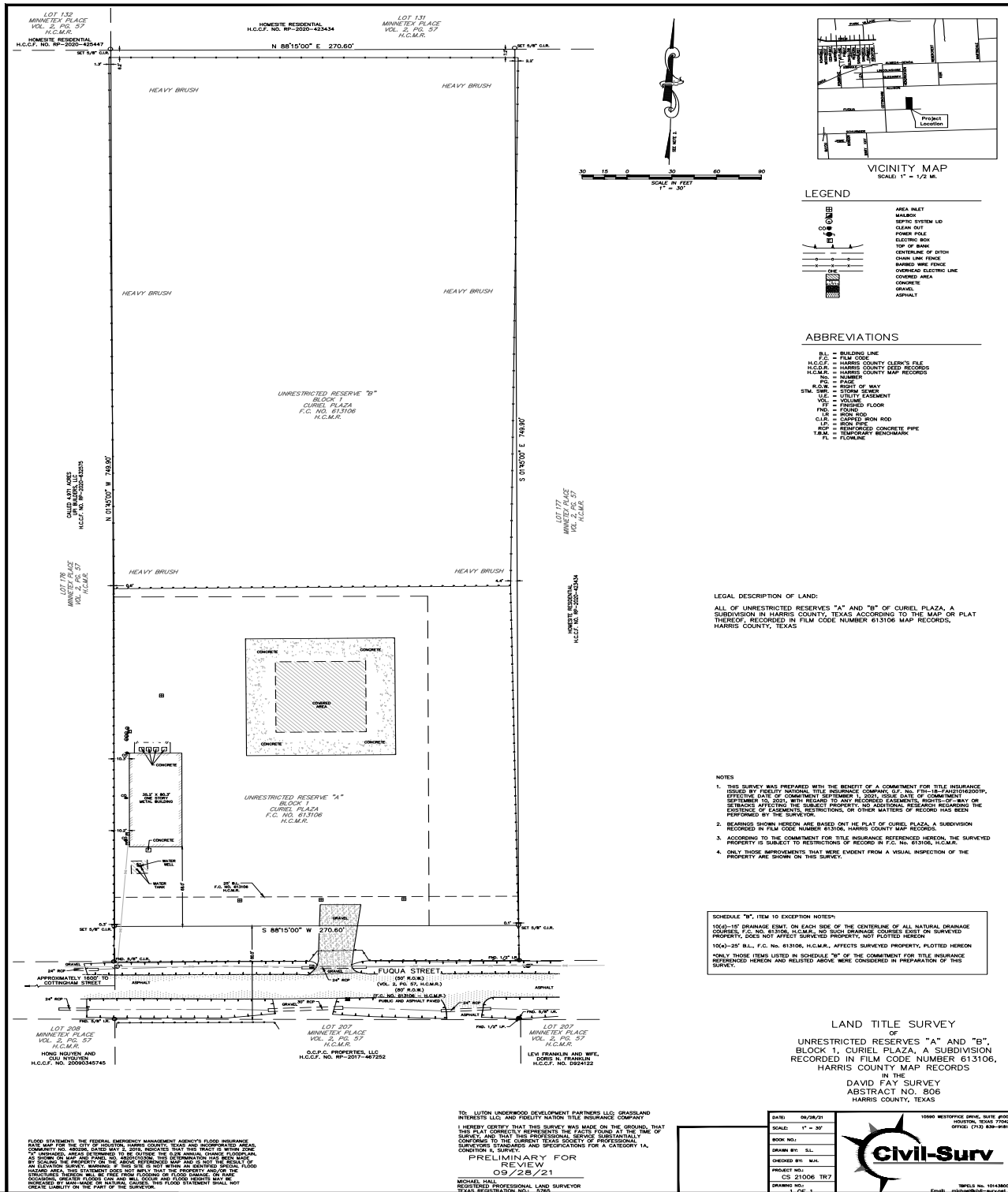
- Property Features:
- ± 4.97 acres for multiple use opportunities
  - 2,800 SF Shell Building
  - 3,600 SF Awning
  - Outside of 500-Year Flood Plain
  - Utilities are available through City of Houston
  - Located in the city limits of Houston
  - No wetlands or faults



## FOR MORE INFORMATION, PLEASE CONTACT:

**Will Austin, SIOR** (713) 589-2235  
waustin@bridgecommercialre.com

**Hunter Johnston, SIOR** (713) 589-3534  
hjohnston@bridgecommercialre.com



**LEGEND**

AREA INLET	AREA INLET
MANHOLE	MANHOLE
SEWIC SYSTEM LO	SEWIC SYSTEM LO
CLEAN OUT	CLEAN OUT
POWER POLE	POWER POLE
ELECTRIC BOX	ELECTRIC BOX
TOP OF BANK	TOP OF BANK
CENTERLINE OF DITCH	CENTERLINE OF DITCH
CHAIN LINE	CHAIN LINE
BARRIED WIRE FENCE	BARRIED WIRE FENCE
OVERHEAD ELECTRIC LINE	OVERHEAD ELECTRIC LINE
CONCRETE AREA	CONCRETE AREA
GRAVEL	GRAVEL
ASPHALT	ASPHALT

**ABBREVIATIONS**

B.L.	BUILDING LINE
H.C.P.	HARRIS COUNTY DEED RECORDS
H.C.D.R.	HARRIS COUNTY DEED RECORDS
H.C.M.R.	HARRIS COUNTY MAP RECORDS
P.C.	PLAT
P.M.	PLAT MAP
R.O.W.	RIGHT OF WAY
S.W.	SEWER
U.E.	UTILITY EASEMENT
VOL.	VOLUME
F.F.	FINISHED FLOOR
S.O.	SOIL
C.I.P.	CORNER IRON ROD
R.O.	ROUND CONCRETE PIPE
T.B.M.	TEMPORARY BENCHMARK
FL	FLOWLINE

**LEGAL DESCRIPTION OF LAND:**  
 ALL OF UNRESTRICTED RESERVES "A" AND "B" OF CUREL PLAZA, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN FILM CODE NUMBER 613106 MAP RECORDS, HARRIS COUNTY, TEXAS.

- NOTES**
- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY FREEDY NATIONAL TITLE INSURANCE COMPANY, OF NO. 171111-FAIRBANKS, EFFECTIVE DATE OF COMMITMENT SEPTEMBER 15, 2021. DATE OF COMMITMENT SET FORTH IS SUBJECT TO ANY RECORDS, RECORDS, RIGHTS-OF-WAY OR EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR.
  - RECORDS SHOWN HEREON ARE BASED ON THE PLAT OF CUREL PLAZA, A SUBDIVISION RECORDED IN FILM CODE NUMBER 613106, HARRIS COUNTY MAP RECORDS.
  - ACCORDING TO THE COMMITMENT FOR TITLE INSURANCE REFERENCED HEREON, THE SURVEYED PROPERTY IS SUBJECT TO RESTRICTIONS OF RECORD IN F.C. NO. 613106, H.C.M.R.
  - ONLY THOSE IMPROVEMENTS THAT WERE EVIDENT FROM A VISUAL INSPECTION OF THE PROPERTY ARE SHOWN ON THIS SURVEY.

**SCHEDULE "M", ITEM 10 EXCEPTION NOTES:**  
 100'-15" DRAINAGE ESBT, ON EACH SIDE OF THE CENTERLINE OF ALL NATURAL DRAINAGE COURSES, F.C. NO. 613106, H.C.M.R., NO SUCH DRAINAGE COURSES SHOWN OR SURVEYED PROPERTY, DOES NOT AFFECT SURVEYED PROPERTY, NOT PLOTTED HEREON.  
 100'-25" S.L., F.C. NO. 613106, H.C.M.R., AFFECTS SURVEYED PROPERTY, PLOTTED HEREON.  
 ONLY THOSE ITEMS LISTED IN SCHEDULE "M" OF THE COMMITMENT FOR TITLE INSURANCE REFERENCED HEREON AND RELATED ABOVE WERE CONSIDERED IN PREPARATION OF THIS SURVEY.

**LAND TITLE SURVEY**  
 UNRESTRICTED RESERVES "A" AND "B",  
 BLOCK 1, CUREL PLAZA, A SUBDIVISION  
 RECORDED IN FILM CODE NUMBER 613106,  
 HARRIS COUNTY MAP RECORDS  
 IN THE  
 DAVD FAY SURVEY  
 ABSTRACT NO. 806  
 HARRIS COUNTY, TEXAS

DATE:	09/28/21	10000 WESTOFFICE DRIVE, SUITE #100 HOUSTON, TEXAS 77055
SCALE:	1" = 30'	PHONE: (713) 838-9111
BOOK NO.:		
DRAWN BY:	SL	
CHECKED BY:	MAH	
PROJECT NO.:	CS 21006 TR7	
DRAWING NO.:		



FLOOD STATEMENT: THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR THE CITY OF HOUSTON, HARRIS COUNTY, TEXAS AND INCORPORATED WRECK COMMUNITY NO. 48000, DATED MAY 2, 2016, INDICATES THAT THIS PROPERTY IS WITHIN ZONE X1 AND IS NOT A FLOOD HAZARD. THIS SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS DETERMINED THAT THERE ARE NO FLOOD HAZARDS OR FLOOD DAMAGE ON THE PROPERTY. THIS SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS DETERMINED THAT THERE ARE NO FLOOD HAZARDS OR FLOOD DAMAGE ON THE PROPERTY. THIS SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS DETERMINED THAT THERE ARE NO FLOOD HAZARDS OR FLOOD DAMAGE ON THE PROPERTY.

TO: LUTON UNDERWOOD DEVELOPMENT PARTNERS LLC GRASSLAND INTERESTS L.L.C. AND FIDELITY NATION TITLE INSURANCE COMPANY  
 I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY, AND THAT THIS PROFESSIONAL SERVICE SUBSTANTIALLY CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS' STANDARD AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II, SURVEY.  
**PRELIMINARY FOR REVIEW**  
 09/28/21  
 MICHAEL HALL  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NO. 102242

**FOR MORE INFORMATION, PLEASE CONTACT:**

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