

LINE TABLE		
L#	BEARING	LENGTH
L1	S 79°41'20" E	22.40'

**LEGEND:**

- AE - AERIAL EASEMENT
- BL - BUILDING LINE
- BLDG - BUILDING
- ESMT - EASEMENT
- FND - FOUND
- HL&P - HOUSTON LIGHTING & POWER
- IP - IRON PIPE
- IR - IRON ROD
- CIR - CAPPED IRON ROD
- "STS" - STAMPED SOUTH TEXAS SURVEYING
- HCCF - HARRIS COUNTY CLERKS FILE
- HCDR - HARRIS COUNTY DEED RECORDS
- HCMR - HARRIS COUNTY MAP RECORDS
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCING
- PS - PARKING SPACES
- ROW - RIGHT OF WAY
- SQ. FT. - SQUARE FEET
- UE - UTILITY EASEMENT
- x- BARBED WIRE FENCE
- o- CHAIN LINK FENCE
- s- CONCRETE
- COVERED CONCRETE
- E- OVERHEAD ELECTRIC LINES
- W- WOOD FENCE
- I- WROUGHT IRON FENCE
- G- GUY WIRE
- P- POWER POLE
- M- SANITARY MANHOLE

**LEGAL DESCRIPTION**

35,969 SQUARE FEET OF LAND, BEING ALL OF BLOCK 224 OF THE GENOA TOWNSITE, THE PLAT OF WHICH IS RECORDED IN VOLUME 4, PAGE 30, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, SAVE AND EXCEPT, THAT PORTION CONVEYED TO THE CITY OF HOUSTON FOR FUQUA STREET, SAID 35,969 SQUARE FEET BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET MARKING THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF PALMFIELD STREET (SECOND STREET) WITH THE NORTH RIGHT-OF-WAY LINE OF "P" STREET, SAME BEING THE SOUTHEAST CORNER OF SAID BLOCK 224 AND THE SOUTHEAST CORNER AND PLACE OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

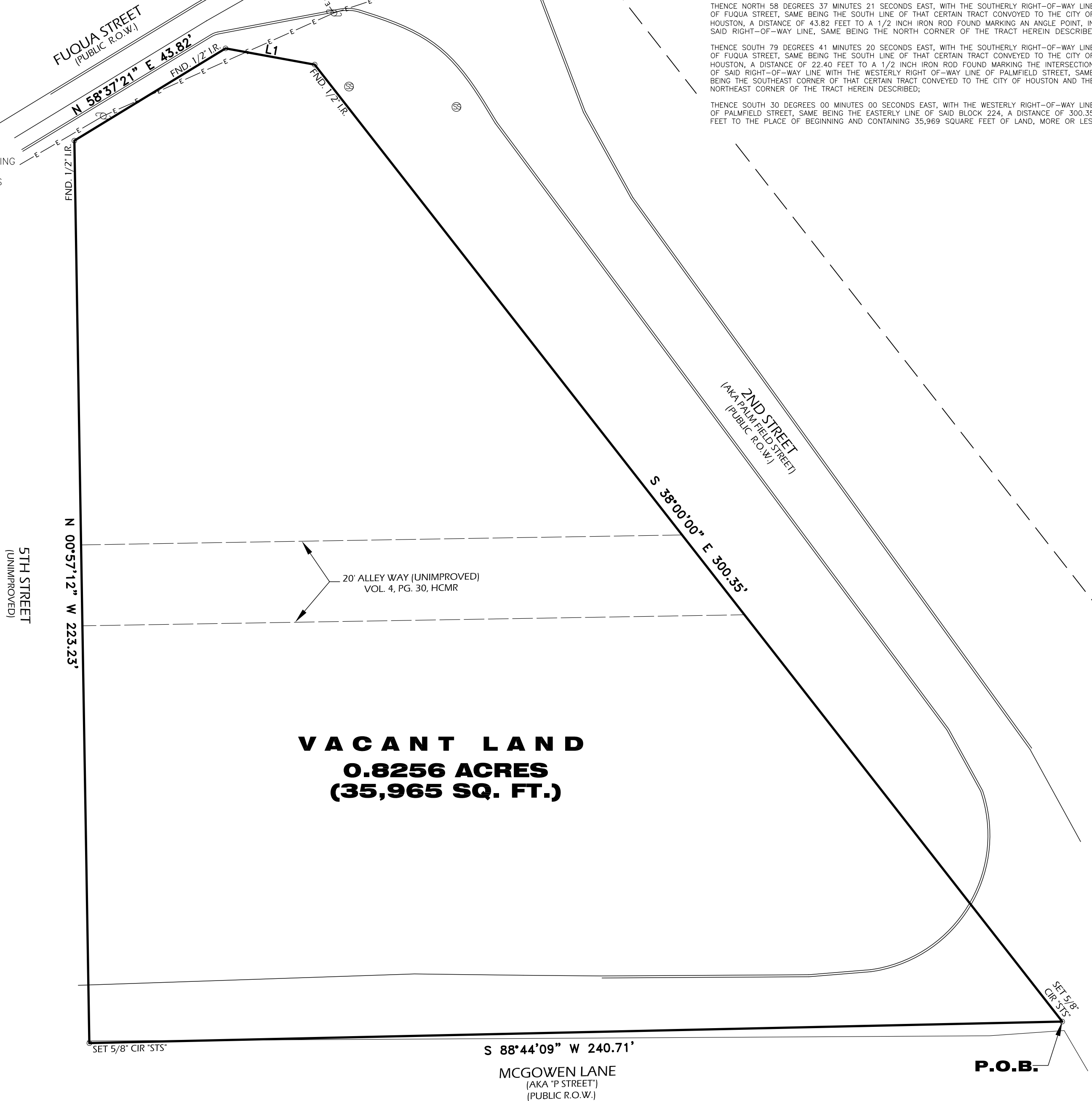
THENCE SOUTH 88 DEGREES 44 MINUTES 09 SECONDS WEST, WITH THE NORTH RIGHT-OF-WAY LINE OF "P" STREET, SAME BEING; THE SOUTH LINE OF SAID BLOCK 224, A DISTANCE OF 240.71 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET MARKING THE INTERSECTION OF SAID RIGHT-OF-WAY LINE WITH THE EAST RIGHT-OF-WAY LINE OF FIFTH STREET, SAME BEING THE SOUTHWEST CORNER OF SAID BLOCK 224 AND THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE NORTH 00 DEGREES 57 MINUTES 12 SECONDS WEST, WITH THE EAST RIGHT-OF-WAY LINE OF FIFTH STREET, SAME BEING THE WEST LINE OF SAID BLOCK 224, A DISTANCE OF 223.23 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE INTERSECTION OF SAID RIGHT-OF-WAY LINE WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF FUQUA STREET, SAME BEING THE SOUTHWEST CORNER OF THAT CERTAIN TRACT CONVEYED TO THE CITY OF HOUSTON AND THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE NORTH 58 DEGREES 37 MINUTES 21 SECONDS EAST, WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF FUQUA STREET, SAME BEING THE SOUTH LINE OF THAT CERTAIN TRACT CONVEYED TO THE CITY OF HOUSTON, A DISTANCE OF 43.82 FEET TO A 1/2 INCH IRON ROD FOUND MARKING AN ANGLE POINT, IN SAID RIGHT-OF-WAY LINE, SAME BEING THE NORTH CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE SOUTH 79 DEGREES 41 MINUTES 20 SECONDS EAST, WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF FUQUA STREET, SAME BEING THE SOUTH LINE OF THAT CERTAIN TRACT CONVEYED TO THE CITY OF HOUSTON, A DISTANCE OF 22.40 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE INTERSECTION OF SAID RIGHT-OF-WAY LINE WITH THE WESTERLY RIGHT-OF-WAY LINE OF PALMFIELD STREET, SAME BEING THE SOUTHEAST CORNER OF THAT CERTAIN TRACT CONVEYED TO THE CITY OF HOUSTON AND THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE SOUTH 30 DEGREES 00 MINUTES 00 SECONDS EAST, WITH THE WESTERLY RIGHT-OF-WAY LINE OF PALMFIELD STREET, SAME BEING THE EASTERLY LINE OF SAID BLOCK 224, A DISTANCE OF 300.35 FEET TO THE PLACE OF BEGINNING AND CONTAINING 35,969 SQUARE FEET OF LAND, MORE OR LESS.



**VACANT LAND**  
**0.8256 ACRES**  
**(35,965 SQ. FT.)**

**NOTES:**

1. BASIS OF BEARING IS THE SOUTH ROW LINE OF FUQUA STREET BEING N 58°37'21" E
2. SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY, SURVEY AS SHOWN AND LEGAL DESCRIPTION AS PER AN ON THE GROUND SURVEY. EASEMENTS, BUILDING LINES, ETC., SHOWN ARE AS IDENTIFIED BY GF NO. 191815616-HP OF WFG NATIONAL TITLE INSURANCE COMPANY. EFFECTIVE DATE: AUGUST 23, 2019.
3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
4. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
5. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
6. THE FINDINGS AND OPINIONS OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. REFLECTED HEREON ARE PRIVILEGED, CONFIDENTIAL AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY FOR WHOM THIS WORK WAS PREPARED, IT IS UNDERSTOOD THAT THE USE OF, RELIANCE ON, OR REPRODUCTION OF SAME, IN WHOLE OR IN PART, BY OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. IS PROHIBITED AND WITHOUT WARRANTY, EXPRESS OR IMPLIED. SOUTH TEXAS SURVEYING ASSOCIATES, INC. SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, RELIANCE OR REPRODUCTION. COPYRIGHT 2018. ALL RIGHTS RESERVED.
7. THERE IS NO ZONING IN THE CITY OF HOUSTON.

**SURVEYOR'S CERTIFICATION**  
 TO: CAPITAL CINVESTMENTS LLC  
 VIET QUOC NGUYEN

I, hereby certify that this survey was made in the ground and completed on this 27th day of August 2019 and that this plat correctly represents the facts found at the time of survey showing any improvements. There are no encroachments apparent on the ground, except as shown. This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for Category 1A, Condition II Survey. This survey is certified for boundary only and for this transaction only. Surveyor did not abstract property. Easements, building lines, etc., shown are as identified by:

GF 191815616-HP of WFG NATIONAL TITLE INSURANCE COMPANY



Fred W. Lawton, Registered Professional Land Surveyor No. 2321

**SURVEY OF**

35,969 SQUARE FEET OF LAND, BEING ALL OF BLOCK 224 OF THE GENOA TOWNSITE, THE PLAT OF WHICH IS RECORDED IN VOLUME 4, PAGE 30, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

ADDRESS: 13000 FUQUA STREET  
 PURCHASER: CAPITAL CINVESTMENTS LLC



SOUTH TEXAS SURVEYING ASSOCIATES, INC.  
 11281 Richmond Ave. Bldg J, Suite 101, Houston, Texas 77082  
 281-556-6918 FAX: 281-556-9331  
 Firm Number: 10045400

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K:\COMRES 2019\1811-19.DWG

DRAWN BY: TN

DATE: 09-11-19

CHECKED BY: TS

SCALE: 1"=20'

JOB NO.: 1811-19

SHEET 1 OF 1

PROPERTY LIES WITHIN FLOOD ZONE   X  , ACCORDING TO F.I.R.M. MAP NO. 48201C 1055L, DATE 06-18-2007, BY GRAPHING PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION. BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED. SAID ENTITIES MAY IMPOSE LARGER FLOOD PLAIN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.

**JOB NO: 1811-19**