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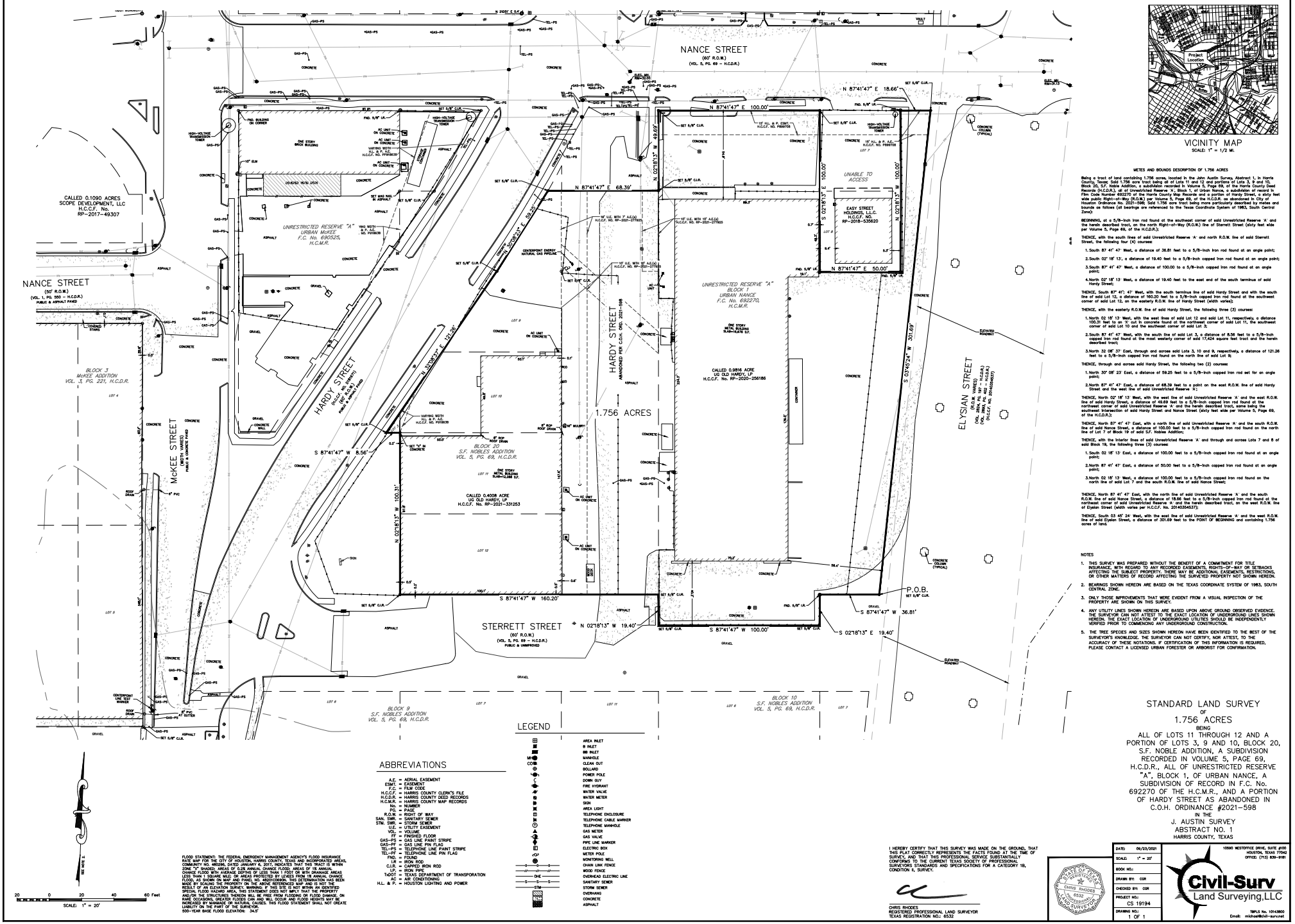





VICINITY MAP
SCALE: 1" = 1/2 MI.

METES AND BOUNDS DESCRIPTION OF 1.756 ACRES

Being a tract of land containing 1.756 acres, located in the John Austin Survey, Abstract 1, in Harris County, Texas; Said 1.756 acre tract being all of Lots 11 and 12 and portions of Lots 3, 9 and 10, Block 20, S.F. Noble Addition, a subdivision recorded in Volume 5, Page 69, of the Harris County Deed Records (H.C.D.R.), all of Unrestricted Reserve "A", Block 1, of Urban Nance, a subdivision of record in Film Code Number 692270 of the Harris County Map Records and a portion of Hardy Street, a sixty feet wide public Right-of-Way (R.O.W.) per Volume 5, Page 69, of the H.C.D.R. as abandoned in City of Houston Ordinance No. 2021-598; Said 1.756 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 5/8-inch iron rod found at the southeast corner of said Unrestricted Reserve 'A' and the herein described tract, on the north Right-of-Way (R.O.W.) line of Sterrett Street (sixty feet wide per Volume 5, Page 69, of the H.C.D.R.);

THENCE, with the south lines of said Unrestricted Reserve 'A' and north R.O.W. line of said Sterrett Street, the following four (4) courses:

1. South 87° 41' 47" West, a distance of 36.81 feet to a 5/8-inch iron rod found at an angle point;
2. South 02° 18' 13" East, a distance of 19.40 feet to a 5/8-inch capped iron rod found at an angle point;
3. South 87° 41' 47" West, a distance of 100.00 feet to a 5/8-inch capped iron rod found at an angle point;
4. North 02° 18' 13" West, a distance of 19.40 feet to the east end of the south terminus of said Hardy Street;

THENCE, South 87° 41' 47" West, with the south terminus line of said Hardy Street and with the south line of said Lot 12, a distance of 160.20 feet to a 5/8-inch capped iron rod found at the southwest corner of said Lot 12, on the easterly R.O.W. line of Hardy Street (width varies);

THENCE, with the easterly R.O.W. line of said Hardy Street, the following three (3) courses:

1. North 02° 18' 13" West, with the west lines of said Lot 12 and said Lot 11, respectively, a distance 100.31 feet to an 'X' cut in concrete found at the northwest corner of said Lot 11, the southwest corner of said Lot 10 and the southeast corner of said Lot 3;
2. South 87° 41' 47" West, with the south line of said Lot 3, a distance of 8.56 feet to a 5/8-inch capped iron rod found at the most westerly corner of said 17,424 square feet tract and the herein described tract;
3. North 12° 08' 57" East, through and across said Lots 3, 10 and 9, respectively, a distance of 121.26 feet to a 5/8-inch capped iron rod found on the north line of said Lot 9;

THENCE, through and across said Hardy Street, the following two (2) courses:

1. North 30° 08' 23" East, a distance of 59.25 feet to a 5/8-inch capped iron rod set for an angle point;
2. North 87° 41' 47" East, a distance of 68.39 feet to a point on the east R.O.W. line of said Hardy Street and the west line of said Unrestricted Reserve 'A';

THENCE, North 02° 18' 13" West, with the west line of said Unrestricted Reserve 'A' and the east R.O.W. line of said Hardy Street, a distance of 49.69 feet to a 5/8-inch capped iron rod found at the northwest corner of said Unrestricted Reserve 'A' and the herein described tract, same being the southwest intersection of said Hardy Street and Nance Street (sixty feet wide per Volume 5, Page 69, of the H.C.D.R.);

THENCE, North 87° 41' 47" East, with a north line of said Unrestricted Reserve 'A' and the south R.O.W. line of said Nance Street, a distance of 100.00 feet to a 5/8-inch capped iron rod found on the north line of Lot 7 of Block 19 of said S.F. Nobles Addition;

THENCE, with the interior lines of said Unrestricted Reserve 'A' and through and across Lots 7 and 8 of said Block 19, the following three (3) courses:

1. South 02° 18' 13" East, a distance of 100.00 feet to a 5/8-inch capped iron rod found at an angle point;
2. North 87° 41' 47" East, a distance of 50.00 feet to a 5/8-inch capped iron rod found at an angle point;
3. North 02° 18' 13" West, a distance of 100.00 feet to a 5/8-inch capped iron rod found on the north line of said Lot 7 and the south R.O.W. line of said Nance Street;

THENCE, North 87° 41' 47" East, with the north line of said Unrestricted Reserve 'A' and the south R.O.W. line of said Nance Street, a distance of 18.66 feet to a 5/8-inch capped iron rod found at the northeast corner of said Unrestricted Reserve 'A' and the herein described tract, on the west R.O.W. line of Elysian Street (width varies per H.C.C.F. No. 20140354537);

THENCE, South 03° 45' 24" West, with the east line of said Unrestricted Reserve 'A' and the west R.O.W. line of said Elysian Street, a distance of 301.69 feet to the POINT OF BEGINNING and containing 1.756 acres of land.

NOTES

1. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SUBJECT PROPERTY. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD AFFECTING THE SURVEYED PROPERTY NOT SHOWN HEREON.
2. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.
3. ONLY THOSE IMPROVEMENTS THAT WERE EVIDENT FROM A VISUAL INSPECTION OF THE PROPERTY ARE SHOWN ON THIS SURVEY.
4. ANY UTILITY LINES SHOWN HEREON ARE BASED UPON ABOVE GROUND OBSERVED EVIDENCE. THE SURVEYOR CAN NOT ATTEST TO THE EXACT LOCATION OF UNDERGROUND LINES SHOWN HEREON. THE EXACT LOCATION OF UNDERGROUND UTILITIES SHOULD BE INDEPENDENTLY VERIFIED PRIOR TO COMMENCING ANY UNDERGROUND CONSTRUCTION.
5. 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.

ABBREVIATIONS

A.E. = AERIAL EASEMENT
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
PG. = PAGE
R.O.W. = RIGHT OF WAY
SAN. SWR. = SANITARY SEWER
STM. SWR. = STORM SEWER
U.E. = UTILITY EASEMENT
VOL. = VOLUME
FF = FINISHED FLOOR
GAS-PS = GAS LINE PAINT STRIPE
GAS-PF = GAS LINE PIN FLAG
TEL-PS = TELEPHONE LINE PAINT STRIPE
TEL-PF = TELEPHONE LINE PIN FLAG
FND. = FOUND
I.R. = IRON ROD
C.I.R. = CAPPED IRON ROD
I.P. = IRON PIPE
TxDOT = TEXAS DEPARTMENT OF TRANSPORTATION
AC = AIR CONDITIONING
H.L. & P. = HOUSTON LIGHTING AND POWER

LEGEND

AREA INLET
S INLET
MH MANHOLE
CO CLEAN OUT
BOLLARD
POWER POLE
DOWN GUY
FIRE HYDRANT
WATER VALVE
WATER METER
SIGN
AREA LIGHT
TELEPHONE ENCLOSURE
TELEPHONE CABLE MARKER
TELEPHONE MANHOLE
GAS METER
GAS VALVE
PIPE LINE MARKER
ELECTRIC BOX
METER POLE
MONITORING WELL
CHAIN LINK FENCE
WOOD FENCE
OVERHEAD ELECTRIC LINE
SANITARY SEWER
STORM SEWER
OVERHANG
CONCRETE
ASPHALT

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" SHADED; 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 LEVEES FROM 1% ANNUAL CHANCE FLOOD, AS SHOWN ON MAP AND PANEL NO. 48201C0880H. 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.
500-YEAR BASE FLOOD ELEVATION: 34.5'

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY, AND THAT THIS PROFESSIONAL SERVICE SUBSTANTIALLY CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1B, CONDITION II, SURVEY.

CHRIS RHODES
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO.: 6532

STATE OF TEXAS
CHRIS RHODES
6532
REGISTERED PROFESSIONAL LAND SURVEYOR

STANDARD LAND SURVEY
OF
1.756 ACRES
BEING
ALL OF LOTS 11 THROUGH 12 AND A PORTION OF LOTS 3, 9 AND 10, BLOCK 20, S.F. NOBLE ADDITION, A SUBDIVISION RECORDED IN VOLUME 5, PAGE 69, H.C.D.R., ALL OF UNRESTRICTED RESERVE "A", BLOCK 1, OF URBAN NANCE, A SUBDIVISION OF RECORD IN F.C. No. 692270 OF THE H.C.M.R., AND A PORTION OF HARDY STREET AS ABANDONED IN C.O.H. ORDINANCE #2021-598
IN THE
J. AUSTIN SURVEY
ABSTRACT NO. 1
HARRIS COUNTY, TEXAS

| | |
|---|---|
| DATE: | 09/23/2021 |
| SCALE: | 1" = 20' |
| BOOK NO.: | |
| DRAWN BY: | CGR |
| CHECKED BY: | CGR |
| PROJECT NO.: | CS 19194 |
| DRAWING NO.: | 1 OF 1 |

10590 WESTOFFICE DRIVE, SUITE #100
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Civil-Surv Land Surveying,LLC

TBPLS No. 10143900
Email: michael@civil-surv.net