



Commercial Real Estate
Due Diligence Management
3465 S. Arlington Road, Suite E #183
Akron, OH 44312
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ALTA/NSPS Land Title Survey

Update Greyhound

Surveyor Certification

2121 Main Street
Houston, TX 77002
County of Harris

To: TBD; and American National, LLC.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5a, 6b, 7a, 7b1, 7c, 8, 9, 10, 11a, 13, 14, 16, 17, 18, 19 of Table A thereof.

The field work was completed on July 15th, 2022.

The date of this map or plat is July 16th, 2022.

PRELIMINARY

THIS SURVEY IS FOR REVIEW PURPOSES ONLY,
NOT TO BE RECORDED FOR ANY PURPOSE.

David M. Henderson
Registered Professional Land Surveyor No. 4489
In the State of Texas

Date of Last Revision:

Dwg. No.: 2213546

Ref. No.: 20221576-006

Drawn By: MC

Checked By: BD

Survey Performed By:

Benchmark Group of Texas, Inc.

899 Presidential Drive, Suite 110

Richardson, TX 75081

License No. 10120700

commbgt@gmail.com

Recorded Legal Description

A TRACT OF LAND BEING ALL OF BLOCK 441, S.S.B.B., IN THE J.S. HOLMAN SURVEY, ABSTRACT 323, IN HOUSTON, HARRIS COUNTY, TEXAS AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN "X" MARK IN CONCRETE MARKING THE NORTHWESTERLY CORNER OF THE AFORESAID BLOCK 441, AT THE SOUTHEAST INTERSECTION OF MAIN STREET (80 FEET WIDE) AND GRAY AVENUE (80 FEET WIDE), SAID BEGINNING CORNER BEING LOCATED S 55° 00' 00" E, A DISTANCE OF 45.00 FEET AND S 35° 00' 00" W, A DISTANCE OF 40.00 FEET FROM THE CITY OF HOUSTON ENGINEERING DEPARTMENT REFERENCE MONUMENT NO. 64 AT MAIN STREET AND GRAY AVENUE;

THENCE S 55° 00' 00" E ALONG THE NORTHEASTERLY LINE OF THE SAID BLOCK 441, ON THE SOUTHWESTERLY LINE OF GRAY AVENUE (80 FEET WIDE), A DISTANCE OF 252.50 FEET TO A 1/2 INCH IRON ROD MARKING THE NORTHEASTERLY CORNER OF THE SAID BLOCK 441, AT THE SOUTHWESTERLY INTERSECTION OF GRAY AVENUE AND FANNIN STREET (80 FEET WIDE);

THENCE S 35° 00' 00" W ALONG THE SOUTHEASTERLY LINE OF THE SAID BLOCK 441, ON THE NORTHEASTERLY LINE OF FANNIN STREET (80 FEET WIDE), A DISTANCE OF 250.00 FEET TO A 1/2 INCH IRON ROD MARKING THE SOUTHWESTERLY CORNER OF THE SAID BLOCK 441, AT THE NORTHWESTERLY INTERSECTION OF FANNIN STREET (80 FEET WIDE) AND WEBSTER AVENUE (80 FEET WIDE);

THENCE N 55° 00' 00" W ALONG THE SOUTHWESTERLY LINE OF THE SAID BLOCK 441, ON THE NORTHEASTERLY LINE OF WEBSTER AVENUE (80 FEET WIDE), A DISTANCE OF 252.50 FEET TO A 5/8 INCH IRON ROD SET MARKING THE SOUTHWESTERLY CORNER OF SAID BLOCK 441, AT THE NORTHEASTERLY INTERSECTION OF WEBSTER AVENUE (80 FEET WIDE) AND MAIN STREET (80 FEET WIDE);

THENCE N 35° 00' 00" E ALONG THE NORTHWESTERLY LINE OF THE SAID BLOCK 441, ON THE SOUTHEASTERLY LINE OF MAIN STREET (80 FEET WIDE), A DISTANCE OF 250.00 FEET TO THE PLACE OF BEGINNING.

Being the same tract of land, legally described in a Title Report by Commonwealth Land Title Insurance Company, Commitment of No. SAT-41-4000412201537-CV, with an effective date of May 17, 2022 at 8:00 AM, and an issued date of May 23, 2022 at 8:00 AM

As-Surveyed Legal Description

A TRACT OF LAND BEING ALL OF BLOCK 441, S.S.B.B., IN THE J.S. HOLMAN SURVEY, ABSTRACT 323, IN HOUSTON, HARRIS COUNTY, TEXAS AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN "X" MARK SET IN CONCRETE MARKING THE NORTHWESTERLY CORNER OF THE AFORESAID BLOCK 441, AT THE SOUTHEAST INTERSECTION OF MAIN STREET (80 FEET WIDE) AND GRAY AVENUE (80 FEET WIDE), SAID BEGINNING CORNER APPROXIMATELY BEING LOCATED S 55° 00' 00" E, A DISTANCE OF 45.00 FEET AND S 35° 00' 00" W, A DISTANCE OF 40.00 FEET FROM THE CITY OF HOUSTON ENGINEERING DEPARTMENT REFERENCE MONUMENT NO. 64 AT MAIN STREET AND GRAY AVENUE;

THENCE S 55° 00' 00" E ALONG THE NORTHEASTERLY LINE OF THE SAID BLOCK 441, ON THE SOUTHWESTERLY LINE OF GRAY AVENUE (80 FEET WIDE), A DISTANCE OF 252.41 FEET TO A FOUND PK NAIL MARKING THE NORTHEASTERLY CORNER OF THE SAID BLOCK 441, AT THE SOUTHWESTERLY INTERSECTION OF GRAY AVENUE AND FANNIN STREET (80 FEET WIDE);

THENCE S 34° 54' 54" W ALONG THE SOUTHEASTERLY LINE OF THE SAID BLOCK 441, ON THE NORTHWESTERLY LINE OF FANNIN STREET (80 FEET WIDE), A DISTANCE OF 249.88 FEET TO AN "X" MARK SET IN CONCRETE MARKING THE SOUTHEASTERLY CORNER OF THE SAID BLOCK 441, AT THE NORTHWESTERLY INTERSECTION OF FANNIN STREET (80 FEET WIDE) AND WEBSTER AVENUE (80 FEET WIDE);

THENCE N 55° 00' 26" W ALONG THE SOUTHWESTERLY LINE OF THE SAID BLOCK 441, ON THE NORTHEASTERLY LINE OF WEBSTER AVENUE (80 FEET WIDE), A DISTANCE OF 252.32 FEET TO A FOUND PK NAIL MARKING THE SOUTHWESTERLY CORNER OF SAID BLOCK 441, AT THE NORTHEASTERLY INTERSECTION OF WEBSTER AVENUE (80 FEET WIDE) AND MAIN STREET (80 FEET WIDE);

THENCE N 34° 53' 36" E ALONG THE NORTHWESTERLY LINE OF THE SAID BLOCK 441, ON THE SOUTHEASTERLY LINE OF MAIN STREET (80 FEET WIDE), A DISTANCE OF 249.88 FEET TO THE PLACE OF BEGINNING, CONTAINING 63,057 SQUARE FEET OR 1.4476 ACRES, MORE OR LESS.

Notes Corresponding to Schedule B

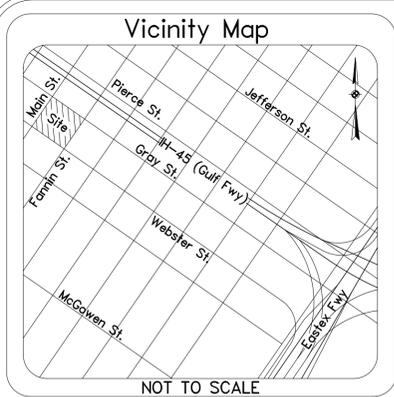
This survey is based on a title report prepared COMMONWEALTH LAND TITLE INSURANCE COMPANY, Commitment GF No. SAT-41-4000412201537-CV, with an effective date of May 17, 2022 at 8:00 AM, and an issued date of May 23, 2022 at 8:00 AM

The following matters and all terms of the documents creating or offering evidence of the matters:

10d) Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Houston Lighting & Power Company
Purpose: electric distribution lines and appurtenances
Recording Date: February 20, 1978
Recording No: F487966, Official Public Records of Harris County, Texas.
AFFECTS, SHOWN HEREON

10e) An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by the document:
Entitled: Memorandum of Lease
Lessor: FIRSTGROUP SERVICES, INC.
Lessee: GREYHOUND LINES, INC.
Recording Date: October 22, 2021
Recording No: RP-2021-610386, Official Public Records of Harris County, Texas.
AFFECTS, BLANKET IN NATURE

10f) The Land is located within the City of Houston or within its extra territorial jurisdiction (within 5 miles of the city limits but outside another municipality). It is subject to the terms, conditions, and provisions of City of Houston Ordinance No. 85-1878, pertaining to among other things, the platting and replatting of real property and to the establishment of building lines (25 feet along major thoroughfares and 10 feet along other streets). A certified copy of said ordinance was filed August 1, 1991, at Clerk's File No. N253886. AFFECTS, 10' SETBACK SHOWN HEREON



Ownership Information

FIRSTGROUP SERVICES INC
HARRIS CAD ID NO. 0021590000001
ALL OF BLOCK 441, S.S.B.B.
J.S. HOLMAN SURVEY, ABST. NO. 323
C.C.F. NO. RP-2021-610386
H.C.D.R.
±63,057 SQ. FT.
±1.4476 ACRES

Legend

CM	Controlling Monument	⊠	Drain Grate	▨	NO PARKING
●	Found Iron Rod (FIR)	⊕	Water Valve	▩	BRICKS
○	Found Iron Pipe (FIP)	⊗	Fire Hydrant	▧	CONCRETE
⊙	P.K. Nail Found	⊕	Water Vault		
⊗	"X" Set In Concrete	⊕	Manhole		
⊕	City Monument	⊕	Water Well		
○	Record Bearing and Distance	⊕	Storm Manhole		
⊕	Utility Pole	⊕	Cleanout		
⊕	Guy Wire	⊕	Monitoring Well		
⊕	Electric Transformer	⊕	Gas Meter		
⊕	Light Pole	⊕	Guard Post (Bollard) Sign		
⊕	Traffic Signal Vault	⊕	Handicapped Space		
⊕	Power Vault	⊕	Metal Railing		
⊕	Vault	⊕	Wrought Iron Fence		
⊕	Control Box	⊕	Overhead Power Line		
⊕	Electric Meter				
⊕	Traffic Pole				

Parking Note

Regular Spaces: 16
Handicapped Spaces: 1
Bus Parking Spaces: 15
Total Parking Spaces: 32

Utility Notes

The location of utilities shown hereon are from observed evidence of above ground appurtenances only. The surveyor was not provided with underground plans or surface ground markings to determine the location of any subterranean uses.

Flood Note

By graphic plotting only, this property is within ZONE "X" of the Flood Insurance Rate Map, Community Panel No. 48201C0880M, which bears an effective date of January 06th, 2017 and IS NOT in a Special Flood Hazard Area. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

Encroachment Statement

- A Building overhang protrudes northwest property line in 2 locations by up to 1.6'
- B Building protrudes 10' building setback along northwest property line, by up to 9.7'
- C Iron fence protrudes northwest property line in 2 locations by up to 0.8'
- D Iron fence protrudes northeast property line by up to 1.5'
- E Iron fence protrudes southwest property line by up to 1.6'

General Notes

1. The nearest intersection is as shown hereon.
2. There was no observable evidence of cemeteries, burial grounds, or individual grave sites found at the time of this survey.
3. Interior roadways appear to be private, variable in width and unnamed, unless otherwise shown.
4. The Basis of Bearings for this survey was based on the Northeasterly line (S 55°00'00"E) of Block 441, as described in a Memorandum of Lease to Firstgroup Services, Inc. recorded under County Clerk's File No. RP-2021-610386, of the Harris County Deed Records.
5. Building address was observed as 2121 Main Street at the time of survey.
6. The Property has direct access from Main Street & Fannin Street, which are both dedicated public rights-of-way.
7. In response to Table A items 16 and 17, there was no observable evidence of earth moving work, building construction or additions, recent street, sidewalk construction or repairs. There was observed monumentation of a possible change in right of way lines. No documents were observed nor provided to the surveyor about these possible right-of-way changes at the time of survey.
8. Professional Liability Insurance policy obtained by the surveyor in the minimum amount of \$1,000,000 to be in effect throughout the contract term, Certificate of insurance to be furnished upon request.
9. Rectified orthophotography and photogrammetric mapping may have been used to show the approximate location of certain features (excluding boundaries) where ground measurements are not otherwise necessary to locate those features to an appropriate and acceptable accuracy relative to a nearby boundary.
10. No observed evidence of site being used as a dump, landfill, or sump.
11. The legal description of the property describes a mathematically closed figure with no gaps, strips or gores.
12. In Response to Table A, item 10, No evidence was observed, nor designation made, of any party walls on the subject property at the time of survey

Zoning Information

STATUS	ZONED: Not Applicable as the City of Houston has "No Zoning"		NOTES: INCLUDES 15 BUS PARKING SPOTS
ITEM	REQUIRED	OBSERVED	
OBSERVED USE	====	BUS STATION	Setbacks: Major Thoroughfare: 25 Feet Local/Collector: 10 Feet
MIN. LOT AREA	====	±63,057 SQ. FT.	
MIN. LOT WIDTH	====	250.00'	
MAX. DENSITY	====	±39.3%	
MAX. BUILDING HEIGHT	====	±20.0'	
MIN. SETBACKS FRONT	====	0.3'	
MIN. SETBACKS SIDE	====	35.2'	
MIN. SETBACKS REAR	====	11.4'	
PARKING REGULAR	====	16	
PARKING HANDICAP	====	1	
PARKING TOTAL	30	32*	

Zoning information was provided in a report from THE PLANNING & ZONING RESOURCE COMPANY
Dated: 8/16/2022
Job No: 160325-19

