

BOUNDARY SURVEY

5128 PINE AVE.
PASADENA, TEXAS 77503
HARRIS COUNTY

BASIS OF BEARING

THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH BASED ON THE NORTH LINE OF THE SUBJECT PROPERTY. THE BEARING IS DEVOTED AS N87°12'53"E PER GPS COORDINATE OBSERVATIONS TEXAS STATE PLANE, SOUTH CENTRAL ZONE NAD83. LATITUDE = N29°40'33.1829" LONGITUDE = W95°08'52.8195" CONVERGENCE ANGLE = N01°52'44.3186"W

FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48201C0920M, WHICH BEARS AN EFFECTIVE DATE OF 01/06/2017 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA

ZONE "X" - AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE "X" IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD.

SIGNIFICANT OBSERVATIONS

NONE OBSERVED AT THE TIME OF THE SURVEY.

TOTAL AREA

95,917 SQ. FEET±
2.202 ACRES±

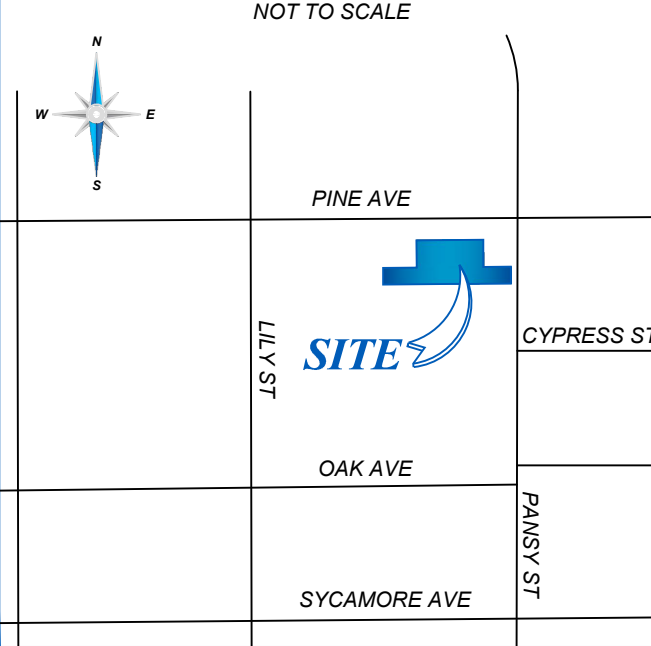
GENERAL NOTES

- SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
- DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
- COMPLETED FIELD WORK WAS MAY 23, 2022.
- THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENT.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT OF ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
- NO SURVEYOR OR ANY OTHER PERSON OTHER THAN A LICENSED TEXAS ATTORNEY MAY PROVIDE LEGAL ADVICE CONCERNING THE STATUS OF TITLE TO THE PROPERTY DESCRIBED IN THIS SURVEY ("THE SUBJECT PROPERTY"). THE PURPOSE OF THIS SURVEY, AND THE COMMENTS RELATED TO THE SCHEDULE B-1 EXCEPTIONS, IS ONLY TO SHOW THE LOCATION OF BOUNDARIES AND PHYSICAL OBSTRUCTIONS IN RELATION THERETO. TO THE EXTENT THAT THE SURVEY INDICATES THAT THE LEGAL INSTRUMENT "AFFECTS" THE SUBJECT PROPERTY, SUCH STATEMENT IS ONLY INTENDED TO INDICATE THAT PROPERTY BOUNDARIES INCLUDED IN SUCH INSTRUMENT INCLUDE SOME OR ALL OF THE SUBJECT PROPERTY. THE SURVEYOR DOES NOT PURPORT TO DESCRIBE HOW SUCH INSTRUMENT AFFECTS THE SUBJECT PROPERTY OR THE ENFORCEABILITY OR LEGAL CONSEQUENCES OF SUCH INSTRUMENT.
- ALL BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED DIMENSIONS UNLESS OTHERWISE NOTED HEREON.
- NAMES AND ADDRESSES OF ADJOINING PROPERTY OWNERS WERE TAKEN FROM HARRIS COUNTY GIS.
- ALL BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED DIMENSIONS UNLESS OTHERWISE NOTED HEREON. RECORD DIMENSIONS, IF DIFFERING FROM MEASURED DIMENSIONS, WILL BE FOLLOWED BY "R" WHERE THE "R" INDICATES RECORDED BEARINGS BASED ON THE TITLE COMMITMENT PROVIDED BY STEWART TITLE GUARANTY COMPANY, TITLE COMMITMENT #176964, WITH AN EFFECTIVE DATE OF APRIL 7, 2022 AT 8:00AM.

UTILITY INFORMATION

THE UTILITIES SHOWN ON THIS DRAWING HEREON HAVE BEEN LOCATED BY FIELD MEASUREMENTS. UTILITY MAP DRAWINGS, BLEW & ASSOCIATES MAKES NO WARRANTY TO THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES SHOWN OR NOT SHOWN ON THIS DRAWING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ANY AND ALL UTILITIES PRIOR TO CONSTRUCTION. CALL TEXAS ONE-CALL AT 811 FOR FIELD LOCATIONS (REQUEST FOR GROUND MARKINGS) OF UNDERGROUND UTILITY LINES BEFORE DIGGING.

VICINITY MAP



- FOUND MONUMENT (AS-NOTED)
- SET MONUMENT (AS-NOTED)
- COMPUTED POINT
- HANDICAP PARKING
- FIRE DEPARTMENT CONNECTION
- LIGHT
- SANITARY MANHOLE
- POWER POLE
- AIR CONDITIONER
- GAS MAIN
- WATER METER
- WATER VALVE
- DRAIN GRATE
- RIGHT-OF-WAY
- CENTERLINE
- MEASURED/CALCULATED DIMENSION
- RECORD DIMENSION
- NOW OR FORMERLY
- BUILDING HEIGHT LOCATION
- POINT OF BEGINNING

- BOUNDARY LINE
- LOT LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- FENCE LINE
- OVERHEAD POWER LINE
- ADJOINER
- SETBACK LINE

SURVEYOR'S CERTIFICATE

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1B, CONDITION 3, STANDARD LAND SURVEY. THE FIELD WORK WAS COMPLETED ON 05/23/2022. DATE OF PLAT OR MAP: 10/05/2022

PRELIMINARY

BRADLEY G. WELLS
RPLS NO.: 5499
STATE OF TEXAS
FIRM REGISTRATION NO.: 10194275
DATE OF PLAT OR MAP: 09/29/2022

BLEW & ASSOCIATES, P.A.
Surveying
Engineering
Mapping

3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703
EMAIL: SURVEY@BLEWINC.COM
OFFICE: 479.443.4506 - FAX: 479.582.1883
EMAIL: SURVEY@BLEWINC.COM WWW.BLEWINC.COM

SURVEYOR JOB NUMBER:
22-4426
SURVEY REVIEWED BY:
LW
SURVEY DRAWN BY:
BDM - 09/29/2022
SHEET:
1 OF 1

SURVEYORS DESCRIPTION

PARCEL 1 (NORTHERN PARCEL)

ALL OF LOT B AND A PORTION OF LOT A, OF BLOCK 12, OF THE AMENDED GOLDEN ACRES AS RECORDED IN VOLUME 9, PAGE 67 OF THE HARRIS COUNTY TEXAS MAP RECORDS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A FOUND 1/2" REBAR MARKING THE NORTHWEST CORNER OF SAID LOT B, THENCE, RUN NORTH 87°12'08" EAST ALONG THE NORTH LINE OF SAID LOT B AND THE SOUTH LINE OF SAID LOT A, FOR A DISTANCE OF 165.01 FEET TO A FOUND 5/8" REBAR;
THENCE RUN NORTH 03°05'19" WEST FOR A DISTANCE OF 135.22 FEET TO A FOUND 1/2" REBAR LOCATED AT THE SOUTH RIGHT-OF-WAY LINE OF PINE STREET, AND THE NORTH BOUNDARY LINE OF SAID LOT A, THENCE RUN NORTH 87°12'53" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF PINE STREET, AND THE NORTH LINE OF SAID LOT A, FOR A DISTANCE OF 330.23 FEET TO A FOUND 1/2" REBAR; THENCE RUN SOUTH 02°41'20" EAST FOR A DISTANCE OF 134.87 FEET TO A FOUND 5/8" REBAR AT THE SOUTH LINE OF SAID LOT A, THENCE RUN NORTH 87°19'03" EAST ALONG THE SOUTH LINE OF SAID LOT A, AND THE NORTH LINE OF SAID LOT B FOR A DISTANCE OF 135.01 FEET TO A FOUND 5/8" REBAR MARKING THE WEST RIGHT-OF-WAY LINE OF PANSY STREET (BASED ON A TOTAL WIDTH OF 60.00 FEET); THE SOUTHEAST CORNER OF SAID LOT A, AND THE NORTHEAST CORNER OF SAID LOT B, THENCE RUN SOUTH 02°45'57" EAST ALONG THE WEST RIGHT-OF-WAY LINE OF SAID PANSY STREET, AND THE EAST LINE OF SAID LOT B FOR A DISTANCE OF 82.63 FEET TO A 5/8" REBAR MARKING THE SOUTHEAST CORNER OF SAID LOT B, THENCE RUN SOUTH 87°13'53" WEST ALONG THE SOUTH LINE OF SAID LOT B, FOR A DISTANCE OF 294.00 FEET TO A POINT, AT WHICH A PK NAIL IS FOUND, BEARING N03°41'W 1.33 FEET; THENCE CONTINUE RUNNING SOUTH 87°13'53" FEET ALONG THE SOUTH BOUNDARY OF SAID LOT B FOR A DISTANCE OF 336.08 FEET TO THE SOUTHWEST CORNER OF SAID LOT B, THENCE RUN NORTH 02°14'00" WEST ALONG THE WEST BOUNDARY OF SAID LOT B, FOR A DISTANCE OF 62.50 FEET TO THE POINT OF BEGINNING, CONTAINING 2.214 ACRES OF LAND, MORE OR LESS.

ZONING INFORMATION

ITEM	REQUIRED	OBSERVED	NOTES:
PERMITTED USE		NURSING HOME	BECAUSE THERE MAY BE A NEED FOR INTERPRETATION OF THE APPLICABLE ZONING CODES, WE REFER YOU TO HARRIS COUNTY FOR ZONING LAWS AND APPLICABLE CODES.
MIN. LOT AREA		95,917 SQ. FEET±	
MIN. LOT FRONTAGE		330.23'	
MAX. BLDG COVERAGE		33% ±	
MIN. SETBACKS FRONT		65.9'	ZONING PROVIDED BY:
MIN. SETBACKS SIDE		6.0'	
MIN. SETBACKS REAR		6.11'	
MAX. BUILDING HEIGHT		26'	
PARKING REGULAR		35	
PARKING HANDICAP		1	
PARKING TOTAL		36	

