

SURVEYORS DESCRIPTION

PARCEL 2 (SOUTHEAST PARCEL)

A 0.556 ACRE PARCEL OF LAND BEING THE EAST 294.00 FEET OF LOT C OF BLOCK 12 OF THE AMENDED GOLDEN ACRES AS RECORDED IN VOLUME 9, PAGE 67 OF THE HARRIS COUNTY, TEXAS, MAP RECORDS, BEING THE SAME TRACT OF LAND CONVEYED TO TLC ALZHEIMER CARE, INC. AS FILED FOR RECORD UNDER HARRIS COUNTY, CLERK'S FILE NO. S689400, FILM CODE NO. 515-35-1131, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" REBAR MARKING THE SOUTHEAST CORNER OF SAID LOT C, FOUND ON THE WEST RIGHT-OF-WAY BOUNDARY OF PANSY STREET, AND THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO SUSAN RENEE PARKS AS FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE NO. T491847, FILM CODE 523-35-3983;

THENCE RUN SOUTH 87°10'33" WEST ALONG THE SOUTH LINE OF SAID LOT C AND THE SOUTH BOUNDARY OF SAID TLC ALZHEIMER CARE INC. TRACT FOR A DISTANCE OF 294.05 FEET TO A 5/8" REBAR MARKING THE SOUTHWEST CORNER OF SAID TLC ALZHEIMER CARE INC. TRACT;

THENCE RUN NORTH 02°08'14" WEST ALONG THE WEST BOUNDARY OF SAID TLC ALZHEIMER INC. TRACT FOR A DISTANCE OF 82.47 FEET TO THE NORTHWEST CORNER OF SAID TLC ALZHEIMER INC. TRACT AND THE NORTH LINE OF SAID LOT C, AT WHICH POINT A PK NAIL IS FOUND BEARING N03°41'W 1.33 FEET;

THENCE RUN NORTH 87°13'53" EAST ALONG THE NORTH BOUNDARY OF SAID TLC ALZHEIMER INC. TRACT AND THE NORTH LINE OF SAID LOT C FOR A DISTANCE OF 294.00 FEET TO A 5/8" REBAR MARKING THE NORTHEAST BOUNDARY OF SAID TLC ALZHEIMER CARE INC. TRACT, THE NORTHEAST CORNER OF SAID LOT C, AND THE WEST BOUNDARY OF PANSY STREET;

THENCE RUN SOUTH 02°10'14" EAST ALONG THE EAST BOUNDARY OF SAID TLC ALZHEIMER INC. TRACT, THE EAST LINE OF SAID LOT C, AND THE WEST BOUNDARY OF SAID PANSY STREET FOR A DISTANCE OF 82.20 FEET TO THE POINT OF BEGINNING, CONTAINING 0.556 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	24,183 SQ. FEET±		
MIN. LOT FRONTAGE	82.19'		
MAX. BLDG COVERAGE	47.5%		ZONING PROVIDED BY:
MIN. SETBACKS FRONT	65.9'		
MIN. SETBACKS SIDE	2.3'		
MIN. SETBACKS REAR	12.3'		
MAX. BUILDING HEIGHT	27'		
PARKING REGULAR	9		
PARKING HANDICAP	2		
PARKING TOTAL	11		

BOUNDARY SURVEY

5128 PINE AVE.
PASADENA, TEXAS 77503
HARRIS COUNTY

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.

LAND AREA

24,183 SQ. FEET±
0.556 ACRES±

BASIS OF BEARING

THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH BASED ON THE SOUTH LINE OF THE SUBJECT PROPERTY. THE BEARING IS DENOTED AS S87°10'33"W PER GPS COORDINATE OBSERVATIONS TEXAS STATE PLANE, SOUTH CENTRAL ZONE NAD83. LATITUDE = N29°40'33.1829" LONGITUDE = W95°09'52.8195" CONVERGENCE ANGLE = N01°52'44.3186"W

SIGNIFICANT OBSERVATIONS

NONE OBSERVED AT THE TIME OF THE SURVEY.

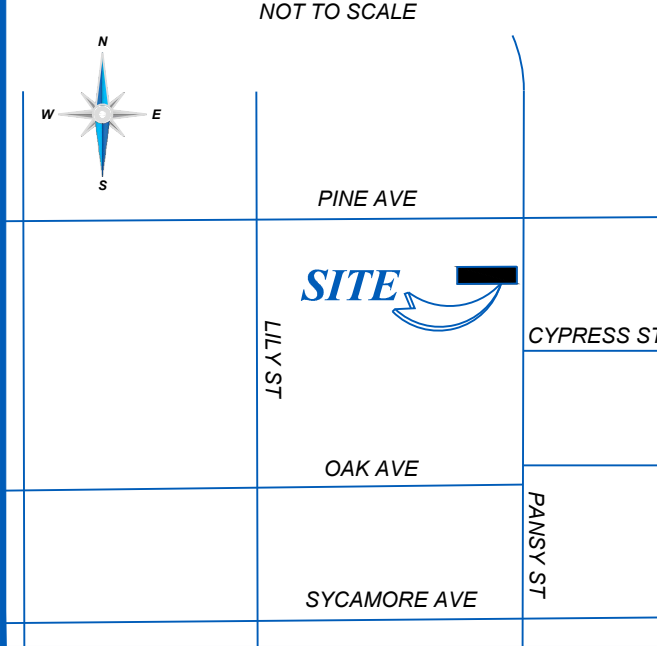
GENERAL NOTES

- 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-II EXCEPTIONS, IS ONLY TO SHOW THE LOCATION OF BOUNDARIES AND PHYSICAL OBJECTIONS 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. RECORD DIMENSIONS, IF DIFFERING FROM MEASURED DIMENSIONS, WILL BE FOLLOWED BY "(RM)" WHERE THE # INDICATES FROM WHICH REFERENCE DOCUMENT THE DIMENSION ORIGINATED.
- NAMES AND ADDRESSES OF ADJOINING PROPERTY OWNERS WERE TAKEN FROM HARRIS COUNTY GIS.

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



LEGEND & SYMBOLS

- 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
- R/W RIGHT-OF-WAY
- C/L CENTERLINE
- (M) MEASURED/CALCULATED DIMENSION
- (R) RECORD DIMENSION
- N/F NOW OR FORMERLY
- BHL BUILDING HEIGHT LOCATION
- P.O.B. POINT OF BEGINNING
- BOUNDARY LINE
- - - LOT LINE
- - - RIGHT-OF-WAY LINE
- - - CENTERLINE
- x - x - x - FENCE LINE
- - - OVERHEAD POWER LINE
- - - ADJOINER
- - - SETBACK LINE

SURVEYOR'S SEAL

PRELIMINARY

BRADLEY G. WELLS
RPLS NO.: 5499
STATE OF TEXAS
FIRM REGISTRATION NO.: 10194275
DATE OF PLAT OR MAP: 09/28/2022



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

DATE	REVISION HISTORY	BY

SURVEYOR JOB NUMBER: 22-4426	SURVEY DRAWN BY: BDM - 09/28/2022
SURVEY REVIEWED BY: LW	SHEET: 1 OF 1