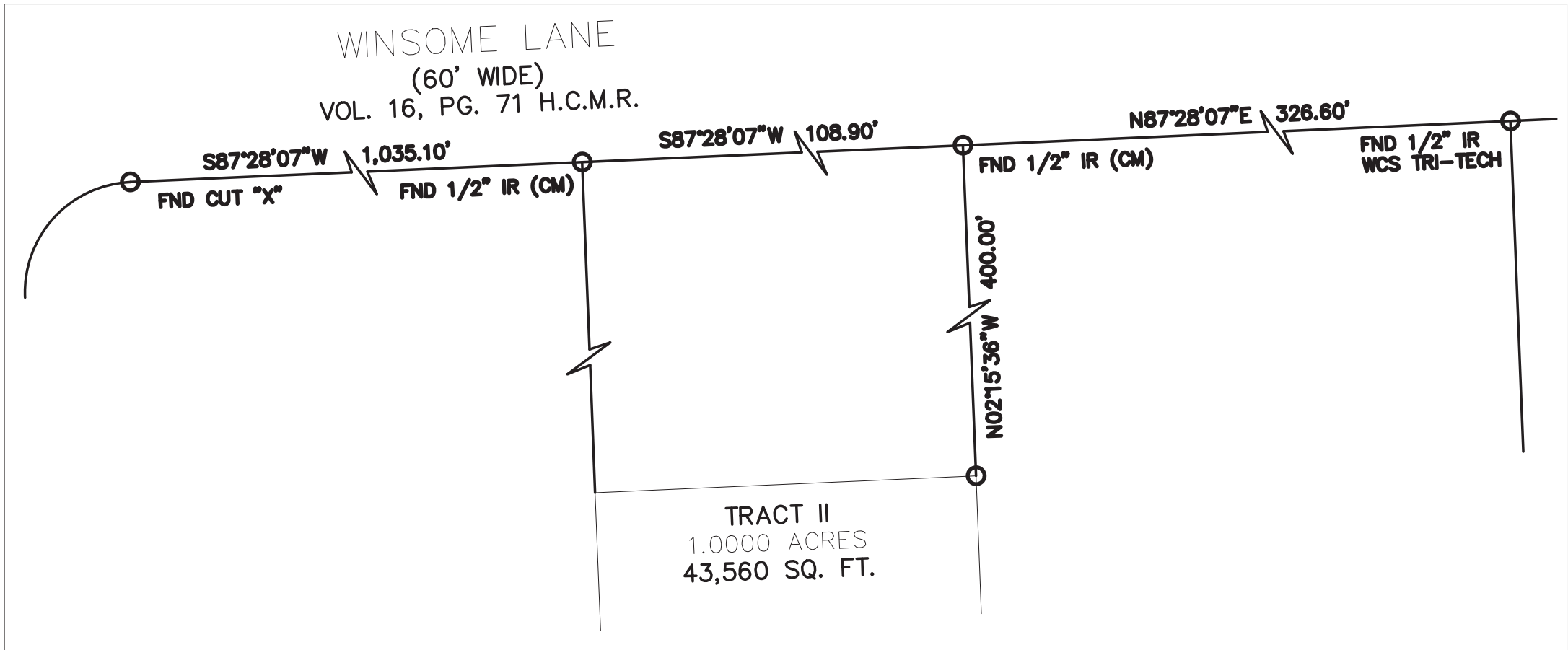
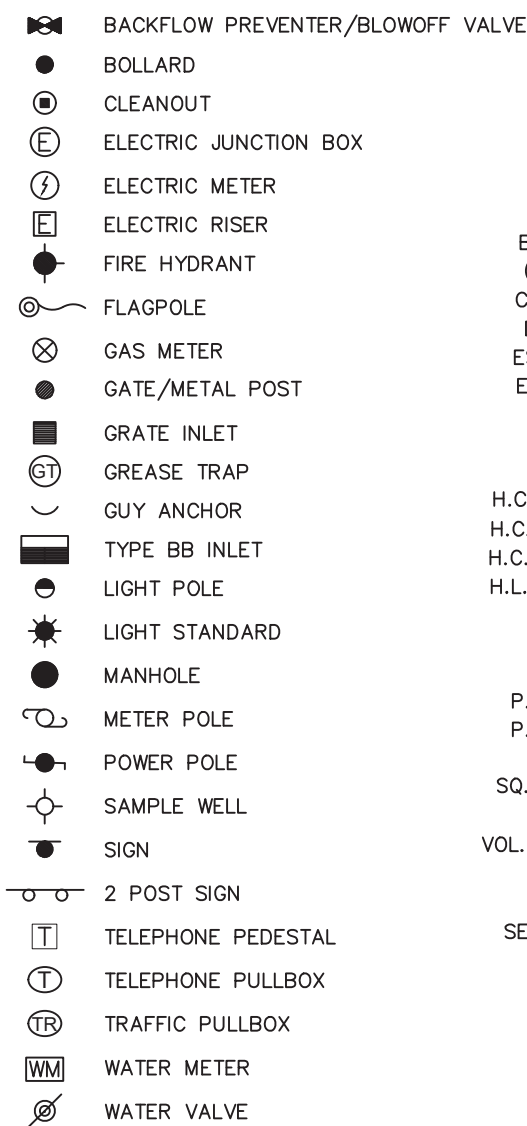


X:\2022\22-0471\Working\Bases Maps\22-0471 ALTA UPDATE AND SPLT.dwg

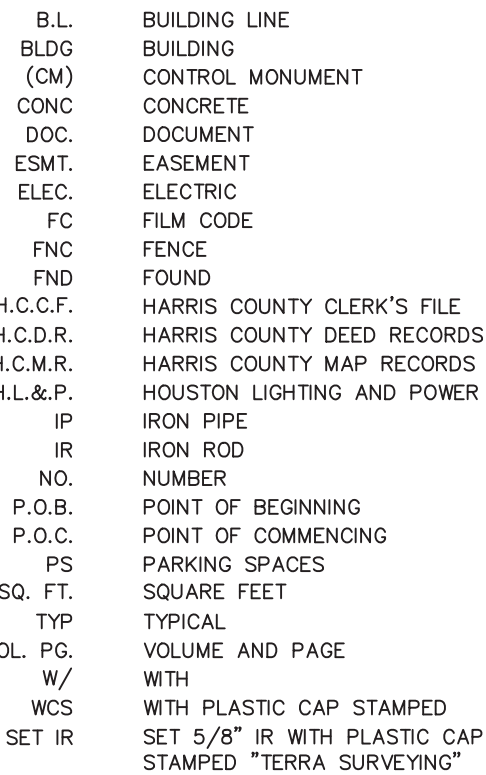


DETAIL TRACT II

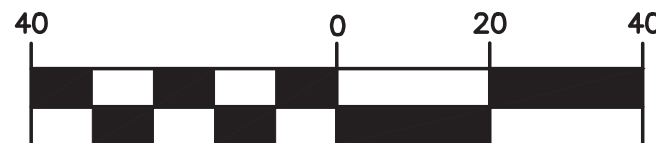
SYMBOLS LEGEND



ABBREVIATIONS LEGEND



GRAPHIC SCALE



1 inch = 40 ft.

LEGAL DESCRIPTION

TRACT II
METES AND BOUNDS DESCRIPTION
1.0000 ACRE (43,560 SQUARE FEET)
ROBERT VINCE, ABSTRACT NUMBER 77
HARRIS COUNTY, TEXAS

Being a tract or parcel containing 1.0000 acre (43,560 square feet) of land situated in the Robert Vince Survey, Abstract Number 77, Harris County, Texas, being all of Lot 59 of Glenhaven Estates a plat of subdivision recorded in Volume 16, Page 71 of the Harris County Map Records, and being all of a called 0.9978 acre tract (Tract II) as conveyed to KAZA I, LTD., recorded under Harris County Clerk's File Number V489616, said 1.0000 acre tract being more particularly described by metes and bounds as follows (Bearings shown hereon are based on the east line Tract I being South 02°22'42" East as per Harris County Clerk's File Number V489616):

COMMENCING at a point for the southwest cutback at the intersection of the west right-of-way line of Fountain View Drive, an 80 foot wide road recorded under Harris County Clerk's File Numbers E267037 and J317650 and the north right-of-way line of Fairfield Lane, a 60 foot wide road as recorded in Volume 16, Page 71 of the Harris County Map Records, from which a found 5/8-inch iron rod bears South 04°05'07" East, a distance of 0.50 feet;

THENCE South 87°28'07" West, along the north right-of-way line of said Fairfield Lane, a distance of 522.18 feet to a 5/8-inch iron rod with cap (can not read) found marking the southwest corner of a tract conveyed to 6018 Fairdale LLC as recorded under Harris County Clerk's File Number RP-2019-45534, marking the southeast corner of said called 0.9978 acre tract, said Lot 59 and the POINT OF BEGINNING of the herein described tract;

THENCE South 87°28'07" West (called South 87 degrees 27 minutes 51 seconds West), along the north right-of-way line of said Fairfield Lane, a distance of 108.90 to a 5/8-inch iron rod with cap stamped "Terra Surveying" set marking the southeast corner of a tract conveyed to Matthew J. Redlinger, Et Ux. (Lot 58) as recorded under Harris County Clerk's File Number RP-2016-423982 and the southwest corner of said called 0.9978 acre tract, said Lot 59 and the herein described tract, from which a found 2-inch iron pipe bears South 10°05'00" West, a distance of 2.61 feet;

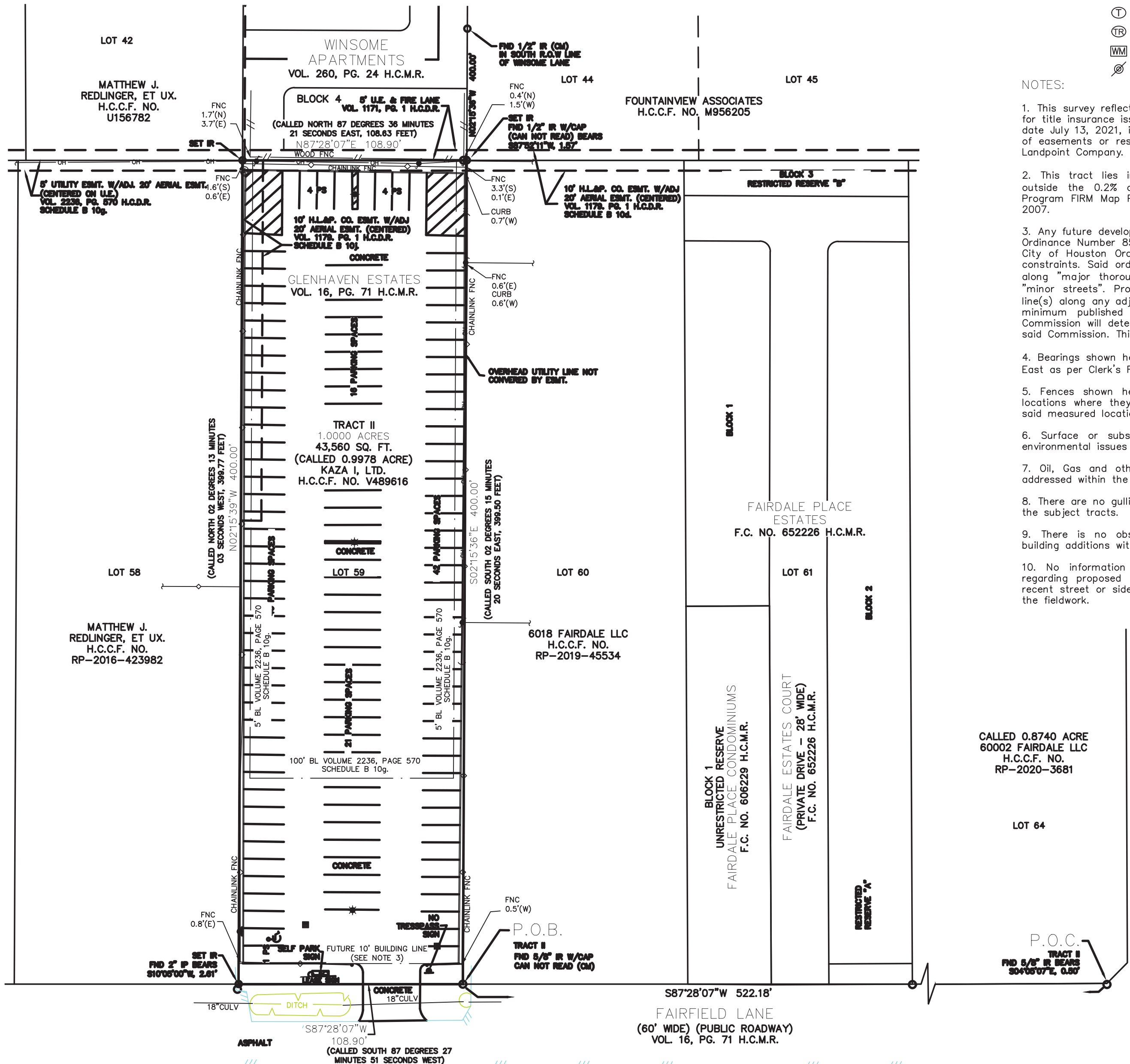
THENCE North 02°15'39" West (called North 02 degrees 13 minutes 03 seconds West, 399.77 feet), along the east line said Lot 58 and along the west line of said called 0.9978 acre tract and said Lot 59, a distance of 400.00 feet to a 5/8-inch iron rod with cap stamped "Terra Surveying" set marking the northeast corner of said Lot 58, the southeast corner of a tract conveyed to Matthew J. Redlinger, Et Ux. (Lot 42) as recorded under Harris County Clerk's File Number U156782, the southwest corner of Winsome Apartments, a plat of subdivision recorded in Volume 260, Page 24 of the Harris County Map Records, and the northwest corner of said called 0.9978 acre tract, said Lot 59 and the herein described tract;

THENCE North 87°28'07" East (called North 87 degrees 36 minutes 21 seconds East, 108.63 feet), along the south line of said Winsome Apartments and along the north line of said called 0.9978 acre tract and said Lot 59, a distance of 108.90 feet to a 5/8-inch iron rod with cap stamped "Terra Surveying" set marking the southeast corner of said Winsome Apartments, the southwest corner of a tract conveyed to Fountainview Associates as recorded under Harris County Clerk's File Number M956205, the northwest corner of the aforesaid 6018 Fairdale LLC tract, and the northeast corner of said called 0.9978 acre tract, said Lot 59 and the herein described tract, from which a found 1/2-inch iron rod with cap (can not read) bears South 87°52'11" West, a distance of 1.57 feet;

THENCE South 02°15'36" East (called South 02 degrees 15 minutes 20 seconds East, 399.50 feet), along the west line of said 6018 Fairdale LLC tract and along the east line of said called 0.9978 acre tract and said Lot 59, a distance of 400.00 feet to the POINT OF BEGINNING and containing 1.0000 acre (43,560 square feet) of land.

NOTES:

- This survey reflects boundary and easement information according to a commitment for title insurance issued by Stewart Title of Austin, LLC, File Number 1315332, effective date July 13, 2021, issued July 20, 2021; no additional research regarding the existence of easements or restrictions of record has been performed by Terra Surveying, LLC, a Landpoint Company.
- This tract lies in Zone "X" (unshaded), designated as "Areas determined to be outside the 0.2% annual chance floodplain", as per the National Flood Insurance Program FIRM Map Panel Number 48201C0855L, with a map revision date of June 18, 2007.
- Any future development of this tract is subject to requirements per City of Houston Ordinance Number 85-1878 recorded under H.C.C.F. Number N253886 and amended by City of Houston Ordinance Number 1999-262, which stipulates platting and setbacks constraints. Said ordinance stipulates that 25-foot building lines are to be established along "major thoroughfares" and 10-foot building lines are to be established along "minor streets". Proposed usage of this tract will determine actual building setback line(s) along any adjoining streets. Refer to City of Houston building codes to establish minimum published setback requirements. Ultimately the City of Houston Planning Commission will determine required setbacks upon review of plans or plats submitted to said Commission. This tract may require platting in order to receive a building permit.
- Bearings shown hereon are based on the east line of Tract 1 being South 02°22'42" East as per Clerk's File Number V489616.
- Fences shown hereon are graphic only, with dimensioned ties shown at specific locations where they were physically measured; the fence lines may meander between said measured locations.
- Surface or subsurface faulting, hazardous waste, wetland designations or other environmental issues have not been addressed within the scope of this survey.
- Oil, Gas and other minerals, royalties, bonuses, rentals and other rights are not addressed within the scope of this survey.
- There are no gullies, ravines, draws, sloughs or other natural drainage courses within the subject tracts.
- There is no observed evidence of earth moving work, building construction, or building additions within these tracts.
- No information was made available to the surveyor by controlling jurisdiction regarding proposed changes in street right of way lines. There was no Evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.



To: GLOBAL HEALTH CARE, LLC
KAZA I LTD., a Texas limited partnership
Stewart Title of Austin, 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.

The fieldwork was completed on August 11, 2021.

Date of Plat or Map: August 11, 2021

PARKING COUNT

TRACT II
128 REGULAR SPACES
1 HANDICAPPED
129 TOTAL SPACES

Harold L. Moyer
Registered Professional Land Surveyor
Texas Registration No. 5656
March 23, 2022



TITLE COMMITMENT NOTE:

SCHEDULE B EXCEPTIONS per a commitment for title insurance issued by STEWART TITLE GUARANTY COMPANY, File Number 1315332, with an issued date of July 20, 2021:

- The following restrictive covenants of record itemized below (We must either insert specific recording data or delete this exception.): Those set forth in instruments recorded in Volume 1163, Page 441, Volume 1345, Page 111, Volume 1366, Page 243, and Volume 1520, Page 60 of the Deed Records of Harris County, Texas; and in Clerk's File Nos. C013732; G189105; G189106; and G189107 of the Real Property Records of Harris County, Texas. (Tract 1); and Those set forth in instruments recorded in Volume 1872, Page 210 and Volume 2236, Page 570 of the Deed Records of Harris County, Texas; and under Clerk's File No. C013732 of the Real Property Records of Harris County, Texas. (Tract 2); but omitting any covenants, condition, or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code or (b) relates to handicap, but does not discriminate against handicapped persons.
- through 9. — Standard Exceptions apply (not plottable)

10a-10c. not a survey matter.

10d. An easement five (5) feet in width along the rear property lines together with an aerial easement twenty (20) feet wide from a plane thirty (30) feet above the ground upward located adjoining said easement, granted to Houston Lighting & Power Company as set forth and defined in instrument recorded in Volume 1179, Page 10f of the Deed Records of Harris County, Texas (As to Lots 59 and 103 - 107 of Glenhaven Estates, Section 1) Applies as shown hereon.

10e. An easement five (5) feet in width along the rear property line together with an aerial easement twenty (20) feet wide from a plane thirty (30) feet above the ground upward located adjoining said easement as reserved in instruments recorded in Volume 1345, Page 111, Volume 1376, Page 419 and Volume 1428, Page 260, all of the Deed Records of Harris County, Texas) (As to Lots 112 - 114 in Block 1 of Glenhaven Estates, Section 2) Applies as shown hereon.

10f. Easement five (5) feet in width along the rear property lines for utility installation and maintenance, as reserved in Deeds recorded in Volume 1366, Page 243, and Volume 1520, Page 60, both of the Deed Records of Harris County, Texas (As to Lots 103 - 107 of Glenhaven Estates, Section 1) Applies as shown hereon.

10g. Easement five (5) feet in width along the rear property lines for utility installation and maintenance together with an aerial easement twenty (20) feet wide from a plane thirty (30) feet above the ground upward located adjoining said easement as reserved in Deeds recorded in Volume 1872, Page 210 and Volume 2236, Page 570, both of the Deed Records of Harris County, Texas (As to Lot 59 of Glenhaven Estates, Section 1) Applies as shown hereon.

10h. An easement for drainage purposes extending a distance of 15 feet on each side of the centerline of all natural drainage courses, as set forth by instrument recorded in Volume 1163, Page 441 of the Deed Records of Harris County, Texas (Lots 112, 113 and 114 in Block 1, Glenhaven Estates Section 2) (not plottable) (no natural drainage courses within this tract).

10i. Utility easement 5 feet in width along rear lot lines as set forth in instrument recorded in Volume 5769, Page 470 (Clerk's File No. C013732) of the Deed Records of Harris County, Texas Applies as shown hereon.

10j. An easement ten (10) feet in width along a portion of the Westerly property line of Tract 2 together with an aerial easement five (5) feet wide from a plane twenty (20) feet above the ground upward located adjoining said easement as granted to Houston Lighting & Power Company in instrument recorded under Clerk's File No. F647097 of the Real Property Records of Harris County, Texas Applies as shown hereon.

10k. Sanitary sewer easement 10 feet wide along Richmond Ave. as referred to by instrument recorded under Clerk's File No. E349863 of the Real Property Records of Harris County, Texas and as shown on plat recorded in Film Code No. 651213 of the Map Records of Harris County, Texas, Applies as shown hereon.

10l-10n. (not a survey matter).

10a. Consent to Encroachment executed by Houston Lighting & Power Company recorded under Clerk's File No. K045780 of the Real Property Records of Harris County, Texas (Tract 1) Applies as shown hereon.

10p. Consent to Encroachment executed by Houston Lighting & Power recorded under Clerk's File No. N190137 of the Real Property Records of Harris County, Texas (Tract 1) Applies as shown hereon.

10q. Instrument establishing the southeast corner of Exhibit C recorded under Clerk's File No. N466304 of the Real Property Records of Harris County, Texas (Tract 1) Applies as shown hereon.

10r-10t. (not a survey matter).

REV. NO.	DESCRIPTION	DATE	APP.

AN ALTA/NSPS LAND TITLE SURVEY
OF A 1.000 ACRES, TRACT II
ROBERT VINCE SURVEY, A-77
HARRIS BOUNTY, TEXAS



525 SAWDUST ROAD, STE. 200
THE WOODLANDS, TX 77380
(281)465-8730
www.landpoint.net
TBPELS REG. NO. 10194172

DRAWN BY: BTR	SCALE: 1"=40'	KEY MAP: NA
CHECKED BY: JLC	DATE: 3/16/22	PROJECT No. 22-0471
APPROVED BY:	FIELD BOOK: NA	SHEET 1 OF 2