

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	3009.55'	136.05'	136.04'	S 77°44'14" W	02°35'24"

15,783 SQ. FT. TRACT  
HARRIS COUNTY, TEXAS

**LEGEND**

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- WOOD FENCE
- WROUGHT IRON FENCE
- CHAINLINK FENCE
- OVERHEAD ELECTRIC
- SET 1/2" IRON ROD WITH CAP
- PROPERTY CORNER
- FOUND IRON ROD
- POWER POLE
- LIGHT POLE
- SANITARY SEWER MANHOLE
- SIGN
- PIPELINE MARKER
- CONTROL MONUMENT

BEING A 15,783 SQ. FT. TRACT OF LAND IN THE H. B. PRENTISS SURVEY, ABSTRACT NO. 56, IN THE CITY OF HOUSTON, HARRIS COUNTY, TEXAS, BEING PART OF A 2.865 ACRE TRACT DESCRIBED AS TRACT 1 BY DEED RECORDED IN VOLUME 2736, PAGE 606 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, AS SHOWN ON THE PLAT OF OVERBROOK SECTION EIGHT, RECORDED IN VOL. 45, PG. 66, PLAT RECORDS, HARRIS COUNTY, TEXAS, SAID 15,783 SQ. FT. TRACT BEING THE SAME TRACT CALLED 15,785 SQ. FT. DESCRIBED IN CF. NO. X448446, OFFICIAL PUBLIC RECORDS, HARRIS COUNTY, TEXAS (O.P.R.H.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

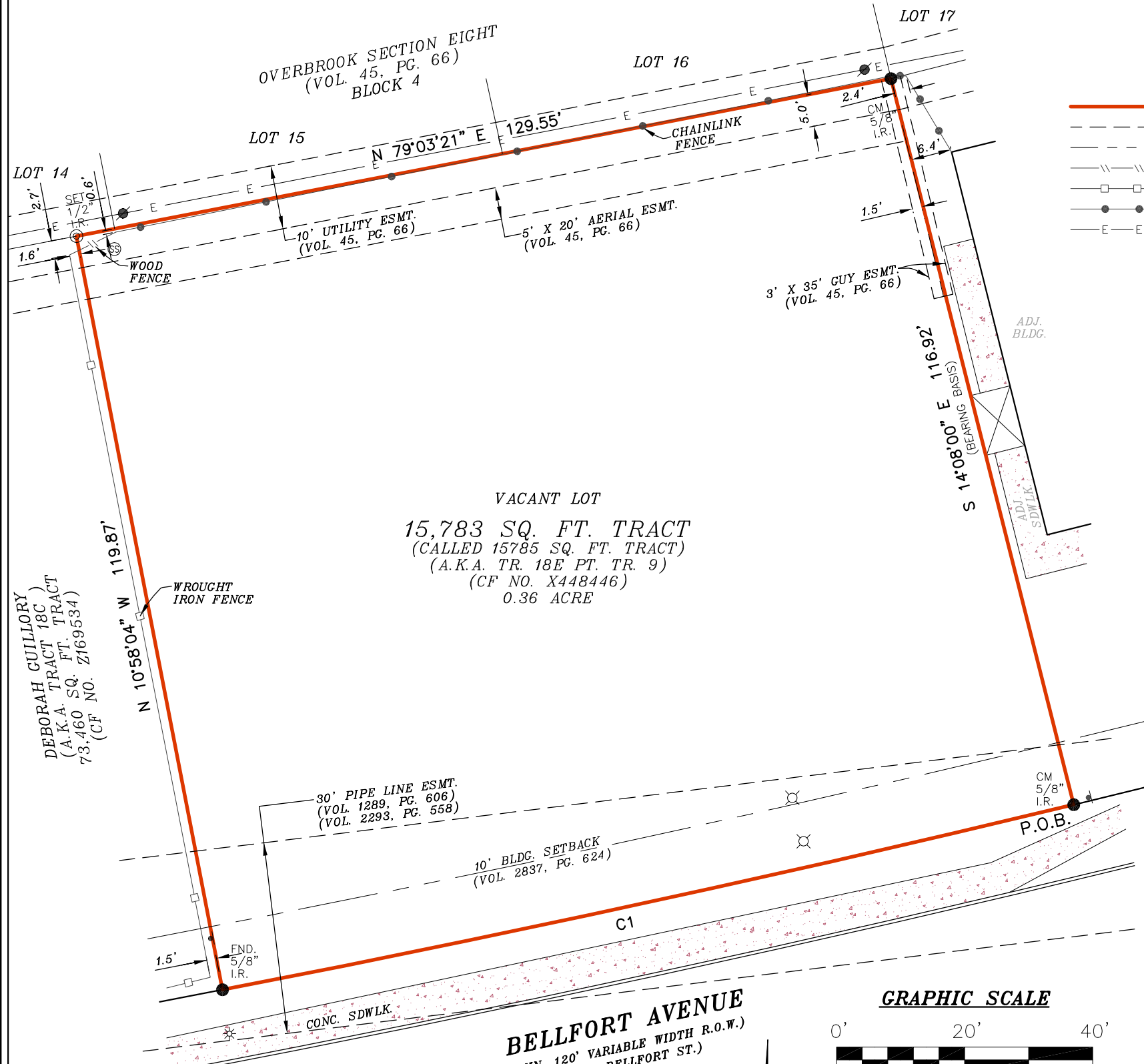
**BEGINNING** at a 5/8" iron rod found on the North ROW line of Belfort Avenue (Minimum 120' variable width ROW), same being the South line of said 2.865 acre tract, at the Southwest corner of a 20,968 SQ. FT. tract described in CF. NO. RP-2020-493918, (O.P.R.H.C.T.), for the Southeast corner of this tract.

THENCE along the North ROW line of Belfort Avenue, same being the South line of said 2.865 acre tract, along a curve to the right, whose Radius = 3009.55 feet, whose Arc Length = 136.05 feet, with a Chord that bears S77°44'14"W, a distance of 136.04 feet to a 5/8" iron rod found on said line, at the Southeast corner of a 73,460 SQ. FT. tract described in Z169534, (O.P.R.H.C.T.), for the Southwest corner of this tract.

THENCE N10°58'04"W along the common line of said 73,460 SQ. FT. tract and this tract, a distance of 119.87 feet to a 1/2" iron rod set on the South line of Lot 14, Block 4 of said Overbrook Section Eight, at the Northeast corner of said 73,460 SQ. FT. tract, for the Northwest corner of this tract.

THENCE N79°03'21"E along the South line of said Overbrook Section Eight, same being the North line of this tract, a distance of 129.55 feet to 5/8" iron rod found at the South common corner of Lots 16 and 17, Block 4, of said Overbrook Section Eight, same being the Northwest corner of said 20,968 SQ. FT. tract, for the Northeast corner of this tract.

THENCE S14°08'00"E (BEARING BASIS) along the common line of said 20,968 SQ. FT. tract and this tract, a distance of 116.92 feet to the **POINT OF BEGINNING** and containing 15,783 SQ. FT. or 0.36 acres of land, more or less.



VACANT LOT  
**15,783 SQ. FT. TRACT**  
(CALLED 15785 SQ. FT. TRACT)  
(A.K.A. TR. 18E PT. TR. 9)  
(CF NO. X448446)  
0.36 ACRE

RAE DEVELOPERS LLC  
(A.K.A. TR. 23 OF TR. 9)  
20,968 SQ. FT. TRACT  
(CF NO. RP-2020-493918)

LOFTS AT BELLFORT  
(FILM CODE NO. 694936)  
BLOCK 1  
UNRESTRICTED RESERVE "A"  
0.3091 ACRES/13,463 SQ. FT.

I, **DONALD MATT COOKSTON**, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to WHITE STAR TITLE LLC and SD PROPERTY INVESTMENTS LLC that the above map is true and correct according to an actual field survey, made by me or under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no apparent visible encroachments, no apparent visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, as of the date of the field survey.  
Description: BEING A 15783 SQ. FT. PARCEL OF LAND recorded in Clerk's File X448446, of the Map/Deed and Plat Records of HARRIS County, Texas, located in the HENRY B. PRENTISS SURVEY, A-56  
Borrower/Owner: SD PROPERTY INVESTMENTS LLC  
Address: 0 BELLFORT ST., HOUSTON, TX 77087 GF No. 23-1330

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 1289, PAGE 606, OFFICIAL PUBLIC RECORDS, HARRIS COUNTY, TEXAS VOLUME 2293, PAGE 558, OFFICIAL PUBLIC RECORDS, HARRIS COUNTY, TEXAS VOLUME 2837, PAGE 624, OFFICIAL PUBLIC RECORDS, HARRIS COUNTY, TEXAS

PROPERTY PHOTOGRAPH:



**LAND TITLE SURVEY**

JOB NO.:	2302038151	NO.	REVISION	DATE
DATE:	02/03/23			
DRAWN BY:	RH/DBT			
APPROVED BY:	DMC			



FIRM REGISTRATION NO. 10190700  
**DONALD MATT COOKSTON**, R.P.L.S.  
Registered Professional Land Surveyor  
Registration No. 4733  
COPYRIGHT ALL RIGHTS RESERVED TO OVERLAND CONSORTIUM INC.

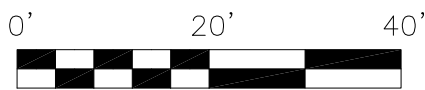
**SURVEYOR'S NOTE(S):**  
THIS SURVEY MEETS THE CURRENT STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATION FOR A CATEGORY 1A, CONDITION II SURVEY.

THE SETBACKS AND EASEMENTS SHOWN ON THIS DRAWING ARE THE BEST INTERPRETATION OF THE SURVEYORS BASED ON THE INFORMATION AVAILABLE TO US AT THE TIME OF THE DRAWING.

THIS SURVEY IS BASED ON A TITLE COMMITMENT REPORT ISSUED BY WESTCOR LAND TITLE INSURANCE COMPANY GF NO. 23-1330 ISSUED ON 01/18/23.

THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ABSTRACTING OR FUTURE DEVELOPMENT STIPULATIONS. FUTURE DEVELOPMENT IS THE RESPONSIBILITY OF ENGINEERS/ARCHITECT. EASEMENTS AND SETBACKS ARE ONLY LIMITED TO WHAT IS DECLARED IN THE TITLE COMMITMENT PRESENTED TO OSC AT THE TIME OF THE SURVEY ORDER.

**GRAPHIC SCALE**



FLOOD INFORMATION  
FIRM: 48201C PANEL: 0890 M  
REV. DATE: 05/02/2019  
ZONE: "X"

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS, THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.

**Overland Consortium Inc.**  
**Surveyors**

Tel: 281-940-8869 Fax: 281-207-6476

999 E. BASSE ROAD, SUITE 180 BOX 521, SAN ANTONIO, TEXAS 78212