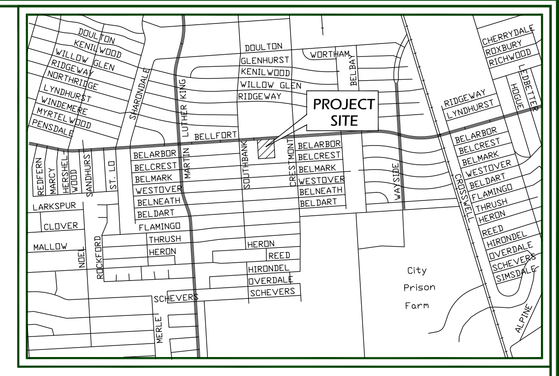
LEGEND:
H.C.M.R. - HARRIS COUNTY MAP RECORD
H.C.D.R. - HARRIS COUNTY DEED RECORD
H.C.C.F. - HARRIS COUNTY CLERK FILE
R.O.W. - RIGHT OF WAY
CM - CONTROL MONUMENT
I.R./I.P. - IRON ROD/IRON PIPE
PTP - PINCHED TOP PIPE
EM - ELECTRIC METER
PP - POWER POLE

FLOOD INFORMATION
PROPERTY IS IN THE 100 YEAR FLOOD ZONE, THIS PROPERTY LIES IN ZONE "AE," ACCORDING TO F.I.R.M. MAP NO. 48201C0095M DATED 05-02-2019.

BY GRAPHIC PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION. BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED. SAID ENTITIES MAY IMPOSE LARGER FLOOD PLAIN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.

0 10 20 40
GRAPHIC SCALE
(IN FEET)
1" = 20'



VICINITY MAP
(SCALE: 1" = 2000)

DESCRIPTION

A TRACT OR PARCEL CONTAINING 1.833 ACRES OR 79,848 SQUARE FEET OF LAND, SITUATED IN THE J.M. SWISHER SURVEY, ABSTRACT NO. 1281, HARRIS COUNTY, TEXAS, BEING ALL OF A CALLED 0.917 ACRE TRACT (CALLED TRACT ONE) AND ALL OF A CALLED 0.917 ACRE TRACT (TRACT TWO) CONVEYED TO KING OF GLORY HOLINESS CHURCH, AS DESCRIBED IN THAT CERTAIN FORECLOSURE SALE CORRECTION WARRANTY DEED RECORDED IN HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NO. RP-2018-364105 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE, COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204 (NAD83);

COMMENCING AT A CAPPED 5/8 INCH IRON ROD FOUND AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY (R.O.W.) LINE OF SOUTHBANK STREET (60' R.O.W.) WITH THE SOUTH R.O.W. LINE OF BELLFORT STREET (130' R.O.W.) MARKING THE NORTHWEST CORNER OF A CALLED 3.8364 ACRE TRACT CONVEYED TO G.K. ZAKHREH FAMILY L.P. AS DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED IN H.C.C.F. NO. Y251155;

THENCE, NORTH 86 DEG. 59 MIN. 48 SEC. EAST, ALONG THE SOUTH R.O.W. LINE OF SAID BELLFORT STREET, A DISTANCE OF 418.58 FEET TO A BENT 5/8 INCH IRON ROD FOUND FOR REFERENCE, SOUTH 74 DEG. 16 MIN. 44 SEC. WEST, 0.33 FEET, MARKING THE NORTHEAST CORNER OF SAID 3.8364 ACRE TRACT, THE NORTHWEST CORNER OF SAID 0.917 ACRE TRACT (TRACT ONE), AND THE NORTHWEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 86 DEG. 59 MIN. 48 SEC. EAST, CONTINULING ALONG THE SOUTH R.O.W. LINE OF SAID BELLFORT STREET, A DISTANCE OF 200.00 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED (GREENLEAF) SET MARKING THE NORTHWEST CORNER OF A CALLED 3.4353 ACRE TRACT (CALLED TRACT B) CONVEYED TO BELLFORT SEVENTH-DAY ADVENTIST CHURCH SOUTH PARK DAY CARE CENTER INC. AS DESCRIBED IN H.C.C.F. NO. M781749, THE NORTHEAST CORNER OF SAID 0.917 ACRE TRACT (TRACT TWO), AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; FROM WHICH A FOUND 5/8 INCH IRON ROD BEARS FOR REFERENCE NORTH .80 DEG. 40 MIN. 03 SEC. EAST, A DISTANCE OF 7.54 FEET;

THENCE, SOUTH 03 DEG. 00 MIN. 12 SEC. EAST, DEPARTING SAID SOUTH R.O.W. LINE AND ALONG THE WEST LINE OF SAID 3.4353 ACRE TRACT, A DISTANCE OF 399.24 FEET TO A 5/8 INCH IRON ROD FOUND ON THE NORTH LINE OF BLOCK 41, BELFORT PARK, SECTION SIX, MAP OR PLAT THEREOF, RECORDED IN VOLUME 43, PAGE 43, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, MARKING THE SOUTHWEST CORNER OF SAID 3.4353 ACRE TRACT, THE SOUTHEAST CORNER OF SAID 0.917 ACRE TRACT (TRACT TWO) AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 86 DEG. 59 MIN. 48 SEC. WEST, ALONG THE NORTH LINE OF SAID BLOCK 41, A DISTANCE OF 200.00 FEET TO A CAPPED 5/8 INCH IRON ROD FOUND MARKING THE SOUTHEAST CORNER OF SAID 3.8364 ACRE TRACT, THE SOUTHWEST CORNER OF SAID 0.917 ACRE TRACT (TRACT ONE) AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 03 DEG. 00 MIN. 12 SEC. WEST, ALONG THE EAST LINE OF SAID 3.8364 ACRE TRACT, A DISTANCE OF 399.24 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.833 ACRES OR 79,848 SQUARE FEET OF LAND.

PROJECT BENCHMARK:
ALL ELEVATIONS SHOWN HEREON ARE BASED ON HARRIS COUNTY FLOODPLAIN REFERENCE MARK NO. D30355, BEING A BRASS DISC STAMPED D30355 LOCATED FROM THE INTERSECTION OF MIRAMA ROAD AND BELLFORT AVENUE, TRAVEL WEST ON BELLFORT AVENUE 0.35 MILE TO BRIDGE. MONUMENT IS AT THE NORTHEAST CORNER OF THE BRIDGE. ELEVATION = 40.06 FT. (NAVD88, 2001 ADJ.).

NOTES:
1. SURVEYOR HAS NOT ABSTRACTED PROPERTY. SURVEY IS BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY. EASEMENTS, BUILDING LINES, ETC., SHOWN HEREON ARE AS IDENTIFIED BY GF. NO. 915023 OF STEWART TITLE GUARANTY COMPANY.
2. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OF TITLE.
3. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION, NOT A GUARANTEE OR WARRANTY, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
4. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY; IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
5. THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.
6. THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON NAD83 HORIZONTAL DATUM PROJECTION ZONE TEXAS SOUTH CENTRAL 4204 AND CAN BE CONVERTED TO SURFACE BY APPLYING THE COMBINED SCALE FACTOR OF 0.9998827777.

SCHEDULE "B" ITEMS:
I. SUBJECT TO RESTRICTIVE COVENANTS RECORDED IN VOLUME 2871, PAGE 661 AND VOLUME 3123, PAGE 626 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.
II(B). 5' UTILITY EASEMENT ALONG THE REAR PROPERTY LINE, TOGETHER WITH AN AERIAL EASEMENT 5' X 20' ABOVE THE GROUND UPWARD, AS SET FORTH ON THE RECORDED PLAT IN VOLUME 43, PAGE 43 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS. (AS SHOWN HEREON).
II(C). EASEMENTS IN FAVOR OF SOUTHWESTERN BELL TELEPHONE COMPANY AS RECORDED IN H.C.C.F. NOS. 20080393191, 20080393192 AND 20080393193. (AS SHOWN HEREON).
II(E). SUBJECT PROPERTY LIES WITHIN THE AREA DESIGNATED AS THE HOBBY AIRPORT HAZARD AREA THE CITY OF HOUSTON, BY ORDINANCE NO. 70-346, RECORDED IN VOLUME 7940, PAGE 233, H.C.D.R. AND AMENDED UNDER H.C.C.F. NO. 20080598601.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT IT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY. THERE WERE NO ENCROACHMENTS APPARENT ON THE GROUND EXCEPT AS SHOWN HEREON.

Daniel W. Goodale
DANIEL W. GOODALE, R.P.L.S. NO. 4919

STATE OF TEXAS
DANIEL W. GOODALE
4919
REGISTERED PROFESSIONAL LAND SURVEYOR

A STANDARD EXISTING CONDITION & TOPOGRAPHIC SURVEY OF

1.833 ACRES OR 79,848 SQUARE FEET OF LAND, SITUATED IN THE J.M. SWISHER SURVEY, ABSTRACT NO. 1281, HARRIS COUNTY, TEXAS, DESCRIBED BY METES AND BOUNDS ATTACHED.

(BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (NAD83), SOUTH CENTRAL ZONE NO. 4204 DERIVED FROM G.P.S. OBSERVATION)

DATE: 10-15-2020	CLIENT	: RVP BUILDING & CONSTRUCTION, LLC.
REVISION:		
DRAWN BY: GA	BUYER	: RVP BUILDING & CONSTRUCTION LLC
APPROVED BY: DWG		
PROJECT NO: GL-7689B	LENDER	: NA

5834 BELLFORT STREET
HOUSTON, TEXAS 77033

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