

MEMO

DATE: AUGUST 29, 2022

MEMO OF RECORD

Subject: Approval of request to acquire Tract 1 and authorize recommended costs associated with the LBJ Hospital Replacement Project

In accordance with the Harris Health System Land/Property Acquisition Policy No. 3.17 and Harris Health System Board Motion 22.07-99, I recommend proceeding with approval of the acquisition of Tract 1 for the LBJ Hospital Replacement Project as recommended by the Harris County Real Property Division (RPD). Additional supporting documentation is attached for reference.

Parcel:

Tract	Owner	Description/HCAD	Square Feet	Appraisal	RPD Settlement Recommendation
1	Global New Millennium Partners LTD	5816 Lockwood Dr/ 0651290760809	72,157	\$631,373.75	\$750,000.00

Please consider this request and authorize the acquisition expenses by your signature below. If you need additional information, please contact me at 346-426-0731.

Thank you.



David Attard, SVP, Facil. Const. & Systems
Engineering
Healthcare Systems Eng. Admin.



Esmail Porsa, MD
President & CEO

cc: Victoria Nikitin, EVP CFO
Albrina Coleman, Harris County Real Property Division



Administrative Settlement Recommendation Form

Project Name:	LBJ Hospital Replacement Project		
Tract:	1	Precinct:	1
Group:	Harris Health	Grant Prgm:	n/a
PM:	Brian Pitre	UPIN:	22036MF2HN01
Estate:	Fee Simple	Acq. Type:	Purchase

Owner:	Global New Millennium Partners LTD
Acres:	1.6565
Mand / Vol	Mandatory

HCAD:	0651290760809
Square Feet	72,155
Counter Rec.	June 7, 2022

Appraisal Information

	Value per Unit	Units	Subtotal	Notes:
Land:	\$8.75	72,157	\$631,373.75	
Improvements:			\$0.00	
Damages			\$0.00	
Cost to Cure			\$0.00	
Grand Total			\$631,373.75	

Owner's Counteroffer

	Value per Unit	Units	Subtotal	Notes:
Land:	\$10.39	72,157	\$749,999.86	Counteroffer from the representative was for \$750,000.00; it calculates to approximately to \$10.394/psf.
Improvements:			\$0.00	
Damages			\$0.00	
Cost to Cure			\$0.00	
Grand Total			\$750,000.00	

Percentage Increase	18.79%
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Explanation of Recommendation

Owners' representative states the subject parcel is a commercial corner located at a signalized intersection of two major thoroughfares and none of the comparable sales the County's Appraiser used are. The representative adds comparable sales 1, 2, and 5 are mid-block locations and are inferior to the subject and with comparable sales 3 and 4 are soft corners and do not have a signalized intersection. Based on the information provided by the representative, we believe an increase above the appraised value can be supported.

HCED Review Panel

Melissa Talley

Name

Chuck Southerland

Name

Ryan Lewis

Name

HCED Decision Panel Date:

June 27, 2022

Melissa Talley

Signature

Chuck Southerland

Signature

Ryan Lewis

Signature

The Counteroffer for the amount of \$750,000.00 is recommended.

Melissa,

The facts contained in the County's appraisal sufficiently support paying \$750,000.00 in compensation for Global's 1.6565-acre commercial corner located at the signalized intersection of two major thoroughfares despite the County's appraiser having applied subjective and erroneous adjustments in his appraisal report to minimize the compensation amount.

The County's appraiser used five lands sales to opine that Global's land is worth only \$8.75 per square foot. However, none of these five land sales is a commercial corner located at the signalized intersection of two major thoroughfares. In his appraisal, the County's appraiser admits that his Land Sale Nos. 1, 2, and 5 are "mid-block locations" and are "inferior to the subject" and that Land Sale Nos. 3 and 4 are "soft corners" which are "intersections between a primary and secondary thoroughfare that do not include a signalized intersection." *See*, page 30 of his report (Attachment 1).

The County's appraiser also admits that "Tracts with major street influence tend to bring higher prices than otherwise comparable secondary street locations' and that for "retail users, the hard corner of an intersection may be marketed to a fairly large pool of small uses (e.g., service stations, fast food restaurants, etc.) for use." *See*, page 30 of his report (Attachment 1).

Despite these admissions of indisputable facts, the County's appraiser opined that being located at the corner of a signalized intersection of two major thoroughfares makes a property only 5% to 10% more valuable than being located mid-block or being located on a "soft corner." *See*, his "Corner Exposure Adjustment" on page 32 of his report. (Attachment 1).

In other words, the County's appraiser would have a jury believe that a retail user such as an Exxon or a Burger King would pay \$100,000.00 for a mid-block property, but only \$110,000.00 for a commercial corner located at the signalized intersection of two major thoroughfares and that a retail user such as an Exxon or a Burger King would pay \$100,000.00 for a soft corner, that is, a property located at the non-signalized intersection of a major thoroughfare and a secondary street, but only \$105,000.00 for a commercial corner located at the signalized intersection of two major thoroughfares. This contention will be very hard to sell to a jury and to anyone with any common sense. The County's appraiser's arbitrary and very subjective 5% and 10% "Corner Exposure Adjustments" are simply not credible.

I am also providing you with the following comments concerning the five land sales used by the County's appraiser. *See*, pages 23-27 of his report (Attachment 2).

Land Sale Nos. 1 and 2: These two land sales should be considered together. Land Sale No. 1 is located mid-block on Wipprecht, a two-lane road south of Kelly Street and sold for \$7.02 per square foot. Land Sale No. 2 is located mid-block on Kelly Street and sold for \$8.33 per square foot, or for 19% more money. Both Land Sales Nos. 1 and 2 were sold and purchased by the same sellers and buyers and both land sales lie adjacent to a tract located on a "soft corner." If the "soft corner" at Wipprecht and Kelly Street has sold, then the County might ask its appraiser to share this additional sales information with the County.

Land Sale No. 3: This vacant tract of land is a mid-block property located on Hirsch Road and was purchased by a concrete company for \$8.29 per square foot for an industrial use. The County's appraiser used this industrial sale even though he has rightfully concluded that the highest and best use for Global's property located at the signalized intersection of two major thoroughfares is for commercial use. *See*, page 20 of his report.

Land Sale No. 4: This vacant tract of land is a mid-block property located on Kelly Street and was purchased by a trucking company for \$7.36 per square foot for use as a parking lot. Once again, even though the County's appraiser rightfully concludes that the highest and best use for Global's property located at the signalized intersection of two major thoroughfares is for commercial use, he used as his Land Sale No. 4 a property to be used as a parking lot that could be located nearly anywhere.

Land Sale No. 5: This vacant tract of land is a mid-block property located on Homestead Road and sold to the Wesley Methodist Church for religious use, not a commercial use. Typically, properties are sold to a church at a discount, with the seller utilizing specific and favorable internal revenue service regulations involving charitable contributions. This is especially true when sold by an individual, which was the case for Land Sale No. 5 when Mary Robertson sold 4.4 acres for religious use. Once again, even though the County's appraiser rightfully concludes that the highest and best use for Global's property located at the signalized intersection of two major thoroughfares is for commercial use, he used Land Sale No. 5 as a comparable land sale.

Additionally, the County's appraiser attributed no contributory value to any of the improvements on the property even though it is indisputable that there are

improvements on the property such as a pylon sign, driveway aprons, concrete curbing, and concrete parking lots. *See*, the attached May 2022 Google Photos.

Walker



No other expenditures made immediately after purchase were reported for the remaining land sales and no adjustments were warranted.

Market Conditions Adjustment

Market conditions change over time because of inflation, deflation, fluctuations in supply and demand, or other factors. Changing market conditions may create a need for adjustment to comparable sale transactions completed during periods of dissimilar market conditions.

Discussions with market participants and a review of market data indicated overall market conditions for vacant land properties have been moderately improving with recent transactions confirming this trend. The effect of the pandemic can still be felt; however, markets are continuing to recover. As such, we applied a modest adjustment of 2.0% annually to each sale.

Property Adjustments

Property adjustments are usually expressed quantitatively as percentages or dollar amounts that reflect the differences in value attributable to the various characteristics of the property. In some instances, however, qualitative adjustments are used. These adjustments are based on locational and physical characteristics and are applied after transaction and market conditions adjustments.

Our reasoning for the property adjustments made to each sale comparable follows. The discussion analyzes each adjustment category deemed applicable to the subject property.

Location

Location adjustments may be required when the locational characteristics of a comparable are different from those of the subject. These characteristics can include general neighborhood characteristics, proximity to major thoroughfares, proximity to employment centers and amenities, neighboring properties, and accessibility.

The subject property is located along Lockwood Drive with average access and average visibility. Lockwood Drive is a primary thoroughfare in the area. Uses along Lockwood Drive are primarily commercial in nature.

Sale 1 is located along Wipprecht Street, just south of Kelley Street. Wipprecht Street is a secondary, residential roadway, and is inferior to the subject. An upward adjustment was warranted.

Sale 2 is located along Kelley Street. Kelley Street is also a primary thoroughfare in the area, consisting of a 6-lane, boulevard style roadway. Kelley Street is similar to Lockwood Drive and no adjustment was warranted.

Sale 3 is located along Hirsch Road. Hirsch Road is also a primary thoroughfare in the area, consisting of a 4-lane, boulevard style roadway. Hirsch Road is similar to Lockwood Drive and no adjustment was warranted.

Sale 4 is located along Kelley Street. Kelley Street is also a primary thoroughfare in the area, consisting of a 6-lane, boulevard style roadway. Kelley Street is similar to Lockwood Drive and no adjustment was warranted.

Sale 5 is located along Homestead Road, north of Loop 610. Surrounding development is residential in nature with some commercial development. The comparable is inferior in location to the subject and an upward adjustment was warranted.

Size

The size adjustment addresses variance in the physical size of the comparables and that of the subject, as a larger parcel typically commands a lower price per unit than a smaller parcel. This inverse relationship is due, in part, to the principle of "economies of scale."

The subject property consists of 1.0002 acres (43,569 square feet) of land area. The sales range in size from 0.1515 of an acre to 4.400 acres. No market evidence has been found to indicate a size adjustment between the land sale comparables. No adjustments have been applied.

Shape/Depth

Sites with an irregular shape may limit development options. Irregular shapes can impact building placement and size as well. The subject site consists of an irregular shaped tract; however, the site is functional for development. The shapes of the land sales comparables support a similar highest and best use.

Corner Exposure

Tracts with major street influence tend to bring higher prices than otherwise comparable secondary street locations. Additionally, tracts featuring corner influence typically command higher prices in the market place, as opposed to interior locations. For retail users, the hard corner of an intersection may be marketed to a fairly large pool of small users (e.g. service stations, fast food restaurants, etc.) for sale.

The subject benefits from a corner location at the lighted intersection of Lockwood Drive and Kelley Street. The subject has good visibility and accessibility from both thoroughfares.

Sales 1, 2 and 5 feature mid-block locations, are inferior to the subject, and warranted upward adjustments.

Sales 3 and 4 are located on soft corners, intersections between a primary and secondary thoroughfare that do not include a signalized intersection. These sales benefit from access and visibility along two roadways; however, the intersections are not lighted. The comparables are inferior to the subject and upward adjustments have been made for this factor.

Utilities

The subject property has access to public utilities via the City of Houston. The sales are similar and no adjustments were warranted.

Floodplain

A property's location within flood zone areas is typically a negative factor due to the increased costs of raising improvements up out of the floodplain, as well as additional insurance costs associated with improvements. The subject property is wholly located within Zone AE, the 100-year floodplain.

Sales 1, 2, and 4 are also wholly within Zone AE/AO and are similar to the subject.

Sales 3 and 5 are outside of a flood hazard area and is superior to the subject. A downward adjustment was warranted.

Zoning

The highest and best use of sale comparables should be very similar to that of the subject property. When comparables with the same zoning as the subject are lacking or scarce, parcels with slightly different zoning, but a highest and use similar to that of the subject may be used as comparables. These comparables may require an adjustment for differences in utility if the market supports such adjustment.

The subject site is not zoned for a particular use. The sales are similar and no adjustments were warranted.

Summary of Adjustments

Presented on the following page is a summary of the adjustments made to the sale comparables. As noted earlier, these quantitative adjustments were based on our market research, best judgment, and experience in the appraisal of similar properties.

Land Sales Adjustment Grid

	Subject	Sale #1	Sale #2	Sale #3	Sale #4	Sale #5
Sale ID		1583864	1583689	1519118	1584009	1538958
Date of Value/Sale Date	3/14/2022	7/22/2021	6/30/2021	1/8/2021	7/20/2020	4/6/2018
Unadjusted Sale Price		\$80,000	\$55,000	\$145,000	\$130,000	\$675,000
Acres	1.6565	0.2617	0.1515	0.4013	0.4408	4.4000
Square Feet	72,157	11,400	6,600	17,482	19,200	191,664
Unadjusted Sale Price per Gross Acre		\$305,694	\$363,036	\$361,326	\$294,918	\$153,409
Unadjusted Sale Price per Gross Sq. Ft.		\$7.02	\$8.33	\$8.29	\$6.77	\$3.52
Transactional Adjustments						
Property Rights Conveyed	<i>Fee Simple</i>	<i>Fee Simple</i>	<i>Fee Simple</i>	<i>Fee Simple</i>	<i>Fee Simple</i>	<i>Fee Simple</i>
Adjustment		0%	0%	0%	0%	0%
Adjusted Sale Price		\$7.02	\$8.33	\$8.29	\$6.77	\$3.52
Financing Terms	<i>Cash to Seller</i>	<i>Cash to Seller</i>	<i>Cash to Seller</i>	<i>Cash to Seller</i>	<i>Cash to Seller</i>	<i>Cash to Seller</i>
Adjustment		0%	0%	0%	0%	0%
Adjusted Sale Price		\$7.02	\$8.33	\$8.29	\$6.77	\$3.52
Conditions of Sale	<i>Typical</i>	<i>Typical</i>	<i>Typical</i>	<i>Typical</i>	<i>Typical</i>	<i>Typical</i>
Adjustment		0%	0%	0%	0%	0%
Adjusted Sale Price		\$7.02	\$8.33	\$8.29	\$6.77	\$3.52
Expenditures After Sale		\$0	\$0	\$0	\$11,250	\$13,500
Adjustment		0%	0%	0%	8.7%	2.0%
Adjusted Sale Price		\$7.02	\$8.33	\$8.29	\$7.36	\$3.59
Market Conditions						
Elapsed Time from Date of Value		0.64 years	0.70 years	1.18 years	1.65 years	3.94 years
Market Trend Through	March-22	1.3%	1.4%	2.4%	3.3%	7.9%
Adjusted Sale Price		\$7.11	\$8.45	\$8.49	\$7.60	\$3.87
Physical Adjustments						
Location	5816 Lockwood Dr	5818 Wipprecht Street	0 Kelley St	6911 Hirsch Road	4909 Kelley St	7212 Homestead Rd
Adjustment		10%	0%	0%	0%	30%
Size	1.6565 acres	0.2617 acres	0.1515 acres	0.4013 acres	0.4408 acres	4.4000 acres
Adjustment		0%	0%	0%	0%	0%
Shape/Depth	<i>Irregular</i>	<i>Rectangular</i>	<i>Rectangular</i>	<i>Generally Rectangular</i>	<i>Rectangular</i>	<i>Rectangular</i>
Adjustment		0%	0%	0%	0%	0%
Corner Exposure	<i>Corner</i>	<i>Mid-Block</i>	<i>Mid-Block</i>	<i>Soft Corner</i>	<i>Soft Corner</i>	<i>Mid-Block</i>
Adjustment		10%	10%	5%	5%	10%
Flood Zone	<i>Zone AE</i>	<i>Zone AE</i>	<i>Zone AE</i>	<i>Zone X (Unshaded)</i>	<i>Zone AO</i>	<i>Zone X (unshaded)</i>
Adjustment		0%	0%	-10%	0%	-10%
Utilities	<i>Public utilities</i>	<i>Public utilities available</i>	<i>Public utilities available</i>	<i>Public utilities available</i>	<i>Public utilities available</i>	<i>Public available</i>
Adjustment		0%	0%	0%	0%	0%
Zoning	<i>Not Zoned</i>	<i>Not Zoned</i>	<i>Not</i>	<i>Not zoned</i>	<i>Not Zoned</i>	<i>Not Zoned</i>
Adjustment		0%	0%	0%	0%	0%
Net Adjustment		20%	10%	-5%	5%	30%
Adjusted Sale Price		\$8.53	\$9.30	\$8.07	\$7.98	\$5.03

LAND COMPARABLE 1

Property Identification

Address	5818 Wipprecht Street
City County State Zip	Houston, Harris County, Texas 77026
MSA	Houston
Tax ID	0651280610481
VPA Property/Sale ID	11225565/1583864



Transaction Data

Sale Status	Closed
Sale Date	7/22/2021
Grantor/Seller	David Wayne Thomas
Grantee/Buyer	Masoud Poshtiban, Mani Salashoor, and Richmed Development, LLC

Recording Number	RP-2021-418637
Property Rights	Fee Simple
Financing	Cash to Seller
Conditions of Sale	Typical
Days on Market	67
Sales Price	\$80,000

Adjusted Sales Price Indicators

Price per Gross Acre	\$305,682
Price per Gross SF	\$7.02

Property Description

Proposed Use	Commercial
Gross Land Area	0.262 Acres/11,400 SF
Frontage Feet	67
Street Access	Average
Visibility	Average
Corner/Interior	Mid-Block
Shape	Rectangular
Topography	Level
Utilities	Public utilities available
Drainage	Assumed adequate
Flood Hazard Zone	Zone AE
Zoning Code	Not Zoned

Remarks

This lot is located along Wipprecht Street, one lot south of Kelley Street. The buyer also purchased an adjacent tract to the north, along the south line of Kelley Street. The tract is wholly within the 100-year floodplain.

LAND COMPARABLE 2

Property Identification

Address	0 Kelley St
City County State Zip	Houston, Harris County, Texas 77026
MSA	Houston
Tax ID	0651280610445
VPA Property/Sale ID	11225300/1583689



Transaction Data

Sale Status	Closed
Sale Date	6/30/2021
Grantor/Seller	David Wayne Thomas and spouse, Madhanit Eshetu Masoud Poshtiban, Mani Salahshoor, and Richmed Development, LLC
Grantee/Buyer	
Recording Number	RP-2021-376035
Property Rights	Fee Simple
Financing	Cash to Seller
Conditions of Sale	Typical
Days on Market	34
Sales Price	\$55,000

Adjusted Sales Price Indicators

Price per Gross Acre	\$362,988
Price per Gross SF	\$8.33

Property Description

Proposed Use	Commercial
Gross Land Area	0.152 Acres/6,600 SF
Frontage Feet	67
Street Access	Average
Visibility	Average
Corner/Interior	Mid-Block
Shape	Rectangular
Topography	Level
Utilities	Public utilities available
Drainage	Assumed adequate
Flood Hazard Zone	Zone AE
Zoning Code	Not Zoned

Remarks

This lot is located along the south line of Kelley Street, just east of Wipprecht Street. The buyer also purchased the adjacent lot to the south. The tract is wholly within the 100-year floodplain.

LAND COMPARABLE 3

Property Identification

Address	6911 Hirsch Road
City County State Zip	Houston, Harris County, Texas 77016
MSA	Houston
Tax ID	0710750060033
VPA Property/Sale ID	11122654/1519118

Transaction Data

Sale Status	Closed
Sale Date	1/8/2021
Grantor/Seller	Mohammed Ahmed
Grantee/Buyer	Toledanos Concrete, LLC
Recording Number	RP-2021-15434
Property Rights	Fee Simple
Financing	Cash to Seller
Conditions of Sale	Typical
Days on Market	339
Sales Price	\$145,000

Adjusted Sales Price Indicators

Price per Gross Acre	\$361,299
Price per Gross SF	\$8.29



Property Description

Gross Land Area	0.401 Acres/17,482 SF
Frontage Feet	138
Depth	127.50
Street Access	Average
Visibility	Average
Corner/Interior	Soft Corner
Shape	Generally Rectangular
Topography	Level
Utilities	Public utilities available
Drainage	Assumed adequate
Flood Hazard Zone	Zone X (Unshaded)
Zoning Code	Not zoned

Remarks

This property is one lot removed from the lighted intersection of Hirsch Road with Bennington approximately one mile north of North Loop/Interstate 610 and approximately half a mile east of Eastex Freeway/US Highway 59.

LAND COMPARABLE 4

Property Identification	
Address	4909 Kelley St
City County State Zip	Houston, Harris County, Texas 77026
MSA	Houston
Tax ID	0651290650520 and 0651290650521
VPA Property/Sale ID	11225789/1584009



Transaction Data	
Sale Status	Closed
Sale Date	7/20/2020
Grantor/Seller	Rosalind Covington
Grantee/Buyer	May Carriers LLC
Recording Number	RP-2020-322618
Property Rights	Fee Simple
Financing	Cash to Seller
Conditions of Sale	Typical
Days on Market	263
Sales Price	\$130,000
Post-Sale Exp. Adj.	\$11,250
Adjusted Sales Price	\$141,250

Property Description	
Proposed Use	Commercial
Gross Land Area	0.441 Acres/19,200 SF
Frontage Feet	130
Street Access	Average
Visibility	Average
Corner/Interior	Soft Corner
Shape	Rectangular
Topography	Level
Utilities	Public utilities available
Drainage	Assumed adequate
Flood Hazard Zone	Zone AO
Zoning Code	Not Zoned

Adjusted Sales Price Indicators	
Price per Gross Acre	\$320,462
Price per Gross SF	\$7.36

Remarks
 This was a sale of 2 adjacent lots at the northwest corner of Kelley Street and Lavender Street. The tract was improved with an old automobile shop; however, the listing agent indicated the improvements contributed minimal value to the sale. Demolition costs of \$11,250 (\$5.00/sf) have been added. The buyer intended to use the lot for truck parking.

LAND COMPARABLE 5

Property Identification

Address	7212 Homestead Rd.
City County State Zip	Houston, Harris County, Texas 77028
MSA	Houston
Neighborhood	Houston - Northeast Houston
Tax ID	0660290080003, 0660290080002
VPA Property/Sale ID	11154281/1538958



Transaction Data

Sale Status	Closed
Sale Date	4/6/2018
Grantor/Seller	Mary G Robertson
Grantee/Buyer	Wesley Methodist Church
Recording Number	201800147303
Property Rights	Fee Simple
Financing	Cash to Seller
Conditions of Sale	Typical
Days on Market	2535
Sales Price	\$675,000
Post-Sale Exp. Adj.	\$13,500
Non-Realty Items Adj.	\$0
Adjusted Sales Price	\$688,500

Adjusted Sales Price Indicators

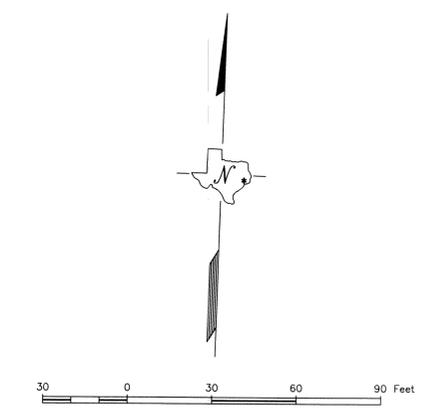
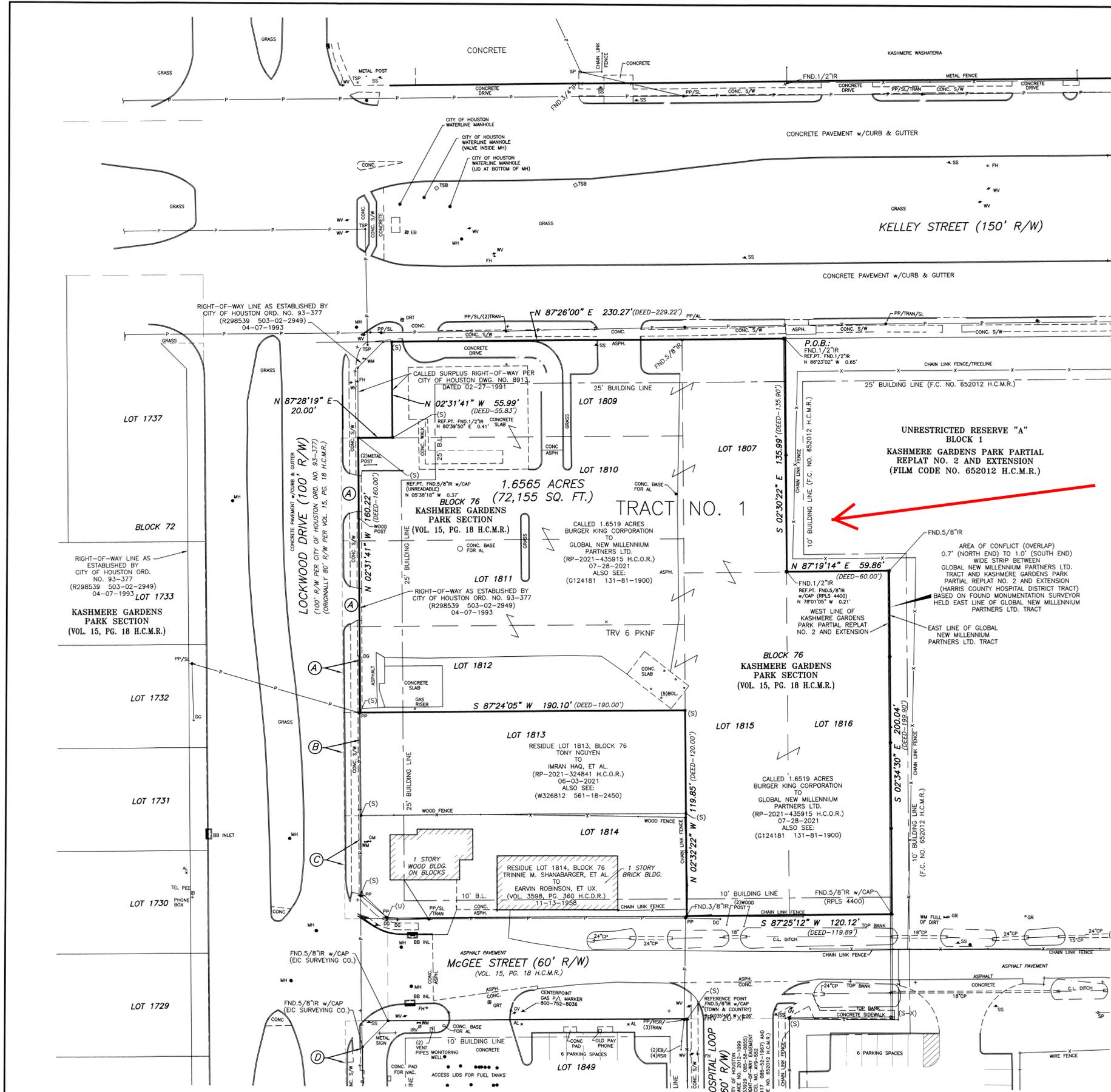
Price per Gross Acre	\$156,477
Price per Gross SF	\$3.59

Property Description

Proposed Use	Religious facility
Gross Land Area	4.400 Acres/191,664 SF
Usable Land Area	4.400 Acres/191,664 SF
Frontage Feet	380
Depth	500.00
Street Access	Average
Rail Access	No
Water/Port Access	No
Visibility	Average
Corner/Interior	Mid-Block
Shape	Rectangular
Topography	Level
Utilities	Public available
Drainage	Appears adequate for development
Flood Hazard Zone	Zone X (unshaded)
Zoning Code	Not Zoned

Remarks

This is an arm's length transaction of real property in Harris County, Texas. All utilities are available and at the site. The parcel is located within Flood Zone X (unshaded) and outside the 100-year floodplain. There were no conditions of sale that impacted the purchase price. The property was improved with two single family residences at the time of sale that contributed no value to the site. Demolition costs of \$13,500 (\$5.00/sf) have been added to the sale price. The buyer intends to construct a religious facility on the site.



DATE: 01/20/2021
 MICHAEL A. den UIJL R.P.L.S. No. 5698

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND ON 12-17-2021 AND THAT THIS DRAWING SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS CODE OF PROFESSIONAL LAND SURVEYING STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY.

THIS CERTIFICATION IS REVOKED AND THE SURVEY NULL AND VOID IF THIS DOCUMENT IS ALTERED IN ANY MANNER, OR DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE OF THE SURVEYOR.

Tract 1

- LEGEND**
- (S-X) SET "X" IN CONCRETE
 - (S-PK) SET P-K NAIL IN ASPHALT
 - (S) SET 5/8" IRON ROD w/CAP STAMPED "C.L. DAVIS RPLS 4464"
 - (S-1) SET 1/2" IRON ROD w/CAP STAMPED "C.L. DAVIS RPLS 4464"
 - (F) FND. 5/8" IRON ROD w/CAP STAMPED "C.L. DAVIS RPLS 4464"

- LEGEND**
- P OVERHEAD POWER
 - D DOWN GUY
 - IN INLET
 - MH MANHOLE
 - PP POWER POLE
 - FH FIRE HYDRANT
 - GV GATE VALVE
 - SS STREET SIGN
 - TL TELEPHONE ENCLOSURE

DEED TABLE

(A)	BURGER KING CORPORATION TO CITY OF HOUSTON (P203172 104-52-0663) 03-02-1993
(B)	EASEMENT FOR STREET AND ROAD PURPOSES (CALLED 600 SQ.FT.) CARLOS DUANE ROBINSON TO CITY OF HOUSTON (N056605 029-08-2373) 01-31-1991
(C)	EASEMENT FOR STREET AND ROAD PURPOSES (CALLED 712 SQ.FT.) OLA MAE ROBINSON TO CITY OF HOUSTON (M930776 195-61-2130) 10-01-1990
(D)	JUDGMENT IN ABSENCE OF OBJECTIONS (CALLED 1,312 SQ.FT.) CITY OF HOUSTON VS. ZAKOIL INTERNATIONAL, INC. (S170858 510-47-2206) 06-15-1995

ABBREVIATIONS

A/C	AIR CONDITIONING
AL	AREA LIGHT
ASPH.	ASPHALT
BOL	BOLLARD
C/O	CLEANOUT
CATV	CABLE TV
CMP	CORRUGATED METAL PIPE
COH	CITY OF HOUSTON
COM.	COMMUNICATION
CONC.	CONCRETE
COV	COVERED
CPP	CORRUGATED PLASTIC PIPE
DC	DOWN GUY
DS	ROOF DRAIN
EB	ELECTRIC BOX
ELC.	ELECTRIC EQUIPMENT
EMH	CENTERPOINT ENERGY MANHOLE
ER	ELECTRIC RISER
FL	FIRE HYDRANT
GM	GROUND LIGHT
GM	GAS METER
GR	GAS VALVE
GV	GATE VALVE
IP	IRON PIPE
IRV	IRON ROD
MH	IRIGATION VALVE
PP	MANHOLE
PP	METAL PIPE
(P.P.)	PER PLAN
PED.	PEDESTAL
PLAS.	PLASTIC
PP	POWER POLE
RGR	GRATE INLET
RGR	GRATE INLET
SAN.	SANITARY
SBC	SOUTHWESTERN BELL COMMUNICATION
SL	STREET LIGHT
SP	SERVICE POLE
SS	STREET SIGN
STM.	STORM
TEL.	TELEPHONE ENCLOSURE
TEL.	TELEPHONE ENCLOSURE
TEL.	TELEPHONE MARKER SIGN
TMH	TELEPHONE MANHOLE
TP	TELEPHONE POLE
TRAN.	TRANSFORMER
TSB	TRAFFIC SIGNAL BOX
TSP	TRAFFIC SIGNAL POLE
WF	WATER FAUCET
WM	WATER MAIN
WMV	WATER METER VAULT
WV	WATER VALVE
WR	WATER RISER
C.L.F.	CHAIN LINK FENCE
W.I.F.	WROUGHT IRON FENCE

- NOTES:**
- THE SURVEYOR HAS RELIED ON THE COMMITMENT FOR TITLE INSURANCE ISSUED BY [COMPANY, C.F. NO. DATED] WITH REGARD TO RECORD ENCUMBRANCES. THE PROPERTY SURVEYED IS THAT DESCRIBED IN SCHEDULE A OF SAID COMMITMENT AND THE EASEMENTS, RIGHTS-OF-WAY OR OTHER MATTERS LISTED IN SCHEDULE B ARE SHOWN HEREON TO THE EXTENT THAT SUCH ITEMS CAN BE LOCATED OR PLOTTED.
 - THE BASIS OF BEARINGS SHOWN IS REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE 4204.
 - THE SUBJECT PROPERTY SHOWN HEREON IS LOCATED IN ZONE AO (DEPTHS 1 & 2) AND ZONE AE, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 48201C0680L DATED 06-18-2007 AND MAP NO. 48201C0690N DATED 01-06-2017. THIS DETERMINATION HAS BEEN MADE BY SCALING THE PROPERTY ON THE REFERENCED MAP AND IS NOT A RESULT OF AN ELEVATION SURVEY.
 - THE BUILDINGS OR IMPROVEMENTS SHOWN HEREON REPRESENT THE OUTLINE AT GROUND SURFACE LEVEL, UNLESS OTHERWISE NOTED.
 - THE UTILITY APPURTENANCES (i.e., utility poles, inlets, etc.) SHOWN HEREON ARE THOSE VISIBLE AT THE TIME OF SURVEY AND ARE NOT COMPLETE. SURVEYOR UNABLE TO OBTAIN SITE UTILITY PLANS TO COMPLETE UNDERGROUND UTILITIES.
 - FUTURE DEVELOPMENT OF THIS SITE IS SUBJECT TO CITY OF HOUSTON ORDINANCE NO. 1999-262, ADOPTED BY THE CITY OF HOUSTON RELATING TO RULES, REGULATIONS, PROCEDURES AND DESIGN STANDARDS FOR DEVELOPMENT AND PLATTING AND PROVIDING FOR THE ESTABLISHING OF BUILDING SET-BACK LINES.
 - THIS SURVEY PLAN IS ACCOMPANIED BY A SEPARATE METES AND BOUNDS DESCRIPTION PER TEXAS BOARD OF PROFESSIONAL LAND SURVEYOR'S "GENERAL RULES OF PROCEDURES AND PRACTICES" SECTION 663.19(9).
 - PORTION OF MCGEE STREET, TROOST STREET, AND HOFFMAN ROAD WERE ABANDONED BY CITY OF HOUSTON ORDINANCE NO. 2012-1099 RECORDED IN 20130033929 H.C.O.R.

TRACT NO. 1

C.L. DAVIS & CO. 1500 WINDING WAY, FRIENSDWOOD, TEXAS 77546
 LAND SURVEYING FIRM NO. 10082000

LAND TITLE SURVEY

1.6565 ACRES BEING ALL OF LOTS 1815 AND 1816 AND PORTION OF LOTS 1807, 1809, 1810, 1811 & 1812 BLOCK 76 KASHMERE GARDENS PARK SECTION (VOL. 15, PG. 18 H.C.M.R.) HOUSTON, HARRIS COUNTY, TEXAS COUNTY PROJECT NO.

TRACT NO.	OWNER	VESTING DEED O.P.R.R.P.H.C.T.	EXISTING ACREAGE	TAKE/ESMT. AREA	REMAINDER
TRACT #1	GLOBAL NEW MILLENNIUM PARTNERS LTD.	RP-2021-435915	1.6565 AC. (72,155 SQ.FT.)	1.6565 AC. (72,155 SQ.FT.)	0.0000 AC. (0 SQ.FT.)

DATE: 12-20-2021 SCALE: 1" = 30' JOB NO.: 11-999-2021
 DWG FILE: 11-999-2020-BASE