

TOPOGRAPHIC SURVEY FOR 0 LAKE CREEK PARKWAY PEARLAND, TEXAS

MANHOLE - 1	MANHOLE - 2	MANHOLE - 3	MANHOLE - 4
SANITARY	STORM	SANITARY	SANITARY
RIM EL: 55.53'	RIM EL: 55.97'	RIM EL: 56.39'	RIM EL: 56.38'
12" PVC	18" RCP	12" PVC	18" PVC
N FL: 45.03'	N FL: 50.91'	N FL: 43.09'	W FL: 34.89'
S FL: 44.09'	24" RCP	18" PVC	E FL: 34.94'
W ₁ FL: 44.20'	W FL: 50.88'	W FL: 34.56'	
E ₁ FL: 48.71'	E FL: 49.65'	E FL: 34.49'	
E ₂ FL: 48.78'			

DROP INLET - 1	DROP INLET - 2	DROP INLET - 3
RIM EL: 55.40'	RIM EL: 55.36'	RIM EL: 54.95'
12" RCP	12" RCP	18" RCP
S FL: 53.15'	N FL: 51.40'	S FL: 51.43'
	S FL: 51.43'	W FL: 51.38'
	W FL: 51.38'	
DROP INLET - 4	DROP INLET - 5	DROP INLET - 6
RIM EL: 55.15'	RIM EL: 55.26'	RIM EL: 55.26'
18" RCP	12" RCP	18" RCP
N FL: 50.64'	N FL: 49.75'	N FL: 51.56'
24" RCP	24" RCP	S FL: 51.51'
W FL: 50.65'	W FL: 49.73'	24" RCP
E FL: 50.48'	E FL: 49.71'	E FL: 51.52'

BASIS OF BEARINGS:
NORTH 13°58'39" WEST, BEING THE EASTERLY LINE OF LOT D, LAKE CREEK RANCH COMMERCIAL SUBDIVISION SITE 18B AS SHOWN BY PLAT THEREOF RECORDED IN C.C.F.N. 2007035195, HARRIS COUNTY, TEXAS.

FLOOD NOTE:
AS SCALED FROM FLOOD INSURANCE RATE MAP No. 48039C0010L, DATED 09-22-99, ZONE "AE". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
THIS TRACT LIES IN THE 100 YEAR FLOOD ZONE.

BENCHMARK INFORMATION:
HARRIS COUNTY FLOOD CONTROL DISTRICT BENCHMARK No. 010195.
BEING A HARRIS COUNTY FLOOD CONTROL DISTRICT ROD IN SLEEVE LOCATED ON THE CAMPUS OF SYNTech INC. ~150' SOUTHEAST OF OFFICE BUILDING.

ELEVATION: 57.39' (NAVD 88)

ASSESSOR'S PARCEL INFORMATION AND ADDRESS:
200-703-5195 (HARRIS COUNTY APPRAISAL DISTRICT)
0 LAKE CREEK PARKWAY
CYPRESS, TEXAS 77584

REFERENCES:
C.C.F.N.: 2007035195, HARRIS COUNTY, TEXAS

LEGAL DESCRIPTION

BEING A 0.671 ACRE TRACT OF LAND OUT OF THE L.F. ROBERTA SURVEY, A-226 AND BEING PORTION OF LOT D, OF LAKE CREEK RANCH COMMERCIAL SUBDIVISION NO. 18B, A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN COUNTY CLERK'S FILE NUMBER (C.C.F.N.) 2007035195, HARRIS COUNTY, TEXAS, FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID LOT D, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT E OF SAID SUBDIVISION, SAID IRON ROD LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF FM 2234 COMMONLY KNOWN AS LAKE CREEK PARKWAY (160.00 WIDE);

THENCE SOUTH 76°00'51" WEST ALONG THE NORTHERLY RIGHT-OF-WAY OF SAID FM 2234, 7.27 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, AND FROM WHICH A FOUND 5/8-INCH IRON ROD BEARS NORTH 49°00'47" WEST, 0.22 FEET;

THENCE WESTERLY, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID FM 2234, A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 03°15'44", A RADIUS OF 1,829.86 FEET, A LENGTH OF 104.19 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 77°38'43" WEST, 104.17 FEET TO A 5/8-INCH IRON ROD WITH CAP SET FOR A SOUTHWESTERLY CORNER HEREOF;

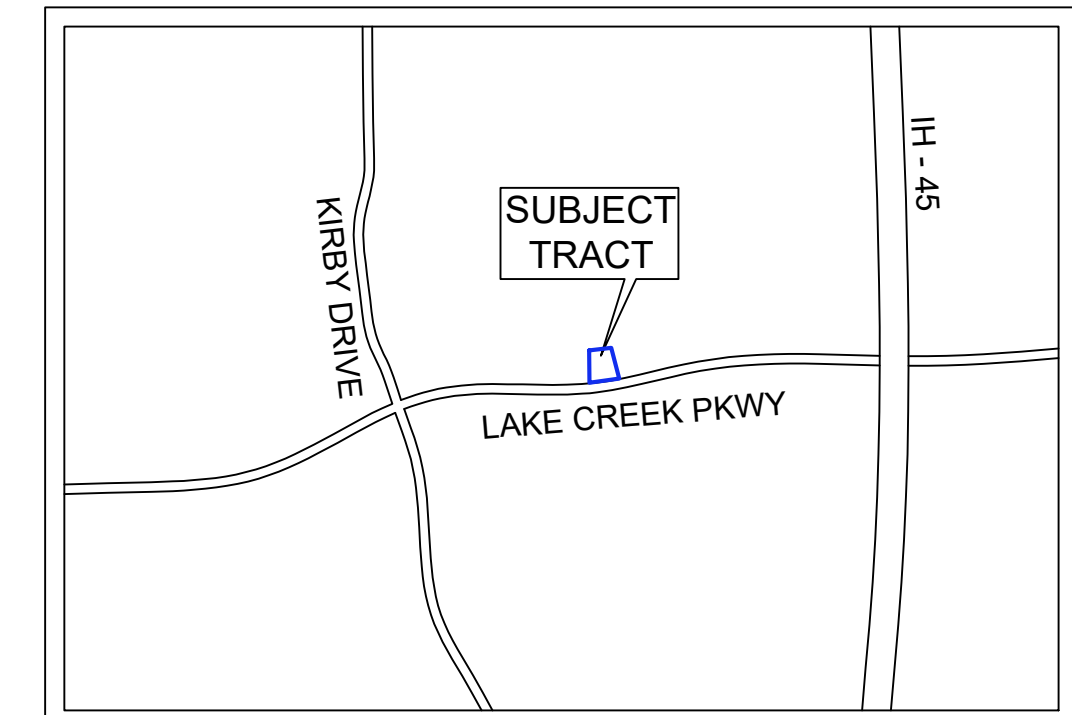
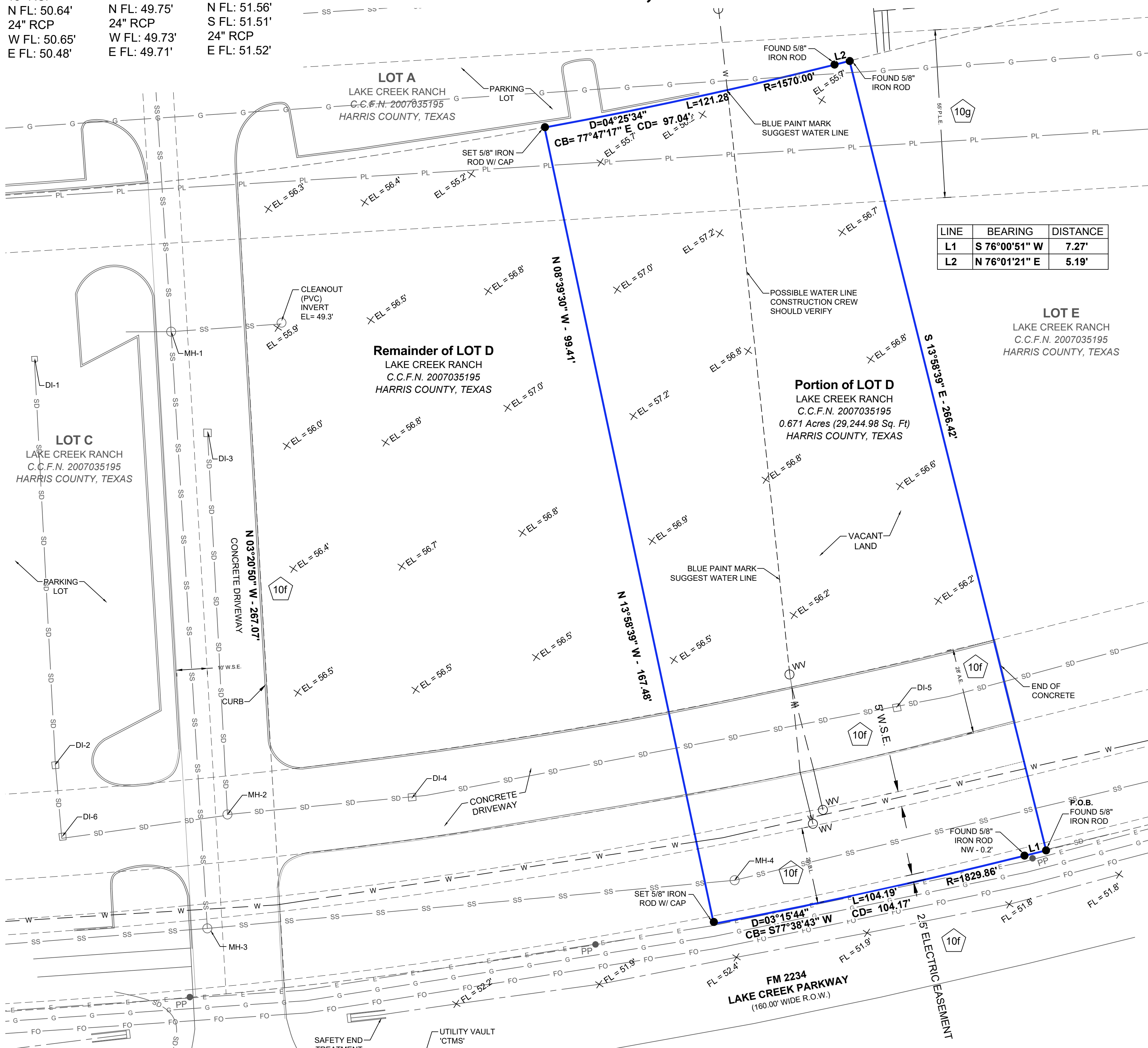
THENCE NORTH 13°58'39" WEST OVER AND ACROSS SAID LOT D, 167.48 FEET TO A 5/8-INCH IRON ROD WITH CAP SET FOR AN ANGLE POINT HEREOF;

THENCE NORTH 08°39'30" WEST, CONTINUING ACROSS SAID LOT D, 99.41 FEET TO A POINT IN A CURVE, ALSO BEING IN THE NORTHERLY LINE OF SAID LOT D, AND A 5/8-INCH IRON ROD WITH CAP SET FOR A NORTHWESTERLY CORNER HEREOF;

THENCE EASTERLY, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID LOT D AND THE SOUTHERLY LINE OF LOT A OF SAID SUBDIVISION, A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 04°25'34", A RADIUS OF 1,570.00 FEET, A LENGTH OF 121.28 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 77°47'17" EAST, 97.04 FEET TO A 5/8-INCH IRON ROD WITH CAP FOUND FOR A NORTHERLY CORNER HEREOF;

THENCE NORTH 76°01'21" EAST, 5.19 FEET TO A 5/8-INCH IRON ROD FOUND FOR A NORTHEASTERLY CORNER HEREOF;

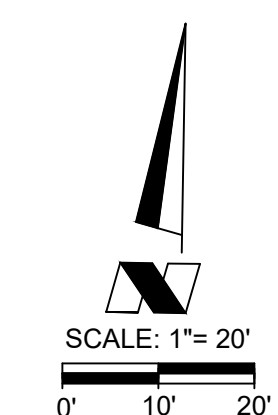
THENCE SOUTH 13°58'39" EAST, DEPARTING THE SOUTHERLY LINE OF SAID LOT A, 266.42 FEET TO A POINT IN THE NORTHERLY RIGHT-OF-WAY LINE OF SAID FM 2234, THE POINT OF BEGINNING, CONTAINING 0.671 ACRES (29,244.98 SQUARE FEET) OF LAND MORE OR LESS.



VICINITY MAP
NOT TO SCALE

LEGEND:

C.C.F.N. - COUNTY CLERK'S FILE NUMBER	P.L.E. - PIPELINE EASEMENT
R.O.W. - RIGHT-OF-WAY	MH - MANHOLE
P.O.B. - POINT OF BEGINNING	DI - DROP INLET
B.L. - BUILDING LINE	FO - FIBER OPTIC LINE
A.E. - ACCESS EASEMENT	G - GAS LINE
WV - WATER VALVE	E - OVERHEAD ELECTRIC LINE
W.S.E. - WATER AND SEWER EASEMENT	PP - POWER POLE
	• - MONUMENTATION AS NOTED



TITLE COMMITMENT NOTES:

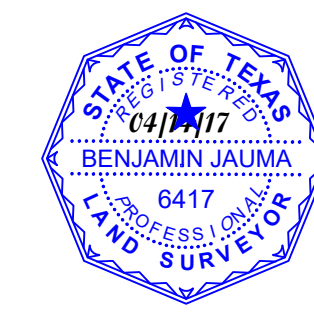
THE SURVEY WAS MADE IN RELIANCE UPON THAT CERTAIN COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY UNDER COMMITMENT NUMBER GF: 181098-HP, DATED MAY 13, 2016, AND ISSUED MAY 18, 2016. ONLY THOSE EXCEPTIONS LISTED IN SAID TITLE COMMITMENT G.F. 181098-HP, SCHEDULE 'B' WERE CONSIDERED FOR THIS SURVEY AND RE-LISTED BELOW TO CORRESPOND TO ITEM LETTERS AND/OR NUMBERS IN SAID TITLE REPORT.

- 10f AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: 2.5 FOOT ELECTRIC EASEMENT ALONG THE SOUTH PROPERTY LINE
RECORDED: VOLUME 2007, PAGE 35195, MAP RECORDS OF HARRIS COUNTY, TEXAS
AFFECTS A PORTION OF SUBJECT PROPERTY AS SHOWN HEREOF.
- 10f AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: 25 FOOT WATER AND SEWER EASEMENT ALONG THE SOUTH PROPERTY LINE WITH AN ADDITIONAL 5 FOOT EASEMENT NORTHERLY THEREOF
RECORDED: VOLUME 2007, PAGE 35195, MAP RECORDS OF HARRIS COUNTY, TEXAS
AFFECTS A PORTION OF SUBJECT PROPERTY AS SHOWN HEREOF.
- 10f AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: 28 FOOT ACCESS EASEMENT OVER AND ACROSS THE SOUTH PORTION ON LOT
RECORDED: VOLUME 2007, PAGE 35195, MAP RECORDS OF HARRIS COUNTY, TEXAS
AFFECTS A PORTION OF SUBJECT PROPERTY AS SHOWN HEREOF.
- 10f AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: 25 FOOT BUILDING LINE ALONG THE SOUTH PROPERTY LINE
RECORDED: VOLUME 2007, PAGE 35195, MAP RECORDS OF HARRIS COUNTY, TEXAS
AFFECTS A PORTION OF SUBJECT PROPERTY AS SHOWN HEREOF.
- 10f AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
GRANTED TO: UNITED GAS
PURPOSE: PIPELINE EASEMENT
RECORDED: VOLUME 490, PAGES 493, 495, 501, 502, 517, 519; VOLUME 572, PAGE 522, 526, 528; VOLUME 491, PAGE 90; VOLUME 574, PAGE 314, DEED RECORDS OF HARRIS COUNTY, TEXAS
AFFECTS A PORTION OF SUBJECT PROPERTY AS SHOWN HEREOF.

ACTION SURVEYING 10210 FUQUA STREET HOUSTON, TEXAS 77089 713-941-8600 TX FIRM: 10133600 www.actionsurveying.com	
REVISIONS	
DRAWN BY: SW	PROJ. MGR.: BJ
DATE: 06/01/16	
JOB#: 10893	SHEET 1 OF 1
FILENAME: E:\DWG\10893 ARBYS PEARLAND.DWG	

This is to certify that, I have on this date made a careful and accurate survey on the ground of the subject property. The plat herein is correct and an accurate representation of the property lines and dimensions area as indicated, and except as shown there are no visible and apparent encroachments or protrusions on the ground.

Benjamin J. Jauma
Benjamin J. Jauma
Registered Professional Land Surveyor
Registration No. 6417



TOPOGRAPHIC SURVEY FOR 0 LAKE CREEK PARKWAY PEARLAND, TEXAS

BEING A 0.671 ACRES (29,244.98 SQUARE FEET) OF LAND SITUATED IN THE L.F. ROBERTA SURVEY, A-226, ALSO BEING A PORTION OF LAKE CREEK RANCH COMMERCIAL SITE NO. 18B, C.C.F.N. 2007035195
CITY OF CYPRESS
HARRIS COUNTY, TEXAS