






Date: Mar 12, 2020, 3:21pm User ID: FFunes
File: K:\Survey\Survey20\49026-20\49026-20 BS.dwg

SYMBOL LEGEND	
	CURB INLET
	FIRE HYDRANT
	GUY GUY ANCHOR
	ADVERTISING/ROAD/UTILITY SIGN WITH DESCRIPTION
	UTILITY POLE

LINE LEGEND	
	CHAIN LINK FENCE
	OVERHEAD ELECTRIC

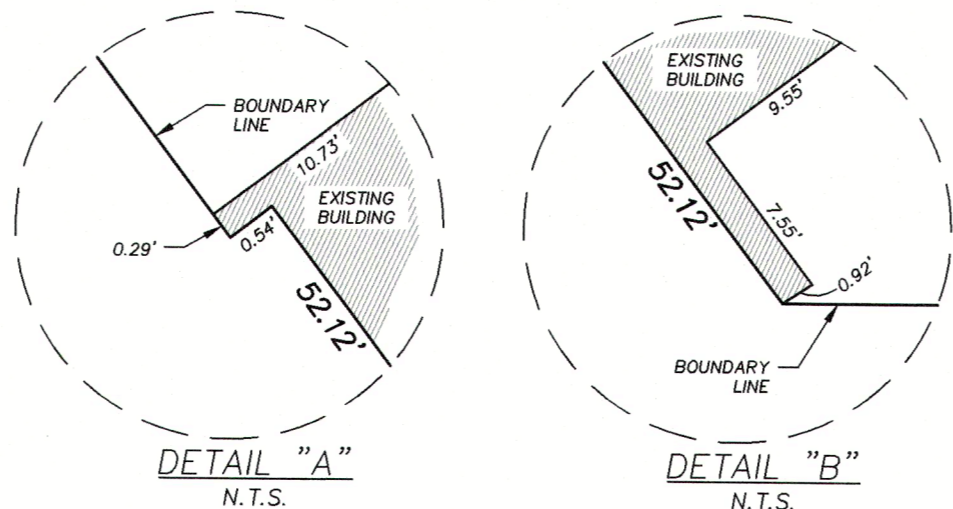
DEED/PLAT REFERENCE

HCCF NO.	HARRIS COUNTY CLERK'S FILE NUMBER
HCDR	HARRIS COUNTY DEED RECORDS
HCMR	HARRIS COUNTY MAP RECORDS
FC NO.	FILM CODE NUMBER

	BOUNDARY LINE
	EXISTING EASEMENT LINE
	ADJOINER LINE
	SET 5/8" I.R.(PD)
	FOUND

LEGEND

CONC.	CONCRETE
FD.	FOUND
I.R.	IRON ROD
(PD)	PAPE-DAWSON CAP
P.O.B.	POINT OF BEGINNING
PG.	PAGE
VOL.	VOLUME



NOTES:

- The bearings for this survey are based on the Texas Coordinate System of 1983, South Central Zone from the North American Datum of 1983 (NA2011) epoch 2010.00.
- Illustrated utilities are based on found visible evidence. The location and depth of existing utilities should be field verified before construction. The surveyor does not have knowledge as to the availability of service to, or the status of the utilities on this site.
- The subject property is within the following flood zone(s) as depicted on the Federal Emergency Management Agency (F.E.M.A.) Flood Insurance Rate Map Number 48201C0890M, dated May 2, 2019 for Harris County, Texas and incorporated areas. This data is available on the website www.msc.fema.gov. ZONE X (unshaded), defined as: "Other Areas; Areas determined to be outside 0.2% annual chance floodplain."
- This survey was performed in conjunction with the "Commitment for Title Insurance" issued by Fidelity National Title Insurance Company, Commitment G.F. No. OH-7655-1076552000050-SA, issued on February 11, 2020 and effectively dated on February 3, 2020. (see chart shown hereon for specific items).
- 5/8" iron rod with cap marked "Pape-Dawson" to be set at subject property corners unless noted otherwise.
- The surveyor did not research the mineral title of the subject property, nor any existing oil & gas leases which may affect the use of said property.
- No Parking and/or building were present at the time of survey.

FIDELITY NATIONAL TITLE INSURANCE COMPANY			
COMMITMENT G.F. NO. OH-7655-1076552000050-SA		EFFECTIVE: FEBRUARY 3, 2020	
SCHEDULE 'B' ITEM NO.		ISSUED: FEBRUARY 11, 2020	
RECORDING INFORMATION	DESCRIPTION	ENCUMBRANCE	
10. b VOL. 2286, PG. 369 HCDR	10' SANITARY SEWER EASEMENT	APPLIES, AS SHOWN	
10. c VOL. 4994, PG. 381 HCDR	H.L. & P. CO. EASEMENT	APPLIES, AS SHOWN	
10. d CSJ NO. 271-16-9 SHEET NO. 26	CONTROL ACCESS	APPLIES, NOT SHOWN	

I, James B. McAllister, Jr., a Registered Professional Land Surveyor of the State of Texas, certify to: P&G Acquisitions, LLC, Silver Knight Holdings, LP, Charter Title Company and Fidelity National Title Insurance Company.

This map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 8, 9, 13 and 16 of Table A thereof. The field work was completed on March 10, 2020.

James B. McAllister, Jr.
James B. McAllister, Jr.
Registration No. 5717
This 13th day of March 2020



JOB NO. 49026-20

DATE MARCH 2020

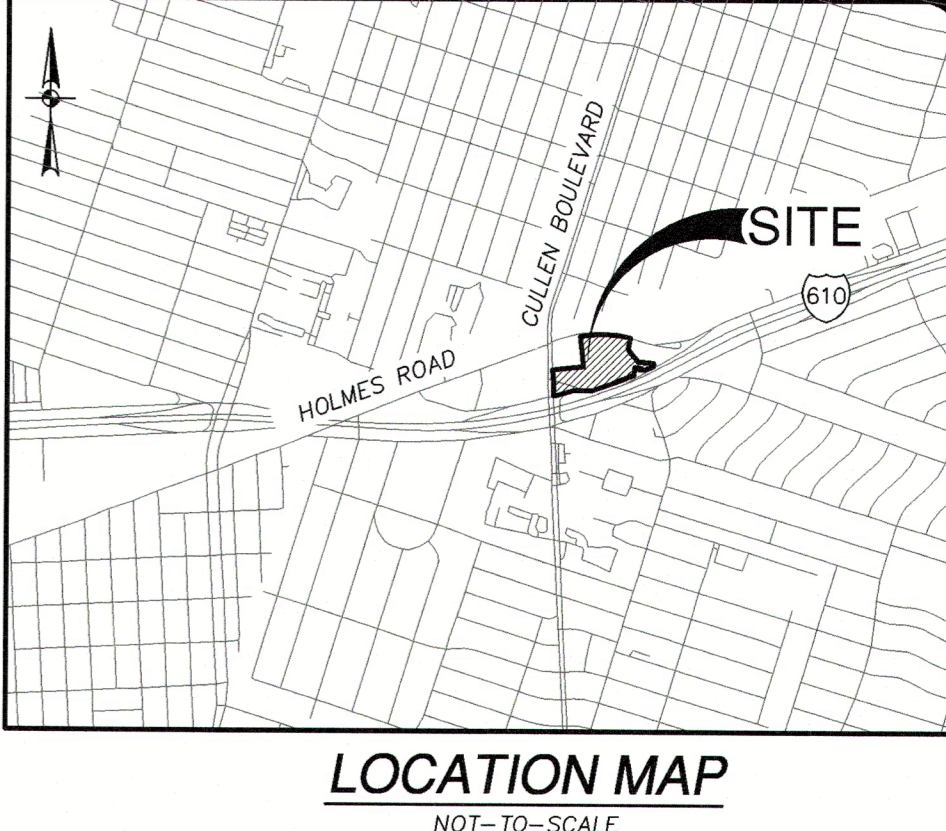
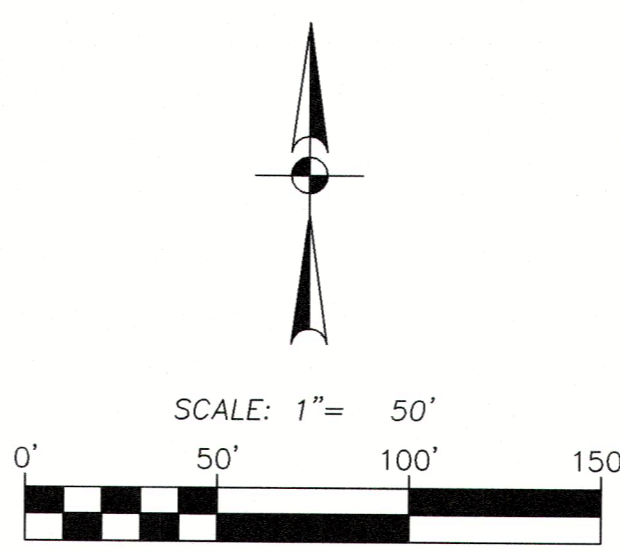
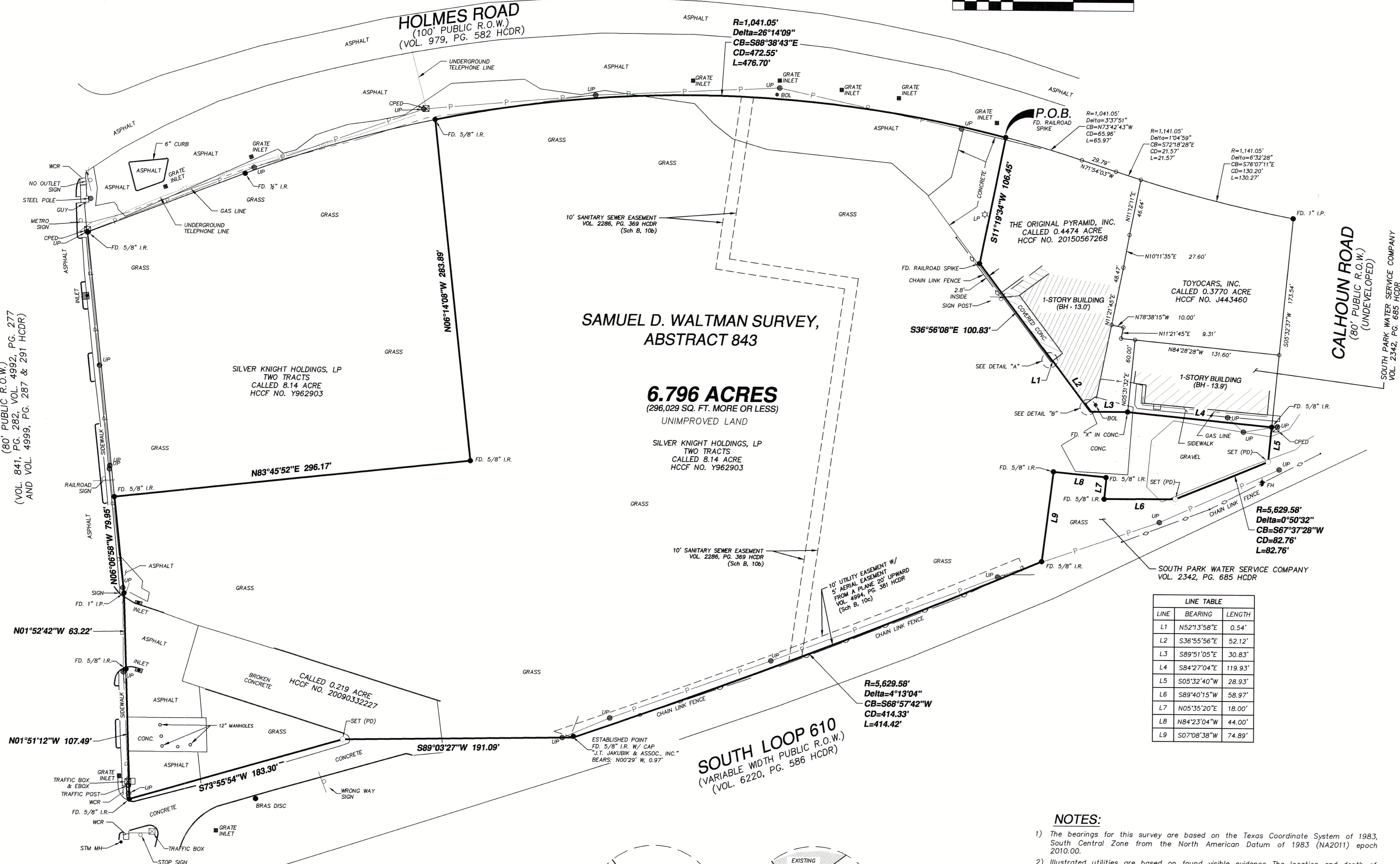
CHECKED JBM DRAWN FF

CIVIL JOB NO. ---

REFERENCE: ---

SHEET 1 OF 1

CULLEN BLVD.
(80' PUBLIC R.O.W.)
(VOL. 841, PG. 282, VOL. 4992, PG. 277
AND VOL. 4999, PG. 287 & 291 HCDR)



METES AND BOUNDS DESCRIPTION FOR
A 6.796 acre, or 296,029 square feet more or less, tract of land, being a portion of a called 8.14 acre tract of land conveyed to Silver Knight Holdings, LP as described in a deed recorded in Clerk's File No. Y962903 of the Official Public Records of Real Property of Harris County, Texas, and all of a called 0.219 acre tract of land conveyed to Silver Knight Holdings, LP as described in a deed recorded in Clerk's File No. 20090332227 of the Official Public Records of Real Property of Harris County, Texas, situated in the Samuel D. Waltman Survey, Abstract 843, in the City of Houston, Harris County, Texas, said 6.796 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System of 1983, South Central Zone from the North American Datum of 1983 (NA2011) epoch 2010.00:

BEGINNING: At a rail road spike found for the northeast corner of said 8.14 acre tract and the northwest corner of a called 0.4474 acre tract of land conveyed to The Original Pyramid, Inc. as described in a deed recorded in Clerk's File No. 20150567268 of the Official Public Records of Real Property of Harris County, Texas and being on the south right-of-way line of Holmes Road (100 foot wide) as recorded under Volume 979, Page 582 of the Harris County Deed Records;

THENCE: S 11°19'34" W, departing said south right-of-way line and along the west line of said 0.4474 acre tract, a distance of 106.45 feet to a rail road spike found for an interior corner of the herein described tract and the southwest corner of said 0.4474 acre tract;

THENCE: S 36°56'08" E, a distance of 100.83 feet to a point at a building corner for corner;

THENCE: N 52°13'58" E, along and with building line, a distance of 0.54 feet to a point at a building corner for corner;

THENCE: S 36°55'56" E, continuing along and with building line, a distance of 52.12 feet to a point at a building corner for a southern angle point for said 0.4474 acre tract;

THENCE: S 89°51'05" E, departing said building line, a distance of 30.83 feet to an "X" found in concrete for an angle point of the herein described tract and the southeast corner of said 0.4474 acre tract and the southwest corner of a tract of land conveyed to South Park Water Service Company as described in a deed recorded in Volume 2342, Page 685 of the Deed Records of Harris County, Texas;

THENCE: S 84°27'04" E, along the south line of said South Park Water Service Company tract, a distance of 119.93 feet to a 5/8 inch iron rod found for the most southerly northeast corner of the herein described tract and on the west right-of-way line of Calhoun Road (80 foot wide);

THENCE: S 05°32'40" W, along said west right-of-way line, a distance of 28.93 feet to a 5/8 inch iron rod with a yellow cap marked "Pape-Dawson" to be set for the southeast corner of the herein described tract and being on the north right-of-way line of IH-610 (width varies) Volume 6520, Page 586 of the Official Public Records of Real Property of Harris County, Texas;

THENCE: S 05°32'40" W, along said west right-of-way line, a distance of 28.93 feet to a 5/8 inch iron rod with a yellow cap marked "Pape-Dawson" to be set for the southeast corner of the herein described tract and being on the north right-of-way line of IH-610 (width varies) Volume 6520, Page 586 of the Official Public Records of Real Property of Harris County, Texas;

THENCE: S 89°40'15" W, departing said north right-of-way line and along said common line, a distance of 58.97 feet to a 5/8 inch iron rod found for corner;

THENCE: N 05°35'20" E, continuing along said common line, a distance of 18.00 feet to a 5/8 inch iron rod found for corner;

THENCE: N 84°23'04" W, a distance of 44.00 feet to a 5/8 inch iron rod found for corner;

THENCE: S 07°08'38" W, a distance of 74.89 feet to a 5/8 inch iron rod found for corner and being on said north right-of-way line;

THENCE: Northwestly, along said north right-of-way line and along a non-tangent curve to the right, having a radial bearing of N 22°47'48" W, a radius of 5,629.58 feet, a central angle of 00°50'32", a chord bearing and distance of S 67°37'28" W, 82.76 feet, for an arc length of 82.76 feet to a 5/8 inch iron rod with a yellow cap marked "Pape-Dawson" to be set for an angle point and to a common line of said South Park Water Service Company tract and the herein described tract;

THENCE: S 89°03'27" W, continuing along said north right-of-way line, a distance of 191.09 feet to a 5/8 inch iron rod with a yellow cap marked "Pape-Dawson" to be set for corner;

THENCE: S 73°55'54" W, continuing along said north right-of-way line, a distance of 183.30 feet to a 5/8 inch iron rod found for the southwest corner of the herein described tract and being on the east right-of-way line of Cullen Road (80 foot wide) Volume 841, Page 282, Volume 4992, Page 277 and Volume 4999, Page 287 & 291 of the deed Records of Harris County, Texas;

THENCE: N 01°51'12" W, departing said north right-of-way line and along said east right-of-way line, a distance of 107.49 feet to 5/8 inch iron rod found for an angle point;

THENCE: N 01°52'42" W, continuing along said east right-of-way line, a distance of 63.22 feet to a 1-inch iron pipe found for an angle point;

THENCE: N 06°06'58" W, continuing along said east right-of-way line, a distance of 79.95 feet to a 5/8 inch iron rod found for the most southerly northwest corner of the herein described tract;

THENCE: N 83°45'52" E, departing said east right-of-way line, over and across the said 8.14 acre tract, a distance of 296.17 feet to a 5/8 inch iron rod found for an interior corner;

THENCE: N 06°14'08" W, over and across the said 8.14 acre tract, a distance of 283.89 feet to a 5/8 inch iron rod found for the most northerly northwest corner of the herein described tract and being on said south right-of-way line of Holmes Road;

THENCE: Southeastly, along said south right-of-way line and along a non-tangent curve to the right, having a radial bearing of S 11°45'48" E, a radius of 1,041.05 feet, a central angle of 26°14'09", a chord bearing and distance of S 88°38'43" E, 472.55 feet, for an arc length of 476.70 feet to the POINT OF BEGINNING, and containing 6.796 acres in the City of Houston, Harris County, Texas.

ALTANSPS LAND TITLE SURVEY

OF A 6.796 ACRE TRACT OF LAND LOCATED IN THE
SAMUEL D. WALTMAN SURVEY, ABSTRACT 843
CITY OF HOUSTON, HARRIS COUNTY, TEXAS.

DATE	
REVISION	
NO.	

PAPE-DAWSON ENGINEERS

HOUSTON | SAN ANTONIO | AUSTIN | FORT WORTH | DALLAS
10300 RICHMOND AVE., STE 200 | HOUSTON, TX 77042 | 713.682.2400
TDE FIRM REGISTRATION #470 | TDEPLS FIRM REGISTRATION #1018974