

**TOPOGRAPHIC SURVEY FOR
0 MICKEY GILLEY BLVD,
PASADENA, TEXAS 77505**

BASIS OF BEARINGS:
GEODETTIC NORTH AS OBSERVED FROM GPS
OBSERVATION ON MAY 15, 2024.
BEARINGS ARE REFERENCED TO STATE PLANE
COORDINATE SYSTEM, TEXAS SOUTH CENTRAL, TX-4204

FLOOD NOTE:
AS SCALED FROM FLOOD INSURANCE RATE MAP No. 488201C0920M,
DATED 01-06-2017, ZONE "X"-UNSHADED, AREAS DETERMINED TO BE
OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
THIS TRACT DOES NOT LIE IN THE 100 YEAR FLOOD ZONE.

**ASSESSOR'S PARCEL
INFORMATION AND ADDRESS:**
034-199-000-0053 (HARRIS COUNTY APPRAISAL DISTRICT)
0 MICKEY GILLEY BLVD
PASADENA, TEXAS 77505

REFERENCES:
VOLUME 3, PAGE 50 MAP RECORDS HARRIS COUNTY, TEXAS
VOLUME 630, PAGE 187 MAP RECORDS HARRIS COUNTY, TEXAS

LEGAL DESCRIPTION:

BEING 1.0683 ACRES (46,534 SQ. FT.) OF LAND SITUATED IN THE DAY LAND & CATTLE COMPANY SURVEY, ABSTRACT NO. 1042, HARRIS COUNTY, TEXAS, AND BEING A PORTION OF LOT 53 OF THAT CERTAIN MAP OR PLAT RECORDED AS SOUTH HOUSTON GARDENS, NO. 4 AS RECORDED IN VOLUME 3, PAGE 50 OF THE COUNTY MAP RECORDS, HARRIS COUNTY, TEXAS, BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8 INCH IRON ROD WITH PLASTIC CAP FOUND FOR THE NORTHWEST CORNER OF RESERVE B, OF THAT CERTAIN MAP OR PLAT RECORDED AS SOUTH HOUSTON GARDENS, NO. 4 PARTIAL REPLAT OF LOT 52, AS RECORDED IN VOLUME 630, PAGE 187 OF THE COUNTY MAP RECORDS, HARRIS COUNTY, TEXAS, SAID IRON ROD MARKING THE INTERSECTION BETWEEN THE EAST RIGHT-OF-WAY (R.O.W.) LINE OF PANSY STREET, (50' WIDE), AND THE SOUTH R.O.W. LINE OF SNODEN ROAD, (60' WIDE), UNIMPROVED, AS DEFINED BY SAID REPLAT OF LOT 52;

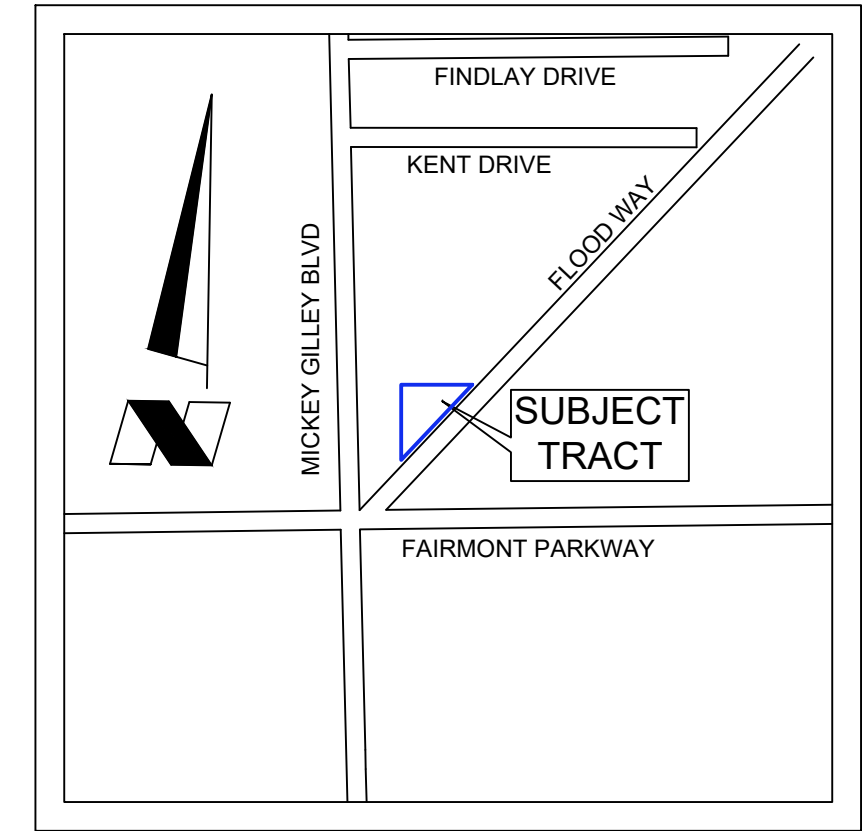
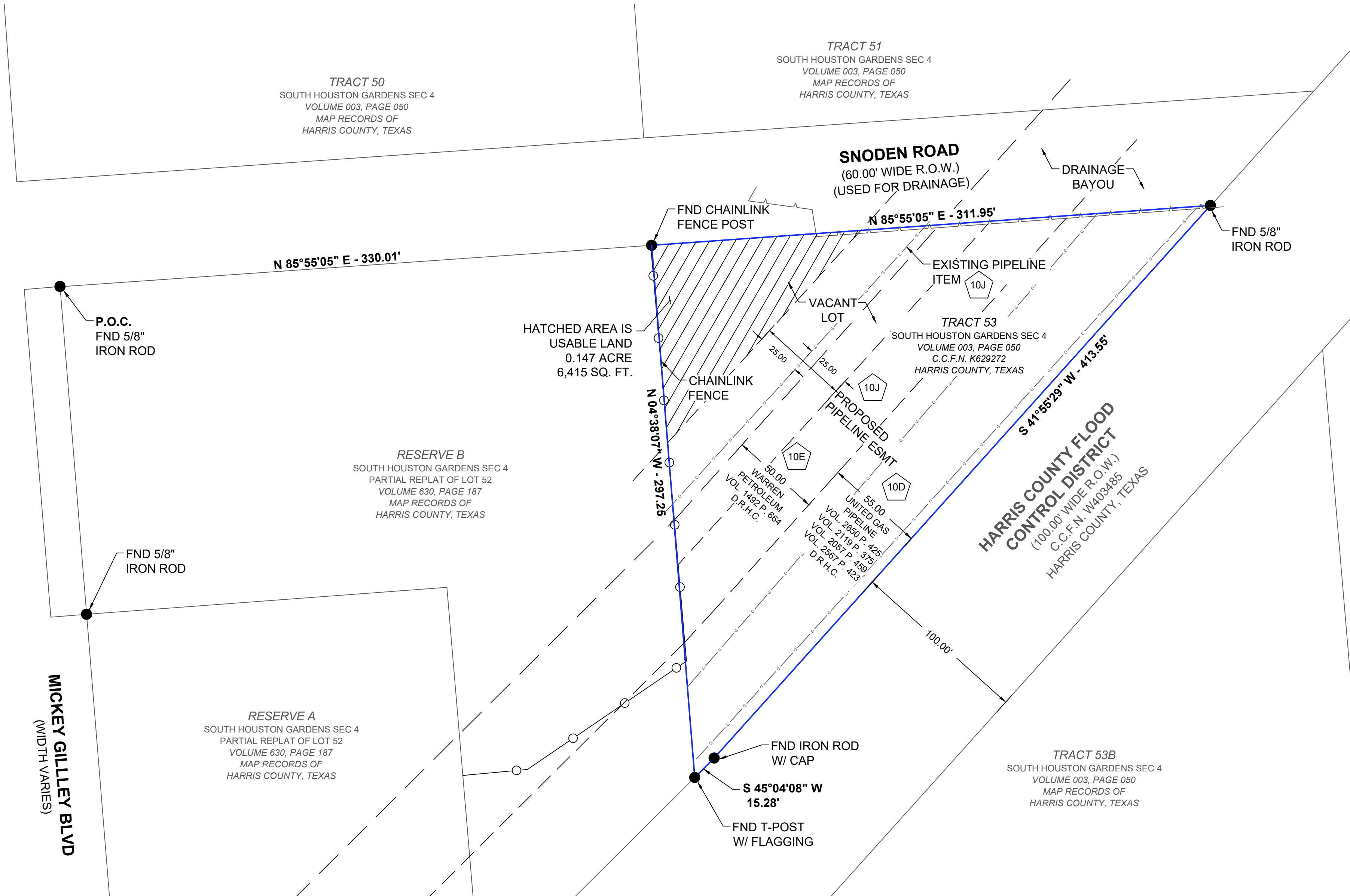
THENCE NORTH 85°59'45" EAST, ALONG THE SOUTH R.O.W. LINE OF SAID SNODEN ROAD, A DISTANCE OF 330.00 FEET TO A FOUND CHAINLINK FENCE CORNER BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 85°55'30" EAST CONTINUING ALONG THE R.O.W. OF SAID SNODEN ROAD, A DISTANCE OF 311.95 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP FOUND FOR THE EAST CORNER OF THE HEREIN DESCRIBED TRACT;

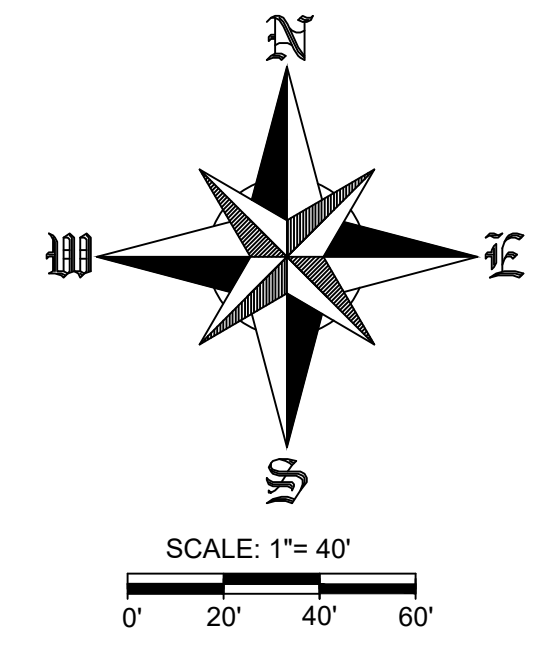
THENCE SOUTH 41°55'29" WEST, ALONG THE NORTHWEST BOUNDARY LINE OF A HARRIS COUNTY FLOOD CONTROL DISTRICT DRAINAGE (H.C.F.C.D.) R.O.W., A DISTANCE OF 413.55 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP FOUND FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 45°04'08" WEST, CONTINUING ALONG THE NORTHWEST BOUNDARY LINE OF THE SAID H.C.F.C.D. R.O.W. A DISTANCE OF 15.28 FEET TO A BURIED T-POST WITH FLAGGING FOUND FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT.

THENCE NORTH 4°38'07" WEST, ALONG THE COMMON BOUNDARY LINE OF LOTS 52 & 53, OF SAID SOUTH HOUSTON GARDENS NO. 4, FOR A DISTANCE OF 297.25 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.0683 ACRES (46,534 SQ. FT.) OF LAND MORE OR LESS.



VICINITY MAP
NOT TO SCALE



LEGEND:

- M.R.H.C. - MAP RECORDS HARRIS COUNTY
- C.C.F.N. - COUNTY CLERK'S FILE NUMBER
- R.O.W. - RIGHT-OF-WAY
- SUBJECT TRACT
- EASEMENT
- OVERHEAD ELECTRIC LINE
- FIBER OPTIC LINE
- WATER LINE
- STORM DRAIN LINE
- SANITARY SEWER LINE
- PP - POWER POLE
- MHST - STORM MANHOLE
- MHSS - SANITARY SEWER MANHOLE
- WV - WATER VALVE
- FH - FIRE HYDRANT
- LIGHT POLE
- TREE
- CHAIN LINK FENCE
- STREET LIGHT

TITLE COMMITMENT NOTES:

THE SURVEY WAS MADE IN RELIANCE UPON THAT CERTAIN COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY UNDER COMMITMENT NUMBER GF: CTT-2477103, DATED MARCH 17, 2024, AND ISSUED MARCH 24, 2024. ONLY THOSE EXCEPTIONS LISTED IN SAID TITLE COMMITMENT SCHEDULE 'B' WERE CONSIDERED FOR THIS SURVEY AND RE-LISTED BELOW TO CORRESPOND TO ITEM LETTERS AND/OR NUMBERS IN SAID TITLE REPORT.

- 10D TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN RIGHT-OF-WAY EASEMENT GRANTED TO UNITED GAS PIPE LINE COMPANY, FILED FOR RECORD UNDER VOLUME 2650, PAGE 425, VOLUME 2119, PAGE 375, VOLUME 2057, PAGE 459 AND AMENDED BY VOLUME 2567, PAGE 423 ALL OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS. **AFFECTS A PORTION OF SUBJECT PROPERTY AS SHOWN HEREON.**
- 10E TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN RIGHT OF WAY CONTRACT BY AND BETWEEN MYRTLE B. CRABBE AND WARREN PETROLEUM CORPORATION, FILED FOR RECORD UNDER VOLUME 1492, PAGE 664 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS. **AS SHOWN HEREON AFFECTS ENTIRE SUBJECT PROPERTY.**
- 10J A RIGHT-OF-WAY EASEMENT FIFTY (50) FEET WIDE GRANTED TO TEXAS EASTERN TRANSMISSION CORPORATION, FILED FOR RECORD UNDER VOLUME 1811, PAGE 46, OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS. **EASEMENT IS BLANKET IN NATURE. PROPOSED 50 FOOT EASEMENT SHOWN HEREON.**

SURVEYOR'S NOTES:

1. SEE NOTE FOR BASIS OF BEARINGS.
2. ALL EASEMENTS AND BUILDING LINES SHOWN HEREON ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
3. FLOOD INFORMATION IS BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR HARRIS COUNTY AND THE RECORDED PLAT FOR THIS SUBDIVISION.
4. THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
5. THE SURVEYOR HAS NOT ABSTRACTED THE PROPERTY. THERE MAY BE EASEMENTS NOT SHOWN HEREON WHICH AFFECT THE LAND THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
6. THIS SURVEY MEETS THE STANDARDS FOR A LAND SURVEY IN THE STATE OF TEXAS AS DEFINED IN THE MANUAL OF PRACTICE BY TEXAS SOCIETY OF PROFESSIONAL SURVEYORS.
7. THIS SURVEY IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS AND IS VALID FOR THIS TRANSACTION ONLY. ANY LOSS RESULTING FROM UNAUTHORIZED USE SHALL NOT BE THE RESPONSIBILITY OF ACTION SURVEYING. USE OF THIS SURVEY, BY ANY PARTIES OTHER THAN THE PAYING CLIENT OF THE TRANSACTION DATED TODAY, SHALL BE AT THE USER'S OWN RISK.



SURVEYOR'S CERTIFICATE:

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 John Jauma

BENJAMIN JOHN JAUMA
TEXAS RPL# 6417
DATED: OCTOBER 11, 2024

**TOPOGRAPHIC SURVEY FOR
0 MICKEY GILLEY BLVD,
PASADENA, TEXAS**

BEING A 1.0683 ACRES (30,113.90 SQUARE FEET) OF LAND SITUATED IN THE DAY LAND & CATTLE COMPANY, A-1042, ALSO BEING A PORTION OF LOT 53 OF THE SOUTH HOUSTON GARDENS SECTION FOUR, VOLUME 3, PAGE 50 CITY OF PASADENA HARRIS COUNTY, TEXAS



14701 Saint Mary's Lane #150
Houston, Texas 77079
281-967-0285
bjajuma@dartlandservices.com
http://www.dartlandservices.com

REVISIONS

10/11/24 BJ	ADD PROPOSED ESMT / 10J
09/05/24 BJ	CONFIRMED PIPELINE LOCATION
DRAWN BY: SW	PROJ. MGR.: BJ
DATE: 06/10/24	
JOB#: 13017	SHEET 1 OF 1
FILENAME: E:\NDWG\0 MICKEY GILLEY BLVD TOPO.DWG	