

Ex. A - Survey - Spring Rose Office Condominiums

BENCHMARK ELEV. 130.73'

FLOODPLAIN REFERENCE MARK NUMBER 110535 IS A BRASS DISK STAMPED 110535 AT INTERSECTION OF PIMBERTON LN AND KILBORNE, LOCATED NORTHEAST OF INTERSECTION, ON NORTHEAST CORNER OF INLET, ON NORTHEAST SIDE OF KILBORNE IN THE CYPRESS WATERSHED NEAR STREAM K131-03-00. (NAVD 88, 2001 ADJUSTMENT)

TEMPORARY BENCHMARK (T.B.M.) ELEV. 130.34'

THE TOP OF A RAILROAD SPIKE IN A POWER POLE AT THE SOUTHEAST INTERSECTION OF KUYKENDAH ROAD AND COUNTRYPINES DRIVE, AS SHOWN ON SURVEY. (NAVD 88, 2001 ADJUSTMENT)

H.T. & B.R.R. CO. SURVEY
ABSTRACT NO. 408

RESERVE "E"
COUNTRY LAKE
ESTATES
SEC. 2
F.C. No. 590172
H.C.M.R.

COUNTRYPINES DRIVE
(60 R.O.W.)
(F.C. No. 590172 - H.C.M.R.)
PUBLIC & CONCRETE PARCEL

RESTRICTED RESERVE "A"
BLOCK 1
COUNTRY LAKE ESTATES
COMMERCIAL RESERVE
F.C. No. 636105
H.C.M.R.

3.128 ACRES
136,250 S.F.

TRACT ONE
CALLED 3.128 ACRES
QAAM COMMERCIAL, LLC
H.C.C.F. No.
RP-2018-318948

CALLLED 2.000 ACRES
HOLLIER INVESTMENTS, LLC
H.C.C.F. No.
RP-2019-102146

CALLLED 0.76621 ACRE
H.C.C.F. No. J600815

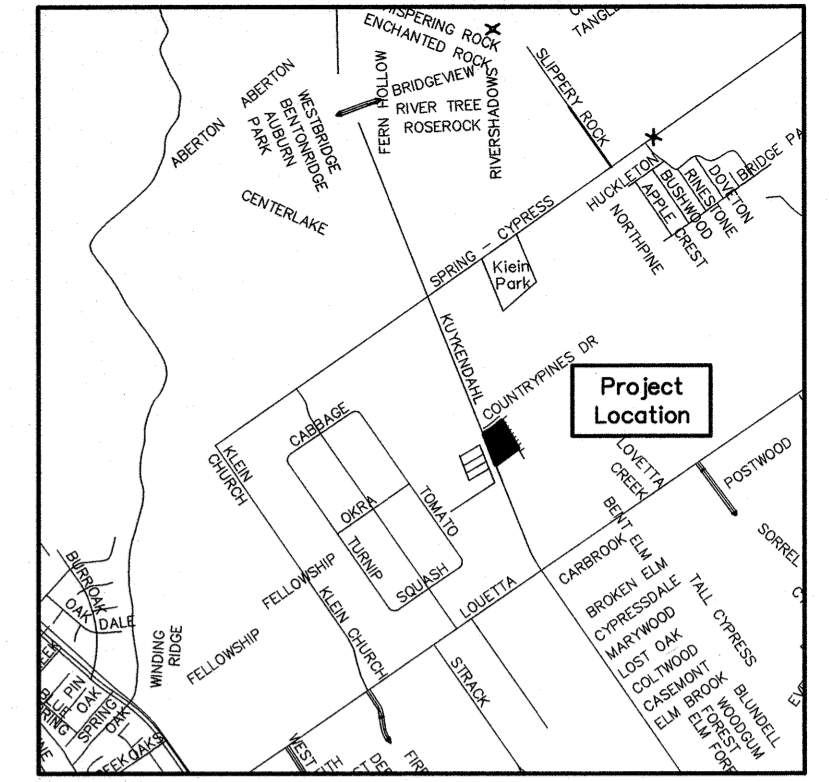
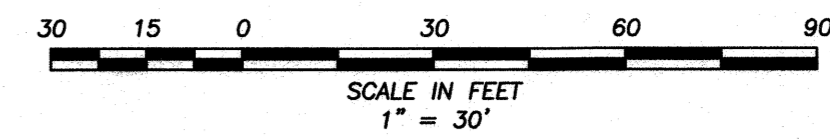
CALLLED 0.68264 ACRE
H.C.C.F. No. G368274

CALLLED 0.6887 ACRE
H.C.C.F. No. R993731

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	25.00'	90°00'03"	39.27'	N 23°48'26" E	35.36'
C2	330.00'	19°30'31"	112.36'	N 59°03'45" E	111.82'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N 68°49'01" E	6.92'

FLOOD STATEMENT: THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR HARRIS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY NO. 480287, DATED OCTOBER 16, 2013, INDICATES THAT THIS TRACT IS WITHIN ZONE "X" UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON MAP AND PANEL NO. 48010282M. THIS DETERMINATION HAS BEEN MADE BY SCALING THE PROPERTY ON THE ABOVE REFERENCED MAP AND IS NOT THE RESULT OF AN ELEVATION SURVEY. WARNING: IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.



VICINITY MAP
SCALE: 1" = 1/2 MI.

SCHEDULE "B", ITEM 10 EXCEPTION NOTES:

- 10(g)-ITEMS PER F.C. No. 636105, H.C.M.R.:
 - 10' B.L., AFFECTS SURVEYED PROPERTY, PLOTTED HEREON
 - 25' B.L., AFFECTS SURVEYED PROPERTY, PLOTTED HEREON
 - 14' U.E., AFFECTS SURVEYED PROPERTY, PLOTTED HEREON
 - 10' W.L.E., AFFECTS SURVEYED PROPERTY, PLOTTED HEREON
 - 15' S.S.E., AFFECTS SURVEYED PROPERTY, PLOTTED HEREON
 - AERIAL EASEMENTS, DOES NOT AFFECT SURVEYED PROPERTY, NOT PLOTTED HEREON
 - 15' DRAINAGE EASEMENT ON EACH SIDE OF THE CENTERLINE OF ALL NATURAL DRAINAGE COURSES, DOES NOT AFFECT SURVEYED PROPERTY, NO VISIBLE EVIDENCE OF SUCH COURSES
 - 10(n&o)25' SANITARY SEWER AND WATER LINE EASEMENT, H.C.C.F. No.(s) V755482 AND V689433, AFFECTS SURVEYED PROPERTY, PLOTTED HEREON
 - 10(q)-14' U.E., H.C.C.F. No. Y629402, AFFECTS SURVEYED PROPERTY, PLOTTED HEREON
 - 10(u)-TERMS RECORDED IN H.C.C.F. No. D383021, AFFECTS SURVEYED PROPERTY, NOT PLOTTABLE HEREON
 - 10(v)-RECIPROCAL ACCESS EASEMENT, H.C.C.F. No. 20120515708, AFFECTS SURVEYED PROPERTY, BLANKET TYPE AND NOT PLOTTABLE HEREON
- *ONLY THOSE ITEMS LISTED IN SCHEDULE "B" OF THE COMMITMENT FOR TITLE INSURANCE REFERENCED HEREON AND RELISTED ABOVE WERE CONSIDERED IN PREPARATION OF THIS SURVEY.

METES AND BOUNDS DESCRIPTION OF 3.128 ACRES (TRACT ONE)

Being a tract of land containing 3.128 acres, located in the H.T. & B.R.R. Co. Survey, Abstract Number 408, in Harris County, Texas; Said 3.128 acres being out of Restricted Reserve "A", Block 1, of Country Lakes Estate Commercial Reserve, a subdivision of record in Film Code Number (F.C. No.) 636105 of the Harris County Map Records (H.C.M.R.), same being all of a called 3.128 acre tract of land being described as Tract One, recorded in the name of Qaam Commercial, LLC, in Harris County Clerk's File Number (H.C.C.F.) No. RP-2018-318948; Said 3.128 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the recorded subdivision plat of said Country Lakes Commercial Reserve):

BEGINNING, at a 5/8-inch capped iron rod set for the westerly northwest corner of said Restricted Reserve "A" and the herein described tract, at the southwest corner of a fillet curve to the right from the northeast right-of-way (R.O.W.) line of Kuykendahl Road (one hundred feet wide per H.C.C.F. No.(s) E771620 and E701538) to the southeast R.O.W. line of Countrypiques Drive (sixty feet wide per F.C. No. 590172 of the H.C.M.R.);

THENCE, 39.27 feet along the arc of said fillet curve to the right, having a radius of 25.00 feet, a central angle of 90° 00' 03"; and a chord that bears North 23° 48' 26" East, a distance of 35.36 feet to a 5/8-inch capped iron rod set for the northerly northwest corner of said Restricted Reserve "A" and the herein described tract, same being the northeast corner of said fillet curve to the right;

THENCE, with the northwest lines of said Restricted Reserve "A" and with the southeast R.O.W. line of said Countrypiques Drive, the following three (3) courses:

1. North 68° 49' 01" East, a distance of 6.92 feet to a 5/8-inch capped iron rod found at the beginning of a curve to the left;
2. 112.36 feet along said curve to the left, having a radius of 330.00 feet, a central angle of 19° 30' 31"; and a chord that bears North 59° 03' 45" East, a distance of 111.82 feet to a 5/8-inch capped iron rod found at a point of tangency;
3. North 49° 18' 28" East, a distance of 151.15 feet to a 5/8-inch capped iron rod found at the northerly corner of said Restricted Reserve "A" and the herein described tract, same being the northerly corner of Lot 1, Block 8, of Country Lake Estates Sec. 2, a subdivision of record in F.C. No. 590172 of the H.C.M.R.

THENCE, South 30° 02' 49" East, with the northeast line of said Restricted Reserve "A" and with the southwest line of said Block 8, a distance of 420.17 feet to a 5/8-inch capped iron rod found at the easterly corner of said 3.128 acre tract and the herein described tract, same being the northerly corner of a called 2.000 acre tract, recorded in the name of Hollier Investments, LLC, in H.C.C.F. No. RP-2019-102146;

THENCE, South 52° 45' 09" West, through and across said Restricted Reserve "A"; with the southeast line of said 3.128 acre tract and with the northeast line of said 2.000 acre tract, a distance of 363.53 feet to a 5/8-inch capped iron rod found at the southerly corner of said 3.128 acre tract, same being the westerly corner of said 2.000 acre tract, on the southwest line of said Restricted Reserve "A" and on the northeast R.O.W. line of said Kuykendahl Road;

THENCE, North 21° 10' 59" West, with the southwest line of said Restricted Reserve "A" and with the northeast R.O.W. line of said Kuykendahl Road, a distance of 421.32 feet to the POINT OF BEGINNING and containing 3.128 acres of land.

TRACT TWO:

Terms and provisions of that Certain Reciprocal Access Easement Agreement dated October 26, 2012, by and between Hollier Investments, LLC and R.K. McGooughy, trustee, providing for a reciprocal, perpetual, non-exclusive easement and right-of-way (the "Access Easement"), filed for record on November 6, 2012, under Clerk's File No. 20120515708 of the Official Public Records of Real Property of Harris County, Texas.

NOTES

1. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST NATIONAL TITLE INSURANCE COMPANY, C.F. No. 22-558593-HC, EFFECTIVE DATE OF COMMITMENT MAY 22, 2022, ISSUE DATE OF COMMITMENT JUNE 8, 2022, WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SUBJECT PROPERTY; NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR.
2. BEARINGS SHOWN HEREON ARE BASED ON THE SUBDIVISION PLAT OF COUNTRY LAKE ESTATES COMMERCIAL RESERVES AS RECORDED IN F.C. No. 636105 OF THE H.C.M.R.
3. ACCORDING TO THE COMMITMENT FOR TITLE INSURANCE REFERENCED HEREON, THE SURVEYED PROPERTY IS SUBJECT TO RESTRICTIONS OF RECORD IN F.C. No.(s) 518090 AND 636105 OF THE H.C.M.R. AND H.C.C.F. No. RP-2018-318948.
4. ONLY THOSE IMPROVEMENTS THAT WERE EVIDENT FROM A VISUAL INSPECTION OF THE PROPERTY ARE SHOWN ON THIS SURVEY.
5. A METES AND BOUNDS DESCRIPTION OF THE SURVEYED PROPERTY WAS PREPARED IN CONJUNCTION WITH AND ACCOMPANIES THIS SURVEY.

LAND TITLE SURVEY
OF
3.128 ACRES

BEING OUT OF RESTRICTED RESERVE "A", BLOCK 1, OF COUNTRY LAKE ESTATE COMMERCIAL RESERVE, A SUBDIVISION OF RECORD IN F.C. No. 636105 OF THE H.C.M.R., SAME BEING RECORDED IN THE NAME OF QAAM COMMERCIAL, LLC, IN H.C.C.F. No. RP-2018-318948, IN THE H.T. & B.R.R. Co. SURVEY ABSTRACT NO. 408 HARRIS COUNTY, TEXAS

REV. (6/9/2022) - UPDATED TO MATCH NEW TITLE COMMITMENT

DATE:	03/30/2022
SCALE:	1" = 30'
BOOK NO.:	
DRAWN BY:	CGR
CHECKED BY:	MH
PROJECT NO.:	CS 22050
DRAWING NO.:	1 OF 1

10950 WESTOFFICE DRIVE, SUITE #100
HOUSTON, TEXAS 77042
OFFICE: (713) 839-9181

TPBELS No. 10143800
Email: michael@civil-surv.net

ABBREVIATIONS

- A.E. = AERIAL EASEMENT
- B.L. = BUILDING LINE
- ESMT. = EASEMENT
- F.C. = FILM CODE
- H.C.C.F. = HARRIS COUNTY CLERK'S FILE
- H.C.D.R. = HARRIS COUNTY DEED RECORDS
- H.C.M.R. = HARRIS COUNTY MAP RECORDS
- No. = NUMBER
- PG. = PAGE
- R.O.W. = RIGHT OF WAY
- S.F. = SQUARE FEET
- S.S.E. = SANITARY SEWER EASEMENT
- STM. SWR. = STORM SEWER
- U.E. = UTILITY EASEMENT
- VOL. = VOLUME
- W.L.E. = WATER LINE EASEMENT
- P.O.B. = POINT OF BEGINNING
- FND. = FOUND
- I.R. = IRON ROD
- C.I.R. = CAPPED IRON ROD
- S.E.T. = SAFETY END TREATMENT

LEGEND

- AREA INLET
- MANHOLE
- BOLLARD
- POWER POLE
- DOWN GUY
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- BLOWOFF VALVE
- STREET SIGN
- AREA LIGHT
- TELEPHONE ENCLOSURE
- TELEPHONE CABLE MARKER
- ELECTRIC BOX
- TRAFFIC SIGNAL POLE
- WATER SPOUT
- TOP OF BANK
- CHAIN LINK FENCE
- PLASTIC RAIL FENCE
- WOOD FENCE
- OVERHEAD ELECTRIC LINE
- SANITARY SEWER
- STORM SEWER
- CONCRETE
- ASPHALT

TO: QAAM COMMERCIAL, LLC; ADCS, LP; AND FIRST NATIONAL TITLE INSURANCE COMPANY

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY, AND THAT THIS PROFESSIONAL SERVICE SUBSTANTIALLY CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II, SURVEY.

MICHAEL HALL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO.: 5765

