

~PLAT~

BEING 5.0343 ACRES OF LAND SITUATED IN THE GEORGE B. MCKINSTRY LEAGUE, ABSTRACT 47, HARRIS COUNTY, TEXAS AND BEING OUT OF AND A PART OF THAT CERTAIN CALLED 7.809 ACRES OUT OF A CALLED 1,739.405 ACRE TRACT DESCRIBED IN DEED FROM EXXON CORPORATION TO TEJAS GAS STORAGE COMPANY AS RECORDED UNDER COUNTY CLERK'S FILE NO. P454723 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS. SAID 5.0343 ACRES BEING ALL OF THAT SAME CONVEYED BY KINDER MORGAN TEJAS PIPELINE LLC TO DR. BALL, LLC, BY DEED DATED NOVEMBER 1, 2018 AND RECORDED UNDER COUNTY CLERK'S FILE NO. RP-2018-504172 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS.

# GEORGE B. MCKINSTRY LEAGUE

## A-47



NOTE 1: BEARINGS ARE LAMBERT GRID BEARINGS AND ALL COORDINATES REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83. ALL DISTANCES ARE ACTUAL DISTANCES. SCALE FACTOR = 0.9998809. REFERENCE IS MADE TO THE METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANYING THIS PLAT.

NOTE 2: ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY PANEL 48201C0940L, DATED JUNE 18, 2007, FOR HARRIS COUNTY, TEXAS AND INCORPORATED AREAS, THE SUBJECT TRACT OF LAND SHOWN HEREON IS SITUATED IN ZONE "AE" (SHADED & CROSS-HATCHED).

NOTE 3: THE DIVISION OF THIS PROPERTY MAY BE SUBJECT TO COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF PASADENA AND/OR HARRIS COUNTY, TEXAS.

**5.0343 ACRES**  
**219293.31 SQ FT**

KINDER MORGAN TEJAS PIPELINE LLC  
TO  
DR. BALL, LLC  
NOVEMBER 1, 2018  
CCF #RP-2018-504172  
OFFICIAL PUBLIC RECORDS  
OF REAL PROPERTY OF  
HARRIS COUNTY, TEXAS

~LEGEND~

- ⊙ = POWER POLE
- ⊞ = ELECTRIC BOX
- ⊞ (with M) = UNDERGROUND METAL VAULT
- ⊞ (with G) = GRATE INLET
- ⊞ (with T) = TRAFFIC SIGNAL/SIGN
- ⊞ (with M) = MANHOLE
- ⊞ (with T) = AT&T PHONE BOX

1) SUBJECT TO RESTRICTIVE COVENANTS OF RECORDS SET OUT IN INSTRUMENT FILED UNDER HARRIS COUNTY CLERK'S FILE NUMBERS P454723 AND 20070373352.

2) SUBJECT TO EASEMENT FOR JOGGING, HIKE AND BIKE TRAIL PURPOSES, GRANTED TO THE CITY OF PASADENA AS SET OUT IN INSTRUMENT FILED UNDER HARRIS COUNTY CLERK'S FILE NO. X404214, AS SHOWN HEREON.

3) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A CURRENT TITLE REPORT/COMMITMENT AND NO RESEARCH WAS PERFORMED BY SURVEYOR TO DETERMINE THE EXISTENCE OF EASEMENTS, IF ANY, AFFECTING THE SUBJECT TRACT, UNLESS AND EXCEPT AS SHOWN HEREON.

2.3033 ACRES  
SHAHBUDDIN DAREDIA  
TO  
DILSHAD DAREDIA  
APRIL 14, 2005  
CCF #Y399060  
OFFICIAL PUBLIC RECORDS  
OF REAL PROPERTY OF  
HARRIS COUNTY, TEXAS

2.7730 ACRES  
DECKER/THOMPSON INVESTMENTS LLC  
TO  
TEXAS NEW HORIZON, INC.  
JANUARY 20, 2015  
CCF #20150029740  
OFFICIAL PUBLIC RECORDS  
OF REAL PROPERTY OF  
HARRIS COUNTY, TEXAS

EASEMENT FOR ROAD & DRAINAGE  
2.3817 ACRES  
KINDER MORGAN TEJAS PIPELINE, LLC  
F/K/A TEJAS GAS STORAGE COMPANY  
TO  
COUNTY OF HARRIS  
SEPTEMBER 19, 2011  
CCF #20110429565  
OFFICIAL PUBLIC RECORDS  
OF REAL PROPERTY OF  
HARRIS COUNTY, TEXAS

RECIPROCAL  
EASEMENT  
FOR  
ACCESS

@557.14'  
FOUND 1/2"IR  
W/CAP (BHA)  
Y=13,798,899.81  
X=3,203,850.28

R=28.19'  
D=62°27'57"  
CH=S39°43'00"E  
CHL=29.24'  
AL=30.74'

@125.88'  
FOUND 1/2"IR FOR REF.  
W/CAP (BHA)  
Y=13,798,950.97  
X=3,204,192.97

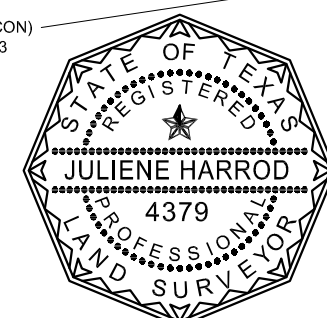
FOUND 1/2"IR  
W/CAP (BHA)  
Y=13,798,888.98  
X=3,203,846.54

FOUND 5/8"IR  
W/CAP (SURVCON)  
Y=13,798,941.03  
X=3,204,194.43

@14.40' FOUND  
5/8"IR W/ALUM. CAP  
N78°13'03"E 4.95'

FOUND 5/8"IR  
W/ALUM. CAP

R=1555.04'  
D=2°10'37"  
CH=S80°48'34"W  
CHL=59.08'  
AL=59.09'



I, JULIENE HARROD, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4379, DO HEREBY CERTIFY THAT THIS PLAT DELINEATES THE RESULTS OF A SURVEY MADE ON THE GROUND, UNDER MY SUPERVISION, IN JANUARY OF 2020 AND THAT THERE WAS NO OBSERVABLE EVIDENCE OF ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, DISCREPANCIES OR BOUNDARY-LINE CONFLICTS AT THAT TIME, EXCEPT AS SHOWN HEREON. SUBJECT TRACT HAS ACCESS TO AND FROM A PUBLIC ROAD AS SHOWN HEREON.

WITNESS MY HAND AND SEAL AT BAYTOWN, TEXAS, THIS THE 27TH DAY OF JANUARY, A. D., 2020.  
*Juliene Harrod*  
JULIENE HARROD  
R.P.L.S. NO. 4379

**BHA-HUTCHISON & ASSOCIATES**  
ENGINEERING FIRM #F-267 ENGINEERS \* SURVEYORS SURVEYING FIRM #100293-00  
1209 DECKER DR. BAYTOWN, TEXAS 77520

DRAWN BY:	JOB NO.:
AJH	20-6344
CHECKED:	SCALE:
AJH	1"=100'
DATE:	SHEET
01-27-2020	1 OF 1

**5.0343 ACRES**  
**LOCKED & LOADED ARMS - CARL BALL**  
**SITUATED IN THE**  
**GEORGE B. MCKINSTRY LEAGUE, A-47**  
**HARRIS COUNTY, TEXAS**