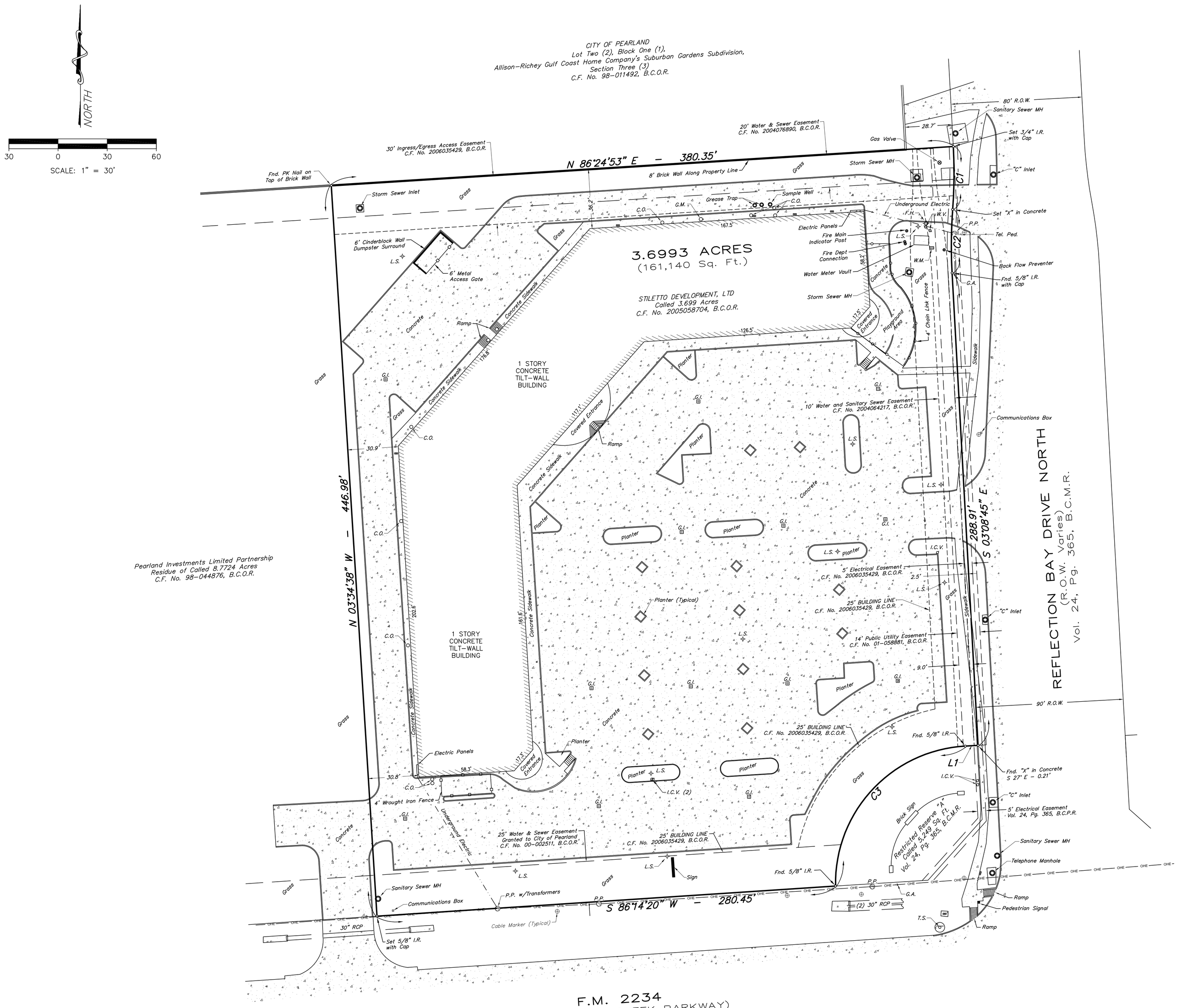

CURVE TABLE

NO.	RADIUS	DELTA	ARC LENGTH	CHORD BEARING AND DISTANCE
C1	300.00'	007°20'48"	38.47'	S 00°34'58" W – 38.44'
C2	300.00'	007°24'07"	38.76'	S 00°33'19" W – 38.73'
C3	83.83'	088°02'04"	128.81'	S 42°50'13" W – 116.51'

LINE TABLE

NO.	BEARING	DIST.
L1	S 86°51'15" W	7.76'

GENERAL NOTES:

1. THE UNDERSIGNED SURVEYOR HAS RELIED UPON INFORMATION CONTAINED IN THAT CERTAIN COMMITMENT FOR TITLE INSURANCE, PROVIDED BY ALAMO TITLE INSURANCE; FILED UNDER GF NO. ATCH14038106A; EFFECTIVE: AUGUST 11, 2015; ISSUED: AUGUST 14, 2015. THE UNDERSIGNED SURVEYOR HAS NOT RESEARCHED THE PROPERTY FOR ADDITIONAL RECORDED/UNRECORDED ENCUMBRANCES (i.e. EASEMENTS, RESTRICTIONS, BUILDING SET-BACK LINES, VARIANCES, BOUNDARY LINE AGREEMENTS, ETC.)

2. THIS TRACT OF LAND IS SUBJECT TO THE TERMS, CONDITIONS AND STIPULATIONS OF THE FINAL PLAT REFLECTION BAY SHOPPING CENTER, AS RECORDED IN C.F. NO. 2006035429 OF THE MAP RECORDS OF BRAZORIA COUNTY AND THOSE CERTAIN RESTRICTIVE COVENANTS RECORDED UNDER THE FOLLOWING BRAZORIA COUNTY CLERK'S FILE NO'S: 2006035429, 01-042985, 01-051825, 02-010779, 02-020479, 02-032811, 2005058705, 2006072217, 2008035925, 2008035927, 2008058725, 2009056174, 2009056181, 2009056519, & 2009056520.

3. BEARINGS BASED ON SAID FINAL PLAT REFLECTION BAY SHOPPING CENTER, AS RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NO. 2006035429.

4. PROPERTY ADDRESS: 12115 SHADOW CREEK PARKWAY, PEARLAND, TX 77584

5. BY GRAPHIC PLOTTING ONLY, THIS TRACT OF LAND LIES IN ZONE AE – "AREAS DETERMINED TO BE WITHIN THE 100-YEAR FLOOD PLAIN", ACCORDING TO F.E.M.A., FEDERAL INSURANCE RATE MAP NO. 48039C0010 I; SAID MAP REVISED: SEPTEMBER 22, 1999.

SYMBOL LEGEND

- MANHOLE
- LIGHT STANDARD
- POWER POLE
- IRRIGATION CONTROL VALVE
- WATER RISER
- SPRINKLER HEAD
- FIRE HYDRANT (FLUSH VALVE)
- WATER VALVE
- WATER METER
- TRAFFIC SIGN
- GRATE INLET
- TELEPHONE PEDESTAL
- CLEANOUT
- GAS METER
- OVERHEAD ELECTRIC

LEGEND:

P.P.	–	POWER POLE
W.M.	–	WATER METER
G.A.	–	GUY ANCHOR
W.V.	–	WATER VALVE
G.M.	–	GAS METER
F.H.	–	FIRE HYDRANT
G.I.	–	GRATE INLET
M.H.	–	MAN HOLE
C.O.	–	CLEAN OUT
T.S.	–	TRAFFIC SIGN
I.R.	–	IRON ROD
I.P.	–	IRON PIPE
CH	–	CHORD
C.F.	–	CLERK'S FILE
L.S.	–	LIGHT STANDARD
OHE	–	OVERHEAD ELECTRIC
FND.	–	FOUND
R.O.W.	–	RIGHT-OF-WAY
G.I.P.	–	GALVANIZED IRON PIPE
B.C.M.R.	–	BRAZORIA COUNTY MAP RECORDS
B.C.O.R.	–	BRAZORIA COUNTY OFFICIAL RECORDS

CERTIFIED TO: DAIRY ASHFORD PLAZA LLC, PLAINS STATE BANK, and each successor in ownership of the indebtedness secured by the insured mortgage, except a successor who is an obligor under the provisions of Section 12(c) of the Conditions, and ALAMO TITLE INSURANCE

I HEREBY CERTIFY THIS PLAT, WHEN COMPRESSION SEALED, TO BE A TRUE REPRESENTATION OF A FIELD SURVEY PERFORMED UNDER MY SUPERVISION. THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY.

DANIEL N. PINNELL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5349

THE PINNELL GROUP
PROFESSIONAL LAND SURVEYORS
26730 INTERSTATE 45 NORTH
SPRING, TEXAS 77386
281-363-8700
WWW.THEPINNELLGROUP.COM
FIRM REGISTRATION NO. 10039600

LAND TITLE SURVEY OF 3.6993 ACRES OF LAND, BEING ALL OF LOT ONE, BLOCK ONE, FINAL PLAT REFLECTION BAY SHOPPING CENTER, AS RECORDED UNDER CLERK'S FILE NO. 2006035429 OF THE BRAZORIA COUNTY OFFICIAL RECORDS AND SITUATED IN THE T.C.R.R. COMPANY SURVEY, SECTION THREE (3), ABSTRACT NO. 678, BRAZORIA COUNTY, TEXAS.

REVISIONS

SCALE: 1" = 30'	DATE: 09-01-2015	F.B. NO.: 47/35
DRAWN BY: ANC	CHECKED BY: DNP	JOB NO.: 15-186

SURVEYOR'S SEAL