

## **FINDINGS AND DECLARATIONS:**

**WHEREAS**, Commissioners Court of Harris County, Texas, has received and reviewed the survey(s) of property to be acquired for the public project known as Traffic Signal - Woodforest Boulevard at Barbara Mae Boulevard and Woodforest Boulevard at Dell Dale, for the purpose of traffic signal reconstruction, six (6) road easement tracts in Harris County, Texas (referred to herein as “the Project”), it is **FOUND AND DECLARED** that:

Public necessity exists for the acquisition of the real property identified and/or described in the survey(s) attached hereto as exhibits and any improvements thereon (referred to herein as “the Property”).

**IT IS, THEREFORE, DECLARED** that:

1. Public necessity exists for the Project and for the mandatory acquisition of the Property;
2. The Real Property Division is authorized and directed to obtain appraisal(s), survey(s), title information pertaining to the Property; that official purchase offer(s) be made based on appraised value and to negotiate for the purchase of road easements in the Property, including, but not necessarily limited to closing costs;
3. The Real Property Division is authorized and directed to provide relocation assistance to displaced property owners or tenants;
4. The Real Property Division is authorized and directed to sign any and all documents required to close the transactions contemplated hereby;
5. The County Attorney of Harris County, Texas, is authorized the use of the power of eminent domain to acquire the Property in the event negotiations fail;
6. The County Judge, County Attorney, the County Clerk, the County Auditor, the County Treasurer; and Harris County Engineering Department are authorized and directed to perform any and all necessary acts, within their respective duties, toward the final acquisition of the Property within the Project and the payment of compensation therefor.

<u>Tract No.</u>	<u>Size</u>	<u>Property interest</u>
1	0.0005 acres	road easement
2	0.0003 acres	road easement
3	0.0048 acres	road easement
4	0.0007 acres	road easement
5	0.0027 acres	road easement
6	0.0022 acres	road easement

### **Metes and Bounds Description**

A description of a 0.0005 acre (20 square feet) tract of land situated in the Samuel C Hiroms Survey, A-33, Harris County, Texas, being out of and a part of Lot 13, in Block 40 of Woodforest Section Seven, a Subdivision in Harris County, Texas, according to the Map or Plat thereof recorded under Volume 97, Page 4 of the Map Records of Harris County, Texas; said Lot 13 being conveyed to Jesus Soto by deed recorded under Harris County Clerk's File No. RP-2018-433418, said tract being more particularly described by metes and bounds as follows: (Bearings are referenced to the Texas State Plane Coordinate System of 1983, South Central Zone No. 4204).

**COMMENCING** at the Southwest corner of Lot 11 of said Block 40 from which a found ½" iron rod bears South 59° 39' West 0.4 feet, said corner being on the North Right-of-Way line of Woodforest Boulevard (100' wide) (Vol. 97, Pg. 4 Harris County Map Records).

**THENCE**, with said North line along a curve to the left with a length of 138.19 feet, a radius of 1,950.00 feet, a delta of 004° 03' 37", and a chord bearing and distance of North 88° 48' 36" East - 138.16 feet to the Southerly common corner of Lot 12 and 13 of said Block 40.

**THENCE**, continuing along the said North Right-of-Way line same being the South line of said Lot 13 North 86° 46' 48" East 63.77 feet to a set "X" cut in concrete and the **POINT OF BEGINNING** of the herein described 0.0005 acre tract.

**THENCE**, leaving said North Right-of-Way line through said Lot 13 North 54° 46' 28" East 9.43 feet to a set 5/8" iron rod with cap "MBCO ENG" on the West Right-of-Way line of Barbara Mae Boulevard (60' wide) (Vol. 3578, Pg. 514 Harris County Deed Records).

**THENCE**, along said West line South 03° 13' 12" East 5.00 feet to a point at the Southeast corner of said Lot 13.



1505 Highway 6 South, Suite 180  
Houston, Texas 77077  
281.760.1656  
MBCOEngineering.com

**SBE/WBE/DBE/HUB**  
**TBPELS Engineering Firm #F-16850**  
**TBPELS Surveying Firm #10194810**



**THENCE**, with the said South line of Lot 13 and said North Right-of-way line of Woodforest Boulevard South 86° 46' 48" West 8.00 feet to the **POINT OF BEGINNING**, said description containing 0.0005 acre (20 square feet) of land; This description is submitted in conjunction with a Category 1A, Condition 3 Land Title Survey Plat dated 2/18/2025. REVISED 4/15/2025.



A handwritten signature in cursive script that reads "Brian D. Scott".

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Brian D. Scott  
Registered Professional Land Surveyor  
Texas Registration No. 5280

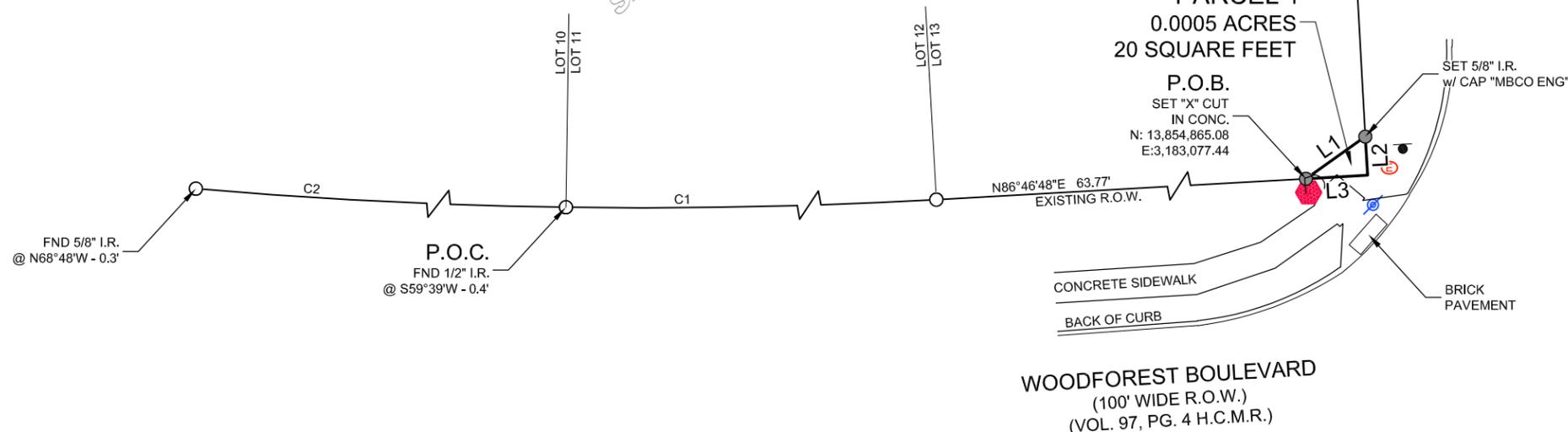
PARCEL NO.	OWNER	VESTING DEED	EXISTING ACREAGE	TAKE/ESMT. AREA	REMAINDER
PARCEL 1	JESUS SOTO	H.C.C.F. NO. RP-2018-433418	0.2059 ACRE/8,971 SQ. FT.	0.0005 ACRE/20 SQ. FT.	0.2054 ACRE/8,951 SQ. FT.

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	138.19'	1,950.00	004°03'37"	N88°48'36"E	138.16'
C2	138.19'	1,950.00	004°03'37"	S87°07'47"E	138.16'

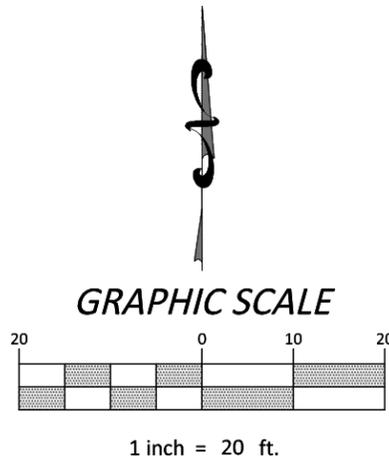
**LINE TABLE**

LINE	BEARING	LENGTH
L1	N54°46'28"E	9.43'
L2	S03°13'12"E	5.00'
L3	S86°46'48"W	8.00'



**SYMBOLS LEGEND:**

- FOUND IRON ROD
- SET IRON ROD
- ⊕ STORM SEWER MANHOLE
- "BB" INLET
- ⊞ GRATE INLET
- ⊕ FIRE HYDRANT
- ⊕ WATER VALVE
- ⊕ WATER METER
- ⊕ BACK FLOW PREVENTER
- ⊕ POWER POLE
- ⊕ LIGHT POLE
- ⊕ METER POLE
- ⊕ ELECTRIC JUNCTION BOX
- ⊕ ELECTRIC HANDHOLE
- ⊕ GUY ANCHOR
- ⊕ COMMUNICATION HANDHOLE
- ⊕ FIBER OPTIC CABLE MARKER
- ⊕ TELEPHONE MANHOLE
- ⊕ TRAFFIC SIGNAL POLE
- ⊕ TRAFFIC SIGNAL BOX
- ⊕ TRAFFIC PULL BOX
- ⊕ BUSINESS SIGN
- ⊕ SIGN
- ⊕ PIPE RISER
- ⊕ POWER POLE w/ TRANSFORMER



SAMUEL C HIROMS SURVEY, A-33  
HARRIS COUNTY, TEXAS

**NOTES:**

- THIS SURVEY REFLECTS BOUNDARY AND EASEMENT INFORMATION AS PER AN ABTRACTOR'S CERTIFICATE ISSUED BY TITLE HOUSTON HOLDINGS, G.F. NUMBER 7910-25-0829, DATED FEBRUARY 4, 2025; NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS OR RESTRICTIONS OF RECORD HAS BEEN PERFORMED BY MBCO ENGINEERING LLC.
- THIS TRACT LIES IN ZONE "X" (UNSHADED), DESIGNATED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN", AS PER THE NATIONAL FLOOD INSURANCE PROGRAM FIRM COMMUNITY PANEL NUMBER 48201C0720M, LATEST AVAILABLE PUBLISHED REVISION DATED JANUARY 6, 2017.
- A ZONING REPORT WAS NOT PROVIDED AT THE TIME OF THIS SURVEY; HOWEVER, THERE IS NO ZONING IN THE CITY OF HOUSTON OR IN HARRIS COUNTY, TEXAS.
- UNDERGROUND UTILITIES AS SHOWN HEREON ARE DERIVED FROM FIELD SURVEYS, RECORD DRAWINGS, AND/OR TONE MARKS PROVIDED BY 811. CONTRACTOR TO VERIFY ACTUAL LOCATION AND EXISTENCE OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- MINERAL RIGHTS AND/OR LEASE RIGHTS ARE NOT SURVEY RELATED AND THEREFORE NOT A PART OF THIS SURVEY.
- SURFACE OR SUBSURFACE FAULTING, HAZARDOUS WASTE OR OTHER ENVIRONMENTAL ISSUES HAVE NOT BEEN ADDRESSED WITHIN THE SCOPE OF THIS SURVEY.
- FENCE LINES, TREE DRIP LINES AND/OR LIMITS OF VEGETATION/WOODED AREAS SHOWN HEREON ARE GRAPHIC, WITH DIMENSIONED TIES SHOWN AT SPECIFIC LOCATIONS WHERE THEY WERE PHYSICALLY MEASURED; SAID LINES MAY MEANDER BETWEEN SAID LOCATIONS.
- COORDINATES SHOWN HEREON ARE GRID VALUES AND MAY BE BROUGHT TO SURFACE VALUES BY APPLYING THE COMBINED SCALE FACTOR OF 0.99989756.
- ALL BEARINGS SHOWN HEREON ARE BASED ON NORTH AS DEFINED BY THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE NO. 4204.

**EASEMENTS AND RESTRICTIONS:**

- SUBJECT TO RESTRICTIVE COVENANTS AS SET FORTH IN PLAT RECORDED IN VOLUME 97, PAGE 4 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS AND UNDER COUNTY CLERK'S FILE NO. B647746, C213537, D634297, W091039, W939775, 20100146966, 20100440808, 20120016298, 20120514996, 20130093264, 20130569793 AND RP-2023-375649.
- 10 FOOT WIDE AND 35 FOOT WIDE BUILDING LINE AS SHOWN ON THE PLAT RECORDED IN VOLUME 97, PAGE 4 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.
- 10 FOOT WIDE UTILITY EASEMENT AS SHOWN ON THE PLAT RECORDED IN VOLUME 97, PAGE 4 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

**ABBREVIATIONS LEGEND:**

- |          |                            |
|----------|----------------------------|
| (CM)     | CONTROLLING MONUMENT       |
| H.C.M.R. | HARRIS COUNTY MAP RECORDS  |
| H.C.C.F. | HARRIS COUNTY CLERK'S FILE |
| F.C.     | FILM CODE                  |
| NO.      | NUMBER                     |
| SQ. FT.  | SQUARE FEET                |
| FND      | FOUND                      |
| I.R.     | IRON ROD                   |
| R.O.W.   | RIGHT OF WAY               |
| B.L.     | BUILDING LINE              |
| U.E.     | UTILITY EASEMENT           |
| U.V.E.   | UNOBSTRUCTED VIEW EASEMENT |
| S.S.E.   | SANITARY SEWER EASEMENT    |
| STM.S.E. | STORM SEWER EASEMENT       |
| P.O.B.   | POINT OF BEGINNING         |
| P.O.C.   | POINT OF COMMENCING        |

**LINETYPE LEGEND:**

- OVERHEAD UTILITY LINES
- ▲— TOP OF BANK
- FLOW LINE



THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION 3 LAND TITLE SURVEY.

*Brian D. Scott*  
 BRIAN D. SCOTT  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NO. 5280

4/15/25

REVISED 04/15/2025

TRAFFIC SIGNAL - WOODFOREST BOULEVARD AT BARBARA MAE BOULEVARD AND WOODFOREST BOULEVARD AT DELL DALE	
UPIN: 23102MF2QX01	
LAND TITLE SURVEY - PARCEL 1	
PAGE 3 OF 3	
1505 Highway 6 South, Suite 180 Houston, Texas 77077 281.760.1656 MBCOEngineering.com SBE/WBE/DBE/HUB TBPELS Engineering Firm No. F-16850 Land Surveying Firm No. 10194810	
PROJECT No.: 5-0040-2301	DATE: 02/11/2025
FIELD BOOK: 271	DRAWN BY: DJP
SCALE: 1" = 20'	CHECKED BY: BDS

**Metes and Bounds Description**

A description of a 0.0003 acre (14 square feet) tract of land situated in the Samuel C Hiroms Survey, A-33, Harris County, Texas, being out of and a part of Lot 1 Block 15 of Woodforest Section Thirteen, a Subdivision in Harris County, Texas, according to the Map or Plat thereof recorded under Volume 148, Page 50 of the Map Records of Harris County, Texas; said Lot 1 being conveyed to Guadalupe Macias deed No. 20120253800 Harris County Clerk's File, said tract being more particularly described by metes and bounds as follows: (Bearings are referenced to the Texas State Plane Coordinate System of 1983, South Central Zone No. 4204).

**COMMENCING** at the most Southerly corner of Restricted Reserve "A" Block 1 of Galena Park ISD North Shore Elementary Film Code No. 680040 Harris County Map Records said Southerly corner being in the North Right of Way line of Woodforest Boulevard (100' ROW).

**THENCE**, leaving said North line South 03° 13' 12" East 100.00 feet to a point in the South Right of Way line of said Woodforest Boulevard for reference the Northeast corner of Lot 2 of said Block 15 bears North 86° 46' 48" East 124.61 feet.

**THENCE**, with said South Right of Way line South 86° 46' 48" West 14.72 feet to a set 5/8" iron rod with cap "MBCO ENG" and the **POINT OF BEGINNING** of the herein described 0.0003 acre tract.

**THENCE**, departing said South Right of Way line, through said Lot 1 South 42° 06' 45" West 7.41 feet to a set "X" cut in concrete in the East Right of Way line of Barbara Mae Boulevard (60' ROW).

**THENCE**, with said East Right of Way line North 03° 13' 12" West 5.21 feet to the said South Right of Way line, a found "X" cut in concrete bears North 06° 30' East 0.3 feet.



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**TBPELS Engineering Firm #F-16850**  
**TBPELS Surveying Firm #10194810**



**THENCE**, with said South Right of Way line North 86° 46' 48" East 5.27 feet to the **POINT OF BEGINNING** of the herein described 0.0003 acre tract (14 square feet) of land; This description is submitted in conjunction with a Category 1A, Condition 3 Land Title Survey Plat dated 2/18/2025. REVISED 4/15/2025.



A handwritten signature in black ink that reads "Brian D. Scott". The signature is written in a cursive style.

---

Brian D. Scott  
Registered Professional Land Surveyor  
Texas Registration No. 5280

**NOTES:**

- THIS SURVEY REFLECTS BOUNDARY AND EASEMENT INFORMATION AS PER AN ABTRACTOR'S CERTIFICATE ISSUED BY TITLE HOUSTON HOLDINGS, G.F. NUMBER 7910-25-0830, DATED FEBRUARY 4, 2025; NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS OR RESTRICTIONS OF RECORD HAS BEEN PERFORMED BY MBCO ENGINEERING LLC.
- THIS TRACT LIES IN ZONE "X" (UNSHADED), DESIGNATED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN", AS PER THE NATIONAL FLOOD INSURANCE PROGRAM FIRM COMMUNITY PANEL NUMBER 48201C0720M, LATEST AVAILABLE PUBLISHED REVISION DATED JANUARY 6, 2017.
- A ZONING REPORT WAS NOT PROVIDED AT THE TIME OF THIS SURVEY; HOWEVER, THERE IS NO ZONING IN THE CITY OF HOUSTON OR IN HARRIS COUNTY, TEXAS.
- UNDERGROUND UTILITIES AS SHOWN HEREON ARE DERIVED FROM FIELD SURVEYS, RECORD DRAWINGS, AND/OR TONE MARKS PROVIDED BY 811. CONTRACTOR TO VERIFY ACTUAL LOCATION AND EXISTENCE OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- MINERAL RIGHTS AND/OR LEASE RIGHTS ARE NOT SURVEY RELATED AND THEREFORE NOT A PART OF THIS SURVEY.
- SURFACE OR SUBSURFACE FAULTING, HAZARDOUS WASTE OR OTHER ENVIRONMENTAL ISSUES HAVE NOT BEEN ADDRESSED WITHIN THE SCOPE OF THIS SURVEY.
- FENCE LINES, TREE DRIP LINES AND/OR LIMITS OF VEGETATION/WOODED AREAS SHOWN HEREON ARE GRAPHIC, WITH DIMENSIONED TIES SHOWN AT SPECIFIC LOCATIONS WHERE THEY WERE PHYSICALLY MEASURED; SAID LINES MAY MEANDER BETWEEN SAID LOCATIONS.
- COORDINATES SHOWN HEREON ARE GRID VALUES AND MAY BE BROUGHT TO SURFACE VALUES BY APPLYING THE COMBINED SCALE FACTOR OF 0.99989756.
- ALL BEARINGS SHOWN HEREON ARE BASED ON NORTH AS DEFINED BY THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE NO. 4204.

**EASEMENTS AND RESTRICTIONS:**

- SUBJECT TO RESTRICTIVE COVENANTS AS SET FORTH IN PLAT RECORDED IN VOLUME 148, PAGE 50 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS AND UNDER COUNTY CLERK'S FILE NO. C536953, D524883, P153493, W091039, W939775, 20100146966, 20100440808, 20120016298, 20120514996, 20130093264, 20130569793 AND RP-2023-375649.
- 10 FOOT WIDE AND 35 FOOT WIDE BUILDING LINE AS SHOWN ON THE PLAT RECORDED IN VOLUME 148, PAGE 50 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.
- 16 FOOT WIDE UTILITY EASEMENT AS SHOWN ON THE PLAT RECORDED IN VOLUME 148, PAGE 50 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

**ABBREVIATIONS LEGEND:**

- |          |                            |
|----------|----------------------------|
| (CM)     | CONTROLLING MONUMENT       |
| H.C.M.R. | HARRIS COUNTY MAP RECORDS  |
| H.C.C.F. | HARRIS COUNTY CLERK'S FILE |
| F.C.     | FILM CODE                  |
| NO.      | NUMBER                     |
| SQ. FT.  | SQUARE FEET                |
| FND      | FOUND                      |
| I.R.     | IRON ROD                   |
| R.O.W.   | RIGHT OF WAY               |
| B.L.     | BUILDING LINE              |
| U.E.     | UTILITY EASEMENT           |
| U.V.E.   | UNOBSTRUCTED VIEW EASEMENT |
| S.S.E.   | SANITARY SEWER EASEMENT    |
| STM.S.E. | STORM SEWER EASEMENT       |
| P.O.B.   | POINT OF BEGINNING         |
| P.O.C.   | POINT OF COMMENCING        |
| P.O.R.   | POINT OF REFERENCE         |

**LINETYPE LEGEND:**

- |  |                        |
|--|------------------------|
|  | OVERHEAD UTILITY LINES |
|  | TOP OF BANK            |
|  | FLOW LINE              |

PARCEL NO.	OWNER	VESTING DEED	EXISTING ACREAGE	TAKE/ESMT. AREA	REMAINDER
PARCEL 2	GUADALUPE MACIAS	H.C.C.F. NO. 20120253800	0.2146 ACRE/9,350 SQ. FT.	0.0003 ACRE/14 SQ. FT.	0.2143 ACRE/9,336 SQ. FT.

RESTRICTED RESERVE "A"  
BLOCK 1  
GALENA PARK ISD NORTH SHORE ELEMENTARY  
F.C. NO. 680040 H.C.M.R.

P.O.C.  
FND 5/8" I.R.  
(BENT)

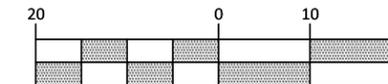
WOODFOREST BOULEVARD  
(100' WIDE R.O.W.)  
(VOL. 3578, PG. 514 H.C.D.R.)  
(VOL. 148, PG. 50 H.C.M.R.)

SAMUEL C HIROMS SURVEY, A-33  
HARRIS COUNTY, TEXAS

**SYMBOLS LEGEND:**

- FOUND IRON ROD
- SET IRON ROD
- STORM SEWER MANHOLE
- "BB" INLET
- GRATE INLET
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- BACK FLOW PREVENTER
- POWER POLE
- LIGHT POLE
- METER POLE
- ELECTRIC JUNCTION BOX
- ELECTRIC HANDHOLE
- GUY ANCHOR
- COMMUNICATION HANDHOLE
- FIBER OPTIC CABLE MARKER
- TELEPHONE MANHOLE
- TRAFFIC SIGNAL POLE
- TRAFFIC SIGNAL BOX
- TRAFFIC PULL BOX
- BUSINESS SIGN
- SIGN
- PIPE RISER
- POWER POLE w/ TRANSFORMER

**GRAPHIC SCALE**



1 inch = 20 ft.

**LINE TABLE**

LINE	BEARING	LENGTH
L1	S42°06'45"W	7.41'
L2	N03°13'12"W	5.21'
L3	N86°46'48"E	5.27'
L4	S86°46'48"W	14.72'

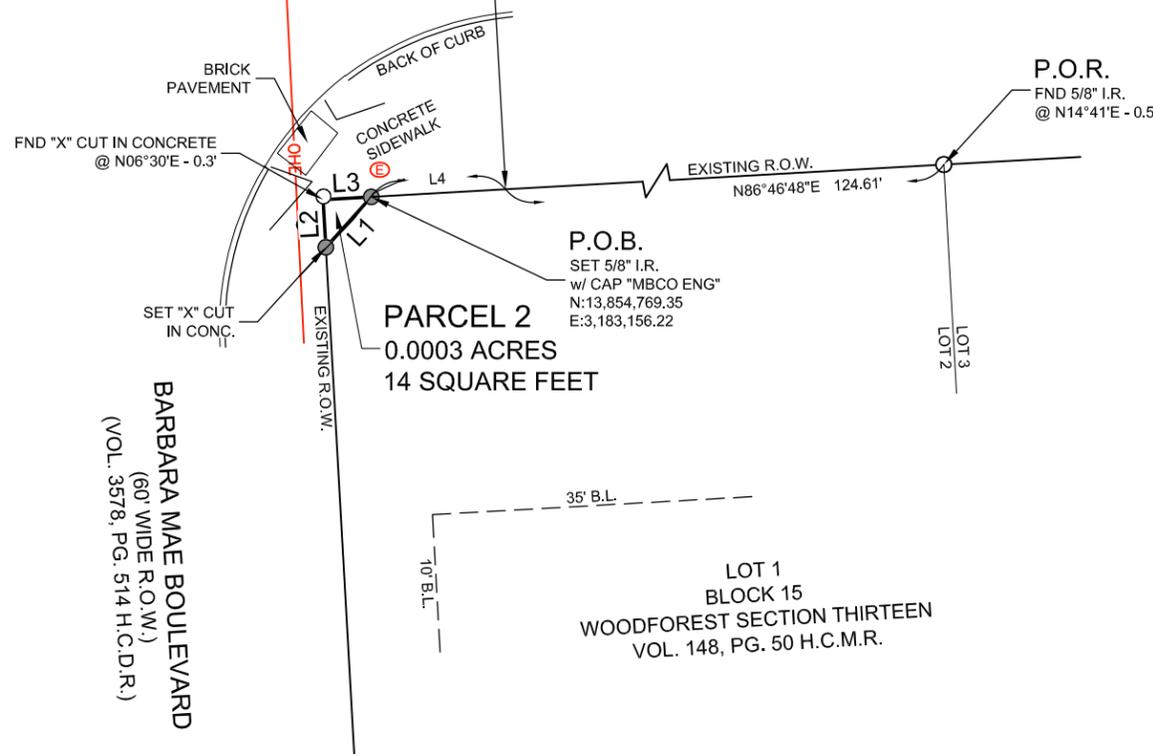


THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION 3 LAND TITLE SURVEY.

*Brian D. Scott*  
BRIAN D. SCOTT  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5280

4/15/25

REVISED 04/24/2025



TRAFFIC SIGNAL - WOODFOREST BOULEVARD AT BARBARA MAE BOULEVARD AND WOODFOREST BOULEVARD AT DELL DALE

UPIN: 23102MF2QX01

LAND TITLE SURVEY - PARCEL 2

PAGE 3 OF 3



1505 Highway 6 South, Suite 180  
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MBCOEngineering.com  
SBE/WBE/DBE/HUB  
TBPELS Engineering Firm No. F-16850  
Land Surveying Firm No. 10194810

PROJECT No.: 5-0040-2301

DATE: 02/18/2025

FIELD BOOK: 271

DRAWN BY: DJP

SCALE: 1" = 20'

CHECKED BY: BDS

### **Metes and Bounds Description**

A description of a 0.0048 acre (208 square feet) tract of land situated in the Peter J Duncan Survey, A-232, Harris County, Texas, being out of and a part of the East 65 feet of Lot 1 Block 19 of Shadowglen, Section 3, Replat "B" a subdivision in Harris County, Texas, according to the Map or Plat thereof recorded under Volume 101, Page 48 of the Map Records of Harris County, Texas; said East 65 feet conveyed to Ronald Lee Hauck and Linda K. Hauck deed No. L772371 Harris County Clerk's File, said tract being more particularly described by metes and bounds as follows: (Bearings are referenced to the Texas State Plane Coordinate System of 1983, South Central Zone No. 4204).

**COMMENCING** at the Southwest corner of Lot 3 of Sterling Forest Section 1 recorded Volume 133, Page 26 Harris County Map Records. Said corner being in the North Right of Way line of Woodforest Boulevard (100' ROW). For reference a found 1/2" iron rod bears North 79° 05' East 0.8 feet.

**THENCE**, with said North Right of Way line North 87° 24' 52" East 179.02 feet to a set 5/8" iron rod with cap "MBCO ENG" and the **POINT OF BEGINNING** of the herein described 0.0048 acre tract, having coordinates of N: 13,854,626.48, E: 3,192,439.80.

**THENCE**, departing said North Right of Way line, through said East 65 feet of Lot 1 North 42° 24' 52" East 32.14 feet to a set 5/8" iron rod with cap "MBCO ENG" set in the West Right of Way line of Delldale Street (100' ROW).

**THENCE**, with said West Right of Way line South 02° 35' 08" East 12.73 feet to a point for corner.

**THENCE**, with said West Right of Way line South 42° 24' 52" West 14.14 feet to a point in the said North Right of Way line of Woodforest Boulevard.



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**SBE/WBE/DBE/HUB**  
**TBPELS Engineering Firm #F-16850**  
**TBPELS Surveying Firm #10194810**



**THENCE**, with said North Right of Way line South 87° 24' 52" West 12.73 feet to the **POINT OF BEGINNING** of the herein described 0.0048 acre tract (208 square feet) of land; This description is submitted in conjunction with a Category 1A, Condition 3 Land Title Survey Plat dated 2/18/2025. REVISED 4/15/2025.



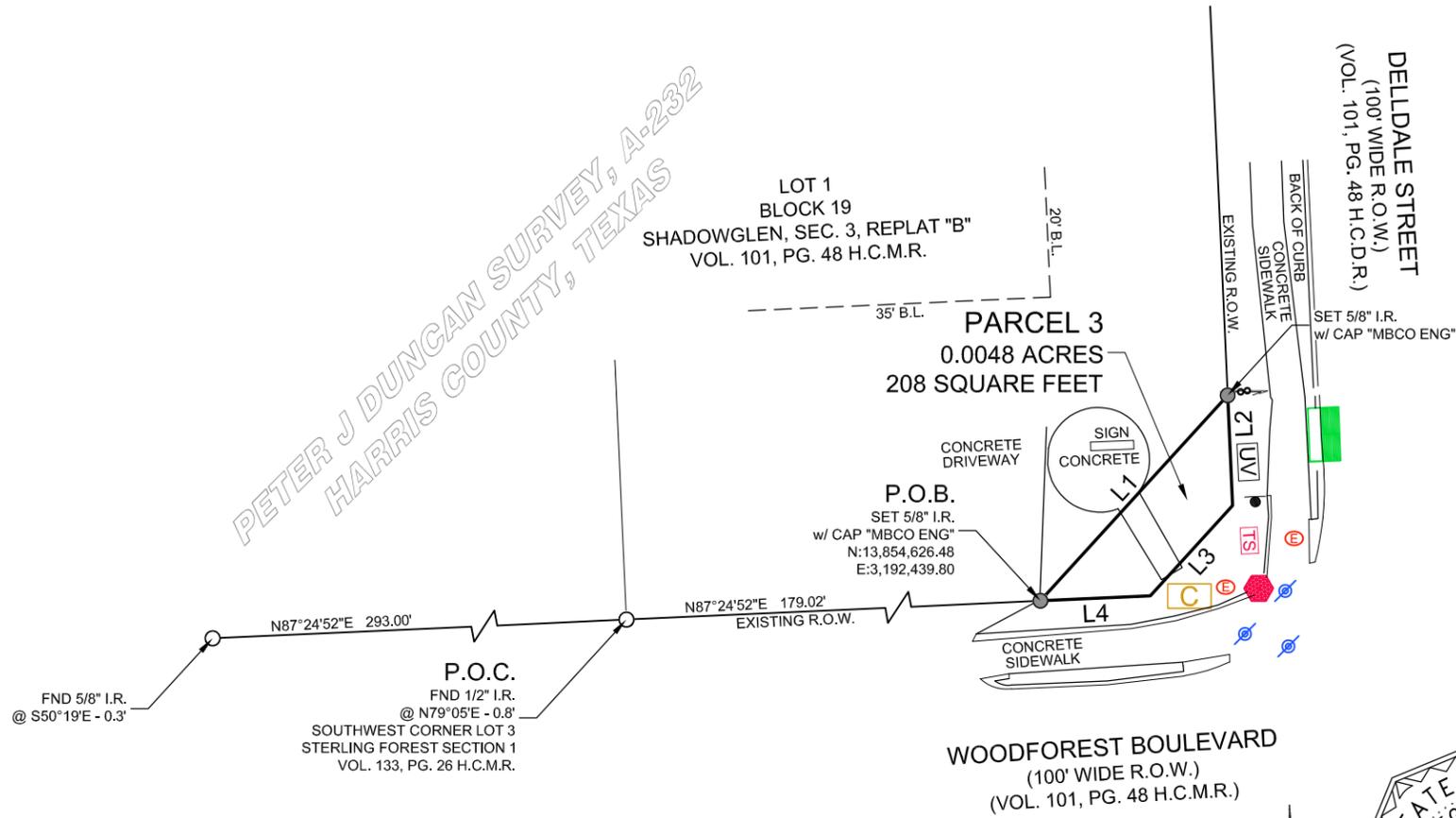
A handwritten signature in cursive script that reads "Brian D. Scott".

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Brian D. Scott  
Registered Professional Land Surveyor  
Texas Registration No. 5280

PARCEL NO.	OWNER	VESTING DEED	EXISTING ACREAGE	TAKE/ESMT. AREA	REMAINDER
PARCEL 3	RONALD LEE HAUCK & LINDA K. HAUCK	H.C.C.F. NO. L772371	0.1933 ACRE/8,420 SQ. FT.	0.0048 ACRE/208 SQ. FT.	0.1885 ACRE/8,212 SQ. FT.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N42°24'52"E	32.14'
L2	S02°35'08"E	12.73'
L3	S42°24'52"W	14.14'
L4	S87°24'52"W	12.73'



**SYMBOLS LEGEND:**

○	FOUND IRON ROD
●	SET IRON ROD
⊕	STORM SEWER MANHOLE
■	"BB" INLET
⊞	GRATE INLET
⊕	FIRE HYDRANT
⊕	WATER VALVE
⊕	WATER METER
⊕	BACK FLOW PREVENTER
⊕	POWER POLE
⊕	LIGHT POLE
⊕	METER POLE
⊕	ELECTRIC JUNCTION BOX
⊕	ELECTRIC HANDHOLE
⊕	GUY ANCHOR
⊕	COMMUNICATION HANDHOLE
⊕	FIBER OPTIC CABLE MARKER
⊕	TELEPHONE MANHOLE
⊕	TRAFFIC SIGNAL POLE
⊕	TRAFFIC SIGNAL BOX
⊕	TRAFFIC PULL BOX
⊕	BUSINESS SIGN
⊕	SIGN
⊕	PIPE RISER
⊕	POWER POLE w/ TRANSFORMER

**NOTES:**

- THIS SURVEY REFLECTS BOUNDARY AND EASEMENT INFORMATION AS PER AN ABSTRACTOR'S CERTIFICATE ISSUED BY TITLE HOUSTON HOLDINGS, G.F. NUMBER 7910-25-0831, DATED FEBRUARY 4, 2025; NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS OR RESTRICTIONS OF RECORD HAS BEEN PERFORMED BY MBCO ENGINEERING LLC.
- THIS TRACT LIES IN ZONE "X" (UNSHADED), DESIGNATED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN", AS PER THE NATIONAL FLOOD INSURANCE PROGRAM FIRM COMMUNITY PANEL NUMBER 48201C0720M, LATEST AVAILABLE PUBLISHED REVISION DATED JANUARY 6, 2017.
- A ZONING REPORT WAS NOT PROVIDED AT THE TIME OF THIS SURVEY; HOWEVER, THERE IS NO ZONING IN THE CITY OF HOUSTON OR IN HARRIS COUNTY, TEXAS.
- UNDERGROUND UTILITIES AS SHOWN HEREON ARE DERIVED FROM FIELD SURVEYS, RECORD DRAWINGS, AND/OR TONE MARKS PROVIDED BY 811. CONTRACTOR TO VERIFY ACTUAL LOCATION AND EXISTENCE OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- MINERAL RIGHTS AND/OR LEASE RIGHTS ARE NOT SURVEY RELATED AND THEREFORE NOT A PART OF THIS SURVEY.
- SURFACE OR SUBSURFACE FAULTING, HAZARDOUS WASTE OR OTHER ENVIRONMENTAL ISSUES HAVE NOT BEEN ADDRESSED WITHIN THE SCOPE OF THIS SURVEY.
- FENCE LINES, TREE DRIP LINES AND/OR LIMITS OF VEGETATION/WOODED AREAS SHOWN HEREON ARE GRAPHIC, WITH DIMENSIONED TIES SHOWN AT SPECIFIC LOCATIONS WHERE THEY WERE PHYSICALLY MEASURED; SAID LINES MAY MEANDER BETWEEN SAID LOCATIONS.
- COORDINATES SHOWN HEREON ARE GRID VALUES AND MAY BE BROUGHT TO SURFACE VALUES BY APPLYING THE COMBINED SCALE FACTOR OF 0.99989756.
- ALL BEARINGS SHOWN HEREON ARE BASED ON NORTH AS DEFINED BY THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE NO. 4204.

**EASEMENTS AND RESTRICTIONS:**

- SUBJECT TO RESTRICTIVE COVENANTS AS SET FORTH IN PLAT RECORDED IN VOLUME 101, PAGE 48 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS AND UNDER COUNTY CLERK'S FILE NO. B593705, B809669 AND B971940.
- 20 FOOT WIDE AND 35 FOOT WIDE BUILDING LINE AS SHOWN ON THE PLAT RECORDED IN VOLUME 101, PAGE 48 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.
- 10 FOOT WIDE UTILITY EASEMENT AS SHOWN ON THE PLAT RECORDED IN VOLUME 101, PAGE 48 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.
- 10 FOOT WIDE RIGHT OF WAY AND EASEMENT GRANTED TO HOUSTON LIGHTING AND POWER COMPANY, RECORDED UNDER CLERK'S FILE NO. B232559.
- 10 FOOT WIDE RIGHT OF WAY AND EASEMENT GRANTED TO HOUSTON LIGHTING AND POWER COMPANY, RECORDED UNDER CLERK'S FILE NO. B361277.
- 10 FOOT WIDE RIGHT OF WAY AND EASEMENT GRANTED TO HOUSTON NATURAL GAS CORPORATION, RECORDED UNDER COUNTY CLERK'S FILE NO. B453382.
- 10 FOOT WIDE EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE COMPANY, RECORDED UNDER COUNTY CLERK'S FILE NO. C772077.

**ABBREVIATIONS LEGEND:**

(CM)	CONTROLLING MONUMENT
H.C.M.R.	HARRIS COUNTY MAP RECORDS
H.C.C.F.	HARRIS COUNTY CLERK'S FILE
F.C.	FILM CODE
NO.	NUMBER
SQ. FT.	SQUARE FEET
FND	FOUND
I.R.	IRON ROD
R.O.W.	RIGHT OF WAY
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
U.V.E.	UNOBSTRUCTED VIEW EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
STM.S.E.	STORM SEWER EASEMENT
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING

**LINETYPE LEGEND:**

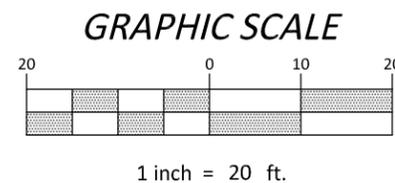
	OVERHEAD UTILITY LINES
	TOP OF BANK
	FLOW LINE



THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION 3 LAND TITLE SURVEY.

*Brian D. Scott*  
 BRIAN D. SCOTT  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NO. 5280  
 4/15/25

REVISED 04/15/2025



TRAFFIC SIGNAL - WOODFOREST BOULEVARD AT BARBARA MAE BOULEVARD AND WOODFOREST BOULEVARD AT DELL DALE	
UPIN: 23102MF2QX01	
LAND TITLE SURVEY - PARCEL 3	
PAGE 3 OF 3	
<b>MBCO</b> ENGINEERING + SURVEYING	
1505 Highway 6 South, Suite 180 Houston, Texas 77077 281.760.1656 MBCOEngineering.com SBE/WBE/DBE/HUB TBPELS Engineering Firm No. F-16850 Land Surveying Firm No. 10194810	
PROJECT No.: 5-0040-2301	DATE: 02/11/2025
FIELD BOOK: 271	DRAWN BY: DJP
SCALE: 1" = 20'	CHECKED BY: BDS

**Metes and Bounds Description**

A description of a 0.0007 acre (32 square feet) tract of land situated in the Peter J Duncan Survey, A-232, Harris County, Texas, being out of and a part of Lot 1 Block 20 of Shadowglen, Section 3, Replat "B" a subdivision in Harris County, Texas, according to the Map or Plat thereof recorded under Volume 101, Page 48 of the Map Records of Harris County, Texas; said Lot 1 conveyed to Elisio Gonzalez and Blanca N. Gonzalez deed No. Y089761 Harris County Clerk's File, said tract being more particularly described by metes and bounds as follows: (Bearings are referenced to the Texas State Plane Coordinate System of 1983, South Central Zone No. 4204).

**COMMENCING** at a found 1/2" iron rod at the Southeast corner of Lot 8 of said Block 20. Said corner being in the West Right of Way line of Delldale Drive (100' ROW).

**THENCE**, with said West Right of Way line North 02° 35' 08" West 519.87 feet to a set 5/8" iron rod with cap "MBCO ENG" and the **POINT OF BEGINNING** of the herein described 0.0007 acre tract, having coordinates of N: 13,854,514.79, E: 3,192,467.59.

**THENCE**, departing said West Right of Way line, through said Lot 1 North 47° 35' 08" West 18.14 feet to a set 5/8" iron rod with cap "MBCO ENG" set in the South Right of Way line of Woodforest Boulevard (100' ROW).

**THENCE**, with said South Right of Way line North 87° 24' 52" East 2.83 feet to a point for corner.

**THENCE**, with said West Right of Way line South 47° 35' 08" East 14.14 feet to a point in the said West Right of Way line of Delldale Drive.



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**SBE/WBE/DBE/HUB**  
**TBPELS Engineering Firm #F-16850**  
**TBPELS Surveying Firm #10194810**



**THENCE**, with said West Right of Way line South 02° 35' 08" East 2.83 feet to the **POINT OF BEGINNING** of the herein described 0.0007 acre tract (32 square feet) of land; This description is submitted in conjunction with a Category 1A, Condition 3 Land Title Survey Plat dated 2/18/2025. REVISED 4/15/2025.

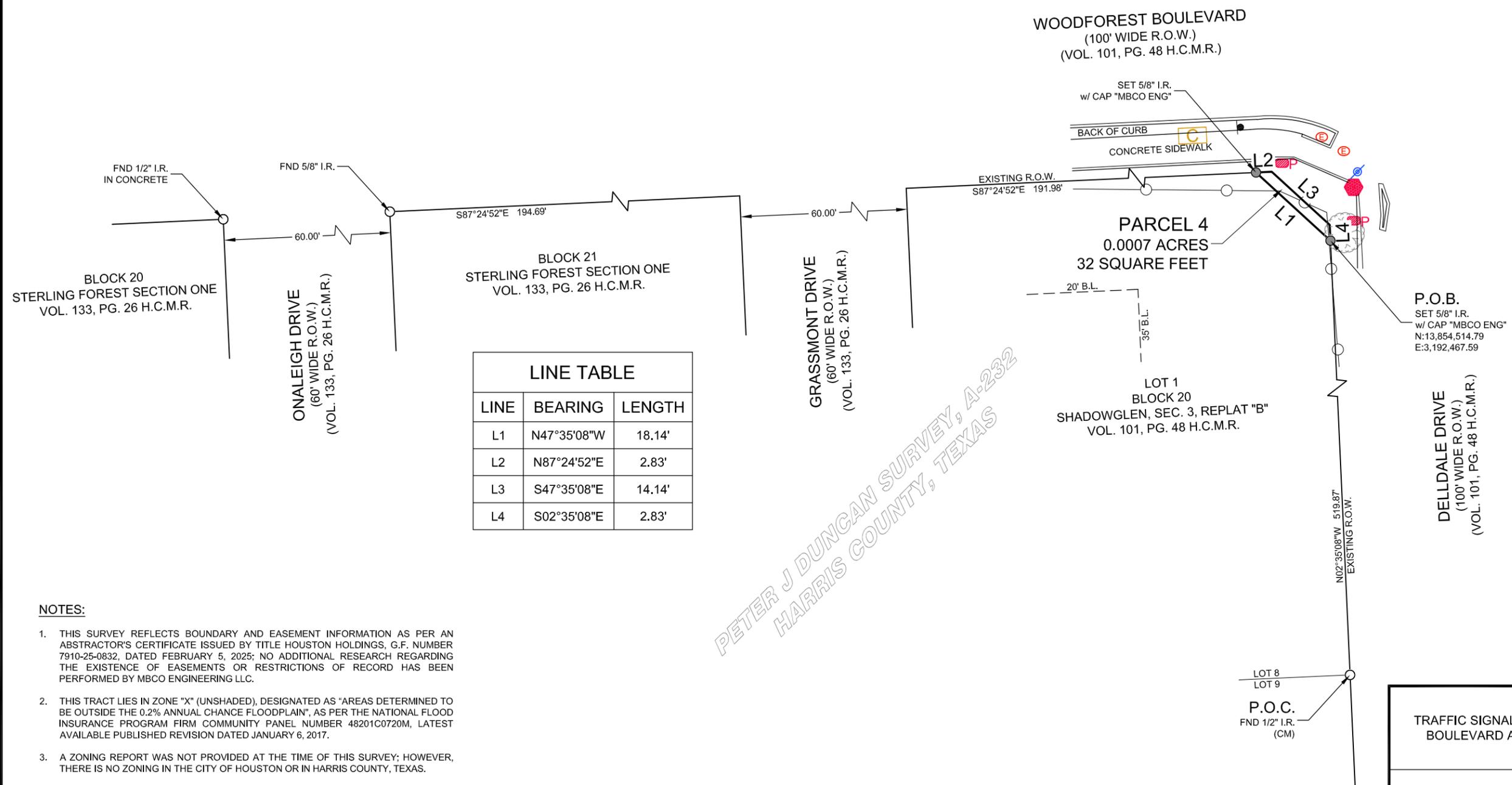
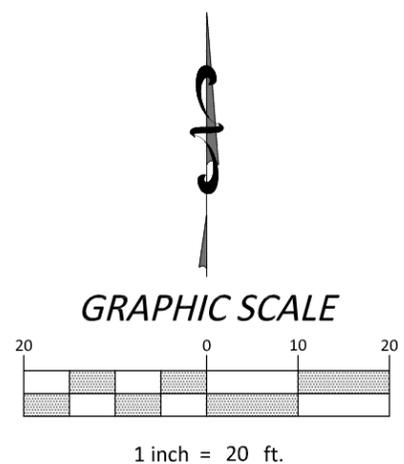


A handwritten signature in cursive script that reads "Brian D. Scott".

---

Brian D. Scott  
Registered Professional Land Surveyor  
Texas Registration No. 5280

PARCEL NO.	OWNER	VESTING DEED	EXISTING ACREAGE	TAKE/ESMT. AREA	REMAINDER
PARCEL 4	ELISIO GONZALEZ & BLANCA N. GONZALEZ	H.C.C.F. NO. Y089761	0.1933 ACRE/8,420 SQ. FT.	0.0007 ACRE/32 SQ. FT.	0.1926 ACRE/8,388 SQ. FT.



LINE TABLE		
LINE	BEARING	LENGTH
L1	N47°35'08"W	18.14'
L2	N87°24'52"E	2.83'
L3	S47°35'08"E	14.14'
L4	S02°35'08"E	2.83'

PETER J DUNCAN SURVEY, A-232  
HARRIS COUNTY, TEXAS

- SYMBOLS LEGEND:**
- FOUND IRON ROD
  - SET IRON ROD
  - ⊕ WATER VALVE
  - ⊕ ELECTRIC HANDHOLE
  - ⊕ TRAFFIC SIGNAL POLE
  - ⊕ PEDESTRIAN SIGNAL POLE
  - ⊕ SIGN
  - ⊕ COMMUNICATIONS VAULT
- LINETYPE LEGEND:**
- CHAIN LINK FENCE
- ABBREVIATIONS LEGEND:**
- |          |                            |
|----------|----------------------------|
| (CM)     | CONTROLLING MONUMENT       |
| H.C.M.R. | HARRIS COUNTY MAP RECORDS  |
| H.C.C.F. | HARRIS COUNTY CLERK'S FILE |
| F.C.     | FILM CODE                  |
| NO.      | NUMBER                     |
| SQ. FT.  | SQUARE FEET                |
| FND      | FOUND                      |
| I.R.     | IRON ROD                   |
| R.O.W.   | RIGHT OF WAY               |
| B.L.     | BUILDING LINE              |
| U.E.     | UTILITY EASEMENT           |
| P.O.B.   | POINT OF BEGINNING         |
| P.O.C.   | POINT OF COMMENCING        |

- NOTES:**
- THIS SURVEY REFLECTS BOUNDARY AND EASEMENT INFORMATION AS PER AN ABSTRACTOR'S CERTIFICATE ISSUED BY TITLE HOUSTON HOLDINGS, G.F. NUMBER 7910-25-0832, DATED FEBRUARY 5, 2025; NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS OR RESTRICTIONS OF RECORD HAS BEEN PERFORMED BY MBCO ENGINEERING LLC.
  - THIS TRACT LIES IN ZONE "X" (UNSHADED), DESIGNATED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN", AS PER THE NATIONAL FLOOD INSURANCE PROGRAM FIRM COMMUNITY PANEL NUMBER 48201C0720M, LATEST AVAILABLE PUBLISHED REVISION DATED JANUARY 6, 2017.
  - A ZONING REPORT WAS NOT PROVIDED AT THE TIME OF THIS SURVEY; HOWEVER, THERE IS NO ZONING IN THE CITY OF HOUSTON OR IN HARRIS COUNTY, TEXAS.
  - UNDERGROUND UTILITIES AS SHOWN HEREON ARE DERIVED FROM FIELD SURVEYS, RECORD DRAWINGS, AND/OR TONE MARKS PROVIDED BY 811. CONTRACTOR TO VERIFY ACTUAL LOCATION AND EXISTENCE OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
  - MINERAL RIGHTS AND/OR LEASE RIGHTS ARE NOT SURVEY RELATED AND THEREFORE NOT A PART OF THIS SURVEY.
  - SURFACE OR SUBSURFACE FAULTING, HAZARDOUS WASTE OR OTHER ENVIRONMENTAL ISSUES HAVE NOT BEEN ADDRESSED WITHIN THE SCOPE OF THIS SURVEY.
  - FENCE LINES, TREE DRIP LINES AND/OR LIMITS OF VEGETATION/WOODED AREAS SHOWN HEREON ARE GRAPHIC, WITH DIMENSIONED TIES SHOWN AT SPECIFIC LOCATIONS WHERE THEY WERE PHYSICALLY MEASURED; SAID LINES MAY MEANDER BETWEEN SAID LOCATIONS.
  - COORDINATES SHOWN HEREON ARE GRID VALUES AND MAY BE BROUGHT TO SURFACE VALUES BY APPLYING THE COMBINED SCALE FACTOR OF 0.99989756.
  - ALL BEARINGS SHOWN HEREON ARE BASED ON NORTH AS DEFINED BY THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE NO. 4204.

- EASEMENTS AND RESTRICTIONS:**
- SUBJECT TO RESTRICTIVE COVENANTS AS SET FORTH IN PLAT RECORDED IN VOLUME 101, PAGE 48 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS AND UNDER COUNTY CLERK'S FILE NO. B593705, B809669 AND B971940.
  - 20 FOOT WIDE AND 35 FOOT WIDE BUILDING LINE AS SHOWN ON THE PLAT RECORDED IN VOLUME 101, PAGE 48 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.
  - 10 FOOT WIDE UTILITY EASEMENT AS SHOWN ON THE PLAT RECORDED IN VOLUME 101, PAGE 48 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.



THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION 3 LAND TITLE SURVEY.

*Brian D. Scott*

BRIAN D. SCOTT  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5280

4/15/25

TRAFFIC SIGNAL - WOODFOREST BOULEVARD AT BARBARA MAE BOULEVARD AND WOODFOREST BOULEVARD AT DELL DALE

UPIN: 23102MF2QX01

LAND TITLE SURVEY - PARCEL 4

PAGE 3 OF 3

**MBCO**  
ENGINEERING + SURVEYING

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Houston, Texas 77077  
281.760.1656  
MBCOEngineering.com  
SBE/WBE/DBE/HUB  
TBPELS Engineering Firm No. F-16850  
Land Surveying Firm No. 10194810

PROJECT No.: 5-0040-2301	DATE: 02/11/2025
FIELD BOOK: 271	DRAWN BY: DJP
SCALE: 1" = 20'	CHECKED BY: BDS

REVISED 04/15/2025

### **Metes and Bounds Description**

A description of a 0.0027 acre (119 square feet) tract of land situated in the Peter J Duncan Survey, A-232, Harris County, Texas, being out of and a part of Lot 27 Block 17 of Shadowglen, Section 3, Replat "A" a subdivision in Harris County, Texas, according to the Map or Plat thereof recorded under Volume 89, Page 27 of the Map Records of Harris County, Texas; said Lot 27 conveyed to Violet Beavers and Maria Beavers by deed No. X249008 Harris County Clerk's File, said tract being more particularly described by metes and bounds as follows: (Bearings are referenced to the Texas State Plane Coordinate System of 1983, South Central Zone No. 4204).

**COMMENCING** at a found 1/2" iron rod at the Southwest corner of Lot 19 of said Block 17. Said corner being in the East Right of Way line of Delldale Drive (100' ROW).

**THENCE**, with said East Right of Way line the following 3 courses, North 02° 35' 08" West 62.00 feet to a found 1/2" iron rod at the Northwest corner of said Lot 19, North 02° 35' 08" West 250.00 feet to the Southwest corner of Lot 24 of said block 17, North 02° 35' 08" West 252.09 feet to a set 5/8" iron rod with cap "MBCO ENG" and the **POINT OF BEGINNING** of the herein described 0.0027 acre tract, having coordinates of N: 13,854,516.72, E: 3,192,567.61.

**THENCE**, continuing with said East Right of Way line and the West line of said Lot 27 North 02° 35' 08" West 15.41 feet to a point in the South Right of Way line of Woodforest Boulevard (100' ROW) same being the Northwest corner of said Lot 27.

**THENCE**, with said South Right of Way line same being the North line of said Lot 27, North 87° 24' 52" East 15.41 feet to a set 5/8" iron rod with cap "MBCO ENG".



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281.760.1656  
MBCOEngineering.com

**SBE/WBE/DBE/HUB**  
**TBPELS Engineering Firm #F-16850**  
**TBPELS Surveying Firm #10194810**



**THENCE**, departing said South Right of Way line and through said Lot 27, South 42° 24' 52" West 21.80 feet to the **POINT OF BEGINNING** of the herein described 0.0027 acre tract (119 square feet) of land; This description is submitted in conjunction with a Category 1A, Condition 3 Land Title Survey Plat dated 2/18/2025. REVISED 4/24/2025.



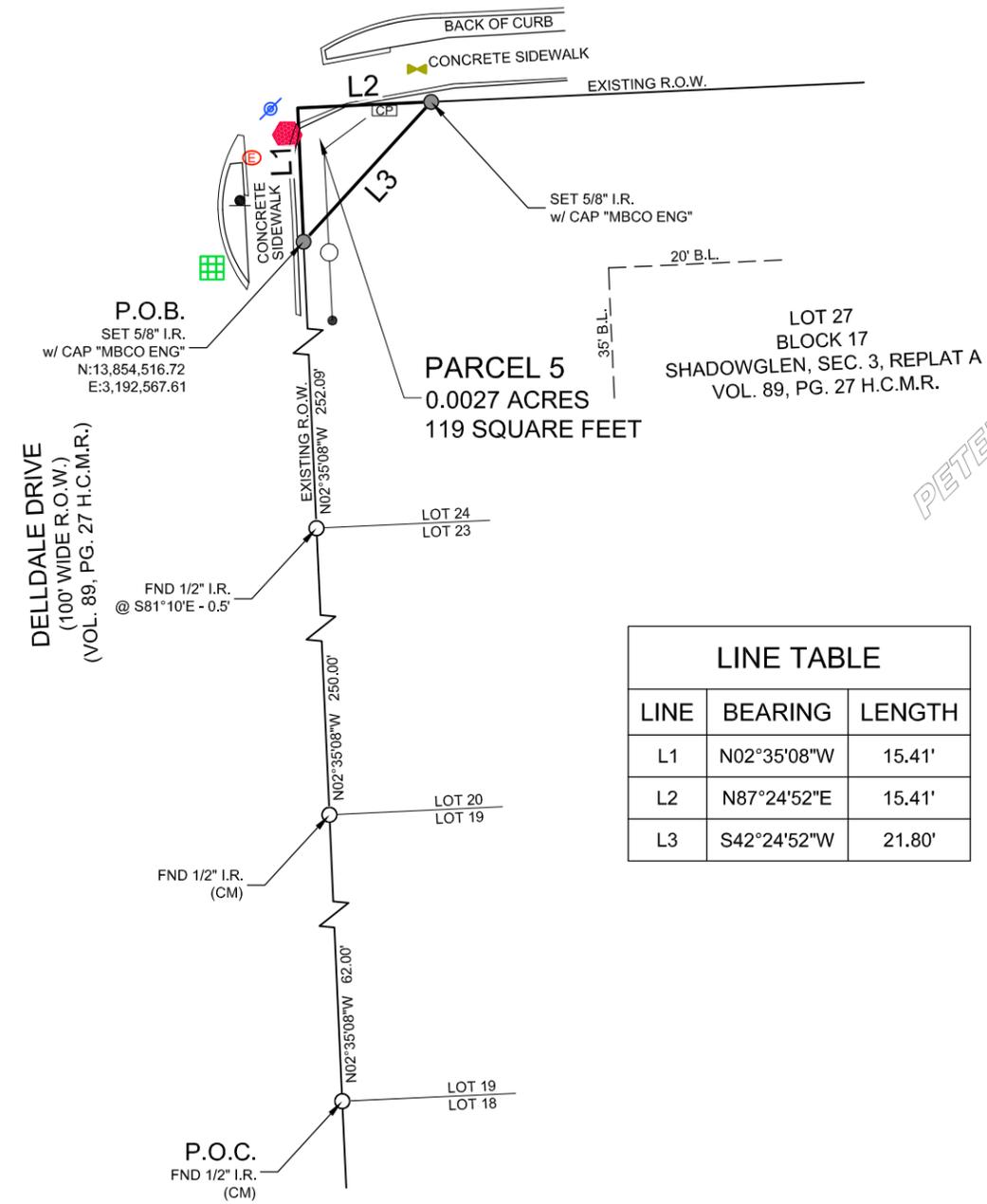
A handwritten signature in cursive script that reads "Brian D. Scott".

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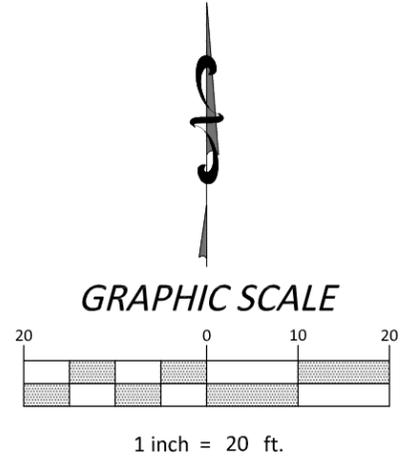
Brian D. Scott  
Registered Professional Land Surveyor  
Texas Registration No. 5280

PARCEL NO.	OWNER	VESTING DEED	EXISTING ACREAGE	TAKE/ESMT. AREA	REMAINDER
PARCEL 5	VIOLET BEAVERS AND MARIA BEAVERS	H.C.C.F. NO. X249008	0.1982 ACRE/8,635 SQ. FT.	0.0027 ACRE/119 SQ. FT.	0.1955 ACRE/8,516 SQ. FT.

**WOODFOREST BOULEVARD**  
(100' WIDE R.O.W.)  
(VOL. 89, PG. 27 H.C.M.R.)



PETER J DUNCAN SURVEY, A-232  
HARRIS COUNTY, TEXAS



- SYMBOLS LEGEND:**
- FOUND IRON ROD
  - SET IRON ROD
  - ⊕ WATER VALVE
  - ⊕ ELECTRIC HANDHOLE
  - TRAFFIC SIGNAL POLE
  - ⊕ CATHODIC PROTECTION
  - SIGN
  - ⊕ GAS VALVE

- LINETYPE LEGEND:**
- CHAIN LINK FENCE

- ABBREVIATIONS LEGEND:**
- (CM) CONTROLLING MONUMENT
  - H.C.M.R. HARRIS COUNTY MAP RECORDS
  - H.C.C.F. HARRIS COUNTY CLERK'S FILE
  - F.C. FILM CODE
  - NO. NUMBER
  - SQ. FT. SQUARE FEET
  - FND FOUND
  - I.R. IRON ROD
  - R.O.W. RIGHT OF WAY
  - B.L. BUILDING LINE
  - U.E. UTILITY EASEMENT
  - P.O.B. POINT OF BEGINNING
  - P.O.C. POINT OF COMMENCING

REVISED 04/24/2025

**NOTES:**

- THIS SURVEY REFLECTS BOUNDARY AND EASEMENT INFORMATION AS PER AN ABSTRACTOR'S CERTIFICATE ISSUED BY TITLE HOUSTON HOLDINGS, G.F. NUMBER 7910-25-0833, DATED FEBRUARY 5, 2025; NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS OR RESTRICTIONS OF RECORD HAS BEEN PERFORMED BY MBCO ENGINEERING LLC.
- THIS TRACT LIES IN ZONE "X" (UNSHADED), DESIGNATED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN", AS PER THE NATIONAL FLOOD INSURANCE PROGRAM FIRM COMMUNITY PANEL NUMBER 48201C0720M, LATEST AVAILABLE PUBLISHED REVISION DATED JANUARY 6, 2017.
- A ZONING REPORT WAS NOT PROVIDED AT THE TIME OF THIS SURVEY; HOWEVER, THERE IS NO ZONING IN THE CITY OF HOUSTON OR IN HARRIS COUNTY, TEXAS.
- UNDERGROUND UTILITIES AS SHOWN HEREON ARE DERIVED FROM FIELD SURVEYS, RECORD DRAWINGS, AND/OR TONE MARKS PROVIDED BY 811. CONTRACTOR TO VERIFY ACTUAL LOCATION AND EXISTENCE OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- MINERAL RIGHTS AND/OR LEASE RIGHTS ARE NOT SURVEY RELATED AND THEREFORE NOT A PART OF THIS SURVEY.
- SURFACE OR SUBSURFACE FAULTING, HAZARDOUS WASTE OR OTHER ENVIRONMENTAL ISSUES HAVE NOT BEEN ADDRESSED WITHIN THE SCOPE OF THIS SURVEY.
- FENCE LINES, TREE DRIP LINES AND/OR LIMITS OF VEGETATION/WOODED AREAS SHOWN HEREON ARE GRAPHIC, WITH DIMENSIONED TIES SHOWN AT SPECIFIC LOCATIONS WHERE THEY WERE PHYSICALLY MEASURED; SAID LINES MAY MEANDER BETWEEN SAID LOCATIONS.
- COORDINATES SHOWN HEREON ARE GRID VALUES AND MAY BE BROUGHT TO SURFACE VALUES BY APPLYING THE COMBINED SCALE FACTOR OF 0.99989756.
- ALL BEARINGS SHOWN HEREON ARE BASED ON NORTH AS DEFINED BY THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE NO. 4204.

**LINE TABLE**

LINE	BEARING	LENGTH
L1	N02°35'08"W	15.41'
L2	N87°24'52"E	15.41'
L3	S42°24'52"W	21.80'

**EASEMENTS AND RESTRICTIONS:**

- SUBJECT TO RESTRICTIVE COVENANTS AS SET FORTH IN PLAT RECORDED IN VOLUME 89, PAGE 27 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS AND UNDER COUNTY CLERK'S FILE NO. B593705.
- 20 FOOT WIDE AND 35 FOOT WIDE BUILDING LINE AS SHOWN ON THE PLAT RECORDED IN VOLUME 101, PAGE 48 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.
- 10 FOOT WIDE UTILITY EASEMENT AS SHOWN ON THE PLAT RECORDED IN VOLUME 101, PAGE 48 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.
- 10 FOOT WIDE RIGHT OF WAY AND EASEMENT GRANTED TO HOUSTON LIGHTING AND POWER COMPANY, RECORDED UNDER COUNTY CLERK'S FILE NO. B575470.



THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION 3 LAND TITLE SURVEY.

*Brian D. Scott*  
BRIAN D. SCOTT  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5280  
4/15/25

TRAFFIC SIGNAL - WOODFOREST BOULEVARD AT BARBARA MAE BOULEVARD AND WOODFOREST BOULEVARD AT DELL DALE

UPIN: 23102MF2QX01

LAND TITLE SURVEY - PARCEL 5

PAGE 3 OF 3

**MBCO** ENGINEERING + SURVEYING

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Houston, Texas 77077  
281.760.1656  
MBCOEngineering.com  
SBE/WBE/DBE/HUB  
TBPELS Engineering Firm No. F-16850  
Land Surveying Firm No. 10194810

PROJECT No.: 5-0040-2301	DATE: 02/11/2025
FIELD BOOK: 271	DRAWN BY: DJP
SCALE: 1" = 20'	CHECKED BY: BDS

**Metes and Bounds Description**

A description of a 0.0022 acre (96 square feet) tract of land situated in the Peter J Duncan Survey, A-232, Harris County, Texas, being out of and a part of Lot 15 Block 18 of Shadowglen, Section 3, Replat "B" a subdivision in Harris County, Texas, according to the Map or Plat thereof recorded under Volume 101, Page 48 of the Map Records of Harris County, Texas; said Lot 15 conveyed to J. W. Witten deed No. D058612 Harris County Clerk's File, said tract being more particularly described by metes and bounds as follows: (Bearings are referenced to the Texas State Plane Coordinate System of 1983, South Central Zone No. 4204).

**COMMENCING** at a found 1/2" iron rod at the Southeast corner of Lot 11 of said Block 18. Said corner being in the North Right of Way line of Woodforest Boulevard (100' ROW).

**THENCE**, with said North Right of Way line South 87° 24' 52" West 354.41 feet to a set "X" cut in concrete in the South line of said Lot 15, and the **POINT OF BEGINNING** of the herein described 0.0022 acre tract, having coordinates of N: 13,854,632.79, E: 3,192,579.45.

**THENCE**, continuing with the said North Right of Way line and the said south line of Lot 15 South 87° 24' 52" West 7.07 feet to a point being the most Southerly corner of said Lot 15.

**THENCE**, with the Southwesterly line of said Lot 15 North 47° 35' 08" West 14.14 feet to a point being in the East Right of way line of Delldale Street (100' R.O.W). Same also being a west corner of said Lot 15.

**THENCE**, with the said East Right of Way line and the West line of said Lot 15, North 02° 35' 08" West 7.07 feet to a set "X" cut in concrete.



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Houston, Texas 77077  
281.760.1656  
MBCOEngineering.com

**SBE/WBE/DBE/HUB**  
TBPELS Engineering Firm #F-16850  
TBPELS Surveying Firm #10194810



**THENCE**, departing the said West line of Lot 15 through said Lot 15, South 47° 35' 08" East 24.14 feet to the **POINT OF BEGINNING** of the herein described 0.0022 acre tract (96 square feet) of land; This description is submitted in conjunction with a Category 1A, Condition 3 Land Title Survey Plat dated 2/18/2025. REVISED 4/15/2025.

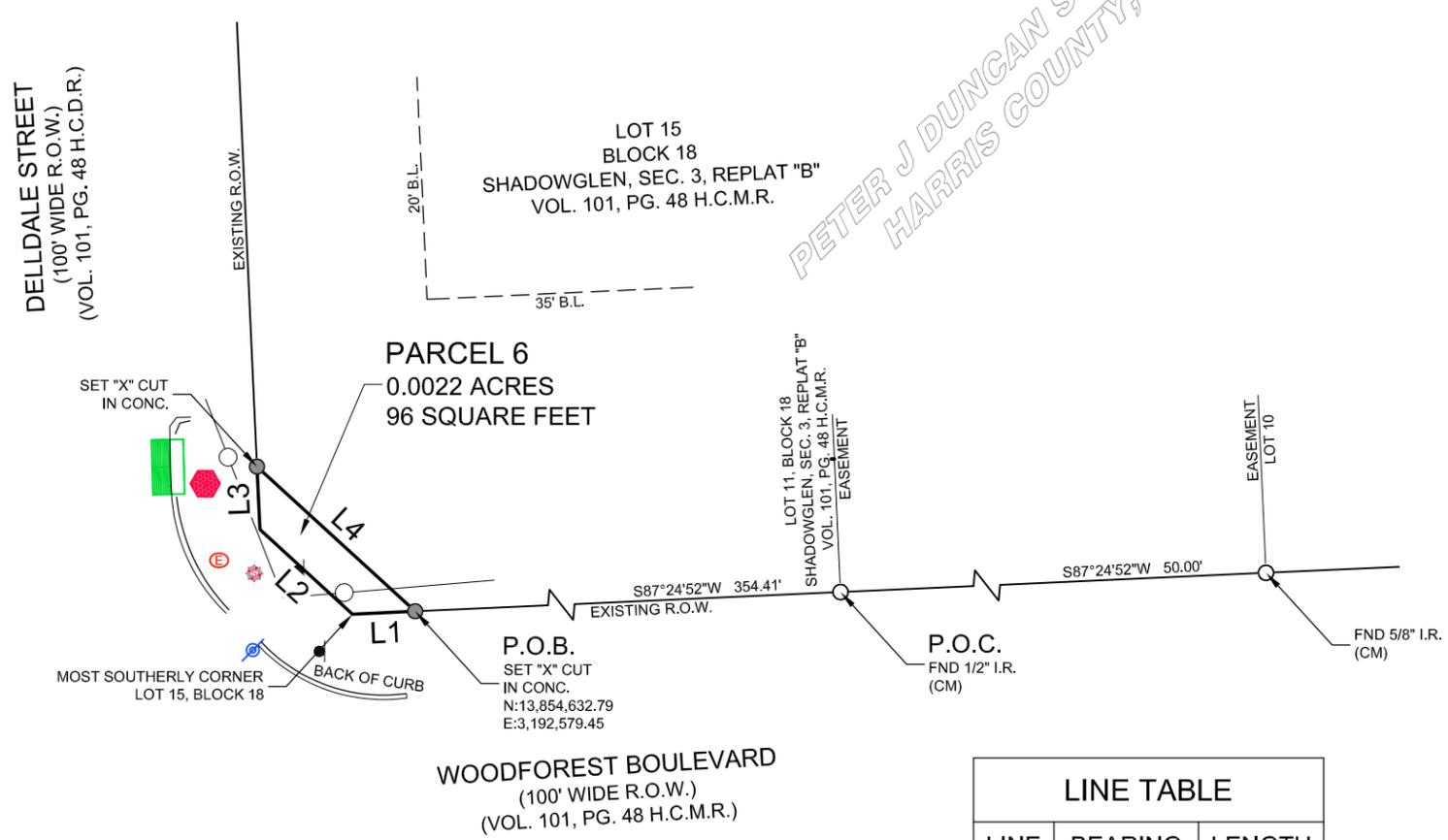
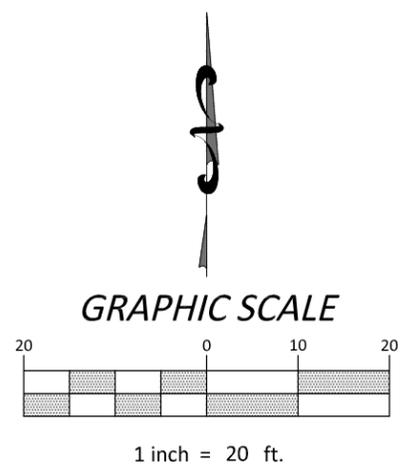


A handwritten signature in cursive script that reads "Brian D. Scott".

---

Brian D. Scott  
Registered Professional Land Surveyor  
Texas Registration No. 5280

PARCEL NO.	OWNER	VESTING DEED	EXISTING ACREAGE	TAKE/ESMT. AREA	REMAINDER
PARCEL 6	J.W. WITTEN	H.C.C.F. NO. D058612	0.2760 ACRE/12,024 SQ. FT.	0.0022 ACRE/96 SQ. FT.	0.2738 ACRE/11,928 SQ. FT.



PETER J DUNCAN SURVEY, A-232  
HARRIS COUNTY, TEXAS

**SYMBOLS LEGEND:**

- FOUND IRON ROD
- SET IRON ROD
- WATER VALVE
- ELECTRIC HANDHOLE
- TRAFFIC SIGNAL POLE
- SCHOOL ZONE SIGNAL SIGN
- "BB" INLET

**LINETYPE LEGEND:**

- CHAIN LINK FENCE

**ABBREVIATIONS LEGEND:**

- |          |                            |
|----------|----------------------------|
| (CM)     | CONTROLLING MONUMENT       |
| H.C.M.R. | HARRIS COUNTY MAP RECORDS  |
| H.C.C.F. | HARRIS COUNTY CLERK'S FILE |
| F.C.     | FILM CODE                  |
| NO.      | NUMBER                     |
| SQ. FT.  | SQUARE FEET                |
| FND      | FOUND                      |
| I.R.     | IRON ROD                   |
| R.O.W.   | RIGHT OF WAY               |
| B.L.     | BUILDING LINE              |
| U.E.     | UTILITY EASEMENT           |
| P.O.B.   | POINT OF BEGINNING         |
| P.O.C.   | POINT OF COMMENCING        |

REVISED 04/15/2025

LINE TABLE		
LINE	BEARING	LENGTH
L1	S87°24'52"W	7.07'
L2	N47°35'08"W	14.14'
L3	N02°35'08"W	7.07'
L4	S47°35'08"E	24.14'

**NOTES:**

1. THIS SURVEY REFLECTS BOUNDARY AND EASEMENT INFORMATION AS PER AN ABSTRACTOR'S CERTIFICATE ISSUED BY TITLE HOUSTON HOLDINGS, G.F. NUMBER 7910-25-0834, DATED FEBRUARY 5, 2025; NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS OR RESTRICTIONS OF RECORD HAS BEEN PERFORMED BY MBCO ENGINEERING LLC.
2. THIS TRACT LIES IN ZONE "X" (UNSHADED), DESIGNATED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN", AS PER THE NATIONAL FLOOD INSURANCE PROGRAM FIRM COMMUNITY PANEL NUMBER 48201C0720M, LATEST AVAILABLE PUBLISHED REVISION DATED JANUARY 6, 2017.
3. A ZONING REPORT WAS NOT PROVIDED AT THE TIME OF THIS SURVEY; HOWEVER, THERE IS NO ZONING IN THE CITY OF HOUSTON OR IN HARRIS COUNTY, TEXAS.
4. UNDERGROUND UTILITIES AS SHOWN HEREON ARE DERIVED FROM FIELD SURVEYS, RECORD DRAWINGS, AND/OR TONE MARKS PROVIDED BY 811. CONTRACTOR TO VERIFY ACTUAL LOCATION AND EXISTENCE OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
5. MINERAL RIGHTS AND/OR LEASE RIGHTS ARE NOT SURVEY RELATED AND THEREFORE NOT A PART OF THIS SURVEY.
6. SURFACE OR SUBSURFACE FAULTING, HAZARDOUS WASTE OR OTHER ENVIRONMENTAL ISSUES HAVE NOT BEEN ADDRESSED WITHIN THE SCOPE OF THIS SURVEY.
7. FENCE LINES, TREE DRIP LINES AND/OR LIMITS OF VEGETATION/WOODED AREAS SHOWN HEREON ARE GRAPHIC, WITH DIMENSIONED TIES SHOWN AT SPECIFIC LOCATIONS WHERE THEY WERE PHYSICALLY MEASURED; SAID LINES MAY MEANDER BETWEEN SAID LOCATIONS.
8. COORDINATES SHOWN HEREON ARE GRID VALUES AND MAY BE BROUGHT TO SURFACE VALUES BY APPLYING THE COMBINED SCALE FACTOR OF 0.99989756.
9. ALL BEARINGS SHOWN HEREON ARE BASED ON NORTH AS DEFINED BY THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE NO. 4204.

**EASEMENTS AND RESTRICTIONS:**

1. SUBJECT TO RESTRICTIVE COVENANTS AS SET FORTH IN PLAT RECORDED IN VOLUME 101, PAGE 48 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS AND UNDER COUNTY CLERK'S FILE NO. B593705, B809669 AND B971940.
2. 20 FOOT WIDE AND 35 FOOT WIDE BUILDING LINE AS SHOWN ON THE PLAT RECORDED IN VOLUME 101, PAGE 48 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.
3. 10 FOOT WIDE UTILITY EASEMENT AS SHOWN ON THE PLAT RECORDED IN VOLUME 101, PAGE 48 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.



THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION 3 LAND TITLE SURVEY.

*Brian D. Scott*

BRIAN D. SCOTT  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5280

4/15/25

TRAFFIC SIGNAL - WOODFOREST BOULEVARD AT BARBARA MAE BOULEVARD AND WOODFOREST BOULEVARD AT DELL DALE	
UPIN: 23102MF2QX01	
LAND TITLE SURVEY - PARCEL 6	
PAGE 3 OF 3	
<div style="display: inline-block; vertical-align: middle; font-size: 0.8em; margin-left: 10px;">             1505 Highway 6 South, Suite 180              Houston, Texas 77077              281.760.1656              MBCOEngineering.com              SBE/WBE/DBE/HUB              TBPELS Engineering Firm No. F-16850              Land Surveying Firm No. 10194810           </div>	
PROJECT No.: 5-0040-2301	DATE: 02/11/2025
FIELD BOOK: 271	DRAWN BY: DJP
SCALE: 1" = 20'	CHECKED BY: BDS