J. ERWIN SURVEY
A-257

T.O. MEUX SURVEY
A-596

NEW FOREST PARKWAY

RESERVE "C"
HOUSTON LIGHTING & POWER COMPANY
150' EASEMENT
VOLUME 2372, PAGE 215
D.R.H.C.

HOUSTON LIGHTING & POWER COMPANY
CALLED 19.133 ACRES
(150' FEE STRIP)
VOLUME 2285, PAGE 408
D.R.H.C.

Fnd. 5/8" I.R.

Fnd. 3/4" I.R. (BM)

Fnd. 5/8" I.R. w/ Cap
"HOVIS SURVEYING COMPANY"
(S 02°26'52" E~1.16')

N 87°01'48" E
350.59'

Fnd. 5/8" I.R. w/ Cap
"HOVIS SURVEYING COMPANY"
(S 38°58' W~1.03)

N 87°01'48" E~414.63'

681.8' ±

100.00'

S 02°26'12" E
210.87'

HARRIS COUNTY FLOOD
CONTROL DISTRICT
35' WIDE DRAINAGE EASMENT
UNIT NO. P 107-00-00
VOLUME 3319, PAGE 440
D.R.H.C.

15' STORM SEWER EASEMENT
FILE NO. 20150123718
FILM CODE NO. 067-47-0213
O.P.R.R.P.H.C.

10'X10' CATHODIC
PROTECTION SITE
FILE NO. 20130240457
FILM CODE NO. 087-12-0111
O.P.R.R.P.H.C.

SOUTHWESTERN BELL TELEPHONE COMPANY
5' FOOT WIDE EASEMENT
FILE NO. L731872
FILM CODE NO. 120-72-0457
O.P.R.R.P.H.C.

25' BUILDING LINE
FILM CODE NO. 678148
M.R.H.C

15' UTILITY EASEMENT
FILE NO. 20150123718
FILM CODE N. 067-47-0213
O.P.R.R.P.H.C.

EDENGLEN DRIVE
(60 FEET WIDE)
(VOLUME 248, PAGE 118, M.R.H.C.)

LOT 4
BLOCK 3
LOT 3
LOT 2
LOT 1

20' U.E.
& A.E.
10' U.E.
25' B.L.
10' B.L.

141.92'
72.00'
62.00'
67.00'
125.00'
65.00'
S 86°59'59" W~190.00'

LARCHBROOK DRIVE
(60 FEET WIDE)
(VOLUME 248, PAGE 118, M.R.H.C.)

FLAIR DRIVE
(60 FEET WIDE)
(VOLUME 248, PAGE 118, M.R.H.C.)

N 86°59'59" E~190.00'

Fnd. 1/2" I.R. (Bent)

Fnd. 5/8" I.R. (Bent)
10' B.L.

65.00'
60.00'

N 02°59'59" W~764.97'

SURVEY LINE

RESERVE "D"

N 02°59'59" W

344.40'

Fnd. Flogeed Nail

SOUTHEAST CORNER PINE TRAILS
SECTION FOUR
NORTHEAST CORNER PINE TRAILS
SECTION THREE

N 02°59'59" W
9.76'

SOUTHWEST CORNER
11.666 ACRE TRACT

35.00'

DETAIL "A"
N.T.S.

PINE TRAILS
SECTION FOUR
VOLUME 248, PAGE 118
M.R.H.C.

POND

EDGE OF WATER
TOP OF BANK

ZONE AE

ZONE X

SHADED
ZONE X

FLOODWAY
AREAS IN
ZONE AE

HARRIS COUNTY FLOOD
CONTROL DISTRICT
35' WIDE DRAINAGE EASMENT
UNIT NO. P 107-00-00
VOLUME 3319, PAGE 443
D.R.H.C.

BLOCK 1
RESTRICTED RESERVE "A"
UVALDE MEADOWS
F.C. NO. 678148
M.R.H.C.

S 02°26'52" E~211.19'

1-STORY
BUILDING

SIDEWALKS

GAS
CANOPY

GAS
PUMP

GAS
PUMP

TBM
NO

AIR
PUMP

BRICK
FENCE

WELL
(FENCED)

10.00'
10.00'

140.55'

220.55'

N 86°58'41" E~350.55'

Fnd. 5/8" I.R. w/ Cap
"HOVIS SURVEYING COMPANY"

P.O.B.
Fnd. 5/8" I.R. w/ Cap
"HOVIS SURVEYING COMPANY"
(S 86°58'41" W~0.56')
N=13,864,315.45
E=3,178,780.10

SANITARY CONTROL
EASEMENT
150' RADIUS
FILE NO. 20150123720
FILM CODE NO. 067-47-0223
O.P.R.R.P.H.C.

SANITARY CONTROL
EASEMENT
150' RADIUS
FILE NO. 20150403243
FILM CODE NO. 092-66-0366
O.P.R.R.P.H.C.

TRACT 1
11.674 ACRES
(508,516 SQ. FT.)

GALENA PARK INDEPENDENT
SCHOOL DISTRICT
CALLED 11.666 ACRES
FILE NO. 20160006843
FILM CODE NO. 077-96-2375
O.P.R.R.P.H.C.

SHADED
ZONE X

UVALDE STREET
(100 FEET WIDE)
(VOLUME 2103, PAGE 581, D.R.H.C.)

TOP OF BANK

298.69'

SOUTH LINE OF
A CALLED 8.9218 ACRES
FILE NO. 20150232593
O.P.R.R.P.H.C.

NORTH LINE OF
A CALLED 4.4609 ACRES
FILE NO. 20130629812
O.P.R.R.P.H.C.

Fnd. 5/8" I.R. (CM)

S 02°26'12" E~554.13'

ZONE AE

BOUNDARY LINE AGREEMENT
BETWEEN PINE TRAILS COMMUNITY
IMPROVEMENT ASSOCIATION AND
RFALIN SERIES, LLC
FILE NO. 20160006841
FILM CODE NO. 077-96-2361
O.P.R.R.P.H.C

LOT 19
LOT 20
LOT 21
BLOCK 6
LOT 16
LOT 17
LOT 18

62.00'
20' U.E. & A.E.
115.71'
350.81'

20' STM. SEWER
EASEMENT

24"STM

48"STM.

25' B.L.

57.19'

SEE
DETAIL "A"

INDUSTRIAL GAS SUPPLY CORPORATION
20' EASEMENT
(TRACT A)
VOLUME 3478, PAGE 564
D.R.H.C.

Fnd. 3/4" I.R.
(N 52°16' W~0.23')

S 87°01'48" W~757.70'

19.76'

35.00'

722.73'

EXPLORER PIPELINE COMPANY
50' WIDE TRACT (TRACT III)
FILE NO. 20070683361
FILM CODE NO. 051-87-0028
O.P.R.R.P.H.C.

PIPELINE

S 02°26'12" E
50.00'

36" RCP

TOP OF BANK

S 75°36'49" W

15" PIPE
ABOVE GROUND

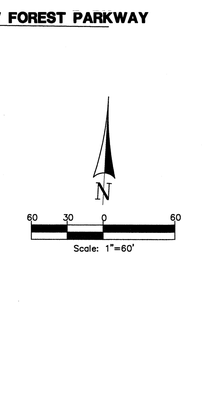
RESERVE "D"
PINE TRAILS
SECTION THREE
VOLUME 248, PAGE 111
M.R.H.C.

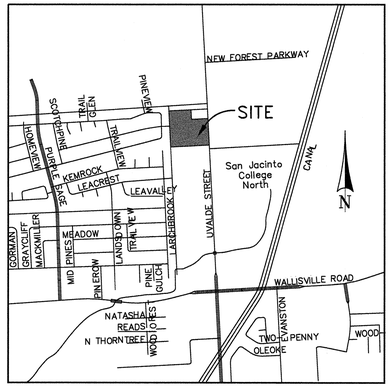
BLOCK 1
RESERVE "A"
FOREST CREEK APARTMENTS
F.C. NO. 366029
M.R.H.C.

HARRIS COUNTY FLOOD
CONTROL DISTRICT
35' WIDE DRAINAGE EASMENT
UNIT NO. P 107-00-00
VOLUME 3319, PAGE 443
D.R.H.C.

LEGEND

- Power Pole
- Light Standard
- Pipe Line Marker
- Manhole
- Electric Pull Box
- Grate Inlet
- Overhead Power Line
- Gas Meter
- Telephone Hand Hole





VICINITY MAP
N.T.S.

DESCRIPTION OF A TRACT OF LAND CONTAINING 11.674 ACRES (508,516 SQUARE FEET) SITUATED IN THE T.O. MEUX SURVEY, A-596 IN HARRIS COUNTY, TEXAS

Being a tract of land containing 11.674 acres (508,516 square feet) situated in the T.O. Meux Survey, A-596 in Harris County, Texas, and being all of a called 11.666-acre tract as conveyed unto Galena Park Independent School District by deed recorded under County Clerk's File No. 20160006843, Film Code No. 077-96-2375 of the Official Public Records of Harris County, Texas. Said 11.674-acre tract being more particularly described by metes and bounds as follows:

BEGINNING at point located in the west right-of-way line of Uvalde Street (100 feet wide, Volume 2103, Page 581, Deed Records of Harris County, Texas) for the most easterly northeast corner of said 11.666-acre tract, for the southeast corner of Block 1, Restricted Reserve "A" of Uvalde Meadows Sec 1, a subdivision plat recorded in County Clerk's Film Code No. 678148 of the Map Records of Harris County, Texas, and for the most easterly northeast corner of said tract herein described from which a found 5/8-inch iron rod with cap stamped "Hovis Surveying Company" bears South 86° 58' 41" West, a distance of 0.56 feet, said BEGINNING point having grid coordinates of N=13,864,315.45 and E=3,178,780.10;

THENCE South 02° 26' 12" East, with the west right-of-way line of said Uvalde Street and the east line of said 11.666-acre tract, at a distance of 298.69 feet pass a found 5/8-inch iron rod, continuing with the west right-of-way line of said Uvalde Street and the east line of said 11.666-acre tract for a total distance of 554.13 feet to a point for the southeast corner of said 11.666-acre tract, for the northeast corner of a 50-foot wide tract (Tract III) as conveyed unto Explorer Pipeline Company by deed recorded under County Clerk's File No. 20070683361, Film Code No. 051-87-0028 of the Official Public Records of Real Property of Harris County, Texas, and for the southeast corner of said tract herein described from which a found 3/4-inch iron rod bears North 52° 16' West, a distance of 0.23 feet;

THENCE South 87° 01' 48" West, with the south line of said 11.666-acre tract and the north line of said 50-foot wide tract, at a distance of 722.73 feet passing the most southerly northeast corner of Reserve "D" of Pine Trails Section Three, a subdivision recorded in Volume 248, Page 111 of the Map Records of Harris County, Texas, and for the northwest corner of said 50-foot wide tract, continuing with the south line of said 11.666-acre tract and the north line of said Reserve "D" for a total distance of 757.70 feet to a set 5/8-inch iron rod with yellow cap stamped "Cobb Fendley & Associates" located in the westerly line of the Meux Survey, A-596 and the easterly line of the J. Erwin Survey, A-257 for the southwest corner of said 11.666-acre tract, for angle point in the east line of said Reserve "D" and for the southwest corner of said tract herein described;

THENCE North 02° 59' 59" West, with the west line of said Meux Survey, the west line of said 11.666-acre tract, the east line of said Erwin Survey and east line of said Reserve "D", at a distance of 9.76 feet passing a point for the most northerly northeast corner of said Reserve "D" and for the southeast corner of Reserve "D" of Pine Trails Section Four, a subdivision plat recorded in Volume 248, Page 118 of the Map Records of Harris County, Texas, continuing with the west line of said Meux Survey, the west line of said 11.666-acre tract, the east line of said Erwin Survey and the east line of said Reserve "D", at a distance of 360.57 feet passing a point for the northeast corner of said Reserve "D" and for the southeast corner of Flair Drive (60 feet wide, Volume 248, Page 118, Map Records of Harris County, Texas), continuing with the west line of said Meux Survey, the west 11.666-acre tract, the east line of said Erwin Survey and with the east right-of-way line of said Flair Drive, at a distance of 420.57 feet passing the northeast corner of said Flair Street and the southeast corner of Reserve "C" of said Pine Trails Section Four, continuing with the west line of said Meux Survey, the west line of said 11.666-acre tract, the east line of said Erwin Survey and the east line of said Reserve "C" for a total distance of 764.97 feet to a found 3/4-inch iron rod for the northwest corner of said 11.666-acre tract, for the northeast corner of said Reserve "C", for the southeast corner of a 150-foot wide easement as conveyed unto Houston Lighting & Power Company by deed recorded in Volume 2372, Page 215 of the Deed Records of Harris County, Texas, for the southwest corner of a called 19.133-acre tract (150 foot wide fee strip) as conveyed unto Houston Lighting & Power Company by deed recorded in Volume 2285, Page 408 of the Deed Records of Harris County, Texas, and for the northwest corner of said tract herein described;

THENCE North 87° 01' 48" East, with the north line of said 11.666-acre tract and the south line of said 19.133-acre tract, a distance of 414.63 feet to a point for the most northerly northeast corner of said 11.666-acre tract, for the northwest corner of said Restricted Reserve "A" of said Uvalde Meadows Sec 1 and for the most northerly northeast corner of said tract herein described from which a found 5/8-inch iron rod with cap stamped "Hovis Surveying Company" bears South 02° 26' 52" East, a distance of 1.16 feet

THENCE South 02° 26' 52" East, with an interior line of said 11.666-acre tract and the west line of said Restricted Reserve "A", a distance of 211.19 feet to a found 5/8-inch iron rod with cap stamped "Hovis Surveying Company" for an interior corner of said 11.666-acre tract, for the southwest corner of said Restricted Reserve "A" and for an angle point in the north line of said tract herein described;

THENCE North 86° 58' 41" East with an interior line of said 11.666-acre tract and the south line of said Restricted Reserve "A", a distance of 350.55 feet to the POINT OF BEGINNING and containing 11.674 acres (508,516 square feet) of land.

NOTES:

1. 5/8-INCH IRON RODS WITH YELLOW CAPS STAMPED "COBB, FENDLEY & ASSOCIATES" SET AT ALL TRACT CORNERS UNLESS NOTED OTHERWISE.

2. ALL BEARINGS SHOWN HEREON ARE GRID VALUES, REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (4204). ALL COORDINATES SHOWN HEREON ARE GRID VALUES AND MAY BE CONVERTED TO SURFACE VALUES BY DIVIDING A SCALE FACTOR OF 0.99990127. FOUND MONUMENTS MARKED "CM" WERE HELD FOR CONTROLLING MONUMENTS.

3. ALL FIELD INFORMATION SHOWN HEREON IS BASED ON AN "ON-THE-GROUND" SURVEY PERFORMED ON OCTOBER 7, 2021.

4. THIS SURVEY DRAWING IS REFERENCED TO A METES AND BOUNDS DESCRIPTION PREPARED BY COBB, FENDLEY & ASSOCIATES, INC. OF EVEN DATE.

5. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS/HER BEST KNOWLEDGE, INFORMATION AND BELIEF.

6. SQUARE FOOTAGE AREA SHOWN HEREON IS FOR INFORMATION ONLY AND SURVEYOR DOES NOT CERTIFY ACCURACY OF SURVEY TO NEAREST SQUARE FOOT.

7. ABSTRACT INFORMATION FOR THE SUBJECT PROPERTY SHOWN HEREON IS BASED ON A TITLE CERTIFICATE, FILE NO. 1606536, PREPARED BY STEWART TITLE COMPANY, PLANT DATE FEBRUARY 24, 2022. SURVEYOR DID NOT RESEARCH SUBJECT PROPERTY TITLE INFORMATION.

FLOODPLAIN INFORMATION

THE PROPERTY SHOWN HEREON (EITHER IN TOTAL OR A PORTION) IS LOCATED IN THE FOLLOWING ZONE(S) BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 48201C0710M, REVISED JANUARY 6, 2017.

SHADED ZONE X – AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

ZONE AE – BASE FLOOD ELEVATIONS DETERMINED

FLOODWAY AREAS IN ZONE AE – THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS.

ELEVATIONS WERE NOT OBTAINED ON THE SUBJECT PROPERTY.

DETERMINATION OF THE FLOOD ZONE IS BASED ON THE GRAPHICAL DELINEATION OF THE ZONES AS DEPICTED ON THE FLOOD PLAIN MAPS AND SHOULD BE CONSIDERED APPROXIMATE.

IF THIS PROPERTY IS NOT WITHIN AN IDENTIFIED FLOOD HAZARD AREA, THIS INFORMATION DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOODPLAIN INFORMATION SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

ABBREVIATIONS
M.R.H.C. = MAP RECORDS OF HARRIS COUNTY, TEXAS
D.R.H.C. = DEED RECORDS OF HARRIS COUNTY, TEXAS
O.P.R.R.P.H.C. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS

STATE OF TEXAS
REGISTERED
WILLIAM E. MERTEN
5046
PROFESSIONAL
LAND SURVEYOR

SURVEYORS CERTIFICATE

IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON OCTOBER 07, 2022, AND THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II STANDARD LAND SURVEY.

04/26/2022

WILLIAM E. MERTEN
REGISTERED PROFESSIONAL LAND SURVEYOR #5046

TRACT DATA

TRACT NO.	OWNER	VESTING DEED O.P.R.R.P.H.C.	HCAD ACCOUNT NO.	TAKING	TAKING WITHIN EXISTING EASEMENT	REMAINDER EXISTING EASEMENT
RECORD TRACT 1	GALENA PARK I.S.D.	H.C.C.F. NO. 20160006843	0440200000057 0440200000096	11.674 ACRES (508,516 SQ.FT.)	1.841 ACRES (80,178 SQ.FT.)	0.000 ACRES (0.000 SQ.FT.)

REVISED 4-20-2022: ADDED IMPROVEMENTS
REVISED 3-30-2022: ADDRESS COMMENTS FROM HARRIS COUNTY AND ADDED FEMA LINES
REVISED 3-22-2022: ADDRESS COMMENTS FROM HARRIS COUNTY AND REVISE SURVEY TO A CATEGORY 1A LAND TITLE SURVEY

PINE TRAILS SUBDIVISION DRAINAGE IMPROVEMENTS; UPIN: 19101MF14201
TRACT 1
SHEET NO. 1 OF 1

PROJECT
LAND TITLE SURVEY OF TRACT 1
A 11.674 ACRE (508,516 SQ. FT.) TRACT SITUATED IN THE T.O. MEUX SURVEY, A-596 IN HARRIS COUNTY, TEXAS.

OWNER
GALENA PARK INDEPENDENT SCHOOL DISTRICT

ADDRESS
6331 UVALDE ROAD, HOUSTON, HARRIS COUNTY, TEXAS

CobbFendley
TBPE Firm Registration No. 274
TBPELS Firm Registration No. 100467
13430 Northwest Freeway, Suite 1100 Houston, Texas 77040
713.462.3242 | fax 713.462.3262 | www.cobbfendley.com

DRAWN BY:	DATE: 2-09-2022	SHEET 1 OF 1	REVISED
RC	SCALE: 1"=60'	F.B. NO. 3271	4-20-2022
DESIGNED BY:	CHK'D BY: WEM	PROJECT NO. 2012-013-01-04	3-30-2022
RC			3-22-2022

2012-013-01-04_Fand_N_Uvalde Road_11.667 Acres_3-03-2022.dwg