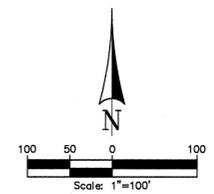


VICINITY MAP  
N.T.S.



| LEGEND |                              |
|--------|------------------------------|
|        | UTILITY POLE                 |
|        | PIPELINE/BURIED CABLE MARKER |
|        | CABLE PEDESTAL               |
|        | TOP BANK                     |
|        | OVER HEAD ELECTRIC           |
|        | FLOW LINE                    |

DESCRIPTION OF A TRACT OF LAND CONTAINING 17.45 ACRES (760,032 SQ.FT.) SITUATED IN THE ED SHIPMAN SURVEY, A-68 IN HARRIS COUNTY, TEXAS

Being a tract of land containing 17.45 acres (760,032 square feet) situated in the Ed Shipman Survey, A-68 in Harris County, Texas, being out of Lot 2 of the Subdivision of the E. Shipman Survey, Volume 439, Page 610 in the Deed Records of Harris County, Texas (D.R.H.C.), more particularly being a portion of that certain called Tracts 2A and 2C (residue of 72.21 acres, see File Number H824116 in the Official Public Records of Real Property of Harris County Texas (O.P.R.R.P.H.C.)) described in deed to Galena Park I.S.D. by an instrument of record in File Number W939461, O.P.R.R.P.H.C., said 17.45 acre tract being more particularly described by metes and bounds as follows:

- BEGINNING at a 1-1/2 inch iron pipe found for an angle point in the south line of said Tracts 2A and 2C, same being the northwest corner of that certain called 8.723 acre tract described in deed to Pedro Diaz and Elidia Diaz by an instrument of record in File Number 20150113705, O.P.R.R.P.H.C. (Said point having a surface coordinate of N:13,863,009.41, E:3,172,557.60);
- THENCE South 22° 14' 20" West, with an east line of said Tracts 2A and 2C and a west line of said 8.723 acre tract, a distance of 418.92 feet to a point for the most southerly southeast corner of said Tracts 2A and 2C and a west corner of said 8.723 acre tract, same being in the north line of the residue of that certain called 17.875 acre tract described in deed to S.J. Sargent (Trustee) by an instrument of record in File Number G398316, O.P.R.R.P.H.C., from which a found 1-1/2 inch iron pipe bears South 72° 21' East a distance of 0.32 feet;
- THENCE South 87° 11' 35" West, with the south line of said Tracts 2A and 2C and the north line of said 17.875 acre tract, at 274.89 feet pass a 5/8 inch iron rod with cap stamped 'Cobb Fendley & Associates' set for reference, continuing with the south line of said Tracts 2A and 2C and the north line of said 17.875 acre tract for a total distance of 374.89 feet to a point in the centerline of Sulphur Gully, same being the east line of Seclusion Estates, an unrecorded subdivision;
- THENCE with the centerline meanders of said Sulphur Gully, a west line of said Tracts 2A and 2C, and an east line of said Seclusion Estates the following seventeen (17) courses:
1. North 35° 34' 11" West a distance of 12.39 feet to a point for corner;
  2. North 86° 57' 53" West a distance of 27.06 feet to a point for corner;
  3. North 49° 17' 17" West a distance of 59.38 feet to a point for corner;
  4. North 06° 57' 49" West a distance of 43.15 feet to a point for corner;
  5. North 27° 18' 13" West a distance of 37.73 feet to a point for corner;
  6. North 61° 25' 59" East a distance of 33.66 feet to a point for corner;
  7. North 12° 56' 05" East a distance of 39.13 feet to a point for corner;
  8. North 59° 28' 11" West a distance of 32.34 feet to a point for corner;
  9. North 17° 07' 34" West a distance of 41.77 feet to a point for corner;
  10. North 29° 19' 17" West a distance of 22.51 feet to a point for corner;
  11. South 77° 53' 30" West a distance of 132.86 feet to a point for corner;
  12. North 49° 25' 59" West a distance of 34.96 feet to a point for corner;
  13. North 36° 25' 29" West a distance of 29.96 feet to a point for corner;
  14. North 50° 42' 01" West a distance of 45.02 feet to a point for corner;
  15. North 59° 55' 53" West a distance of 101.77 feet to a point for corner;
  16. North 47° 35' 57" West a distance of 105.47 feet to a point for corner;
  17. North 61° 43' 53" West a distance of 39.58 feet to a point for corner;

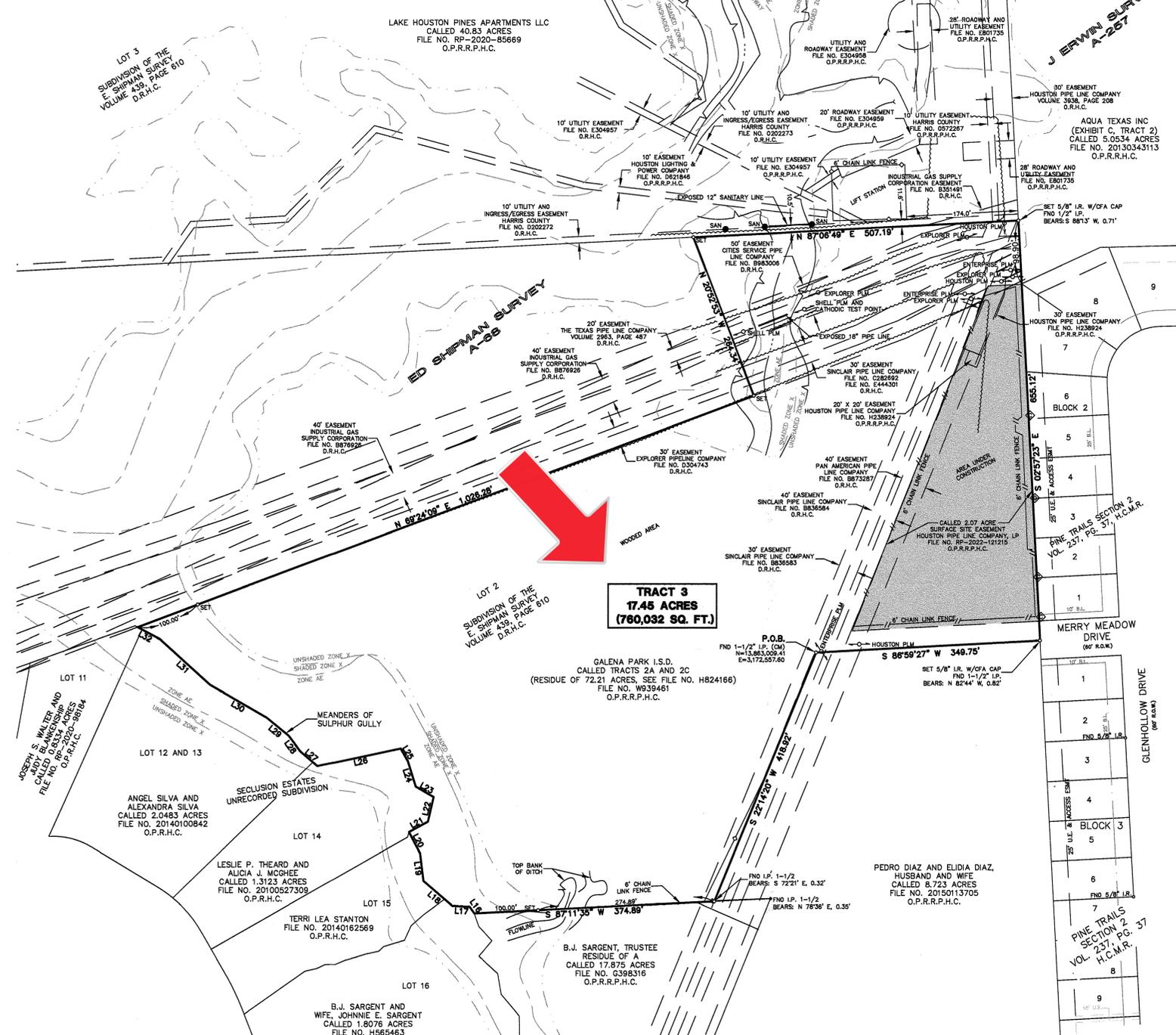
THENCE, North 69° 24' 09" East, departing the centerline meanders of said Sulphur Gully, at a distance of 100.00 feet pass a 5/8 inch iron rod with cap stamped 'Cobb Fendley & Associates' set for reference, continuing for a total distance of 1,026.28 feet to a 5/8 inch iron rod with cap stamped 'Cobb Fendley & Associates' set for corner,

THENCE, North 20° 52' 53" West a distance of 264.34 feet to a 5/8 inch iron rod with cap stamped 'Cobb Fendley & Associates' set for corner on the north line of the aforementioned Tracts 2A and 2C, same being in the south line of Lot 3 of the Subdivision of the E. Shipman Survey, Volume 439, Page 610 in the Deed Records of Harris County, Texas (D.R.H.C.), more particularly being a portion of that certain called 40.83 acre tract described in deed to Lake Houston Pines Apartments LLC and recorded in File Number RP-2020-85669, O.P.R.R.P.H.C.;

THENCE, North 87° 06' 49" East, with the north line of said Tracts 2A and 2C and the south line of said 40.83 acre tract, a distance of 507.19 feet to a 5/8 inch iron rod with cap stamped 'Cobb Fendley & Associates' set for the northeast corner of the herein described tract, same being the northeast corner of said Tracts 2A and 2C and the southeast corner of said 40.83 acre tract, same also being in the west line of that certain called 5,053.4 acre tract described in deed to Aquo Texas Inc by an instrument of record in File Number 20130343113, O.P.R.R.P.H.C., from which a found 1/2 inch iron pipe bears South 88° 13' West a distance of 0.71 feet;

THENCE South 02° 57' 23" East, with the east line of said Tracts 2A and 2C and the west line of said 5,053.4 acre tract, at a distance of 98.90 feet pass the southwest corner of said 5,053.4 acre tract and the northwest corner of Pine Trails Section 2, a subdivision of record in Volume 237, Page 37 in the Map Records of Harris County, Texas (M.R.H.C.), continuing with the east line of said Tracts 2A and 2C and the west line of said Pine Trails Section 2 for a total distance of 655.12 feet to a 5/8 inch iron rod with cap stamped 'Cobb Fendley & Associates' set for the southeast corner of the herein described tract, same being the southeast corner of said Tracts 2A and 2C and the northeast corner of the aforementioned 8.723 acre tract, from which a found 1-1/2 inch iron pipe bears North 82° 44' West a distance of 0.82 feet;

THENCE South 86° 59' 27" West, with the south line of said Tracts 2A and 2C and the north line of said 8.723 acre tract, a distance of 348.75 feet to the POINT OF BEGINNING and containing 17.45 acres (760,032 square feet) of land.



| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L16  | N 33°54'11" W | 12.39    |
| L17  | N 86°57'53" W | 27.06    |
| L18  | N 49°17'17" W | 59.38    |
| L19  | N 06°57'49" W | 43.15    |
| L20  | N 27°18'13" W | 37.73    |
| L21  | N 61°25'59" E | 33.66    |
| L22  | N 12°56'05" E | 39.13    |
| L23  | N 59°28'11" W | 32.34    |
| L24  | N 17°07'34" W | 41.77    |
| L25  | N 29°19'17" W | 22.51    |
| L26  | S 77°53'30" W | 132.86   |
| L27  | N 49°25'59" W | 34.96    |
| L28  | N 36°25'29" W | 29.96    |
| L29  | N 50°42'01" W | 45.02    |
| L30  | N 59°55'53" W | 101.77   |
| L31  | N 47°35'57" W | 105.47   |
| L32  | N 61°43'53" W | 39.58    |

| 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 |
| PLM            | = PIPE LINE MARKER   |

SURVEYORS CERTIFICATE

IN MY PROFESSIONAL OPINION, THIS PLAN REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION DURING MARCH, APRIL AND MAY, 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.

*Christopher B. Wells* 5/25/22  
CHRISTOPHER B. WELLS  
REGISTERED PROFESSIONAL LAND SURVEYOR #6615



| TRACT DATA |                 |                                 |                  |  |
|------------|-----------------|---------------------------------|------------------|--|
| TRACT NO.  | OWNER           | VESTING DEED O.P.R.R.P.H.C. NO. | HOAD ACCOUNT NO. | TAKING   |
| TRACT 3    | GALENA PARK ISD | W939461                         | 041020000132     | 17.45 ACRES (760,032 SQ.FT.)                     |
|            |                 |                                 |                  | TAKING WITHIN EXISTING EASEMENT (189,882 SQ.FT.) |

- 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 BASED ON THE TEXAS STATE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD 83. 2001 ADJUSTMENT. ALL COORDINATES SHOWN HEREON ARE SURFACE COORDINATES, MULTIPLY BY A COMBINED SCALE FACTOR OF 0.99990127 TO OBTAIN GRID VALUES. FOUND MONUMENTS MARKED "CM" WERE HELD FOR CONTROLLING MONUMENTS.
  3. ALL FIELD INFORMATION SHOWN HEREON IS BASED ON AN "ON-THE-GROUND" SURVEY PERFORMED DURING MARCH, 2022.
  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. 1608944, PREPARED BY STEWART TITLE COMPANY, PLANT DATE FEBRUARY 25, 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 48201C0715M AND 48201C0715M, REVISED JANUARY 6, 2017:

UNSHADED ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

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 - SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT. BASE FLOOD ELEVATIONS DETERMINED

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.

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.

REVISED 5/25/2022: ADDED IMPROVEMENTS

PINE TRAILS SUBDIVISION DRAINAGE IMPROVEMENTS; UPIN: 19101MF14201  
TRACT 3  
SHEET NO. 1 OF 1

PROJECT  
TRACT 3 - A 17.45 ACRE (760,032 SQ. FT.) TRACT SITUATED IN THE ED SHIPMAN SURVEY, A-68 IN HARRIS COUNTY, TEXAS.

OWNER  
GALENA PARK INDEPENDENT SCHOOL DISTRICT

LOCATION  
US HIGHWAY 90, HOUSTON, HARRIS COUNTY, TEXAS

**CobbFendley**  
TBPLS Firm Registration No. 274  
TBPLS Firm Registration No. 100467  
13430 Northwest Freeway, Suite 1100 Houston, Texas 77040  
713.462.3242 | fax 713.462.3262 | www.cobbendley.com

DRAWN BY: GW  
DESIGNED BY: GW

DATE: 05-16-2022  
SCALE: 1"=100'  
CHK'D BY: CW

SHEET 1 OF 1  
F.B. NO.  
PROJECT NO. 2012-013-01-09

REVISED