

LINE TABLE:

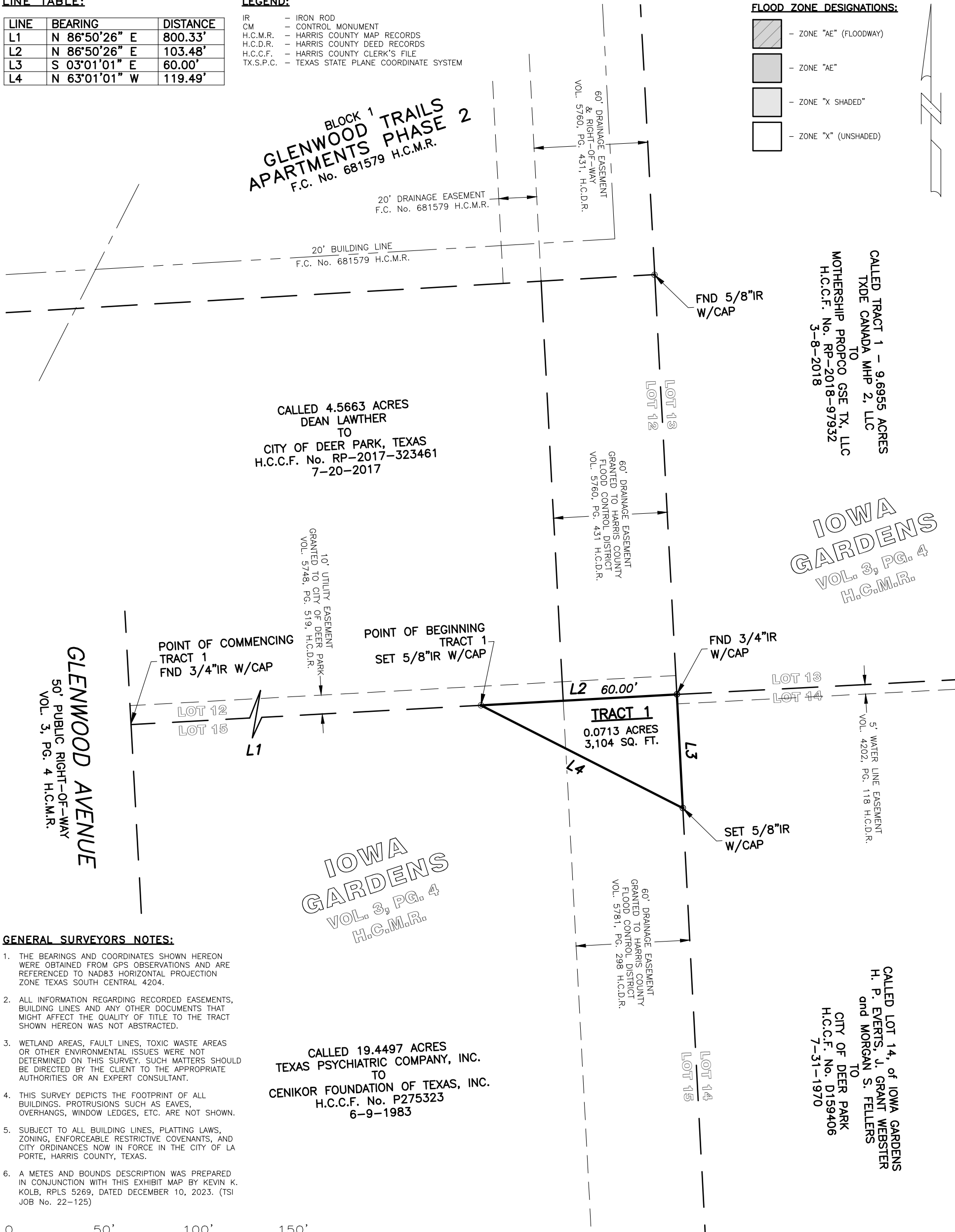
| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | N 86°50'26" E | 800.33'  |
| L2   | N 86°50'26" E | 103.48'  |
| L3   | S 03°01'01" E | 60.00'   |
| L4   | N 63°01'01" W | 119.49'  |

LEGEND:

IR - IRON ROD  
CM - CONTROL MONUMENT  
H.C.M.R. - HARRIS COUNTY MAP RECORDS  
H.C.D.R. - HARRIS COUNTY DEED RECORDS  
H.C.C.F. - HARRIS COUNTY CLERK'S FILE  
TX.S.P.C. - TEXAS STATE PLANE COORDINATE SYSTEM

FLOOD\_ZONE DESIGNATIONS:

|  |                        |
|--|------------------------|
|  | - ZONE "AE" (FLOODWAY) |
|  | - ZONE "AE"            |
|  | - ZONE "X SHADED"      |
|  | - ZONE "X" (UNSHADED)  |



GENERAL SURVEYORS NOTES:

- THE BEARINGS AND COORDINATES SHOWN HEREON WERE OBTAINED FROM GPS OBSERVATIONS AND ARE REFERENCED TO NAD83 HORIZONTAL PROJECTION ZONE TEXAS SOUTH CENTRAL 4204.
- ALL INFORMATION REGARDING RECORDED EASEMENTS, BUILDING LINES AND ANY OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON WAS NOT ABSTRACTED.
- WETLAND AREAS, FAULT LINES, TOXIC WASTE AREAS OR OTHER ENVIRONMENTAL ISSUES WERE NOT DETERMINED ON THIS SURVEY. SUCH MATTERS SHOULD BE DIRECTED BY THE CLIENT TO THE APPROPRIATE AUTHORITIES OR AN EXPERT CONSULTANT.
- THIS SURVEY DEPICTS THE FOOTPRINT OF ALL BUILDINGS, PROTRUSIONS SUCH AS EAVES, OVERHANGS, WINDOW LEDGES, ETC. ARE NOT SHOWN.
- SUBJECT TO ALL BUILDING LINES, PLATTING LAWS, ZONING, ENFORCEABLE RESTRICTIVE COVENANTS, AND CITY ORDINANCES NOW IN FORCE IN THE CITY OF LA PORTE, HARRIS COUNTY, TEXAS.
- A METES AND BOUNDS DESCRIPTION WAS PREPARED IN CONJUNCTION WITH THIS EXHIBIT MAP BY KEVIN K. KOLB, RPLS 5269, DATED DECEMBER 10, 2023. (TSI JOB No. 22-125)



FEMA FLOOD STATEMENT:

I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48201C0920 M, DATED JANUARY 6th 2017 AND HAVE DETERMINED THAT THE TRACT HEREBY SURVEYED LIES PARTIALLY WITHIN ZONE "X SHADED" OR AREAS DETERMINED TO BE INSIDE THE 500-YEAR FLOODPLAIN AND PARTIALLY WITHIN ZONE "AE FLOODWAY" OR AREAS DETERMINED TO BE INSIDE THE 100-YEAR FLOODPLAIN.

100-YEAR BASE FLOOD ELEVATION: 31.00 FEET (BASED ON FEMA FIRM MAP)

NOTE: THE INFORMATION IN THIS STATEMENT WAS OBTAINED FROM THE FEMA FLOOD MAP SERVICE CENTER. THIS MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM. IT DOES NOT NECESSARILY IDENTIFY ALL AREAS SUBJECT TO FLOODING UNDER SPECIFIC CONDITIONS.

0.0713 ACRES or 3,104 SQUARE FEET OF LAND  
BEING A PORTION OF THAT CERTAIN CALLED 19.4497 ACRE TRACT OF LAND, CONVEYED TO CENIKOR FOUNDATION OF TEXAS, INC., TEXAS, BY DEED RECORDED UNDER HARRIS COUNTY CLERK'S FILE No. P275323 ON JUNE 9, 1983, SAME BEING A PORTION OF CALLED  
LOTS 15 AND 24, OF IOWA GARDENS  
A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 4 OF THE HARRIS COUNTY MAP RECORDS, AND BEING FURTHER SITUATED WITHIN THE  
FABRICUS REYNOLDS SURVEY, ABSTRACT No. 643  
CITY OF DEER PARK, HARRIS COUNTY, TEXAS

I, KEVIN K. KOLB, HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND UNDER MY SUPERVISION ON 4-18-2022, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A BOUNDARY SURVEY.  
WITNESS MY HAND AND SEAL THIS THE 11TH DAY OF DECEMBER, 2023.

KEVIN K. KOLB  
REGISTERED PROFESSIONAL LAND SURVEYOR, TEXAS REGISTRATION No. 5269



DRAWING INFORMATION

|             |                  |
|-------------|------------------|
| SCALE       | 1" = 20'         |
| PAPER SIZE  | 11"x17" PORTRAIT |
| PROJECT No. | 22-125           |
| FIELD DATA  |                  |
| CREW        | CUDA             |
| DATE        | 4-18-2022        |
| REV         | -                |
| DRAFTING    |                  |
| BY          | EEB              |
| DATE        | 12-10-2023       |
| REV         | -                |



**METES AND BOUNDS DESCRIPTION**

**TRACT 1**

**0.0713 ACRES (3,104 SQ. FT.)**

**FABRICUS REYNOLDS SURVEY, ABSTRACT NO. 643**

**CITY OF DEER PARK, HARRIS COUNTY, TEXAS**

Being 0.0713 acres or 3,104 square feet of land situated in the Fabricus Reynolds Survey, Abstract No. 643, City of Deer Park, Harris County, Texas, being a portion of that certain called 19.4497 acre tract of land, conveyed to Cenikor Foundation of Texas, Inc., by deed recorded under Harris County Clerk's File No. P275323 on June 9, 1983, same being a portion of Lot 15 of Iowa Gardens, a subdivision according to the map or plat thereof, recorded in Volume 3, Page 4 of the Map Records of Harris County, Texas. Said 0.0713 acres or 3,104 square feet of land being more fully described by metes and bounds as follows:

- All bearings referenced herein were obtained from GPS observations and are referenced to NAD83 horizontal projection zone Texas South Central Zone 4204.

**COMMENCING** at a 3/4-inch iron rod with plastic cap found for corner, said corner being the northwest boundary corner of said 19.4497 acre tract and the northwest boundary corner of Lot 15 of said Iowa Gardens, same being the southwest boundary corner of a called 4.5663 acre tract of land, conveyed to City of Deer Park, Texas, by deed recorded under Harris County Clerk's File No. RP-2017-323461 on July 20, 2017 and the southwest boundary corner of Lot 12 of said Iowa Gardens, and being located in the east right-of-way line of Glenwood Avenue, a 50 foot wide public right-of-way, as defined on said plat of Iowa Gardens;

**THENCE** North 86° 50' 26" East, along the south boundary line of said 4.5663 acre tract and the south boundary line of said Lot 12, same being the north boundary line of said 19.4497 acre tract and the north boundary line of said Lot 15, for a distance of 800.33 feet, to a 5/8-inch iron rod with plastic cap set for corner, said corner being the **POINT OF BEGINNING** of the herein described tract of land;

**THENCE** North 86° 50' 26" East, along the north boundary line of said 19.4497 and said Lot 15, same being the south boundary line of said 4.5663 acre tract and said Lot 12, for distance of 103.48 feet, to a 3/4-inch iron rod with plastic cap found for corner, said corner being the southeast boundary corner of said 4.5663 acre tract and the southeast boundary corner of said Lot 12, same being the southwest boundary corner of a called 9.6955 acre tract conveyed to Mothership Propco GSE TX, LLC by deed recorded under Harris County Clerk's File No. RP-2018-97932 on March 8, 2018 and the southwest boundary corner of Lot 13 of said Iowa Gardens, northwest boundary corner of called Lot 14 of Iowa Gardens, conveyed to City of Deer Park by deed recorded under Harris County Clerk's File No. D159406 on July 31, 1970, and being the northeast boundary corner of said 19.4497 acre tract, same being the northeast boundary corner of said Lot 15;

**THENCE** South 03° 01' 01" East, along the east boundary line of said 19.4497 acre tract and said Lot 15, same being the west boundary line of said Lot 14, for a distance of 60.00 feet, to a 5/8-inch iron rod with plastic cap set for corner;

**THENCE** North  $63^{\circ} 01' 01''$  West, across said 19.4497 acre tract and said Lot 15, for a distance of 119.49 feet, to the **POINT OF BEGINNING** and containing within these calls 3,104 square feet or 0.0713 acres of land.

A survey map has been prepared in conjunction with this metes and bounds description by Kevin K. Kolb, RPLS 5269, dated December 11, 2023. (TSI Job No. 22-125)

The square footage totals as shown hereon are based on a mathematical closure of the courses and distances reflected herein. It does not include the tolerances that may be present due to positional accuracy of the boundary monumentation.

Compiled by:

***TOTAL SURVEYORS, INC.***

T.B.P.L.S. Firm Registration No. 10075300  
4301 Center Street, Deer Park, Texas 77536  
281-479-8719 | December 10, 2023

