

METES AND BOUNDS DESCRIPTION
1.3398 ACRES | 58,364 SQUARE FEET OF LAND
THOMAS EARLE SURVEY, ABSTRACT NO. 18
CITY OF LA PORTE, HARRIS COUNTY, TEXAS

Being a 1.3398 acre tract of land situated in the Thomas Earle Survey, Abstract No. 18, Harris County, Texas and being all of that certain called 1.4538 acre tract, conveyed to Port of Houston Authority of Harris County, Texas by deed recorded under Harris County Clerks File No. F346725 on October 18, 1977, save and except the west 30 feet, as granted to the City of Deer Park, by deed recorded under Harris County Clerk's File No. D978020 on July 25, 1973. Said 1.3398 acre tract being more fully described by metes and bounds as follows:

- All bearings referenced herein are based on Texas State Plane Coordinate System, Texas South Central Zone

COMMENCING at a 5/8 inch iron rod with plastic cap found for corner, said iron rod being the northern most northeast boundary corner of a called 2.2956 acre tract, conveyed to GSL Partners Sub Six, LLC, by deed recorded under Harris County Clerks File No. 20120596168 on December 27, 2012, same being the northwest boundary corner of a called 3.9779 acre tract of land, conveyed to City of Deer Park, by deed recorded under Harris County Clerk's File No. E009140 on October 29, 1973, and being located in the south right-of-way line of 13th Street, a called 100 foot wide public right-of-way, dedicated in deed to the City of Deer Park, recorded under Harris County Clerk's File No. D978020 on July 25, 1973;

THENCE North 86° 55' 20" East, along the south right-of-way line of said 13th Street, for a distance of 30.00 feet, to a point for corner, said corner being located at the northeast boundary corner of said 3.9779 acre tract, same being the northwest boundary corner of a called 0.1139 acre tract, conveyed to City of Deer Park, by said deed recorded under Harris County Clerk's File No. D978020, and being the beginning of a curve to the right;

THENCE continuing along the south right-of-way line of said 13th Street, and with said curve to the right, having a radius of 1,046.72 feet, a delta angle of 1° 38' 33", and a chord bearing and distance of North 88° 01' 10" East – 30.01 feet, for an arc distance of 30.01 feet, to 5/8 inch iron rod with plastic cap set for corner, said corner being the northeast boundary corner of said 0.1139 acre tract, same being the **POINT OF BEGINNING** of the herein described tract of land, and the beginning of a curve to the right;

THENCE continuing along the south right-of-way line of said 13th Street, the northerly boundary line of said 1.4538 acre tract, and with said curve to the right, having a radius

of 1,046.72 feet, a delta angle of $26^{\circ} 30' 38''$, and a chord bearing and distance of South $77^{\circ} 54' 14''$ East – 480.00 feet, for an arc distance of 484.31 feet, to 5/8 inch iron rod with plastic set for corner, said corner being the southeast boundary corner of said 1.4538 acre tract, same being the northeast boundary corner of a called 7.9414 acre tract, conveyed to City of Deer Park, by deed recorded under Harris County Clerk's File No. M751360 on August 1, 1990;

THENCE South $87^{\circ} 11' 25''$ West, along the southern boundary line of said 1.4538 acre tract, same being the north boundary line of said 7.9414 acre tract, for a distance of 540.41 feet to a 5/8 inch iron rod with plastic cap set for corner, said corner being located at the northwest boundary corner of said 7.9414 acre tract, same being the southeast boundary corner of said 0.1139 acre tract, and the northeast boundary corner of a called 2.9518 acre tract, conveyed to City of Deer Park, by deed recorded under Harris County Clerk's File No. E023991 on November 6, 1973;

THENCE North $03^{\circ} 08' 52''$ West, along the east boundary line of said 3.9779 acre tract, for a distance of 164.98 feet, to the **POINT OF BEGINNING** and containing within these calls, 58,364 square feet of 1.3398 acres of land.

A survey map or plat has been prepared in conjunction with this metes and bounds description, dated 8-11-2020. (TSI Job No. 20-200)

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, 8-11-2020



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1,046.72'	30.01'	30.01'	N 88°01'10" E	1°38'33"
C2	1,046.72'	484.31'	480.00'	S 77°54'14" E	26°30'38"

LINE	BEARING	DISTANCE
L1	N 86°55'20" E	30.00'

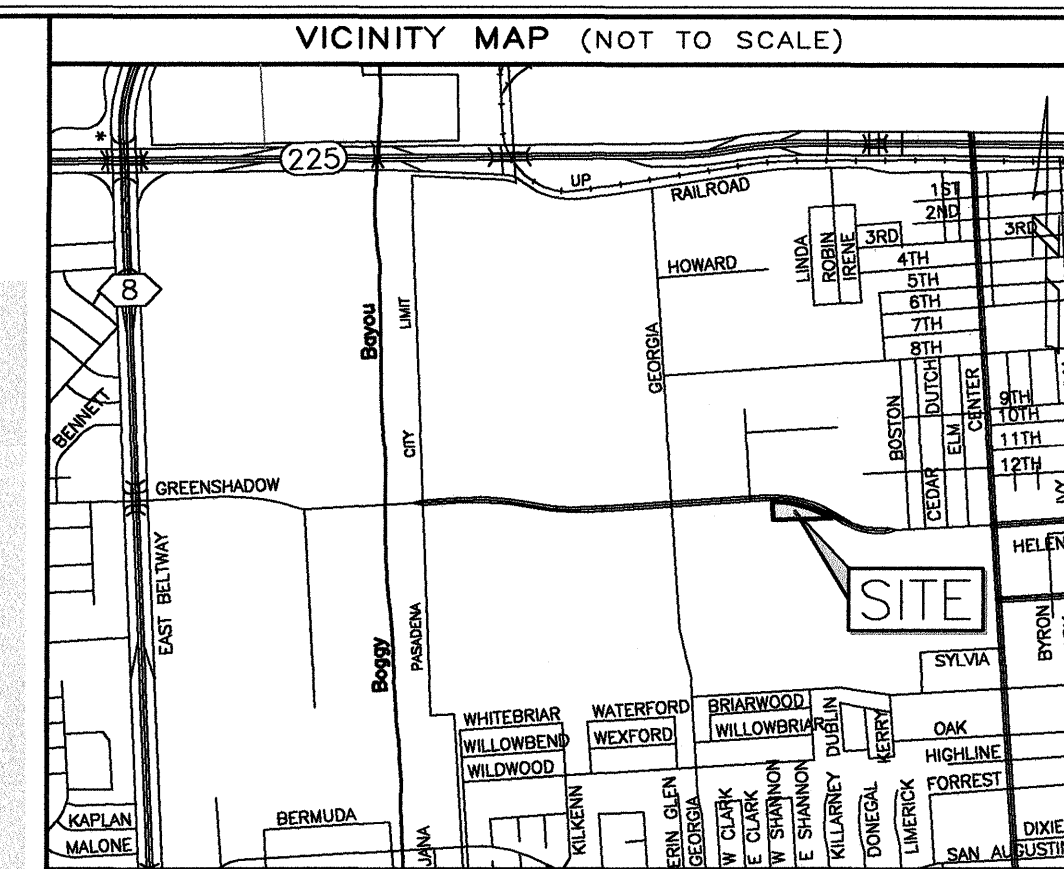


CALLER 1.6842 ACRES
SRINIVASA R. PINNAPUREDDY AND SUJATHA R. PINNAPUREDDY
TO
NIKNESSAN HOLDINGS, LLC—WEST 13TH STREET SERIES
H.C.C.F. No. RP-2019-342726
8-6-2019

THOMAS EARLE SURVEY
ABSTRACT No. 18

CALLED 0.9044 ACRES
 GLEN TOLAR
 TO
 BIG SLIDE MANAGEMENT COMPANY, L.L.C.
 H.C.C.F. No. 20070270038
 5-3-2007

CALLED 2.000 ACRES
 FARREL CORPORATION
 TO
 STIEBER INVESTMENTS, LLC
 H.C.C.F. No. Z198937
 4-3-2006



HARRIS COUNTY FLOODPLAIN REFERENCE MARK NUMBER 07040

BRASS DISC STAMPED RM 070405 AT INTERSECTION OF THIRTEENTH STREET & MEADOW LARK LOCATED ON CONCRETE
HEADWALL NORTHEAST OF THE INTERSECTION IN THE SAN JACINTO RIVER WATERSHED NEAR STREAM C 104-00-00.
ELEVATION: 26.52 FEET NAVD 1988, 2001 ADJUSTED.

THE BEARINGS AND COORDINATES SHOWN HEREON WERE OBTAINED FROM GPS OBSERVATIONS AND ARE REFERENCED TO NAD83 HORIZONTAL PROJECTION ZONE TEXAS SOUTH CENTRAL 4204.

I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48201C0910 M, DATED JANUARY 6th 2010, 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" OR AREAS DETERMINED TO BE INSIDE THE 100-YEAR FLOODPLAIN.

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 AREAS SUBJECT TO FLOODING UNDER SPECIFIC CONDITIONS.

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORDED EASEMENTS, BUILDING LINES AND ANY OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON WAS ABSTRACTED BY STEWART TITLE GUARANTY COMPANY, G.F. No. 3022920-01838, EFFECTIVE DATE MAY 5, 2010.

10.b. RIGHT OF WAY AND EASEMENT 10 FEET WIDE GRANTED TO NATURAL GAS PIPELINE COMPANY OF AMERICA, AS FORTH IN INSTRUMENT FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE NO. D936639.

1. NO LOCATION OF WETLAND AREAS, FAULT LINES, TOXIC WASTE OR ANY OTHER ENVIRONMENTAL ISSUES WERE

1. NO LOCATION OF WETLAND AREAS, FAULT LINES, TOXIC WASTE OR ANY OTHER ENVIRONMENTAL ISSUES WERE DETERMINED AT THE TIME OF SURVEY, SUCH MATTERS SHOULD BE DIRECTED BY THE CLIENT TO THE APPROPRIATE AGENCIES OR EXPERTS.
2. THE SQUARE FOOTAGE TOTALS AS SHOWN HEREIN ARE BASED ON A MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES REFLECTED ON THIS SURVEY. IT DOES NOT INCLUDE THE TOLERANCES THAT MAY BE PRESENT IN THE ORIGINAL, ACCURATELY MEASURED, BOUNDARY MONUMENTATION.
3. INCREASE TO AND EGRESS FROM THE SUBJECT PROPERTY IS PROVIDED BY 13TH STREET, WHICH IS A PAVED, DEDICATED PUBLIC RIGHT-OF-WAY.
4. NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE TIME OF SURVEY.
5. NO EVIDENCE WAS FOUND FOR PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES AND NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AT THE TIME OF SURVEY.
6. NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, PUMP OR SANITARY LANDFILL AT THE TIME OF SURVEY.
7. SUBJECT TO ALL BUILDING LINES, PLATING LINES, ZONING, ENVIRONMENTAL RESTRICTIVE COVENANTS, AND CITY ORDINANCES NOW IN FORCE IN THE CITY OF LEECH LAKE, HARRIS COUNTY, TEXAS.

I, KEVIN K. KOLB, HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND UNDER MY SUPERVISION ON 8-8-2020, 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 11TH DAY OF AUGUST, 2020.

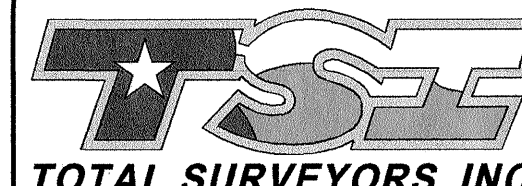
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OF
1.3398 ACRES OF LAND

BEING ALL OF THAT CERTAIN CALLED 1.4538 ACR
TRACT, CONVEYED TO PORT OF HOUSTON
AUTHORITY OF HARRIS COUNTY, TEXAS BY DEED
RECORDED UNDER HARRIS COUNTY CLERK'S FILE
No. F346725 ON 10-18-1977, SAVE AND EXCEPT
THE WEST 30 FEET, AS GRANTED TO THE CITY OF
DEER PARK, BY DEED RECORDED UNDER HARRIS
COUNTY CLERK'S FILE No. D978020 ON 7-25-1973
AND BEING FURTHER SITUATED WITHIN THE
THOMAS EARLE SURVEY,
ABSTRACT No. 18
CITY OF DEER PARK, HARRIS COUNTY, TEXAS

OWNER(s)	PORT OF HOUSTON AUTHORITY OF HARRIS COUNTY, TEXAS	COUNTY	HARRIS
ADDRESS	0 13TH STREET DEER PARK TX 77536	STATE	TEXAS

SCALE 1" = 30'



SCALE		1" = 30'	
PAPER SIZE		24"x36" LANDSCAPE	
PROJECT No.		20-200	
FIELD DATA		DRAFTING	
CREW	JG	BY	EEB
DATE	8-8-2020	DATE	8-11-2020
REV.	8-10-2020	REV.	-
SHEET 1 OF 1			

4301 CENTER STREET, DEER PARK, TEXAS
PHONE: 281.479.8719 | TOTALSURVEYORS.CO
T.B.P.L.S. FIRM REGISTRATION No. 10075300

SHEET 1 OF 1