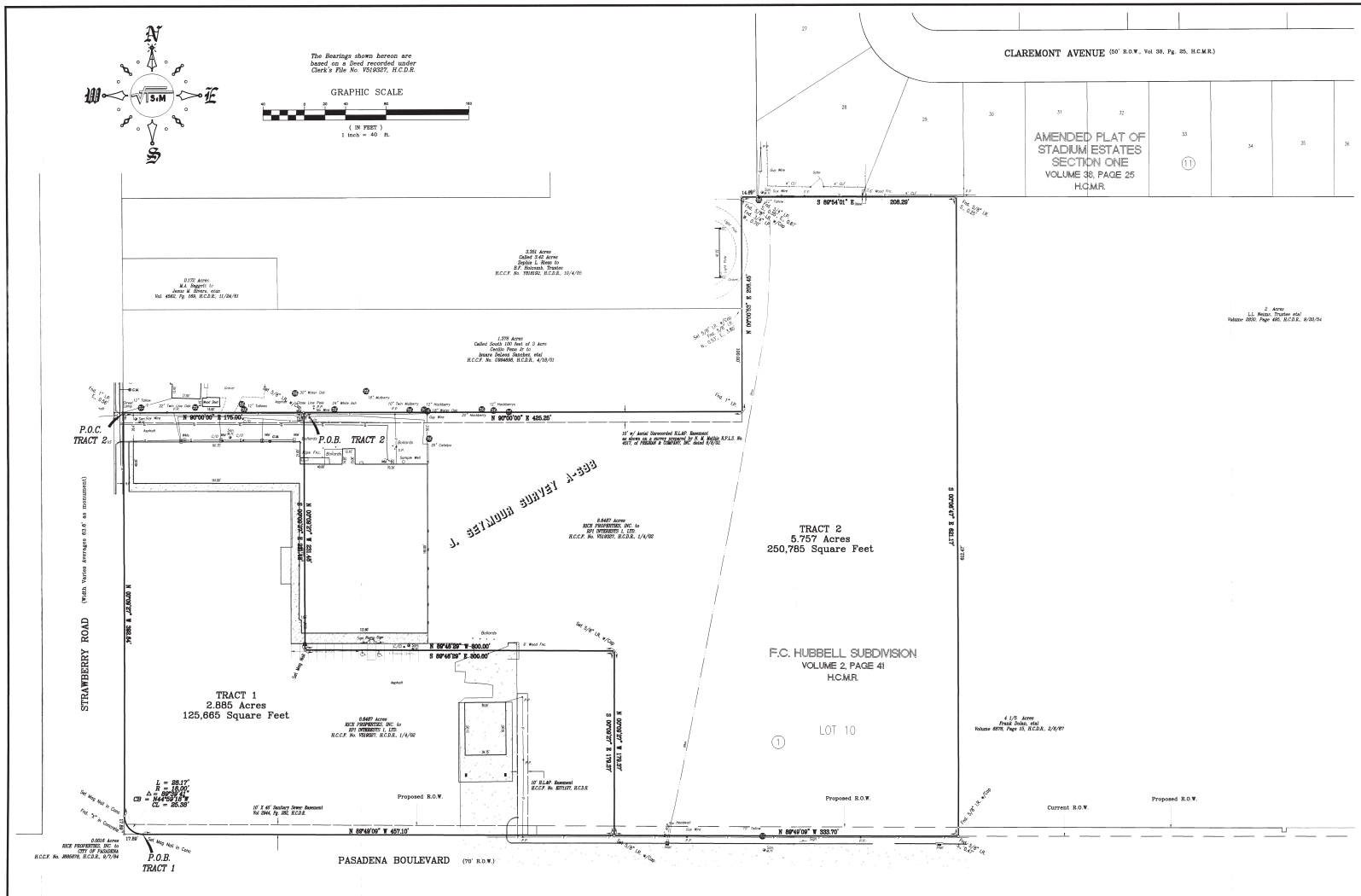

DESCRIPTION:

TRACT 1 PART TO BE RETAINED BY RPI INTERESTS 1, LTD

Of 2.885 Acres or 125,665 Square Feet of land being part of that certain 0.6487 Acre tract of land conveyed from RICE PROPERTIES, INC. to RPI INTERESTS 1, LTD. by a deed dated January 4, 2002 and recorded under Clerk's File No. V513327, of the Deed Records of Harris County, Texas (H.C.D.R.), same being out of Lot 10 Block 1, F.C. HUBBELL SUBDIVISION, according to the map or plat thereof recorded in Volume 2, Page 41, of the Map Records of Harris County, Texas (H.C.M.R.), lying in the J. SETMOUR Survey, Abstract 696, in Pasadena, Harris County, Texas, said 2.885 Acre tract is more particularly described by metes and bounds as follows:

BEGINNING at a Mag Nail Set in concrete at the East corner of that certain 0.0016 Acre tract of land conveyed from RICE PROPERTIES, INC. to CITY OF PASADENA by a deed dated September 9, 1984 and recorded under Clerk's File No. J668070, H.C.D.R., same being the Northeast intersection of the East Right-of-Way of STRAWBERRY ROAD (Width Varies Averages 63.8 feet as monument) and the North Right-of-Way of PASADENA BOULEVARD (a 70 foot Right-of-Way);

THENCE Northwesterly along the Northeast intersection of the East Right-of-Way of said STRAWBERRY ROAD and the North Right-of-Way of said PASADENA BOULEVARD, same being the Northeast line of said 0.0016 Acre tract of land, a distance of 26.17 feet along the arc of a curve to the right, said curve having a radius of 16.00 feet, a central angle of 89 deg. 59 min. 41 sec., a chord which bears North 44 deg. 59 min. 16 sec. West, and a chord distance 23.56 feet to a 5/8 inch iron rod with a Cap set at a point for corner;

THENCE North 00°00'27" West, along the East Right-of-Way of said STRAWBERRY ROAD, a distance of 392.84 feet to a point for corner, from which a 1 inch iron pipe was found East, 0.56 feet;

THENCE North 00°00'00" East, along the South line of that certain Called South 100 feet of 3 Acres of land conveyed from Cecilio Pena Jr to Jesuro Delano Sanchez, etal by a deed dated April 18, 2001 and recorded under Clerk's File No. Y394606, H.C.D.R., same being the North line of said 0.6487 Acre tract of land, a distance of 175.00 feet to a 5/8 inch iron rod with a cap set at a point for corner;

THENCE South 00°00'27" East, a distance of 231.46 feet to a Mag Nail set at a point for corner;

THENCE South 89°48'29" East, a distance of 300.00 feet to a 5/8 inch iron rod with a cap set at a point for corner;

THENCE South 00°00'27" East, a distance of 179.27 feet to a 5/8 inch iron rod set at a point for corner;

THENCE North 89°49'09" West, along the North Right-of-Way of said PASADENA BOULEVARD, a distance of 407.10 feet to the POINT OF BEGINNING, containing within these calls 2.885 Acres or 125,665 Square Feet of land

TRACT 2 PART TO BE SOLD TO PASADENA I.S.D.

Of 5.757 Acres or 250,785 Square Feet of land being part of that certain 0.6487 Acre tract of land conveyed from RICE PROPERTIES, INC. to RPI INTERESTS 1, LTD. by a deed dated January 4, 2002 and recorded under Clerk's File No. V513327, of the Deed Records of Harris County, Texas (H.C.D.R.), same being out of Lot 10 Block 1, F.C. HUBBELL SUBDIVISION, according to the map or plat thereof recorded in Volume 2, Page 41, of the Map Records of Harris County, Texas (H.C.M.R.), lying in the J. SETMOUR Survey, Abstract 696, in Pasadena, Harris County, Texas, said 5.757 Acre tract is more particularly described by metes and bounds as follows:

COMMENCING at the Northeast corner of said 0.6487 Acre tract of land, same being the East Right-of-Way of STRAWBERRY ROAD (Width Varies Averages 63.8 feet as monument), from which a 1 inch iron pipe was found East, 0.56 feet;

THENCE North 00°00'00" East, along the South line of that certain Called South 100 feet of 3 Acres of land conveyed from Cecilio Pena Jr to Jesuro Delano Sanchez, etal by a deed dated April 18, 2001 and recorded under Clerk's File No. Y394606, H.C.D.R., same being the North line of said 0.6487 Acre tract of land, a distance of 175.00 feet to a 5/8 inch iron rod with a cap set at the POINT OF BEGINNING;

THENCE continuing North 00°00'00" East, along the North line of said 0.6487 Acre tract of land, same being the South line of said Called South 100 feet of 3 Acres of land, a distance of 425.25 feet to a 1 inch iron pipe found at a point for corner;

THENCE North 00°00'53" East, along the East line of said Called South 100 feet of 3 Acres of land, at a distance of 100.00 feet to a 5/8 inch iron rod with a cap set at the Southeast corner of that certain called 5.42 Acre tract of land conveyed from Sophie L. Howe to R.F. Holcomb, Trustee by a deed dated October 4, 2000 and recorded under Clerk's File No. V838182, H.C.D.R., from which a 5/8 inch iron rod was found North, 0.53 feet, and East, 3.80 feet, continuing along the East line of said called 5.42 Acre tract of land, in all a distance of 309.45 feet to a 5/8 inch iron rod with a cap found at a point for corner, from which a 1/4 inch iron pipe was found West, 0.70 feet;

THENCE South 89°54'01" East, along the South line of said called 5.42 acre tract of land, at a distance of 14.88 feet past the Southeast corner of Lot 28, Block 6, of AMENDED PLAT OF STADIUM ESTATES SECTION ONE, according to the map or plat thereof recorded in Volume 38, Page 25, H.C.M.R., from which a 3/4 inch iron pipe was found South, 0.55 feet, and East, 0.87 feet, continuing along the South line of Lots 28 and 29, Block 6, of said AMENDED PLAT OF STADIUM ESTATES SECTION ONE, in all a distance of 208.29 feet to a point for corner, from which a 5/8 inch iron rod was found South, 0.35 feet;

THENCE South 00°06'47" East, along the East line of that certain 4 1/5 Acre tract of land conveyed to Vonne Dolan, etal by a deed dated February 8, 1987 and recorded in Volume 6878, Page 15, H.C.D.R., at distance of 612.47 feet to a 5/8 inch iron rod with a cap found on the proposed North Right-of-Way of PASADENA BOULEVARD, (Width Varies at this point), continuing along the East line of said 0.6487 Acre tract of land, in all a distance of 621.17 feet to a point for corner, from which a 5/8 inch iron rod with a cap was found South, 0.47 feet;

THENCE North 89°49'09" West, along the North Right-of-Way of PASADENA BOULEVARD (a 70 foot Right-of-Way at this point), a distance of 333.70 feet to a 5/8 inch iron rod with a cap set at a point for corner;

THENCE North 00°00'27" West, a distance of 179.27 feet to a 5/8 inch iron rod with a cap set at a point for corner;

THENCE North 89°48'29" West, a distance of 300.00 feet to a Mag Nail set at a point for corner;

THENCE North 00°00'27" West, a distance of 231.46 feet to the POINT OF BEGINNING, containing within these calls 5.757 Acres or 250,785 Square Feet of land.

COMMENTS:

1.) This plat accompanies a metes and bounds description prepared by Donald K. Hall, R.P.L.S. No. 4070, dated March 28, 2006.

2.) Reference a survey prepared by N. M. Mathis R.P.L.S. No. 4517, of PREJEAN & COMPANY, INC. dated 6/6/02.

FLOODPLAIN STATEMENT:

I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480307 - 0015J , DATED November 6, 1996 , AND HAVE FOUND THAT THE TRACT HEREON SURVEYED LIES WHOLLY WITHIN ZONE "X" BEING DEFINED AS AN AREA OF minimal flooding not within any Floodplain Zone.

WARNING: This statement is based on scaling the location of this survey on the above referenced map. This information is intended to be used to determine insurance rates only, and not to identify specific flooding conditions.

BUYER:	PASADENDA ISD
SELLER:	RPI INTERESTS 1, LTD.
TITLE Co.:	STEWART TITLE COMPANY
GF#: 05132924	CLOSER: Keitha Bell

A SURVEY OF:

TRACT 1 PART TO BE RETAINED BY RPI INTERESTS 1, LTD 2.885 Acres or 125,665 Square Feet of land and TRACT 2 PART TO BE SOLD TO PASADENA I.S.D. 5.757 Acres or 250,785 Square Feet of land being part of that certain 0.6487 Acre tract of land conveyed from RICE PROPERTIES, INC. to RPI INTERESTS 1, LTD. by a deed dated January 4, 2002 and recorded under Clerk's File No. V513327, of the Deed Records of Harris County, Texas (H.C.D.R.), same being out of Lot 10 Block 1, F.C. HUBBELL SUBDIVISION, according to the map or plat thereof recorded in Volume 2, Page 41, of the Map Records of Harris County, Texas (H.C.D.R.), lying in the J. SETMOUR Survey, Abstract 696, in Pasadena, Harris County, Texas.

ADDRESS: 1619 Pasadena Blvd. Pasadena, Texas 77502

JOB NO.: 2068#1101	SCALE: 1" = 40'	DRAWN BY: J L F	F.B. 82 PG. 23

CERTIFICATION:

I, DONALD K. HALL, DO HEREBY CERTIFY THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY SHOWN HEREON AS PERFORMED UNDER MY SUPERVISION ON THE GROUND IN ACCORDANCE WITH THE INFORMATION PROVIDED TO ME, AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE PROFESSIONAL LAND SURVEYING PRACTICES ACT AS REVISED JULY, 2003 AND THE CURRENT STANDARDS AND SPECIFICATIONS ADOPTED BY THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS FOR A CATEGORY 1A, CONDITION II SURVEY.

DONALD K. HALL, Registered Professional Land Surveyor No. 4070

WITNESS MY HAND AND SEAL THIS THE 28th DAY OF March, 2006.

STATE OF TEXAS REGISTERED DONALD K. HALL 4070 PROFESSIONAL LAND SURVEYOR

VALUE TECHNOLOGIES. SURVEYING & MAPPING
JACOBS
14306 Summerwood Lakes Drive
Houston, Texas 77044
Phone: (281) 225-8876
Telefax: (281) 225-8877

LEGEND:

= Concrete Paving	G.M. = Gas Meter
= Roof Overhang	G.V. = Gas Valve
= Parking Buffer	C.O. = Clean out
= Building Footprint	= Beach Cap Parking
= Brick Paving	SBC = Southwestern Bell Communications
P.P. = Power Pole	H.L&P = Houston Lighting & Power Co.
S.P. = Service Pole	F.O.B. = Fiber-optic Cable
S.P. = Street Light	Vol. = Volume
= Wrought Iron Fence	Pg. = Page Number
= Chain link Fence	H.C.C.F. No. = Harris County Clerks File Number
= Electricity Power Line	H.C.D.R. = Harris County Deed Records
= Reinforced Concrete Pipe	H.C.M.R. = Harris County Map Records
= Poly Vinyl Chloride Pipe	R.O.W. = Right-of-Way
= Water Valve	Fnd. I.R. = Found Iron Rod
= Guy Anchor Wire	Fnd. I.P. = Found Iron Pipe
= Fire Hydrant	Fnd. P.T.P. = Found Plastic Topped Pipe
= Sanitary Sewer Manhole	Sq. Ft. = Square Feet
= Storm Sewer Manhole	F.L. = Flow Line
= Hitch	PMT = Pad Mounted Transformer
D.S.V. = Double Pressure Valve	CATV = Cable TV Box
= Water Meter	P.O.B. = Point Of Beginning
D.W.V. = Water Valve	POC = Point Of Commencing
= Gas Line	

VICINITY MAP:

N.T.S.