



**METES AND BOUNDS DESCRIPTION**  
 8.089 ACRES  
 HARRIS COUNTY SCHOOL LAND SURVEY, SECTION SEVEN, A-332  
 HARRIS COUNTY, TEXAS

8.089 acre of land situated in the Harris County School Land Survey, Section Seven, Abstract Number 332, Harris County, Texas, being that some called 8.089 acre tract of record in Harris County Clerk's File Number (H.C.C.F. NO.) T269548; said 8.089 acre tract being more particularly described as follows with all bearings referenced to that certain called 4.118 acre tract of record under Harris County Clerk's File Number R855376:

**BEGINNING** at a 5/8 inch iron rod found for the common southeast corner of a said called 4.118 acre tract and the northeast corner of the herein described tract, being in the west right-of-way line of Kickapoo Road (60 feet wide);

**THENCE** South 00°12'10" West, along said west right-of-way line, 350.43 feet to a 1/2 inch iron rod found for the common northeast corner of that certain called 51,953 acre tract of record under Harris County Clerk's File Number S911654 and the southeast corner of the herein described tract;

**THENCE** North 89°55'20" West, along the north line of said 51,953 acre tract, 1,003.27 feet to a 1/2 inch iron rod found for the common northeast corner of that certain called 51,953 acre tract and the southwest corner of the herein described tract, in the east line of that certain called 31,9046 acre tract of record under Harris County Clerk's File Number P354068;

**THENCE** North 01°08'44" West, along the east line of said called 31,9046 acre tract, 346.15 feet to a 5/8 inch iron rod found for the common southwest corner of that certain called 2,492 acre tract of record under Harris County Clerk's File Number S505387 and the northwest corner of the herein described tract;

**THENCE** South 89°59'58" East, along the south line of said 2,492 acre tract, at 377.87 feet passing a 5/8 inch iron rod found for the southeast corner of said 2,492 acre tract, continuing a total distance of 1,011.49 feet to the POINT OF BEGINNING and containing 8.089 acres of land.

**NOTES:**

- The basis of Bearings shown hereon is referenced to the that certain called 4.118 acre tract recorded in H.C.C.F. No. R855376.
- Easements and other recorded information shown hereon are as per Commitment for Title Insurance prepared by Stewart Title Guaranty Company, countersigned by Stewart Title Company, File No. 16201045925, with an effective date of December 7, 2016 and on issue date of December 16, 2016. No further research for easements or encumbrances was performed by Edminster, Hinshaw, Russ & Associates, Inc. d/b/a/EHRA.
- According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Harris County, Texas, Map No. 48201C0180 L dated June 18, 2007, the subject tract appears to be within Unshaded Zone "X"; defined as areas outside the 0.2% annual chance floodplain.

This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a/EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a/EHRA.

- Fences shown hereon with dimensional ties are shown where they were physically measured. The fence line may meander between measured locations.
- The square footage totals as shown hereon are based on the mathematical closure of the courses and distances reflected on this survey. It does not include the tolerances that may be present due to the positional accuracy of the boundary monumentation.
- This survey does not determine the location of wetlands, fault lines, toxic waste, cemeteries, landfills, dumps or any other environmental issues, should any exist.
- Edminster, Hinshaw, Russ & Associates, Inc. d/b/a/EHRA, has not been provided with construction plans showing the location of underground utilities. Underground utilities may exist which are not shown hereon.
- This survey does not address any leases for oil and gas or mineral interest.
- Tract is subject to terms, conditions and stipulations regarding on-site wastewater treatment system as recorded in H.C.C.F. No. U920185, Schedule B, Item 10D.
- Field work for subject tract was originally performed on September 1, 1998.
- Schedule B, Item 10E, Houston Lighting & Power Company easement does not effect the subject tract.
- The Boundary Line Agreement recorded in H.C.C.F. No. C695610 (Vol. 7167, Pg. 187) does not apply to subject tract.

We, Edminster, Hinshaw, Russ & Associates, Inc. d/b/a/EHRA acting by and through Charles Kennedy, Jr., a Texas Registered Professional Land Surveyor, hereby certify that this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

*Charles Kennedy, Jr.*  
 Charles Kennedy, Jr.  
 Registered Professional Land Surveyor  
 Texas Registration No. 5708

**LEGEND**

|      |       |                            |              |                                          |
|------|-------|----------------------------|--------------|------------------------------------------|
| ●    | MH    | MANHOLE                    | — G — G —    | GUARD RAIL                               |
| ▲    | WV    | WATER VALVE                | — ○ —        | CHAIN LINK FENCE                         |
| ◆    | FH    | FIRE HYDRANT               | S.F.         | SQUARE FEET                              |
| +    | INLET |                            | R.O.W.       | RIGHT OF WAY                             |
| PP   | PP    | POWER POLE OR SERVICE POLE | I.R.         | IRON ROD                                 |
| HLP  | HLP   | HL & P PEDESTAL            | G.I.P. W/CAP | GALVANIZED IRON PIPE WITH CAP            |
| PED  | PED   | STREET LIGHT OR AREA LIGHT | FND.         | FOUND                                    |
| LP   | LP    | DOWN GUY                   | H.C.C.F. NO. | HARRIS COUNTY CLERK FILE NUMBER          |
| DG   | DG    | SWBT PEDESTAL              | O.P.R.O.R.P. | OFFICIAL PUBLIC RECORDS OF REAL PROPERTY |
| SWBT | SWBT  | SIGN OR MARKER             | M.R.H.C.     | MAP RECORDS OF HARRIS COUNTY             |
| PED  | PED   | BOX CULVERT                | S.W.B.T.     | SOUTH WESTERN BELL TELEPHONE COMPANY     |
| +    | +     | CENTER LINE                | H.L.&P.      | HOUSTON LIGHTING & POWER COMPANY         |
| ⊥    | ⊥     | VOLUME                     |              |                                          |
| ⊥    | ⊥     | PAGE                       |              |                                          |

|     |               |     |          |
|-----|---------------|-----|----------|
| 2   | Added Note 12 | coa | 01/05/17 |
| 1   | Update Survey | coa | 12/21/16 |
| REV | DESCRIPTION   | BY  | DATE     |

**EHRA** 10555 Westoffice Drive  
 Houston, Texas 77042  
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 EHRAInc.com  
 TBE No. F-726  
 TBLS No. 10092300

**LAND TITLE SURVEY OF**  
 8.089 ACRES  
 HARRIS COUNTY SCHOOL LAND SURVEY  
 SECTION SEVEN, A-332  
 HARRIS COUNTY, TEXAS

|                                                               |                                  |                                       |
|---------------------------------------------------------------|----------------------------------|---------------------------------------|
| DATE: 9-1-98                                                  | SCALE: 1" = 50'                  | JOB NO: 161-517-00<br>(old 98-047-00) |
| CAD FILE NO.: 16151700-LTS 8 ACRE UPDATE<br>(old 9804700.dwg) | DRAWING NO.:<br>(old R/S 2078 E) |                                       |