



NORTH "H" AVENUE  
(80' R/W)

P.O.C.  
FND 5/8"IR

LEGEND

- AREA LIGHT
- ⊕ ELECTRIC TRANSFORMER
- CONTROL POINT
- ⊙ TELEPHONE PEDIestal
- AREA LIGHT
- CURB INLET
- - - GUT WIRE
- ⊕ MAN HOLE
- ⊕ STORM SEWER
- ⊕ SANITARY SEWER
- ⊕ OVERHEAD POWER LINE
- ⊕ WATER LINE
- ⊕ FIRE HYDRANT
- ⊕ GAS VALVE
- ⊕ PIPELINE SIGNAGE
- ⊕ TRAFFIC SIGN
- ⊕ WATER VALVE
- ⊕ TOLLING ROAD
- ⊕ CLEAN OUT
- ⊕ STREET INLET
- ⊕ GATE POST
- ⊕ MAN HOLE
- ⊕ POWER POLE
- ⊕ ELEVATION POINT
- ⊕ WATER METER

METES & BOUNDS DESCRIPTION

2.0627 ACRES OF LAND  
NICHOLAS CLOPPER SURVEY, A-198  
HARRIS COUNTY, TEXAS

Being 2.0627 acres of land in the Nicholas Clopper Survey, A-198 and a portion of a called 15.4868 acre tract of land as conveyed to Deluxe Inc. by deed recorded under Harris County Clerk's File number V550992, Harris County, Texas and said 2.0627 acre tract of land being more specifically described by metes and bounds as follows:

All bearings are as referenced in the subject deed as recorded under Harris County Clerk's File number V550992.

COMMENCING at a 5/8 inch iron rod found for corner of the most northeast corner of said 15.4868 acre tract of land and being the intersection of the south right-of-way line of North "H" Avenue (called 80 foot public right-of-way with the west right-of-way line of East Boulevard (called varying right-of-way

THENCE, South 002°10'00" West, along the east boundary line of said 15.4868 acre tract of land and with the west right-of-way line of said East Boulevard, a distance of 449.92 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, South 002°10'00" West, continuing along the east boundary line of said 15.4868 acre tract of land and with the west right-of-way line of said East Boulevard, for a distance of 300.00' to a 5/8 inch iron rod with plastic cap set for corner;

THENCE, South 88°44'24" West, departing the west right-of-way line of said East Boulevard and across said 15.4868 acre tract of land, for a distance of 300.85 feet to a 1/2 inch iron rod found for corner;

THENCE, North 011°5'36" East, continuing across said 15.4868 acre tract of land, for a distance of 270.86 feet to a 5/8 inch iron rod with plastic cap set for corner;

THENCE, North 17°54'39" East, continuing across said 15.4868 acre tract of land, for a distance of 30.85 feet to a 5/8 inch iron rod with plastic cap set for corner;

THENCE, North 88°44'24" East, across said 15.4868 acre tract of land, for a distance of 289.87 feet to the POINT OF BEGINNING and containing herein 2.0627 acres or 89,853 square feet of land.



FLOOD ZONE NOTES:

1. I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 4820103940 J, DATED NOVEMBER 6, 1996, AND HAVE DETERMINED THAT THE TRACT HEREBY SURVEYED LIES WHOLLY WITHIN ZONE "X" OR AREAS OUTSIDE THE 500-YEAR FLOODPLAIN.

2. I HAVE EXAMINED THE PRELIMINARY TSARP FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 4820103940 J, AND HAVE DETERMINED THAT THE TRACT HEREBY SURVEYED LIES WHOLLY WITHIN ZONE "X" OR AREAS OUTSIDE THE 500-YEAR FLOODPLAIN.

NOTICE: THIS STATEMENT IS BASED ON SCALING THE LOCATION OF SAID SURVEY ON THE ABOVE REFERENCED MAP. THIS INFORMATION IS TO BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY, AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOOD CONDITIONS.

GENERAL NOTES:

- ALL BEARINGS ARE AS REFERENCED IN THE SUBJECT DEED AS RECORDED UNDER H.C.C.F. No. V550992.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS, AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON HAS NOT BEEN RESEARCHED. WE SUGGEST THAT A QUALIFIED TITLE EXAMINER PERFORM A TITLE SEARCH.
- THIS SURVEY DOES NOT PROVIDE ANY DETERMINATION CONCERNING WETLANDS, FAULT LINES, TOXIC WASTE OR ANY OTHER ENVIRONMENTAL ISSUES. SUCH MATTERS SHOULD BE DIRECTED BY THE CLIENT OR PROSPECTIVE PURCHASER TO AN EXPERT CONSULTANT.
- THE SQUARE FOOTAGE TOTALS AS SHOWN HEREON 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 DUE TO THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.
- SUBJECT TO THE CITY ORDINANCES NOW IN FORCE IN THE CITY OF DEER PARK, TEXAS.

I, CHARLES E. BATES, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A TOPOGRAPHIC SURVEY MADE UNDER MY SUPERVISION ON THE GROUND, IN ACCORDANCE WITH THE INFORMATION PROVIDED ME AND CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF THIS SURVEY. THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN HEREON.

WITNESS MY HAND AND SEAL THIS 18th DAY OF AUGUST, 2005.

*Charles E. Bates*  
CHARLES E. BATES, R.P.L.S.  
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4110

CALLED 15.4868 ACRES  
DARLENE JO BROWN  
TO  
DELUXE INC.  
H.C.C.F. No. V550992  
1-22-2002

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DARLENE JO BROWN  
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TOWN OF LA PORTE OUTLOTS  
OUTLOT No. 488  
VOL. 1, PG. 33 H.C.M.R.

TOPOGRAPHIC  
OF  
2.0627 ACRES OF LAND  
BEING A PORTION OF A CALLED 15.4868  
ACRE TRACT OF LAND AS CONVEYED TO  
DELUXE, INC. BY DEED RECORDED UNDER  
H.C.C.F. No. V550992, HARRIS COUNTY, TEXAS AND  
ALSO BEING LOCATED WITHIN THE  
NICHOLAS CLOPPER SURVEY, A-198  
HARRIS COUNTY, TEXAS

DATE: AUGUST, 2005

DRAWN BY: EEB      CHECKED BY: KEV

SCALE: 1" = 30'      JOB NO. 2005297

SHEET 1 OF 1

**BATES DEVELOPMENT CONSULTANTS**  
4922 LUELLA      281-479-5135  
DEER PARK, TX 77536      281-479-3275 fax