

METERS AND BOUNDS DESCRIPTION OF 26.338 ACRES

Being 26.338 acres of land situated in the W.K. Wilson League, Abstract No. 208, Galveston County, Texas, being a portion of that certain called 152.256 acre tract of land conveyed to TC152 Investments, Ltd. by deed and recorded under Galveston County Clerk's File (C.C.C.F.) No. 2005057207 of the Real Property Records of Galveston County Texas (R.P.R.G.C.T.); said 26.338 acres being more particularly described by metes and bounds as follows:

COMMENCING at a concrete monument found for a southwesterly corner of said 152.256 acre tract and also being a the most westerly cutback corner at the intersection of the westerly right of way line of Interstate Highway 45 (width varies) and the westerly right of way line of Century Boulevard (formerly Johnny Palmer) (based on a width of 100.00 feet);

THENCE, North 42°40'39" West, 361.83 feet along the westerly line of said 152.256 acre tract and the westerly right of way line of Interstate Highway 45 to a 5/8-inch iron rod with "CS" cap set for the POINT OF BEGINNING of the herein described tract, from which Notation Geodetic Survey monument No. AC8270 (brass disk) bears N 42°31'40" East, 9,855.67 feet;

THENCE, North 42°40'39" West, 931.00 feet continuing along the westerly line of said 152.256 acre tract and the westerly right of way line of Interstate Highway 45 to a set 5/8-inch iron rod with "CS" cap;

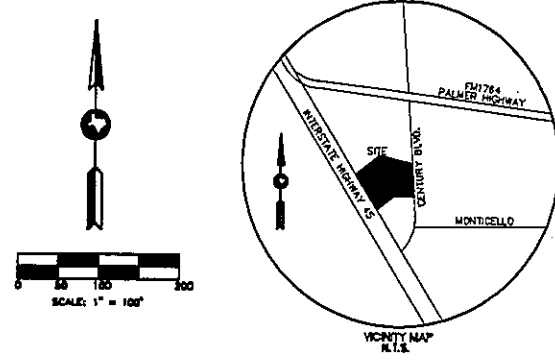
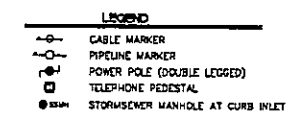
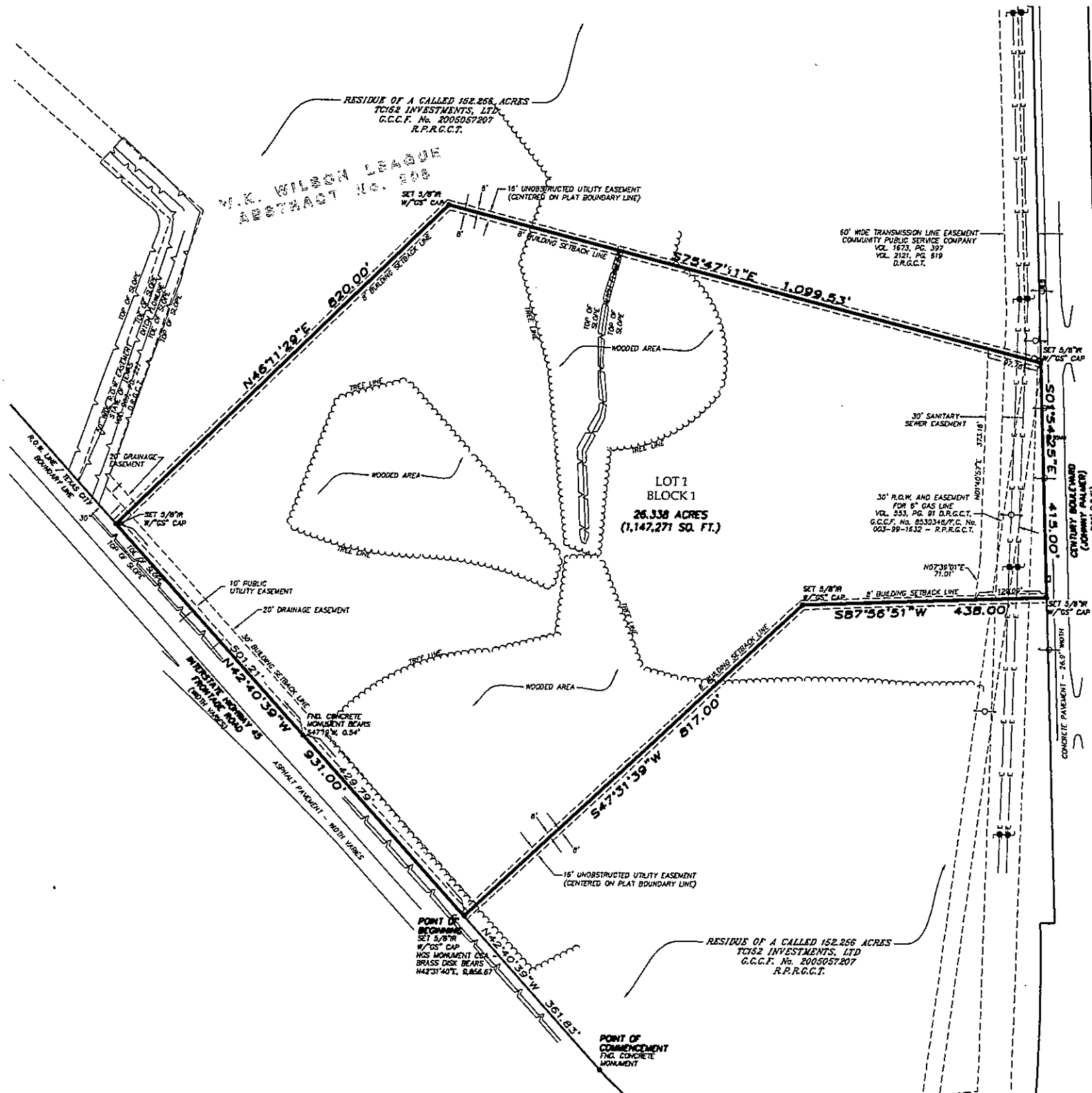
THENCE, North 45°11'29" East, 820.00 feet to a set 5/8-inch iron rod with "CS" cap for an angle point;

THENCE, South 75°47'11" East, 1,099.53 feet to a 5/8-inch iron rod with "CS" cap set in the westerly line of said 152.256 acre tract and the westerly right of way line of Century Boulevard;

THENCE, South 01°54'25" East, 415.00 feet along the easterly line of said 152.256 acre tract and the westerly right of way line of Century Boulevard to a set 5/8-inch iron rod with "CS" cap;

THENCE, South 87°35'51" West, 438.00 feet to a set 5/8-inch iron rod with "CS" cap for an angle point;

THENCE, South 47°31'59" West, 817.00 feet to the POINT OF BEGINNING and containing 26.338 acres of land.



- NOTES:
- HORIZONTAL CONTROL IS BASED ON RTK GPS OBSERVATIONS HOLDING LONG RANGE RTK REFERENCE STATION (LRS1) LOCATED IN LA MARQUE, TEXAS. ALL COORDINATES (US SURVEY FEET) ARE RELATED TO TEXAS STATE PLANE COORDINATE SYSTEM NAD 83 SOUTH CENTRAL ZONE. COORDINATES ARE SURFACE USING A SURFACE ADJUSTMENT FACTOR OF 1.00013.
 - VERTICAL CONTROL IS BASED ON RTK GPS OBSERVATIONS HOLDING LONG RANGE RTK REFERENCE STATION (LRS1) LOCATED IN LA MARQUE, TEXAS. HOLDING A BEST FIT TO NGS MONUMENTS CCA, W 1516, AND X 1518 LOCATED IN GALVESTON COUNTY, TEXAS. ALL ELEVATIONS ARE IN US SURVEY FEET RELATED TO NAVD 88.
 - BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 485014025 C, REVISED MAY 2, 1983, ALL THE LAND WITHIN THIS SUBDIVISION MAY LIE IN ZONE C - AREAS OF MINIMAL FLOODING.
 - DRAINAGE EASEMENTS WITHIN THE SUBDIVISION BOUNDARIES WITH ANY CROSSINGS OF THE SAID EASEMENTS SHALL BE OWNED AND MAINTAINED BY THE OWNER/DEVELOPER.
 - THE SUBJECT TRACT IS ZONED "E" - GENERAL BUSINESS AND "EX" - COMMERCIAL WAREHOUSE PER PLANNING BOARD MINUTES DATED OCTOBER 4, 2010.
 - SQUARE FOOTAGE TOTALS SHOWN HEREON OR REFERENCED HEREIN ARE BASED ON MATHEMATICAL CLOSURES AND DO NOT NECESSARILY REPRESENT THE POSITIVE ACCURACY OF THE BOUNDARY MONUMENTS.

"Approval of this Preliminary Plat by the Planning Board and City Commission shall be deemed an expression of approval of the layout submitted on the preliminary plat as a guide to the final engineering of streets, water, sewer and other required improvements and utilities and to the preparation of the final plat. Approval of this preliminary plat shall not constitute an approval of the final plat, nor be considered authorization to begin construction or set lots. Approval of the preliminary plat shall not constitute a guarantee or warranty, either implied or otherwise that all other applicable codes and ordinances of the City of Texas City have been complied with, it shall be the responsibility of the subdivisor to ensure that all applicable requirements of the City of Texas City relative to the subdividing and development of property have been met."

On the _____ day of _____, 20____ this preliminary plat was duly approved by the Planning Board of the City of Texas City.

Signature: _____
Secretary of the City of Texas City Planning Board

Signature: _____
Chairman of the City of Texas City Planning Board

**"PRELIMINARY PLAT"
DEL PAPA DISTRIBUTION
SUBDIVISION
LOT 1, BLOCK 1**

A SUBDIVISION OF 26.338 ACRES OF LAND,
SITUATED IN THE W.K. WILSON LEAGUE,
ABSTRACT NO. 208
TEXAS CITY,
GALVESTON COUNTY, TEXAS,
SCALE: 1"=100'
DATE: JANUARY, 2011

OWNER:
TC152 INVESTMENTS, LTD.
7670 WOODWAY, SUITE 160
HOUSTON, TEXAS 77063
TEL. 713-266-8990

DEVELOPER:
DEL PAPA REALTY HOLDINGS, L.P.
410 INTERSTATE HIGHWAY 10
BEAUMONT, TEXAS 77707
TEL. 888-433-5727

SCHAUMBURG AND POLK, INC.
11767 Katy Freeway, Suite 900
Houston, Texas 77079
PHONE: (281) 923-0487 FAX: (281) 923-9924

GeoSolutions, LLC
25814 Bulde Road
Spring, Texas 77380
PHONE: (281) 681-9766 FAX: (281) 681-9779