Curve Segment Table					
#	r	Δ	L	Chord	CL
C1	465.00'	47°13'34"	383.28'	S39°01'21"W	372.52'
C2	275.00'	22°46'28"	109.31'	S04°01'20"W	108.59'
C3	120.00'	41°41'49"	87.33'	S13°28'58"W	85.42'

Parent Tract Area (AC) Tract 1

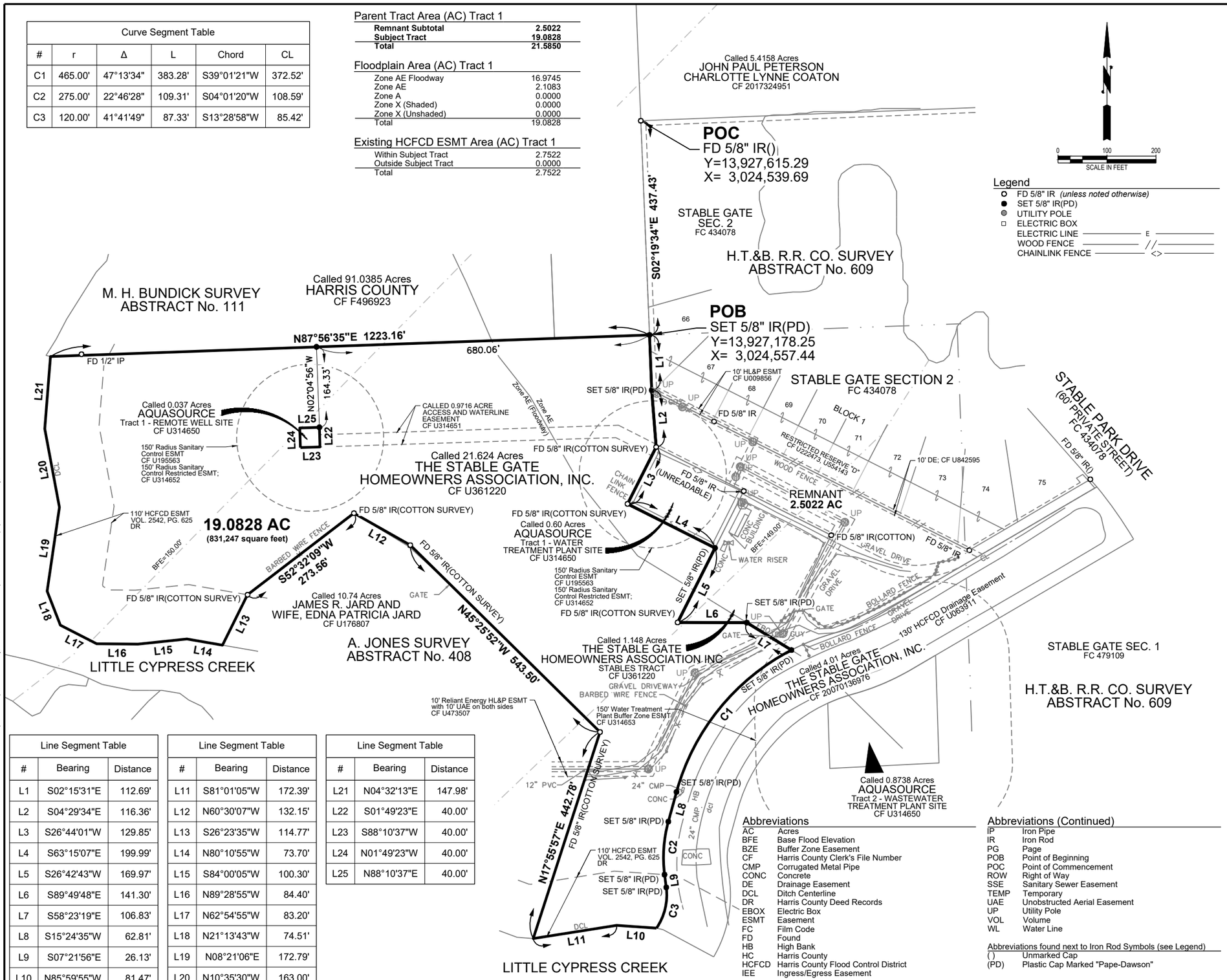
Remnant Subtotal	**2.5022**
Subject Tract	**19.0828**
Total	**21.5850**

Floodplain Area (AC) Tract 1

Zone AE Floodway	16.9745
Zone AE	2.1083
Zone A	0.0000
Zone X (Shaded)	0.0000
Zone X (Unshaded)	0.0000
Total	19.0828

Existing HCFCD ESMT Area (AC) Tract 1

Within Subject Tract	2.7522
Outside Subject Tract	0.0000
Total	2.7522



Line Segment Table		
#	Bearing	Distance
L1	S02°15'31"E	112.69'
L2	S04°29'34"E	116.36'
L3	S26°44'01"W	129.85'
L4	S63°15'07"E	199.99'
L5	S26°42'43"W	169.97'
L6	S89°49'48"E	141.30'
L7	S58°23'19"E	106.83'
L8	S15°24'35"W	62.81'
L9	S07°21'56"E	26.13'
L10	N85°59'55"W	81.47'

Line Segment Table		
#	Bearing	Distance
L11	S81°01'05"W	172.39'
L12	N60°30'07"W	132.15'
L13	S26°23'35"W	114.77'
L14	N80°10'55"W	73.70'
L15	S84°00'05"W	100.30'
L16	N89°28'55"W	84.40'
L17	N62°54'55"W	83.20'
L18	N21°13'43"W	74.51'
L19	N08°21'06"E	172.79'
L20	N10°35'30"W	163.00'

Line Segment Table		
#	Bearing	Distance
L21	N04°32'13"E	147.98'
L22	S01°49'23"E	40.00'
L23	S88°10'37"W	40.00'
L24	N01°49'23"W	40.00'
L25	N88°10'37"E	40.00'

Abbreviations

AC	Acres
BFE	Base Flood Elevation
BZE	Buffer Zone Easement
CF	Harris County Clerk's File Number
CMP	Corrugated Metal Pipe
CONC	Concrete
DE	Drainage Easement
DCL	Ditch Centerline
DR	Harris County Deed Records
EBOX	Electric Box
ESMT	Easement
FC	Film Code
FD	Found
HB	High Bank
HC	Harris County
HCFCD	Harris County Flood Control District
IEE	Ingress/Egress Easement

Abbreviations (Continued)

IP	Iron Pipe
IR	Iron Rod
PG	Page
POB	Point of Beginning
POC	Point of Commencement
ROW	Right of Way
SSE	Sanitary Sewer Easement
TEMP	Temporary
UAE	Unobstructed Aerial Easement
UP	Utility Pole
VOL	Volume
WL	Water Line

Abbreviations found next to Iron Rod Symbols (see Legend)

( )	Unmarked Cap
(PD)	Plastic Cap Marked "Pape-Dawson"

Notes:

1. Bearings and Coordinates are based on the Texas Coordinate System, South Central Zone, NAD 83 as determined by GPS observations utilizing Leica Equipment and the Leica Smartnet.
   a. Coordinates shown are GRID coordinates and may be brought to surface by applying the following combined scale factor: 0.99992938.
   $\frac{\text{Grid Coordinate}}{\text{Combined Scale Factor}}$ = Surface Coordinate
   b. Distances shown are SURFACE distances.
2. Surveyor has relied upon Abstractor's Certificates issued by Abstract Services of Houston, GF Number 7910-20-1597 dated June 8, 2020 with regard to Ownership, Property Liens, Easements and Restrictions affecting subject tract. There may be encumbrances not shown.
   a. Restrictions:
   Subject to restrictions recorded under CF U195563.
   b. Easements:
   i. 16' IEE recorded in VOL 596, PG 348 DR. [DOES NOT APPLY] [NOT SHOWN]
   ii. 110' HCFCD ESMT recorded in VOL 2542, PG 625 DR. [APPLIES][SHOWN]
   iii. 10' EE recorded under CF U009856. [DOES NOT APPLY, EAST][SHOWN]
   iv. 20' TEMP UE & AE recorded under CF U063909. [DOES NOT APPLY, EAST][NOT SHOWN]
   v. 30' by 30' SSE recorded under CF U063910. [DOES NOT APPLY,SOUTH][NOT SHOWN]
   vi. 130' DE recorded under CF U063911. [DOES NOT APPLY, SOUTH][SHOWN]
   vii. SSE and AE recorded under CF U063912. [DOES NOT APPLY, SOUTH][NOT SHOWN]
   viii. Sanitary Control ESMT recorded under CF U195563. [APPLIES][SHOWN]
   ix. WL and AE Agreement recorded under CF U314651. [APPLIES][SHOWN]
   x. 150' Sanitary Control Restricted ESMT recorded under CF U314652. [APPLIES][SHOWN]
   xi. BZE recorded under CF U314653. [APPLIES][SHOWN]
   xii. Reciprocal DE recorded under CF U842595. [DOES NOT APPLY][SHOWN]
   xiii. 10' Reliant Energy HL&P ESMT with 10' UAE on both sides recorded under CF U473507. [APPLIES] [SHOWN]
   c. Property Liens: None of Record
3. Subject Tract classified within Flood Zone AE (Floodway) and AE and lies within FEMA FIRM Panels 48201C0220L (06/18/2007) and 48201C0410M (10/16/2013). Base Flood Elevations Shown.
4. The Gravel Drive shown on this survey appears to be access point for the called 10.74 acre tract of land. There are improvements that run along said drive as shown hereon. The surveyor was not provided any easements for access or for these improvements.
5. A metes and bounds description accompanies this drawing.

Land Title Survey

Parcel# L100-00-00-04-009.0

A 19.0828 acre (831,247 square feet) tract of land out of the A. Jones Survey, Abstract No. 480 and the H.T.&B. R.R. Co. Survey, Abstract No. 609, Harris County, Texas and being a portion of a called 21.624 acre tract described in Special Warranty Deed under Harris County Clerk's File Number U361220.

I, Austan W. Lupher, a Registered Professional Land Surveyor of the State of Texas, hereby certify that the above plat correctly represents the facts found at the time of this survey made on the ground under my supervision. This survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition II Land Title Survey. The fieldwork was completed on September 10, 2019.

STATE OF TEXAS REGISTERED AUSTAN W. LUPHER 6711 PROFESSIONAL LAND SURVEYOR

#	Description	Date	By
1	REVISED TAKING LIMITS	08/31/20	RHC
2	HCFCD Comments	9/9/20	RHC
3	HCFCD Comments	10/05/21	JMH
4	Update Tract Area and Update Esmt Info, add improvements	10/20/21	JMH
5	HCFCD Comments	05/23/22	JMH
6	HCFCD Comments	06/07/22	JMH

HCFCD PROJECT ID #

LITTLE CYPRESS CREEK

RIGHT OF WAY
L100-00-00-04-009.0

Prepared: RHC
Checked: AWL
Approved: WES

PAPE-DAWSON ENGINEERS
NORTH HOUSTON I SAN ANTONIO I AUSTIN I HOUSTON I FORT WORTH I DALLAS
24445 TOMBALL PARKWAY, STE 200 I TOMBALL, TX 77375 I 281.655.0634
TBPE FIRM REGISTRATION #470 I TBPLS FIRM REGISTRATION #10194495

HARRIS COUNTY FLOOD CONTROL DISTRICT
9900 Northwest Freeway
Houston, Texas 77092

Date: August 21, 2020
Scale: 1" = 200'

SHEET NUMBER
1 OF 2

K:\SURVEY\SURVEY19\49164-19\FFTH POL\100-00-00-04-009.0\49164-19BS L100-00-00-04-009.0 SHT1 R6.DWG | ALUPHER | SAVED: Tuesday, June 7, 2022 12:42:24 PM | PDSTANDARD.CTB | | PLOTTED: Friday, June 17, 2022 8:55:05 AM