

**WATERLINE RIGHT-OF-WAY EASEMENT**

STATE OF TEXAS                   §  
  §       KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF HARRIS           §

**Grantor:**       **HARRIS COUNTY FLOOD CONTROL DISTRICT**, a political subdivision of the State of Texas

**Grantor's Mailing Address:**

9900 Northwest Freeway  
Houston, Texas 77092

**Grantee:**       **NORTH HARRIS COUNTY REGIONAL WATER AUTHORITY**, a political subdivision of the State of Texas, a governmental agency, and a body politic and corporate

**Grantee's Mailing Address:**

North Harris County Regional Water Authority  
c/o PAS Property Acquisition Services, LLC  
19855 Southwest Frwy., Suite 200  
Sugar Land, Texas 77479

**Consideration:**

ONE-THOUSAND THREE-HUNDRED TWENTY-FIVE AND NO/100 DOLLARS (\$1,325.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and confessed by Grantor.

**Easement Area Granted:**

Being a 0.3042 acre (13,251 square feet) tract of land situated in the J. Hamilton Survey, Abstract No. 358, Harris County, Texas, and being out of and a part of a called 3.417 acre tract described in a Deed dated November 19, 1991, conveyed from Lakewood Oaks Corporation to Harris County Flood Control District, recorded under Harris County Clerk's File Number (H.C.C.F. No.) N517401, Film Code Number (F.C. No.) 013-59-0597 of the Official Public Records of Real Property Harris County (O.P.R.O.R.P.H.C.), Texas, and being more particularly depicted and described by metes and bounds on **Exhibit "A"** attached hereto and incorporated herein by reference (the "**Easement Area**").

**Easement Purpose:**

A perpetual, non-exclusive easement for one (1) pipeline not to exceed thirty-two (32) inches in diameter for water line purposes ("**Water Line Easement**"), subject to the terms and provisions hereinafter set forth over, across, along, under and upon the Easement Area.

**Reservations:**

GRANTOR expressly reserves unto itself and GRANTOR's successors and assigns, the right to use and enjoy the land covered by the Easement Area for any purpose so long as said use and enjoyment does not unreasonably interfere with the rights hereby granted to GRANTEE. GRANTOR reserves the right: (i) to grant additional easements and rights-of-ways across (but not along) the Easement Area to such other persons or entities and for such purposes as GRANTOR may desire, including the right to dedicate private and public roads across (but not along) the Easement Area; (ii) to construct or locate upon or across the surface of the Easement Area landscaping (but not trees), irrigation systems, paved parking areas together with associated curbs, fences, private lighting, private electrical lines, jogging trails, sidewalks, and signage; and (iii) to construct or locate across (but not along) the Easement Area public and private roads and streets, underground water mains, storm water lines, sanitary sewer lines, and other utilities. The uses of and improvements permitted on the Easement Area, as specified in clauses (i) through (iii) above or as otherwise approved pursuant to the terms of this Waterline Right-of-Way Easement, are referred to herein as the "**Permitted Encroachments**".

GRANTOR shall grant, dedicate, or construct the Permitted Encroachments on the Easement Area only in such a manner that: GRANTEE's waterline is not endangered, obstructed, damaged, or interfered with; GRANTEE's access to the Easement Area is not interfered with; the grade of the Easement Area is not changed and cover over the waterline is not reduced below forty-eight (48) inches; GRANTEE's waterline is left with proper, sufficient, and permanent support; and any easements, rights-of-way, road or street dedications, roads, streets, water mains, storm sewer lines, sanitary sewer lines and other utilities shall cross the Easement Area at an angle not less than seventy-five (75) degrees, nor more than one-hundred-five (105) degrees to GRANTEE's waterline. Further, in connection with the design and installation of any Permitted Encroachments, vertical and horizontal separation shall be maintained between the Permitted Encroachments and GRANTEE's waterline as may be prescribed by law or good engineering practices, but in no event shall any Permitted Encroachment be constructed or installed so as to have separation of less than twenty-four (24) inches from the water line; provided, however, that with respect to roads, streets, and paved parking areas, there shall be maintained separation of not less than forty-eight (48) inches between the bottom of the road, street, or paved parking area and the top of the waterline.

**Exceptions to Conveyance and Warranty:**

This conveyance is made by GRANTOR and accepted by GRANTEE subject to all valid and subsisting encumbrances, conditions, covenants, restrictions, reservations, exceptions, rights-of-way, leases and easements of record in Harris County, Texas, including building and zoning

ordinances, all laws, regulations and restrictions by municipal or other government authorities, if any, applicable to and enforceable against the GRANTEE and such other matters as may be apparent to GRANTEE from an inspection of the Easement Area.

GRANTEE shall have access across, under and upon the Easement Area, and may enter such Easement Area to engage in such activities, as may be necessary, requisite, convenient or appropriate in connection with the purposes for which the Water Line Easement is granted. GRANTEE'S rights in and to the Easement Area shall include, without limitation, the right to bring and operate such equipment thereupon as may be necessary or appropriate to effectuate the purposes for which the Water Line Easement in and to the Easement Area is granted. Any and all plans and specifications for any such use and/or improvements to be constructed upon the Easement Area by GRANTEE will be submitted to and approved by GRANTOR prior to the initiation of any such use or construction.

Within a reasonable time following completion of construction and thereafter following each entry upon the Easement Area for the purposes authorized herein, GRANTEE shall, to the same extent reasonably practicable: (i) repair all damage to Permitted Encroachments directly caused by its activities and promptly restore the surface of the Easement Area to a condition the same as or better than immediately preceding installation of the water line; and (ii) clean-up and restore the surface of the Easement Area to the condition that existed immediately prior to or better than the condition that existed immediately prior to such entry and activities on the Easement Area by the GRANTEE. Nothing contained herein is intended to circumvent or relieve GRANTEE of any existing permitting or approval requirements of Harris County or any other governing agency with jurisdiction.

GRANTOR for the consideration, and subject to the reservations from and exceptions to conveyance and warranty described herein, GRANTS, and CONVEYS to GRANTEE, the above-described Water Line Easement, together with all and singular the rights and appurtenances thereto in anywise belonging, to have and to hold unto GRANTEE, its successors and assigns forever. GRANTOR hereby binds itself, its successors and assigns to warrant and forever defend all and singular said Water Line Easement, subject to the exceptions to and reservations from warranty and conveyance set out above, to GRANTEE, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, and under GRANTOR, but not otherwise.

The Water Line Easement herein conveyed is an underground easement, and it is expressly agreed and provided that Grantee shall not have the right to make use of the surface of the Easement Area other than for appurtenances that are related to the Water Line Easement and are necessary, requisite, convenient or appropriate in connection with the purposes for which this Water Line Easement is granted, with the prior written consent of Grantor. In the event the County Grantor shall construct a pedestrian trail on or across the easement, and the trail conflicts with or endangers the integrity of the water line, the cost of any reasonable relocation or encroachment of the line shall be borne by the Grantee, its successors or assigns.

Should this easement fail to be used by Grantee, its successors or assigns, for the purpose herein granted, for a period of twenty-four (24) months or longer, the easement shall at their option revert to Grantor, its successors or assigns

GRANTOR makes no representation, warranty, or guarantee with respect to the condition of the Easement Area. GRANTEE accepts the Easement Area “as is, where is and with all faults”.

GRANTEE agrees to comply at all times, and at its sole cost, with all applicable federal, state and local laws, rules, regulations and safety standards in connection with GRANTEE's activities hereunder, including, without limitation, the construction, use, operation, maintenance, repair, removal and service of the water line.

*[Signature pages to follow]*


EXECUTED this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

**GRANTOR:**

HARRIS COUNTY FLOOD CONTROL  
DISTRICT, political subdivision of the State of  
Texas

By: \_\_\_\_\_  
Lina Hidalgo, County Judge

APPROVED AS TO FORM:  
Christian D. Menefee  
Harris County Attorney

By:  \_\_\_\_\_  
Justina Daniel-Wariya  
Assistant County Attorney  
CAO File No. 22RPD0144

STATE OF TEXAS §

COUNTY OF HARRIS §

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2022,  
by Lina Hidalgo, as County Judge of Harris County, Texas and the presiding officer of the  
Commissioners Court of Harris County, Texas, on behalf of Commissioners Court of Harris  
County, Texas, as the governing body of Harris County Flood Control District.

[Seal]

\_\_\_\_\_  
Notary Public in and for the State of Texas

EXECUTED this 3<sup>RD</sup> day of AUGUST, 2022.

**GRANTEE:**

NORTH HARRIS COUNTY REGIONAL WATER  
AUTHORITY

By: *Jun Chang*  
Jun Chang, P.E., General Manager

STATE OF TEXAS

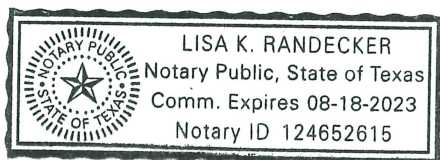
§

COUNTY OF HARRIS

§

This instrument was acknowledged before me on the 3<sup>rd</sup> day of AUGUST, 2022, by Jun Chang, as General Manager of North Harris County Regional Water Authority on behalf of said organization.

[Seal]



*Lisa K. Randecker*

Notary Public in and for the State of Texas

**Exhibit A**

June, 2021  
Parcel 6C1-2 WLE  
Page No. 1 of 4

**PARCEL 6C1-2 WLE  
N.H.C.R.W.A.  
WATER LINE EASEMENT (WLE)**

**METES AND BOUNDS OF  
0.3042 ACRES OF LAND SITUATED IN THE  
J. HAMILTON SURVEY, ABSTRACT NO. 358  
HARRIS COUNTY, TEXAS**

Being a 0.3042 acres (13,251 square feet) tract of land situated in the J. Hamilton Survey, Abstract No. 358, Harris County, Texas, and being out of and a part of a called 3.417 acres tract described in a Deed dated November 19, 1991 conveyed from Lakewood Oaks Corporation to Harris County Flood Control District (H.C.F.C.D.) and recorded under Harris County Clerk's File Number (H.C.C.F. No.) N517401, Film Code Number (F.C. No.) 013-59-0597 of the Official Public Records of Real Property Harris County (O.P.R.O.R.P.H.C.), Texas. Said 0.3042 acre of land being more particularly described by metes and bounds as follows:

**COMMENCING** at a 3/4 inch iron rod having the Texas State Plane Coordinates of N: 13,929,086.22 & E: 3,037,388.96 found for the common southeast corner of a called 0.0258 acres tract conveyed to Faulkey Gully Municipal Utility District (M.U.D.) recorded under H.C.C.F. No. N735180; the northeast corner of Lot 5, Block 1 of Lakewood Glen Trails Section Three, a Plat recorded under Vol. 380, Pg. 125, Harris County Map Records (H.C.M.R.); the northwest corner of Unrestricted Reserve "A" of Lakewood Forest Section 10, a Plat recorded under Vol. 289, Pg. 81, H.C.M.R. being the same called 0.7750 acres tract conveyed to Faulkey Gully M.U.D. recorded under H.C.C.F. No. F854145 dated October 19, 1978; and the southwest corner of a called 0.2919 acres conveyed to Faulkey Gully M.U.D. by Deed recorded under H.C.C.F. No. N395026, F.C. No. 006-42-2343 dated October 31, 1991;

1. **THENCE**, North 46° 49' 06" West, along the common west line of said 0.2919 acres Faulkey Gully M.U.D. tract and the east line of said 0.0258 acres Faulkey Gully M.U.D. tract for a distance of 35.08 feet to a point on the east line of said 0.0258 acres Faulkey Gully M.U.D. tract for, same also being the common southwest corner of said 3.417 acres tract and the northwest corner of said 0.2919 acres Faulkey Gully M.U.D. tract;
2. **THENCE**, North 87° 43' 22" East, along the common north line of said 0.2919 acres Faulkey Gully M.U.D. tract and the south line of said 3.417 acres H.C.F.C.D. tract for a distance of 73.70 feet to a 5/8-inch iron rod with "KUO" cap set having the Texas State Plane Coordinates of N: 13,929,143.11 & E: 3,037,435.85 for the **POINT OF BEGINNING** and the southwest corner of the herein described parcel;
3. **THENCE**, North 02° 16' 31" West, over and across said 3.417 acres H.C.F.C.D. tract for a distance of 30.00 feet to a 5/8-inch iron rod with "KUO" cap set for the northwest corner of the herein described parcel;

4. **THENCE**, North 87° 43' 22" East, continuing over and across said 3.417 acres H.C.F.C.D. tract and 30 feet north of and parallel to the south line of said 3.417 acres tract for a distance of 434.85 feet to a 5/8-inch iron rod with "KUO" cap set on the common west line of a called 2.392 acres tract conveyed to H.C.F.C.D. recorded under H.C.C.F. No. H498135, F.C. No. 017-94-1731, O.P.R.O.R.P.H.C. dated April 29, 1982 and the east line of said 3.417 acres H.C.F.C.D. tract for the northeast corner of the herein described parcel;
5. **THENCE**, South 26° 49' 31" East, along said common line for a distance of 32.98 feet to a 5/8-inch iron rod with "KUO" cap set on the west line of said 2.392 acres H.C.F.C.D. tract, same also being the common northeast corner of aforesaid 0.2919 acres Faulkey Gully M.U.D. and the southeast corner of said 3.417 acres H.C.F.C.D. tract and the herein described parcel;
6. **THENCE**, South 87° 43' 22" West, along the common north line of said 0.2919 acres Faulkey Gully M.U.D. and the south line of said 3.417 acres H.C.F.C.D. tract for a distance of 448.55 feet to the **POINT OF BEGINNING** and containing 0.3042 acre (13,251 square feet) of land, more or less.

All bearings and distances are based on Texas State Plane Coordinate System, South Central Zone, NAD 83 (CORS96). All distances are in surface.

The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Surface Coordinates (NAD83) and may be brought to Grid by multiply by the combined scale factor 0.99992513.

A survey plat has been prepared in association with this field note description.

Compiled By:

*Shaheen Chowdhury*

Shaheen Chowdhury., R.P.L.S.  
Registered Professional Land Surveyor  
Texas Reg. No. 5858

Kuo & Associates, Inc.  
10300 Westoffice Drive, Suite 800  
Houston, TX 77042  
Ph.: (713) 975-8769  
TBPLS Firm Registration No. 10075600



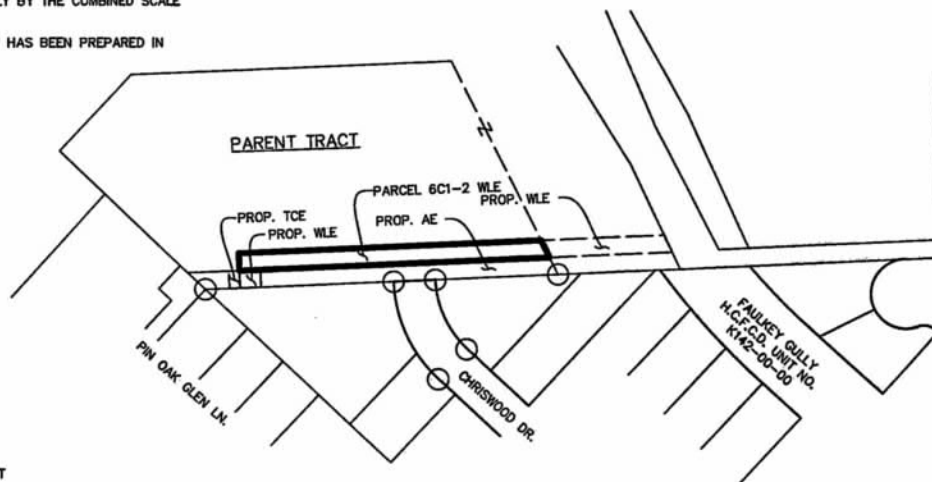
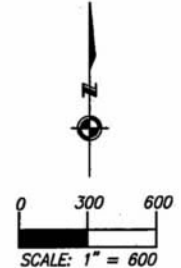
Revision 1: May 4, 2021  
Revision 2: May 26, 2021  
Revision 3: June 7, 2021

Updated Point of Commencing & Point of Beginning Coordinates  
Addressed Various Comments  
Replaced Recordation Dates with Dates of Execution



### NOTES:

1. ALL BEARINGS AND DISTANCES ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (CORS96). ALL DISTANCES ARE IN SURFACE.
2. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE SURFACE COORDINATES (NAD83) AND MAY BE BROUGHT TO GRID BY MULTIPLY BY THE COMBINED SCALE FACTOR 0.99992513.
3. A METES AND BOUNDS DESCRIPTION HAS BEEN PREPARED IN ASSOCIATION WITH THESE EXHIBITS.



### ABBREVIATIONS

AE--ACCESS EASEMENT  
I.P.--IRON PIPE  
I.R.--IRON ROD  
PROP.--PROPOSED  
RD.--ROAD  
R.O.W.--RIGHT OF WAY  
SAN. S.E.--SANITARY SEWER EASEMENT  
STM. S.E.--STORM SEWER EASEMENT  
U.E.--UTILITY EASEMENT  
VOL., PG.--VOLUME AND PAGE  
WLE--WATER LINE EASEMENT  
TCE--TEMPORARY CONSTRUCTION EASEMENT  
  
B.L.--BUILDING LINE  
DR.--DRIVE  
FND.--FOUND  
F.C. NO.--FILM CODE NUMBER  
H.C.C.F. NO.--HARRIS COUNTY CLERK'S FILE NUMBER  
H.C.F.C.D.--HARRIS COUNTY FLOOD CONTROL DISTRICT  
H.C.D.R.--HARRIS COUNTY DEED RECORDS  
H.C.M.R.--HARRIS COUNTY MAP RECORDS  
M.U.D.--MUNICIPAL UTILITY DISTRICT  
O.P.R.O.R.P.H.C.--OFFICIAL PUBLIC RECORDS OF REAL PROPERTY HARRIS COUNTY

### PARENT TRACT INSET

○ FOUND IRON ROD

I HEREBY CERTIFY THAT THE PLAT HEREON AND THE ACCOMPANYING LEGAL DESCRIPTION REPRESENT AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION DURING MARCH, 2021.

*Shaheen Chowdhury*

06/07/21

SHAHEEN CHOWDHURY, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS, NO. 5858



DATE: JUNE, 2021  
DRAWN BY: AGC  
APPROVED BY: SC  
JOB No.: 20119  
PAGE 3 OF 4

6C1-2 WLE 0.3042 ACRES (13,251 SQ. FT.)  
J. HAMILTON SURVEY, A-358  
HARRIS COUNTY, TEXAS



**KUO**  
& Associates, Inc.  
10300 Westoffice Dr., Suite 800  
Houston, TX 77042  
Tel: (713) 975-6768  
TSPS Firm Registration No. 10075600

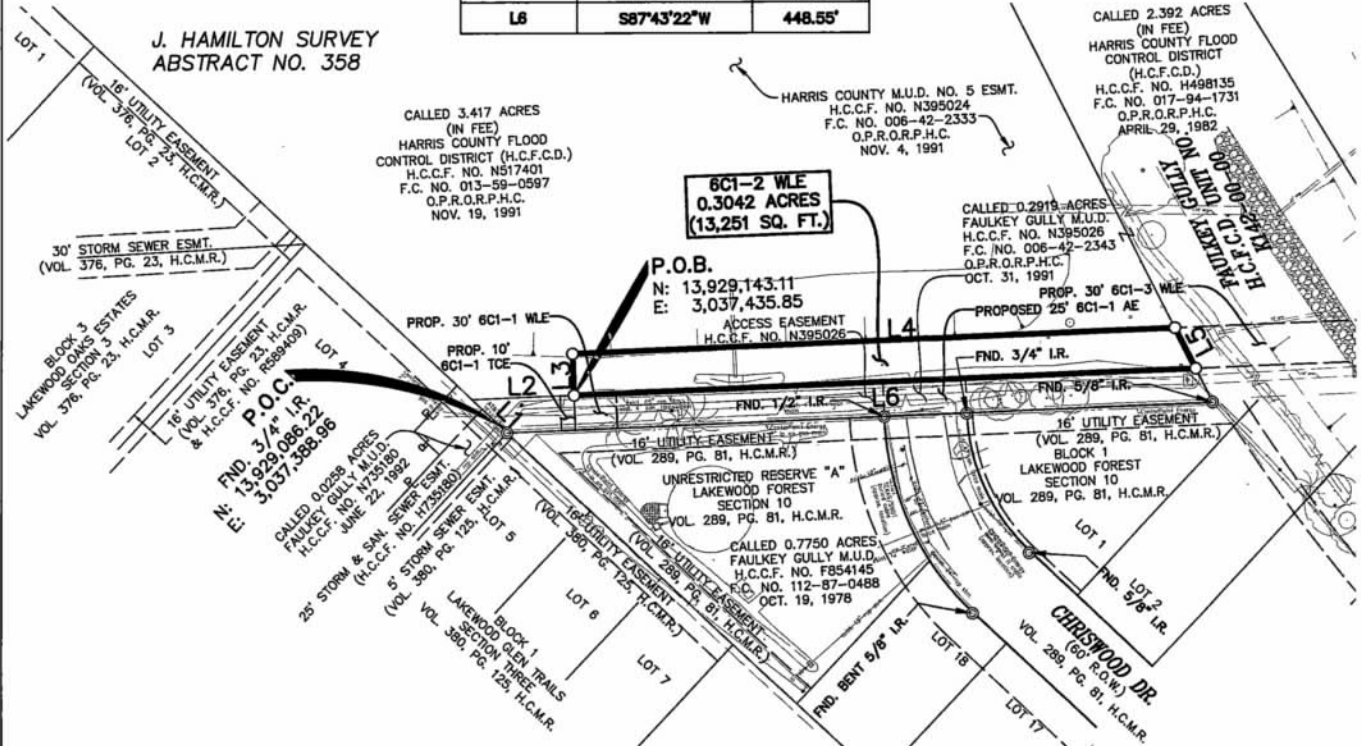
# **LEGEND**

○ SET 5/8" I.R. W/ "KUO" CAP  
(UNLESS OTHERWISE NOTED)

◎ FND. IRON ROD

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N46°49'08"W	35.08'
L2	N87°43'22"E	73.70'
L3	N02°16'31"W	30.00'
L4	N87°43'22"E	434.85'
L5	S28°49'31"E	32.98'
L6	S87°43'22"W	448.55'

0 50 100  
SCALE: 1" = 100'



DATE: JUNE, 2021  
DRAWN BY: AGC  
APPROVED BY: SC  
JOB No.: 20119  
PAGE 4 OF 4

6C1-2 WLE 0.3042 ACRES (13,251 SQ. FT.)  
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HARRIS COUNTY, TEXAS



**KUO**  
& associates, Inc.  
10300 Westoffice Dr., Suite 800  
Houston, TX 77042  
Tel: (713) 975-6769  
TBPLS Firm Registration No. 10075600

**WATERLINE RIGHT-OF-WAY EASEMENT**

STATE OF TEXAS           §  
                                      §       KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF HARRIS       §

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**Grantor's Mailing Address:**

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**Grantee's Mailing Address:**

North Harris County Regional Water Authority  
c/o PAS Property Acquisition Services, LLC  
19855 Southwest Frwy., Suite 200  
Sugar Land, Texas 77479

**Consideration:**

FIVE-HUNDRED THIRTY-TWO AND NO/100 DOLLARS (\$532.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and confessed by Grantor.

**Easement Area Granted:**

Being a 0.1221 acre (5,318 square feet) tract of land situated in the J. Hamilton Survey, Abstract No. 358, Harris County, Texas, and being out of and a part of a called 2.392 acres tract described in a Deed dated April 29, 1982, conveyed from W. Steve Smith, Trustee for the Estate of Spring-Cypress Venture, Ltd., to Harris County Flood Control District, recorded under Harris County Clerk's File Number (H.C.C.F. No.) H498135, Film Code Number (F.C. No.) 017-94-1731 of the Official Public Records of Real Property Harris County (O.P.R.O.R.P.H.C.), Texas, and being more particularly depicted and described by metes and bounds on **Exhibit "A"** attached hereto and incorporated herein by reference (the "**Easement Area**").

**Easement Purpose:**

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**Reservations:**

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ordinances, all laws, regulations and restrictions by municipal or other government authorities, if any, applicable to and enforceable against the GRANTEE and such other matters as may be apparent to GRANTEE from an inspection of the Easement Area.

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Within a reasonable time following completion of construction and thereafter following each entry upon the Easement Area for the purposes authorized herein, GRANTEE shall, to the same extent reasonably practicable: (i) repair all damage to Permitted Encroachments directly caused by its activities and promptly restore the surface of the Easement Area to a condition the same as or better than immediately preceding installation of the water line; and (ii) clean-up and restore the surface of the Easement Area to the condition that existed immediately prior to or better than the condition that existed immediately prior to such entry and activities on the Easement Area by the GRANTEE. Nothing contained herein is intended to circumvent or relieve GRANTEE of any existing permitting or approval requirements of Harris County or any other governing agency with jurisdiction.

GRANTOR for the consideration, and subject to the reservations from and exceptions to conveyance and warranty described herein, GRANTS, and CONVEYS to GRANTEE, the above-described Water Line Easement, together with all and singular the rights and appurtenances thereto in anywise belonging, to have and to hold unto GRANTEE, its successors and assigns forever. GRANTOR hereby binds itself, its successors and assigns to warrant and forever defend all and singular said Water Line Easement, subject to the exceptions to and reservations from warranty and conveyance set out above, to GRANTEE, its successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, and under GRANTOR, but not otherwise.

The Water Line Easement herein conveyed is an underground easement, and it is expressly agreed and provided that Grantee shall not have the right to make use of the surface of the Easement Area other than for appurtenances that are related to the Water Line Easement and are necessary, requisite, convenient or appropriate in connection with the purposes for which this Water Line Easement is granted, with the prior written consent of Grantor. In the event the County Grantor shall construct a pedestrian trail on or across the easement, and the trail conflicts with or endangers the integrity of the water line, the cost of any reasonable relocation or encroachment of the line shall be borne by the Grantee, its successors, or assigns.

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GRANTOR makes no representation, warranty, or guarantee with respect to the condition of the Easement Area. GRANTEE accepts the Easement Area “as is, where is and with all faults”.

GRANTEE agrees to comply at all times, and at its sole cost, with all applicable federal, state and local laws, rules, regulations and safety standards in connection with GRANTEE's activities hereunder, including, without limitation, the construction, use, operation, maintenance, repair, removal and service of the water line.

*[Signature pages to follow]*


EXECUTED this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

**GRANTOR:**

HARRIS COUNTY FLOOD CONTROL  
DISTRICT, political subdivision of the State of  
Texas

By: \_\_\_\_\_  
Lina Hidalgo, County Judge

APPROVED AS TO FORM:  
Christian D. Menefee  
Harris County Attorney

By:  \_\_\_\_\_  
Justina Daniel-Wariya  
Assistant County Attorney  
CAO File No. 22RPD0144

STATE OF TEXAS §

COUNTY OF HARRIS §

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2022,  
by Lina Hidalgo, as County Judge of Harris County, Texas and the presiding officer of the  
Commissioners Court of Harris County, Texas, on behalf of Commissioners Court of Harris  
County, Texas, as the governing body of Harris County Flood Control District.

[Seal]

\_\_\_\_\_  
Notary Public in and for the State of Texas

EXECUTED this 3<sup>RD</sup> day of AUGUST, 2022.

**GRANTEE:**

NORTH HARRIS COUNTY REGIONAL WATER  
AUTHORITY

By: *Jun Chang*  
Jun Chang, P.E., General Manager

STATE OF TEXAS §

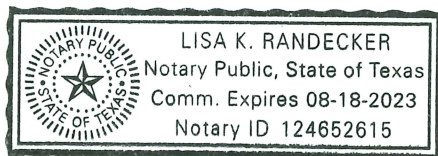
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 3<sup>rd</sup> day of AUGUST, 2022, by Jun Chang, as General Manager of North Harris County Regional Water Authority on behalf of said organization.

[Seal]

*Lisa K. Randecker*

Notary Public in and for the State of Texas





**PARCEL 6C1-3 WLE  
N.H.C.R.W.A.  
WATER LINE EASEMENT (WLE)**

**METES AND BOUNDS OF  
0.1221 ACRES OF LAND SITUATED IN THE  
J. HAMILTON SURVEY, ABSTRACT NO. 358  
HARRIS COUNTY, TEXAS**

Being a 0.1221 acres (5,318 square feet) tract of land situated in the J. Hamilton Survey, Abstract No. 358, Harris County, Texas, and being out of and a part of a called 2.392 acres tract described in a Deed dated April 29, 1982 conveyed from W. Steve Smith, Trustee for the Estate of Spring-Cypress Venture, Ltd. to Harris County Flood Control District (H.C.F.C.D.) and recorded under Harris County Clerk's File Number (H.C.C.F. No.) H498135, Film Code Number (F.C. No.) 017-94-1731 of the Official Public Records of Real Property Harris County (O.P.R.O.R.P.H.C.), Texas. Said 0.1221 acre of land being more particularly described by metes and bounds as follows:

**COMMENCING** at a 5/8-inch iron rod having the Texas State Plane Coordinates of N: 13,929,106.43 & E: 3,037,897.65 found on the north line of Lot 1, Block 1 of Lakewood Forest Section 10, a Plat recorded under Vol. 289, Pg. 81, Harris County Map Records (H.C.M.R.) being the same tract conveyed to Carla Michelle & Robert I Marchand and recorded under H.C.C.F. No. RP-2016-497187 dated October 26, 2016, same also being the common southeast corner of a called 0.2919 acres tract conveyed to Faulkey Gully Municipal Utility District (M.U.D.) recorded under H.C.C.F. No. N395026, F.C. No. 006-42-2343 dated October 31, 1991 and the southwest corner of said 2.392 acres H.C.F.C.D. tract;

1. **THENCE**, North 26° 49' 32" West, along the common west line of said 2.392 acres H.C.F.C.D. tract and the east line of said 0.2919 acres Faulkey Gully M.U.D. tract for a distance of 27.48 feet to a 5/8-inch iron rod with "KUO" cap set having the Texas State Plane Coordinates of N: 13,929,130.96 & E: 3,037,885.24 for the **POINT OF BEGINNING** on the west line of said 2.392 acres H.C.F.C.D. tract, same also being the common northeast corner of said 0.2919 acres Faulkey Gully M.U.D., the southeast corner of a called 3.417 acres tract conveyed to H.C.F.C.D. recorded under H.C.C.F. No. N517401, F.C. No. 013-59-0597 dated November 19, 1991, and the southwest corner of the herein described parcel;
2. **THENCE**, North 26° 49' 32" West, along the common west line of said 2.392 acres H.C.F.C.D. tract and the east line of said 3.417 acres H.C.F.C.D. tract for a distance of 32.98 feet to a 5/8-inch iron rod with "KUO" cap set for the northwest corner of the herein described parcel;
3. **THENCE**, North 87° 43' 22" East, departing said common line, over and across said 2.392 acres H.C.F.C.D. tract and 55 feet north of and parallel to the south line of said 2.392 acre H.C.F.C.D. tract for a distance of 177.78 feet to a 5/8-inch iron rod with

"KUO" cap set on the common west line of Residue of a called 6.5460 acres tract conveyed to Homer L. Hargrave recorded under H.C.C.F. No. C952240, Vol. 7691, Pg. 949, Harris County Deed Records (H.C.D.R.) dated July 10, 1969 and the east line of said 2.392 acres H.C.F.C.D. tract for the northeast corner of the herein described parcel;

4. **THENCE**, South 25° 11' 20" East, along said common line for a distance of 32.57 feet to a 5/8-inch iron rod with "KUO" cap set for the southeast corner of the herein described parcel;
5. **THENCE**, South 87° 43' 22" West, departing said common line, over and across said 2.392 acres H.C.F.C.D. tract and 25 feet north of and parallel to the south line of said 2.392 acres H.C.F.C.D. tract for a distance of 176.76 feet to the **POINT OF BEGINNING** and containing 0.1221 acre (5,318 square feet) of land, more or less.

All bearings and distances are based on Texas State Plane Coordinate System, South Central Zone, NAD 83 (CORS96). All distances are in surface.

The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Surface Coordinates (NAD83) and may be brought to Grid by multiply by the combined scale factor 0.99992513.

A survey plat has been prepared in association with this field note description.

Compiled By:

*Shaheen Chowdhury*

Shaheen Chowdhury., R.P.L.S.  
Registered Professional Land Surveyor  
Texas Reg. No. 5858



Kuo & Associates, Inc.  
10300 Westoffice Drive, Suite 800  
Houston, TX 77042  
Ph.: (713) 975-8769  
TBPLS Firm Registration No. 10075600

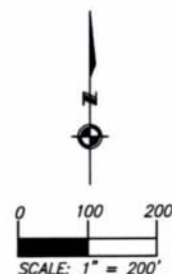
Revision 1: May 4, 2021  
Revision 2: May 26, 2021  
Revision 3: June 2, 2021  
Revision 4: June 7, 2021

Updated Point of Commencing & Point of Beginning Coordinates  
Addressed Various Comments  
Addressed Various Comments  
Replaced Recordation Dates with Dates of Execution



# **NOTES:**

1. ALL BEARINGS AND DISTANCES ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (CORS96). ALL DISTANCES ARE IN SURFACE.
2. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE SURFACE COORDINATES (NAD83) AND MAY BE BROUGHT TO GRID BY MULTIPLY BY THE COMBINED SCALE FACTOR 0.99992513.
3. A METES AND BOUNDS DESCRIPTION HAS BEEN PREPARED IN ASSOCIATION WITH THESE EXHIBITS.



## **ABBREVIATIONS**

AE-ACCESS EASEMENT  
 I.P.-IRON PIPE  
 I.R.-IRON ROD  
 PROP.-PROPOSED  
 RD.-ROAD  
 R.O.W.-RIGHT OF WAY  
 SAN. S.E.-SANITARY SEWER EASEMENT  
 STM. S.E.-STORM SEWER EASEMENT  
 U.E.-UTILITY EASEMENT  
 VOL., PG.-VOLUME AND PAGE  
 WLE-WATER LINE EASEMENT  
 TCE-TEMPORARY CONSTRUCTION EASEMENT

B.L.-BUILDING LINE  
 DR.-DRIVE  
 FND.-FOUND  
 F.C. NO.-FILM CODE NUMBER  
 H.C.F. NO.-HARRIS COUNTY CLERK'S FILE NUMBER  
 H.C.F.C.D.-HARRIS COUNTY FLOOD CONTROL DISTRICT  
 H.C.D.R.-HARRIS COUNTY DEED RECORDS  
 H.C.M.R.-HARRIS COUNTY MAP RECORDS  
 M.U.D.-MUNICIPAL UTILITY DISTRICT  
 O.P.R.O.R.P.H.C.-OFFICIAL PUBLIC RECORDS OF REAL PROPERTY HARRIS COUNTY

## **PARENT TRACT INSET**

○ FOUND IRON ROD

I HEREBY CERTIFY THAT THE PLAT HEREON AND THE ACCOMPANYING LEGAL DESCRIPTION REPRESENT AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION DURING MARCH, 2021.

*Shaheen Chowdhury*

06/07/21

SHAHEEN CHOWDHURY, R.P.L.S.  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 STATE OF TEXAS, NO. 5858



DATE: JUNE, 2021  
 DRAWN BY: AGC  
 APPROVED BY: SC  
 JOB No.: 20119  
 PAGE 3 OF 4

6C1-3 WLE 0.1221 ACRES (5,318 SQ. FT.)  
 J. HAMILTON SURVEY, A-358  
 HARRIS COUNTY, TEXAS



**KUO**  
 & associates, Inc.  
 10300 Westoffice Dr., Suite 800  
 Houston, TX 77042  
 Tel: (713) 975-6769  
 TSPS Firm Registration No. 10075600

# **LEGEND**

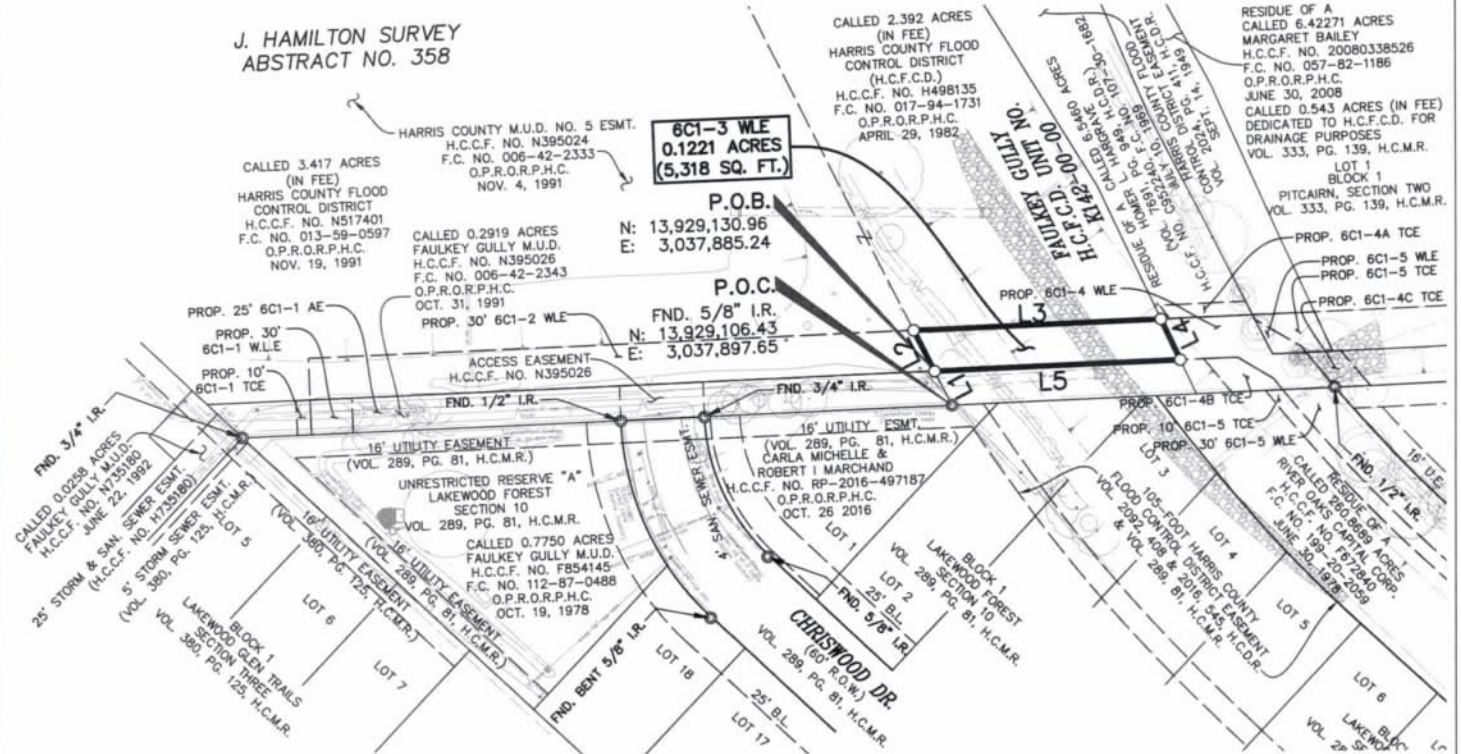
- SET 5/8" I.R. W/ "KUO" CAP  
(UNLESS OTHERWISE NOTED)
- ⊙ FND. IRON ROD

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N26°49'32"W	27.48'
L2	N26°49'32"W	32.98'
L3	N87°43'22"E	177.78'
L4	S25°11'20"E	32.57'
L5	S87°43'22"W	178.78'

0 50 100  
SCALE: 1" = 100'



J. HAMILTON SURVEY  
ABSTRACT NO. 358



DATE: JUNE, 2021  
DRAWN BY: AGC  
APPROVED BY: SC  
JOB No.: 20119  
PAGE 4 OF 4

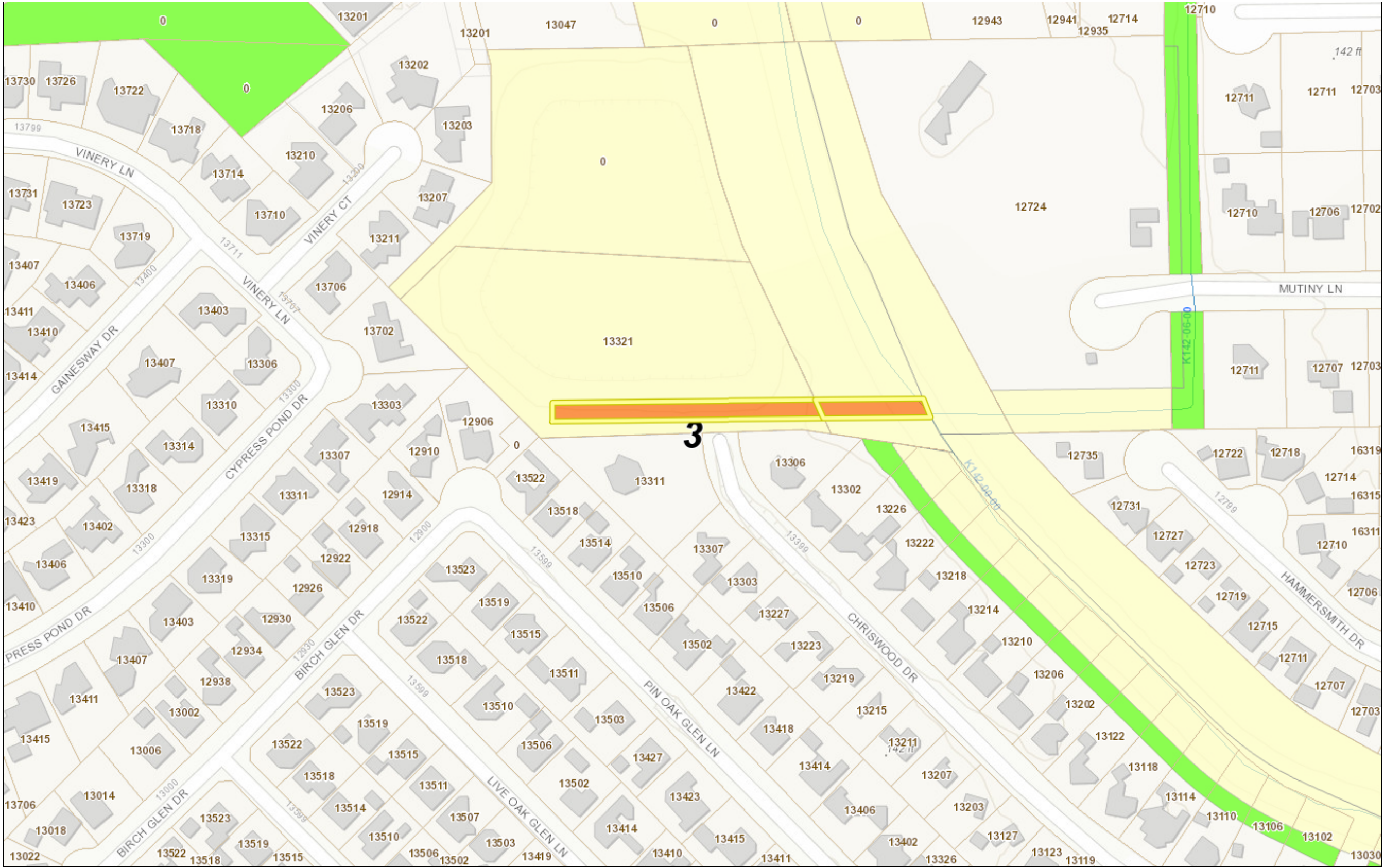
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Tel: (713) 975-8769  
TBPLS Firm Registration No. 10075600



# K142-00-00-03-601.0 & K142-00-00-03-602.0



## Legend

- Precinct Boundary
- Precinct Boundary (Outline)
- 3
- PAS Base Layers
- Parcels - Harris County Labels
- Parcels - Harris County
- Right of Way
- R.O.W. (Proposed)
- R.O.W. (Acquired Grantee)
- H.C.F.C.D.
- Public
- Hydro
- Channel System
- OPEN
- Jurisdictions
- Harris County Boundary

0 50 100  
ft



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