

FINDINGS AND DECLARATIONS:

WHEREAS, Commissioners Court of Harris County, Texas, acting on behalf of the Harris County Flood Control District, has received and reviewed the survey(s) of property to be acquired for the public project known as known Mueschke East Stormwater Detention Basin Improvements - L500-06-00-E001, for the purpose of channel Improvements & Stormwater Detention, five (5) fee simple tracts in Harris County, Texas (referred to herein as "the Project"), it is **FOUND AND DECLARED** that:

Public necessity exists for the acquisition of the real property identified and/or described in the survey(s) attached hereto as exhibits and any improvements thereon (referred to herein as "the Property").

IT IS, THEREFORE, DECLARED that:

1. Public necessity exists for the Project and for the mandatory acquisition of the Property;
2. The Real Property Division is authorized and directed to obtain appraisal(s), survey(s), title information pertaining to the Property; that official purchase offer(s) be made based on appraised value and to negotiate for the purchase of fees simple in the Property, including, but not necessarily limited to closing costs;
3. The Real Property Division is authorized and directed to provide relocation assistance to displaced property owners or tenants;
4. The Real Property Division is authorized and directed to sign any and all documents required to close the transactions contemplated hereby;
5. The County Attorney of Harris County, Texas, is authorized the use of the power of eminent domain to acquire the Property in the event negotiations fail;
6. The County Judge, County Attorney, the County Clerk, the County Auditor, the County Treasurer; and Harris County Engineering Department are authorized and directed to perform any and all necessary acts, within their respective duties, toward the final acquisition of the Property within the Project and the payment of compensation therefor.

<u>Tract No.</u>	<u>Size</u>	<u>Property interest</u>
L100-00-00-07-025.0	38.71 acres	fee simple
L100-00-00-08-007.0	23.2579 acres	fee simple
L100-00-00-08-009.0	17.9371 acres	fee simple
L500-05-00-01-002.0	13.2989 acres	fee simple
L100-00-00-08-010.0	6.4389 acres	fee simple

(38.7137 ACRES)

(Drainage)

Description of 38.7137-acres (1,686,367 square feet) of land situated in the Jacob Duckworth Survey, Abstract No. 226, Harris County, Texas; being a portion of Restricted Reserve "A", Block 1 of Lakes of Rosehill, Section Three as recorded by plat under Film Code No. 448009 of the Harris County Map Records and a part of a called 66.225-acre tract of land conveyed to Roy Barrett and spouse Kelly Barrett as recorded under Harris County Clerk's File No. 20120369480 of the Official Public Records of Real Property of Harris County, Texas (O.P.R.R.P.H.C.), said 38.7137-acre tract being more particularly described as follows (all bearings are based on the Texas State Plane Coordinate System, South Central Zone, 4204) (NAD 83) (2001 adj.):

COMMENCING at a 1/2-inch iron rod with cap stamped "Precision Survey" found located in the northwest corner of a called 1.000-acre tract of land conveyed to Harris County Flood Control District by deed recorded under Clerk's File No. Z389883 of the O.P.R.R.P.H.C., being in the east line of that certain called 22.9256-acre tract of land conveyed to Lakes of Rosehill, H.O.A. by deed recorded under Clerk's File No. X281213 of the O.P.R.R.P.H.C. and for a southwest corner of a called 15.6282-acre tract of land conveyed to Jason Gage and Brielle Gage, Husband and Wife by deed recorded under Harris County Clerk's File No. 20140315330 of the O.P.R.R.P.H.C., having Texas State Plane coordinate N=13,929,591.48 E=3,017,805.98;

THENCE North 02°30'14" West, with the west line of said 15.6282-acre tract and with the east line of said 22.9256-acre tract, a distance of 154.61 feet to a 5/8-inch iron rod with cap "Weisser Eng. Houston, TX" set for the northeast corner of said 22.9256-acre tract and for the southeast corner of a called 4.8073-acre tract of land conveyed to Lakes of Rosehill, H.O.A. by deed recorded under Clerk's File No. X281211 of the O.P.R.R.P.H.C.;

THENCE South 87°30'30" West, with the north line of said 22.9256-acre tract and with the south line of said 4.8073-acre tract, a distance of 236.06 feet to a 5/8-inch iron rod with cap "Weisser Eng. Houston, TX" set for an angle point;

THENCE North 59°41'35" West, with a northeast line of said 22.9256-acre tract and with the southwest line of said 4.8073-acre tract, a distance of 28.81 feet to a 5/8-inch iron rod found for the southwest corner of said 4.8073-acre tract, for the southeast corner of said 66.225-acre tract, for the southeast corner and the POINT OF BEGINNING of the tract herein described, having Texas State Plane coordinate N=13,929,750.20 E=3,017,538.53;

THENCE North 59°41'35" West, with a northeast line of said 22.9256-acre tract, with a southwest line of said 66.225-acre tract and with a southwest line of the tract herein described, a distance of 127.45 feet to a 5/8-inch iron rod found for an angle point;

THENCE North 72°39'15" West, with a northeast line of said 22.9256-acre tract, with a southwest line of said 66.225-acre tract and with a southwest line of the tract herein described, a distance of 479.01 feet to a 5/8-inch iron rod found for an angle point;

THENCE North 72°40'37" West, with a northeast line of said 22.9256-acre tract, with a southwest line of said 66.225-acre tract and with a southwest line of the tract herein described, a distance of 388.40 feet to a 5/8-inch iron rod found for an angle point;

THENCE North 72°09'49" West, with a northeast line of said 22.9256-acre tract, with a southwest line of said 66.225-acre tract and with a southwest line of the tract herein described, a distance of 312.95 feet to a 5/8-inch iron rod found for an angle point;

THENCE North 54°36'30" West, with a northeast line of said 22.9256-acre tract, with a southwest line of said 66.225-acre tract and with a southwest line of the tract herein described, a distance of 148.18 feet to a 5/8-inch iron rod with cap "Weisser Eng. Houston, TX" set for an angle point;

THENCE North 53°01'58" West, with a northeast line of said 22.9256-acre tract, with a southwest line of said 66.225-acre tract and with a southwest line of the tract herein described, a distance of 404.20 feet to a 5/8-inch iron rod with cap "Weisser Eng. Houston, TX" set for an angle point;

THENCE North 88°07'30" West, with a north line of said 22.9256-acre tract, with a south line of said 66.225-acre tract and with a south line of the tract herein described, a distance of 26.26 feet to a 5/8-inch iron rod with cap "Weisser Eng. Houston, TX" set in an east line of Restricted Reserve "A", Lakes of Rosehill, Section 4, a subdivision recorded under Film Code No. 516241 of the Harris County Map Records, for the northwest corner of said 22.9256-acre tract, for a southwest corner of said 66.225-acre tract and for the most easterly southwest corner of the tract herein described;

THENCE North 01°53'47" West, with an east line of said Restricted Reserve "A", with a west line of said 66.225-acre tract and with a west line of the tract herein described, a distance of 44.37 feet to a 5/8-inch iron rod with cap "Weisser Eng. Houston, TX" set for an angle point of said 66.225-acre tract and for an angle point of the tract herein described;

THENCE North 00°21'19" East, over and across said 66.225-acre tract and with a west line of the tract herein described, a distance of 230.63 feet to a 5/8-inch iron rod with cap "Weisser Eng. Houston, TX" set for an interior corner of the tract herein described;

THENCE over and across said 66.225-acre tract and with a south line of the tract herein described the following courses and distances:

- 1) North 56°19'03" West, a distance of 745.28 feet to a 5/8-inch iron rod with cap "Weisser Eng. Houston, TX" set for an angle point;
- 2) North 79°55'31" West, a distance of 20.46 feet to a 5/8-inch iron rod with cap "Weisser Eng. Houston, TX" set for an angle point;
- 3) North 88°48'44" West, a distance of 111.05 feet to a 5/8-inch iron rod with cap "Weisser Eng. Houston, TX" set for an angle point;
- 4) North 78°54'58" West, a distance of 168.41 feet to a 5/8-inch iron rod with cap "Weisser Eng. Houston, TX" set for an angle point;
- 5) North 71°03'54" West, a distance of 570.25 feet to a 5/8-inch iron rod with cap "Weisser Eng. Houston, TX" set for an angle point;
- 6) North 82°35'30" West, a distance of 121.01 feet to a 5/8-inch iron rod with cap "Weisser Eng. Houston, TX" set for an angle point;
- 7) North 87°24'32" West, a distance of 122.54 feet to a 5/8-inch iron rod with cap "Weisser Eng. Houston, TX" set for an angle point;
- 8) North 62°05'49" West, a distance of 56.92 feet to a 5/8-inch iron rod with cap "Weisser Eng. Houston, TX" set for an angle point;
- 9) North 82°20'00" West, a distance of 167.56 feet to a 5/8-inch iron rod with cap "Weisser Eng. Houston, TX" set for an angle point;
- 10) South 38°11'12" West, a distance of 285.43 feet to a 5/8-inch iron rod with cap "Weisser Eng. Houston, TX" set for an angle point;
- 11) West, a distance of 150.00 feet to a 5/8-inch iron rod with cap "Weisser Eng. Houston, TX" set in the east right-of-way line of Cypress Rosehill Road (width varies), for the southwest corner of the tract herein described;

THENCE North 06°16'18" East, with the east right-of-way line of said Cypress Rosehill Road, with a west line of said 66.225-acre tract and with a west line of the tract herein described, at a distance of 450.00 feet pass a 5/8-inch iron rod with cap "Weisser Eng. Houston, TX" set for reference and continuing for a total distance of 512.35 feet to a point in the centerline of Little Cypress Creek, in the south line of a called 12.5987-acre tract of land conveyed to Abdee Sharifan by deed recorded under Harris County Clerk's File No. RP-2017-508101 of the O.P.R.R.P.H.C., for the northwest corner of said 66.225-acre tract and for the northwest of the tract herein described;

THENCE with the meanders of Little Cypress Creek, the south line of said 12.5987-acre tract, the north line of said 66.225-acre tract and the north line of the tract herein described the following courses and distances:

- 1) South 78°48'55" East, a distance of 78.07 feet to an angle point;
- 2) South 78°40'14" East, a distance of 85.37 feet to an angle point;
- 3) South 87°13'57" East, a distance of 165.19 feet to an angle point;
- 4) South 76°13'26" East, a distance of 100.72 feet to an angle point;
- 5) South 78°29'34" East, a distance of 100.32 feet to an angle point;
- 6) South 82°02'27" East, a distance of 112.38 feet to an angle point;
- 7) South 82°15'57" East, a distance of 114.21 feet to an angle point;

- 8) South 74°16'42" East, passing the southeast corner of said 12.5987-acre tract and the southwest corner of a called 27.464-acre tract of land conveyed to ASHCO Investments, LLC by deed recorded under Harris County Clerk's File No. RP-2016-529258 of the O.P.R.R.P.H.C. at a distance of 90.25 feet, continuing for a total distance of 100.00 feet to an angle point;
- 9) South 66°51'45" East, a distance of 100.72 feet to an angle point;
- 10) South 67°59'41" East, a distance of 100.50 feet to an angle point;
- 11) South 70°37'53" East, a distance of 95.83 feet to an angle point;
- 12) South 67°54'23" East, a distance of 139.56 feet to an angle point;
- 13) South 76°57'04" East, a distance of 129.96 feet to an angle point;
- 14) South 79°48'06" East, a distance of 224.84 feet to an angle point;
- 15) South 76°08'22" East, passing the southeast corner of said 27.464-acre tract and the southwest corner of Cypress Hollow Estates, a subdivision recorded in Volume 344, Page 58 of the Harris County Map Records at a distance of 12.95 feet, continuing for a total distance of 118.50 feet to an angle point;
- 16) South 61°21'04" East, a distance of 148.09 feet to an angle point;
- 17) South 74°19'46" East, a distance of 206.23 feet to an angle point;
- 18) South 56°56'32" East, a distance of 147.82 feet to an angle point;
- 19) South 45°09'00" East, passing the southeast corner of said Cypress Hollow Estates and the southwest corner of a called 14.330-acre tract of land conveyed to Mary Louise Castillo by deed recorded under Harris County Clerk's File No. L655825 of the O.P.R.R.P.H.C. at a distance of 34.55 feet, continuing for a total distance of 34.94 feet to an angle point;
- 20) South 57°28'26" East, a distance of 368.00 feet to an angle point;
- 21) North 32°31'34" East, a distance of 60.00 feet to an angle point;
- 22) South 57°24'26" East, passing the southeast corner of said 14.330-acre tract and the southwest corner of a called 6.3784-acre tract of land conveyed to Kathryn I. Matteson by deed recorded under Harris County Clerk's File No. 20080239825 of the O.P.R.R.P.H.C. at a distance of 257.07 feet, continuing for a total distance of 607.05 feet to an angle point and a southwest corner of a called 12.3799-acre tract of land conveyed to Virgil Wayne Stockstill by deed recorded under Harris County Clerk's File No. 20090466623 of the O.P.R.R.P.H.C.;
- 23) South 04°46'26" East, a distance of 75.24 feet to an angle point;
- 24) South 62°59'26" East, a distance of 270.30 feet to an angle point;
- 25) North 84°34'34" East, a distance of 446.60 feet to an angle point;

THENCE North 82°28'15" East, with the meanders of Little Cypress Creek, with a north line of said 66.225-acre tract and with a north line of the tract herein described, passing the southeast corner of said 12.3799-acre tract and the southwest corner of a called 8.8573-acre tract of land conveyed to Harris County Flood Control District by deed recorded under Harris County Clerk's File No. Y228322 of the O.P.R.R.P.H.C. at a distance of 5.86 feet, continuing for a total distance of 122.66 feet to a point in the centerline of Little Cypress Creek, in the south line of said 8.8573-acre tract, for the northwest corner of said 4.8073-acre tract, for the northeast corner of said 66.225-acre tract and for the northeast corner of the tract herein described;

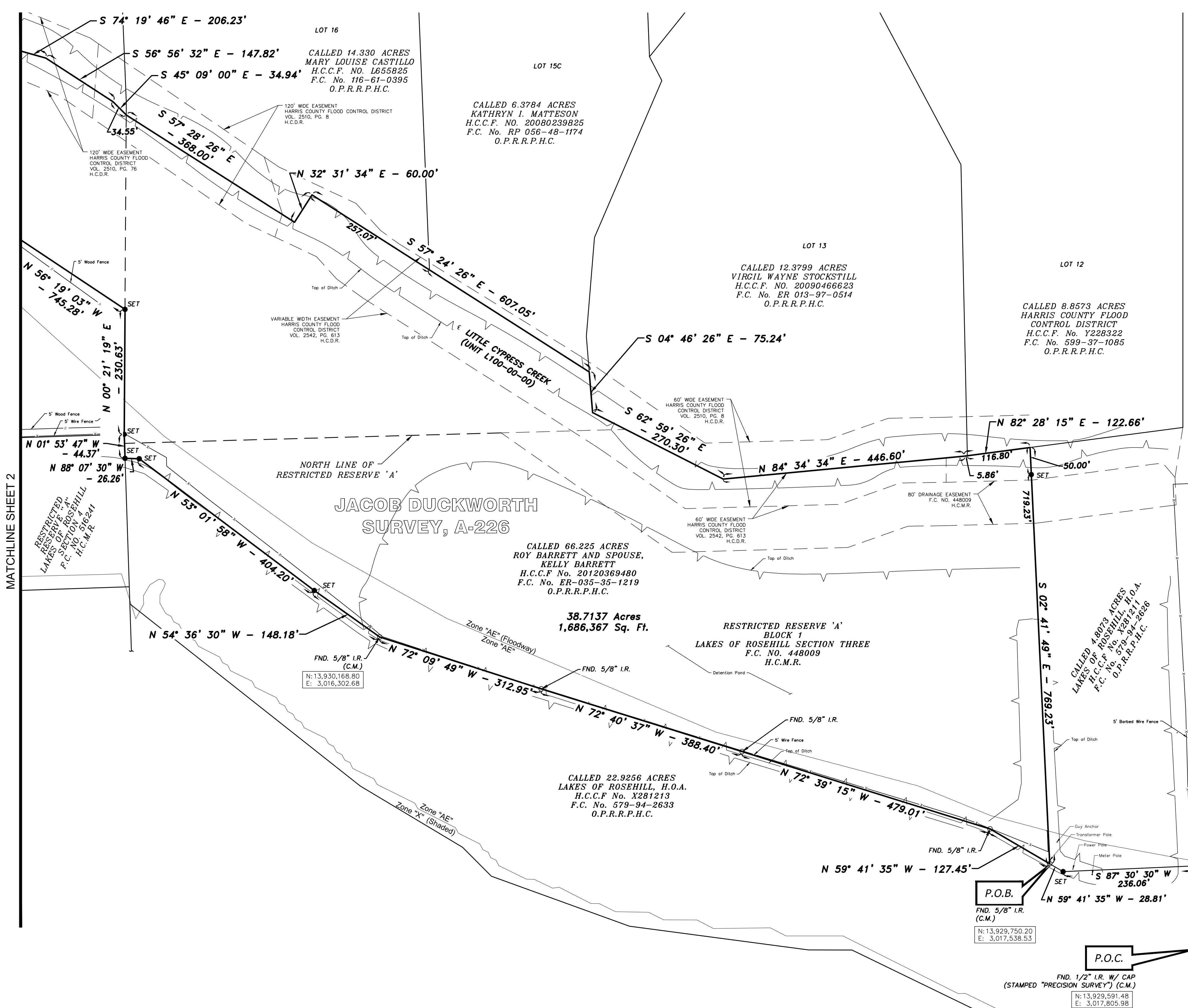
THENCE South 02°41'49" East, with the west line of said 4.8073-acre tract, with the east line of said 66.225-acre tract and with the east line of the tract herein described, at a distance of 50.00 feet pass a 5/8-inch iron rod with cap "Weisser Eng. Houston, TX" set for reference and continuing for a total distance of 769.23 feet to the POINT OF BEGINNING and containing a computed area of 38.7137-acres (1,686,367 square feet) of land. This description is based on a ground survey and plat prepared by Weisser Engineering Company and dated August 30, 2019 and revised June 10, 2020. TBPLS Reg. No. 100518-00, TBPE Reg. No. F-68



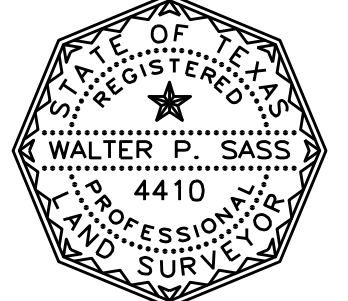
WALTER P. SASS
REGISTERED PROFESSIONAL LAND
SURVEYOR
TEXAS REGISTRATION NO. 4410

Revised : 09/26/2022

MATCHLINE SHEET 2



I, WALTER P. SASS, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT CORRECTLY REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION ON APRIL 26, 2019. THIS PROFESSIONAL SERVICE IS BASED UPON THE INFORMATION PROVIDED BY ABSTRACT SERVICES OF HOUSTON, G.F. No. 70-19-0257, AND SUBSTANTIALLY CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL LAND SURVEY STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY.



WEISSER Engineering Co.
19500 Park Row, Suite 100
Houston, Texas 77084
(281) 579 - 7300
www.WeisserEng.com
T&P.R. # 66 T&P.L.S. #00518-00

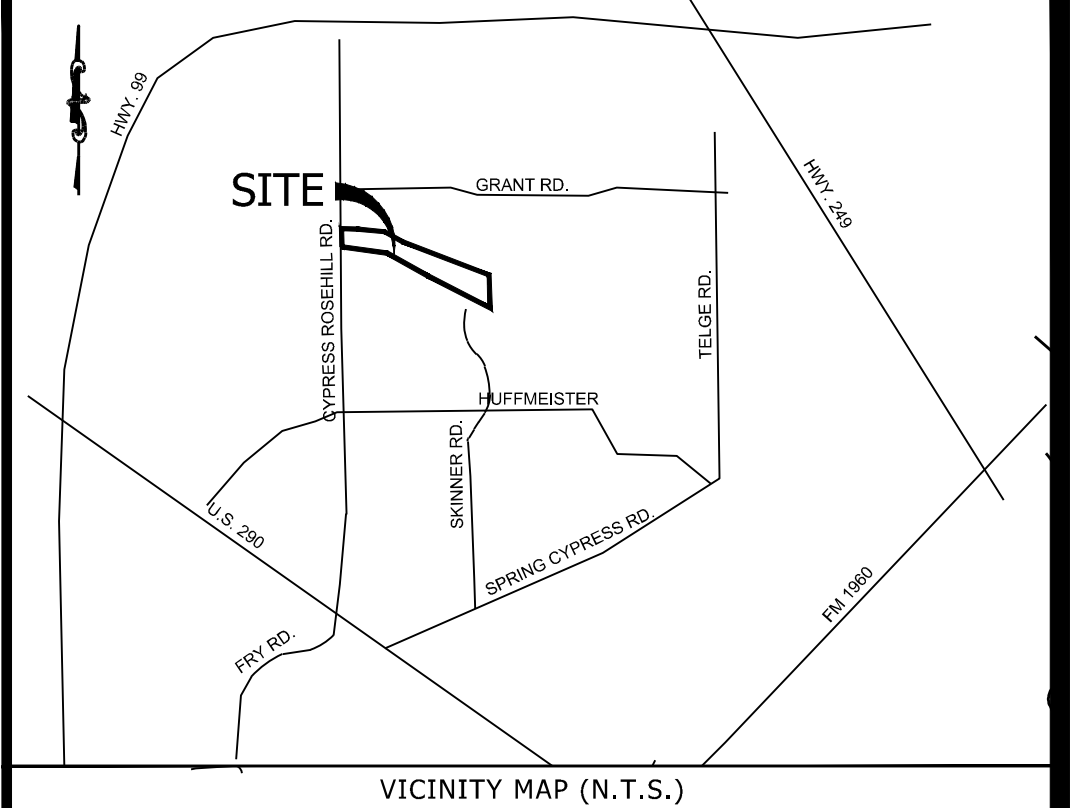
WALTER P. SASS
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS, No. 4410

AREA WITHIN H.C.F.C.D. EASEMENT		
7.570 ACRES	329,744	SQ. FT.

TRACT K100-00-00-25-015.0		
AREA IN ZONE AE	2.1701 ACRES	94,531 SQ. FT.
AREA WITHIN FLOODWAY	35.1735 ACRES	1,532,158 SQ. FT.

- LEGEND
- I.R. IRON ROD
 - I.P. IRON PIPE
 - P.I.P. PINCH IRON PIPE
 - O.P.R.R.P.H.C. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS
 - R.O.W. RIGHT-OF-WAY
 - C.M. SET 5/8" I.R. WITH CAP STAMPED "WEISSER ENG HOUSTON, TX" CONTROL MONUMENT
 - FND MONUMENT
 - SET MONUMENT

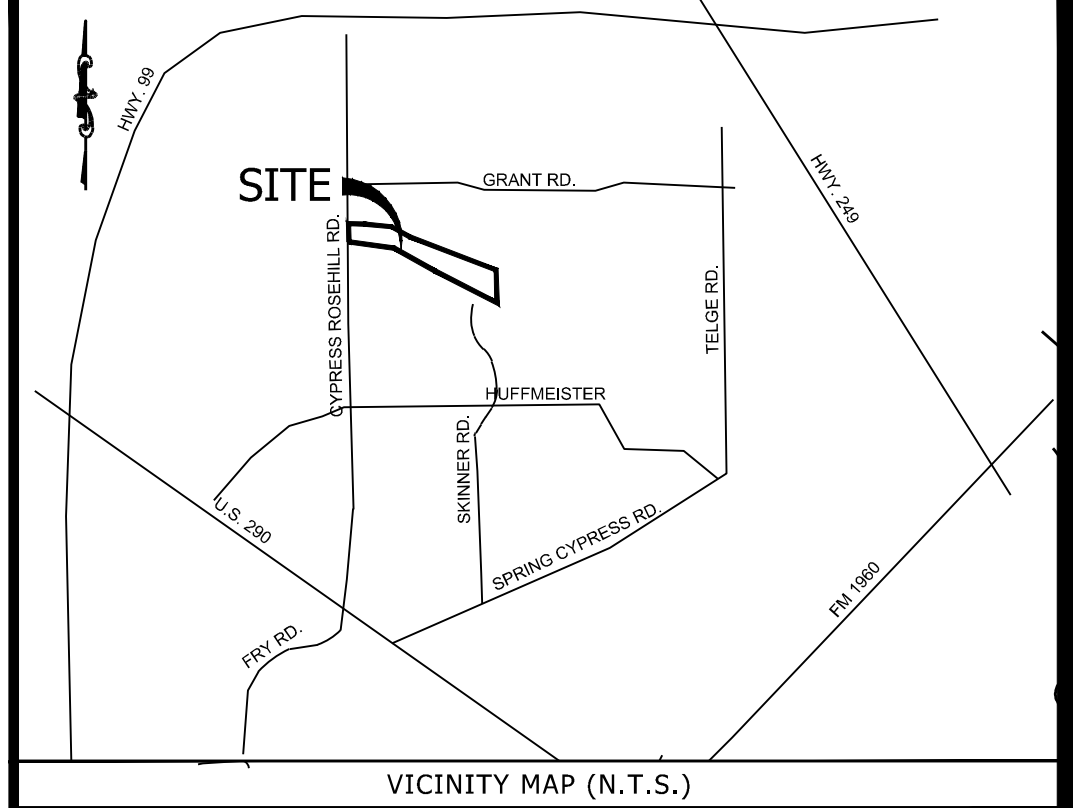
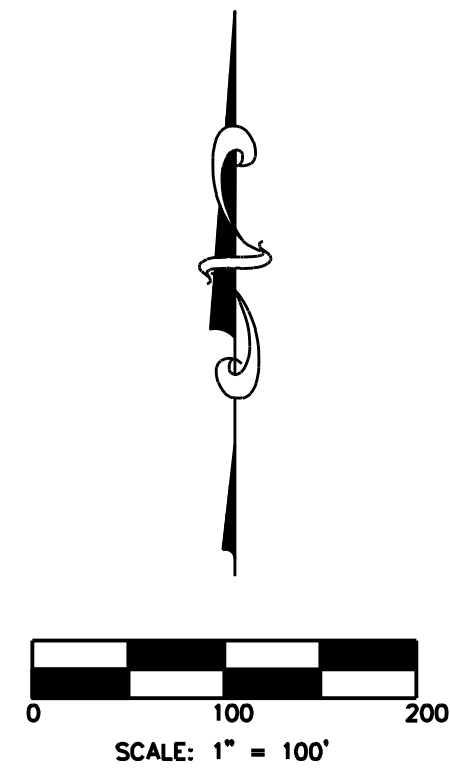
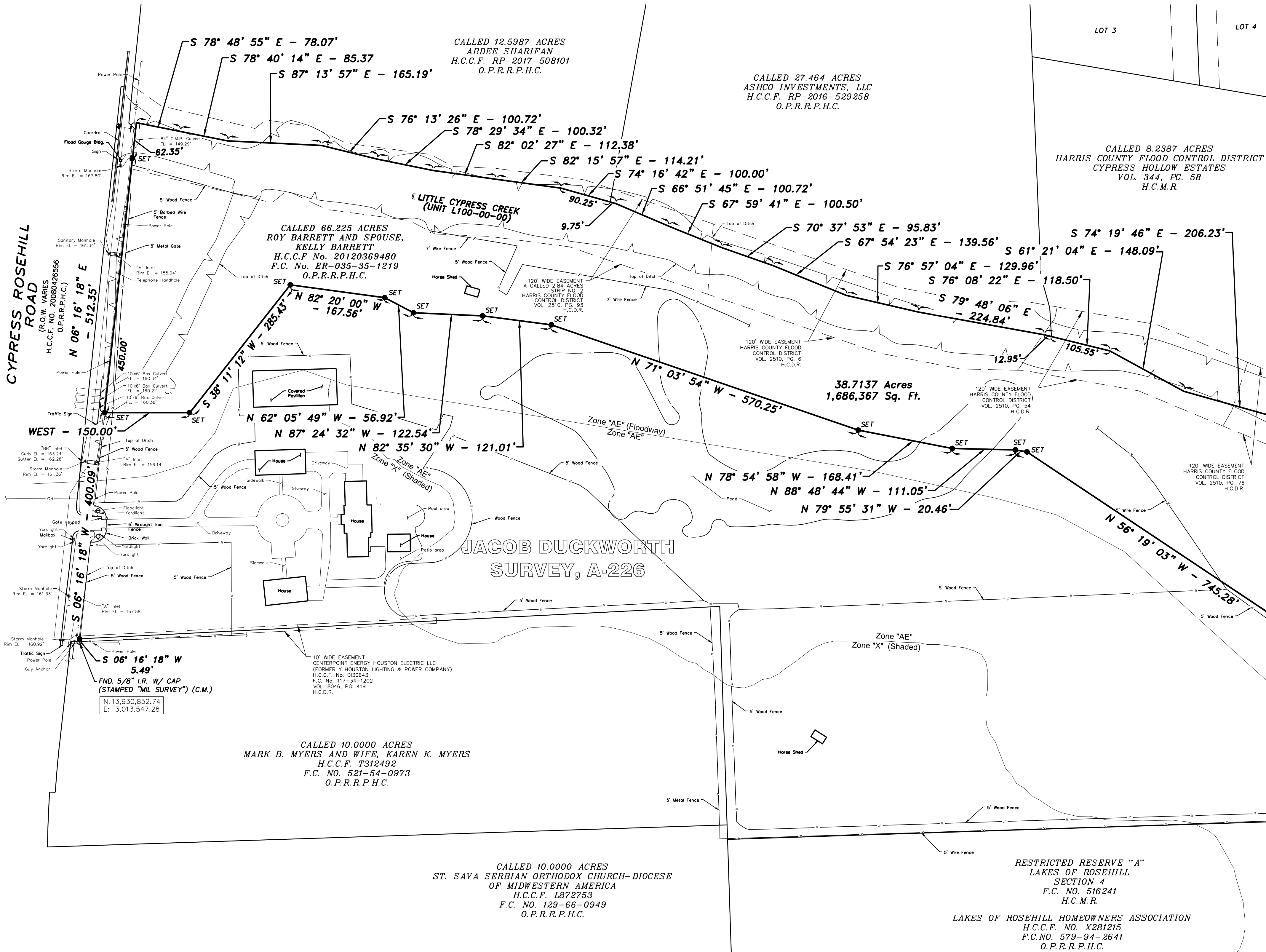
No.	Revisions	Date
2	Revised Boundary per H.C.F.C.D.	09/26/2022
1	Revised Area per H.C.F.C.D.	06/10/2020



- FLOOD PLAIN NOTE:**
- BASED ON THE FLOOD INSURANCE RATE MAP No. 48339C0675G REVISED DATE AUGUST 18, 2014 AND 48201C0220L, REVISED DATE JUNE 18, 2007, INDICATES THAT THE SUBJECT TRACT LIES WITHIN ZONES "AE" FLOODWAY, "AE", "X" SHADED AND "X" DETERMINED TO BE INSIDE THE 100-YEAR FLOODPLAIN. IN ADDITION THIS MAP STATES "THIS MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM; IT DOES NOT NECESSARILY IDENTIFY ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL DRAINAGE SOURCES OF SMALL SIZE, OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. CERTAIN AREAS NOT IN SPECIAL FLOOD HAZARD AREAS MAY BE PROTECTED BY FLOOD CONTROL STRUCTURES". THE APPROXIMATE LIMITS OF SAID ZONES AS DETERMINED HEREON ARE SCALED FROM SAID MAP. THIS INFORMATION IS NOT INTENDED TO IDENTIFY SPECIFIC FLOOD CONDITIONS.
- NOTES:**
- THIS SURVEY WAS PERFORMED IN CONNECTION WITH A TITLE REPORT PREPARED BY ABSTRACT SERVICES OF HOUSTON, G.F. No. 70-19-0257 DATED FEBRUARY 06, 2019. RELIANCE BY THE SURVEYOR HAS BEEN MADE UPON SAID TITLE REPORT AS BEING ACCURATE AND COMPLETE. NO EASEMENTS, OTHER THAN THOSE REFERENCED IN SAID TITLE REPORT OR SPECIFICALLY ADDRESSED HEREON HAVE BEEN REVIEWED BY THE SURVEYOR.
 - TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE No. 4204 (NAD 83) (2011 ADJ.) THE COORDINATES SHOWN HEREON ARE GRID COORDINATES AND MAY BE BROUGHT TO SURFACE BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 1.000069785. ALL DISTANCES ARE SURFACE.
 - SQUARE FOOTAGE TOTALS SHOWN HEREON OR REFERENCED HEREIN ARE BASED ON MATHEMATICAL CLOSURES AND DO NOT NECESSARILY REPRESENT THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTS.
 - THIS SURVEY DOES NOT PROVIDE A DETERMINATION OR OPINION CONCERNING THE LOCATION OR EXISTENCE OF WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE, OVERHEAD, SUBSURFACE AND ENVIRONMENTAL CONDITIONS OR GEOLOGICAL ISSUES. NO STATEMENT IS MADE CONCERNING THE SUITABILITY OF THE SUBJECT TRACT FOR ANY INTENDED USE, PURPOSE OR DEVELOPMENT.
 - THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
 - THIS SURVEY IS BEING CREATED SOLELY FOR THE PARTIES HEREIN STATED; NO LICENSE HAS BEEN CREATED, EXPRESS OR IMPLIED, TO COPY THIS SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THIS TRANSACTION.
 - THE FLOODPLAIN DELINEATION SHOWN HEREON IS BASED UPON GOOGLE EARTH DATA PROVIDED BY H.C.F.C.D. WEISSER ENGINEERING COMPANY MAKES NO REPRESENTATION AND MAKES NO WARRANTY, EXPRESS OR IMPLIED, AS TO THE ACCURACY OR COMPLETENESS OF THIS INFORMATION.
 - A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.
 - PORTIONS OF THIS SURVEY INCLUDING BUILDINGS WERE DERIVED FROM AERIAL PHOTOGRAPHY. LANDOWNER DENIED ACCESS TO PORTIONS OF THE PROPERTY AT TIME OF SURVEY.
- SUBJECT TO:**
- THOSE SET FORTH ON THE PLAT OF LAKES OF ROSEHILL SECTION THREE, RECORDED UNDER FILM CODE NO. 448009 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS. (AS TO THAT PORTION OUT OF RESTRICTIVE RESERVE "A")
 - AGREEMENT FOR UNDERGROUND ELECTRIC SERVICE LAKES OF ROSEHILL SECTION THREE, RECORDED UNDER CLERK'S FILE NO. U676303 OF THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS.
 - AN EASEMENT AND RIGHT-OF-WAY 120 FEET IN WIDTH FOR FLOOD CONTROL AND DRAINAGE PURPOSES GRANTED TO HARRIS COUNTY FLOOD CONTROL DISTRICT BY INSTRUMENT RECORDED IN VOLUME 2510, PAGES 6, 54, 76, 93 AND VOLUME 2542, PAGE 613 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS. (SHOWN)
 - UNOBSTRUCTED EASEMENT FOR ELECTRIC DISTRIBUTION AND COMMUNICATION LINES, AS SET FORTH AND DESCRIBED BY INSTRUMENT RECORDED IN VOLUME 8046, PAGE 419 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, (CLERK'S FILE NO. D130643) (SHOWN)
 - SANITARY CONTROL EASEMENT WITHIN A 150' RADIUS AS SET FORTH AND DESCRIBED BY INSTRUMENT RECORDED UNDER CLERK'S FILE NO. S316799 OF THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS. (DOES NOT APPEAR TO AFFECT THIS PROPERTY)
 - SANITARY CONTROL EASEMENT WITHIN A 150' RADIUS AS SET FORTH AND DESCRIBED BY INSTRUMENT RECORDED UNDER CLERK'S FILE NO. S673867 OF THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS. (DOES NOT APPEAR TO AFFECT THIS PROPERTY)
 - EASEMENT FOR DRAINAGE PURPOSES AS SET FORTH BY INSTRUMENT RECORDED UNDER CLERK'S FILE NO. S135875 OF THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS. (BLANKET EASEMENT)

SHEET 1 OF 2

HCFC D PROJECT ID:		
HCFC D TRACT: L100-00-00-07-025.0		
ALTA/ACSM LAND TITLE SURVEY		
38.7137 ACRES LOCATED IN THE JACOB DUCKWORTH SURVEY, ABSTRACT NO. 226 HARRIS COUNTY, TEXAS		
HARRIS COUNTY FLOOD CONTROL DISTRICT		
HARRIS COUNTY FLOOD CONTROL DISTRICT SURVEY DEPARTMENT		
10555 NORTHWEST FWY STE.170 HOUSTON, TX 77092 713.316.4866		
Dwg. Date: 08/30/19	Scale: 1"=100'	File: GC383-SURVEY TRACT 143-BARRETT
Drawn By: D.G.	Calc. By: J.G.	Chk. By: J.M.
Requested by: H.C.F.C.D.	Key Map: 327-P	Job No.: GC383



FLOOD PLAIN NOTE:

BASED ON THE FLOOD INSURANCE RATE MAP No. 48339C0675G REVISED DATE AUGUST 18, 2014 AND 48201C0220L REVISED DATE JUNE 18, 2007, INDICATES THAT THE SUBJECT TRACT LIES WITHIN ZONES "AE" FLOODWAY, "AE", "X" SHADED AND "X" DETERMINED TO BE INSIDE THE 100-YEAR FLOODPLAIN. IN ADDITION THIS MAP STATES "THIS MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM; IT DOES NOT NECESSARILY IDENTIFY ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL DRAINAGE SOURCES OF SMALL SIZE, OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. CERTAIN AREAS NOT IN SPECIAL FLOOD HAZARD AREAS MAY BE PROTECTED BY FLOOD CONTROL STRUCTURES". THE APPROXIMATE LIMITS OF SAID ZONES AS DETERMINED HEREON ARE SCALED FROM SAID MAP. THIS INFORMATION IS NOT INTENDED TO IDENTIFY SPECIFIC FLOOD CONDITIONS.

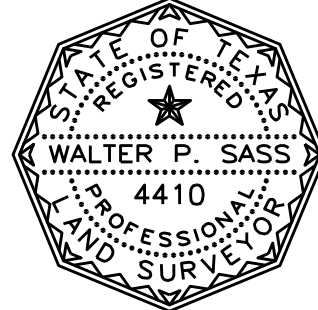
NOTES:

1. THIS SURVEY WAS PERFORMED IN CONNECTION WITH A TITLE REPORT PREPARED BY ABSTRACT SERVICES OF HOUSTON, G.F. NO. 70-19-0257 DATED FEBRUARY 06, 2019. RELIANCE BY THE SURVEYOR HAS BEEN MADE UPON SAID TITLE REPORT AS BEING ACCURATE AND COMPLETE. NO EASEMENTS, OTHER THAN THOSE REFERENCED IN SAID TITLE REPORT OR SPECIFICALLY ADDRESSED HEREON HAVE BEEN REVIEWED BY THE SURVEYOR.
2. TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE No. 4204 (NAD 83) (2001 ADJ.) THE COORDINATES SHOWN HEREON ARE GRID COORDINATES AND MAY BE BROUGHT TO SURFACE BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 1.000069785. ALL DISTANCES ARE SURFACE.
3. SQUARE FOOTAGE TOTALS SHOWN HEREON OR REFERENCED HEREIN ARE BASED ON MATHEMATICAL CLOSURES AND DO NOT NECESSARILY REPRESENT THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTS.
4. THIS SURVEY DOES NOT PROVIDE A DETERMINATION OR OPINION CONCERNING THE LOCATION OR EXISTENCE OF WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE, OVERHEAD, SUBSURFACE AND ENVIRONMENTAL CONDITIONS OR GEOLOGICAL ISSUES. NO STATEMENT IS MADE CONCERNING THE SUITABILITY OF THE SUBJECT TRACT FOR ANY INTENDED USE, PURPOSE OR DEVELOPMENT.
5. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
6. THIS SURVEY IS BEING CREATED SOLELY FOR THE PARTIES HEREIN STATED; NO LICENSE HAS BEEN CREATED, EXPRESS OR IMPLIED, TO COPY THIS SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THIS TRANSACTION.
7. THE FLOODPLAIN DELINEATION SHOWN HEREON IS BASED UPON GOOGLE EARTH DATA PROVIDED BY H.C.F.C.D. WEISSER ENGINEERING COMPANY MAKES NO REPRESENTATION AND MAKES NO WARRANTY, EXPRESS OR IMPLIED, AS TO THE ACCURACY OR COMPLETENESS OF THIS INFORMATION.
8. A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.
9. PORTIONS OF THIS SURVEY INCLUDING BUILDINGS WERE DERIVED FROM AERIAL PHOTOGRAPHY. LANDOWNER DENIED ACCESS TO PORTIONS OF THE PROPERTY AT TIME OF SURVEY.

- SUBJECT TO:**
1. THOSE SET FORTH ON THE PLAT OF LAKES OF ROSEHILL SECTION THREE, RECORDED UNDER FILM CODE NO. 448009 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS. (AS TO THAT PORTION OUT OF RESTRICTIVE RESERVE "A")
 2. AGREEMENT FOR UNDERGROUND ELECTRIC SERVICE LAKES OF ROSEHILL SECTION THREE, RECORDED UNDER CLERK'S FILE NO. U676303 OF THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS.
 3. AN EASEMENT AND RIGHT-OF-WAY 120 FEET IN WIDTH FOR FLOOD CONTROL AND DRAINAGE PURPOSES GRANTED TO HARRIS COUNTY FLOOD CONTROL DISTRICT BY INSTRUMENT RECORDED IN VOLUME 2510, PAGES 6, 54, 76, 93 AND VOLUME 2542, PAGE 613 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS. (SHOWN)
 4. UNOBSTRUCTED EASEMENT FOR ELECTRIC DISTRIBUTION AND COMMUNICATION LINES, AS SET FORTH AND DESCRIBED BY INSTRUMENT RECORDED IN VOLUME 8046, PAGE 419 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, (CLERK'S FILE NO. D130643) (SHOWN)
 5. SANITARY CONTROL EASEMENT WITHIN A 150' RADIUS AS SET FORTH AND DESCRIBED BY INSTRUMENT RECORDED UNDER CLERK'S FILE NO. S316799 OF THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS. (DOES NOT APPEAR TO AFFECT THIS PROPERTY)
 6. SANITARY CONTROL EASEMENT WITHIN A 150' RADIUS AS SET FORTH AND DESCRIBED BY INSTRUMENT RECORDED UNDER CLERK'S FILE NO. S673867 OF THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS. (DOES NOT APPEAR TO AFFECT THIS PROPERTY)
 7. EASEMENT FOR DRAINAGE PURPOSES AS SET FORTH BY INSTRUMENT RECORDED UNDER CLERK'S FILE NO. S135875 OF THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS. (BLANKET EASEMENT)

WEISSER Engineering Co.
19500 Park Row, Suite 100
Houston, Texas 77084
(281) 579 - 7300
www.WeisserEng.com
T.S.P.E.R. #158 T.S.P.L.S. #100518-00

I, WALTER P. SASS, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT CORRECTLY REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION ON APRIL 26, 2019. THIS PROFESSIONAL SERVICE IS BASED UPON THE INFORMATION PROVIDED BY ABSTRACT SERVICES OF HOUSTON, G.F. No. 70-19-0257, AND SUBSTANTIALLY CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL LAND SURVEY STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY.



WALTER P. SASS
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS, No. 4410

AREA WITHIN H.C.F.C.D. EASEMENT	
7.570 ACRES	329,744 SQ. FT.

TRACT K100-00-00-25-015.0	
AREA IN ZONE AE	2.1701 ACRES 94,531 SQ. FT.
AREA WITHIN FLOODWAY	35.1735 ACRES 1,532,158 SQ. FT.

LEGEND

- I.R. IRON ROD
I.P. IRON PIPE
P.I.P. PINCH IRON PIPE
O.P.R.R.P.H.C. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS
R.O.W. RIGHT-OF-WAY
SET SET 5/8" I.R. WITH CAP STAMPED "WEISSER ENG HOUSTON, TX"
C.M. CONTROL MONUMENT
FND FND MONUMENT
SET SET MONUMENT

No.	Revisions	Date
2	Revised Boundary per H.C.F.C.D.	09/26/2022
1	Revised Area per H.C.F.C.D.	06/10/2020

SHEET 2 OF 2		
HCFCF PROJECT ID:		
HCFCF TRACT:L100-00-00-07-025.0		
ALTA/ACSM LAND TITLE SURVEY		
38.7137 ACRES LOCATED IN THE JACOB DUCKWORTH SURVEY, ABSTRACT NO. 226 HARRIS COUNTY, TEXAS		
HARRIS COUNTY FLOOD CONTROL DISTRICT		
HARRIS COUNTY FLOOD CONTROL DISTRICT SURVEY DEPARTMENT 10555 NORTHWEST FWY STE.170 HOUSTON, TX 77092 713.316.4866		
Dwg. Date: 08/30/19	Scale: 1"=100'	File: GC383-SURVEY TRACT 143-BARRETT-PARCEL TAKING
Drawn By: D.G.	Calc. By: J.G.	Chk. By: J.M.
Requested by: H.C.F.C.D.	Key Map: 327-P	Job No.: GC383

(23.2579 Acres)
(Drainage)

Description of 23.2579 acres (1,013,115 square feet) of land situated in the Jacob Duckworth Survey, Abstract No. A-226, Harris County, Texas; being out of a called a called 13.139-acre tract of land (Tract 1), out of a called 9.139-acre tract of land (Tract 2), out of a called 13.139-acre tract of land (Tract 5), and out of a called 1.000-acre tract of land (Tract 3) all conveyed to Raymond F. Allen, by deed recorded under Harris County Clerk's File No. 20140489586, Film Code No. RP 093-14-0692 of the Official Public Records of Real Property of Harris County, Texas (O.P.R.R.P.H.C.), said 23.2579-acre tract being more particularly described as follows (all bearings are based on the Texas State Plane Coordinate System, South Central Zone, 4204) (NAD 83) (2011 adj.) (Epoch 2010.00):

BEGINNING at a 1/2-inch iron rod found in the north right-of-way line of Fenske Road (60 feet wide) for the southwest corner of the residue of a 6.9306-acre tract conveyed to Francisco Javier Hernandez, by deed recorded under H.C.C.F. No. RP-2019-132883 of the O.P.R.R.P.H.C. and to Sony P. Thomas, a married man, Shoaib Ahmed Osman, a married man and Sandeed Abraham, a single man, by deed recorded under H.C.C.F. No. RP-2021-706764 of the O.P.R.R.P.H.C., for the southeast corner of said Tract 5 and for the southeast corner and POINT OF BEGINNING of the tract herein described, having Texas State Plane coordinate of N=13,930,757.57, E=3,011,552.07;

THENCE South 88°23'00" West, with the north right-of-way line of said Fenske Road and with a south line of the tract herein described, a distance of 180.00 feet to a 5/8-inch iron rod with a 2" aluminum HCFC D cap set for the most southerly southwest corner of the tract herein described;

THENCE North 01°42'50" West, over and across said Tract 5 and with a west line of the tract herein described, a distance of 611.65 feet to a 5/8-inch iron rod with a 2" aluminum HCFC D cap set for an interior corner of the tract herein described;

THENCE North 89°40'12" West, over and across said Tract 5, said Tract 2, said Tract 4 and said Tract 1 and with a south line of said tract herein described, at a distance of 258.02 passing the west line of said Tract 5 and the east line of said Tract 2, at a distance of 477.74 feet passing a west line of said Tract 2 and the east line of said Tract 4, at a distance of 693.98 passing the west line of said Tract 4 and the east line of said Tract 1 and continuing for a total distance of 1,120.27 feet to a 5/8-inch iron rod with a 2" aluminum HCFC D cap set in an east line of a called 12.3183-acre tract of land conveyed to Harris County Flood Control District, by deed recorded under Harris County Clerk's File No. RP-2021-522801 of the O.P.R.R.P.H.C. and in the west line of said Tract 1 for the most westerly southwest corner of the tract herein described;

THENCE North 01°18'48" West, with an east line of said 12.3183-acre tract, with the west line of said Tract 1 and with the west line of the tract herein described, a distance of 691.26 feet to a 5/8-inch iron rod with a 2" aluminum HCFCD cap set in the common line of a called 14.3654-acre tract of land (Tract 2) conveyed to Michael Brown, by deed recorded under Harris County Clerk's File No. 20120148573, Film Code No. ER 031-54-0822 of the O.P.R.R.P.H.C., for a southwest corner of said 14.3654-acre tract, for the northwest corner of said Tract 1 and for the northwest corner of the tract herein described, said common line being further described in a boundary line agreement recorded under Harris County Clerk's File No's. K556039, K556040, K556041, K556042 and K556043 of the O.P.R.R.P.H.C.;

THENCE North 86°21'22" East, along said common line, with said boundary line agreement, with a south line of said 14.3654-acre tract, with a north line of said Tract 1 and with a north line of the tract herein described, a distance of 216.12 feet to a 5/8-inch iron rod with a 2" aluminum HCFCD cap set for the southeast corner of said 14.3654-acre tract, for the southwest corner of a called 11.9485-acre tract of land conveyed to Tyler Quance, by deed recorded under Harris County Clerk's File No. 20130314591, Film Code No. ER 046-28-1672 of the O.P.R.R.P.H.C. and for an angle point in the tract herein described;

THENCE North 88°54'03" East, along said common line, with said boundary line agreement, with the south line of said 11.9485-acre tract, with a north line of said Tract 1, with a north line of said Tract 2 and with a north line of the tract herein described, at a distance of 205.21 feet passing a point for the northeast corner of said Tract 1 and for the northwest corner of said Tract 2 and continuing for a total distance of 371.82 feet to a 1/2-inch iron rod found for the southeast corner of said 11.9485-acre tract and for the southwest corner of a called 24.759-acre tract of land conveyed to Myron Kindred and Dawn Kindred, by deed recorded under Harris County Clerk's File No. RP-2020-322196 of the O.P.R.R.P.H.C. and for an angle point in the tract herein described;

THENCE North 88°26'14" East, along said common line, with said boundary line agreement, with a south line of said 24.759-acre tract, with a north line of said Tract 2, with a north line of said Tract 5 and with a north line of the tract herein described, at a distance of 269.36 feet passing a point for the northeast corner of said Tract 2 and for the northwest corner of said Tract 5, a distance of 664.76 feet to a 5/8-inch iron rod found for the southeast corner of said 24.759-acre tract and southwest corner of a called 1.8266-acre tract of land conveyed to Noel Sierra, by deed recorded under Harris County Clerk's File No. X088926, Film Code No. 576-47-2323 of the O.P.R.R.P.H.C for an angle point of said tract herein described;

THENCE North 86°54'24" East, along said common line, with said boundary line agreement, with a south line of said 1.8266-acre tract, with a north line of said Tract 5, and with a north line of the tract herein described, at a distance of 42.91 feet to a 5/8-inch iron rod with a 2" aluminum HCFCD cap set for the northeast corner of said Tract 5 and for the northeast corner of the tract herein described, being the northwest corner of a called 4.8241-acre tract conveyed to Harris County Flood

Control District, by deed recorded under H.C.C.F. No. RP-2021-233662 of the O.P.R.R.P.H.C. and for the northeast corner of the tract herein described;

THENCE South 01°42'50" East, with the west line of said 4.8241-acre tract, with the east line of said Tract 5, with the west line of the residue of said 6.9306-acre tract and with the east line of the tract herein described, a distance of 1,307.67 feet to the POINT OF BEGINNING and containing a computed area of 23.2579 acres (1,013,115 square feet) of land. This description is based on a ground survey and plat prepared by Weisser Engineering Company September 16, 2019. TBPLS Reg. No. 100518-00, TBPE Reg. No. F-68.



A handwritten signature in blue ink, appearing to read "Walter P. Sass", written over a horizontal line.

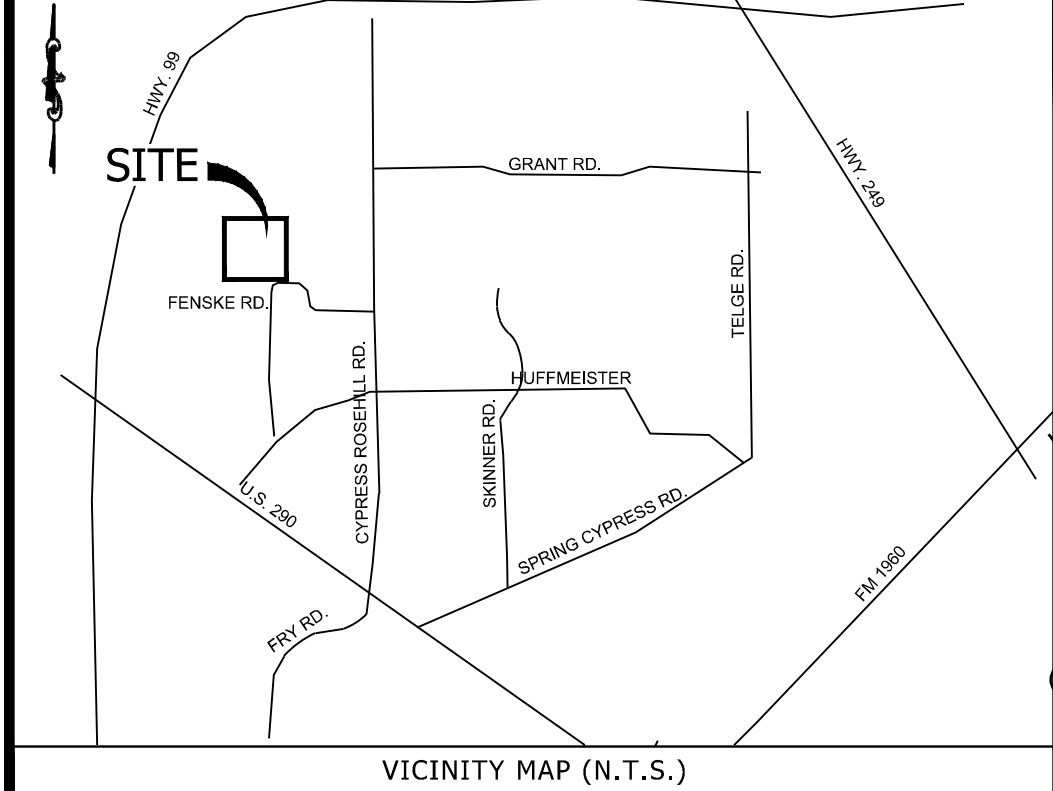
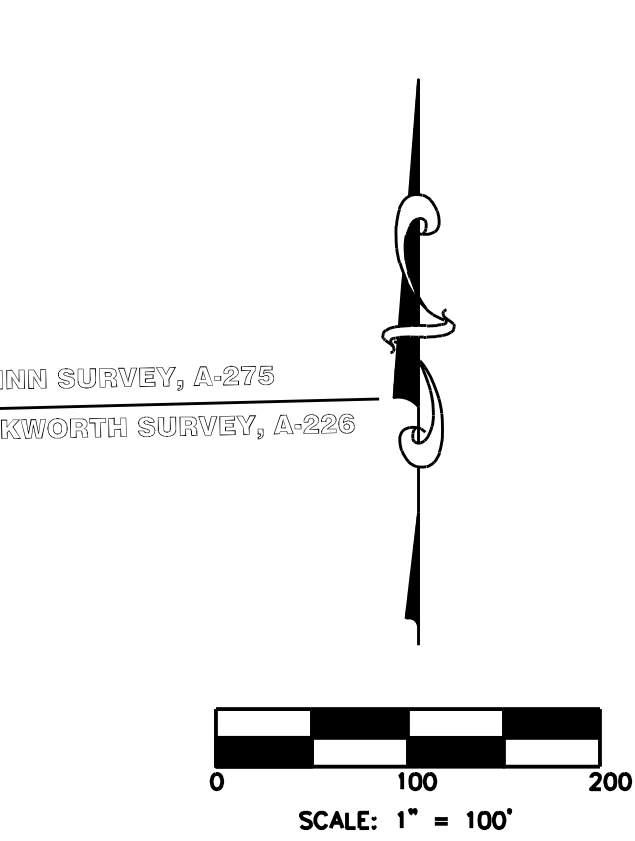
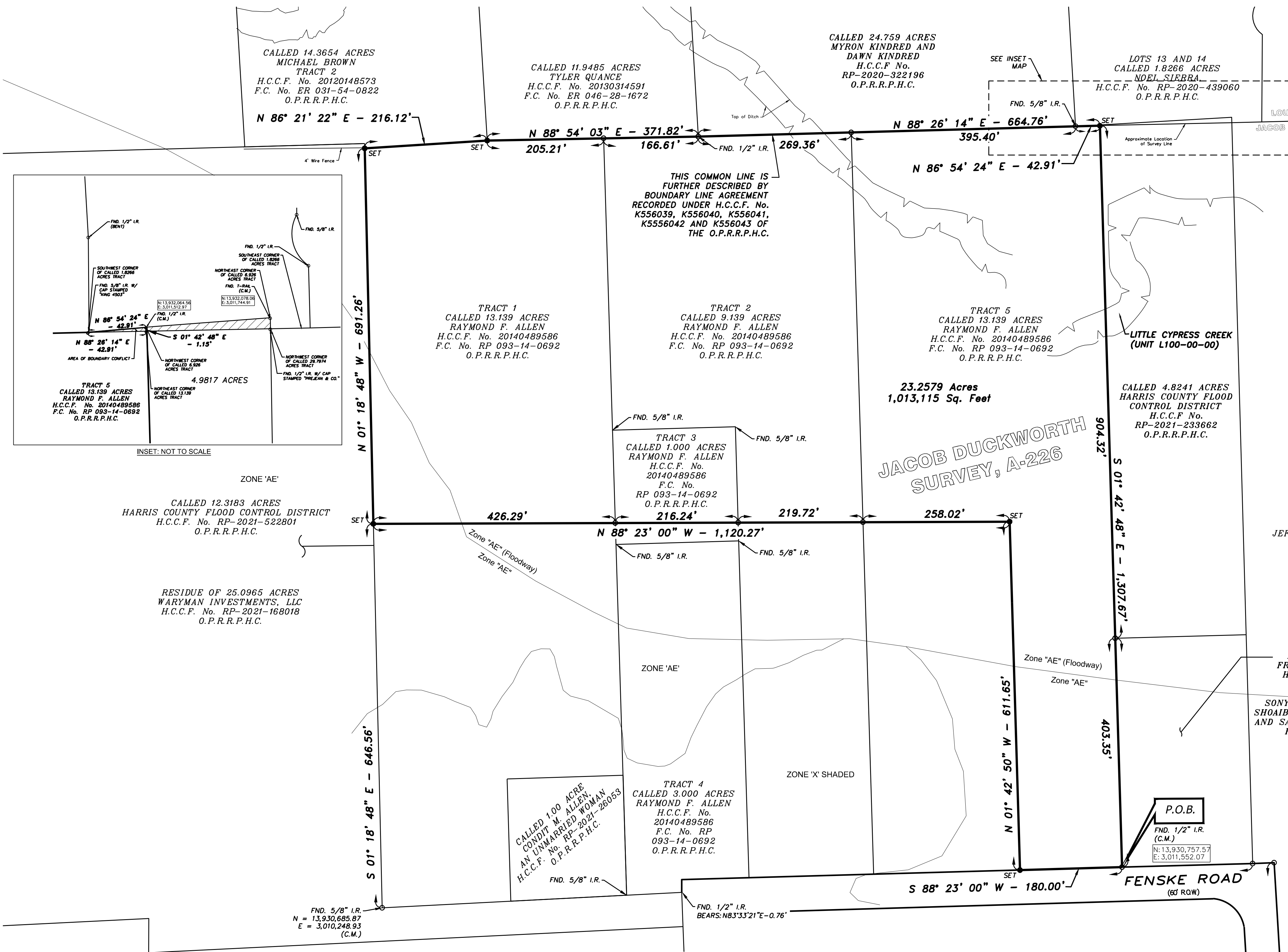
WALTER P. SASS
REGISTERED PROFESSIONAL LAND
SURVEYOR
TEXAS REGISTRATION NO. 4410

Rev.: 12/02/19

Rev.: 12/06/19

Rev: 07/12/22

Rev: 08/19/22



FLOOD PLAIN NOTE:
BASED ON THE FLOOD INSURANCE RATE MAP No. 4820100215L, REVISED DATE JUNE 18, 2007, INDICATES THAT THE SUBJECT TRACT PARTIALLY LIES WITHIN ZONE "AE" FLOODWAY, DETERMINED TO BE INSIDE THE 100-YEAR FLOODPLAIN. IN ADDITION THIS MAP STATES "THIS MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM; IT DOES NOT NECESSARILY IDENTIFY ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL DRAINAGE SOURCES OF SMALL SIZE, OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. CERTAIN AREAS NOT IN SPECIAL FLOOD HAZARD AREAS MAY BE PROTECTED BY FLOOD CONTROL STRUCTURES". THE APPROXIMATE LIMITS OF SAID ZONES AS DETERMINED HEREON ARE SCALED FROM SAID MAP. THIS INFORMATION IS NOT INTENDED TO IDENTIFY SPECIFIC FLOOD CONDITIONS.

- NOTES:
1. THIS SURVEY WAS PERFORMED IN CONNECTION WITH A ABSTRACTOR'S CERTIFICATE PREPARED BY ABSTRACT SERVICES OF HOUSTON, GF# 7910-19-3012 WITH AN EXAMINATION CERTIFICATION DATE OF JULY 11, 2022. RELIANCE BY THE SURVEYOR HAS BEEN MADE UPON SAID PRELIMINARY TITLE REPORT AS BEING ACCURATE AND COMPLETE. NO EASEMENTS, OTHER THAN THOSE REFERENCED IN SAID PRELIMINARY TITLE COMMITMENT OR SPECIFICALLY ADDRESSED HEREON HAVE BEEN REVIEWED BY THE SURVEYOR.
 2. BEARINGS SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE No. 4204 (NAD 83) (2011) Epoch 2010.00
 3. SQUARE FOOTAGE TOTALS SHOWN HEREON OR REFERENCED HEREIN ARE BASED ON MATHEMATICAL CLOSURES AND DO NOT NECESSARILY REPRESENT THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTS.
 4. THIS SURVEY DOES NOT PROVIDE A DETERMINATION OR OPINION CONCERNING THE LOCATION OR EXISTENCE OF WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE, OVERHEAD, SUBSURFACE AND ENVIRONMENTAL CONDITIONS OR GEOLOGICAL ISSUES. NO STATEMENT IS MADE CONCERNING THE SUITABILITY OF THE SUBJECT TRACT FOR ANY INTENDED USE, PURPOSE OR DEVELOPMENT.
 5. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
 6. THIS SURVEY IS BEING CREATED SOLELY FOR THE PARTIES HEREIN STATED; NO LICENSE HAS BEEN CREATED, EXPRESS OR IMPLIED, TO COPY THIS SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THIS TRANSACTION.
 7. THE FLOODPLAIN DELINEATION SHOWN HEREON IS BASED UPON GOOGLE EARTH DATA PROVIDED BY H.C.F.C.D. WEISSER ENGINEERING COMPANY MAKES NO REPRESENTATION AND MAKES NO WARRANTY, EXPRESS OR IMPLIED, AS TO THE ACCURACY OR COMPLETENESS OF THIS INFORMATION.

SUBJECT TO:
1. 30' FOOT WIDE RIGHT OF WAY CONVEYED TO HARRIS COUNTY RECORDED IN VOLUME 1263, PAGE 453 AND VOLUME 1281, PAGE 368 BOTH IN THE DEED RECORDS OF HARRIS COUNTY, TEXAS. (FENSKE ROAD R.O.W.)

TRACT L100-00-00-08-007.0		
AREA IN ZONE AE	1.9822 ACRES	86,346 SQ. FT.
AREA WITHIN FLOODWAY	21.2757 ACRES	926,769 SQ. FT.

F.C.

FND.

H.C.C.F.

H.C.D.R.

H.D.P.E.

P.O.B.

P.O.C.

R.C.P.

C.M.

I.R.

O.P.R.R.P.H.C.

R.O.W.

SET

○

●

FILM CODE

FOUND

HARRIS COUNTY CLERK'S FILE

HARRIS COUNTY DEED RECORDS

HIGH DENSITY POLYETHYLENE

POINT OF BEGINNING

POINT OF COMMENCEMENT

REINFORCED CONCRETE PIPE

CONTROL MONUMENT

IRON ROD

OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS

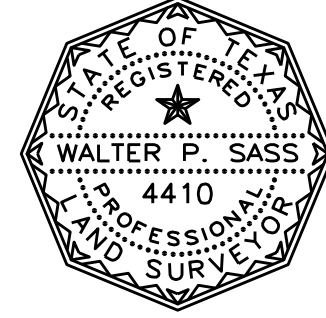
RIGHT-OF-WAY

SET 5/8" I.R. WITH 2" ALUMINUM H.C.F.C.D. CAP

FND MONUMENT

SET MONUMENT

I, WALTER P. SASS, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT CORRECTLY REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION ON JULY 08, 2022. THIS PROFESSIONAL SERVICE IS BASED UPON THE INFORMATION PROVIDED BY ABSTRACT SERVICES OF HOUSTON, G.F. No. 7910-19-3012, AND SUBSTANTIALLY CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL LAND SURVEY STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY.



WALTER P. SASS
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS, No. 4410



5.		
4.	ADDED INSET MAP	08/23/22
3.	UPDATING BOUNDARY	07/12/22
2.	UPDATING BOUNDARY	12/06/19
1.	ADDRESSING COMMENTS	12/02/19
No.	Revisions	Date

HCFC D TRACT: L100-00-00-08-007.0

ALTA/ACSM LAND TITLE SURVEY

23.2572 ACRES
LOCATED IN THE JACOB DUCKWORTH
SURVEY, ABSTRACT No. 226
HARRIS COUNTY, TEXAS

HARRIS COUNTY
FLOOD
CONTROL
DISTRICT

HARRIS COUNTY
FLOOD CONTROL DISTRICT
SURVEY DEPARTMENT
10555 NORTHWEST FWY STE.170
HOUSTON, TX 77092 713.316.4866

Dwg. Date: 07/08/2022 Scale: 1"=100' File: GC392 - TRACT 68 - RAYMOND ALLEN

Drawn By: DP Calc. By: MB Chk. By: MB

Requested by: J. SCHATTE Key Map: 326M Job No.: GC392

(17.9371 Acres)
(Drainage)

Description of 17.9371 acres (781,341 square feet) of land situated in the Jacob Duckworth Survey, A-226, Harris County, Texas; being out of the residue of a called 29.7974-acre tract of land conveyed to Jeff G. Mallett and spouse, Alecia W. Mallett, by deed recorded under Harris County Clerk's File No. W908630 (H.C.C.F. No.), Film Code No. 572-85-0109 of the Official Public Records of Real Property of Harris County, Texas (O.P.R.R.P.H.C.), said 17.9371-acre tract being more particularly described as follows (all bearings are based on the Texas State Plane Coordinate System, South Central Zone, 4204) (NAD 83) (2011 adj.) (Epoch 2010.00):

BEGINNING at a 1/2-inch iron rod with cap stamped "PREJEAN & CO." found in the south line of a called 1.8266-acre tract of land conveyed to Noel Sierra, by deed recorded under H.C.C.F. No. X088926, Film Code No. 576-47-2323 of the O.P.R.R.P.H.C., in the east line of a called 4.8241-acre tract of land conveyed to Harris County Flood Control District, by deed recorded under H.C.C.F. No. RP-2021-233662 of the O.P.R.R.P.H.C., for the northwest corner of the residue of said 29.7974-acre tract and for the northwest corner the tract herein described, having Texas State Plane coordinate of N=13,932,068.68, E=3,011,745.17;

THENCE North 88°33'57" East with the south line of said 1.8266-acre tract, with the south line of Reserve 'A' of K-Z Corral Estates Subdivision (Unrecorded), with the south line of a called 1.8006-acre tract of land conveyed to Thomas G. Bove, an unmarried person, by deed recorded under H.C.C.F. No. RP-2018-568105 of the O.P.R.R.P.H.C., with the north line of the residue of said 29.7974-acre tract and with the north line of the tract herein described, at an approximate distance of 52.91 feet passing a point for the southeast corner of said 1.8266-acre tract and the southwest corner of said Reserve 'A', at an approximate distance of 112.91 feet passing a point for the southeast corner of said Reserve 'A' and the southwest corner of said 1.8006-acre tract, and continuing for a total distance of 424.05 feet to a 5/8-inch iron rod with 2-inch aluminum H.C.F.C.D. cap set for the southwest corner of the residue of a called 126.8-acre tract of land conveyed to Lloyd R. Cunningham, Jr., by deed recorded under H.C.C.F. No. E679011, Film Code No. 135-14-0882 of the O.P.R.R.P.H.C., and the southeast corner of said 1.8006-acre tract;

THENCE North 86°38'57" East with the south line of the residue of said 126.8-acre tract, with the north line of the residue of said 29.7974-acre tract and with the north line of the tract herein described, a distance of 394.01 feet to a 5/8-inch iron rod with 2-inch aluminum H.C.F.C.D. cap set in the west line of a called 9.9700-acre tract of land conveyed to Le Roy Warnash and wife, Martha Warnash, by deed recorded under H.C.C.F. No. C772675, Film Code No. 097-22-1002 of the O.P.R.R.P.H.C., for the northeast corner of the residue of said 29.7974-acre tract and for the northeast corner of the tract herein described;

THENCE South 02°08'44" East, with the west line of said 9.9700-acre tract, with the east line of the residue of said 29.7974-acre tract and with the east line of the tract herein described, a distance of 995.93 feet to a 5/8-inch iron rod with 2-inch aluminum H.C.F.C.D. cap set for the southeast corner of the tract herein described;

THENCE North 86°29'58" West, over and across the residue of said 29.7974-acre tract and with the south line of said tract herein described, a distance of 830.37 feet to a 5/8-inch iron rod with 2-inch aluminum H.C.F.C.D. cap set in the east line of said 6.9306-acre tract and in the west line of the residue of said 29.7974-acre tract for the southwest corner of the tract herein described;

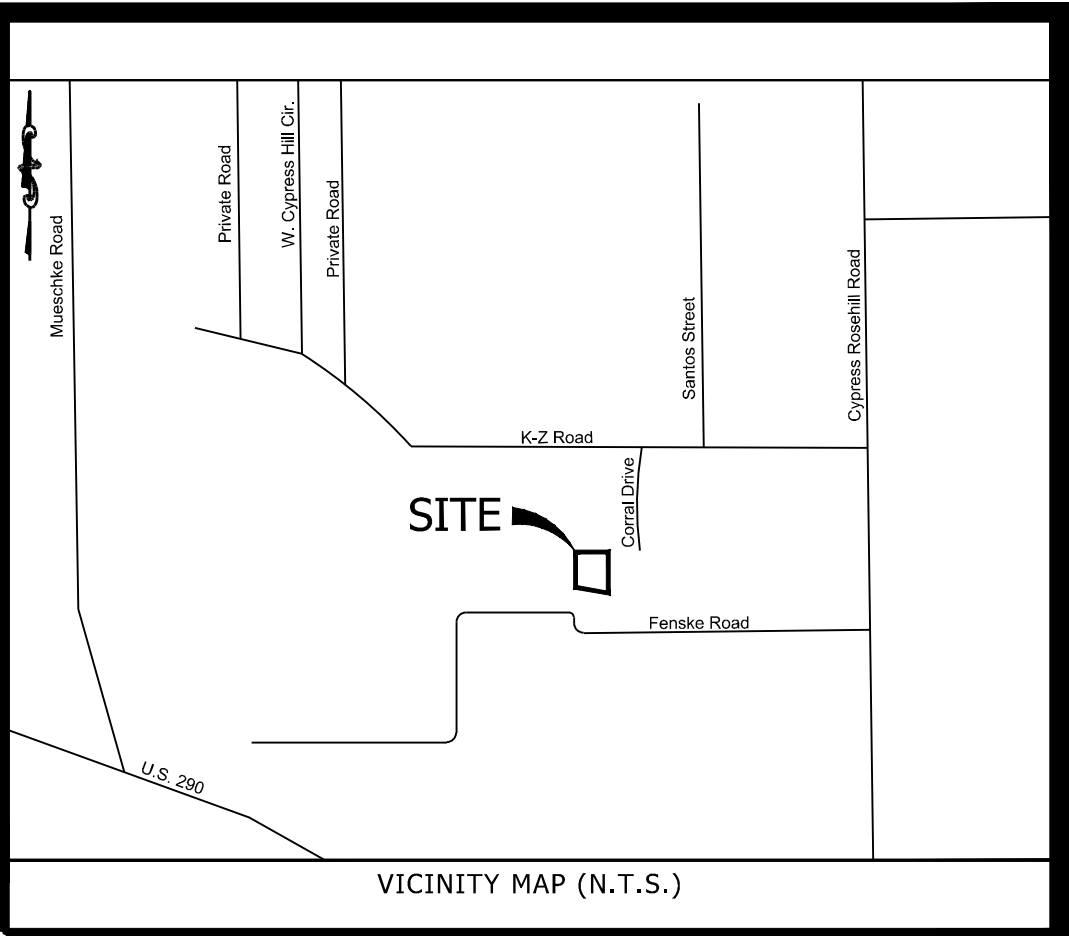
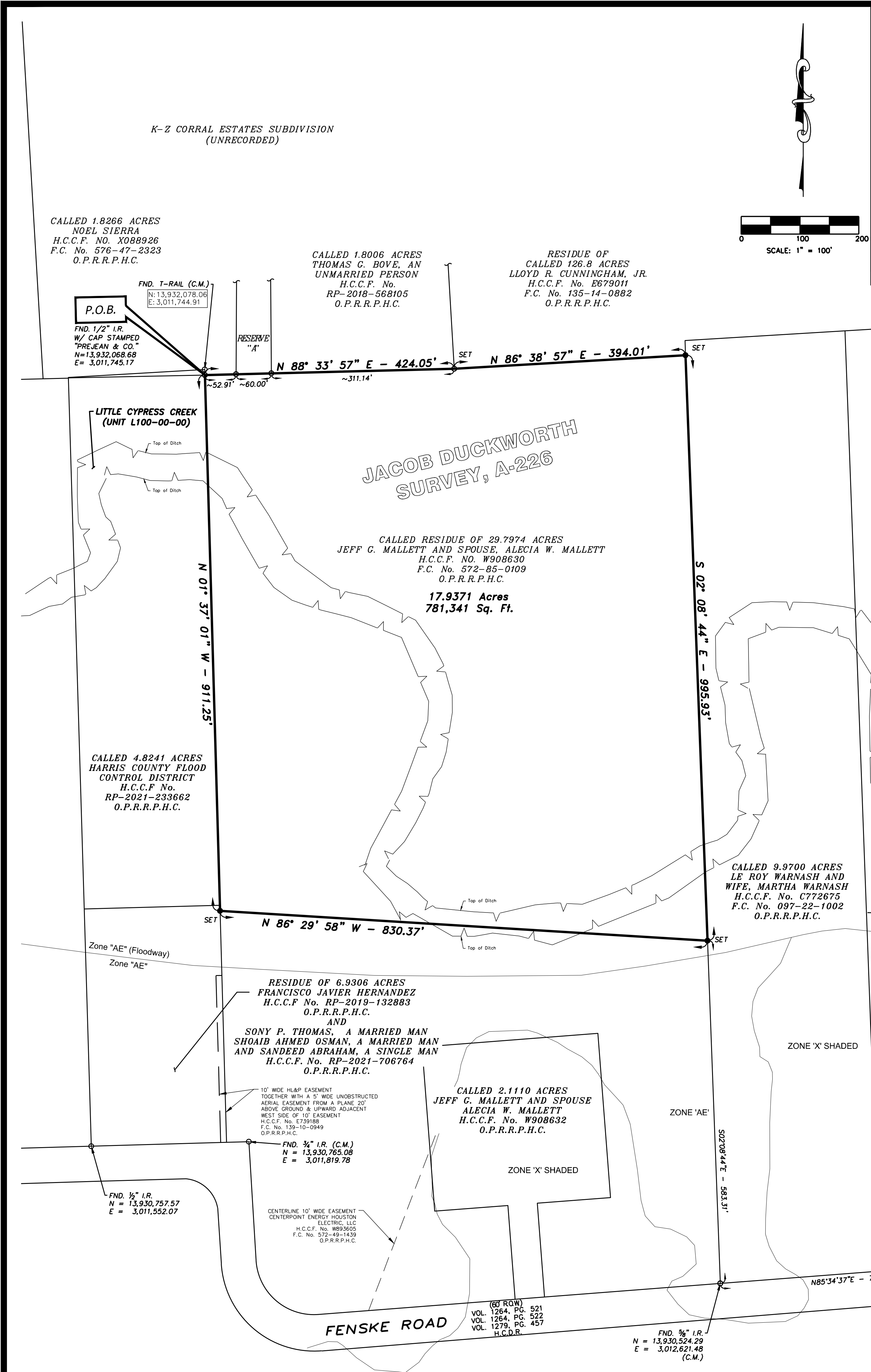
THENCE North 01°37'01" West, with the east line of said 4.8241-acre tract, with the west line of the residue of a 6.9306-acre tract conveyed to Francisco Javier Hernandez, by deed recorded under H.C.C.F. No. RP-2019-132883 of the O.P.R.R.P.H.C. and to Sony P. Thomas, a married man, Shoaib Ahmed Osman, a married man and Sandeed Abraham, a single man, by deed recorded under H.C.C.F. No. RP-2021-706764 of the O.P.R.R.P.H.C, with the west line of the residue of said 29.7974-acre tract and with the west line of the tract herein described, a distance of 911.25 feet to the POINT OF BEGINNING and containing a computed area of 17.9371 acres (781,341 square feet) of land.

This description is based on a ground survey and plat prepared by Weisser Engineering Company July 8, 2022. TBPLS Reg. No. 100518-00, TBPE Reg. No. F-68.

Revised 08/19/22



WALTER P. SASS
REGISTERED PROFESSIONAL LAND
SURVEYOR
TEXAS REGISTRATION NO. 4410



FLOOD PLAIN NOTE:

BASED ON THE FLOOD INSURANCE RATE MAP No. 48201C0215L, REVISED DATE JUNE 18, 2007, INDICATES THAT THE SUBJECT TRACT PARTIALLY LIES WITHIN ZONE "AE" AND ZONE "AE" FLOODWAY DETERMINED TO BE INSIDE THE 100-YEAR FLOODPLAIN. IN ADDITION, THIS MAP STATES "THIS MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM; IT DOES NOT NECESSARILY IDENTIFY ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL DRAINAGE SOURCES OF SMALL SIZE, OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. CERTAIN AREAS NOT IN SPECIAL FLOOD HAZARD AREAS MAY BE PROTECTED BY FLOOD CONTROL STRUCTURES". THE APPROXIMATE LIMITS OF SAID ZONES AS DETERMINED HEREON ARE SCALED FROM SAID MAP. THIS INFORMATION IS NOT INTENDED TO IDENTIFY SPECIFIC FLOOD CONDITIONS.

NOTES:

1. THIS SURVEY WAS PERFORMED IN CONNECTION WITH AN ABSTRACTOR'S CERTIFICATE PREPARED BY ABSTRACT SERVICES OF HOUSTON, GF# 7910-19-3013 WITH AN EXAMINATION CERTIFICATION DATE OF JULY, 11, 2022. RELIANCE BY THE SURVEYOR HAS BEEN MADE UPON SAID ABSTRACTOR'S CERTIFICATE AS BEING ACCURATE AND COMPLETE. NO EASEMENTS, OTHER THAN THOSE REFERENCED IN SAID ABSTRACTOR'S CERTIFICATE OR SPECIFICALLY ADDRESSED HEREON HAVE BEEN REVIEWED BY THE SURVEYOR.
2. BEARINGS SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE No. 4204 (NAD 83) (2011 Adj.) (Epoch 2010.00) THE COORDINATES SHOWN HEREON ARE GRID COORDINATES AND MAY BE BROUGHT TO SURFACE BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 1.000069785. ALL DISTANCES ARE SURFACE.
3. SQUARE FOOTAGE TOTALS SHOWN HEREON OR REFERENCED HEREIN ARE BASED ON MATHEMATICAL CLOSURES AND DO NOT NECESSARILY REPRESENT THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTS.
4. THIS SURVEY DOES NOT PROVIDE A DETERMINATION OR OPINION CONCERNING THE LOCATION OR EXISTENCE OF WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE, OVERHEAD, SUBSURFACE AND ENVIRONMENTAL CONDITIONS OR GEOLOGICAL ISSUES. NO STATEMENT IS MADE CONCERNING THE SUITABILITY OF THE SUBJECT TRACT FOR ANY INTENDED USE, PURPOSE OR DEVELOPMENT.
5. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
6. THIS SURVEY IS BEING CREATED SOLELY FOR THE PARTIES HEREIN STATED; NO LICENSE HAS BEEN CREATED, EXPRESS OR IMPLIED, TO COPY THIS SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THIS TRANSACTION.
7. THE FLOODPLAIN DELINEATION SHOWN HEREON IS BASED UPON GOOGLE EARTH DATA PROVIDED BY H.C.F.C.D. WEISSER ENGINEERING COMPANY MAKES NO REPRESENTATION AND MAKES NO WARRANTY, EXPRESS OR IMPLIED, AS TO THE ACCURACY OR COMPLETENESS OF THIS INFORMATION.
8. 30 FOOT WIDE RIGHT OF WAY CONVEYED TO HARRIS COUNTY RECORDED IN VOLUME 1264, PAGE 521 AND VOLUME 1264, PAGE 522 BOTH IN THE DEED RECORDS OF HARRIS COUNTY, TEXAS. (FENSKE ROAD R.O.W.)
9. 10 FOOT WIDE EASEMENT GRANTED TO CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC, RECORDED UNDER COUNTY CLERK'S FILE No. W893605. (SHOWN).

A METES AND BOUNDS DESCRIPTION WAS PREPARED IN CONJUNCTION WITH THIS PLAT.

(TSARP) FLOODPLAIN REFERENCE MARK No: 110970
DESCRIPTION: BRASS DISC STAMPED "110970 RESET 2012"
LOCATION: FROM INTERSECTION OF CYPRESS ROSEHILL AND HUFFMEISTER TRAVEL NORTH ON CYPRESS ROSEHILL APPROXIMATELY 1.3 MILES TO BRIDGE OVER LITTLE CYPRESS CREEK. MONUMENT IS IN SIDEWALK AT MIDDLE OF CREEK ON EAST SIDE NORTH BOUND BRIDGE.

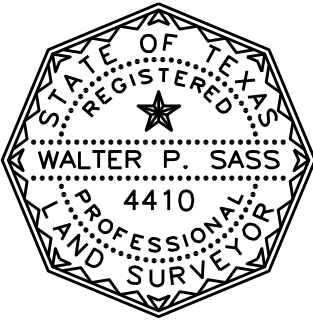
NAD83 2001 ADJUSTMENT
ELEVATION = 164.10 FEET
NAVD88 2001 ADJUSTMENT

TRACT L100-00-00-08-009.0		
AREA IN ZONE AE	0.000 ACRE	0 SQ. FT.
AREA WITHIN FLOODWAY	17.9371 ACRES	781,341 SQ. FT.

I, WALTER P. SASS, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT CORRECTLY REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION ON JULY 08, 2022. THIS PROFESSIONAL SERVICE IS BASED UPON THE INFORMATION PROVIDED BY ABSTRACT SERVICES OF HOUSTON, G.F. No. 7910-19-3013, AND SUBSTANTIALLY CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL LAND SURVEY STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY.

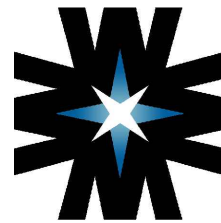
LEGEND

- IRON ROD
IRON PIPE
PINCH IRON PIPE
OFFICIAL PUBLIC RECORDS OF REAL
PROPERTY OF HARRIS COUNTY, TEXAS
RIGHT-OF-WAY
SET 5/8" I.R. WITH 2" ALUMINUM
H.C.F.C.D. CAP
HARRIS COUNTY CLERK FILE
FILM CODE
HOUSTON LIGHTING AND POWER
CONTROL MONUMENT
VOLUME
PAGE
- FND MONUMENT
SET MONUMENT



WALTER P. SASS
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS, No. 4410

No.	Revisions	Date
3.	ADDRESSED CLIENT COMMENTS	08/19/22
2.	UPDATED BOUNDARY	07/12/22
1.	ADDRESSED CLIENT COMMENTS	02/04/20



WEISSER
Engineering &
Surveying

1950 Park Row | Houston, Texas 77004
T&P.E. Reg. No. F-68 | T&P.L.S. Reg. No. 10194324
www.weissereng.com | 281.379.7300

HCFC D TRACT: L100-00-00-08-009.0

ALTA/ACSM LAND TITLE SURVEY

17.9371 ACRES
LOCATED IN THE JACOB DUCKWORTH SURVEY
ABSTRACT No. 226
HARRIS COUNTY, TEXAS



HARRIS COUNTY
FLOOD CONTROL DISTRICT
SURVEY DEPARTMENT

10555 NORTHWEST FWY STE.170
HOUSTON, TX 77092 713.316.4866

Dwg. Date: 07/08/2022	Scale: 1"=100'	File: GC393-TRACT 70
Drawn By: W.H.	Calc. By: M.B.	Chk. By: M.B.
Requested by:	Key Map: 326M	Job No.: GC393

(13.2989 Acres)
(Drainage)

Description of 13.2989 acres (579,298 square feet) of land situated in the Jacob Duckworth Survey, A-226, Harris County, Texas, being out of a called 19.9814-acre tract of land conveyed to James Allen Howard, Jr. and Jennifer Poochigian Howard as co-trustees of the Howard Revocable trust, by deed recorded under Harris County Clerk's File No. 20130038360 (H.C.C.F. No.) of the Official Public Records of Real Property of Harris County, Texas (O.P.R.R.P.H.C.), said 13.2989-acre tract being more particularly described as follows (all bearings are based on the Texas State Plane Coordinate System, South Central Zone, 4204) (NAD 83) (2001 adj.):

BEGINNING at a 5/8-inch iron rod found in a south line of the residue of a called 126.8-acre tract of land conveyed to Lloyd R. Cunningham, Jr., by deed recorded under H.C.C.F. No. E679011, Film Code No. 135-14-0882 of the O.P.R.R.P.H.C., for the northeast corner of a called 9.98-acre tract of land conveyed to Le Roy Warnasch and wife, Martha Warnasch, by deed recorded under H.C.C.F. No. C772675 of the O.P.R.R.P.H.C., as established by a boundary line agreement recorded under H.C.C.F. No. B863429 of the O.P.R.R.P.H.C., for the northwest corner of said 19.9814-acre tract and for the northwest corner of the tract herein described, having Texas State Plane coordinate of N=13,932,143.69, E=3,012,833.41;

THENCE North 86°32'16" East, with the south line of the residue of said 126.8-acre tract, with the north line of said 19.9814-acre tract and with the north line of the tract herein described, a distance of 543.15 feet to a Double Barrel Shotgun Barrel found for the northeast corner of said 19.9814-acre tract and the northwest corner of a 1.6936-acre tract conveyed to Ricardo Matamoros and Sarah Vizuet by deed recorded under H.C.C.F. No. RP-2017-218028 of the O.P.R.R.P.H.C.;

THENCE South 01°29'53" East, with the west line of said 1.6936-acre tract, with an east line of said 19.9814-acre tract and with the east line of the tract herein described, a distance of 606.85 feet to a 5/8-inch iron rod with 2-inch aluminum H.C.F.C.D. cap set for an interior corner of the tract herein described;

THENCE North 10°37'34" East, with an east line of said 1.6936-acre tract, with a west line of said 19.9814-acre tract and with a west line of the tract herein described, a distance of 160.43 feet to a 5/8-inch iron rod with 2-inch aluminum H.C.F.C.D. cap set for an angle point;

THENCE North 24°18'05" East, with a southeast line of said 1.6936-acre tract, with a northwest line of said 19.9814-acre tract and with a northwest line of the tract herein described, a distance of 22.39 feet to a 5/8-inch iron rod with 2-inch aluminum H.C.F.C.D. cap set for an angle point;

THENCE North 59°08'37" East, with a southeast line of said 1.6936-acre tract, with a northwest line of said 19.9814-acre tract and with a northwest line of the tract herein described, a distance of 59.63 feet to a 5/8-inch iron rod with 2-inch aluminum H.C.F.C.D. cap set for an angle point;

THENCE North 88°31'55" East, with a south of said 1.6936-acre tract, with a north of said 19.9814-acre tract and with a north line of the tract herein described, a distance of 13.74 feet to a 5/8-inch iron rod with 2-inch aluminum H.C.F.C.D. cap set for a northeast corner of the tract herein described, located in the west right-of-way line of Cypress Rose Hill Road (width varies);

THENCE South 06°04'24" West, with the west right-of-way line of said Cypress Rose Hill Road, with an east line of said 19.9814-acre tract and with an east line of the tract herein described, a distance of 498.34 feet to a 5/8-inch iron rod with 2-inch aluminum H.C.F.C.D. cap set for a southeast corner of the tract herein described;

THENCE North 76°04'36" West, with the northeast right-of-way line of said Cypress Rose Hill Road, with a southwest line of said 19.9814-acre tract and with a southwest line of the tract herein described, a distance of 44.84 feet to a 5/8-inch iron rod with 2-inch aluminum H.C.F.C.D. cap set for an interior corner of the tract herein described;

THENCE South 01°25'17" East, with the west right-of-way line of said Cypress Rose Hill Road, with an east line of said 19.9814-acre tract and with an east line of the tract herein described, a distance of 33.05 feet to a 5/8-inch iron rod with 2-inch aluminum H.C.F.C.D. cap set for an interior corner of the tract herein described;

THENCE South 76°04'29" East, with the southwest right-of-way line of said Cypress Rose Hill Road, with a northeast line of said 19.9814-acre tract and with a northeast line of the tract herein described, a distance of 40.49 feet to a 5/8-inch iron rod with 2-inch aluminum H.C.F.C.D. cap set for a northeast corner of the tract herein described;

THENCE South 06°04'24" West, with the west right-of-way line of said Cypress Rose Hill Road, with an east line of said 19.9814-acre tract and with an east line of the tract herein described, a distance of 109.05 feet to a 5/8-inch iron rod with 2-inch aluminum H.C.F.C.D. cap set for the southeast corner of the tract herein described;

THENCE North 88°47'04" West over and across said 19.9814-acre tract and with the south line of the tract herein described, a distance of 557.60 feet to a 5/8-inch iron rod with 2-inch aluminum H.C.F.C.D. cap set for the southwest corner of the tract herein described, located in the west line of said 19.9814-acre tract and the east line of said 9.98-acre tract;

THENCE North 02°07'11" West, with an east line of said 9.98-acre tract, with a west line of said 19.9814-acre tract, with said Boundary Line Agreement and with a west line of the tract herein described, a distance of 989.65 feet to the POINT OF BEGINNING and containing a computed area of 13.2989 acres (579,298 square feet) of land.

This description is based on a ground survey and plat prepared by Weisser Engineering Company September 23, 2019. TBPLS Reg. No. 100518-00, TBPE Reg. No. F-68.



A handwritten signature in blue ink, appearing to read "Walter P. Sass", written over a faint circular stamp.

WALTER P. SASS
REGISTERED PROFESSIONAL LAND
SURVEYOR
TEXAS REGISTRATION NO. 4410

RESIDUE OF
CALLED 126.8 ACRES
LLOYD R. CUNNINGHAM, JR.
H.C.C.F. No. E679011
F.C. No. 135-14-0882
O.P.R.R.P.H.C.

F. BENIGUS SURVEY,
A-1463

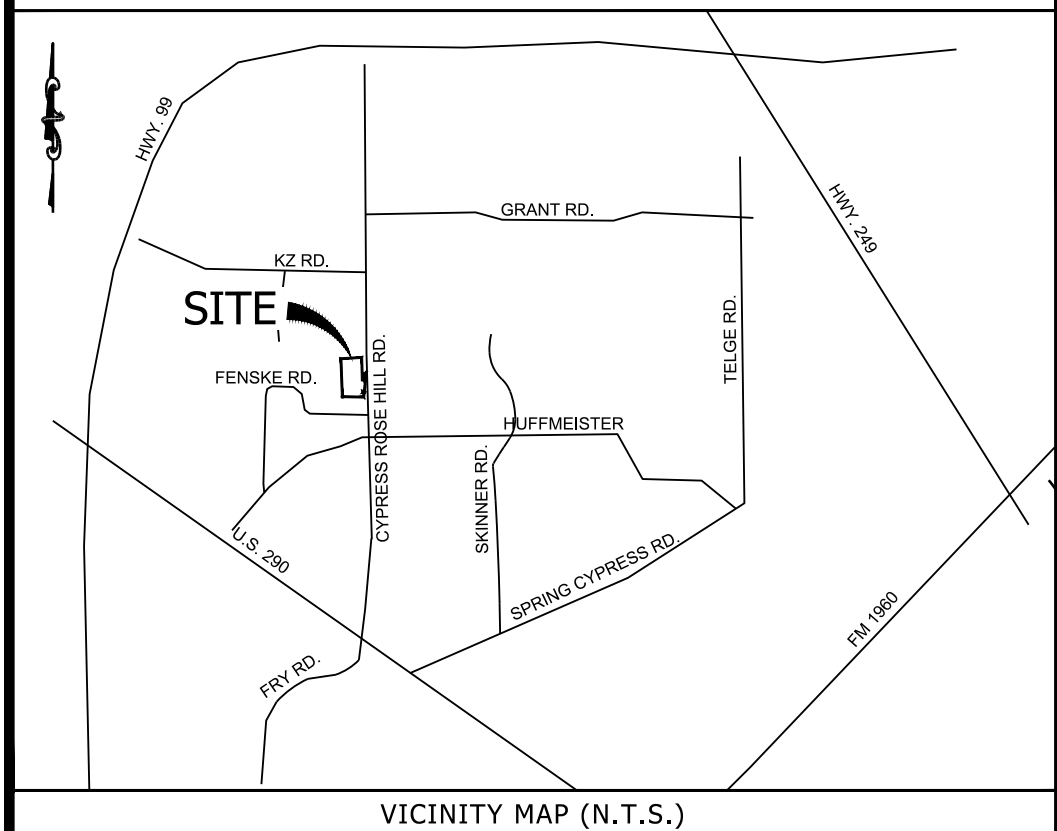
P.O.B.

FND. $\frac{3}{8}$ " I.R. (C.M.)
N = 13,932,143.69
E = 3,012,833.41

FND. $\frac{3}{8}$ " DOUBLE BARREL
SHOTGUN BARREL (C.M.)
N = 13,932,176.48
E = 3,013,375.53

FND. $\frac{3}{8}$ " I.R.
N 56° 35' 16" E - 2.29'
- 163.09'

0 100 200
SCALE: 1" = 100'



FLOOD PLAIN NOTE:

BASED ON THE FLOOD INSURANCE RATE MAP No. 48201C0215L, REVISED DATE JUNE 18, 2007, INDICATES THAT THE SUBJECT TRACT PARTIALLY LIES WITHIN ZONE "AE FLOODWAY" DETERMINED TO BE INSIDE THE 100-YEAR FLOODPLAIN. IN ADDITION THIS MAP STATES "THIS MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM; IT DOES NOT NECESSARILY IDENTIFY ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL DRAINAGE SOURCES OF SMALL SIZE, OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. CERTAIN AREAS NOT IN SPECIAL FLOOD HAZARD AREAS MAY BE PROTECTED BY FLOOD CONTROL STRUCTURES". THE APPROXIMATE LIMITS OF SAID ZONES AS DETERMINED HEREON ARE SCALED FROM SAID MAP. THIS INFORMATION IS NOT INTENDED TO IDENTIFY SPECIFIC FLOOD CONDITIONS.

NOTES:

1. THIS SURVEY WAS PERFORMED IN CONNECTION WITH A ABSTRACTOR'S CERTIFICATE PREPARED BY ABSTRACT SERVICES OF HOUSTON, G.F. 7910-19-3015 WITH AN EXAMINATION CERTIFICATION DATE OF AUGUST, 30 2019. RELIANCE BY THE SURVEYOR HAS BEEN MADE UPON SAID PRELIMINARY TITLE REPORT AS BEING ACCURATE AND COMPLETE. NO EASEMENTS, OTHER THAN THOSE REFERENCED IN SAID PRELIMINARY TITLE COMMITMENT OR SPECIFICALLY ADDRESSED HEREON HAVE BEEN REVIEWED BY THE SURVEYOR.

2. TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE No. 4204 (NAD 83) (2001 Adj.) THE COORDINATES SHOWN HEREON ARE GRID COORDINATES AND MAY BE BROUGHT TO SURFACE BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 1.000069785. ALL DISTANCES ARE SURFACE.

3. SQUARE FOOTAGE TOTALS SHOWN HEREON OR REFERENCED HEREIN ARE BASED ON MATHEMATICAL CLOSURES AND DO NOT NECESSARILY REPRESENT THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTS.

4. THIS SURVEY DOES NOT PROVIDE A DETERMINATION OR OPINION CONCERNING THE LOCATION OR EXISTENCE OF WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE, OVERHEAD, SUBSURFACE AND ENVIRONMENTAL CONDITIONS OR GEOLOGICAL ISSUES. NO STATEMENT IS MADE CONCERNING THE SUITABILITY OF THE SUBJECT TRACT FOR ANY INTENDED USE, PURPOSE OR DEVELOPMENT.

5. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

6. THIS SURVEY IS BEING CREATED SOLELY FOR THE PARTIES HEREIN STATED; NO LICENSE HAS BEEN CREATED, EXPRESS OR IMPLIED, TO COPY THIS SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THIS TRANSACTION.

7. THE FLOODPLAIN DELINEATION SHOWN HEREON IS BASED UPON GOOGLE EARTH DATA PROVIDED BY H.C.F.C.D. WEISSER ENGINEERING COMPANY MAKES NO REPRESENTATION AND MAKES NO WARRANTY, EXPRESS OR IMPLIED, AS TO THE ACCURACY OR COMPLETENESS OF THIS INFORMATION.

8. 30 FOOT WIDE DRAINAGE DITCH RIGHT OF WAY CONVEYED TO HARRIS COUNTY RECORDED IN VOLUME 1013, PAGE 1 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS. (IN CYPRESS ROSE HILL ROAD RIGHT-OF-WAY)

9. RIGHT OF WAY FOR ROAD PURPOSE CONVEYED TO HARRIS COUNTY RECORDED IN VOLUME 1013, PAGE 2 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS. (IN CYPRESS ROSE HILL ROAD RIGHT-OF-WAY)

10. BOUNDARY LINE AGREEMENT RECORDED UNDER COUNTY CLERK'S FILE No. B863429. (SHOWN)

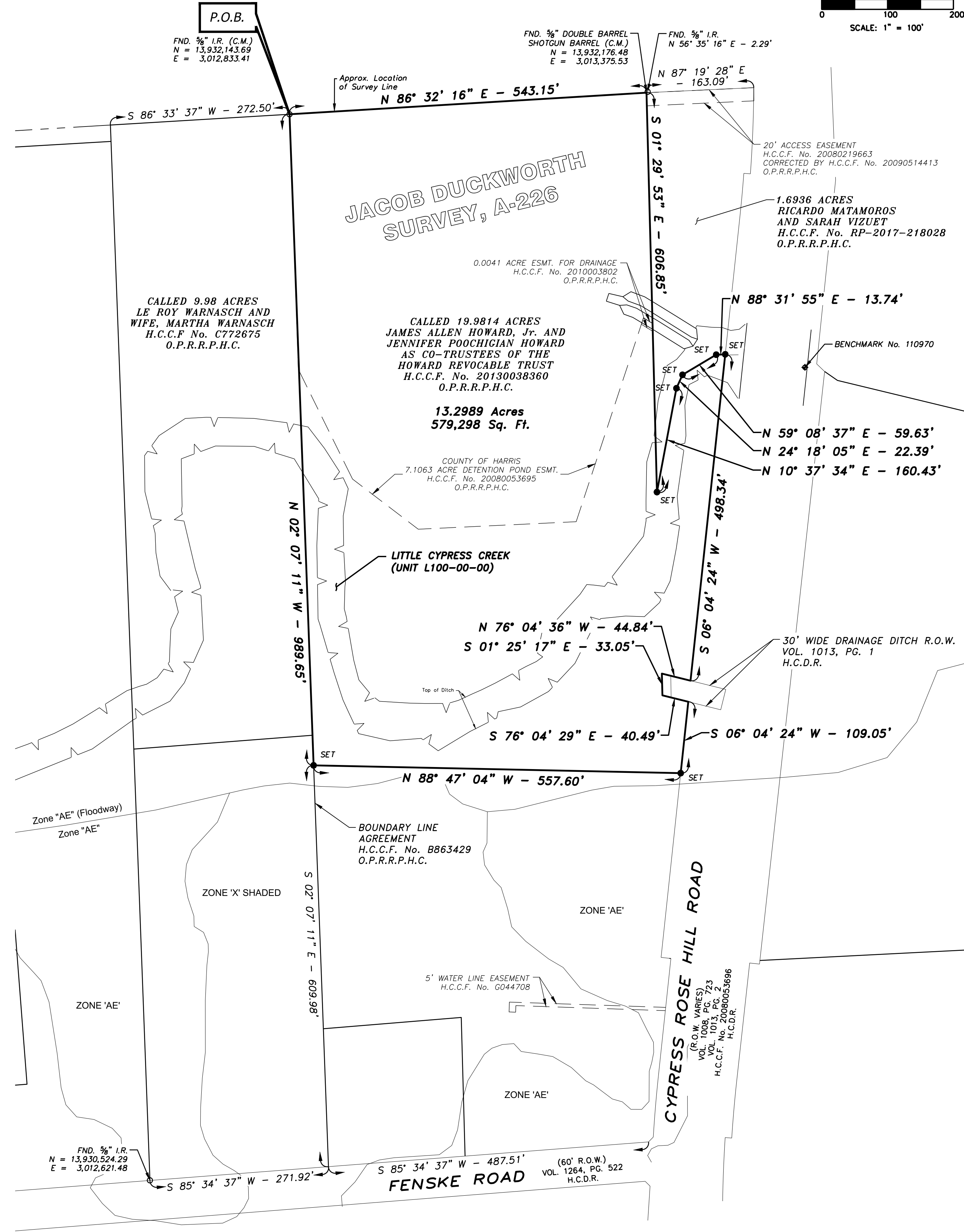
11. 20 FOOT WIDE INGRESS-EGRESS EASEMENT AS SET FORTH IN A WARRANTY DEED RECORDED UNDER COUNTY CLERK'S FILE No. G044708. (IN CYPRESS ROSE HILL ROAD RIGHT-OF-WAY)

12. 5 FOOT WIDE WATER LINE EASEMENT AS SET FORTH IN A WARRANTY DEED RECORDED UNDER COUNTY CLERK'S FILE No. G044708. (SHOWN)

13. EASEMENT OF A DETENTION POND GRANTED TO HARRIS COUNTY, RECORDED UNDER COUNTY CLERK'S FILE No. 20080053695. SUBJECT TO ACCESS EASEMENT AGREEMENT RECORDED UNDER COUNTY CLERK'S FILE No. 20080219663 AND CORRECTED UNDER COUNTY CLERK'S FILE No. 20090514413. (SHOWN)

14. EASEMENT FOR ROAD AND ROAD DRAINAGE GRANTED TO HARRIS COUNTY, RECORDED UNDER COUNTY CLERK'S FILE No. 20080053696. (IN CYPRESS ROSE HILL ROAD RIGHT-OF-WAY)

15. EASEMENT FOR DRAINAGE AND OTHER PURPOSES GRANTED TO HARRIS COUNTY, RECORDED UNDER COUNTY CLERK'S FILE No. 2010003802. (SHOWN)



A METES AND BOUNDS DESCRIPTION WAS
PREPARED IN CONJUNCTION WITH THIS PLAT.

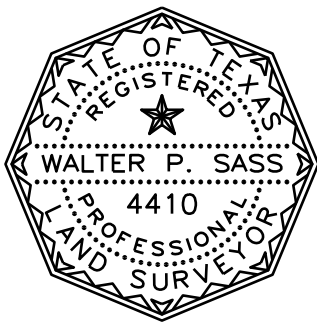
(TSARP) FLOODPLAIN REFERENCE MARK No: 110970
DESCRIPTION: BRASS DISC STAMPED "110970 RESET 2012"
LOCATION: FROM INTERSECTION OF CYPRESS ROSE HILL
AND HUFFMEISTER TRAVEL NORTH ON CYPRESS
ROSE HILL APPROXIMATELY 1.3 MILES TO
BRIDGE OVER LITTLE CYPRESS CREEK.
MONUMENT IS IN SIDEWALK AT MIDDLE OF
CREEK ON EAST SIDE NORTH BOUND BRIDGE.

NAD83 2001 ADJUSTMENT
ELEVATION = 164.10 FEET
NAVD88 2001 ADJUSTMENT

TRACT L100-00-00-08-011.0		
AREA WITHIN FLOODWAY	13.2989 ACRES	579,298 SQ. FT.
AREA WITHIN H.C.F.C.D. ESMT.	7.1104 ACRES	309,729 SQ. FT.

LEGEND

FND.	FOUND
P.O.B.	POINT OF BEGINNING
H.C.D.R.	HARRIS COUNTY DEED RECORDS
SQ. FT.	SQUARE FEET
H.C.F.C.D.	HARRIS COUNTY FLOOD CONTROL DISTRICT
I.R.	IRON ROD
I.P.	IRON PIPE
P.I.P.	PINCH IRON PIPE
O.P.R.R.P.H.C.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS
R.O.W.	RIGHT-OF-WAY
SET	SET 5/8" I.R. WITH 2" ALUMINUM
H.C.C.F.	H.C.F.C.D. CAP
F.C.	HARRIS COUNTY CLERK'S FILE
HL&P	FILM CODE
C.M.	HOUSTON LIGHTING AND POWER
VOL.	CONTROL MONUMENT
PG.	VOLUME
	PAGE
○	FOUND MONUMENT
●	SET MONUMENT



WALTER P. SASS
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS, No. 4410

No.	Revisions	Date

HCFC D PROJECT ID: L100-00-00-P002

HCFC D TRACT: L500-05-00-01-002.0

ALTA/ACSM LAND TITLE SURVEY

13.2989 ACRES
LOCATED IN THE JACOB DUCKWORTH SURVEY
ABSTRACT No. 226
HARRIS COUNTY, TEXAS



HARRIS COUNTY
FLOOD CONTROL DISTRICT
SURVEY DEPARTMENT

10555 NORTHWEST FWY STE.170
HOUSTON, TX 77092 713.316.4866

Dwg. Date: 03/16/2020	Scale: 1"=100'	File: GC393-TRACT 70
Drawn By: D.P.	Calc. By: M.B.	Chk. By: M.B.
Requested by: J. SCHATTE	Key Map: 326M	Job No.: GC395

(6.4389 Acres)
(Drainage)

Description of 6.4389 acres (280,478 square feet) of land situated in the Jacob Duckworth Survey, A-226, Harris County, Texas, being out of a called 9.98-acre tract of land conveyed to Le Roy Warnasch and wife, Martha Warnasch, by deed recorded under Harris County Clerk's File No. C772675 (H.C.C.F. No.) of the Official Public Records of Real Property of Harris County, Texas (O.P.R.R.P.H.C.), said 6.4389-acre tract being more particularly described as follows (all bearings are based on the Texas State Plane Coordinate System, South Central Zone, 4204) (NAD 83) (2001 adj.):

BEGINNING at a 5/8-inch iron rod found in a south line of the residue of a called 126.8-acre tract of land conveyed to Lloyd R. Cunningham, Jr., by deed recorded under H.C.C.F. No. E679011, Film Code No. 135-14-0882 of the O.P.R.R.P.H.C., for the northwest corner of a called 19.9814-acre tract of land conveyed to James Allen Howard, Jr. and Jennifer Poochigian Howard as Co-Trustees of the Howard Revocable Trust, as recorded under H.C.C.F. No. 20130038360 of the O.P.R.R.P.H.C., for the northeast corner of said 9.98-acre tract, as established by a boundary line agreement recorded under H.C.C.F. No. B863429 of the O.P.R.R.P.H.C., and for the northeast corner of the tract herein described, having Texas State Plane coordinate of N=13,932,143.69, E=3,012,833.41;

THENCE South 02°07'11" East, with said Boundary Line Agreement, with the west line of said 19.9814-acre tract, and with the east line of said tract herein described, a distance of 989.65 feet to a 5/8-inch iron rod with 2-inch aluminum H.C.F.C.D. cap set for the southeast corner of the tract herein described;

THENCE South 69°58'48" West, over and across said 9.98-acre tract and with the south line of the tract herein described, a distance of 285.78 feet to a 5/8-inch iron rod with 2-inch aluminum H.C.F.C.D. cap set in the East line of a called 29.7974-acre tract of land conveyed to Jeff G. Mallett and spouse, Alecia W. Mallett, by deed recorded under H.C.C.F. No. W908630, Film Code No. 572-85-0109 of the O.P.R.R.P.H.C. and in the west line of said 9.98-acre tract for the southwest corner of the tract herein described and from which a 5/8-inch iron rod found in the north right-of-way line of Fenske Road (60-Foot Wide Right-of-Way), as recorded in Volume 1264, Page 522 of the Harris County Deed Records bears South 02°08'44" East, a distance of 533.07 feet;

THENCE North 02°08'44" West, with the east line of said 29.7974-acre tract, with the west line of said 9.98-acre tract and with the west line of said tract herein described, at a distance of 923.52 feet passing a point for the northeast corner of said 29.7974-acre tract and a southeast corner of the residue of said 126.8-acre tract and continuing for a total distance of 1,071.21 feet to a 5/8-inch iron rod with 2-inch aluminum H.C.F.C.D. cap set for an interior corner of the residue of said 126.8-acre tract, for the northwest corner of said 9.98-acre tract and for the northwest corner of the tract herein described;

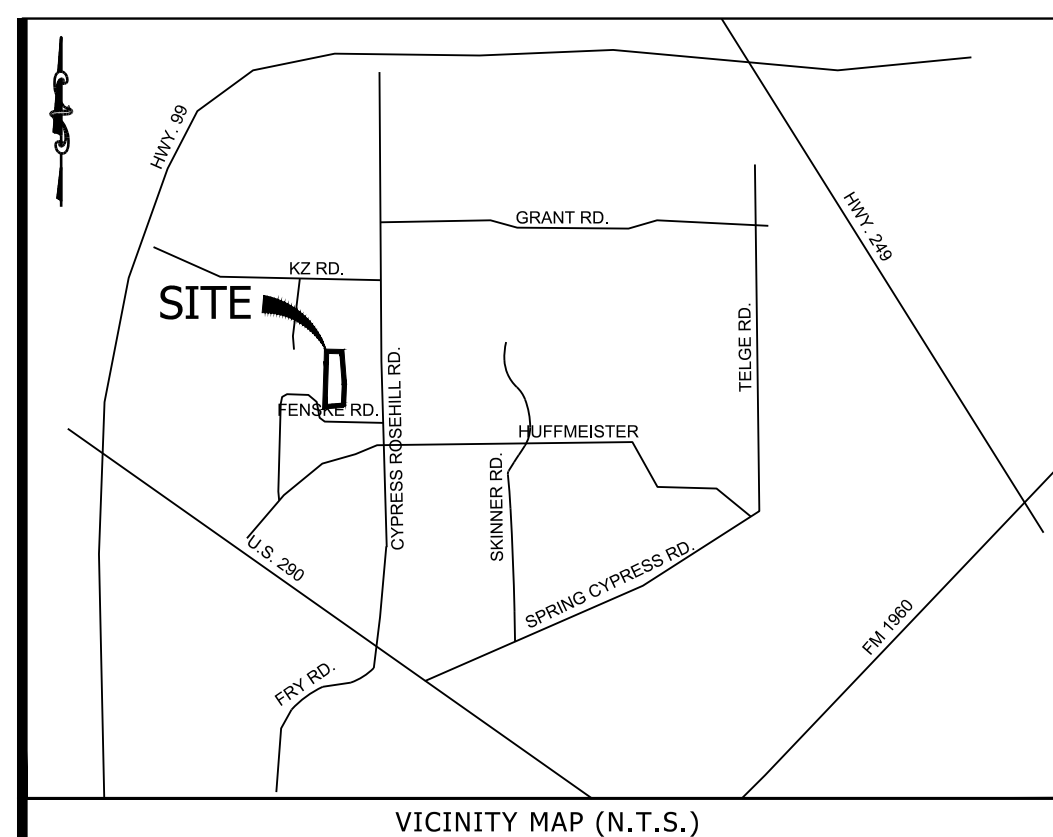
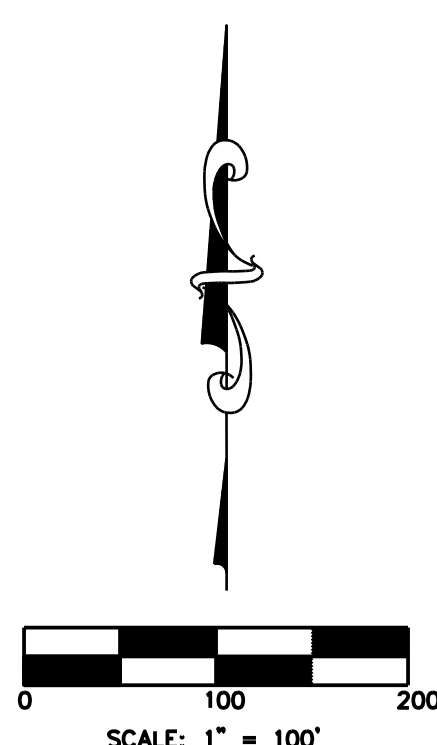
THENCE North 86°33'37" East, with a south line of the residue of said 126.8-acre tract, with the north line of said 9.98-acre tract and with the north line of the tract herein described, a distance of 272.50 feet to the POINT OF BEGINNING and containing a computed area of 6.4389 acres (280,478 square feet) of land.

This description is based on a ground survey and plat prepared by Weisser Engineering Company September 23, 2019, revised April 24, 2020. TBPLS Reg. No. 100518-00, TBPE Reg. No. F-68.



WALTER P. SASS
REGISTERED PROFESSIONAL LAND
SURVEYOR
TEXAS REGISTRATION NO. 4410

F. BENIGUS SURVEY,
A-1463

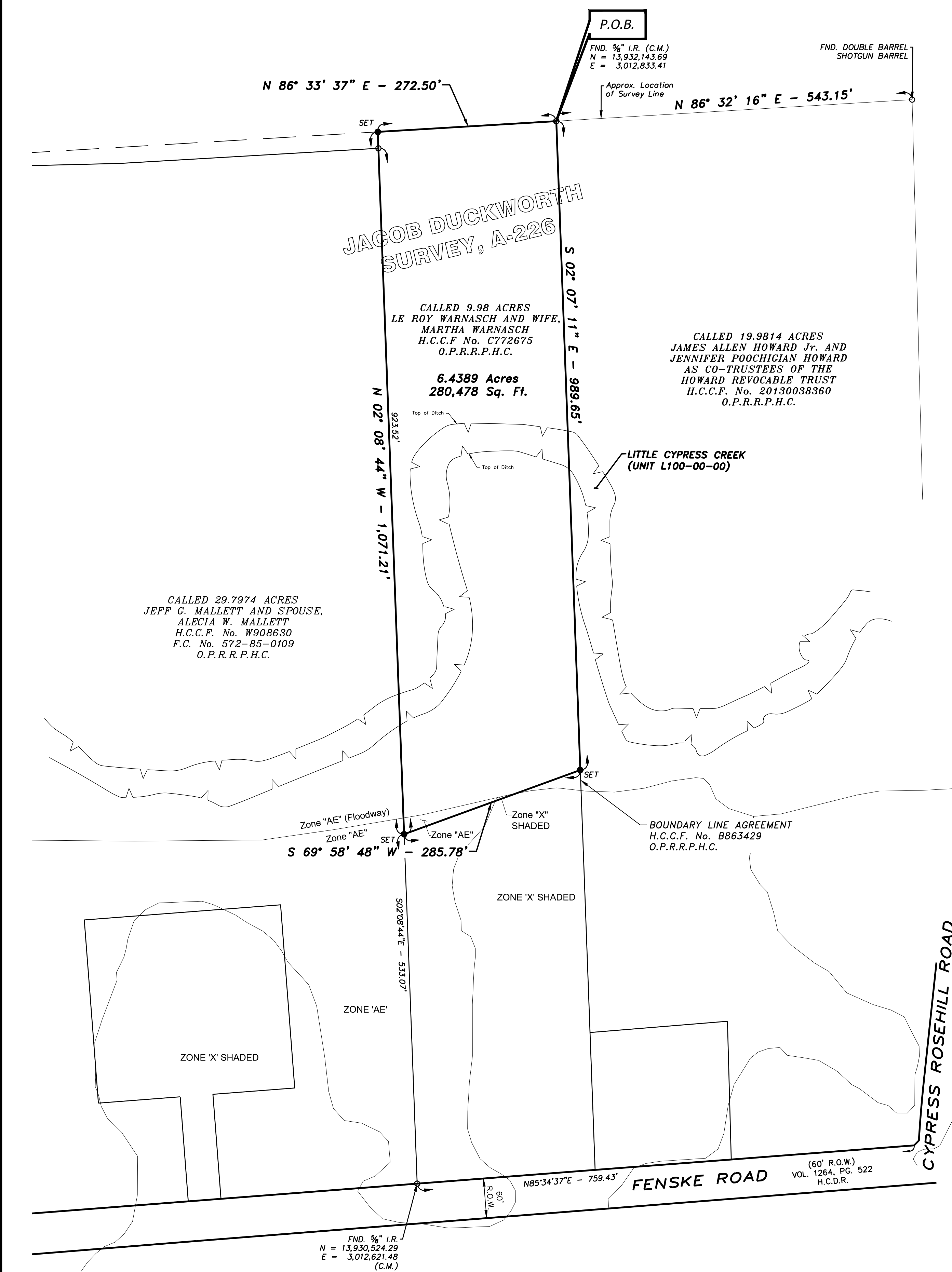


FLOOD PLAIN NOTE:

BASED ON THE FLOOD INSURANCE RATE MAP NO. 48201C0215L, REVISED DATE JUNE 18, 2007, INDICATES THAT THE SUBJECT TRACT LIES WITHIN ZONE "AE" AND FLOODWAY DETERMINED TO BE INSIDE THE 100-YEAR FLOODPLAIN. IN ADDITION, THIS MAP STATES "THIS MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM; IT DOES NOT NECESSARILY IDENTIFY ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL DRAINAGE SOURCES OF SMALL SIZE, OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. CERTAIN AREAS NOT IDENTIFIED ON THIS MAP AND AREAS MAY BE PROTECTED BY FLOOD CONTROL STRUCTURES. THE APPROXIMATE LIMITS OF SAID ZONES AS DETERMINED HEREON ARE SCALED FROM SAID MAP. THIS INFORMATION IS NOT INTENDED TO IDENTIFY SPECIFIC FLOOD CONDITIONS.

NOTES:

1. THIS SURVEY WAS PERFORMED IN CONNECTION WITH AN ABSTRACTOR'S CERTIFICATE PREPARED BY ABSTRACT SERVICES OF HOUSTON, GF 7910-19-012 WITH AN EXAMINATION CERTIFICATION DATE OF AUGUST, 29 2019. RELIANCE BY THE SURVEYOR HAS BEEN MADE UPON SAID ABSTRACTOR'S CERTIFICATE AS BEING ACCURATE AND COMPLETE. NO EASEMENTS, OTHER THAN THOSE REFERENCED IN THE ABSTRACTOR'S CERTIFICATE OR SPECIFICALLY ADDRESSED HEREON HAVE BEEN REVIEWED BY THE SURVEYOR.
2. TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE NO. 4204 (NAD 83) (2001 AD 1) THE COORDINATES SHOWN HEREON ARE GRID COORDINATES AND MAY BE BROUGHT TO SURFACE BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 1.00069785, ALL DISTANCES ARE SURFACE.
3. SQUARE FOOTAGE TOTALS SHOWN HEREON OR REFERENCED HEREIN ARE BASED ON MATHEMATICAL CLOSURES AND DO NOT NECESSARILY REPRESENT THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTS.
4. THIS SURVEY DOES NOT PROVIDE A DETERMINATION OR OPINION CONCERNING THE LOCATION OR EXISTENCE OF WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE, OVERHEAD, SUBSURFACE AND ENVIRONMENTAL CONDITIONS OR GEOLOGICAL ISSUES. NO STATEMENT IS MADE CONCERNING THE SUITABILITY OF THE SUBJECT TRACT FOR ANY INTENDED USE, PURPOSE OR DEVELOPMENT.
5. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
6. THIS SURVEY IS BEING CREATED SOLELY FOR THE PARTIES HEREIN STATED; NO LICENSE HAS BEEN CREATED, EXPRESS OR IMPLIED, TO COPY THIS SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THIS TRANSACTION.
7. THE FLOODPLAIN DELINEATION SHOWN HEREON IS BASED UPON GOOGLE EARTH DATA PROVIDED BY H.C.F.C.D. WEISSER ENGINEERING COMPANY MAKES NO REPRESENTATION AND MAKES NO WARRANTY, EXPRESS OR IMPLIED, AS TO THE ACCURACY OR COMPLETENESS OF THIS INFORMATION.
8. BOUNDARY LINE AGREEMENT RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. B863429.
9. 30-FOOT WIDE RIGHT OF WAY CONVEYED TO HARRIS COUNTY RECORDED IN VOLUME 1264, PAGE 522 IN THE DEED RECORDS OF HARRIS COUNTY, TEXAS (SHOWN) (FENSKO ROAD R.O.W.)
10. 6.4389 - ACRE TRACT DOES NOT HAVE ACCESS TO A DEDICATED PUBLIC RIGHT-OF-WAY.



A METES AND BOUNDS DESCRIPTION WAS
PREPARED IN CONJUNCTION WITH THIS PLAT.

(TSARP) FLOODPLAIN REFERENCE MARK No: 110970
DESCRIPTION: BRASS DISC STAMPED "110970 RESET 2012"
LOCATION: FROM INTERSECTION OF CYPRESS ROSEHILL
AND HUFFMEISTER TRAVEL NORTH ON CYPRESS
ROSEHILL APPROXIMATELY 1.3 MILES TO
BRIDGE OVER LITTLE CYPRESS CREEK.
MONUMENT IS IN SIDEWALK AT MIDDLE OF
CREEK ON EAST SIDE NORTH BOUND BRIDGE.

NAD83 2001 ADJUSTMENT
ELEVATION = 164.10 FEET
NAVD88 2001 ADJUSTMENT

TRACT L100-00-00-08-010.0		
AREA IN ZONE AE	0.0452 ACRE	1,968 SQ. FT.
AREA IN ZONE X	0.0016 ACRE	71 SQ. FT.
AREA WITHIN FLOODWAY	6.3921 ACRES	278,439 SQ. FT.

I, WALTER P. SASS, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT CORRECTLY REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION ON SEPTEMBER 23, 2019. THIS PROFESSIONAL SERVICE IS BASED UPON THE INFORMATION PROVIDED BY ABSTRACT SERVICES OF HOUSTON, G.F. No. 7910-19-3014, AND SUBSTANTIALLY CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL LAND SURVEY STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY.

LEGEND

P.N.D.	FOUND
P.O.B.	POINT OF BEGINNING
H.C.D.R.	HARRIS COUNTY DEED RECORDS
SQ. FT.	SQUARE FEET
H.C.F.C.D.	HARRIS COUNTY FLOOD CONTROL DISTRICT
I.R.	IRON ROD
I.P.	IRON PIPE
P.I.P.	PINCH IRON PIPE
O.P.R.R.P.H.C.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS
R.O.W.	RIGHT-OF-WAY
SET	SET 5/8" I.R. WITH 2" ALUMINUM H.C.F.C.D. CAP
H.C.C.F.	HARRIS COUNTY CLERK'S FILE
C.M.	FILM CODE
H.L&P	HOUSTON LIGHTING AND POWER
C.V.	CONTROL MONUMENT
VOL.	VOLUME
PAGE.	PAGE
○	FOUND MONUMENT
●	SET MONUMENT



WALTER P. SASS
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS, No. 4410

2	REVISED BOUNDARY	04/24/2020
1	REVISIONS PER CLIENT REQUEST	02/19/2020
No.	Revisions	Date

HCFCD PROJECT ID: L100-00-00-P002

HCFC D TRACT: L100-00-00-08-010.0

ALTA/ACSM LAND TITLE SURVEY

6.4389 ACRES
LOCATED IN THE JACOB DUCKWORTH
SURVEY, ABSTRACT No. 226
HARRIS COUNTY, TEXAS



HARRIS COUNTY
FLOOD CONTROL DISTRICT
SURVEY DEPARTMENT

10555 NORTHWEST FWY STE.170
HOUSTON, TX 77092 713.316.4866

Dwg. Date: 02/04/20	Scale: 1"=100'	File: GC394-TRACT 71 WARNASCH
Drawn By: DP	Calc. By: MB	Chk. By: MB
Requested by:	Key Map: 326M	Job No.: GC394