

## **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 Q128-00-00 Channel Conveyance Improvements - Q128-00-00-E001, for the purpose of channel improvements & stormwater detention, ten (10) fee simple and one (1) access easement 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 and access easement 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>
Q128-00-00-02-001.0	2.903 acres	fee simple
Q128-00-00-02-002.0	1.459 acres	fee simple
Q128-00-00-02-003.0	0.6169 acres	fee simple
Q128-00-00-02-004.0	5.612 acres	fee simple
Q128-00-00-02-005.0	0.7998 acres	fee simple
Q128-00-00-02-006.0	0.3018 acres	fee simple
Q128-00-00-02-007.0	7.191 acres	fee simple
Q128-00-00-02-008.0	5.929 acres	fee simple
Q128-00-00-02-009.0	0.9496 acres	fee simple
Q128-00-00-02-301.0	0.6465 acres	access easement
Q528-01-00-02-001.0	80.5 acres	fee simple

Being a 2.903 acres (126,464 square feet) parcel of land located in the Meredith Duncan Survey, Abstract No. 17, located wholly in Harris County, Texas, being out of a tract formed by three (3) contiguous tracts, a called 4 acres tract and a called 5 acres tract, conveyed to Walter G. Dietrich and wife, Sharon L. Dietrich by deed executed June 29, 2005, recorded under Harris County Clerk's File (H.C.C.F.) No. Y585945 of the Official Public Records of Real Property of Harris County, Texas (O.P.R.R.P.H.C.T.), and a called 5.00 acres tract conveyed to Walter Gregory Dietrich and wife, Sharon L. Dietrich by deed executed April 16, 1992, recorded under (H.C.C.F.) No. N628131, (O.P.R.R.P.H.C.T.), and more particularly described as follows:

COMMENCING at a found 1 inch iron pipe for the Southeast corner of said called 4 acres tract, being the Southwest corner of a called 47.3864 acres tract of land conveyed to Glover & Sons Grass Farms, Inc., by deed recorded under H.C.C.F. No. V283731, O.P.R.R.P.H.C.T., and being in the North line of the residue of a called 59.2456 acres tract conveyed to Glover & Sons Grass Farms, Inc., by said deed recorded under H.C.C.F. No. V283731, O.P.R.R.P.H.C.T., having grid coordinates of Y=13,908,960.86, X=3,229,598.22, thence as follows:

North 12° 25' 41" West, along the West line of said called 47.3864 acres tract and the East line of said called 4 acres tract, a distance of 14.03 feet to a 5/8 inch iron rod with cap stamped "HCFCD" set in the proposed Southwesterly right-of-way line of Adlong Ditch, having Texas State Coordinate System, South Central Zone (4204), North American Datum of 1983 (NAD83), 2011 Adjustment, Epoch 2010 grid coordinates of Y=13,908,974.56, X=3,229,595.20, in U.S Survey feet, which may be converted to surface by multiplying for the Surface Combined Adjustment Factor of 1.00013000 (distances are in U.S. Survey feet and displayed in surface values), being the Southeast corner and POINT OF BEGINNING of the herein described parcel, thence as follows:

- 1) THENCE, North 70° 18' 49" West, along the proposed Southwesterly right-of-way line of Adlong Ditch, over and across said called 4 acres tract, said called 5 acres tract and said called 5.00 acres tract, a distance of 843.03 feet to a set 5/8 inch iron rod with cap stamped "HCFCD", and being a corner of herein described tract of land;
- 2) THENCE, North 53° 12' 49" West, continuing along the proposed Southwesterly right-of-way line of Adlong Ditch, over and across said called 5.00 acres tract, a distance of 155.43 feet to a 5/8 inch iron rod with cap stamped "HCFCD" set in the North line of said called 5.00 acres tract, being the South line of called 9.9940 acres tract of land conveyed to Dianna B. Sobala, by deed recorded under H.C.C.F. No. 20070171929, O.P.R.R.P.H.C.T., and being the Southwest corner of herein described tract of land;

- 3) THENCE, North 76° 26' 35" East, departing the proposed Southwesterly right-of-way line of Adlong Ditch, along the common line between said called 5.00 acres tract and said called 9.9940 acres tract, a distance of 194.20 feet to a 5/8 inch iron rod with cap stamped "HCFCD" set in the existing Northeasterly right-of-way line of Adlong Ditch, as recorded under Volume 1013, Page 585, Harris County Deed Records (H.C.D.R.), and being the Northwest corner of herein described tract of land;
- 4) THENCE, South 57° 19' 06" East, departing the common line between said called 5.00 acres tract and said called 9.9940 acres tract, along the existing Northeasterly right-of-way of said Adlong Ditch, over and across said called 5.00 acres tract, a distance of 81.86 feet to a set 5/8 inch iron rod with cap stamped "HCFCD", being a corner of herein described tract of land;
- 5) THENCE, South 72° 22' 00" East, continuing along the existing Northeasterly right-of-way of said Adlong Ditch, over and across said called 5.00 acres tract, said called 5 acres tract and said called 4 acres tract, a distance of 651.22 feet to a point in the common line between said called 4 acres tract and said called 47.3864 acres tract from which a found 1 inch iron pipe bears North 86° 42' East, a distance of 1.8 feet, and being the Northeast corner of herein described tract of land;
- 6) THENCE, South 12° 25' 41" East, departing the existing Northeasterly right-of-way line of said Adlong Ditch, along the common line between said called 4 acres tract and said called 47.3864 acres tract, a distance of 185.47 feet, returning to the POINT OF BEGINNING and containing 2.903 acres (126,464 square feet) parcel.

PARCEL No. Q128-00-00-02-001.0  
HCFCD PID Q128-00-00-E001  
ADLONG DITCH

**Notes:**

A parcel plat of even date was prepared in conjunction with this property description.

Field survey for this Land Title Survey, Category 1A, Condition 3, was performed in May through June, 2022.



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Jesus F. Sosa

Registered Professional Land Surveyor No. 6095


SOLAR SURVEYING, LLC - TBPELS Firm No. 10194442

11111 Katy Fwy , Suite 910

Houston, Texas 77079

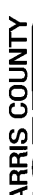
Tele: (832) 781-4697

REV#	DESCRIPTION	DATE	APPR
	HCFC UNIT Q 128-00-00-E001 (ADLONG DITCH)		
	REGIONAL DETENTION AND CHANNEL IMPROVEMENTS FROM US 90 TO CONFLUENCE WITH CEDAR BAYOU		
	RIGHT-OF-WAY		



**SOLAR**  
SURVEYING, LLC

TEXAS PROFESSIONAL LAND SURVEYORS  
BTPBELS FIRM REGISTRATION  
NO.101944443  
11111 KATY FREEWAY, SUITE 910  
HOUSTON, TX 77079  
TELE: 832-781-4697



**HARRIS COUNTY  
FLOOD  
CONTROL  
DISTRICT**

9900 Northwest Freeway  
Houston, Texas 77092

DATE: JANUARY 19, 2023

SCALE: 1" = 100'

SHEET NUMBER

4 OF 4

PARCEL No. Q128-00-00-02-002.0  
HCFCD PID Q128-00-00-E001  
ADLONG DITCH

Being a 1.459 acres (63,537 square feet) parcel of land located in the Meredith Duncan Survey, Abstract No. 17, located wholly in Harris County, Texas, being out of a called 9.9940 acres tract of land conveyed to Dianna B. Sobala by deed executed March 19, 2007, recorded under Harris County Clerk's File (H.C.C.F.) No. 20070171929 of the Official Public Records of Real Property of Harris County, Texas (O.P.R.R.P.H.C.T.), and more particularly described as follows:

COMMENCING at a point from which a found 5/8 inch iron rod bears South 76° 27' West, a distance of 1.0 feet, being in the East right-of-way line of Adlong School Road (60 feet ROW), no recording information for right-of-way found, being the Southwest corner of said called 9.9940 acres tract, being the Northwest corner of a called 5.00 acres tract of land conveyed to Walter Gregory Dietrich and wife, Sharon L. Dietrich, by deed recorded under H.C.C.F. No. N628131, O.P.R.R.P.H.C.T., having grid coordinates of Y=13,909,285.92, X=3,228,404.78, thence as follows:

North 76° 26' 35" East, departing the East right-of-way line of said Adlong School Road, along the common line between said called 9.9940 acres tract and said called 5.00 acres tract, a distance of 280.14 feet to a 5/8 inch iron rod with cap stamped "HCFCD" set in the proposed Southwesterly right-of-way line of Adlong Ditch, having Texas State Coordinate System, South Central Zone (4204), North American Datum of 1983 (NAD83), 2011 Adjustment, Epoch 2010 grid coordinates of Y=13,909,351.59, X=3,228,677.08, in U.S Survey feet, which may be converted to surface by multiplying for the Surface Combined Adjustment Factor of 1.00013000 (distances are in U.S. Survey feet and displayed in surface values), being the Southwest corner and POINT OF BEGINNING of the herein described parcel, thence as follows:

- 1) THENCE, North 53° 12' 49" West, departing the common line between said called 9.9940 acres tract and said called 5.00 acres tract, along the proposed Southwesterly right-of-way line of Adlong Ditch, over and across said called 9.9940 acres tract, a distance of 8.84 feet to a set 5/8 inch iron rod with cap stamped "HCFCD", and being a corner of herein described tract of land;
- 2) THENCE, North 42° 48' 49" West, continuing along the proposed Southwesterly right-of-way line of Adlong Ditch, over and across said called 9.9940 acres tract, a distance of 448.24 feet to a 5/8 inch iron rod with cap stamped "HCFCD" set in North line of said called 9.9940 acres tract, being the South line of a called 4.7028 acres tract of land conveyed to Gilberto Flores, by deed recorded under H.C.C.F. No. 20110274299, O.P.R.R.P.H.C.T., and being the Northwest corner of herein described tract of land;

- 3) THENCE, North 76° 32' 02" East, departing the proposed Southwesterly right-of-way line of Adlong Ditch, along the common line between said called 9.9940 acres tract and said called 4.7028 acres tract, a distance of 147.12 feet to a 5/8 inch iron rod with cap stamped "HCFCD" set in the existing Northeasterly right-of-way line of Adlong Ditch, as recorded under Volume 1013, Page 585, Harris County Deed Records (H.C.D.R.), and being the Northeast corner of herein described tract of land;
- 4) THENCE, South 40° 21' 22" East, departing the common line between said called 9.9940 acres tract and said called 4.7028 acres tract, over and across said called 9.9940 acres tract, along the existing Northeasterly right-of-way line of said Adlong Ditch, a distance of 31.51 feet to a set 5/8 inch iron rod with cap stamped "HCFCD", being a corner of herein described tract of land;
- 5) THENCE, South 45° 44' 05" East, continuing along the existing Northeasterly right-of-way line of said Adlong Ditch, over and across said called 9.9940 acres tract, a distance of 346.35 feet to a set 5/8 inch iron rod with cap stamped "HCFCD", being a corner of herein described tract of land;
- 6) THENCE, South 57° 19' 06" East, continuing along the existing Northeasterly right-of-way line of said Adlong Ditch, over and across said called 9.9940 acres tract, a distance of 105.74 feet to a 5/8 inch iron rod with cap stamped "HCFCD" set in the common line between said called 9.9940 acres tract and said called 5.00 acres tract, and being the Southeast corner of herein described tract of land;
- 7) THENCE, South 76° 26' 35" West, departing the existing Northeasterly right-of-way line of said Adlong Ditch, along the common line between said called 9.9940 acres tract and said called 5.00 acres tract, a distance of 194.20 feet, returning to the POINT OF BEGINNING and containing 1.459 acres (63,537 square feet) parcel.

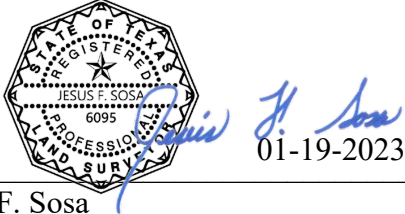


PARCEL No. Q128-00-00-02-002.0  
HCFCID PID Q128-00-00-E001  
ADLONG DITCH

**Notes:**

A parcel plat of even date was prepared in conjunction with this property description.

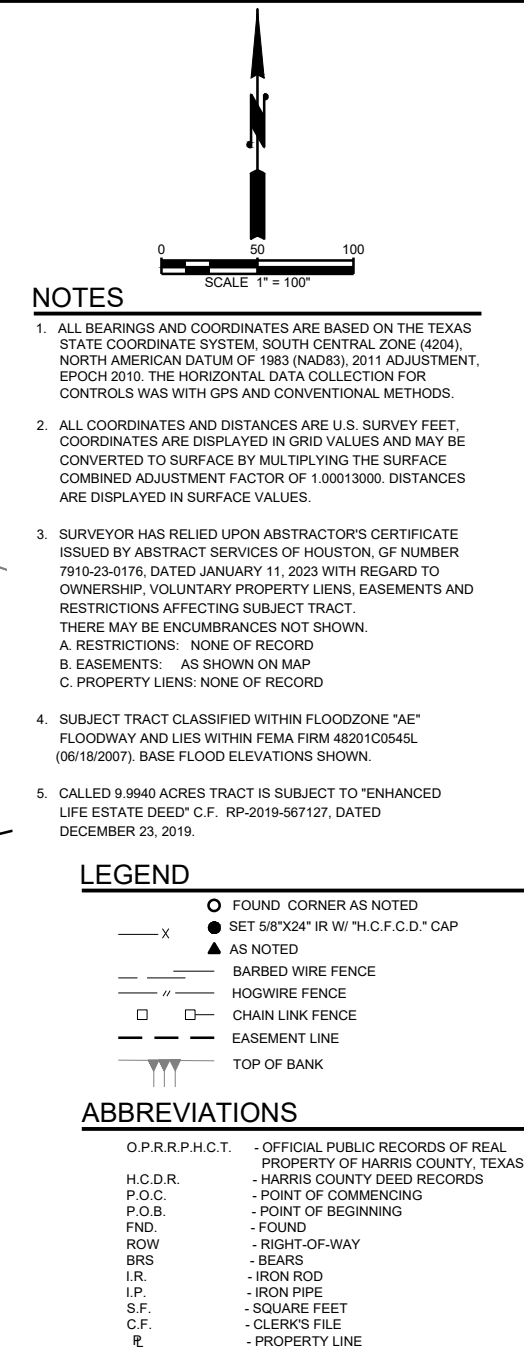
Field survey for this Land Title Survey, Category 1A, Condition 3, was performed in May through June, 2022.



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Jesus F. Sosa  
Registered Professional Land Surveyor No. 6095  
SOLAR SURVEYING, LLC - TBPELS Firm No. 10194442  
11111 Katy Fwy , Suite 910  
Houston, Texas 77079  
Tele: (832) 781-4697

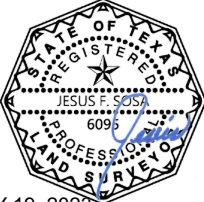
R:\PROJECTS\2020\20-006 IEA, INCIWA 01 ADLONG DITCH\SURVEY\DWG\GOGOSURFACE\JULI\OIPARCELSREVISED PARCELS\ADLONG DITCH\_PARCEL 9 REVISED 12-02-2022.DWG | JBARRERA | SAVED Wednesday, January 18, 2023 10:56:48 AM | HCFCD CTRB | PLOTTED Wednesday, January 18, 2023 11:09:30 AM



**LAND TITLE SURVEY**

**PARCEL NO.**  
**Q128-00-00-02-002.0**


I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND ON MAY - JUNE, 2022, THAT THIS DRAWING CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THIS SURVEY SUBSTANTIALLY COMPLIES TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A CONDITION 3, LAND TITLE SURVEY



**DATE: JANUARY 19, 2023**


**JESUS F. SOSA**  
**REGISTERED PROFESSIONAL LAND SURVEYOR**  
**TEXAS REGISTRATION NUMBER 6095**

REV#	DESCRIPTION	DATE	APPR
	HCFC D UNIT Q 128-00-00-E001 (ADLONG DITCH)		
	REGIONAL DETENTION AND CHANNEL IMPROVEMENTS FROM US 90 TO CONFLUENCE WITH CEDAR BAYOU		
	RIGHT-OF-WAY		
PREPARED: J.C.B.			
CHECKED: J.F.S.			
APPROVED: XXX			



SURVEYING, L.L.C.

TEXAS PROFESSIONAL LAND SURVEYORS  
TBPELS FIRM REGISTRATION  
NO. 10194442  
11111 KATY FREEWAY, SUITE 910  
HOUSTON, TX 77079  
TELE: 832-781-4697



**HARRIS COUNTY  
FLOOD  
CONTROL  
DISTRICT**

9900 Northwest Freeway  
Houston, Texas 77092

DATE: JANUARY 19, 2023

SCALE: 1" = 100'

SHEET NUMBER

**4 OF 4**

Being a 0.6169 acre (26,872 square feet) parcel of land located in the Meredith Duncan Survey, Abstract No. 17, located wholly in Harris County, Texas, being out of a tract formed by two (2) contiguous tracts, a called 4.7028 acres tract of land conveyed to Gilberto Flores by deed executed June 3, 2011, recorded under Harris County Clerk's File (H.C.C.F.) No. 20110274299 of the Official Public Records of Real Property of Harris County, Texas (O.P.R.R.P.H.C.T.), and a called 4.500 acres tract of land conveyed to Gilberto Flores by deed executed July 17, 2006, recorded under H.C.C.F. No. Z463515, O.P.R.R.P.H.C.T., and more particularly described as follows:

COMMENCING at a point from which a found 5/8 inch iron rod bears South 77° West, a distance of 0.6 feet, being in the East right-of-way of Adlong School Road (60 feet ROW), as recorded under H.C.C.F. No. L145001, O.P.R.R.P.H.C.T., being the Northwest corner of a called 9.9940 acres tract conveyed to Dianna B. Sobala, by deed executed March 19, 2007, recorded under H.C.C.F. No. 20070171929, O.P.R.R.P.H.C.T., having grid coordinates of Y=13,909,674.51, X=3,228,318.87, thence as follows:

North 76° 32' 02" East, along the East right-of-way line of said Adlong School Road, being the North line of said called 9.9940 acres tract, a distance of 25.00 feet to a found 5/8 inch iron rod, being the Southwest corner of said called 4.7028 acres tract, having Texas State Coordinate System, South Central Zone (4204), North American Datum of 1983 (NAD83), 2011 Adjustment, Epoch 2010 grid coordinates of Y=13,909,680.33 X=3,228,343.19, in U.S Survey feet, which may be converted to surface by multiplying for the Surface Combined Adjustment Factor of 1.00013000 (distances are in U.S. Survey feet and displayed in surface values), being the Southwest corner and POINT OF BEGINNING of the herein described parcel, thence as follows:

- 1) THENCE, North 12° 27' 59" West, continuing along the East right-of-way line of said Adlong School Road, being the West line of said called 4.7028 acres tract and the West line of said called 4.500 acres tract, a distance of 305.78 feet to a 5/8 inch iron rod with cap stamped "HCFCD" set in the existing Northeasterly right-of-way of Adlong Ditch, as recorded under Volume 1013, Page 585, Harris County Deed Records (H.C.D.R.), and being the North corner of herein described tract of land;
- 2) THENCE, South 43° 51' 42" East, departing the East right-of-way line of said Adlong School Road, being the West line of said called 4.500 acres tract, along the existing Northeasterly right-of-way line of said Adlong Ditch, over and across said called 4.500 acres tract and said called 4.7028 acres tract, a distance of 140.06 feet to a set 5/8 inch iron rod with cap stamped "HCFCD", being a corner of herein described tract of land;

PARCEL No. Q128-00-00-02-003.0  
HCFCD PID Q128-00-00-E001  
ADLONG DITCH

- 3) THENCE, South 40° 21' 22" East, continuing along the existing Northeasterly right-of-way line of said Adlong Ditch, over and across said called 4.7028 acres tract, a distance of 207.35 feet to a 5/8 inch iron rod with cap stamped "HCFCD" set in the common line between said called 4.7028 acres tract and said called 9.9940 acres tract, and being the Southeast corner of herein described tract of land;
- 4) THENCE, South 76° 32' 02" West, departing the existing Northeasterly right-of-way line of said Adlong Ditch, along the common line between said called 4.7028 acres tract and said called 9.9940 acres tract, a distance of 169.98 feet, returning to the POINT OF BEGINNING and containing 0.6169 acre (26,872 square feet) parcel.

**Notes:**

A parcel plat of even date was prepared in conjunction with this property description.

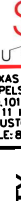
Field survey for this Land Title Survey, Category 1A, Condition 3, was performed in May through June, 2022.



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Jesus F. Sosa  
Registered Professional Land Surveyor No. 6095  
SOLAR SURVEYING, LLC - TBPELS Firm No. 10194442  
11111 Katy Fwy , Suite 910  
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Tele: (832) 781-4697

REV#	DESCRIPTION	DATE	APPROVED
	HCFC UNIT Q 128-00-00-E001 (ADLONG DITCH)		
	REGIONAL DETENTION AND CHANNEL IMPROVEMENTS FROM US 90 TO CONFLUENCE WITH CEDAR BAYOU		
	RIGHT-OF-WAY		
PREPARED: J.C.B.			
CHECKED: J.F.S.			
APPROVED: XXX			



**SOLAR**  
SURVEYING, LLC

Texas Professional Land Surveyors  
TBPELS Firm Registration  
No. 10194443  
11111 Katy Freeway, Suite 910  
Houston, TX 77079  
Tel: 832-781-4697



**HARRIS COUNTY  
FLOOD CONTROL DISTRICT**

9900 Northwest Freeway  
Houston, Texas 77092

DATE: JANUARY 19, 2023  
  
 SCALE: 1" = 50'  
  
 SHEET NUMBER  
3 OF 3

Being a 5.612 acres (244,453 square feet) parcel of land located in the Juliana Malley Survey, Abstract No. 48, located wholly in Harris County, Texas, being out of a called 18.051 acres tract conveyed to Eugene Garate and Noe R. Sanchez by deed executed July 1, 2014, recorded under Harris County Clerk's File (H.C.C.F.) No. 20140333184 of the Official Public Records of Real Property of Harris County, Texas (O.P.R.R.P.H.C.T.), and more particularly described as follows:

COMMENCING at a point from which a found 3/4 inch iron rod (disturbed) bears South 63° East, a distance of 0.9 feet, for the Northeast corner of said called 18.051 acres tract, being the Northwest corner of a called 150.00 acres tract of land conveyed to Bay Area Shooting Club, Inc., by deed recorded under H.C.C.F. No. X408714, O.P.R.R.P.H.C.T., and being in the South line of a called 19.717 acres tract of land conveyed to David Ralph McClellan, as Trustee of the McClellan Family Trust, by deed recorded under H.C.C.F. No. RP-2017-295533, O.P.R.R.P.H.C.T., having grid coordinates of Y=13,907,723.16, X=3,232,455.77, thence as follows:

South 13° 12' 21" East, along the common line between said called 18.051 acres tract and said called 150.00 acres tract, a distance of 864.45 feet to a 5/8 inch iron rod with cap stamped "HCFCD" set in the proposed Northeasterly right-of-way line of Adlong Ditch, , having Texas State Coordinate System, South Central Zone (4204), North American Datum of 1983 (NAD83), 2011 Adjustment, Epoch 2010 grid coordinates of Y=13,906,881.68, X=3,232,653.23, in U.S Survey feet, which may be converted to surface by multiplying for the Surface Combined Adjustment Factor of 1.00013000 (distances are in U.S. Survey feet and displayed in surface values), being a corner and the POINT OF BEGINNING of the herein described parcel, thence as follows:

- 1) THENCE, South 13° 12' 21" East, continuing along the common line between said called 18.051 acres tract and said called 150.00 acres tract, a distance of 512.48 feet to a 5/8 inch iron rod with cap stamped "HCFCD" set point in the proposed Southwesterly right-of-way line of said Adlong Ditch, and being a corner of herein described tract of land;
- 2) THENCE, North 36° 52' 46" West, along the proposed Southwesterly right-of-way line of said Adlong Ditch, over and across said called 18.051 acres tract, a distance of 152.74 feet to a set 5/8 inch iron rod with cap stamped "HCFCD", and being a corner of herein described tract of land;
- 3) THENCE, North 36° 44' 21" West, continuing along the proposed Southwesterly right-of-way line of said Adlong Ditch, over and across said called 18.051 acres tract, a distance of 342.50 feet to a set 5/8 inch iron rod with cap stamped "HCFCD", and being a corner of herein described tract of land;



- 4) THENCE, North 39° 33' 50" West, continuing along the proposed Southwesterly right-of-way line of said Adlong Ditch, over and across said called 18.051 acres tract, a distance of 123.47 feet to a set 5/8 inch iron rod with cap stamped "HCFCD", and being a corner of herein described tract of land;
- 5) THENCE, North 33° 07' 02" West, continuing along the proposed Southwesterly right-of-way line of said Adlong Ditch, over and across said called 18.051 acres tract, a distance of 38.08 feet to a point in the common line between said called 18.051 acres tract and a called 15.283 acres tract of land conveyed to Marcelo Hernandez Garcia, by deeds recorded under H.C.C.F. No's. 20140522069 and 20140189661, O.P.R.R.P.H.C.T., and being a corner of herein described tract of land;
- 6) THENCE, North 13° 10' 56" West, along the common line between said called 18.051 acres and said called 15.283 acres tract, a distance of 129.30 feet to a point from which a found 5/8 inch iron rod with cap bears South 80° 31' 45" East, a distance of 11.6 feet, and being a corner of herein described tract of land;
- 7) THENCE, North 33° 52' 11" West, continuing along the common line between said called 18.051 acres and said called 15.283 acres tract, a distance of 172.94 feet to a found 5/8 inch iron rod with cap, and being a corner of herein described tract of land;
- 8) THENCE, North 19° 07' 11" West, continuing along the common line between said called 18.051 acres and said called 15.283 acres tract, a distance of 267.82 feet to a point from which a found 5/8 inch iron rod with cap bears South 15° West, a distance of 0.4 feet, and being a corner of herein described tract of land;
- 9) THENCE, North 69° 46' 50" West, continuing along the common line between said called 18.051 acres and said called 15.283 acres tract, a distance of 47.71 feet to a point from which a found 5/8 inch iron rod with cap bears South 38° West, a distance of 0.6 feet, and being a corner of herein described tract of land;
- 10) THENCE, South 89° 26' 49" West, continuing along the common line between said called 18.051 acres and said called 15.283 acres tract, a distance of 263.73 feet to a point in the common line between said called 18.051 acres tract and a called 10 acres tract of land conveyed to Joanne L. Gullberg Stoudenmier, by deed recorded under H.C.C.F. No. 20100443758, O.P.R.R.P.H.C.T., being a corner of said called 18.051 acres tract, being the Northwest corner of said called 15.283 acres tract, and being a corner of herein described tract of land;

- 11) THENCE, North 13° 10' 56" West, along the common line between said called 18.051 acres tract and said called 10 acres tract, a distance of 134.34 feet to a point in the South line of aforesaid called 19.717 acres tract, being the Northeast corner of said called 10 acres tract, being the Northwest corner of said called 18.051 acres tract, and being the Northwest corner of herein described tract of land;
- 12) THENCE, North 76° 44' 03" East, along the common line between said called 18.051 acres tract and said called 19.717 acres tract, a distance of 88.82 feet to a point in the proposed Northeasterly right-of-way line of said Adlong Ditch, and being a corner of herein described tract of land;
- 13) THENCE, South 88° 40' 02" East, along the proposed Northeasterly right-of-way line of said Adlong Ditch, over and across said called 18.051 acres tract, a distance of 66.15 feet to a set 5/8 inch iron rod with cap stamped "HCFCD", and being a corner of herein described tract of land;
- 14) THENCE, North 89° 34' 58" East, continuing along the proposed Northeasterly right-of-way line of said Adlong Ditch, over and across said called 18.051 acres tract, a distance of 302.10 feet to a set 5/8 inch iron rod with cap stamped "HCFCD", and being the Northeast corner of herein described tract of land;
- 15) THENCE, South 18° 22' 02" East, continuing along the proposed Northeasterly right-of-way line of said Adlong Ditch, over and across said called 18.051 acres tract, a distance of 329.73 feet to a set 5/8 inch iron rod with cap stamped "HCFCD", and being a corner of herein described tract of land;
- 16) THENCE, South 33° 07' 02" East, continuing along the proposed Northeasterly right-of-way line of said Adlong Ditch, over and across said called 18.051 acres tract, a distance of 325.29 feet to a set 5/8 inch iron rod with cap stamped "HCFCD", and being a corner of herein described tract of land;
- 17) THENCE, South 36° 44' 02" East, continuing along the proposed Northeasterly right-of-way line of said Adlong Ditch, over and across said called 18.051 acres tract, a distance of 159.40 feet, returning to the POINT OF BEGINNING and containing 5.612 acres (244,453 square feet) parcel.

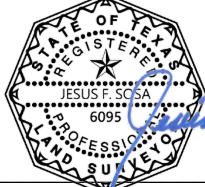


PARCEL No. Q128-00-00-02-004.0  
HCFCID PID Q128-00-00-E001  
ADLONG DITCH

**Notes:**

A parcel plat of even date was prepared in conjunction with this property description.

Field survey for this Land Title Survey, Category 1A, Condition 3, was performed in May through June, 2022.



01-17-2023

---

Jesus F. Sosa

Registered Professional Land Surveyor No. 6095

SOLAR SURVEYING, LLC - TBPELS Firm No. 10194442

11111 Katy Fwy , Suite 910

Houston, Texas 77079

Tele: (832) 781-4697

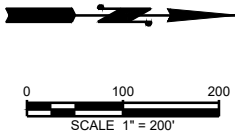
JULIANA MALLEY SURVEY,  
ABSTRACT No. 48

PARCEL NO. —  
Q128-00-00-02-004.0

PARENT TRACT INSET  
N.T.S.

EASEMENT CHART:

- 1 30 FT WIDE PIPELINE ESMT.  
INDUSTRIAL GAS SUPPLY CORPORATION  
VOL. 3495, PG. 723 H.C.D.R.  
VOL. 3519, PG. 377 H.C.D.R.  
APRIL 4, 1958
- 2 50 FT WIDE PIPELINE ESMT.  
INDUSTRIAL GAS SUPPLY CORPORATION  
VOL. 3478, PG. 478 H.C.D.R.  
OCTOBER 15, 1957
- 3 CALLED 1.641 AC DRAINAGE ESMT.  
HARRIS COUNTY FLOOD  
CONTROL DISTRICT  
VOL. 3607, PG. 533 H.C.D.R.  
SEPTEMBER 15, 1958



## NOTES

1. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983 (NAD83), 2011 ADJUSTMENT, EPOCH 2010. THE HORIZONTAL DATA COLLECTION FOR CONTROLS WAS WITH GPS AND CONVENTIONAL METHODS.
2. ALL COORDINATES AND DISTANCES ARE U.S. SURVEY FEET, COORDINATES ARE DISPLAYED IN GRID VALUES AND MAY BE CONVERTED TO SURFACE BY MULTIPLYING THE SURFACE COMBINED ADJUSTMENT FACTOR OF 1.00013000. DISTANCES ARE DISPLAYED IN SURFACE VALUES.
3. SURVEYOR HAS RELIED UPON ABSTRACTOR'S CERTIFICATE ISSUED BY ABSTRACT SERVICES OF HOUSTON, GF NUMBER 7910-21-2375, DATED JULY 2, 2021 WITH REGARD TO OWNERSHIP, VOLUNTARY PROPERTY LIENS, EASEMENTS AND RESTRICTIONS AFFECTING SUBJECT TRACT. THERE MAY BE ENCUMBRANCES NOT SHOWN.
  - A. RESTRICTIONS: NONE OF RECORD
  - B. EASEMENTS: AS SHOWN ON MAP
  - C. PROPERTY LIENS: NONE OF RECORD
4. SUBJECT TRACT CLASSIFIED WITHIN FLOODZONE "AE" FLOODWAY AND LIES WITHIN FEMA FIRM 48201C0545L (06/18/2007), BASE FLOOD ELEVATIONS SHOWN.

## LEGEND

- FOUND CORNER AS NOTED  
 ● SET 5/8"x24" IR W/ "H.C.F.C.D." CAP  
 ▲ AS NOTED
- X — BARBED WIRE FENCE  
 — // — HOGWIRE FENCE  
 — □ — CHAIN LINK FENCE  
 — — EASEMENT LINE  
 ▴ TOP OF BANK

## ABBREVIATIONS

- |                  |   |
|------------------|---|
| O.P.R.R.P.H.C.T. | - OFFICIAL PUBLIC RECORDS OF REAL<br>PROPERTY OF HARRIS COUNTY, TEXAS |
| H.C.D.R.         | - HARRIS COUNTY DEED RECORDS  |
| P.O.C.           | - POINT OF COMMENCING   |
| P.O.B.           | - POINT OF BEGINNING  |
| F.N.D.           | - FOUND   |
| ROW              | - RIGHT-OF-WAY  |
| BRS              | - BEARS   |
| I.R.             | - IRON ROD  |
| I.P.             | - IRON PIPE   |
| S.F.             | - SQUARE FEET   |
| C.F.             | - CLERK'S FILE  |
| ℙ                | - PROPERTY LINE   |

**LAND TITLE SURVEY**  
PARCEL NO.  
Q128-00-00-02-004.0

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND ON MAY - JUNE, 2022, THAT THIS DRAWING CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THIS SURVEY SUBSTANTIALLY COMPLIES TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A CONDITION 3, LAND TITLE SURVEY



DATE: JANUARY 17, 2023

JESUS F. SOSA  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NUMBER 6095

PROPOSED LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 13°12'21" E	512.48'
L2	N 36°52'46" W	152.74'
L3	N 36°44'21" W	342.50'
L4	N 39°33'50" W	123.47'
L5	N 33°07'02" W	38.08'
L6	N 13°10'56" W	129.30'
L7	N 33°52'11" W	172.94'
L8	N 19°07'11" W	267.82'
L9	N 69°46'50" W	47.71'
L10	S 89°26'49" W	263.73'
L11	N 13°10'56" W	134.34'
L12	N 76°44'03" E	88.82'
L13	S 88°40'02" E	66.15'
L14	N 89°34'58" E	302.10'
L15	S 18°22'02" E	329.73'
L16	S 33°07'02" E	325.29'
L17	S 36°44'02" E	159.40'

APPROX. FLOODPLAIN AREA (ACRES)

ZONE AE FLOODWAY (WITHIN PARCEL)	5.612
TOTAL	5.612

CALLED 18.051 AC TRACT  
 EUGENE GARATE AND  
 NOE R. SANCHEZ  
 C.F. 20140333184  
 O.P.R.R.P.H.C.T.  
 JULY 1, 2014

**POB**

SET 5/8" IR  
W/"HCFCD" CAP  
Y=13,906,881.68  
X=3,232,653.23

CALLED 150.00 AC TRACT (TRACT II)  
 BAY AREA SHOOTING CLUB, INC.  
 C.F. X408714  
 O.P.R.R.P.H.C.T.  
 FEBRUARY 12, 2004

EXISTING STATE OF TEXAS  
EASEMENT AREA WITHIN PARCEL IS  
3.142 ACRES (136,847 S.F.)

EXISTING	TAKING	REMAINING
18.051 AC (CALLED)	5.612 AC 244,453 S.F.	12.439 AC

REV#	DESCRIPTION	DATE	APPR
	HCFC UNIT Q 128-00-00-E001 (ADLONG DITCH)		
	REGIONAL DETENTION AND CHANNEL IMPROVEMENTS FROM US 90 TO CONFLUENCE WITH CEDAR BAYOU		
	RIGHT-OF-WAY		
<p>PREPARED: J.C.B.</p> <p>CHECKED: J.F.S.</p> <p>APPROVED: XXX</p>			
<p><b>SOLAR</b> SURVEYING, L.L.C.</p> <p>TEXAS PROFESSIONAL LAND SURVEYORS TBPELS FIRM REGISTRATION NO.10194442 11111 KATY FREEWAY, SUITE 910 HOUSTON, TX 77079 TELE: 832-781-4697</p>			
<p><b>HARRIS COUNTY FLOOD CONTROL DISTRICT</b></p> <p>9900 Northwest Freeway Houston, Texas 77092</p>			
<p>DATE: JANUARY 17, 2023</p> <p>SCALE: 1" = 200'</p>			
<p>SHEET NUMBER</p> <p>5 OF 5</p>			

Being a 0.7998 acre (34,838 square feet) parcel of land located in the Juliana Malley Survey, Abstract No. 48, located wholly in Harris County, Texas, being out of a called 15.283 acres tract conveyed to Marcelo Hernandez Garcia by deed executed November 19, 2014, recorded under Harris County Clerk's File (H.C.C.F.) No. 20140522069 of the Official Public Records of Real Property of Harris County, Texas (O.P.R.R.P.H.C.T.), and from Dorothy L. Kasmiersky by deed executed April 14, 2014, recorded under Harris County Clerk's File (H.C.C.F.) No. 20140189661, O.P.R.R.P.H.C.T., and more particularly described as follows:

COMMENCING at a found 1/2 inch iron rod with cap for the Westerly Southwest corner of said called 15.283 acres tract, being the Northwest corner of a called 5.815 acres tract of land conveyed to Sarbelio Parada, by deeds recorded under H.C.C.F. No's. 20140522106 and 20140189661, O.P.R.R.P.H.C.T., and being in the West line of the residue of a called 13.000 acres tract of land conveyed to Ramsey Humphrey by deed recorded under H.C.C.F. No. S120234, O.P.R.R.P.H.C.T., having grid coordinates of Y=13,906,265.95, X=3,232,128.00, thence as follows:

North 13° 10' 56" West, along the West line between said called 15.283 acres tract, a distance of 1,170.15 feet to a 5/8 inch iron rod with cap stamped "HCFCD" set in the proposed Southwesterly right-of-way line of Adlong Ditch, being in the East line of a called 2 acres tract of land conveyed to Joanne L. Gullberg Stoudenmier, by deed recorded under H.C.C.F. No. 20100443758, O.P.R.R.P.H.C.T, having Texas State Coordinate System, South Central Zone (4204), North American Datum of 1983 (NAD83), 2011 Adjustment, Epoch 2010 grid coordinates of Y=13,907,405.12, X=3,231,861.18, in U.S Survey feet, which may be converted to surface by multiplying for the Surface Combined Adjustment Factor of 1.00013000 (distances are in U.S. Survey feet and displayed in surface values), being a corner and the POINT OF BEGINNING of the herein described parcel, thence as follows:

- 1) THENCE, North 13° 10' 56" West, continuing along the common line between said called 15.283 acres tract and said called 2 acres tract, then the common line between said called 15.283 acres tract and a called 10 acres tract of land conveyed to Joanne L. Gullberg Stoudenmier, by deed recorded under H.C.C.F. No. 20100443758, O.P.R.R.P.H.C.T, a distance of 38.79 feet to a point in the common line between said called 15.283 acres tract and a called 18.051 acres tract of land conveyed to Eugene Garate and Noe R. Sanchez, by deed recorded under H.C.C.F. No. 20140333184, O.P.R.R.P.H.C.T, being the Northwest corner of said called 15.283 acres tract, and being the Northwest corner of herein described tract of land;

- 2) THENCE, North 89° 26' 49" East, along the common line between said called 15.283 acres tract and said called 18.051 acres tract, a distance of 263.73 feet to a point from which a found 5/8 inch iron rod with cap bears South 38° West, a distance of 0.6 feet, and being a corner of herein described tract of land;
- 3) THENCE, South 69° 46' 50" East, continuing along the common line between said called 15.283 acres tract and said called 18.051 acres tract, a distance of 47.71 feet to a point from which a found 5/8 inch iron rod with cap bears South 15° West, a distance of 0.4 feet, and being a corner of herein described tract of land;
- 4) THENCE, South 19° 07' 11" East, continuing along the common line between said called 15.283 acres tract and said called 18.051 acres tract, a distance of 267.82 feet to a found 5/8 inch iron rod with cap, and being a corner of herein described tract of land;
- 5) THENCE, South 33° 52' 11" East, continuing along the common line between said called 15.283 acres tract and said called 18.051 acres tract, a distance of 172.94 feet to a point from which a found 5/8 inch iron rod with cap bears South 80° 31' 45" East, a distance of 11.6 feet, and being a corner of herein described tract of land;
- 6) THENCE, South 13° 10' 56" East, continuing along the common line between said called 15.283 acres tract and said called 18.051 acres tract, a distance of 129.30 feet to a point in the proposed Southwesterly right-of-way line of said Adlong Ditch, and being the Southerly corner of herein described tract of land;
- 7) THENCE, North 33° 07' 02" West, along the proposed Southwesterly right-of-way line of said Adlong Ditch, over and across said called 15.283 acres tract, a distance of 338.39 feet to a set 5/8 inch iron rod with cap stamped "HCFCD, and being the Southerly corner of herein described tract of land;
- 8) THENCE, North 18° 22' 02" West, continuing along the proposed Southwesterly right-of-way line of said Adlong Ditch, over and across said called 15.283 acres tract, a distance of 225.22 feet to a set 5/8 inch iron rod with cap stamped "HCFCD, and being a corner of herein described tract of land;
- 9) THENCE, South 89° 34' 58" West, continuing along the proposed Southwesterly right-of-way line of said Adlong Ditch, over and across said called 15.283 acres tract, a distance of 145.81 feet to a set 5/8 inch iron rod with cap stamped "HCFCD, and being a corner of herein described tract of land;

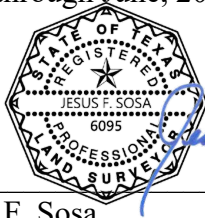
PARCEL No. Q128-00-00-02-005.0  
HCFCD PID Q128-00-00-E001  
ADLONG DITCH

10) THENCE, North 88° 40' 02" West, continuing along the proposed Southwesterly right-of-way line of said Adlong Ditch, over and across said called 15.283 acres tract, a distance of 111.61 feet, returning to the POINT OF BEGINNING and containing 0.7998 acre (34,838 square feet) parcel.

**Notes:**

A parcel plat of even date was prepared in conjunction with this property description.

Field survey for this Land Title Survey, Category 1A, Condition 3, was performed in May through June, 2022.



01-17-2023

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Jesus F. Sosa

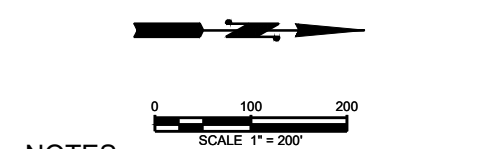
Registered Professional Land Surveyor No. 6095

SOLAR SURVEYING, LLC - TBPELS Firm No. 10194442

11111 Katy Fwy , Suite 910

Houston, Texas 77079

Tele: (832) 781-4697



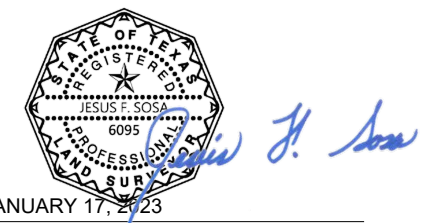
# NOTES

1. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983 (NAD83), 2011 ADJUSTMENT, EPOCH 2010. THE HORIZONTAL DATA COLLECTION FOR CONTROLS WAS WITH GPS AND CONVENTIONAL METHODS.
2. ALL COORDINATES AND DISTANCES ARE U.S. SURVEY FEET, COORDINATES ARE DISPLAYED IN GRID VALUES AND MAY BE CONVERTED TO SURFACE BY MULTIPLYING THE SURFACE COMBINED ADJUSTMENT FACTOR OF 1.00013000. DISTANCES ARE DISPLAYED IN SURFACE VALUES.
3. SURVEYOR HAS RELIED UPON ABSTRACTOR'S CERTIFICATE ISSUED BY ABSTRACT SERVICES OF HOUSTON, GF NUMBER 7910-21-2376, DATED JULY 2, 2021 WITH REGARD TO OWNERSHIP, VOLUNTARY PROPERTY LIENS, EASEMENTS AND RESTRICTIONS AFFECTING SUBJECT TRACT. THERE MAY BE ENCUMBRANCES NOT SHOWN.
  - A. RESTRICTIONS: NONE OF RECORD
  - B. EASEMENTS: AS SHOWN ON MAP
  - C. PROPERTY LIENS: NONE OF RECORD
4. SUBJECT TRACT CLASSIFIED WITHIN FLOODZONE "AE" FLOODWAY AND LIES WITHIN FEMA FIRM 48201C 00545L (06/18/2007), BASE FLOOD ELEVATIONS SHOWN.

○ FOUND CORNER AS NOTED  
 ● SET 5/8"x24" IR W/ "H.C.F.C.D." CAP  
 ▲ AS NOTED  
 — X — BARBED WIRE FENCE  
 — // — HOGWIRE FENCE  
 — □ — □ — CHAIN LINK FENCE  
 — — — EASEMENT LINE  
 — — — TOP OF BANK


O.P.R.R.P.H.C.T.	- OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS
H.C.D.R.	- HARRIS COUNTY DEED RECORDS
P.O.C.	- POINT OF COMMENCING
P.O.B.	- POINT OF BEGINNING
FND.	- FOUND
ROW	- RIGHT-OF-WAY
BRS	- BEARS
I.R.	- IRON ROD
I.P.	- IRON PIPE
S.F.	- SQUARE FEET
C.F.	- CLERK'S FILE
ℙ	- PROPERTY LINE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND ON MAY - JUNE, 2022, THAT THIS DRAWING CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THIS SURVEY SUBSTANTIALLY COMPLIES TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A CONDITION 3, LAND TITLE SURVEY




DATE: JANUARY 17, 2023  
JESUS F. SOSA  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NUMBER 6095

	REV#	DESCRIPTION	DATE	APPR.
HCFCD UNIT Q 128-00-00-E001 (ADLONG DITCH)				
REGIONAL DETENTION AND CHANNEL IMPROVEMENTS FROM US 90 TO CONFLUENCE WITH CEDAR BAYOU				
RIGHT-OF-WAY				
PREPARED: J.C.B.				
CHECKED: J.F.S.				
APPROVED: XXX				



SOLAR  
SURVEYING, L.L.C.  
TEXAS PROFESSIONAL LAND SURVEYORS  
TBPELS FIRM REGISTRATION NO. 10194442  
11111 KATY FREEWAY, SUITE 910 HOUSTON, TX 77079  
TELE: 832-781-4697



# HARRIS COUNTY FLOOD CONTROL DISTRICT

9900 Northwest Freeway  
Houston, Texas 77092

DATE: JANUARY 17, 2023
SCALE: 1" = 200'

SHEET NUMBER
4 OF 4

- 1 30 FT WIDE PIPELINE ESMT.  
INDUSTRIAL GAS SUPPLY CORPORATION  
VOL. 3495, PG. 723 H.C.D.R.  
VOL. 3519, PG. 377 H.C.D.R.  
APRIL 4, 1958
- 2 50 FT WIDE PIPELINE ESMT.  
INDUSTRIAL GAS SUPPLY CORPORATION  
VOL. 3478, PG. 478 H.C.D.R.  
OCTOBER 15, 1957
- 3 CALLED 1.641 AC DRAINAGE ESMT.  
HARRIS COUNTY FLOOD  
CONTROL DISTRICT  
VOL. 3607, PG. 533 H.C.D.R.  
SEPTEMBER 15, 1958

APPROX. FLOODPLAIN AREA (ACRES)	
ZONE AE FLOODWAY (WITHIN PARCEL)	0.7998
TOTAL	0.7998

LINE	BEARING	DISTANCE
L1	N 13°10'56" W	38.79'
L2	N 89°26'49" E	263.73'
L3	S 69°46'50" E	47.71'
L4	S 19°07'11" E	267.82'
L5	S 33°52'11" E	172.94'
L6	S 13°10'56" E	129.30'
L7	N 33°07'02" W	338.39'
L8	N 18°22'02" W	225.22'
L9	S 89°34'58" W	145.81'
L10	N 88°40'02" W	111.61'

EXISTING STATE OF TEXAS  
EASEMENT AREA WITHIN PARCEL IS  
0.0161 ACRE (700 S.F.)

EXISTING	TAKING	REMAINING
15.283 AC (CALLED)	0.7998 AC 34,838 S.F.	14.4832 AC



Being a 0.3018 acre (13,148 square feet) parcel of land located in the Juliana Malley Survey, Abstract No. 48, located wholly in Harris County, Texas, being out of a called 19.717 acres tract conveyed to David Ralph McClellan, as Trustee of the McClellan Family Trust by deed executed May 12, 2017, recorded under Harris County Clerk's File (H.C.C.F.) No. RP-2017-295533 of the Official Public Records of Real Property of Harris County, Texas (O.P.R.R.P.H.C.T.), and more particularly described as follows:

COMMENCING at a point from which a found 5/8 inch iron rod bears North 06° East, a distance of 0.4 feet, being on the South right-of-way line of New Road (60 feet ROW), as recorded under H.C.C.F. No's. B398745, O.P.R.R.P.H.C.T., being the Northwest corner of said called 19.717 acres tract, being the Northeast corner of a called 20.9866 acres tract of land conveyed to Joanne L. Gullberg Stoudenmier, by deed recorded under H.C.C.F. No. 20100443758, O.P.R.R.P.H.C.T, having grid coordinates of Y=13,908,324.83, X=3,231,412.34, thence as follows:

South 12° 26' 03" East, departing the South right-of-way line of said New Road, along the common line between said called 19.717 acres tract and said called 20.9866 acres tract, a distance of 746.29 feet to a 5/8 inch iron rod with cap stamped "HCFCD" set in the proposed Northeasterly right-of-way line of Adlong Ditch from which a found 3/8 inch iron rod bears South 11° 22' 54" East, a distance of 49.2 feet, , having Texas State Coordinate System, South Central Zone (4204), North American Datum of 1983 (NAD83), 2011 Adjustment, Epoch 2010 grid coordinates of Y=13,907,596.14, X=3,231,573.01, in U.S Survey feet, which may be converted to surface by multiplying for the Surface Combined Adjustment Factor of 1.00013000 (distances are in U.S. Survey feet and displayed in surface values), being the Northerly corner and the POINT OF BEGINNING of the herein described parcel, thence as follows:

- 1) THENCE, South 89° 53' 51" East, along the proposed Northeasterly right-of-way line of said Adlong Ditch, aver and across said called 19.717 acres tract, a distance of 265.76 feet to a set 5/8 inch iron rod with cap stamped "HCFCD", and being a corner of herein described tract of land;
- 2) THENCE, South 88° 40' 02" East, continuing along the proposed Northeasterly right-of-way line of said Adlong Ditch, aver and across said called 19.717 acres tract, a distance of 69.44 feet to a point in the common line between said called 19.717 acres tract and a called 18.051 acres tract of land conveyed to Eugene Garate and Noe R. Sanchez, by deed recorded under H.C.C.F. No. 20140333184, O.P.R.R.P.H.C.T., and being the Easterly corner of herein described tract of land;

PARCEL No. Q128-00-00-02-006.0  
HCFCD PID Q128-00-00-E001  
ADLONG DITCH

- 3) THENCE, South 76° 44' 03" West, along the common line between said called 19.717 acres tract and said called 18.051 acres tract, a distance of 88.82 feet to a point for the Northwest corner of said called 18.051 acres tract, being the Northeast corner of a called 10 acres tract conveyed to Joanne L. Gullberg Stoudenmier, by deed recorded under H.C.C.F. No. 20100443758, O.P.R.R.P.H.C.T., and being a corner of herein described tract of land;
- 4) THENCE, South 76° 38' 30" West, along the common line between said called 19.717 acres tract and said called 10 acres tract, a distance of 238.09 feet to a point for the Southwest corner of said called 19.717 acres tract, being the Southeast corner of said called 20.9866 acres tract, and being the Southwest corner of herein described tract of land;
- 5) THENCE, North 12° 26' 03" West, along the common line between said called 19.717 acres tract and said called 20.9866 acres tract, a distance of 79.34 feet, returning to the POINT OF BEGINNING and containing 0.3018 acre (13,148 square feet) parcel.

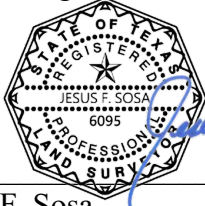


PARCEL No. Q128-00-00-02-006.0  
HCFCD PID Q128-00-00-E001  
ADLONG DITCH

**Notes:**

A parcel plat of even date was prepared in conjunction with this property description.

Field survey for this Land Title Survey, Category 1A, Condition 3, was performed in May through June, 2022.



01-17-2023

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Jesus F. Sosa

Registered Professional Land Surveyor No. 6095

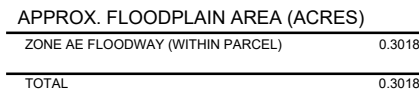
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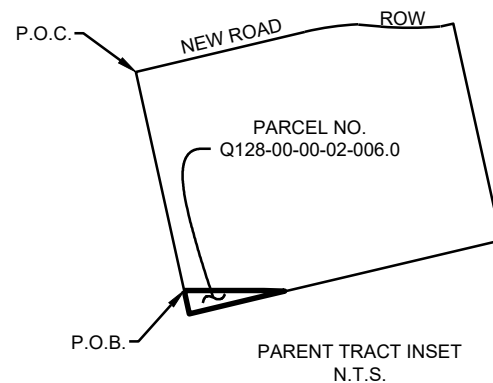
1 CALLED 1.641 AC DRAINAGE ESMT.  
HARRIS COUNTY FLOOD  
CONTROL DISTRICT  
VOL. 3607, PG. 533 H.C.D.R.  
SEPTEMBER 15, 1958



LINE	BEARING	DISTANCE
L1	S 89°53'51" E	265.76'
L2	S 88°40'02" E	69.44'
L3	S 76°44'03" W	88.82'
L4	S 76°38'30" W	238.09'
L5	N 12°26'03" W	79.34'

EXISTING	TAKING	REMAINING
19.717 AC (CALLED)	0.3018 AC 13,148 S.F.	19.4152 AC

EXISTING STATE OF TEXAS  
EASEMENT AREA WITHIN PARCEL IS  
0.0348 ACRE (1,515 S.F.)



JULIANA MALLEY SURVEY,  
ABSTRACT No. 48

**PARCEL NO.**  
**Q128-00-00-02-006.0**  
**0.3018 AC**  
**(13,148 S.F.)**

CALLED 19.717 AC TRACT (TRACT TWO)  
 DAVID RALPH McCLELLAN,  
 TRUSTEE OF THE  
 McCLELLAN FAMILY TRUST  
 C.F. RP-2017-295533  
 O.P.R.R.H.C.T.  
 MAY 12, 2017

## NOTES

1. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983 (NAD83), 2011 ADJUSTMENT, EPOCH 2010, THE HORIZONTAL DATA COLLECTION FOR CONTROLS WAS WITH GPS AND CONVENTIONAL METHODS.
2. ALL COORDINATES AND DISTANCES ARE U.S. SURVEY FEET, COORDINATES ARE DISPLAYED IN GRID VALUES AND MAY BE CONVERTED TO SURFACE BY MULTIPLYING THE SURFACE COMBINED ADJUSTMENT FACTOR OF 1.00013000. DISTANCES ARE DISPLAYED IN SURFACE VALUES.
3. SURVEYOR HAS RELIED UPON ABSTRACTOR'S CERTIFICATE ISSUED BY ABSTRACT SERVICES OF HOUSTON, GF NUMBER 7910-21-2370, DATED JUNE 30, 2021 WITH REGARD TO OWNERSHIP, VOLUNTARY PROPERTY LIENS, EASEMENTS AND RESTRICTIONS AFFECTING SUBJECT TRACT. THERE MAY BE ENCUMBRANCES NOT SHOWN.
  - A. RESTRICTIONS: NONE OF RECORD
  - B. EASEMENTS: AS SHOWN ON MAP
  - C. PROPERTY LIENS: NONE OF RECORD
4. SUBJECT TRACT CLASSIFIED WITHIN FLOODZONE "AE" FLOODWAY AND LIES WITHIN FEMA FIRM 48201C0545L (06/18/2007). BASE FLOOD ELEVATIONS SHOWN.

○ FOUND CORNER AS NOTED  
 ● SET 5/8"X24" IR W/ "H.C.F.C.D." CAP  
 ▲ AS NOTED

— X — BARBED WIRE FENCE  
 — // — HOGWIRE FENCE  
 — □ — □ — CHAIN LINK FENCE  
 — ■ — ■ — EASEMENT LINE  
 — ▼ ▼ ▼ — TOP OF BANK

O.P.R.P.H.C.T.	- OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS
H.C.D.R.	- HARRIS COUNTY DEED RECORDS
P.O.C.	- POINT OF COMMENCING
P.O.B.	- POINT OF BEGINNING
FND.	- FOUND
ROW	- RIGHT-OF-WAY
BRS	- BEARS
I.R.	- IRON ROD
I.P.	- IRON PIPE
S.F.	- SQUARE FEET
C.F.	- CLERK'S FILE
R	- PROPERTY LINE

PARCEL NO.  
Q128-00-00-02-006.0

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND ON MAY - JUNE, 2022, THAT THIS DRAWING CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THIS SURVEY SUBSTANTIALLY COMPLIES TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A CONDITION 3, LAND TITLE SURVEY




DATE: JANUARY 17, 2023

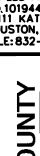
JESUS F. SOSA  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NUMBER 6095

REV#	DESCRIPTION	DATE	APPR
	HCFC UNIT Q 128-00-00-E001 (ADLONG DITCH)		
	REGIONAL DETENTION AND CHANNEL IMPROVEMENTS FROM US 90 TO CONFLUENCE WITH CEDAR BAYOU		
	RIGHT-OF-WAY		

PREPARED: J.C.B.	CHECKED: J.F.S.	APPROVED: XXX
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**SOLAR**  
 SURVEYING, L.L.C.  
 TEXAS PROFESSIONAL LAND SURVEYOR  
 TBPBLS FIRM REGISTRATION  
 NO.10194442  
 11111 KATY FREEWAY, SUITE 910  
 HOUSTON, TX 77079  
 TELE: 832-781-4697



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

DATE: JANUARY 17, 202

SCALE: 1" = 50'

SHEET NUMBER

4 OF 4

PARCEL No. Q128-00-00-02-007.0  
HCFCD PID Q128-00-00-E001  
ADLONG DITCH

Being a 7.191 acres (313,239 square feet) parcel of land located in the Juliana Malley Survey, Abstract No. 48, located wholly in Harris County, Texas, being out of a called 150.00 acres tract conveyed to Bay Area Shooting Club, Inc. by deed executed February 12, 2004, recorded under Harris County Clerk's File (H.C.C.F.) No. X408714 of the Official Public Records of Real Property of Harris County, Texas (O.P.R.R.P.H.C.T.), and more particularly described as follows:

COMMENCING at a point from which a found 3/4 inch iron rod (disturbed) bears South 63° East, a distance of 0.9 feet, for the Northwest corner of said called 150.00 acres tract, being the Northeast corner of a called 18.051 acres tract of land conveyed to Eugene Garate and Noe R. Sanchez, by deed recorded under H.C.C.F. No. 20140333184, O.P.R.R.P.H.C.T., and being in the South line of a called 19.717 acres tract of land conveyed to David Ralph McClellan, as Trustee of the McClellan Family Trust, by deed recorded under H.C.C.F. No. RP-2017-295533, O.P.R.R.P.H.C.T., having grid coordinates of Y=13,907,723.16, X=3,232,455.77, thence as follows:

South 13° 12' 21" East, along the common line between said called 150.00 acres tract and said called 18.051 acres tract, a distance of 864.45 feet to a 5/8 inch iron rod with cap stamped "HCFCD" set in the proposed Northeasterly right-of-way line of Adlong Ditch, having Texas State Coordinate System, South Central Zone (4204), North American Datum of 1983 (NAD83), 2011 Adjustment, Epoch 2010 grid coordinates of Y=13,906,881.68, X=3,232,653.23, in U.S. Survey feet, which may be converted to surface by multiplying for the Surface Combined Adjustment Factor of 1.00013000 (distances are in U.S. Survey feet and displayed in surface values), being the Northernmost corner and the POINT OF BEGINNING of the herein described parcel, thence as follows:

- 1) THENCE, South 36° 44' 02" East, along the proposed Northeasterly right-of-way line of said Adlong Ditch, over and across said called 150.00 acres tract, a distance of 317.13 feet to a set 5/8 inch iron rod with cap stamped "HCFCD", and being a corner of herein described tract of land;
- 2) THENCE, South 36° 53' 05" East, continuing along the proposed Northeasterly right-of-way line of said Adlong Ditch, over and across said called 150.00 acres tract, a distance of 355.18 feet to a set 5/8 inch iron rod with cap stamped "HCFCD", and being a corner of herein described tract of land;

- 3) THENCE, South 36° 15' 46" East, continuing along the proposed Northeasterly right-of-way line of said Adlong Ditch, over and across said called 150.00 acres tract, a distance of 191.86 feet to a set 5/8 inch iron rod with cap stamped "HCFCD", and being a corner of herein described tract of land;
- 4) THENCE, South 23° 56' 46" East, continuing along the proposed Northeasterly right-of-way line of said Adlong Ditch, over and across said called 150.00 acres tract, a distance of 419.64 feet to a set 5/8 inch iron rod with cap stamped "HCFCD", and being a corner of herein described tract of land;
- 5) THENCE, South 19° 17' 46" East, continuing along the proposed Northeasterly right-of-way line of said Adlong Ditch, over and across said called 150.00 acres tract, a distance of 71.66 feet to a set 5/8 inch iron rod with cap stamped "HCFCD", and being a corner of herein described tract of land;
- 6) THENCE, South 10° 45' 12" East, continuing along the proposed Northeasterly right-of-way line of said Adlong Ditch, over and across said called 150.00 acres tract, a distance of 101.12 feet to a set 5/8 inch iron rod with cap stamped "HCFCD", and being a corner of herein described tract of land;
- 7) THENCE, South 19° 17' 46" East, continuing along the proposed Northeasterly right-of-way line of said Adlong Ditch, over and across said called 150.00 acres tract, a distance of 137.39 feet to a set 5/8 inch iron rod with cap stamped "HCFCD", and being a corner of herein described tract of land;
- 8) THENCE, South 24° 36' 46" East, continuing along the proposed Northeasterly right-of-way line of said Adlong Ditch, over and across said called 150.00 acres tract, a distance of 188.68 feet to a set 5/8 inch iron rod with cap stamped "HCFCD", and being a corner of herein described tract of land;
- 9) THENCE, South 65° 20' 43" West, continuing along the proposed Northeasterly right-of-way line of said Adlong Ditch, over and across said called 150.00 acres tract, a distance of 21.35 feet to a set 5/8 inch iron rod with cap stamped "HCFCD", and being a corner of herein described tract of land;
- 10) THENCE, South 21° 31' 17" East, continuing along the proposed Northeasterly right-of-way line of said Adlong Ditch, over and across said called 150.00 acres tract, a distance of 56.15 feet to a set 5/8 inch iron rod with cap stamped "HCFCD", and being the Southeast corner of herein described tract of land;

- 11) THENCE, South 76° 39' 07" West, over and across said called 150.00 acres tract, a distance of 168.86 feet to a 5/8 inch iron rod with cap stamped "HCFCD" set in the proposed Southwesterly right-of-way line of Adlong Ditch, and being the Southwest corner of herein described tract of land;
- 12) THENCE, North 24° 36' 46" West, along the proposed Southwesterly right-of-way line of said Adlong Ditch, over and across said called 150.00 acres tract, a distance of 220.60 feet to a set 5/8 inch iron rod with cap stamped "HCFCD", and being a corner of herein described tract of land;
- 13) THENCE, North 19° 17' 46" West, continuing along the proposed Southwesterly right-of-way line of said Adlong Ditch, over and across said called 150.00 acres tract, a distance of 309.55 feet to a set 5/8 inch iron rod with cap stamped "HCFCD", and being a corner of herein described tract of land;
- 14) THENCE, North 23° 56' 46" West, continuing along the proposed Southwesterly right-of-way line of said Adlong Ditch, over and across said called 150.00 acres tract, a distance of 389.19 feet to a set 5/8 inch iron rod with cap stamped "HCFCD", and being a corner of herein described tract of land;
- 15) THENCE, North 36° 15' 46" West, continuing along the proposed Southwesterly right-of-way line of said Adlong Ditch, over and across said called 150.00 acres tract, a distance of 168.64 feet to a set 5/8 inch iron rod with cap stamped "HCFCD", and being a corner of herein described tract of land;
- 16) THENCE, North 36° 52' 46" West, continuing along the proposed Southwesterly right-of-way line of said Adlong Ditch, over and across said called 150.00 acres tract, a distance of 201.86 feet to a point in the common line between said called 150.00 acres tract and said called 18.051 acres tract, and being a corner of herein described tract of land;
- 17) THENCE, North 13° 12' 21" West, departing the proposed Southwesterly right-of-way line of said Adlong Ditch, along the common line between said called 150.00 acres tract and said called 18.051 acres tract, a distance of 512.48 feet, returning to the POINT OF BEGINNING and containing 7.191 acres (313,239 square feet) parcel.

PARCEL No. Q128-00-00-02-007.0  
HCFCID PID Q128-00-00-E001  
ADLONG DITCH

**Notes:**

A parcel plat of even date was prepared in conjunction with this property description.

Field survey for this Land Title Survey, Category 1A, Condition 3, was performed in May through June, 2022.



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Jesus F. Sosa

Registered Professional Land Surveyor No. 6095

SOLAR SURVEYING, LLC - TBPELS Firm No. 10194442

11111 Katy Fwy , Suite 910

Houston, Texas 77079

Tele: (832) 781-4697

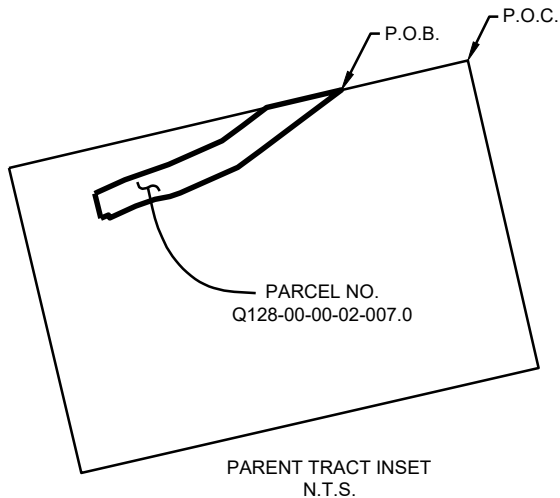
1 30 FT WIDE PIPELINE ESMT.  
INDUSTRIAL GAS SUPPLY CORPORATION  
VOL. 3495, PG. 723 H.C.D.R.  
VOL. 3519, PG. 377 H.C.D.R.  
APRIL 4, 1958

2 50 FT WIDE PIPELINE ESMT.  
INDUSTRIAL GAS SUPPLY CORPORATION  
VOL. 3478, PG. 478 H.C.D.R.  
OCTOBER 15, 1957

EXISTING	TAKING	REMAINING
150.00 AC (CALLED)	7.191 AC 313,239 S.F.	142.809 AC

APPROX. FLOODPLAIN AREA (ACRES)	
ZONE AE FLOODWAY (WITHIN PARCEL)	7.191
TOTAL	7.191

LINE	BEARING	DISTANCE
L1	S 36°44'02" E	317.13'
L2	S 36°53'05" E	355.18'
L3	S 36°15'46" E	191.86'
L4	S 23°56'46" E	419.64'
L5	S 19°17'46" E	71.66'
L6	S 10°45'12" E	101.12'
L7	S 19°17'46" E	137.39'
L8	S 24°36'46" E	188.68'
L9	S 65°20'43" W	21.35'
L10	S 21°31'17" E	56.15'
L11	S 76°39'07" W	168.86'
L12	N 24°36'46" W	220.60'
L13	N 19°17'46" W	309.55'
L14	N 23°56'46" W	389.19'
L15	N 36°15'46" W	168.64'
L16	N 36°52'46" W	201.86'
L17	N 13°42'21" W	512.48'



**POB**  
SET 5/8" IR  
W/"HCFCD" CAP  
Y=13,906,881.68  
X=3,232,653.23

CALLED 19.717 AC TRACT (TRACT TWO)  
 DAVID RALPH McCLELLAN,  
 AS TRUSTEE OF THE  
 McCLELLAN FAMILY TRUST  
 C.F. RP-2017-295533  
 O.P.R.R.P.H.C.T.  
 MAY 12, 2017

**-POC**  
FND 3/4" I.R.  
(DISTURBED)  
BRS. S 63° E - 0.9'  
Y=13,907,723.16  
X=3,232,455.77

## NOTES

1. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983 (NAD83), 2011 ADJUSTMENT, EPOCH 2010. THE HORIZONTAL DATA COLLECTION FOR CONTROLS WAS WITH GPS AND CONVENTIONAL METHODS.
2. ALL COORDINATES AND DISTANCES ARE U.S. SURVEY FEET, COORDINATES ARE DISPLAYED IN GRID VALUES AND MAY BE CONVERTED TO SURFACE BY MULTIPLYING THE SURFACE COMBINED ADJUSTMENT FACTOR OF 1.00013000. DISTANCES ARE DISPLAYED IN SURFACE VALUES.
3. SURVEYOR HAS RELIED UPON ABSTRACTOR'S CERTIFICATE ISSUED BY ABSTRACT SERVICES OF HOUSTON, GF NUMBER 7910-21-2377, DATED JULY 6, 2021 WITH REGARD TO OWNERSHIP, VOLUNTARY PROPERTY LIENS, EASEMENTS AND RESTRICTIONS AFFECTING SUBJECT TRACT.  
THERE MAY BE ENCUMBRANCES NOT SHOWN.  
A. RESTRICTIONS: NONE OF RECORD  
B. EASEMENTS: AS SHOWN ON MAP  
C. PROPERTY LIENS: NONE OF RECORD
4. SUBJECT TRACT CLASSIFIED WITHIN FLOODZONES "AE" AND "AE" FLOODWAY AND LIES WITHIN FEMA FIRM 48201C0545L (06/18/2007). BASE FLOOD ELEVATIONS SHOWN.

## LEGEND

- FOUND CORNER AS NOTED  
 ● SET 5/8"X24" IR W/ "H.C.F.C.D." CAP  
 ▲ AS NOTED
- X ——— BARBED WIRE FENCE  
 ——— // ——— HOGWIRE FENCE  
 ——— □ ——— □ ——— CHAIN LINK FENCE  
 ——— ——— EASEMENT LINE  
 ▼ ▼ ▼ TOP OF BANK

## ABBREVIATIONS

- |                |   |
|----------------|---|
| O.P.R.P.H.C.T. | - OFFICIAL PUBLIC RECORDS OF REAL<br>PROPERTY OF HARRIS COUNTY, TEXAS |
| H.C.D.R.       | - HARRIS COUNTY DEED RECORDS  |
| P.O.C.         | - POINT OF COMMENCING   |
| P.O.B.         | - POINT OF BEGINNING  |
| FND.           | - FOUND   |
| ROW            | - RIGHT-OF-WAY  |
| BRS            | - BEARS   |
| I.R.           | - IRON ROD  |
| I.P.           | - IRON PIPE   |
| S.F.           | - SQUARE FEET   |
| C.F.           | - CLERK'S FILE  |
| R              | - PROPERTY LINE   |

## LAND TITLE SURVEY

PARCEL NO.  
Q128-00-00-02-007.0


I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE  
GROUND ON MAY - JUNE, 2022, THAT THIS DRAWING  
CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME  
OF SURVEY AND THAT THIS SURVEY SUBSTANTIALLY  
COMPLIES TO THE CURRENT TEXAS SOCIETY OF  
PROFESSIONAL SURVEYORS MANUAL OF PRACTICE  
REQUIREMENTS FOR A CATEGORY 1A CONDITION 3, LAND  
TITLE SURVEY

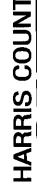


DATE: JANUARY 17, 2023

JESUS F. SOSA  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NUMBER 6095

REV#	DESCRIPTION	DATE	APPR
	HCFC UNIT Q 128-00-00-E001 (ADLONG DITCH)		
	REGIONAL DETENTION AND CHANNEL IMPROVEMENTS FROM US 90 TO CONFLUENCE WITH CEDAR BAYOU		
	RIGHT-OF-WAY		

PREPARED: J.C.B.	 <p> <b>SOLAR</b>  SURVEYING, L.L.C.  TEXAS PROFESSIONAL LAND SURVEYORS  TBPELS FIRM REGISTRATION  NO.10194442  11111 KATY FREEWAY, SUITE 910  HOUSTON, TX 77079  TELE: 832-781-4697 </p>
CHECKED: J.F.S.	
APPROVED: XXX	



**HARRIS COUNTY**  
**FLOOD CONTROL DISTRICT**

9900 Northwest Freeway  
Houston, Texas 77092

DATE: JANUARY 17, 2023 SCALE: 1" = 200'
SHEET NUMBER <div>5 OF 5</div>

Being a 5.929 acres (258,285 square feet) parcel of land located in the Juliana Malley Survey, Abstract No. 48, located wholly in Harris County, Texas, being out of a tract formed by two (2) contiguous tracts, a called 20.9866 acres tract and a called 10 acres tract, conveyed to Joanne L. Gullberg Stoudenmier by deed executed October 12, 2010, recorded under Harris County Clerk's File (H.C.C.F.) No. 20100443758 of the Official Public Records of Real Property of Harris County, Texas (O.P.R.R.P.H.C.T.), and more particularly described as follows:

COMMENCING at a point from which a found 5/8 inch iron rod bears North 06° East, a distance of 0.4 feet, being on the South right-of-way line of New Road (60 feet ROW), as recorded under H.C.C.F. No's. B398745, O.P.R.R.P.H.C.T., being the Northeast corner of said called 20.9866 acres tract, being the Northwest corner of a called 19.717 acres tract conveyed to David Ralph McClellan, as Trustee of the McClellan Family Trust, by deed recorded under H.C.C.F. No. RP-2017-295533, O.P.R.R.P.H.C.T., having grid coordinates of Y=13,908,324.83, X=3,231,412.34, thence as follows:

South 12° 26' 03" East, departing the South right-of-way line of said New Road, along the common line between said called 20.9866 acres tract and said called 19.717 acres tract, a distance of 746.29 feet to a 5/8 inch iron rod with cap stamped "HCFCD" set in the proposed Northeasterly right-of-way line of Adlong Ditch from which a found 3/8 inch iron rod bears South 11° 22' 54" East, a distance of 49.2 feet, , having Texas State Coordinate System, South Central Zone (4204), North American Datum of 1983 (NAD83), 2011 Adjustment, Epoch 2010 grid coordinates of Y=13,907,596.14, X=3,231,573.01, in U.S Survey feet, which may be converted to surface by multiplying for the Surface Combined Adjustment Factor of 1.00013000 (distances are in U.S. Survey feet and displayed in surface values), being a corner and the POINT OF BEGINNING of the herein described parcel, thence as follows;

- 1) THENCE, South 12° 26' 03" East, continuing along the common line between said called 20.9866 acres tract and said called 19.717 acres tract, a distance of 79.34 feet to a point for the Southeast corner of said called 20.9866 acres tract, being the Southwest corner of said called 19.717 acres tract, being in the North line of said called 10 acres tract, and being an interior corner of herein described tract of land;
- 2) THENCE, North 76° 38' 30" East, along the common line between said called 10 acres tract and said called 19.717 acres tract, a distance of 238.09 feet to a point for the Northeast corner of said called 10 acres tract, being the Northwest corner of a called 18.051 acres tract of land conveyed to Eugene Garate and Noe R. Sanchez, by deed recorded under H.C.C.F. No. 20140333184, O.P.R.R.P.H.C.T., and being a corner of herein described tract of land;



- 3) THENCE, South 13° 10' 56" East, along the common line between said called 10 acres tract and said called 18.051 acres tract, then along the common line between said called 10 acres tract and a called 15.283 acres tract of land conveyed to Marcelo Hernandez Garcia, by deeds recorded under H.C.C.F. No's. 20140522069 and 20140189661, O.P.R.R.P.H.C.T. a distance of 165.00 feet to a 5/8 inch iron rod with cap stamped "HCFCD" set in the proposed Southwesterly right-of-way line of said Adlong Ditch, being the Southeast corner of said called 10 acres tract, being the Northeast corner of a called 2 acres tract of land conveyed to Joanne L. Gullberg Stoudenmier, by deed recorded under Harris County Clerk's File (H.C.C.F.) No. 20100443758, O.P.R.R.P.H.C.T., and being the Southeast corner of herein described tract of land;
- 4) THENCE, South 76° 38' 30" West, along the proposed Southwesterly right-of-way line of said Adlong Ditch, being the common line between said called 10 acres tract and said called 2 acres tract, a distance of 31.73 feet to a set 5/8 inch iron rod with cap stamped "HCFCD", and being a corner of herein described tract of land;
- 5) THENCE, North 89° 53' 51" West, continuing along the proposed Southwesterly right-of-way line of said Adlong Ditch, over and across said called 10 acres tract, and said called 20.9866 acres tract, a distance of 419.36 feet to a set 5/8 inch iron rod with cap stamped "HCFCD", and being a corner of herein described tract of land;
- 6) THENCE, North 46° 48' 32" West, continuing along the proposed Southwesterly right-of-way line of said Adlong Ditch, over and across said called 10 acres tract and said called 20.9866 acres tract, a distance of 1,072.45 feet to a 5/8 inch iron rod with cap stamped "HCFCD" set in the South right-of-way line of said New Road, being the North line of said called 20.9866 acres tract, and being the Northwest corner of herein described tract of land;
- 7) THENCE, in a Northeasterly direction along the South right-of-way line of said New Road, being the North line of said called 20.9866 acres tract, and along a curve to the left having a radius of 316.55 feet, an arc distance of 150.01 feet, a central angle of 27° 09' 09", a chord distance of 148.61 feet, a chord bearing of North 57° 58' 06" East, to a point for corner of the herein described tract of land;
- 8) THENCE, North 44° 31' 57" East, continuing along the South right-of-way line of said New Road, being the North line of said called 20.9866 acres tract, a distance of 21.98 feet to a point from which a found 5/8 inch iron rod bears South 82° West, a distance of 0.9 feet, and being a corner of herein described tract of land;

- 9) THENCE, in a Northeasterly direction, continuing along the South right-of-way line of said New Road, being the North line of said called 20.9866 acres tract, and along a curve to the right having a radius of 256.36 feet, an arc distance of 29.44 feet, a central angle of  $06^{\circ} 34' 48''$ , a chord distance of 29.42 feet, a chord bearing of North  $47^{\circ} 49' 21''$  East, to a 5/8 inch iron rod with cap stamped "HCFCD" set in the proposed Northeasterly right-of-way line of said Adlong Ditch, and being the Northerly corner of the herein described tract of land;
- 10) THENCE, South  $46^{\circ} 48' 32''$  East, departing the South right-of-way line of said New Road, along the proposed Northeasterly right-of-way line of said Adlong Ditch, over and across said called 20.9866 acres tract, a distance of 961.99 feet to a set 5/8 inch iron rod with cap stamped "HCFCD", and being a corner of herein described tract of land;
- 11) THENCE, South  $89^{\circ} 53' 51''$  East, continuing along the proposed Northeasterly right-of-way line of said Adlong Ditch, over and across said called 20.9866 acres tract, a distance of 81.21 feet, returning to the POINT OF BEGINNING and containing 5.929 acres (258,285 square feet) parcel.

PARCEL No. Q128-00-00-02-008.0  
HCFCID PID Q128-00-00-E001  
ADLONG DITCH

**Notes:**

A parcel plat of even date was prepared in conjunction with this property description.

Field survey for this Land Title Survey, Category 1A, Condition 3, was performed in May through June, 2022.



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Jesus F. Sosa  
Registered Professional Land Surveyor No. 6095  
SOLAR SURVEYING, LLC - TBPELS Firm No. 10194442  
11111 Katy Fwy , Suite 910  
Houston, Texas 77079  
Tele: (832) 781-4697

1

PROJECTS:2020-006 IEA INCWA 01 A/D LONG DITCH SURVEY/DWG/COGO/SURFACE/ULIO/PARCEL/SREVISED PARCEL S/D LONG DITCH PARCEL S/D REVISED 12-02-2022 DWG | J.BARRERA | SAVED: Monday, January 16, 2023 5:40:17 PM | PLOTTED: Monday, January 16, 2023 6:02:52 PM | HCFCD.CTB |



- ### LEGEND

- ## ABBREVIATIONS

- LAND TITLE SURVEY**

PREPARED: J.C.B.	HCFC-D UNIT Q 128-00-00-E001 (ADLONG DITCH)	REV#	DESCRIPTION	DATE	APPROVED
CHECKED: J.F.S.	REGIONAL DETENTION AND CHANNEL IMPROVEMENTS FROM US 90 TO CONFLUENCE WITH CEDAR BAYOU				
APPROVED: XXX	RIGHT-OF-WAY				



SHEET NUMBER  
5 OF 5

Being a 0.9496 acre (41,364 square feet) parcel of land located in the Juliana Malley Survey, Abstract No. 48, located wholly in Harris County, Texas, being out of a called 4.0104 acres tract, conveyed to Joanne L. Gullberg Stoudenmier by deed executed October 12, 2010, recorded under Harris County Clerk's File (H.C.C.F.) No. 20100443758 of the Official Public Records of Real Property of Harris County, Texas (O.P.R.R.P.H.C.T.), and more particularly described as follows:

COMMENCING at a point from which a found concrete monument bears South 31° West, a distance of 0.3 feet, being the Northwest corner of said called 4.0104 acres tract, being the Northeast corner of a called 2.839 acres tract of land conveyed to John Williams and Celia Salinas, by deed recorded under H.C.C.F. No. RP-2018-296927, O.P.R.R.P.H.C.T., being on the South line of the residue of a called a called 59.2456 acres tract conveyed to Glover & Sons Grass Farms, Inc., by deed recorded under H.C.C.F. No. V283731, O.P.R.R.P.H.C.T., having grid coordinates of Y=13,908,334.28, X=3,230,320.04, thence as follows:

North 76° 55' 16" East, along the common line between said called 4.0104 acres tract and the residue of said called 59.2456 acres tract, a distance of 82.94 feet to a 5/8 inch iron rod with cap stamped "HCFCD" set in the proposed Southwesterly right-of-way line of Adlong Ditch, having Texas State Coordinate System, South Central Zone (4204), North American Datum of 1983 (NAD83), 2011 Adjustment, Epoch 2010 grid coordinates of Y=13,908,353.04, X=3,230,400.82, in U.S Survey feet, which may be converted to surface by multiplying for the Surface Combined Adjustment Factor of 1.00013000 (distances are in U.S. Survey feet and displayed in surface values), being the Northwest corner and the POINT OF BEGINNING of the herein described parcel, thence as follows:

- 1) THENCE, North 76° 55' 16" East, continuing along the common line between said called 4.0104 acres tract and the residue of said called 59.2456 acres tract, a distance of 234.47 feet to a 5/8 inch iron rod with cap stamped "HCFCD" set in the proposed Northeasterly right-of-way line of Adlong Ditch, and being the Northeast corner of herein described tract of land;
- 2) THENCE, South 46° 48' 32" East, departing the common line between said called 4.0104 acres tract and the residue of said called 59.2456 acres tract, over and across said called 4.0104 acres tract, a distance of 161.27 feet to a 5/8 inch iron rod with cap stamped "HCFCD" set in the South line of said called 4.0104 acres tract, being the North right-of-way line of New Road (60 feet ROW), as recorded under H.C.C.F. No's. B398745, O.P.R.R.P.H.C.T., and being the Southeast corner of herein described tract of land;

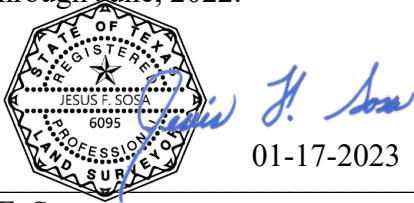
- 3) THENCE, in a Southwesterly direction, along the North right-of-way line of said New Road, being the South line of said called 4.0104 acres tract, and along a curve to the left having a radius of 316.55 feet, an arc distance of 28.12 feet, a central angle of  $05^{\circ} 05' 25''$ , a chord distance of 28.11 feet, a chord bearing of South  $46^{\circ} 56' 14''$  West, to a point being a corner of the herein described tract of land;
- 4) THENCE, South  $44^{\circ} 31' 57''$  West, continuing along the North right-of-way line of said New Road, being the South line of said called 4.0104 acres tract, a distance of 21.98 feet to a point being a corner of herein described tract of land;
- 5) THENCE, in a Southwesterly direction, continuing along the North right-of-way line of said New Road, being the South line of said called 4.0104 acres tract, and along a curve to the right having a radius of 256.36 feet, an arc distance of 144.74 feet, a central angle of  $32^{\circ} 20' 56''$ , a chord distance of 142.83 feet, a chord bearing of South  $60^{\circ} 42' 26''$  West, to a point being a corner of the herein described tract of land;
- 6) THENCE, South  $76^{\circ} 40' 57''$  West, continuing along the North right-of-way line of said New Road, being the South line of said called 4.0104 acres tract, a distance of 10.51 feet to a 5/8 inch iron rod with cap stamped "HCFCD" set in the proposed Southwesterly right-of-way line of Adlong Ditch, and being the Southwest corner of herein described tract of land;
- 7) THENCE, North  $46^{\circ} 48' 32''$  West, departing the North right-of-way line of said New Road, being the South line of said called 4.0104 acres tract, over and across said called 4.0104 acres tract, a distance of 240.33 feet, returning to the POINT OF BEGINNING and containing 0.9496 acre (41,364 square feet) parcel.

PARCEL No. Q128-00-00-02-009.0  
HCFCD PID Q128-00-00-E001  
ADLONG DITCH

**Notes:**

A parcel plat of even date was prepared in conjunction with this property description.

Field survey for this Land Title Survey, Category 1A, Condition 3, was performed in May through June, 2022.



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Jesus F. Sosa

Registered Professional Land Surveyor No. 6095

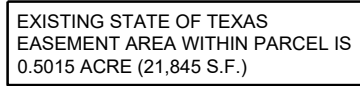
SOLAR SURVEYING, LLC - TBPELS Firm No. 10194442

11111 Katy Fwy , Suite 910

Houston, Texas 77079

Tele: (832) 781-4697

PROJECTS:2020-006 IEA INCWA 01 AD LONG DITCH SURVEY DWG:CGO:01 SURFACE JUL 10 PARCEL 6 REVISED PARCEL 6 AD LONG DITCH  
J.BARRERA | SAVED: Monday, January 16, 2023 4:43:21 PM | HCFCD.CTB | PLOTTED: Monday, January 16, 2023 4:51:21 PM



LINE	BEARING	DISTANCE
L1	N 76°55'16" E	82.94'
L2	N 76°55'16" E	234.47'
L3	S 46°48'32" E	161.27'
L4	S 44°31'57" W	21.98'
L5	S 76°40'57" W	10.51'
L6	N 46°48'32" W	240.33'

APPROX. FLOODPLAIN AREA (ACRES)	
ZONE AE FLOODWAY (WITHIN PARCEL)	0.9496
TOTAL	0.9496



# NOTES

1. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983 (NAD83), 2011 ADJUSTMENT, EPOCH 2010. THE HORIZONTAL DATA COLLECTION FOR CONTROLS WAS WITH GPS AND CONVENTIONAL METHODS.
2. ALL COORDINATES AND DISTANCES ARE U.S. SURVEY FEET, COORDINATES ARE DISPLAYED IN GRID VALUES AND MAY BE CONVERTED TO SURFACE BY MULTIPLYING THE SURFACE COMBINED ADJUSTMENT FACTOR OF 1.00013000. DISTANCES ARE DISPLAYED IN SURFACE VALUES.
3. SURVEYOR HAS RELIED UPON ABSTRACTOR'S CERTIFICATE ISSUED BY ABSTRACT SERVICES OF HOUSTON, GF NUMBER 7910-21-2380, DATED JUNE 30, 2021 WITH REGARD TO OWNERSHIP, VOLUNTARY PROPERTY LIENS, EASEMENTS AND RESTRICTIONS AFFECTING SUBJECT TRACT. THERE MAY BE ENCUMBRANCES NOT SHOWN.
  - A. RESTRICTIONS: NONE OF RECORD
  - B. EASEMENTS: AS SHOWN ON MAP
  - C. PROPERTY LIENS: NONE OF RECORD
4. SUBJECT TRACT CLASSIFIED WITHIN FLOODZONE "AE" FLOODWAY AND LIES WITHIN FEMA FIRM 48201C054L (06/18/2007). BASE FLOOD ELEVATIONS SHOWN.


○ FOUND CORNER AS NOTED  
 ● SET 5/8"X24" IR W/ "H.C.F.C.D." CAP  
 ▲ AS NOTED

— X — BARBED WIRE FENCE  
 // HOGWIRE FENCE  
 □ □ CHAIN LINK FENCE  
 — — EASEMENT LINE  
 ▼ ▼ ▼ TOP OF BANK

O.P.R.P.H.C.T.	- OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS
H.C.D.R.	- HARRIS COUNTY DEED RECORDS
P.O.C.	- POINT OF COMMENCING
P.O.B.	- POINT OF BEGINNING
F.N.D.	- FOUND
R.O.W.	- RIGHT-OF-WAY
B.R.S.	- BEARS
I.R.	- IRON ROD
I.P.	- IRON PIPE
S.F.	- SQUARE FEET
C.F.	- CLERK'S FILE
R	- PROPERTY LINE

PARCEL NO.  
Q128-00-00-02-009.0

DATE: JANUARY 17, 2023

DATE	APPROVED	DESCRIPTION	REV#	
				HCFC UNIT Q 128-00-00-E001 (ADLONG DITCH)
				REGIONAL DETENTION AND CHANNEL IMPROVEMENTS FROM US 90 TO CONFLUENCE WITH CEDAR BAYOU
				RIGHT-OF-WAY
<p>PREPARED: J.C.B.</p> <p>CHECKED: J.F.S.</p> <p>APPROVED: XXX</p>				
<p><b>SOLAR</b> SURVEYING, L.L.C.</p> <p>TEXAS PROFESSIONAL LAND SURVEYORS TBPELS FIRM REGISTRATION NO. 10194442 11111 KATY FREEWAY, SUITE 910 HOUSTON, TX 77079 TEL: 832-781-4697</p>				
<p><b>HARRIS COUNTY</b></p>  <p><b>FLOOD CONTROL DISTRICT</b></p> <p>9900 Northwest Freeway Houston, Texas 77092</p>				
<p>DATE: JANUARY 17, 2023</p> <p>SCALE: 1" = 50'</p>				
<p>SHEET NUMBER</p> <p>4 OF 4</p>				



PARCEL No. Q128-00-00-02-301.0  
HCFCD PID Q128-00-00-E001  
ADLONG DITCH

Being a 0.6465 acre (28,160 square feet) parcel of land located in the Juliana Malley Survey, Abstract No. 48, located wholly in Harris County, Texas, being out of a called 150.00 acres tract conveyed to Bay Area Shooting Club, Inc. by deed executed February 12, 2004, recorded under Harris County Clerk's File (H.C.C.F.) No. X408714 of the Official Public Records of Real Property of Harris County, Texas (O.P.R.R.P.H.C.T.), and more particularly described as follows:

COMMENCING at a point from which a found 5/8 inch iron rod with cap bears South 77° West, a distance of 0.3 feet, for the Southwest corner of said called 150.00 acres tract, being the Southeast corner of a called 3.200 acres tract of land conveyed to Milton A. Mason and wife, Teresa A. Mason, by deed recorded under H.C.C.F. No. 20070633113, O.P.R.R.P.H.C.T., and being in the North line of a called 28.821 acres tract of land conveyed to Rafael Fernandez, by deed recorded under H.C.C.F. No. X949746, O.P.R.R.P.H.C.T., having grid coordinates of Y=13,904,665.78, X=3,233,173.20, thence as follows:

North 13° 12' 21" West, along the common line between said called 150.00 acres tract and said called 3.200 acres tract, a distance of 456.72 feet to a point from which a found 5/8 inch iron rod bears North 80° 20' West, a distance of 1.5 feet, being the Northeast corner of said called 3.200 acres tract, being on the South right-of-way line of Euell Road (60 feet ROW; Private), as recorded under H.C.C.F. No's. B613811 and B509518, O.P.R.R.P.H.C.T., having Texas State Coordinate System, South Central Zone (4204), North American Datum of 1983 (NAD83), 2011 Adjustment, Epoch 2010 grid coordinates of Y=13,905,110.36, X=3,233,068.88, in U.S Survey feet, which may be converted to surface by multiplying for the Surface Combined Adjustment Factor of 1.00013000 (distances are in U.S. Survey feet and displayed in surface values), being the Southwest corner and the POINT OF BEGINNING of the herein described parcel, thence as follows:

- 1) THENCE, North 13° 12' 21" West, along the West line of said called 150.00 acres tract, being the East side of said Euell Road, a distance of 60.00 feet to a set 5/8 inch iron rod with cap stamped "HCFCD" from which a found 5/8 inch iron rod bears North 09° 56' 34" West, a distance of 5.2 feet, being in the North right-of-way line of said Euell Road, being the Southeast corner of a called 18.051 acres tract of land conveyed to Eugene Garate and Noe R. Sanchez, by deed recorded under H.C.C.F. No. 20140333184, O.P.R.R.P.H.C.T., and being the Northwest corner of herein described tract of land;
- 2) THENCE, North 76° 39' 07" East, along the proposed North line of an Access Easement, over and across said called 150.00 acres tract, a distance of 464.96 feet to a 5/8 inch iron rod with cap stamped "HCFCD" set in the proposed Northeasterly right-of-way line of Adlong Ditch, and being the Northeast corner of herein described tract of land;

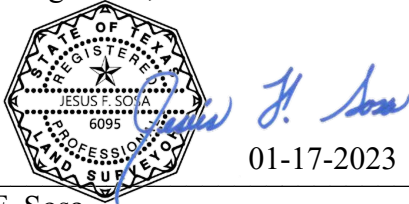
PARCEL No. Q128-00-00-02-301.0  
HCFCD PID Q128-00-00-E001  
ADLONG DITCH

- 3) THENCE, South 21° 31' 17" East, along the proposed East line of said Access Easement, over and across said called 150.00 acres tract, a distance of 60.62 feet to a set 5/8 inch iron rod with cap stamped "HCFCD", and being the Southeast corner of herein described tract of land;
- 4) THENCE, South 76° 39' 07" West, along the proposed South line of said Access Easement, over and across said called 150.00 acres tract, a distance of 473.72 feet, returning to the POINT OF BEGINNING and containing 0.6465 acre (28,160 square feet) parcel.

**Notes:**

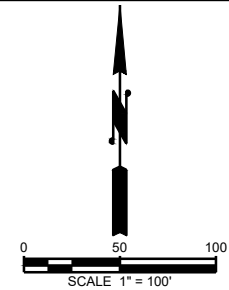
A parcel plat of even date was prepared in conjunction with this property description.

Field survey for this Land Title Survey, Category 1A, Condition 3, was performed in May through June, 2022.



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Jesus F. Sosa  
Registered Professional Land Surveyor No. 6095  
SOLAR SURVEYING, LLC - TBPELS Firm No. 10194442  
11111 Katy Fwy , Suite 910  
Houston, Texas 77079  
Tele: (832) 781-4697



O.P.R.R.P.H.C.T.	- OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS
H.C.D.R.	- HARRIS COUNTY DEED RECORDS
P.O.C.	- POINT OF COMMENCING
P.O.B.	- POINT OF BEGINNING
FND.	- FOUND
ROW	- RIGHT-OF-WAY
BRS	- BEARS
I.R.	- IRON ROD
I.P.	- IRON PIPE
S.F.	- SQUARE FEET
C.F.	- CLERK'S FILE
R	- PROPERTY LINE

SHEET NUMBER  
3 OF 3

Being an 80.50 acres (3,506,414 square feet) parcel of land located in the Meredith Duncan Survey, Abstract No. 17 and Juliana Malley Survey, Abstract No. 48, located wholly in Harris County, Texas, being out of a called 47.3864 acres tract and a called 59.2456 acres tract, conveyed to Glover & Sons Grass Farms, Inc. by deed executed August 29, 2001, recorded under Harris County Clerk's File (H.C.C.F.) No. V283731 of the Official Public Records of Real Property of Harris County, Texas (O.P.R.R.P.H.C.T.), and more particularly described as follows:

BEGINNING at a found 1 inch iron pipe for the Southwest corner of said called 47.3864 acres tract, being the Southeast corner of a called 4 acres tract of land conveyed to Walter G. Dietrich and wife, Sharon L. Dietrich, by deed recorded under H.C.C.F. No. Y585945, O.P.R.R.P.H.C.T., and being in the North line of said called 59.2456 acres tract, having Texas State Coordinate System, South Central Zone (4204), North American Datum of 1983 (NAD83), 2011 Adjustment, Epoch 2010 grid coordinates of Y=13,908,960.86, X=3,229,598.22, in U.S Survey feet, which may be converted to surface by multiplying for the Surface Combined Adjustment Factor of 1.00013000 (distances are in U.S. Survey feet and displayed in surface values), and the Southwest corner of the herein described tract, thence as follows:

- 1) THENCE, North 12° 25' 41" West, along the West line of said called 47.3864 acres tract, the common East line of said called 4 acres tract, the common East line of a called 5 acres tract of land conveyed to Walter G. Dietrich and wife, Sharon L. Dietrich, by deed recorded under H.C.C.F. No. Y585945, passing at a distance of 397.22 feet, a 1/2 inch iron rod found for the Northeast corner of said called 5 acres tract, continuing along the common East line of a called 5.00 acres tract of land conveyed to Walter G. Dietrich and wife, Sharon L. Dietrich, by deed recorded under H.C.C.F. No. N628131, O.P.R.R.P.H.C.T., the East line of a called 9.9940 acres tract of land conveyed to Dianna B. Sobala, by deed recorded under H.C.C.F. No. 20070171929, O.P.R.R.P.H.C.T., in all a total distance of 935.88 feet to a point for corner, being the Northwest corner of said called 47.3864 acres tract, being also the Southwest corner of the residue of a called 48.09 acres tract of land conveyed to Brian P. Darjean, by deed recorded under H.C.C.F. No. 20090118465, O.P.R.R.P.H.C.T., , and being the Northwest corner of herein described tract of land from which a found 1/2 inch iron rod with cap bears South 59° 34' West, a distance of 1.5 feet;
- 2) THENCE, North 78° 01' 46" East, along the North line of said called 47.3864 acres tract, being also the South line of the residue of said called 48.09 acres tract and the South line of called 2.564 acres tract of land conveyed to Jerome M. Batiste and wife, Cheri Batiste, by deed recorded under H.C.C.F. No. 20150479273 (tract two), O.P.R.R.P.H.C.T., a distance of 2,263.62 feet, to a point for corner, being the Northeast corner of said called 47.3864 acres tract, the common corner of a called 103.46 acres tract of land conveyed

to K & S Concepts, Inc. , by deed recorded under H.C.C.F. No. RP-2017-500241, O.P.R.R.P.H.C.T. , the common corner of said called 2.564 acres tract, and the Northeast corner of herein described tract of land from which a found 5/8 inch iron rod with cap stamped "Washburn" bears North 75° West, a distance of 0.3 feet;

- 3) THENCE, South 11° 40' 19" East, along the common line between said called 47.3864 acres tract and said called 103.46 acres tract, at a distance of 893.05 feet passing a found 5/8 inch iron rod with cap stamped "Washburn", being the Southeast corner of said called 47.3864 acres tract, being the Northeast corner of the residue of said called 59.2456 acres tract, in all a total distance of 1,666.51 feet to a 5/8 inch iron rod with cap stamped "Washburn", found in the North line of the residue of called 5.283 acres tract of land conveyed to David Ralph McClellan, as Trustee of the McClellan Family Trust, by deed recorded under H.C.C.F. No. RP-2017-295533, O.P.R.R.P.H.C.T., being the Southeast corner of the residue of said called 59.2456 acres tract, being the Southwest corner of said called 103.46 acres tract, and being the Southeast corner of herein described tract of land;
- 4) THENCE, South 76° 56' 22" West, along the South line of the residue of said called 59.2456 acres tract, and the North line of the residue of said called 5.283 acres tract, and the North line of called 1.000 acre tract of land conveyed to Michael D. McClellan and wife, Cathy L. McClellan, by deed recorded under H.C.C.F. No. V377636, O.P.R.R.P.H.C.T., and the North line of called 0.279 acre tract of land conveyed to Michael D. McClellan and wife, Cathy McClellan, by deed recorded under H.C.C.F. No. 20150465188, O.P.R.R.P.H.C.T, and the North line of the residue of called 1.5317 acres tract of land, conveyed to Little Fitzgerald and Sue Fitzgerald, by deed recorded under H.C.C.F. No. 20140219225, O.P.R.R.P.H.C.T, a distance of 606.33 feet to a point for corner being the Northwest corner of the residue of said called 1.5317 acres tract, being also the Northeast corner of a called 4.0104 acres tract of land conveyed to Joanne L. Gullberg Stoudenmier, by deed recorded under H.C.C.F. No. 20100443758, O.P.R.R.P.H.C.T., and being a corner of herein described tract of land from which a found 1/2 inch iron rod in concrete bears North 17° East, a distance of 0.8 feet;
- 5) THENCE, South 76° 55' 16" West, continuing along the South line of the residue of said called 59.2456 acres tract, being the North line of said called 4.0104 acres tract, a distance of 982.25 feet to a 5/8 inch iron rod with cap stamped "HCFCD", set for corner of herein described tract of land;

PARCEL No. Q528-01-00-02-001.0  
HCFCD PID Q128-00-00-E001  
ADLONG DITCH

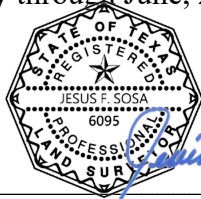
- 6) THENCE, North 46° 48' 32" West, departing the common line between the residue of said called 59.2456 acres tract and said called 4.0104 acres tract, over and across the residue of said called 59.2456 acres tract, a distance of 786.92 feet to a set 5/8 inch iron rod with cap stamped "HCFCD", being an interior corner of herein described tract of land;
- 7) THENCE, North 70° 18' 49" West, over and across the residue of said called 59.2456 acres tract, a distance of 220.47 feet to a point in the South line of said called 47.3864 acres tract, also being in the North line of said called 59.2456 acres tract for an interior corner of the herein described tract.
- 8) THENCE, South 76° 56' 24" West, 21.97 feet along the South line of said called 47.3864 acres tract, also being in the North line of said called 59.2456 acres tract, returning to the POINT OF BEGINNING and containing 80.50 acres (3,506,414 square feet).

PARCEL No. Q528-01-00-02-001.0  
HCFCD PID Q128-00-00-E001  
ADLONG DITCH

**Notes:**

A parcel plat of even date was prepared in conjunction with this property description.

Field survey for this Land Title Survey, Category 1A, Condition 3, was performed in May through June, 2022.



01-17-2023

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Jesus F. Sosa

Registered Professional Land Surveyor No. 6095  
SOLAR SURVEYING, LLC - TBPELS Firm No. 10194442  
11111 Katy Fwy , Suite 910  
Houston, Texas 77079  
Tele: (832) 781-4697



