

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 Little Cypress Creek Sub-Regional Frontier Program, for the purpose of channel improvements, eight (8) fee simple tracts in Harris County, Texas (referred to herein as “the Project”), it is **FOUND AND DECLARED** that:

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

IT IS, THEREFORE, DECLARED that:

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

<u>Tract No.</u>	<u>Size</u>	<u>Property interest</u>
L100-00-00-03-006.0	25.0867 acres	fee simple
L100-00-00-05-024.0	0.7925 acres	fee simple
L100-00-00-05-025.0	1.7951 acres	fee simple
L114-01-00-02-008.0	7.1568 acres	fee simple
L114-01-00-02-009.0	1.2484 acres	fee simple
L114-01-00-02-010.0	3.2133 acres	fee simple
L100-00-00-06-014.0	11.6116 acres	fee simple
L100-00-00-06-015.0	14.4599 acres	fee simple

Being a 25.0867 acres (1,092,775 Sq. Ft. more or less) tract of land out of the J H Callahan Survey, Abstract 10, Harris County, Texas, and being a portion of a called 39.2851 acre tract of land conveyed to Erbin O Keith and Aldina B Keith conveyed in a deed recorded in Harris County Clerk's Files (HCCF) U181002 of the Official Public Records of Real Property and described in (HCCF) D487304, and being more particularly described by metes and bounds as follows:

The bearings and coordinates used in this description are based on Texas Coordinate System, South Central Zone, NAD 83, and were determined using GPS Observations utilizing the Leica Smartnet Network; All coordinates are GRID; distances are surface and may be converted to GRID by multiplying by a factor of 0.99992938.

BEGINNING at a 5/8 inch iron rod with cap stamped "COT" found in the south line of said 39.2851 acre tract, the northeast corner of Lot 42, Block 1 of Longwood Section 3 Subdivision as recorded in Film Code Number 366050 of the Map Records of Harris County Texas, the northwest corner of Crossfell Fields Lane (60 foot Right of Way); said point having GRID coordinates X=3,028,466.67 and Y=13,921,604.58;

THENCE Over and across said 39.2851 acre tract the following courses and distances:

N 47°47'52" W, a distance of 230.15 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set for a point of non-tangent curvature to the right, and

Southwesterly, along said curve to the right, having a radius of 1,026.40 feet, a central angle of 40°06'56", a chord bearing and distance of N 88°57'16" W, 704.04 feet for an arc length of 718.63 feet to a 5/8 inch iron rod with a cap stamped "Pape-Dawson" set in the west line of said 39.2851 acre tract and in the east right of way of a called 1.6494 acre tract of land conveyed to County of Harris as described in a deed recorded in HCCF W970647 and V082008.

THENCE Northeasterly, along the west line of said 39.2851 acre tract and the east line of said 1.6949 acre tract, along a curve to the right, having a radius of 1,940.00 feet, a central angle of 07°42'20", a chord bearing and distance of N 18°27'47" E, 260.71 feet for an arc length of 260.90 feet to a 5/8 inch iron rod with a cap stamped "Pape-Dawson" set in the west line of said 39.2851 acre tract and in the east right of way of said 1.6949 acre tract;

THENCE N22°18'56"E, continuing along and with, the north line of said 39.2851 acre tract and the south line of said 1.6949 acre tract, a distance of 110.74 feet to a point for corner in the north line of said 39.2851 acre tract, the south line of said 1.6949 acre tract and the centerline of Little Cypress Creek;

THENCE S73°31'23"E, departing the south line of said 1.6949 acre tract, along and with the common line of said 39.2851 acre tract, the centerline of Little Cypress Creek and a called 2.5519 acre tract of land conveyed to Harris County Flood Control as described in a deed recorded in HCCF V342013, a distance of 183.56 feet to a point for a corner of said 39.2851 acre tract and the southwest corner of said 2.5519 acre tract;

THENCE departing the centerline of Little Cypress Creek and along a north line of said 39.2851 acre tract and the south line of said 2.5519 acre tract the following courses and distances:

N41°28'47"E, a distance of 111.52 feet to a point for corner of said 39.2851 acre tract and a south corner of said 2.5519 acre tract,

N41°36'05"E, a distance of 142.31 feet to a point for corner of said 39.2851 acre tract and a corner of said 2.5519 acre tract,

N16°09'42"E, a distance of 170.00 feet to a point for corner of said 39.2851 acre tract and a corner of said 2.5519 acre tract,

N17°54'18"E, a distance of 134.82 feet to a point for corner of said 39.2851 acre tract and a corner of said 2.5519 acre tract,

N44°02'56"E, a distance of 39.26 feet to a point for corner of said 39.2851 acre tract and the southeast corner of said 2.5519 acre tract, and;

S86°49'57"W, a distance of 54.72 feet to a point for corner and in the north line of said 39.2851 acre tract, the east line of said 2.5519 acre tract and the west line of a called 86.7552 acre tract conveyed to Harris County Flood Control Districted as described in a deed recorded in HCCF M342712;

THENCE, departing said common line, along the east line of said 39.2851 acre tract and the west line of said 86.7552 acre tract the following courses and distances:

N21°00'33"E, a distance of 15.12 feet to a point for corner,

N32°17'10"E, a distance of 23.09 feet to point for corner,

N50°29'47"E, a distance of 8.73 feet to a point for corner,

N68°52'17"E, a distance of 11.59 feet to a point for corner,

N60°31'44"E, a distance of 153.63 feet to a point for corner,

N64°00'11"E, a distance of 57.08 feet to a point for corner,

N71°43'45"E, a distance of 59.03 feet to a point for corner,

S68°46'46"E, a distance of 5.84 feet to a point for corner,

S19°33'07"E, a distance of 68.07 feet to a point for corner,

S04°46'32"W, a distance of 53.85 feet to a point for corner,

S50°55'34"E, a distance of 48.41 feet to a point for corner, and;

S69°38'09"E, a distance of 85.18 feet to a point for a corner of said 39.2851 acre tract and a corner of said 86.7552 acre tract and in the centerline of Little Cypress Creek;

THENCE departing said common line, along the northwesterly line of said 39.2851 acre tract, the southeasterly line of said 86.7552 acre tract and the centerline of Little Cypress Creek, the following courses and distances:

N45°44'48"E, a distance of 30.25 feet to a point for corner,

N51°52'24"E, a distance of 105.36 feet to a point for corner,

N39°56'59"E, a distance of 89.00 feet to a point for corner,

N39°25'41"E, a distance of 78.91 feet to a point for corner,

N44°53'38"E, a distance of 54.26 feet to a point for corner,

N51°54'24"E, a distance of 66.23 feet to a point for corner,

N81°31'37"E, a distance of 79.41 feet to a point for corner,

S85°23'39"E, a distance of 48.19 feet to a point for corner,

S41°09'37"E, a distance of 31.36 feet to a point for corner,

S48°52'48"E, a distance of 76.14 feet to a point for corner,

S55°35'23"E, a distance of 100.32 feet to a point for corner,

S87°39'42"E, a distance of 48.53 feet to a point for corner,

N80°44'51"E, a distance of 69.53 feet to a point for corner,

S81°50'59"E, a distance of 122.24 feet to a point for corner,

N79°05'54"E, a distance of 45.68 feet to a point for corner, and

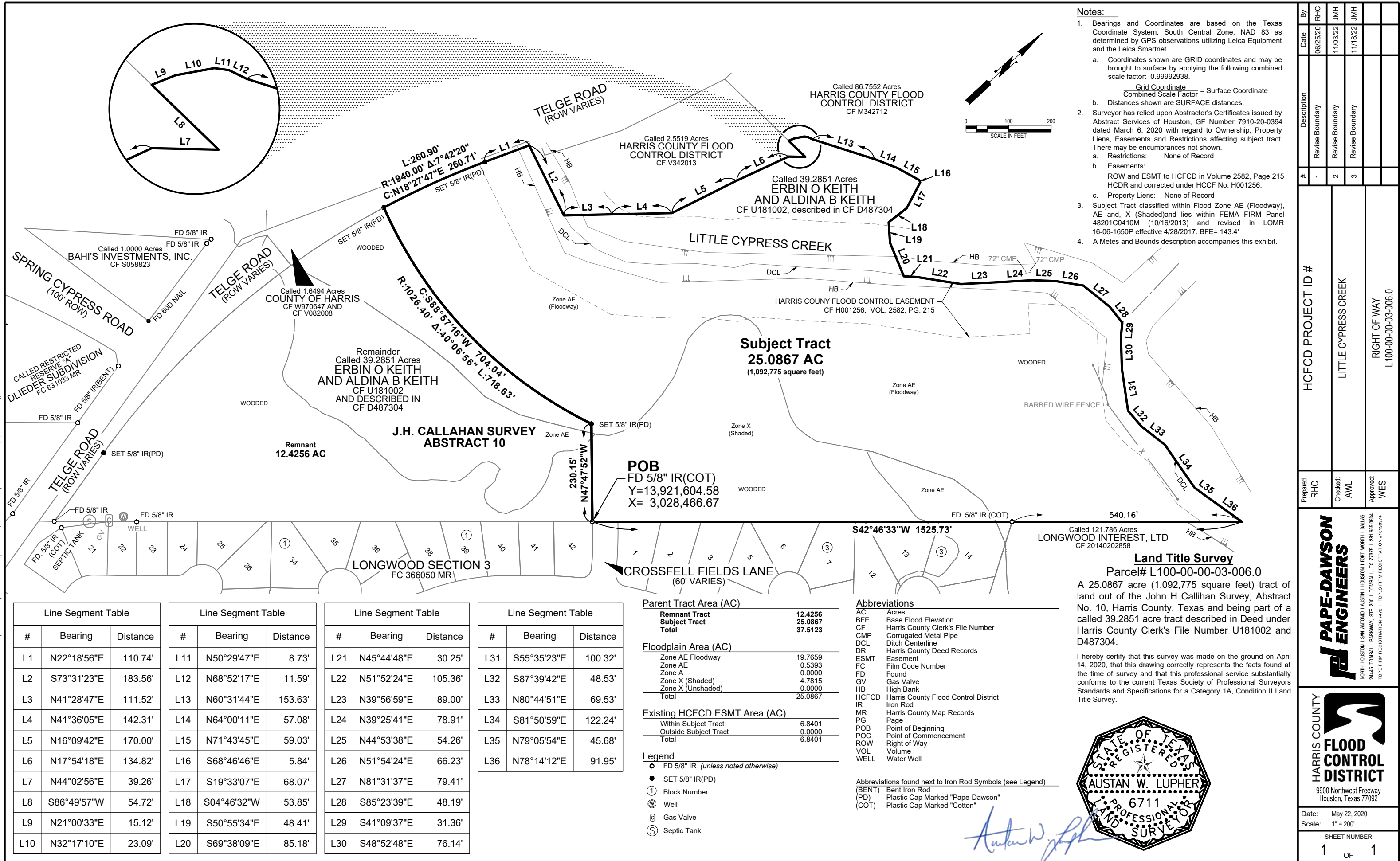
N78°14'12"E, a distance of 91.95 feet to a point for corner;

THENCE S42°46'33"W, departing said centerline of Little Cypress Creek, along the south line of said called 39.2851 acre tract, the north line of a called 121.786 acre tract conveyed to Longwood Interest, Ltd. as described in a deed recorded under HCCF 20140202858, and the north line of said Longwood Section 3, passing at a distance of 540.16 feet a 5/8 inch iron rod found for the northeast corner of said Longwood Section 3, for a total distance of 1,525.73 feet to the POINT OF BEGINNING, containing 25.0867 acres of land, (1,092,775 Sq. Ft. more or less).

This description is based on the Land Title Survey and Plat made by Austan W. Lupher #6711 Registered Professional Land Surveyor, May 7, 2020. Revised December 2, 2022.



Austan W. Lupher, RPLS 6711
Pape Dawson Engineers
TBPLS 10194495
24445 Tomball Parkway, Suite 200
Tomball, Texas 77375



Being a 0.7925 acres (34,523 square feet, more or less) tract of land being all of a remainder of a called 149.7 acre tract conveyed to KG Homes Lone Star LP as described in a deed recorded in Clerk's File No. Y975548 of the Official Public Records of Real Property of Harris County, Texas, Texas, and being a portion of Restricted Reserve "A" in the Stablewood Farms North Section 7 Subdivision, recorded in Film Code No. 636267 in the Map Records of Harris County, Texas, situated in the A. Jones Survey, Abstract 480, Harris County, Texas, and being more particularly described by metes and bounds as follows:

The bearings and coordinates used in this description are based on Texas Coordinate System, South Central Zone, NAD 83, and were determined using GPS Observations utilizing the Leica Smartnet Network; All coordinates are GRID; distances are surface and may be converted to GRID by multiplying by a factor of 0.99992938

COMMENCING at an iron rod with cap stamped "Costello" found for the NORTHEAST CORNER OF Lot 8, the southeast corner of Lot 9, Block 4 of Stablewood Farms North, Section 7 recorded in Film Code No. 636267 of the Map Records of Harris County, Texas, an angle corner of a called 0.8589 acre tract conveyed to Harris County Municipal Utility District No. 389 as described in a deed recorded in Clerk's File No. 20120400390 of the Official Public Records of Real Property of Harris County, Texas; said point having GRID coordinates X=3,023,316.45 and Y=13,926,174.94;

THENCE, N 06°52'47" E, along and with the west line of said 0.8589 acre tract, the east line of Lots 9 through 13, Block 4 of said Stablewood Farms North, and the east line of a called 21.624 acre tract conveyed to The Stable Gate HOA, Inc. as described in a deed recorded in Clerk's File No. U361220 of the Official Public Records of Real Property of Harris County, Texas, a distance of 280.94 feet to a point for an angle corner of said 0.8589 acre tract and an angle corner of said 21.624 acre tract;

THENCE, N 30°55'07" E, along the west line of said 0.8589 acre tract and the east line of said 21.624 acre tract, a distance of 9.89 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set for the northwest corner of said 0.8589 acre tract, the southwest corner of a said 149.7 acre tract, in the east line of said 21.624 acre tract and the **POINT OF BEGINNING** of the herein described tract; said point having GRID coordinates X=13,926,462.03 and Y=3,023,355.23;

THENCE, N 30°55'07" E, along and with the west line of said 149.7 acre tract and the east line of said 21.624 acre tract, a distance of 110.62 feet to a point for the northwest corner of said 149.7 acre tract, an interior corner of said 21.624 acre tract and in the centerline of Little Cypress Creek;

THENCE, along and with the south line of said 21.624 acre tract, the north line of said 149.7 acre tract, and the centerline of Little Cypress Creek the following courses and distances:

S 63°39'02" E, a distance of 19.31 feet to a point for corner,

S 89°28'55" E, a distance of 84.40 feet to a point for corner,

N 84°00'05" E, a distance of 100.30 feet to a point for corner, and

S 80°10'55" E, a distance of 73.70 feet to a point for corner, being the northwest corner of a called 10.74 acre tract conveyed to James R. Jard and Patricia Jard as recorded in Clerk's File Number U176807 of the Official Public Records of Harris County, Texas;

THENCE, along and with the west line of said 10.74 acre tract, the east line of said 149.7 acre tract, and the centerline of Little Cypress Creek the following courses and distances:

S 46°28'38" E, a distance of 18.21 feet to a point for corner, and

S 34°24'50" E, a distance of 48.60 feet to a point for corner, being the northeast corner of a called 7.686 acre tract conveyed to Harris County Municipal Utility District Number 389 as recorded in Clerk's File Number 20090194192 of the Official Public Records of Harris County, Texas;

THENCE, departing the west line of said 10.74 acre tract, the east line of said 149.7 acre tract and the centerline of Little Cypress Creek, over and across said Reserve "A", along and with the north and west lines of said 7.686 acre tract the following courses and distances:

S 63°53'20" W, a distance of 111.18 feet to a 5/8 inch iron rod with cap stamped "PAPE-DAWSON" set for corner,

N 80°11'23" W, a distance of 17.54 feet to a 5/8 inch iron rod with cap stamped "PAPE-DAWSON" set for corner,

S 83°59'37" W, a distance of 91.29 feet to a 5/8 inch iron rod with cap stamped "PAPE-DAWSON" set for corner,

N 89°29'23" W, a distance of 116.64 feet to a 5/8 inch iron rod with cap stamped "PAPE-DAWSON" set for corner, and

N 62°55'23" W, a distance of 27.58 feet to the **POINT OF BEGINNING**, containing 0.7925 acres (34,523 square feet, more or less).

This description is based on the Land Title Survey and Plat made by Austan W. Luper #6711 Registered Professional Land Surveyor June 3, 2020, Revised March 7, 2023.



A handwritten signature in blue ink, appearing to read "Austan W. Luper", is written over a horizontal line.

Austan W. Luper, RPLS 6711
Pape Dawson Engineers
TBPLS 10194495
24445 Tomball Parkway, Suite 200
Tomball, Texas 77375

LITTLE CYPRESS CREEK

Being a 1.7951 acres (78,195 square feet, more or less) tract of land out of the A. Jones Survey, Abstract 480, Harris County, Texas, and being a portion of Restricted Reserve "A" in the Stablewood Farms North Section 7 Subdivision recorded in Film Code No. 636267 in the Map Records of Harris County, Texas and a portion of the remainder of a called 149.7 acre tract conveyed to KB Homes Lone Star LP as recorded in Clerk's File Number Y975548 of the Official Public Records of Real Property, and being more particularly described by metes and bounds as follows:

The bearings and coordinates used in this description are based on Texas Coordinate System, South Central Zone, NAD 83, and were determined using GPS Observations utilizing the Leica Smartnet Network; All coordinates are GRID; distances are surface and may be converted to GRID by multiplying by a factor of 0.99992938

COMMENCING at an iron rod with illegible cap found for the southwest corner of Said Restricted Reserve "A", the southwest corner of said 149.7 acre remainder tract, the east line of Restricted Reserve "B" of Stablewood Farms North Section 5 Subdivision, as recorded in Film Code No. 633121 in the Map Records of Harris County, Texas, and in the north right-of-way line of Louetta Road, having a width of 100 feet as recorded in Film Code No. 636264 in the Map Records of Harris County, Texas; said point having GRID coordinates X=3,023,449.18 and Y=13,925,529.84;

THENCE, along and with the north line of Louetta Road, the south line of said Reserve "A" and the south line of a called 7.686 acre tract of land conveyed to Harris County Municipal Utility District Number 389 as described in a deed recorded in Clerk's File Number 20090194192 of the Official Public Records of Real Property of Harris County, Texas, along a curve to the right having a radius of 4050.00 feet, a central angle of 7°42'51", a chord bearing and distance of N 66°22'23" E, 544.87 feet for an arc length of 545.28 feet, to a 5/8 inch iron rod with cap stamped "PAPE-DAWSON" set for the southwest corner and **POINT OF BEGINNING** of the tract herein described, having GRID coordinates X=3,023,948.33 and Y=13,925,748.36;

THENCE, N 19°50'12" W, departing the north line of Louetta Road, over and across said Reserve "A", and along and with the east line of said 7.686 acre tract, a distance of 107.15 feet to a point for corner in the south line of a called 10.74 acre tract conveyed to James R. Jard and Patricia Jard as recorded in Clerk's File Number U176807 of the Official Public Records of Real Property of Harris County, Texas, and in the centerline of Little Cypress Creek;

THENCE, along and with the south line of said 10.74 acre tract and the centerline of Little Cypress Creek the following courses and distances:

N 41°52'10" E, a distance of 166.41 feet to a point for corner,

N 82°39'10" E, a distance of 66.10 feet to a point for corner,

S 82°30'50" E, a distance of 100.01 feet to a point for corner, and

S 68°11'50" E, a distance of 81.91 feet to a point for corner,

THENCE, N 81°00'28" E, along and with the south line of said 10.74 acre tract, the south line of a called 21.624 acre tract conveyed to The Stable Gate Homeowners Association, Inc as recorded in Clerk's File Number U361220 of the Official Public Records of Real Property of Harris County, Texas and the centerline of said Little Cypress Creek, passing at a distance of 57.12 feet the southeast corner of said 10.74 acre tract, a southwest corner of said 21.62 acre tract, continuing for a total distance of 229.43 feet to a point in the southwest line of a said 21.624 acre tract conveyed to The Stable Gate Homeowners Association, Inc as recorded in Clerk's File Number U361220 of the Official Public Records of Real Property of Harris County, Texas;

THENCE, continuing along and with the south line of said 21.624 acre tract and the centerline of Little Cypress Creek the following courses and distances:

S 85°59'55" E, a distance of 81.47 feet to a point for corner;

S 76°56'58" E, a distance of 13.74 feet to a point for corner;

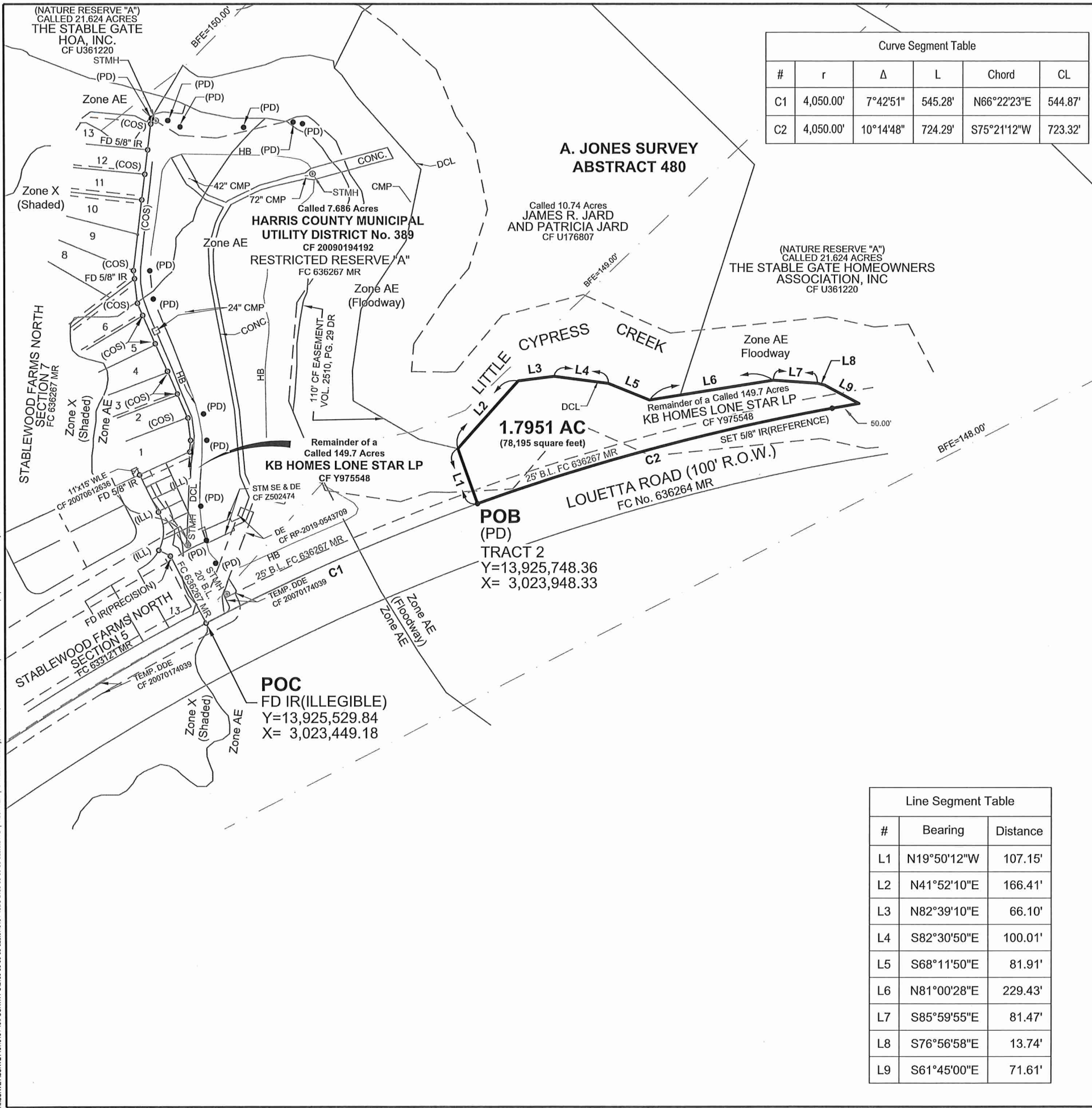
S 61°45'00" E, a distance of 71.61 feet to a point for corner in the north line of the aforementioned Louetta Road;

THENCE, along and with a non-tangent curve to the left, having a radial bearing of S 08°57'44" E, a radius of 4050.00 feet, a central angle of 10°14'48", a chord bearing and distance of S 75°21'12" W, 723.32 feet, passing at an arc length of 50.00 feet a 5/8 inch iron rod with caps stamped "Reference" set for a reference point, and continuing for a total arc length of 724.29 feet to the **POINT OF BEGINNING**, containing 1.7951 acres (78,195 square feet, more or less).

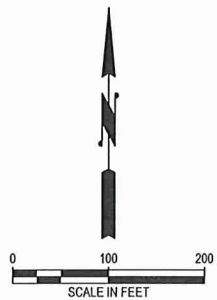
This description is based on the Land Title Survey and Plat made by Austan W. Luper #6711 Registered Professional Land Surveyor June 3, 2020, Revised October 16, 2020.



Austan W. Luper, RPLS 6711
Pape Dawson Engineers
TBPLS 10194495
24445 Tomball Parkway, Suite 200
Tomball, Texas 77375



Curve Segment Table					
#	r	Δ	L	Chord	CL
C1	4,050.00'	7°42'51"	545.28'	N66°22'23"E	544.87'
C2	4,050.00'	10°14'48"	724.29'	S75°21'12"W	723.32'



Parent Tract Area (AC)	
Remnant	0.0000
Subject Tract	1.7951
Total	1.7951

Floodplain Area (AC)	
Zone AE Floodway	1.7951
Zone AE	0.0000
Zone A	0.0000
Zone X (Shaded)	0.0000
Zone X (Unshaded)	0.0000
Total	1.7951

Existing HCFCDSMT Area (AC)	
Within Subject Tract	1.5614
Outside Subject Tract	0.0000
Total	1.5614

Abbreviations	
AC	Acres
BFE	Base Flood Elevation
BL	Building Setback Line
CF	Harris County Clerk's File Number
CMP	Corrugated Metal Pipe
CONC.	Concrete
DCL	Ditch Centerline
DE	Drainage Easement
DDE	Drainage Ditch Easement
DR	Harris County Deed Records
ESMT	Easement
FC	Film Code Number
FD	Found
HB	High Bank
HC	Harris County
HCFCF	Harris County Flood Control District
HL&P	Houston Lighting & Power Company
HOA	Home Owners Association
IR	Iron Rod
MR	Harris County Map Records
No	Number
PG	Page
POB	Point of Beginning
POC	Point of Commencement
ROW	Right of Way
STMH	Storm Manhole
StmSe	Storm Sewer Easement
UE	Utility Easement
VOL	Volume
WLE	Waterline Easement

Abbreviations found next to Iron Rod Symbols (see Legend)	
(COS)	Plastic Cap Marked "Costello"
(PD)	Plastic Cap Marked "Pape-Dawson"
(ILL)	Plastic Cap That is Illegible
(PRECISION)	Plastic Cap Marked "Precision"
(REFERENCE)	Plastic Cap Marked "REFERENCE"

Legend

- FD 5/8" IR (unless noted otherwise)
- SET 5/8" IR(PD)



Notes:

1. Bearings and Coordinates are based on the Texas Coordinate System, South Central Zone, NAD 83 as determined by GPS observations utilizing Leica Equipment and the Leica Smartnet.
 - a. Coordinates shown are GRID coordinates and may be brought to surface by applying the following combined scale factor: 0.999992938.
$$\frac{\text{Grid Coordinate}}{\text{Combined Scale Factor}} = \text{Surface Coordinate}$$
 - b. Distances shown are SURFACE distances.
2. Surveyor has relied upon Abstractor's Certificates issued by Abstract Services of Houston, GF Number 7910-20-0398 dated April 9, 2020 with regard to Ownership, Property Liens, Easements and Restrictions affecting subject tract. There may be encumbrances not shown.
 - a. Restrictions:
 - i. All restrictions and covenants as set forth in the dedication in that certain Plat recorded in FC No 636267, MR and under CF Nos W412779, 20070050253, 20110001447, 20140109977 and RP-2017-293261.
 - b. Easements:
 - i. 110' HCFC D ESMT as recorded in VOL 2510 PG 29 DR. [APPLIES] [SHOWN]
 - ii. 10' UE as recorded in FC No 636267 MR. [DOES NOT APPLY] [NOT SHOWN]
 - iii. 25' BL, as recorded in FC No 636267 MR. [APPLIES] [SHOWN]
 - iv. 20' BL, as recorded in FC No 636267 MR. [DOES NOT APPLY] [SHOWN]
 - v. Waiver Agreement recorded under CF No. W553541. [APPLIES] [NOT SHOWN]
 - vi. Off-Site StmSE and DDE recorded under CF No Z502474. [DOES NOT APPLY] [SHOWN]
 - vii. Off-Site Temp DDE recorded under CF No 20070174039. [DOES NOT APPLY] [MAY BE TERMINATED] [SHOWN]
 - viii. Off-Site WLE recorded under CF No 20070612636. [DOES NOT APPLY] [SHOWN]
 - ix. 10' StmSE recorded under CF No 20090307241. [DOES NOT APPLY] [NOT SHOWN]
 - x. Agreement for Electric Service recorded under CF No 20100448861. [MAY OR MAY NOT APPLY] [NOT SHOWN]
 - xi. UE to CenterPoint recorded under CF No 20100450368 [DOES NOT APPLY] [NOT SHOWN]
 - xii. Utility Facilities recorded under CF No 20100543197
 - xiii. DE recorded under CF No RP-2019-543709 [APPLIES] [SHOWN]
 - xiv. City of Houston Ordinance No 70-1120-12 recorded under CF No D383021. [APPLIES] [NOT SHOWN]
 - c. Property Liens: None of record
3. Subject Tract classified within Flood Zone "AE" (Floodway), "AE", and "X" (Shaded) and lies within FEMA FIRM Panel 48201C0410M (10/16/2013) and 48201C0220L (6/18/2007). Base flood elevations shown.

Land Title Survey
Parcel# L100-00-00-05-025.0
Being a 1.7951acre (78,195 square feet) tract of land out of the A Jones Survey, Abstract No. 480, Harris County, Texas and being a portion of Restricted Reserve "A" recorded under Harris County Film Code Number 636267 and being a portion of a 149.7 acre tract recorded under HCCF Y975548.

I hereby certify that this survey was made on the ground on March 20, 2020, that this drawing correctly represents the facts found at the time of survey and that this professional service substantially conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Land Title Survey.



 <p>HARRIS COUNTY FLOOD CONTROL DISTRICT</p> <p>9900 Northwest Freeway Houston, Texas 77092</p>		 <p>PAPE-DAWSON ENGINEERS</p> <p>NORTH HOUSTON SAN ANTONIO AUSTIN HOUSTON FORT WORTH DALLAS 24445 TOMBALL PARKWAY, STE 200 TOMBALL, TX 77375 281.655.0634 TYPE FIRM REGISTRATION #479 TYPE FIRM REGISTRATION #10193974</p>		Prepared: RHC	HCFCDD PROJECT ID # L100-00-00-P002		# 1	Description HCFCDD Comments	By AWL	Date 06/08/20
				Checked: AWL	LITTLE CYPRESS CREEK		2	HCFCDD Comments	JMH	10/15/20
				Approved: WES	RIGHT OF WAY L100-00-00-05-025.0					
Date: September 9, 2020										
Scale: 1" = 200'										
SHEET NUMBER										
1 OF 1										

Being a 7.1568 acre (311,752 Sq. Ft. more or less) tract of land out of the Harris County School Lands Survey, Abstract 333, Harris County, Texas, and being a portion of a called 11.66 acre tract of land conveyed to John C. Risley as described in a deed recorded in Clerk's File No (HCCF) N779119 of the Official Public Records of Real Property, and being more particularly described by metes and bounds as follows:

The bearings and coordinates used in this description are based on Texas Coordinate System, South Central Zone, NAD 83, and were determined using GPS Observations utilizing the Leica Smartnet Network; All coordinates are GRID; distances are surface and may be converted to GRID by multiplying by a factor of 0.99992637

COMMENCING at a 5/8 inch iron rod found for the southwest corner of a called 1.5000 acre tract of land conveyed to Becky L. Risley as described in a deed recorded in HCCF U711873, the northwest corner of a called 11.66 acre tract of land conveyed to Gloria Zermeno and Ricardo A. Guzman as described in a deed recorded in HCCF RP-2017-188368 and in the east line of Becker Road being a 66 foot wide right-of-way as described in Volume 17, Page 223 in the Deed Records of Harris County, Texas; said point having GRID coordinates X=2,981,199.28 and Y=13,945,443.83;

THENCE N 02°05'34" W, along and with the west line of said 1.5000 acre tract, the west line of said 11.66 acre Risley tract, and the east line of said Becker Road, a distance of 313.53 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set in the west line of said 11.66 acre tract, the east line of said Becker Road, and the POINT OF BEGINNING of the herein described tract; said point having GRID coordinates X=2,981,187.83 and Y=13,945,757.12;

THENCE N 02°05'34" W, continuing along and with the west line of said 11.66 acre tract, the east line of said Becker Road, a distance of 75.00 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set for the northwest corner of said 11.66 acre Risley tract, the southwest corner of a called 15.54 acre tract of land conveyed to Tariq Ahmed Khan and Uffaf Khan as described in a deed recorded in HCCF RP-2019-561321;

THENCE N 87°47'12" E, along and with the north line of said 11.66 acre tract, the south line of said 15.54 acre tract, a distance of 1306.64 feet to a pinched iron pipe found for the northeast corner of the herein described tract, the northeast corner of said 11.66 acre Risley tract, the southeast corner of said 15.54 acre tract, and in the west line of a called 19.531 acre tract conveyed to David G. Nunn and Judith A. Nunn as described in a deed recorded in HCCF T784931

THENCE S 02°07'01" E, along and with the west line of said 11.66 acre tract and the east line of said 19.531 acre tract, a distance of 388.57 feet to a 5/8 inch iron rod found for the southeast corner of the herein described tract, the southeast corner of said 11.66 acre Risley tract, the northeast corner of said 11.66 acre Zermeno and Guzman tract, and in the west line of said 19.531 acre tract

THENCE S 87°47'18" W, along and with the common line of said 11.66 acre Risley tract and said 11.66 acre Zermeno and Guzman tract, a distance of 681.45 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set in said common line;

THENCE departing the north line of said 11.66 acre Zermeno and Guzman tract, over and across said 11.66 Risley tract, the following courses and distances:

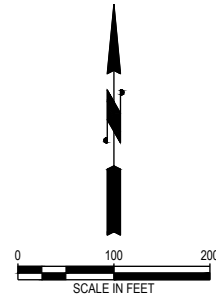
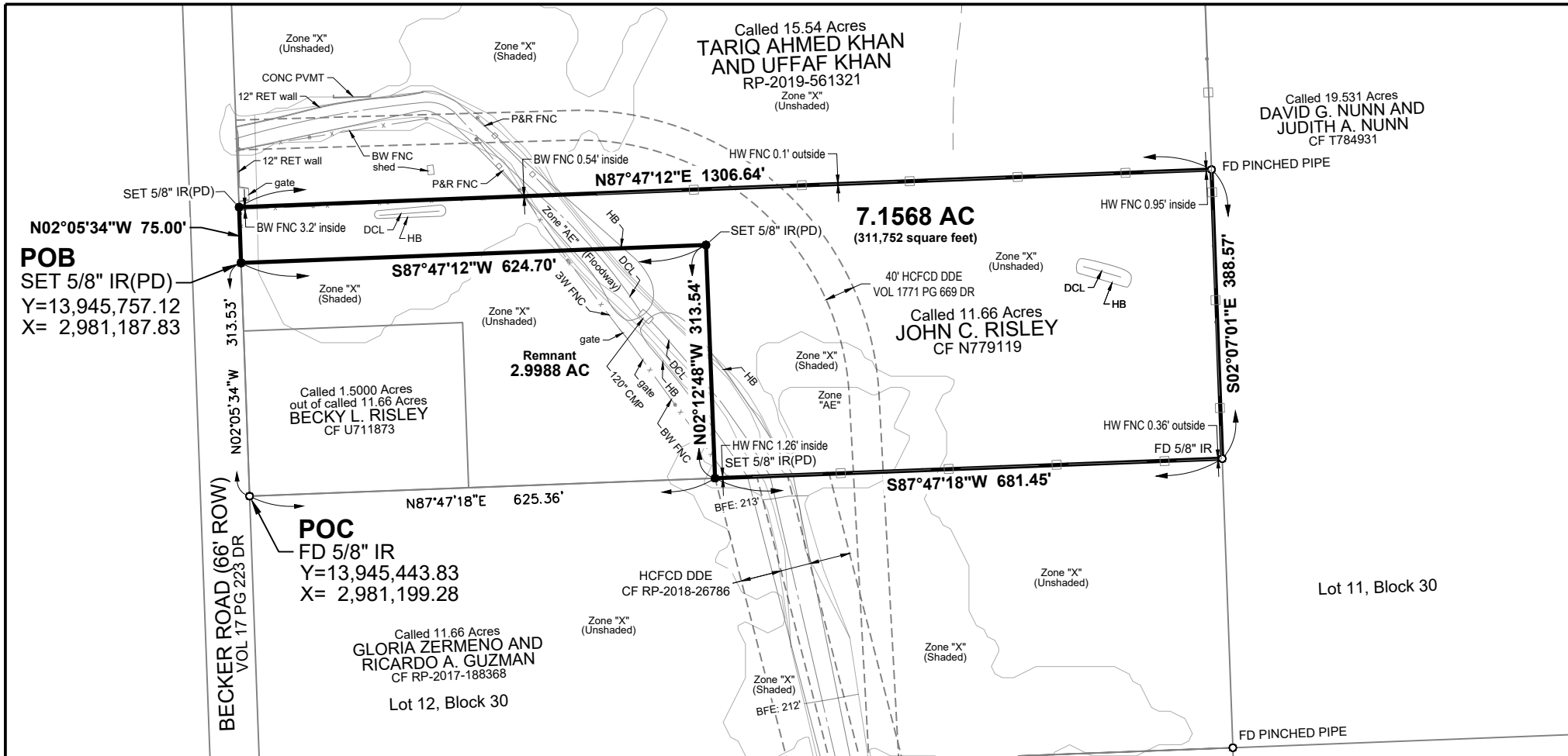
N 02°12'48"W, a distance of 313.54 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set at and angle point, and

S 87°47'12" W, a distance of 624.70 feet to the POINT OF BEGINNING, containing 7.1568 acre of land, (311,752 Sq. Ft. more or less).

This description is based on the Land Title Survey and Plat made by Austan W. Lupher #6711 Registered Professional Land Surveyor, March 27, 2020, revised March 31, 2020, April 1, 2020, and July 5, 2022. There is a drawing which accompanies this description.



Austan W. Lupher, RPLS 6711
Pape Dawson Engineers, Inc.
TBPLS 10194495
24445 Tomball Parkway, Suite 200
Tomball, Texas 77375



Abbreviations	
AC	Acre
BFE	Base Flood Elevation
BW	Barbed Wire
CF	Harris County Clerk's File Number
CMP	Corrugated Metal Pipe
CONC	Concrete
DCL	Ditch Centerline
DDE	Drainage Ditch Easement
DR	Harris County Deed Records
ESMT	Easement
FD	Found
FNC	Fence
HB	High Bank
HC	Harris County
HCFC	Harris County Flood Control District
HW	Hog Wire
IR	Iron Rod
PVMT	Pavement
P&R	Post and Rail
PG	Page
POB	Point of Beginning
POC	Point of Commencement
RET	Retaining
ROW	Right of Way
TSOC	The Superior Oil Company
VOL	Volume

Abbreviations found next to Iron Rod Symbols (see Legend)
(PD) Plastic Cap Marked "Pape-Dawson"

Notes:

1. Bearings and Coordinates are based on the Texas Coordinate System, South Central Zone, NAD 83 as determined by GPS observations utilizing Leica Equipment and the Leica Smartnet.
 - a. Coordinates shown are GRID coordinates and may be brought to surface by applying the following combined scale factor: 0.99992637 .
2. Surveyor has relied upon Abstractor's Certificates issued by Abstract Services of Houston, GF Number 7910-19-3270 dated September 6, 2019 with regard to Ownership, Property Rights, Easements and Restrictions affecting subject tract. There may be encumbrances not shown.
 - a. Restrictions: None of record
 - b. Easements:
 - i. TSOE ROW as recorded in VOL 1576 PG 423 DR. [DOES NOT APPLY] [NOT SHOWN]
 - ii. 40' HC DDE as recorded in VOL 1771, PG 669 DR. [DOES NOT APPLY] [SHOWN]
 - c. Property Liens:

Texas Home Equity Security Instrument dated November 22, 2013, recorded under County Clerk's File No. 20130600361, executed by Becky Risley a.k.a. Becky Lynn Risley for the benefit of First Community Credit Union of Houston in the amount \$100,000.00.
3. Subject Tract classified within Flood Zone "AE" (Floodway), "AE", "X" (Shaded), and X (Unshaded) and lies within FEMA FIRM Panel 48201C0195N (11/15/2019). Base flood elevations shown.
4. This is attached to and is made a part of a metes & bounds description of the same parcel

Parent Tract Area (AC)	
Remnant	2.9988
Subject Tract	7.1568
Total	10.1556

Floodplain Area (AC)	
Zone AE Floodway	0.1772
Zone AE	0.5344
Zone X (Shaded)	1.0581
Zone X (Unshaded)	5.3871
Total	7.1568

Existing HCFC ESMT Area (AC)	
Within Subject Tract	0.3929
Outside Subject Tract	0.0000
Total	0.3929

Legend

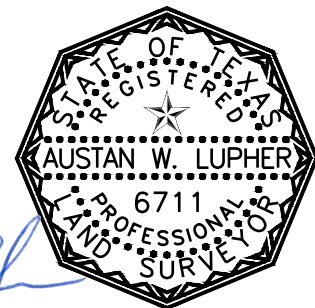
○ FD 5/8" IR (*unless noted otherwise*)
● SET 5/8" IR(PD)



Land Title Survey

Parcel# L114-01-00-02-008.0

Being a 7.1568 acre (311,752 square feet) tract of land out of the Harris County School Land Survey, Abstract No. 333, Harris County, Texas and being part of the a called 11.66 acre tract described in Warranty Deed with Vendor's Lien under Harris County Clerk's File Number N779119.

I, Austan W. Luper, a Registered Professional Land Surveyor of the State of Texas, that the above plat correctly represents the facts found at the time of the survey made on the ground under my supervision. This survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition II Survey. The field work was completed on June 9, 2022.



<div> <div>  <p>HARRIS COUNTY FLOOD CONTROL DISTRICT</p> <p>9900 Northwest Freeway Houston, Texas 77092</p> </div> <div> <p>Date: July 5, 2022</p> <p>Scale: 1" = 200'</p> </div> </div>	<div>  <p>PAPE-DAWSON ENGINEERS</p> <p>HOUSTON SAN ANTONIO AUSTIN FORT WORTH DALLAS 990 VILLAGE SQUARE DR, SUITE P TOMBALL, TX 77375 281.655.0634 TDEE FIRM REGISTRATION #470 TBPLS FIRM REGISTRATION #10194595</p> </div>	Prepared: JMH	HCFCF PROJECT ID # L100-00-00-P002	# 1	Description HCFCF Comments	By AWL	Date 03/31/20
		Checked: AWL	LITTLE CYPRESS CREEK	2	HCFCF Comments	JMH	04/01/20
		Approved: WES	RIGHT OF WAY L114-01-00-02-008.0	3	Revise Boundary	JMH	06/22/22

**Parcel L114-01-00-02-009.0
& L114-01-00-02-010.0
LITTLE CYPRESS CREEK**

Being a 1.2484 acre (54,379 Sq. Ft. more or less) and a 3.2133 acre (139,970 Sq. Ft. more or less), tract of land, being Parcels **L114-01-00-02-009.0** and **L114-01-00-02-010.0** respectfully, out of the Harris County School Lands Survey, Abstract 333, Harris County, Texas, and being a portion of a called 15.54 acre tract of land conveyed to Tariq Ahmed Khan and Uffaf Khan as described in a deed recorded in Clerk's File No (HCCF) RP-2019-561321 of the Official Public Records of Real Property, and being more particularly described by metes and bounds as follows:

The bearings and coordinates used in this description are based on Texas Coordinate System, South Central Zone, NAD 83, and were determined using GPS Observations utilizing the Leica Smartnet Network; All coordinates are GRID; distances are surface and may be converted to GRID by multiplying by a factor of 0.99992637

L114-01-00-02-009.0

COMMENCING at a 1 and 1/2 inch iron pipe found for the for the northwest corner of said 15.54 acre tract of land, the southwest corner of a called 30.341 acre tract of land conveyed to Lenert Investments, LLC, as described in a deed recorded in HCCF RP-2018-486671, and in the east line of Becker Road being a 66 foot wide right-of-way as described in Volume 17, Page 223 in the Deed Records of Harris County, Texas; said point having GRID coordinates X=2,981,165.87 and Y=13,946,350.08;

THENCE S 2°07'34" E along and with the west line of said 15.54 acre tract and the east line of said Becker Road, a distance of 443.41 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set in the west line of said 15.54 acre tract, the east line of said Becker Road, and the **POINT OF BEGINNING** of the herein described tract; said point having GRID coordinates X=2,981,182.31 and Y=13,945,907.00;

THENCE departing the east line of said Becker Road, over and across said 15.54 acre tract the following courses and distances:

N 87°47'12" E, a distance of 687.50 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set at an angle point, and

S 47°12'48" E, a distance of 106.07 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set in the south line of said 15.54 acre tract, the north line of a called 11.66 acre tract of land conveyed to John C. Risley as described in a deed recorded in HCCF N779119, and for the southeast corner of the herein described tract, from which a pinched pipe found for the southeast corner of said 15.54 acre tract, the northeast corner of said Risley 11.66 acre tract, and in the west line of a called 19.531 acre tract conveyed to David G. Nunn and Judith A. Nunn as described in a deed recorded in HCCF T784931, bears N 87°47'12" E, a distance of 544.02 feet;

THENCE S 87°47'12" W, along and with the south line of said 15.54 acre tract, the north line of said Risley 11.66 acre tract, a distance of 762.61 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set for the southwest corner of said 15.54 acre tract, the northwest corner of said Risley 11.66 acre tract, and in the east line of said Becker Road;

THENCE N 02°07'34" W, along and with the west line of said 15.54 acre tract, the east line of said Becker Road, a distance of 75.00 feet to the **POINT OF BEGINNING**, containing 1.2484 acres of land, (54,379 Sq. Ft. more or less).

L114-01-00-02-010.0

COMMENCING at a 1 and 1/2 inch iron pipe found for the for the northwest corner of said 15.54 acre tract of land, the southwest corner of said 30.341 acre tract, and in the east line of said Becker Road; said point having GRID coordinates X=2,981,165.87 and Y=13,946,350.08;

THENCE N 87°47'12" E along and with the south line of said 30.431 acre tract and the north line of said 15.54 acre tract, a distance of 1036.64 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set in the north line of said 15.54 acre tract, the south line of said 30.431 acre tract, and the **POINT OF BEGINNING** of the herein described tract; said point having GRID coordinates X=2,982,201.65 and Y=13,946,390.11;

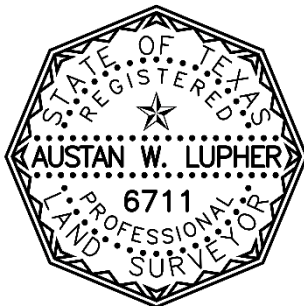
THENCE N 87°47'12" E continuing along and with the south line of said 30.431 acre tract and the north line of said 15.54 acre tract, a distance of 270.00 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set in the northeast corner of said 15.54 acre tract, the northwest corner of said 19.531 acre tract, in the south line of said 30.431 acre tract and the northeast corner of the herein described tract;

THENCE S 02°07'34" E, along and with the west line of said 15.54 acre tract and the east line of said 19.531 acre tract, a distance of 518.41 feet to a pinched pipe found for the southeast corner of the herein described tract, the southeast corner of said 15.54 acre tract, the northeast corner of said 11.66 acre Risley tract, and in the west line of said 19.531 acre tract, from which a 5/8 inch iron rod found for the southeast corner of said 11.66 acre Risley tract, and in the west line of said 19.531 acre tract bears S 02°07'01" E, a distance of 388.57 feet;;

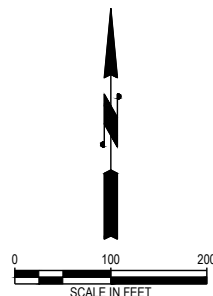
THENCE S 87°47'12" W, along and with the south line of said 15.54 acre tract, the north line of said 11.66 acre Risley tract, a distance of 270.00 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set for the southwest corner of the herein described tract,

THENCE N 02°07'34" W, departing the north line of said 11.66 acre Risley tract, over and across said 15.54 acre tract a distance of 518.41 feet to the **POINT OF BEGINNING**, containing 3.2133 acres of land, (139,970 Sq. Ft. more or less).

This description is based on the Land Title Survey and Plat made by Austan W. Luper #6711 Registered Professional Land Surveyor, March 30, 2020, revised March 31, 2020, April 1, 2020, May 9, 2022, February 9, 2023, and February 13, 2023. There is a drawing which accompanies this description.



Austan W. Luper, RPLS 6711
Pape Dawson Engineers, Inc.
TBPLS 10194495
24445 Tomball Parkway, Suite 200
Tomball, Texas 77375



Floodplain Area (AC)	
Zone AE Floodway	0.0557
Zone AE	0.0252
Zone A	0.0032
Zone X (Shaded)	0.6269
Zone X (Unshaded)	3.7507
Total	4.4617

Legend

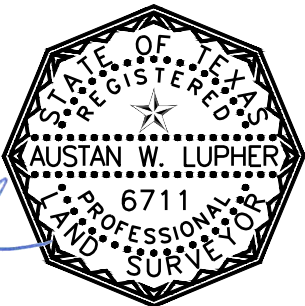
○ FD 5/8" IR (*unless noted otherwise*)
● SET 5/8" IR(PD)


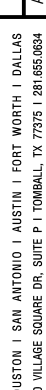
Abbreviations found next to Iron Rod Symbols (see Legend)
(PD) Plastic Cap Marked "Pape-Dawson"

Line Segment Table		
#	Bearing	Distance
L1	N87°47'12"E	687.50'
L2	S47°12'48"E	106.07'
L3	S87°47'12"W	762.61'
L4	N02°07'34"W	75.00'

Being a 1.2484 acre (54,379 square feet) and 3.2133 acre (139,970 square feet) tract of land out of the Harris County School Land Survey, Abstract No. 333, Harris County, Texas and being part of the a called 15.54 acre tract described in Special Warranty Deed under Harris County Clerk's File Number RP-2019-561321.

I, Austan W. Luper, a Registered Professional Land Surveyor of the State of Texas, that the above plat correctly represents the facts found at the time of the survey made on the ground under my supervision. This survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition II Survey. The field work was completed on June 9, 2022.



<div style="display: flex; justify-content: space-between;"> <div> HARRIS COUNTY FLOOD CONTROL DISTRICT 9900 Northwest Freeway Houston, Texas 77092 </div> <div>  </div> </div>						<div style="text-align: center;">  HOUSTON SAN ANTONIO AUSTIN FORT WORTH DALLAS 990 VILLAGE SQUARE DR., SUITE P TOMBALL, TX 77375 281.655.0634 <small>TBPE FIRM REGISTRATION #470 TBPLS FIRM REGISTRATION #10194495</small> </div>						<div style="display: flex; justify-content: space-between;"> <div>Prepared: JMH</div> <div>HCFCDD PROJECT ID # L100-00-00-P002</div> <div>Date: 03/31/20</div> <div>By: AWL</div> </div>					
						<div style="display: flex; justify-content: space-between;"> <div></div> <div>LITTLE CYPRESS CREEK</div> <div>04/01/20</div> <div>JMH</div> </div>											
						<div style="display: flex; justify-content: space-between;"> <div></div> <div></div> <div>06/22/22</div> <div>JMH</div> </div>											
						<div style="display: flex; justify-content: space-between;"> <div></div> <div></div> <div>02/09/23</div> <div>JMH</div> </div>											
						<div style="display: flex; justify-content: space-between;"> <div></div> <div></div> <div>02/13/23</div> <div>JMH</div> </div>											
						<div style="display: flex; justify-content: space-between;"> <div>Approved: WES</div> <div>RIGHT OF WAY</div> <div></div> <div></div> </div>											
						<div style="display: flex; justify-content: space-between;"> <div></div> <div>L114-01-00-02-009.0 and L114-01-00-02-010.0</div> <div></div> <div></div> </div>											
Date: July 5, 2022 Scale: 1" = 200' SHEET NUMBER <div style="display: flex; justify-content: space-around; font-size: 2em;"> 1 OF 1 </div>																	

LITTLE CYPRESS CREEK

Being a 11.6116 acre (505,802 Sq. Ft. more or less) tract of land out of the M.H. Bundick Survey, Abstract 111, Harris County, Texas, and being a portion of a remainder of a called 53.8191 acre tract of land conveyed to Leah Anneberg Peed as described in a deed recorded in Clerk's File No (HCCF) RP-2016-395904 of the Official Public Records of Real Property, and being more particularly described by metes and bounds as follows:

The bearings and coordinates used in this description are based on Texas Coordinate System, South Central Zone, NAD 83, and were determined using GPS Observations utilizing the Leica Smartnet Network; All coordinates are GRID; distances are surface and may be converted to GRID by multiplying by a factor of 0.99992938

COMMENCING at a 1 inch iron pipe, found in the south line of a called 5.0042 acre tract conveyed to James G. Cronin Jr. as described in a deed recorded in HCCF 20090169189 and corrected in HCCF 20100487315, the north line of a called 10.000 acre tract of land conveyed to Robert Baker and Barbara Baker as described in a deed recorded in HCCF C227977, and being in the west line of a called 60 foot wide easement recorded in Volume 4955, Page 249 in the Deed Records of Harris County, Texas, also being the west line of a called 45 foot wide easement recorded in Volume 1439, Page 549 in the Deed Records of Harris County, Texas; said point having GRID coordinates X=3,021,535.56 and Y=13,930,571.47;

THENCE S 87°56'26" W, along and with the south line of said 5.0042 acre tract, the north line of said 10.000 acre tract, passing at a distance of 784.83 feet the southwest corner of said 5.0042 acre tract, from which a found 1 inch iron pipe bears right 2.42 feet, for a total distance of 808.29 feet to a 1 inch iron pipe found in the south line of a remainder of a called 53.8191 acre tract conveyed to Leah Anneberg Peed as described in a deed recorded in HCCF RP-2016-395904, the northwest corner of said 10.000 acre tract and the northeast corner of a said 12.14 acre tract; being the POINT OF BEGINNING of the herein described tract; said point having GRID coordinates X=3,020,727.85 and Y=13,930,542.32;

THENCE S 87°57'28" W, along and with the south line of said 53.8191 acre tract, the north line of said 12.14 acre tract, passing at a distance of 1318.41 feet, a 1 inch iron pipe found offline 0.83 feet left, for a total distance of 1380.18 feet to a point in the centerline of Little Cypress Creek;

THENCE along and with the centerline of Little Cypress Creek, the north line of a called 9.5046 acre tract of land conveyed to Amber Renee Pierce as described in a deed recorded in HCCF RP-2018-3040229 and the north line of a called 9.5046 acre tract of land conveyed to Keith Wuenche as described in a deed recorded in HCCF H947992, the following courses and distances:

N 59°22'43" W, a distance of 52.59 feet to a point for corner, and

S 61°59'51" W, a distance of 64.84 feet to a point for corner;

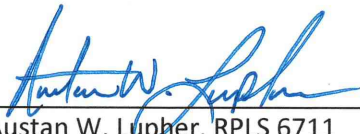
THENCE S 87°57'28" W, departing said centerline of Little Cypress Creek, along and with the south line of said 53.8191 acre tract, a distance of 78.13 feet to a 1 inch iron pipe found for the southwest corner of said 53.8191 acre tract, in the east line of a called 20.01 acre tract of land conveyed to the County of Harris as described in a deed recorded in HCCF Z007674;

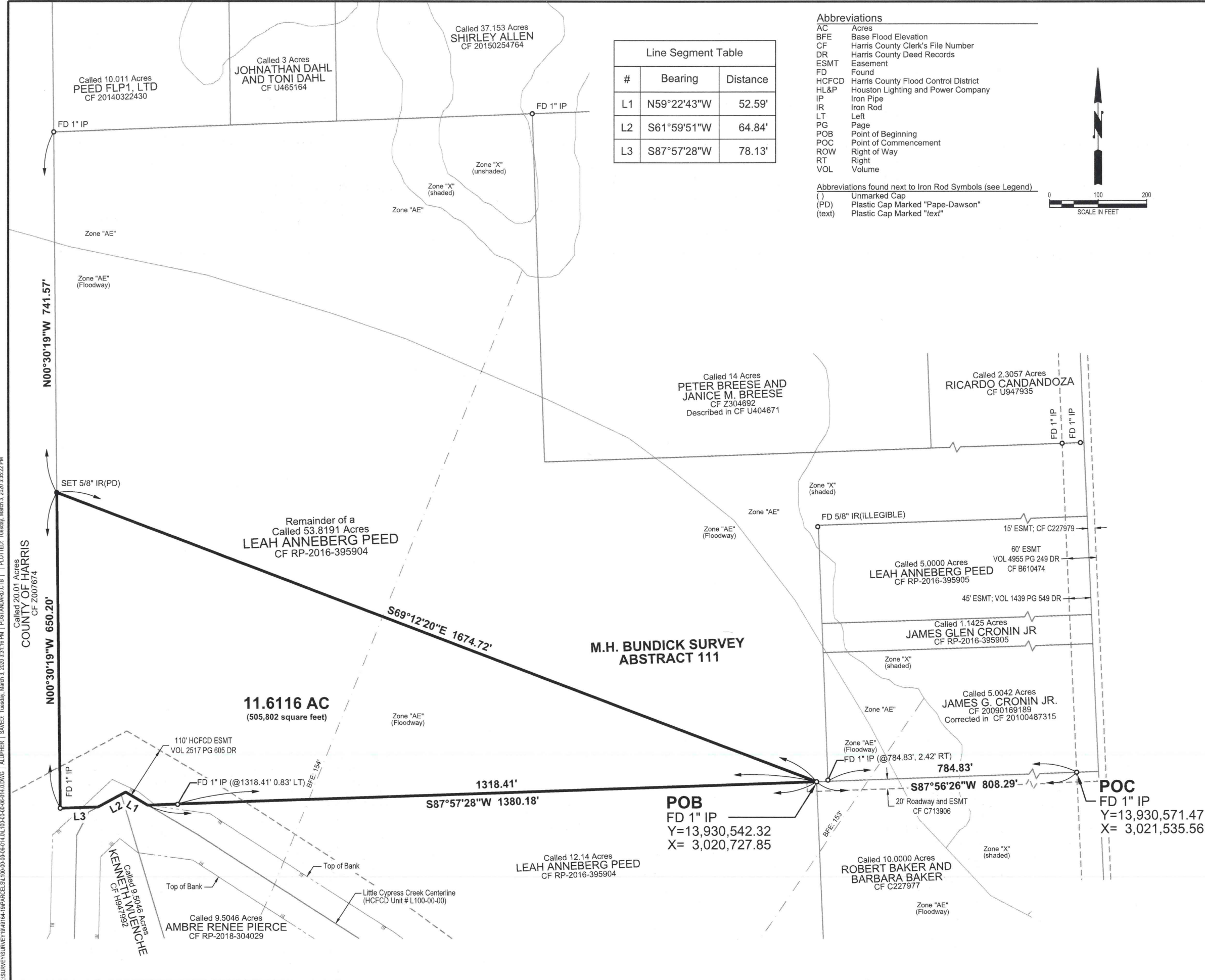
THENCE N 00°30'19" W, along and with the west line of said 53.8191 acre tract, the east line of said 20.01 acre tract, a distance of 650.20 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set for corner, from which a 1 inch iron pipe found for a northwest corner of said 53.8191 acre tract, in the east line of said 20.01 acre tract, and the southwest corner of a called 10.011 acre tract of land conveyed to Peed FLP1, LTD., bears N 00°30'19" W, a distance of 741.57 feet;

THENCE S 69°12'20" E, Departing the east line of said 20.01 acre tract, over and across said 53.8191 acre tract, a distance of 1674.72 feet to the POINT OF BEGINNING, containing 11.6116 acre of land, (505,802 Sq. Ft. more or less).

This description is based on the Land Title Survey and Plat made by Austan W. Luper #6711 Registered Professional Land Surveyor, March 3, 2020, Revised March 4, 2020.




Austan W. Luper, RPLS 6711
Pape Dawson Engineers
TBPLS 10194495
990 Village Square Drive, Suite P
Tomball, Texas 77375

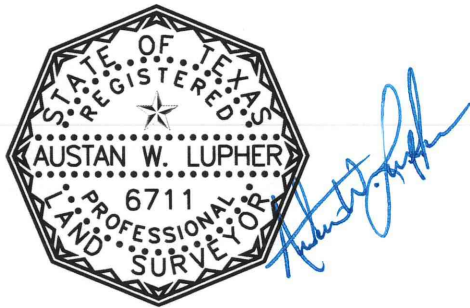


Line Segment Table		
#	Bearing	Distance
L1	N59°22'43"W	52.59'
L2	S61°59'51"W	64.84'
L3	S87°57'28"W	78.13'

Notes:

- Bearings and Coordinates are based on the Texas Coordinate System, South Central Zone, NAD 83 as determined by GPS observations utilizing Leica Equipment and the Leica Smartnet.
 - Coordinates shown are GRID coordinates and may be brought to surface by applying the following combined scale factor: 0.99992938.
$$\frac{\text{Grid Coordinate}}{\text{Combined Scale Factor}} = \text{Surface Coordinate}$$
 - Distances shown are SURFACE distances.
- Surveyor has relied upon Abstractor's Certificates issued by Abstract Services of Houston, GF Number 7910-19-3267 dated September 9, 2019 with regard to Ownership, Property Liens, Easements and Restrictions affecting subject tract. There may be encumbrances not shown.
 - Restrictions: None filed of record
 - Easements:
 - 45' Harris County ESMT recorded in VOL 1439 PG 549 DR. [DOES NOT APPLY, SHOWN]
 - 110' and 70' HCFCO ESMT and ROW recorded in VOL 2517 PG 605 DR. [APPLIES, SHOWN]
 - 60' ROW and ESMT recorded in VOL 4955 PG 249 DR (CF B610474). [DOES NOT APPLY, SHOWN]
 - 15' ROW and ESMT recorded under CF C227979. [DOES NOT APPLY, SHOWN]
 - 10' HL&P ROW and ESMT recorded under CF C527620. [DOES NOT APPLY]
 - 10' HL&P ROW and ESMT recorded under CF D233747. [DOES NOT APPLY]
 - Property Liens: None filed of record
- Subject Tract classified within Flood Zone "AE" (Floodway) and lies within FEMA FIRM Panel 48201C0220L (06/18/2007). Base flood elevation: 154'.

Land Title Survey
Parcel# L100-00-00-06-014.0
Being a 11.6116 acre (505,802 square feet) tract of land out of the M. H. Bundick Survey, Abstract No. 111, Harris County, Texas and being part of the remainder of a called 53.8191 acre tract described in Special Warranty Deed under Harris County Clerk's File Number RP-2016-395904.



LITTLE CYPRESS CREEK

Being a 14.4599 acre (629,871 Sq. Ft. more or less) tract of land out of the M.H. Bundick Survey, Abstract 111, Harris County, Texas, and being all of a called 12.14 acre tract of land conveyed to Leah Anneberg Peed as described in a deed recorded in Clerk's File No (HCCF) RP-2016-395904 of the Official Public Records of Real Property, and being more particularly described by metes and bounds as follows:

The bearings and coordinates used in this description are based on Texas Coordinate System, South Central Zone, NAD 83, and were determined using GPS Observations utilizing the Leica Smartnet Network; All coordinates are GRID; distances are surface and may be converted to GRID by multiplying by a factor of 0.99992938

COMMENCING at a 1 inch iron pipe, found in the south line of a called 5.0042 acre tract conveyed to James G. Cronin Jr. as described in a deed recorded in HCCF 20090169189 and corrected in HCCF 20100487315, the north line of a called 10.000 acre tract of land conveyed to Robert Baker and Barbara Baker as described in a deed recorded in HCCF C227977, and being in the west line of a called 60 foot wide easement recorded in Volume 4955, Page 249 in the Deed Records of Harris County, Texas, also being the west line of a called 45 foot wide easement recorded in Volume 1439, Page 549 in the Deed Records of Harris County, Texas; said point having GRID coordinates X=3,021,535.56 and Y=13,930,571.47;

THENCE S 87°56'26" W, along and with the south line of said 5.0042 acre tract, the north line of said 10.000 acre tract, passing at a distance of 784.83 feet, the southwest corner of said 5.0042 acre tract, from which a found 1 inch iron pipe bears right 2.42 feet, for a total distance of 808.29 feet to a 1 inch iron pipe found in the south line of a remainder of a called 53.8191 acre tract conveyed to Leah Anneberg Peed as described in a deed recorded in HCCF RP-2016-395904, the northwest corner of said 10.000 acre tract and the northeast corner of a said 12.14 acre tract; being the POINT OF BEGINNING of the herein described tract; said point having GRID coordinates X=3,020,727.85 and Y=13,930,542.32;

THENCE S 02°02'39" E, along and with the east line of said 12.14 acre tract, the west line of said 10.0000 acre tract, passing at a distance of 594.11 feet a found 1 inch iron pipe continuing for a total distance of 621.88 feet to a point for corner in the centerline of Little Cypress Creek;

THENCE along and with the south line of said 12.14 acre tract, and the centerline of Little Cypress Creek the following courses and distance:

S 57°06'47" W, a distance of 79.10 feet to a point,

S 70°10'23" W, a distance of 182.41 feet to a point,

S 67°11'17" W, a distance of 151.63 feet to a point,

N 44°58'13" W, a distance of 109.53 feet to a point,

N 53°54'56" W, a distance of 88.20 feet to a point,

S 78°25'33" W, a distance of 53.48 feet to a point,

N 31°33'34" W, a distance of 131.03 feet to a point,

N 53°46'08" W, a distance of 340.26 feet to a point,

N 57°05'59" W, a distance of 449.48 feet to a point, and

N 59°27'02" W, a distance of 118.63 feet to a point in the north line of said 12.14 acre tract, the south line of a said 53.8191 acre tract;

THENCE N 87°57'28" E, along and with the north line of said 12.14 acre tract, the south line of said 53.8191 acre tract, passing at a distance of 61.79 feet, right 0.83 feet, a 1 inch iron pipe, for a total distance of 1380.18 feet to the POINT OF BEGINNING, containing 14.4599 acre of land, (629,871 Sq. Ft. more or less).

This description is based on the Land Title Survey and Plat made by Austan W. Lupher #6711 Registered Professional Land Surveyor, March 3, 2020, Revised March 4, 2020.



Austan W. Lupher, RPLS 6711
Pape Dawson Engineers
TBPLS 10194495
990 Village Square Drive, Suite P
Tomball, Texas 77375

