

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 Clear Creek Federal Risk Management Project, Project ID A100-00-00-R008, for the purpose of channel improvements and stormwater detention, six (6) 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 fee 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>
A100-00-00-33-005.0	0.885 acres	fee simple
A100-00-00-33-006.0	6.404 acres	fee simple
A100-00-00-33-007.0	2.198 acres	fee simple
A100-00-00-34-132.0	3.682 acres	fee simple
A100-00-00-37-011.0	7.128 acres	fee simple
A800-01-00-38-004.0	5.796 acres	fee simple

0.885 ACRE
CLEAR CREEK FLOOD RISK MANAGEMENT PROJECT

A PARCEL CONTAINING 0.885 ACRE OR 38,560 SQUARE FEET OF LAND BEING OUT OF LOT 34, ERIN GARDENS, AS RECORDED IN VOLUME 2 PAGE 44 OF THE HARRIS COUNTY MAP RECORDS (H.C.M.R.) AND PART OF A CERTAIN TRACT CONVEYED TO DAVID A. DEANE AND KENNETH E. WAGNER AS RECORDED IN VOLUME 5724 PAGE 157 OF THE HARRIS COUNTY DEED RECORDS (H.C.D.R.) AND FILE X967212 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY (O.P.R.R.P.H.C.), SITUATED IN THE FREDERICK J. ROTHAA'S SURVEY, ABSTRACT 667, HARRIS COUNTY, TEXAS; said parcel being further described by metes and bounds as follows: (Bearings and coordinates refer to Texas Coordinate System of 1983, South Central Zone; distances are surface in US Survey Foot and can be converted to grid by multiplying by a scale factor of 0.999870017)

COMMENCING (grid N=13,784,110.54, grid E=3,147,268.79) at a found 1-inch iron rod in the east line of Lot 31, Erin Gardens, the east line of Rothaas Survey, and the west line of William R. Wilson Survey, Abstract 856, for the southwest corner of a certain fee strip conveyed to Houston Lighting & Power Company as recorded in Volume 2702 Page 269 H.C.D.R. and the southeast corner of a certain fee strip conveyed to Houston Lighting & Power Company as recorded in Volume 2668 Page 413 H.C.D.R., the northwest corner of Parcel 3A and the northeast corner of Parcel 2, both conveyed to Houston Parks Board, as recorded in File RP-2019-249045 O.P.R.R.P.H.C.;

THENCE South 03°10'00" East, along the common survey line, the east line of Erin Gardens, at 225.86 feet passing a found 1-inch iron pipe for the northeast corner of an undeveloped 60-foot right-of-way as recorded in Volume 2 Page 44 H.C.M.R., at 285.86 feet passing a found 1-inch iron pipe for the southeast corner of said 60-foot right-of-way and the northeast corner of Lot 34, in all a distance of 543.04 feet to a found 5/8-inch iron rod for the southeast corner of said Houston Parks Board Parcel 3B, the **POINT OF BEGINNING** (grid N=13,783,568.40, grid E=3,147,298.79), and the northeast corner of the herein described parcel;

1. **THENCE** South 03°10'00" East, continuing along the common survey line, the east line of Erin Gardens, the east line of said Deane tract, the west line of a certain tract conveyed to B. J. Speck as recorded in Volume 550 Page 611 and Volume 746 Page 435 H.C.D.R., a distance of 42.69 feet to a point in the center of Clear Creek for the southeast corner of Lot 34, and the herein described parcel;

THENCE meandering along the center line of Clear Creek (Harris County Flood Control District Unit A100-00-00), the county line between Harris County and Brazoria County, the following courses:

2. South 64°57'31" West, 118.28 feet;
3. South 73°28'13" West, 93.15 feet;
4. South 86°12'55" West, 69.04 feet;
5. North 80°57'49" West, 88.54 feet;
6. North 71°24'40" West, 104.34 feet;
7. North 81°57'55" West, 123.67 feet;
8. North 79°29'30" West, 191.63 feet;
9. South 83°37'00" West, 47.37 feet to a point for the southeast corner of Lot 33, Erin Gardens, the southwest corner of Lot 34, and the herein described parcel;
10. **THENCE** North 02°55'00" West, along the common line of Lots 33 and 34, a distance of 91.59 feet to a found 5/8-inch iron rod for the southwest corner of said Houston Parks Board Parcel 3B and the northwest corner of the herein described parcel;

THENCE along the south line of said Houston Parks Board Parcel 3B, the following courses:

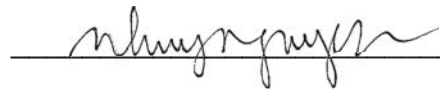
11. South 47°34'11" East, 70.07 feet to a found 5/8-inch iron rod with cap "WINDROSE 4757";
12. South 80°13'00" East, 78.86 feet to a found 5/8-inch iron rod with cap "WINDROSE 4757";
13. South 83°40'40" East, 80.84 feet to a found 5/8-inch iron rod;
14. South 83°29'50" East, 63.33 feet to a found 5/8-inch iron rod;
15. South 75°36'00" East, 58.86 feet to a found 5/8-inch iron rod with cap "WINDROSE 4757";
16. South 69°37'00" East, 84.70 feet to a found 5/8-inch iron rod with cap "WINDROSE 4757";
17. South 77°39'05" East, 55.87 feet to a found 5/8-inch iron rod with cap "WINDROSE 4757";
18. South 86°42'29" East, 54.80 feet to a found 5/8-inch iron rod with cap "WINDROSE 4757";

19. North 83°16'21" East, 51.94 feet to a found 5/8-inch iron rod with cap "WINDROSE 4757";
20. North 79°41'46" East, 53.42 feet to a found 5/8-inch iron rod;
21. North 72°15'35" East, 50.32 feet to a found 5/8-inch iron rod with cap "WINDROSE 4757";
22. North 73°54'12" East, 60.32 feet;
23. North 71°55'15" East, 21.83 feet;
24. North 73°04'53" East, 22.89 feet;
25. North 78°44'30" East, 26.66 feet to a found 5/8-inch iron rod;
26. North 62°05'00" East, 16.66 feet to the **POINT OF BEGINNING**, and containing 0.885 acre (38,560 square feet) of land.

Fieldwork completed in December 2020 and February 2024.

Revised 2/20/2024: change H.C.F.C.D. Tract No.

Revised 2/23/2024: add POC coordinates



2/23/2024



Nhuy Thi Nguyen

Texas Registered Professional Land Surveyor 6409

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2525 North Loop West, Suite 300

Houston, TX 77008

Phone: 713-861-7068

TBPLS Firm No. 10019100

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Project No. 24-2-0006.00 (Ref 18-2-0204)

6.404 ACRES
CLEAR CREEK FLOOD RISK MANAGEMENT PROJECT

A PARCEL CONTAINING 6.404 ACRES OR 278,972 SQUARE FEET OF LAND BEING OUT OF A CERTAIN TRACT CONVEYED TO B. J. SPECK AS RECORDED IN VOLUME 550 PAGE 611 AND VOLUME 746 PAGE 435 OF THE HARRIS COUNTY DEED RECORDS, SITUATED IN THE WILLIAM R. WILSON SURVEY, ABSTRACT 856, HARRIS COUNTY, TEXAS; said parcel being further described by metes and bounds as follows: (Bearings and coordinates refer to Texas Coordinate System of 1983, South Central Zone; distances are surface in US Survey Foot and can be converted to grid by multiplying by a scale factor of 0.999870017)

BEGINNING (grid N=13,783,643.98, grid E=3,148,509.24) at a found 3/8-inch iron rod with cap "LANDTECH" in the east right-of-way line of Telephone Road (SH 35, width varies per Volume 821 Page 518, Volume 4350 Page 278 H.C.D.R. and File 20070739369 O.P.R.R.P.H.C.) for the southwest corner of a certain Parcel 1 conveyed to Houston Parks Board as recorded in File RP-2019-249045 O.P.R.R.P.H.C., and the northwest corner of the herein described parcel;

THENCE along the south line of said Houston Parks Board Parcel 1, the following courses:

1. South 82°30'00" East, 75.69 feet;
2. North 62°31'24" East, 42.61 feet to a found 5/8-inch iron rod with cap "HUGH CLARKSON";
3. North 40°38'00" East, 72.00 feet to a found 5/8-inch iron rod with cap "HUGH CLARKSON";
4. North 36°45'00" East, 65.30 feet to a found 5/8-inch iron rod with cap "HUGH CLARKSON";
5. North 76°50'00" East, 47.19 feet to a found 5/8-inch iron rod with cap "HUGH CLARKSON";
6. North 79°46'00" East, 6.73 feet to a found 5/8-inch iron rod with cap "WINDROSE 4757";
7. North 86°11'55" East, 221.85 feet to a found 5/8-inch iron rod with cap "WINDROSE 4757";

8. South 53°48'00" East, 133.23 feet to a found 5/8-inch iron rod with cap "WINDROSE 4757";
9. South 56°16'30" East, 82.68 feet to a found 5/8-inch iron rod with cap "WINDROSE 4757";
10. South 83°35'00" East, 36.55 feet to a found 5/8-inch iron rod with cap "WINDROSE 4757";
11. North 52°34'00" East, 96.55 feet to a found 5/8-inch iron rod with cap "WINDROSE 4757";
12. North 84°11'00" East, 339.78 feet;
13. South 58°06'45" East, 58.23 feet;
14. South 64°52'22" East, 103.22 feet;
15. South 57°34'16" East, 86.87 feet to a found 5/8-inch iron rod with cap "WINDROSE 4757";
16. South 60°35'00" East, 87.63 feet to a found 5/8-inch iron rod with cap "WINDROSE 4757";
17. South 53°14'00" East, 140.64 feet to a found 5/8-inch iron rod with cap "WINDROSE 4757";
18. South 22°49'47" East, 113.41 feet to a found 5/8-inch iron rod with cap "WINDROSE 4757";
19. South 41°52'00" East, 125.24 feet to a found 5/8-inch iron rod with cap "WINDROSE 4757";
20. South 55°07'20" East, 127.35 feet to a found 5/8-inch iron rod with cap "WINDROSE 4757";
21. South 43°40'30" East, 156.79 feet to a found 5/8-inch iron rod with cap "WINDROSE 4757";
22. South 32°33'00" East, 122.61 feet to a found 5/8-inch iron rod with cap "WINDROSE 4757";
23. South 56°48'30" East, 162.78 feet to a found 5/8-inch iron rod with cap "WINDROSE 4757";

24. North 86°07'00" East, 77.16 feet to a found 5/8-inch iron rod with cap "WINDROSE 4757";
25. South 88°43'00" East, 80.42 feet to a found 5/8-inch iron rod with cap "WINDROSE 4757";
26. North 79°15'00" East, 135.00 feet to a found 5/8-inch iron rod with cap "WINDROSE 4757";
27. North 69°27'30" East, 76.00 feet to a found 5/8-inch iron rod with cap "WINDROSE 4757";
28. North 51°10'00" East, 89.49 feet to a found 5/8-inch iron rod with cap "WINDROSE 4757";
29. North 45°45'00" East, 67.26 feet to a found 5/8-inch iron rod with cap "WINDROSE 4757";
30. North 60°45'44" East, 45.24 feet to a found 5/8-inch iron rod with cap "WINDROSE 4757" in the east line of said Wilson survey and the west line of William T. Bessonnett Survey, Abstract 150, the east line of said Speck tract, the west line of a certain Tract 2 conveyed to Harold S. Bregman, Trustee as recorded in Volume 5118 Page 562 H.C.D.R., for the southeast corner of said Houston Parks Board Parcel 1 and the northeast corner of the herein described parcel;
31. **THENCE** South 02°21'00" East, along the common survey line, the east line of said Speck tract and the west line of said Bregman Tract 2, a distance of 119.90 feet to a point in the center of Clear Creek for the southeast corner of the herein described parcel;

THENCE meandering along the center line of Clear Creek (Harris County Flood Control District Unit A100-00-00) and the county line between Harris County and Brazoria County, the following courses:

32. South 54°20'34" West, 53.22 feet;
33. South 56°55'47" West, 104.66 feet;
34. South 71°39'28" West, 171.65 feet;
35. North 88°42'22" West, 139.99 feet;
36. South 83°35'41" West, 148.97 feet;

- 37. North 78°10'03" West, 61.12 feet;
- 38. North 47°25'26" West, 83.31 feet;
- 39. North 29°52'52" West, 197.37 feet;
- 40. North 45°23'55" West, 152.18 feet;
- 41. North 58°42'30" West, 181.62 feet;
- 42. North 21°08'00" West, 187.00 feet;
- 43. North 57°02'00" West, 51.00 feet;
- 44. North 57°01'28" West, 259.22 feet;
- 45. North 71°26'57" West, 85.37 feet;
- 46. North 84°15'26" West, 108.95 feet;
- 47. South 84°20'30" West, 127.79 feet;
- 48. South 77°18'33" West, 73.70 feet;
- 49. South 63°33'51" West, 114.20 feet;
- 50. North 86°23'45" West, 49.80 feet;
- 51. North 65°15'25" West, 93.51 feet;
- 52. North 48°30'12" West, 110.13 feet;
- 53. North 74°16'07" West, 75.39 feet;
- 54. South 84°13'57" West, 80.31 feet;
- 55. South 63°47'16" West, 81.73 feet;
- 56. South 40°15'25" West, 104.89 feet;
- 57. South 62°30'36" West, 98.66 feet;
- 58. North 83°42'20" West, 75.21 feet;

H.C.F.C.D. Tract No. A100-00-00-33-006.0
Project ID No. A100-00-00-G002
6.404 Acres

59. South 88°02'33" West, 18.68 feet to a point in the east right-of-way line of Telephone Road for the southwest corner of the herein described parcel;

60. **THENCE** North 02°12'11" East, along the east right-of-way line of Telephone Road, a distance of 95.65 feet to the **POINT OF BEGINNING**, and containing 6.404 acres (278,972 square feet) of land.

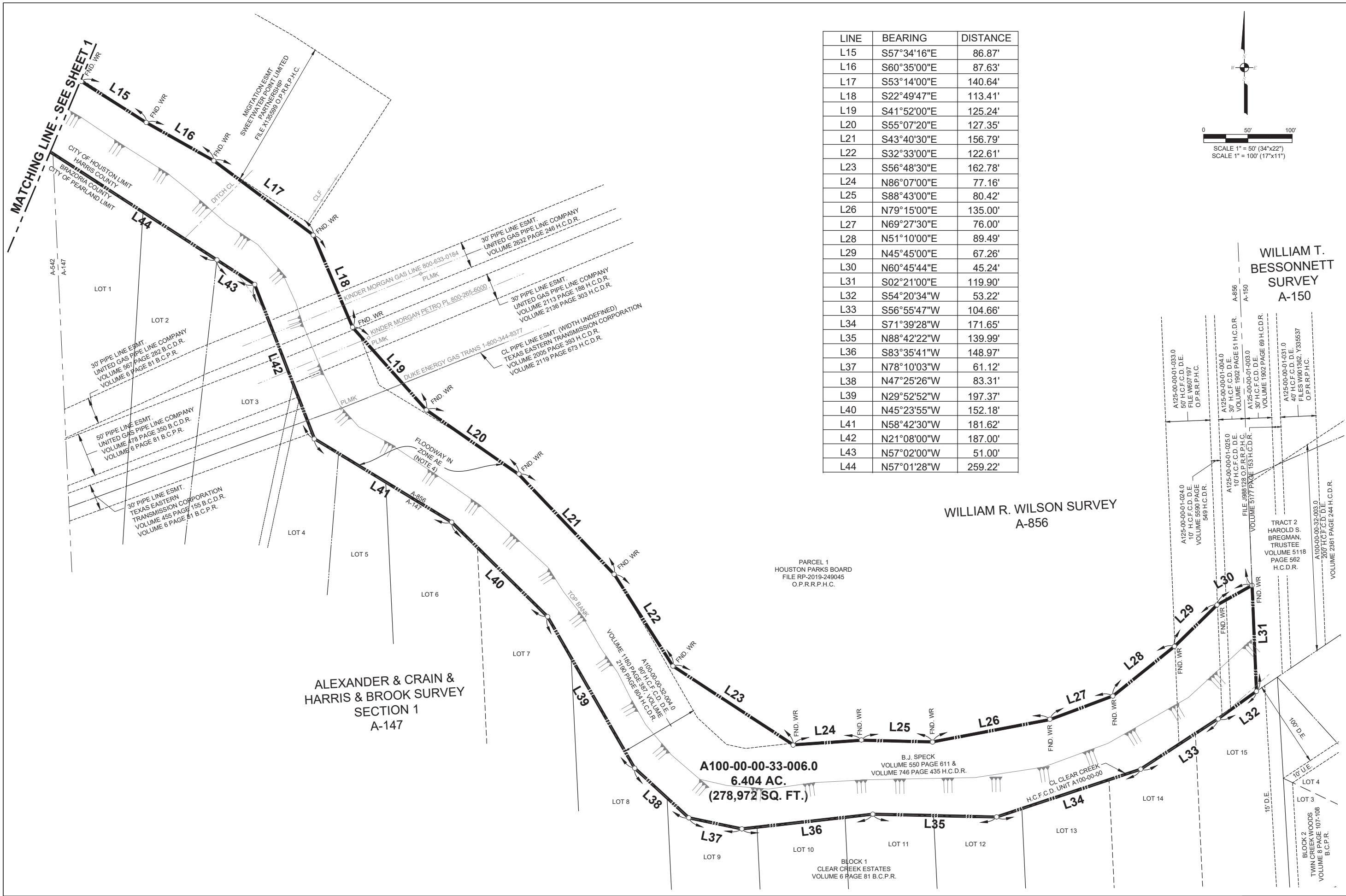
Fieldwork completed in December 2020, and February 2024
Revised 2/20/2024: change H.C.F.C.D. Tract No.

 2/20/2024
Nhuy Thi Nguyen
Texas Registered Professional Land Surveyor 6409



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Phone: 713-861-7068 | TBPLS Firm No. 10019100
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Speck FN.docx
Project No. 25-2-0006 (Ref 18-2-0204)

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LINE	BEARING	DISTANCE
L15	S57°34'16"E	86.87'
L16	S60°35'00"E	87.63'
L17	S53°14'00"E	140.64'
L18	S22°49'47"E	113.41'
L19	S41°52'00"E	125.24'
L20	S55°07'20"E	127.35'
L21	S43°40'30"E	156.79'
L22	S32°33'00"E	122.61'
L23	S56°48'30"E	162.78'
L24	N86°07'00"E	77.16'
L25	S88°43'00"E	80.42'
L26	N79°15'00"E	135.00'
L27	N69°27'30"E	76.00'
L28	N51°10'00"E	89.49'
L29	N45°45'00"E	67.26'
L30	N60°45'44"E	45.24'
L31	S02°21'00"E	119.90'
L32	S54°20'34"W	53.22'
L33	S56°55'47"W	104.66'
L34	S71°39'28"W	171.65'
L35	N88°42'22"W	139.99'
L36	S83°35'41"W	148.97'
L37	N78°10'03"W	61.12'
L38	N47°25'26"W	83.31'
L39	N29°52'52"W	197.37'
L40	N45°23'55"W	152.18'
L41	N58°42'30"W	181.62'
L42	N21°08'00"W	187.00'
L43	N57°02'00"W	51.00'
L44	N57°01'28"W	259.22'

APPR
DATE
2/20/2024
NN

DESCRIPTION
CHANGE H.C.F.C.D. TRACT NO.

REV
1

HCFC PROJECT ID #
A 100-00-00-G002
CLEAR CREEK FLOOD RISK MANAGEMENT PROJECT
BOUNDARY SURVEY FOR
TRACT #A100-00-00-33-006.0

PREPARED: KTN
CHECKED: NN
APPROVED: PK

LANDTECH
2525 North Loop West, Suite 300
Houston, Texas 77008
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TBPLS No. 10019100

US Army Corps
of Engineers®
Galveston District

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

DATE: 2/20/2024
SCALE: AS SHOWN
DRAWING NUMBER
2 OF 2

2.198 ACRES
CLEAR CREEK FLOOD RISK MANAGEMENT PROJECT

A PARCEL CONTAINING 2.198 ACRES OR 95,759 SQUARE FEET OF LAND BEING OUT OF A CERTAIN TRACT CONVEYED TO B. J. SPECK AS RECORDED IN VOLUME 550 PAGE 611 AND VOLUME 746 PAGE 435 OF THE HARRIS COUNTY DEED RECORDS (H.C.D.R.), SITUATED IN THE WILLIAM R. WILSON SURVEY, ABSTRACT 856, HARRIS COUNTY, TEXAS; said parcel being further described by metes and bounds as follows: (Bearings and coordinates refer to Texas Coordinate System of 1983, South Central Zone; distances are surface in US Survey Foot and can be converted to grid by multiplying by a scale factor of 0.999870017)

COMMENCING (grid N=13,784,110.54, grid E=3,147,268.79) at a found 1-inch iron rod in the east line of Lot 31, Erin Gardens, as recorded in Volume 2 Page 44 of the Harris County Map Records (H.C.M.R.), the east line of Frederick J. Rothaas Survey, Abstract 667 and the west line of said Wilson Survey, for the southwest corner of a certain fee strip conveyed to Houston Lighting & Power Company as recorded in Volume 2702 Page 269 H.C.D.R. and the southeast corner of a certain fee strip conveyed to Houston Lighting & Power Company as recorded in Volume 2668 Page 413 H.C.D.R., the northwest corner of Parcel 3A and the northeast corner of Parcel 2, both conveyed to Houston Parks Board, as recorded in File RP-2019-249045 O.P.R.R.P.H.C.;

THENCE South 03°10'00" East, along the common survey line, the east line of Erin Gardens, at 225.86 feet passing a found 1-inch iron pipe for the northeast corner of an undeveloped 60-foot right-of-way as recorded in Volume 2 Page 44 H.C.M.R., at 285.86 feet passing a found 1-inch iron pipe for the southeast corner of said 60-foot right-of-way and the northeast corner of Lot 34, in all a distance of 491.43 feet to a set 3/8-inch iron rod with cap stamped "Landtech" for the southwest corner of said Houston Parks Board Parcel 3A, the **POINT OF BEGINNING** (grid N=13,783,619.92, grid E=3,147,295.94) and the northwest corner of the herein described parcel;

THENCE along the south line of said Houston Parks Board Parcel 3A, the following courses:

1. North 67°23'00" East, 100.47 feet to a found 5/8-inch iron rod with cap "WINDROSE 4757";
2. North 89°09'00" East, 190.30 feet;
3. North 71°24'10" East, 84.40 feet;
4. North 62°38'22" East, 254.98 feet to a found 5/8-inch iron rod;

5. South 85°45'00" East, 118.49 feet to a found 5/8-inch iron rod with cap "WINDROSE 4757";
6. South 66°58'00" East, 282.55 feet to a found 5/8-inch iron rod with cap "WINDROSE 4757";
7. South 50°43'29" East, 29.55 feet to a set 3/8-inch iron rod with cap stamped "Landtech" (from which a found 5/8-inch iron rod with cap "WINDROSE 4757" bears North 50°43' West, 1.9 feet) in the west right-of-way line of Telephone Road (SH 35) as recorded in Volume 821 Page 518, Volume 4350 Page 278 H.C.D.R. and File 20070739369 O.P.R.R.P.H.C.) for the southeast corner of said Houston Parks Board Parcel 3A, and the northeast corner of the herein described parcel;
8. **THENCE** along the west right-of-way line of Telephone Road, with a non-tangent curve turning to the left, having a radius of 1960.08 feet, an arc length of 7.24 feet, a delta angle of 00°12'42", and a chord which bears South 02°33'33" East, 7.24 feet to a found iron rod with TXDOT aluminum cap;
9. **THENCE** South 02°37'57" East, continuing along the west right-of-way line of Telephone Road, a distance of 100.78 feet to a point in the center of Clear Creek for the southeast corner of the herein described parcel;

THENCE meandering along the center line of Clear Creek (Harris County Flood Control District Unit A100-00-00) and the county line between Harris County and Brazoria County, the following courses:

10. North 57°47'21" West, 44.54 feet;
11. North 64°00'29" West, 231.31 feet;
12. North 80°45'48" West, 145.45 feet;
13. South 71°38'35" West, 68.02 feet;
14. South 61°07'00" West, 160.62 feet;
15. South 71°31'05" West, 128.13 feet;
16. North 88°01'01" West, 115.31 feet;
17. South 83°35'22" West, 78.68 feet;
18. South 64°57'31" West, 89.35 feet to a point for the southeast corner of Lot 34, Erin Gardens;

H.C.F.C.D. Tract No. A100-00-00-33-007.0
Project ID No. A100-00-00-G002
2.198 Acres

19. **THENCE** North 03°10'00" West, along the common survey line, the east line of Erin Gardens, the east line of a certain tract conveyed to David A. Deane and Kenneth E. Wagner as recorded in Volume 5724 Page 157 H.C.D.R. and File X967212 O.P.R.R.P.H.C., the east line of said Houston Parks Board Parcel 3B, and the west line of said Speck tract, a distance of 94.31 feet to the **POINT OF BEGINNING**, and containing 2.198 acres (95,759 square feet) of land.

Fieldwork completed in December 2020, and February 2024.

Revised 2/20/2024: change H.C.F.C.D. Tract No.

Revised 2/23/2024: add POC coordinates

 2/23/2024



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Speck.docx
Project No. 24-2-0006.00 (Ref 18-2-0204)

3.682 ACRES
CLEAR CREEK FLOOD RISK MANAGEMENT PROJECT

A PARCEL CONTAINING 3.682 ACRES OR 160,396 SQUARE FEET OF LAND BEING OUT OF TRACT 1 AND TRACT 2 CONVEYED TO HAROLD S. BREGMAN, TRUSTEE AS RECORDED IN VOLUME 5118 PAGE 562 OF THE HARRIS COUNTY DEED RECORDS (H.C.D.R.), OF THE HARRIS COUNTY DEED RECORDS, SITUATED IN THE WILLIAM T. BESSONNETT SURVEY, ABSTRACT 150, HARRIS COUNTY, TEXAS; said parcel being further described by metes and bounds as follows: (Bearings and coordinates refer to Texas Coordinate System of 1983, South Central Zone; distances are surface in US Survey Foot and can be converted to grid by multiplying by a scale factor of 0.999870017)

COMMENCING (grid N=13,783,726.95, grid E=3,151,578.94) at a found 3/4-inch iron rod in the west line of Restricted Reserve "A", Block 1 of Phanta as recorded in Film Code 486130 of the Harris County Map Records for the northeast corner of a certain tract conveyed to County of Harris as recorded in Files 20130195520 & 20130256055 of the Official Public Records of Real Property of Harris County (O.P.R.R.P.H.C.);

THENCE South 03°09'49" East, along the west line of Phanta and the east line of said County of Harris tract, a distance of 870.36 feet to a found 5/8-inch iron rod with cap "LANEY RPLS 1718" for the southeast corner of said county of Harris tract, the **POINT OF BEGINNING** (grid N=13,782,858.03, grid E=3,151,626.97) and the northeast corner of the herein described parcel;

1. **THENCE** South 03°09'49" East, continuing along the west line of Phanta and the east line of said Bregman Tract 1, a distance of 201.95 feet to a point in the center of Clear Creek for the southwest corner of said Phanta, the southeast corner of said Bregman Tract 1 and the herein described parcel;

THENCE meandering along the center line of Clear Creek (Harris County Flood Control District Unit A100-00-00) and the county line between Harris County and Brazoria County, the following courses:

2. North 81°49'56" West, 28.27 feet;
3. North 73°08'30" West, 113.77 feet;
4. North 36°44'30" West, 87.00 feet;
5. North 18°04'30" West, 100.00 feet;
6. North 00°34'30" West, 114.17 feet;
7. North 20°04'30" West, 84.00 feet;
8. North 44°34'30" West, 76.00 feet;

9. South 87°10'30" West, 84.95 feet;
10. South 56°34'30" West, 90.23 feet;
11. South 56°00'17" West, 114.15 feet to a point in the west line of said Bessonnett survey, and the east line of William R. Wilson Survey, Abstract 856 for the southeast corner of a certain tract conveyed to B. J. Speck as recorded in Volume 550 Page 611 and Volume 746 Page 435 H.C.D.R., the southwest corner of said Bregman Tract 2, and the herein described parcel;
12. **THENCE** North 02°21'00" West, along the common survey line, the east line of said Speck tract and the west line of said Bregman Tract 2, at 119.90 feet passing a found 5/8-inch iron rod with cap "WINDROSE 4757" for the southeast corner of a certain Parcel 1 conveyed to Houston Parks Board as recorded in File RP-2019-249045 O.P.R.R.P.H.C., in all a distance of 242.01 feet to a point for the southwest corner of said County of Harris tract and the northwest corner of the herein described parcel;

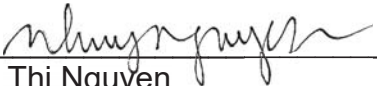
THENCE along the south line of said County of Harris tract, the following courses:

13. North 66°32'13" East, at 43.00 feet passing a found 5/8-inch iron rod with cap "RODS" for reference, in all a distance of 206.74 feet to a point for corner;
14. South 69°21'47" East, 236.18 feet to a found 3/4-inch iron rod;
15. South 27°12'47" East, 219.91 feet;
16. South 05°44'47" East, 93.59 feet;
17. South 19°40'27" East, 57.64 feet;
18. South 31°24'00" East, 32.28 feet to the **POINT OF BEGINNING**, and containing 3.682 acres (160,396 square feet) of land.

Fieldwork completed in December 2020, and February 2024.

Revised 2/20/2024: change H.C.F.C.D. Tract No.

Revised 2/23/2024: add POC coordinates

 2/23/2024
Nhuy Thi Nguyen
Texas Registered Professional Land Surveyor 6409



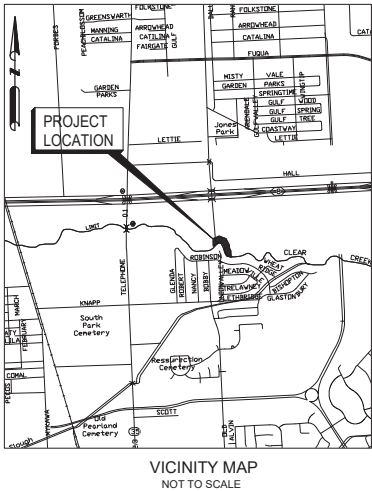
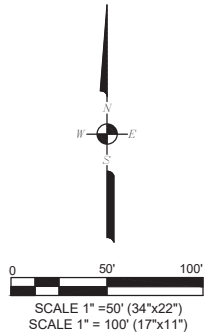
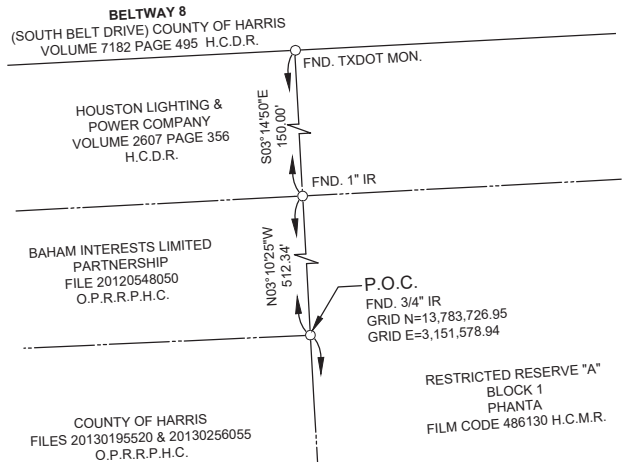
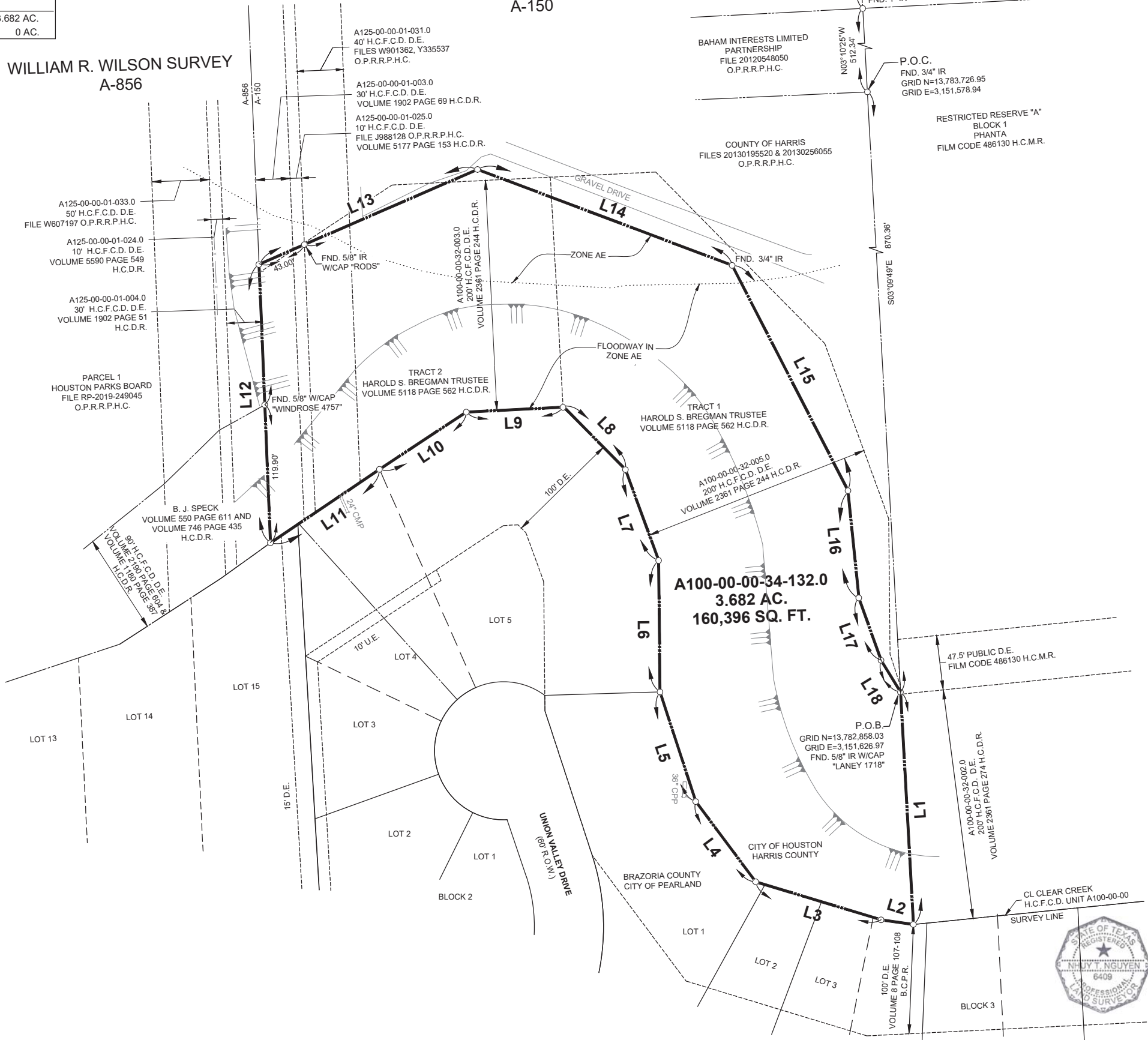
Landtech, Inc.

2525 North Loop West, Suite 300 | Houston, TX 77008

Phone: 713-861-7068 | TBPLS Firm No. 10019100

S:\2018\1820204\A100 CLEAR CREEK\SURVEY\BNDY\Parcels\A100-00-00-34-132.0
Bregman FN.docx | Project No. 24-2-0006 (Ref 18-2-0204)


LINE	BEARING	DISTANCE
L1	S03°09'49"E	201.95'
L2	N81°49'56"W	28.27'
L3	N73°08'30"W	113.77'
L4	N36°44'30"W	87.00'
L5	N18°04'30"W	100.00'
L6	N00°34'30"W	114.17'
L7	N20°04'30"W	84.00'
L8	N44°34'30"W	76.00'
L9	S87°10'30"W	84.95'
L10	S56°34'30"W	90.23'
L11	S56°00'17"W	114.15'
L12	N02°21'00"W	242.01'
L13	N66°32'13"E	206.74'
L14	S69°21'47"E	236.18'
L15	S27°12'47"E	219.91'
L16	S05°44'47"E	93.59'
L17	S19°40'27"E	57.64'
L18	S31°24'00"E	32.28'



- LEGEND:
- | | |
|--------------|---|
| B.C.D.D. | BRAZORIA COUNTY DRAINAGE DISTRICT |
| B.C.D.R. | BRAZORIA COUNTY DEED RECORDS |
| B.C.P.R. | BRAZORIA COUNTY PLAT RECORDS |
| D.E. | DRAINAGE EASEMENT |
| H.C.M.R. | HARRIS COUNTY MAP RECORDS |
| O.R.B.C. | OFFICIAL RECORDS OF BRAZORIA COUNTY |
| O.P.R.B.C. | OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY |
| O.P.R.P.H.C. | OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY |
| SET O | SET 3/8" IRON ROD WITH CAP "LANDTECH" |

- NOTES:
1. BEARINGS AND COORDINATES REFER TO TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE
 2. DISTANCES ARE SURFACE IN US SURVEY FOOT, AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY A SCALE FACTOR OF 0.999870017.
 3. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT
 4. FLOOD ZONES ARE APPROXIMATELY SCALED FROM NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) 48201C103SL, REVISED JUNE 18, 2007 CREATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).
 5. FIELD WORK COMPLETED IN DECEMBER 2020 & FEBRUARY 2024.
 6. THERE IS A SEPARATE METES AND BOUNDS ACCOMPANIES THIS PLAT.

I HEREBY CERTIFY THAT THIS RETRACEMENT SURVEY WAS
MADE ON THE GROUND UNDER MY SUPERVISION AND THIS
PLAT CORRECTLY REPRESENTS THE FACTS AS FOUND AT
THE TIME OF SURVEY.


NHUY THI NGUYEN
TEXAS REG. PROF. LAND SURVEYOR NO. 6409

2/23/2024

REV	DESCRIPTION	DATE	APPR
1	CHANGE H.C.F.C.D. TRACT NO.	2/20/2024	NN
2	ADD POC COORDINATES	2/23/24	

HCFCD PROJECT ID #
A 100-00-00-G002


CLEAR CREEK FLOOD RISK MANAGEMENT PROJECT

BOUNDARY SURVEY FOR
TRACT #A100-00-00-34-132.0


PREPARED: KTN

CHECKED: NN


APPROVED: PK



2525 North Loop West, Suite 300
Houston, Texas 77008
T: 713-861-7068
F: 713-861-4131
TBPLS No. 10019100


**US Army Corps of Engineers®
Galveston District**

HARRIS COUNTY



FLOOD CONTROL DISTRICT

9900 Northwest Freeway
Houston, Texas 77092

DATE: 2/23/2024
SCALE: AS SHOWN

DRAWING NUMBER

1 OF 1

7.128 ACRES
CLEAR CREEK FLOOD RISK MANAGEMENT PROJECT

A PARCEL CONTAINING 7.128 ACRES OR 310,504 SQUARE FEET OF LAND BEING ALL OF RESERVE "A", BLOCK 1, CYPRESS CREEK APARTMENT HOMES AT WAYSIDE SOUTH AS RECORDED IN FILM CODE 676689 OF THE HARRIS COUNTY MAP RECORDS (H.C.M.R.), AND ALL OF THAT CERTAIN TRACT CONVEYED TO CYPRESS CREEK WAYSIDE LP AS RECORDED IN FILE 20150287312 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY (O.P.R.R.P.H.C.), SITUATED IN THE JOSEPH C. MEGGINSON SURVEY, ABSTRACT 563, CITY OF HOUSTON, HARRIS COUNTY, TEXAS; said parcel being further described by metes and bounds as follows: (Bearings and coordinates refer to Texas Coordinate System of 1983, South Central Zone; distances are surface in US Survey Foot and can be converted to grid by multiplying by a scale factor of 0.999870017)

COMMENCING (grid N=13,784,006.07, grid E=3,137,835.98) at a found 1-inch iron rod in the south right-of-way line of Beltway 8 (width varies per File M361160 O.P.R.R.P.H.C.) for the northeast corner of a certain fee strip conveyed to Houston Lighting & Power Company as recorded in Volume 2652 Page 232 of the Harris County Deed Records (H.C.D.R.);

THENCE South 01°32'43" East, along the east line of said Houston Lighting & Power Company fee strip, a distance of 150.00 feet to a set 3/8-inch iron rod with cap stamped "Landtech" (from which a found 5/8-inch iron rod with cap "Miller" bears North 88°27'16" East 0.63 feet) for the northwest corner of that certain tract conveyed to Palm Properties, L.L.C. as recorded in File U597108 O.P.R.R.P.H.C., the northeast corner of said Cypress Creek Apartment Homes at Wayside South, the **POINT OF BEGINNING** (grid N=13,783,856.14, grid E=3,137,840.03) and the northeast corner of the herein described parcel;

THENCE South 01°32'43" East, along the east line of said Cypress Creek Apartment Homes at Wayside South, at 349.50 feet passing a set "X" cut in concrete for reference, in all a distance of 395.00 feet to a point in the center of Clear Creek for the southwest corner of said Palm Properties, L.L.C. tract, the southeast corner of said Cypress Creek Apartment Homes at Wayside South, and the southeast corner of the herein described parcel;

THENCE meandering along the center line of Clear Creek (Harris County Flood Control District Unit A100-00-00) with the following courses:

South 55°32'50" West, 120.00 feet;

South 46°01'50" West, 173.60 feet;

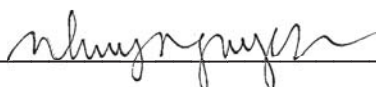
H.C.F.C.D. Tract No. A100-00-00-37-011.0
Project ID No. A100-00-00-G002
7.128 Acres

South 53°36'30" West, 360.00 feet to a point for the southwest corner of said Cypress Creek Apartment Homes at Wayside South, the southeast corner of a certain Tract One conveyed to Ell Clear Creek, Ltd. as recorded in File Y418581 O.P.R.R.P.H.C., and the southwest corner of the herein described parcel;

THENCE North 01°32'43" West, along the east line of said Ell Clear Creek, Ltd. tract, and the west line of said Cypress Creek Apartment Homes at Wayside South, a distance of 783.00 feet to a found 5/8-inch iron rod with cap "GORMLY" (from which a found 5/8-inch iron rod with cap "Miller Survey Group" bears North 15°31' East, 2.0 feet, and a found 5/8-inch iron rod bears South 84°25' East, 2.0 feet) in the south line of said Houston Lighting & Power Company fee strip for the northwest corner of said Cypress Creek Apartment Homes at Wayside South and the northwest corner of the herein described parcel;

THENCE North 88°27'16" East, along the south line of said Houston Lighting & Power Company fee strip, and the north line of said Cypress Creek Apartment Homes at Wayside South, a distance of 524.34 feet to the **POINT OF BEGINNING**, and containing 7.128 acres (310,504 square feet) of land.

Fieldwork completed in December 2020, February 2024.
Revised 2/23/2024: add POC coordinates

 2/23/2024

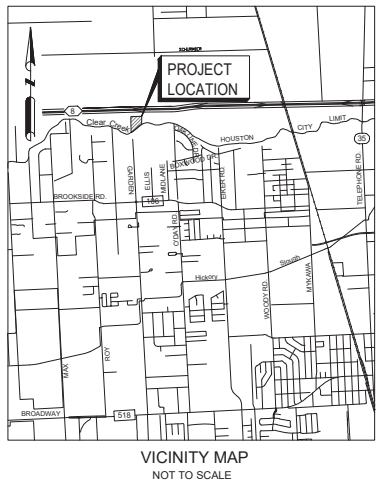
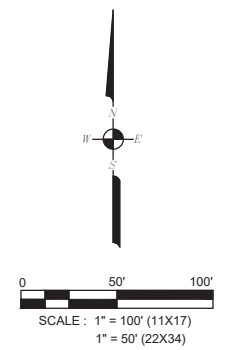
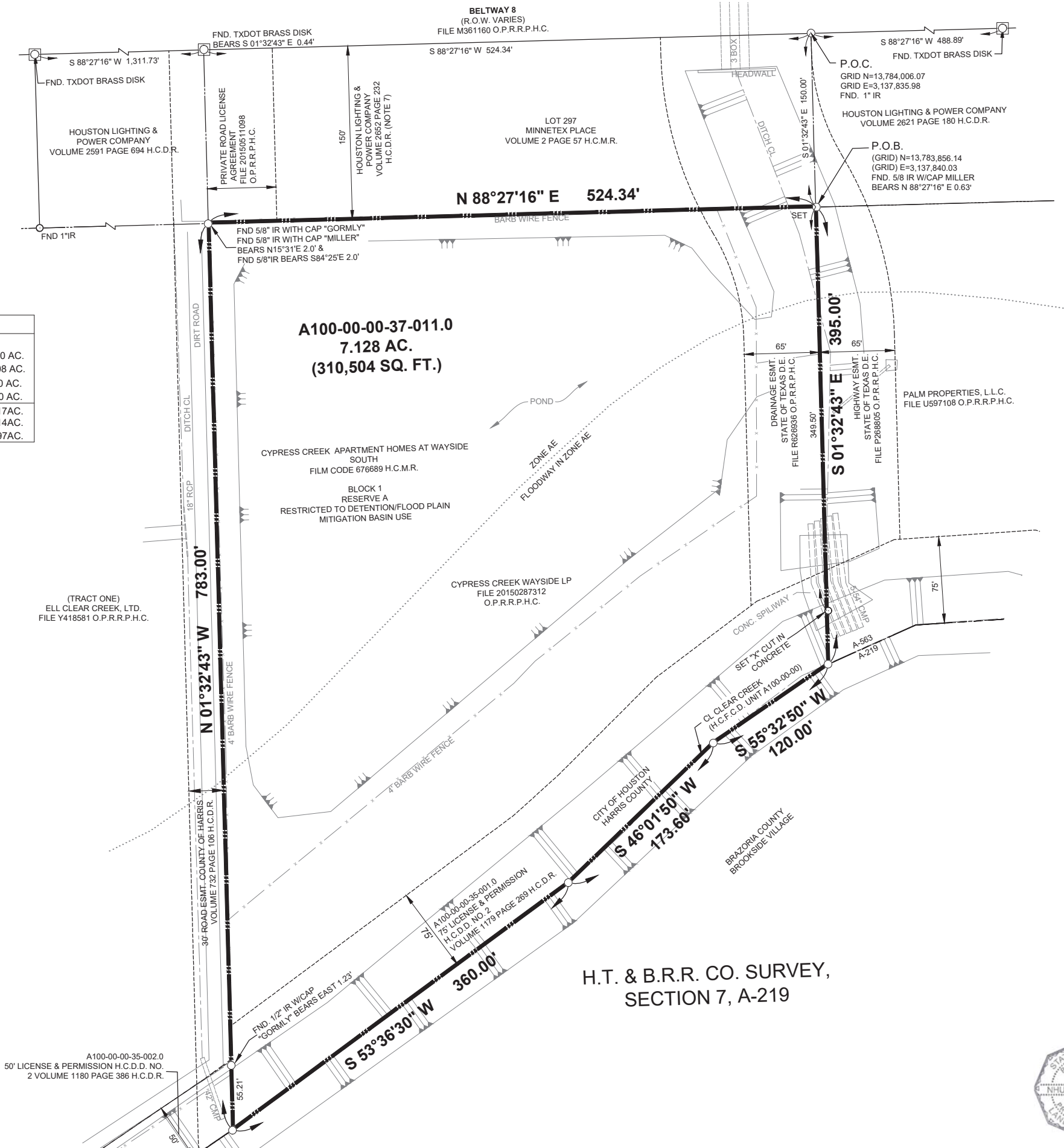
Nhuy Thi Nguyen
Texas Registered Professional Land Surveyor 6409
Landtech, Inc.
2525 North Loop West, Suite 300
Houston, TX 77008
Phone: 713-861-7068
TBPLS Firm No. 10019100
S:\2018\1820204\A100 CLEAR CREEK\SURVEY\BNDY\Parcels\A100-00-00-37-011.0
CYPRESS FN.docx
Project No. 24-2-0006 (Ref 18-2-0204)



S:\2018\192017\1\CLEAR CREEK\ADDPROJ\BKS\TNA100-00-00-37-011.0 CYPRESS PARCEL.DWG | NNGUYEN | SAVED: Friday, February 23, 2024 11:32:53 | --- | | PLOTTED: Friday, February 23, 2024 11:36:30

JOSEPH C. MEGGINSON SURVEY
A-563

TRACT A100-00-00-37-011.0		
AREA IN FLOODWAY IN ZONE AE:	179,460 SQ. FT.	4.120 AC.
AREA ZONE AE:	131,044 SQ. FT.	3.008 AC.
AREA ZONE X SHADED:	0 SQ. FT.	0 AC.
AREA ZONE X:	0 SQ. FT.	0 AC.
AREA INSIDE LICENSE & PERMISSION	48,673 SQ. FT.	1.117AC.
AREA INSIDE TEXAS D.E.	22,387 SQ. FT.	0.514AC.
AREA OUTSIDE H.C.F.C.D. ESMT:	239,444 SQ. FT.	5.497AC.



- LEGEND:
- B.C.D.D. BRAZORIA COUNTY DRAINAGE DISTRICT
 - B.C.D.R. BRAZORIA COUNTY DEED RECORDS
 - B.C.P.R. BRAZORIA COUNTY PLAT RECORDS
 - H.C.D.D. HARRIS COUNTY DRAINAGE DISTRICT
 - H.C.M.R. HARRIS COUNTY MAP RECORDS.
 - O.R.B.R. OFFICIAL RECORDS OF BRAZORIA COUNTY
 - O.P.R.B.C. OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY
 - O.P.R.R.P.H.C. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY
 - SET SET 3/8" IRON ROD WITH CAP "LANDTECH"

- NOTES:
- BEARINGS AND COORDINATES REFER TO TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE
 - DISTANCES ARE SURFACE IN US SURVEY FOOT, AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY A SCALE FACTOR OF 0.999870017.
 - THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT
 - FLOOD ZONES ARE APPROXIMATELY SCALED FROM NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) 48201C1030M, REVISED MAY 2, 2019 CREATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).
 - FIELD WORK COMPLETED IN DECEMBER 2020 & FEBRUARY 2024.
 - THERE IS A SEPARATE METES AND BOUNDS ACCOMPANIES THIS PLAT.
 - MAE S WYNNE MCFARLAND, ET AL RESERVE THE RIGHT TO EXTEND RAILROAD SPUR TRACKS, DEDICATED ROADS AND DEDICATED PUBLIC UTILITY EASEMENTS ACROSS HL&P FEE STRIP PER VOLUME 2652 PAGE 232 H.C.D.R.

I HEREBY CERTIFY THAT THIS RETRACEMENT SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THIS PLAT CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF SURVEY.



NHUY THI NGUYEN
TEXAS REG. PROF. LAND SURVEYOR NO. 6409
2/23/2024

APPR	DATE	DESCRIPTION	REV
	2/23/24	ADD POC COORDINATES	1

HCFC PROJECT ID # A 100-00-00-G002	PREPARED: NN
CLEAR CREEK FLOOD RISK MANAGEMENT PROJECT	CHECKED: NN
BOUNDARY SURVEY FOR TRACT # A100-00-00-37-011.0	APPROVED: PK

LANDTECH	2525 North Loop West, Suite 300 Houston, Texas 77008 T: 713-861-7068 F: 713-861-4131 TBPLS No. 10019100
US Army Corps of Engineers® Galveston District	
HARRIS COUNTY FLOOD CONTROL DISTRICT	9900 Northwest Freeway Houston, Texas 77092
DATE: 2/23/2024	
SCALE: AS SHOWN	
DRAWING NUMBER	
1 OF 1	

EXHIBIT ____

A PARCEL CONTAINING 5.796 ACRES OR 252,501 SQUARE FEET OF LAND, BEING ALL OF A CALLED 5.8058 ACRE TRACT CONVEYED TO JOSE DE JESUS MATA, RECORDED IN FILE RP-2023-120240 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY (O.P.R.R.P.H.C.) SITUATED IN THE JOSEPH C. MEGGINSON SURVEY, ABSTRACT 563 HARRIS COUNTY, TEXAS; said parcel being further described by metes and bounds as follows: (All bearings and coordinates are in surface and refer to Texas Coordinate System of 1983, South Central Zone, with a combined adjustment factor of 0.99987683)

BEGINNING (N=13,791,741.88 (y), E=3,137,325.70 (x)) at a found 1/2-inch iron rod at the northwest corner of said called 5.8058 acre tract, the northeast corner of a remainder Lot 126 tract conveyed to Minero Holdings, LLC, recorded in File 2014-0260274 of the O.P.R.R.P.H.C., being in the south right of way line of Allison Street (60 feet wide) recorded in Volume 2, Page 57 of the Harris County Map Records (H.C.M.R.) and the northwest corner of the herein described parcel;

1. **THENCE** North 88°26'42" East, with and adjoining the north line of said called 5.8058 acre tract and the south line of said Allison Street, a distance of 326.23 feet to the northeast corner of the herein described parcel (from which a found 1/2-inch iron rod bears North 00°11' West, 0.85 feet) and being the northwest corner of a 2.901938 acre tract conveyed to Shirley A. Yeatts, recorded in File 2007-0468566 of the O.P.R.R.P.H.C.;
2. **THENCE** South 01°26'37" East, with and adjoining the east line of said called 5.8058 acre tract and the west line of said 2.901938 acre tract, a distance of 774.26 feet to a set 5/8-inch iron rod with cap (Gratia Geomatics) at the southeast corner of said called 5.8058 acre tract, the southwest corner of said 2.901938 acre tract, the north line of a 12.0198 acre tract conveyed to C&G D, LLC, recorded in File 2017-559682 of the O.P.R.R.P.H.C. and being the southeast corner of the herein described parcel;
3. **THENCE** South 88°32'06" West, with and adjoining the south line of said called 5.8058 acre tract and the north line of said 12.0198 acre tract, a distance of 326.23 feet to a set 5/8-inch iron rod with cap (Gratia Geomatics) at the southwest corner of said called 5.8058 acre tract, the northwest corner of said 12.0198 acre tract, the northeast corner of a 7.791 acre tract conveyed to Minero Holdings, LLC, recorded in File 2014-0260274 of the O.P.R.R.P.H.C., the southeast corner of a 3.000 acre tract conveyed to Minero Holdings, LLC, recorded in File 2014-0260274 of the O.P.R.R.P.H.C. and the southwest corner of the herein described tract;

4. **THENCE** North 01°26'37" West, with and adjoining the west line of said called 5.8058 acre tract, the east line of said 3.000 acre tract and the east line of said remainder Lot 126 tract, a distance of 773.75 feet to the **POINT OF BEGINNING**, and containing 5.796 acres (252,501 square feet) of land.

Revised: January 17, 2024
Survey Date: March 12, 2021



03/24/2021

Isidro X. Garza

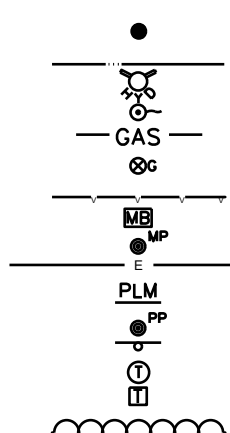
Texas Registered Professional Land Surveyor 5905



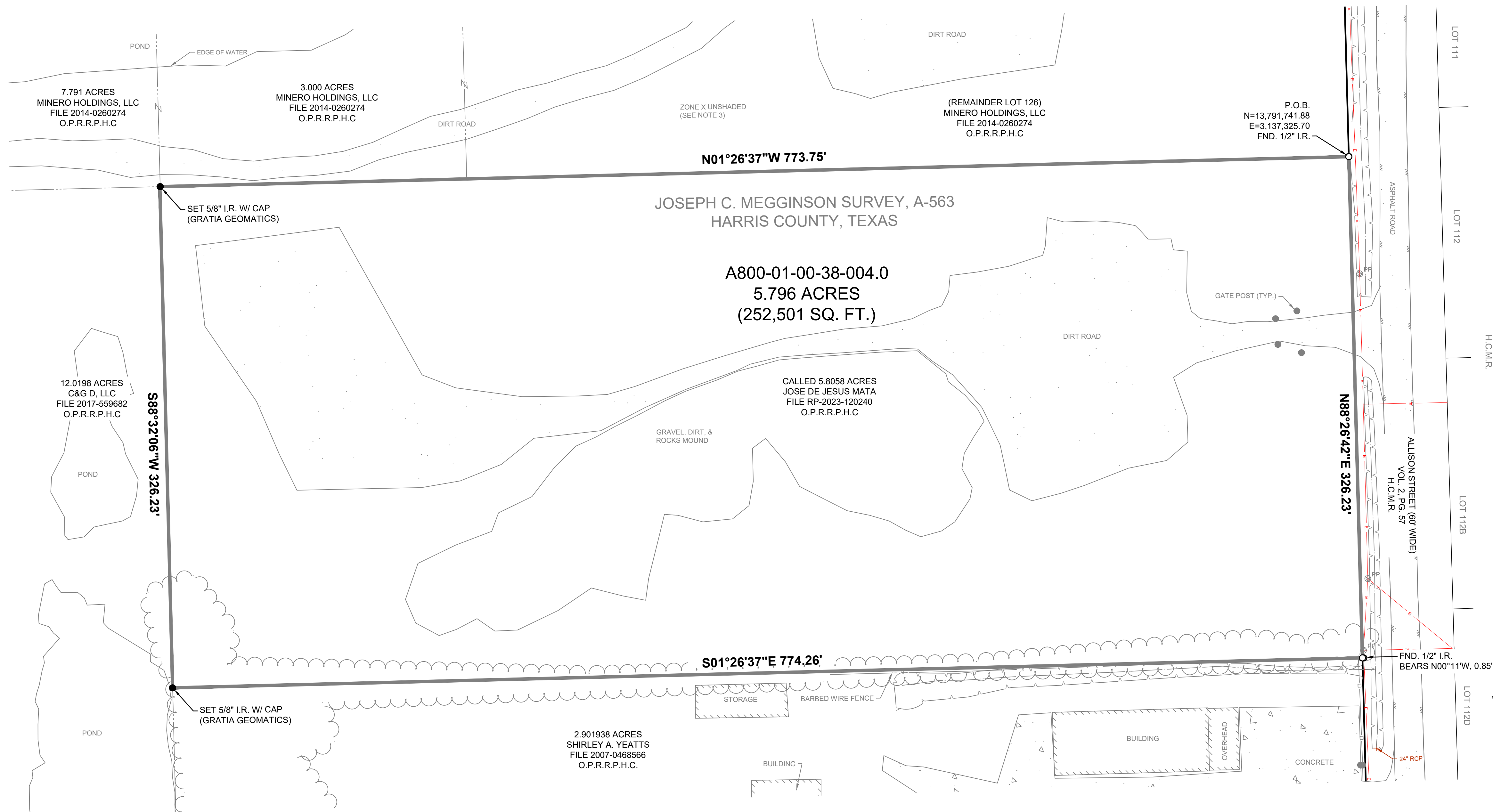
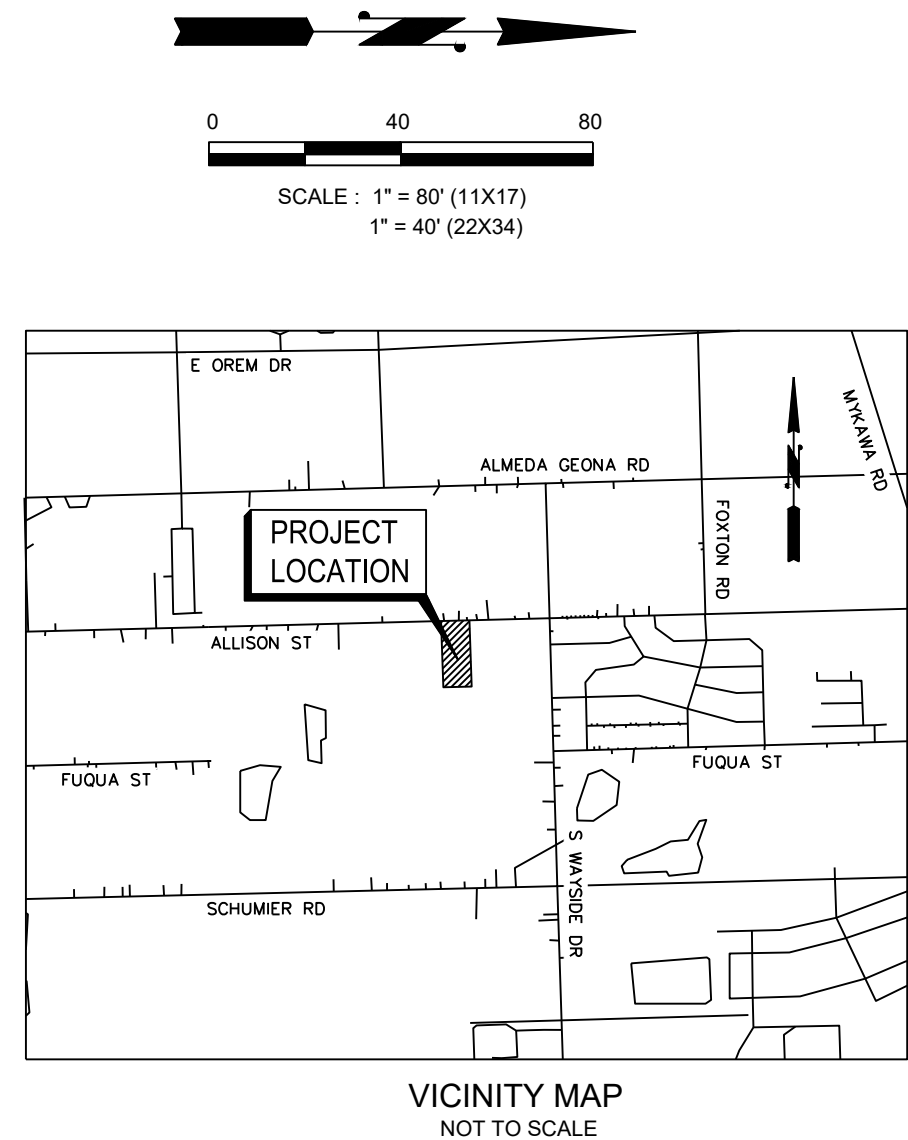
Gratia Geomatics, LLC
22928 Kuykendahl, Suite B
Spring, TX 77389
Phone: 281-205-7564
TBPLS Firm No. 10194563
P:\1006HCFCD\01-ClearCreek\00-001ClearCreekDisposalSites\Submittals\
Gratia Job No. 1006-01-00-001

- 1) ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATES SYSTEM, SOUTH CENTRAL ZONE, NAD 83 AS ESTABLISHED BY GPS OBSERVATIONS, ALL DISTANCES AND COORDINATES MAY BE CONVERTED TO GRID BY MULTIPLYING A COMBINED SCALE FACTOR OF 0.99987683.
- 2) NO TITLE COMMITMENT WAS PROVIDED AT THE TIME OF SURVEY. SURVEY TRAIL IS LOCATED IN THE TRACT FROM
- 3) NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE MAP, NUMBER 48201C1030M EFFECTIVE DATE JUNE 05 2019.
- 4) FIELD WORK COMPLETED ON MARCH 12, 2021.

F.C.	Film Code Number	BOLLARD/FENCE POST
FND.	Found	CENTERLINE DITCH
H.C.D.R.	Harris County Deed Records	FIRE HYDRANT
H.C.F.C.D.	Harris County Flood Control	FLAG POLE
	District	GAS LINE
H.C.M.R.	Harris County Map Records	GAS TANK/PINFLAG
I.P.	Iron Pipe	HIGHBANK
I.R.	Iron Rod	MAILBOX
O.P.R.R.P.H.C.	Official Public Records of Real	METER POLE
	Property Harris County	OVERHEAD ELECTRIC
PG.	Page	PIPELINE MARKER
RCP.	Reinforced Concrete Pipe	POWER POLE
VOL.	Volume	SIGN
Z.	Same Owner	TELEPHONE MANHOLE
		TELEPHONE PEDestal
		TREE LINE



TRACT A800-01-00-38-004.0		
AREA IN ZONE AE	0 SQ. FT.	0 AC.
AREA IN FLOODWAY IN ZONE AE	0 SQ. FT.	0 AC.
AREA IN ZONE X SHADED	0 SQ. FT.	0 AC.
AREA IN ZONE X UNSHADED	252,501 SQ. FT.	5.796 AC.
AREA WITHIN H.C.F.C.D. ESMT.	0 SQ. FT.	0 AC.
AREA OUTSIDE H.C.F.C.D. ESMT.	252,501 SQ. FT.	5.796 AC.



I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND,
AND THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE
TIME OF THE SURVEY AND COMPLIES WITH CURRENT TEXAS SOCIETY
OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS
FOR A CATEGORY 1A, CONDITION II, SURVEY.

Isidra X Yanga 03/24/2021

ISIDRO X. GARZA
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5905

NO.	DATE	DESCRIPTION	BY
1.	01/17/24	REVISED TO UPDATE OWNERSHIP INFO	RAG

[illegible]