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 Mueschke East Stormwater Detention Basin Improvements, for the purpose of channel improvements & stormwater detention, five (5) fee simple tracts in Harris County, Texas (referred to herein as "the Project"), it is **FOUND AND DECLARED** that:

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

IT IS, THEREFORE, DECLARED that:

1. Public necessity exists for the Project and for the mandatory acquisition of the Property;

2. The Real Property Division is authorized and directed to obtain appraisal(s), survey(s), title information pertaining to the Property; that official purchase offer(s) be made based on appraised value and to negotiate for the purchase of fees simple in the Property, including, but not necessarily limited to closing costs;

3. The Real Property Division is authorized and directed to provide relocation assistance to displaced property owners or tenants;

4. The Real Property Division is authorized and directed to sign any and all documents required to close the transactions contemplated hereby;

5. The County Attorney of Harris County, Texas, is authorized the use of the power of eminent domain to acquire the Property in the event negotiations fail;

6. The County Judge, County Attorney, the County Clerk, the County Auditor, the County Treasurer; and Harris County Engineering Department are authorized and directed to perform any and all necessary acts, within their respective duties, toward the final acquisition of the Property within the Project and the payment of compensation therefor.

Tract No.	Size	Property interest
L100-00-00-09-014.0	1.9275 acres	fee simple
L109-00-00-01-001.0	1.1989 acres	fee simple
L100-00-00-07-026.0	5.2458 acres	fee simple
L100-00-00-07-027.0	1.7336 acres	fee simple
L100-00-00-07-028.0	4.7869 acres	fee simple

Being a 5.2458 acre (228,506 Sq. Ft. more or less) tract of land out of the Jacob Duckworth Survey, Abstract 226, Harris County, Texas, and being a portion of Lot 16 of Cypresswood Estates (Unrecorded), a called 14.330 acre tract of land conveyed to Joseph A Castillo as described in a deed recorded in Harris County Clerk's Files (HCCF) L655826 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 5/8 inch iron rod found at the northeast corner of said 14.330 acre tract, the northwest corner of a tract conveyed to Kathryn I Matteson, Lot 15-B of Cypresswood Estates (Unrecorded) as described in a deed recorded in Harris County Clerk's Files (HCCF) 20070382697 of the Official Public Records of Real Property and being in the south right-of-way line of Cypress Glen as described in a deed recorded in Harris County Clerk's Files (HCCF) M579482 of the Official Public Records of Real Property; said point having GRID coordinates X=3,016,343.97 and Y=13,932,082.74;

THENCE S02°17'13"E, along and with the common line of said 14.330 acre tract, and said Lot 15-B, a distance of 982.12 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set for the POINT OF BEGINNING and lying in the west line of a called 6.3784 acre tract conveyed to Kathryn I Matteson, Lot 15-C of Cypresswood Estates (Unrecorded) as described in a deed recorded in Harris County Clerk's File (HCCF) 20080239825 of the Official Public Records of Real Property; said point having GRID coordinates X=3,016,383.15 and Y=13,931,101.47;

THENCE S02°17'13"E, continuing along and with the common line of said 14.330 acre tract and said 6.3784 acre tract, a distance of 254.00 feet to a 5/8 inch iron rod found for the southeast corner of said 14.330 acre tract and the southwest corner of said 6.3784 acre tract and lying in the north line of a 120 foot Harris County Flood Control District Easement as described in Volume 2510, Page 6 & 8 of the Deed Records of Harris County, Texas;

THENCE N57°21'43"W, along the southerly line of said 14.330 acre tract, the north line of said 120 foot Easement, a distance of 256.14 feet to a 1 inch iron pipe found for an interior corner of said 14.330 acre tract, lying in the north line of said 120 foot Easement;

THENCE S32°37'53"W, along the south line of said 14.330 acre tract, a distance of 60.00 feet to a point in the centerline of said 120 foot Easement;

THENCE N57°22'14"W, along the southerly line of said 14.330 acre tract and the said centerline of said 120 foot Easement, a distance of 368.09 feet to a point for the southwest corner of said 14.330 acre tract and lying in the said centerline of said 120 foot Easement;

THENCE N02°22'50"W, along the west line of said 14.330 acre tract, the east line of a called 8.2387 acre tract of land dedicated to Harris County Flood Control recorded in Volume 344, Page 63 in the Map Records of Harris County, Texas, a distance of 399.87 feet to a 5/8 inch iron rod with cap stamped “Pape-Dawson” set for the northwest corner of the herein described tract and lying in the east line of a said 8.2387 acre tract;

THENCE over and across said Called 14.330 acre tract the following courses and distances:

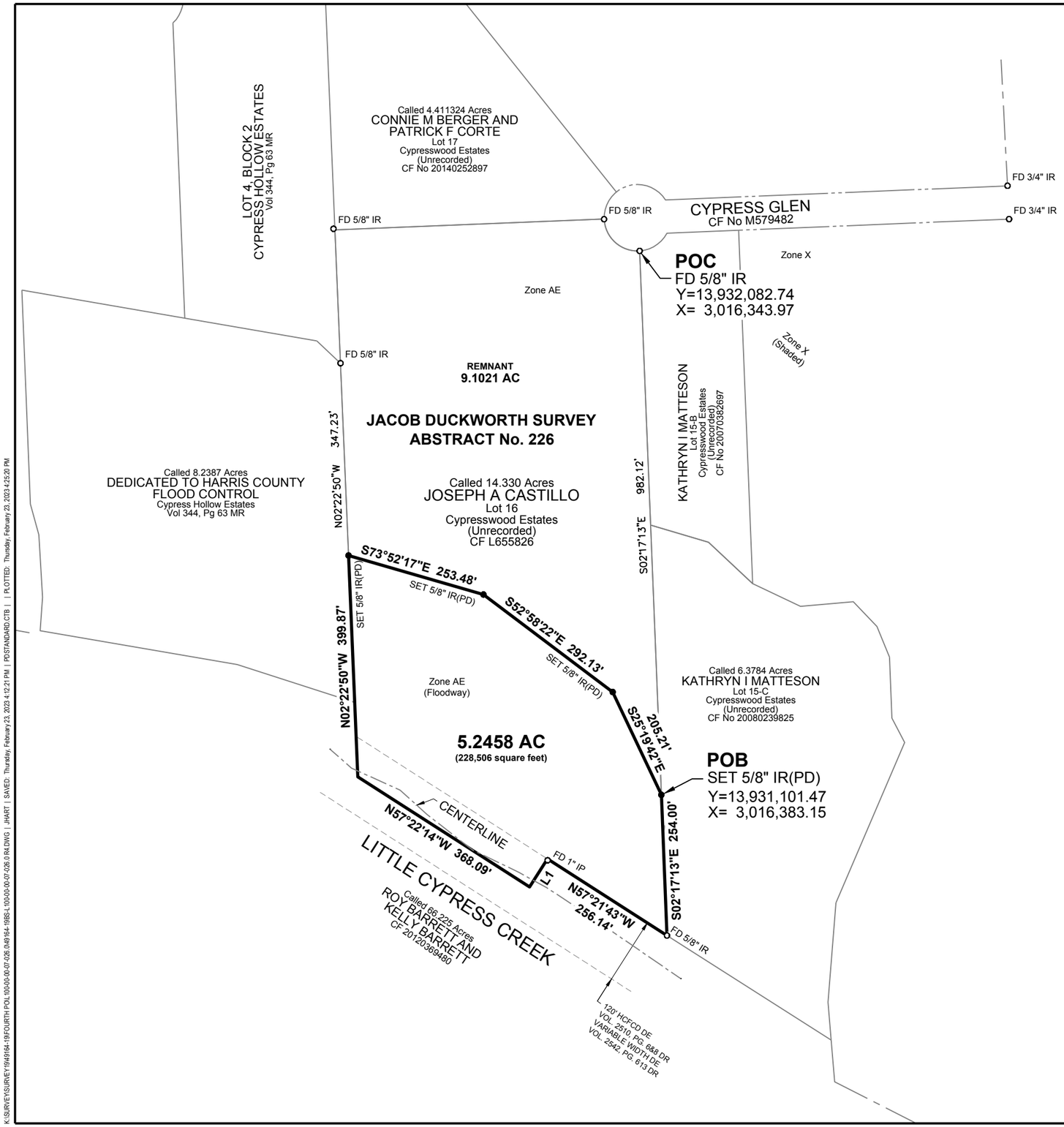
S73°52'17"E, a distance of 253.48 feet to a 5/8 inch iron rod with cap stamped “Pape-Dawson” for a corner;

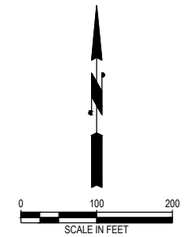
S52°58'22"E, a distance of 292.13 feet to a 5/8 inch iron rod with cap stamped “Pape-Dawson” for a corner and

S25°19’42”E, a distance of 205.21 feet to the POINT OF BEGINNING, containing 5.2458 acres of land, (228,506 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, April 20, 2020, Revised April 22, 2020.

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





Parent Tract Area (AC)

Remnant	**9.1021**
Subject Tract	**5.2458**
Total	**14.3479**

Floodplain Area (AC)

Zone AE Floodway	5.2458
Zone AE	0.0000
Zone X (Shaded)	0.0000
Zone X (Unshaded)	0.0000
Total	5.2458

Existing HCFCD ESMT Area (AC)

Within Subject Tract	0.5362
Outside Subject Tract	0.0000
Total	0.5362

Legend

- FD
- SET 5/8" IR(PD)

Abbreviations

AC	Acres
CF	Harris County Clerk's File Number
DE	Drainage Easement
DR	Harris County Deed Records
ESMT	Easement
FD	Found
HCFCD	Harris County Flood Control District
HL&P	Houston Lighting and Power Company
IR	Iron Rod
IP	Iron Pipe
MR	Harris County Map Records
No	Number
PG	Page
POB	Point of Beginning
POC	Pont of Commencing
ROW	Right of Way
VOL	Volume
(PD)	Plastic Cap Marked "Pape-Dawson"

Notes:

A. 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.

1. Coordinates shown are GRID coordinates and may be brought to surface by applying the following combined scale factor: 0.99992938.

$$\frac{\text{Grid Coordinate}}{\text{Combined Scale Factor}} = \text{Surface Coordinate}$$

2. Distances shown are SURFACE distances.

B. Surveyor has relied upon Abstractor's Certificates issued by Abstract Services of Houston, GF Number 7910-20-0389 dated March 3, 2020 with regard to Ownership, Property Liens, Easements and Restrictions affecting subject tract. There may be encumbrances not shown.

1. Restrictions:
   Covenants as set forth under CF Nos. F776046, F798848, L092794, R427051, T530269, V088466, V727085, RP-2018-375523, RP-2019-30709, RP-2019-222795.
2. Easements:
   a. 120' HCFCD Easement recorded in Vol. 2510, Pg. 8 DR. [APPLYS][SHOWN HEREON]
   b. HL&P Easement recorded in CF No. F989237. [DOES NOT APPLY]
   c. Public Road Dedication recorded under CF No. M579482. [DOES NOT APPLY]
   d. City of Houston Ordinance No. 70-1120-12 recorded under CF No. D383021. [APPLIES][NOT PLOTTABLE]
3. Property Liens:
   Homestead Line Contract and Deed of Trust recorded under CF No. 20130587169.

C. Subject Tract classified within Flood Zone "AE" (Floodway), "AE, "X" (Shaded), and "X" (Unshaded) and lies within FEMA FIRM Panel 48201C0215L (6/18/2007). Base flood elevations shown.

#	Description	Date	By
1	HCFCD Comments	04/22/20	AWL
2	HCFCD Comments	05/18/20	AWL
3	HCFCD Comments	02/14/23	JMH
43	HCFCD Comments	02/23/23	JMH

HCFCD PROJECT ID #

LITTLE CYPRESS CREEK

RIGHT OF WAY
L100-00-00-07-026.0

Prepared: RHC
Checked: AWL
Approved: WES

PAPE-DAWSON ENGINEERS
HOUSTON I SAN ANTONIO I AUSTIN I FORT WORTH I DALLAS
990 VILLAGE SQUARE DR, SUITE P I TOMBALL, TX 77375 I 281.655.0634
TBPE FIRM REGISTRATION #470 I TBPLS FIRM REGISTRATION #10194495

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

Date: April 20, 2020
Scale: 1" = 200'

SHEET NUMBER
1 OF 1

Land Title Survey

Parcel# L100-00-00-07-026.0

Being a 5.2458 acre (228,506 square feet) tract of land out of the Jacob Duckworth Survey, Abstract No. 226, Harris County, Texas, and being that certain called 14.330 acre tract referred to as Joseph A Castillo recorded in HCCF L655826.

I hereby certify that this survey was made on the ground on March 17, 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.

Line Segment Table		
#	Bearing	Distance
L1	S32°37'53"W	60.00'

STATE OF TEXAS
REGISTERED
AUSTAN W. LUPHER
6711
PROFESSIONAL
LAND SURVEYOR

K:\SURVEY\SURVEY\194964-19\FOURTH POL\100-00-00-07-026.0\49164-19BSL-100-00-00-07-026.0 R4.DWG | JHART | SAVED: Thursday, February 23, 2023 4:12:21 PM | PDSTANDARD.CTB | | PLOTTED: Thursday, February 23, 2023 4:25:20 PM

A description of 1.7336 acre (75,515 Sq. Ft. more or less) tract of land out of the J.Duckworth Survey, Abstract No. 226, in Harris County, Texas, and being a portion of a called 6.3784 acre tract conveyed to Kathryn I. Matteson as recorded in Clerk's File Number 20080239825 of the Official Public Records of Real Property of Harris County, Texas, said 1.6849 acre tract being more fully described as follows:

The bearings and coordinates used in this description are based on Texas Coordinate System, South Central Zone of 1983, 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 5/8 inch iron rod found for the northwest corner of a tract conveyed to Kathryn I. Matteson as described in a deed recorded in Clerk's File Number 20070382697 of the Official Public Records of Real Property of Harris County, Texas, the northeast corner of a called 14.330 acre tract conveyed to Joseph A. Castillo and Mary Lou Castillo as described in a deed recorded in Clerk's File Number L655826 of the Official Public Records of Real Property of Harris County, Texas and in the south right-of-way line of Cypress Glen Street, having GRID coordinates of N: 13,932,082.74 and E: 3,016,343.97;

THENCE, S 02°17'13" E, along and with the west line of said Matteson tract and the east line of said 14.330 acre tract, a distance of 495.00 feet to a point for the southwest corner of said Matteson tract, the northwest corner of said 6.3784 acre tract and in the east line of said 14.330 acre tract;

THENCE, S 02°17'13" E, along and with the west line of said 6.3784 acre tract and the east line of said 14.330 acre tract, a distance of 487.12 feet to the POINT OF BEGINNING and northwest corner of the herein described tract, having GRID coordinates of N: 13,931,101.47 and E: 3,016,383.15;

THENCE, S 58°16'30" E, over and across said 6.3784 acre tract, a distance of 370.48 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set for the northeast corner of the herein described tract, an angle corner of said 6.3784 acre tract, and an angle corner of a called 12.3799 acre tract conveyed to Shavaughn Lajoy Brown and Milton Damark Brown as described in a deed recorded in Clerk's File Number RP-2018-410182 of the Official Public Records of Real Property of Harris County, Texas;

THENCE, along and with the east line of said 6.3784 acre tract and the west line of said 12.3799 acre tract the following courses and distances:

S 04°36'54" W, a distance of 180.00 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set for an angle corner, and

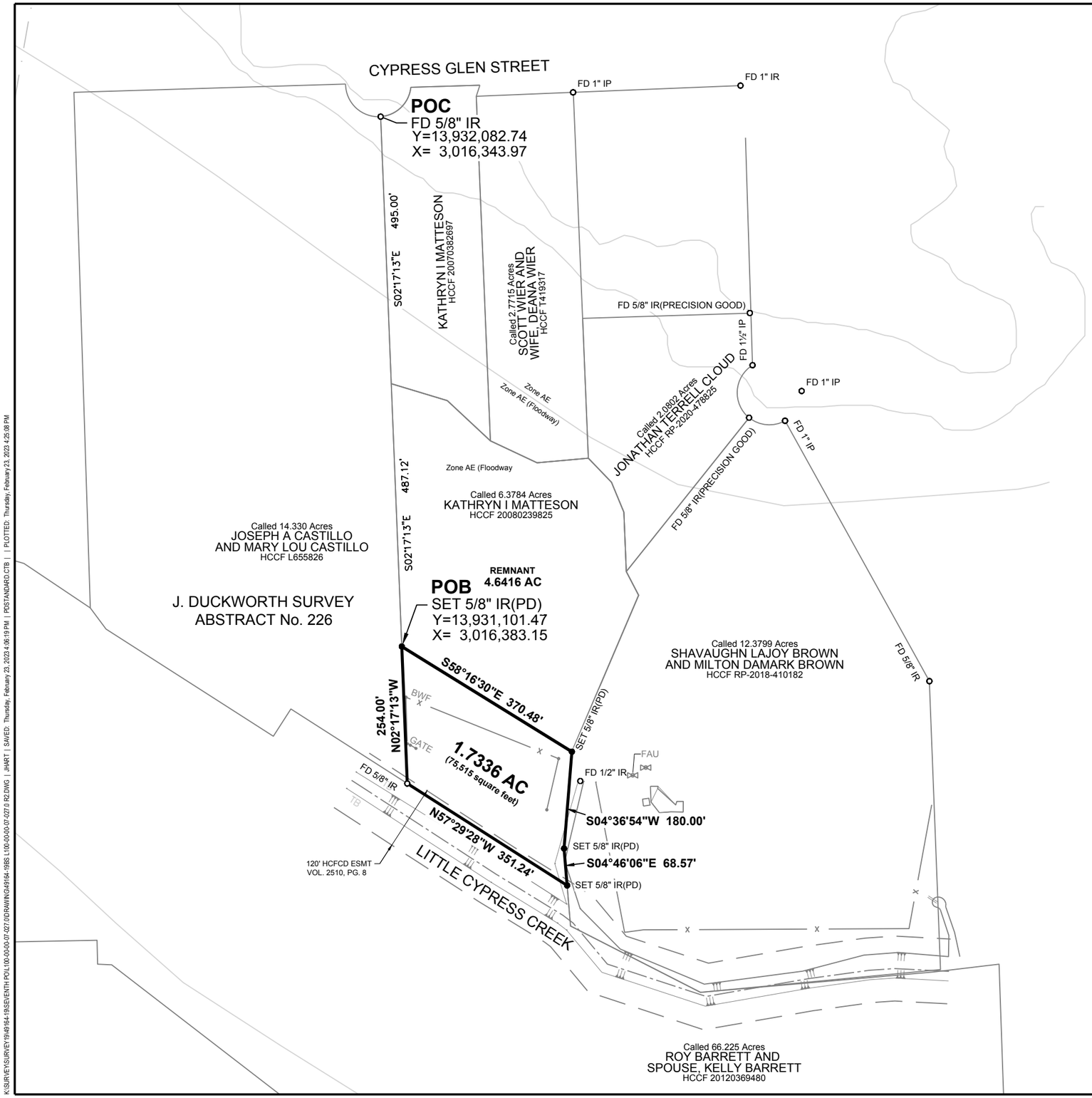
S 04°46’06” E, a distance of 68.57 feet to a 5/8 inch iron rod with cap stamped “Pape-Dwason” set for the southeast corner of the herein described tract, the southeast corner of said 6.3784 acre tract, an angle corner of a called 66.225 acre tract conveyed to Roy Barrett and spouse, Kelly Barrett as described in a deed recorded in Clerk’s File Number 20120369480 of the Official Public Records of Real Property of Harris County, Texas;

THENCE, N 57°29’28” W, along and with the south line of said 6.3784 acre tract and the north line of said 66.225 acre tract, a distance of 351.24 feet to 5/8 inch iron rod found for the southwest corner of the herein described tract, the southwest corner of said 6.3784 acre tract, the southeast corner of said 14.330 acre tract and in the north line of said 66.225 acre tract;

THENCE, N 02°17’13” W, along and with the west line of said 6.3784 acre tract and the east line of said 14.330 acre tract, a distance of 254.00 feet to the POINT OF BEGINNING, containing 1.7336 acres in Harris County, Texas.

This description is based on the Land Title Survey and Plat made by Austan W. Lupher #6711 Registered Professional Land Surveyor, December 10, 2021 revised February 14, 2023, February 23, 2023. There is a drawing which accompanies this description.

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



0 100 200
SCALE IN FEET

Parent Tract Area (AC)

Remnant	**4.6416**
Subject Tract	**1.7336**
Total	**6.3752**

Floodplain Area (AC)

Zone AE Floodway	1.7336
Zone AE	0.0000
Zone A	0.0000
Zone X (Shaded)	0.0000
Zone X (Unshaded)	0.0000
Total	1.7336

Existing HCFCD ESMT Area (AC)

Within Subject Tract	0.0615
Outside Subject Tract	0.0000
Total	0.0615

Legend

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

Abbreviations

AC	Acres
BFE	Base Flood Elevation
BWF	Barbed Wire Fence
CF	Harris County Clerk's File Number
DR	Harris County Deed Records
ESMT	Easement
FD	Found
HC	Harris County
HCFCD	Harris County Flood Control District
IR	Iron Rod
PG	Page
POB	Point of Beginning
POC	Point of Commencement
ROW	Right of Way
TB	Top of Bank
VOL	Volume

Abbreviations found next to Iron Rod Symbols (see Legend)

( )	Unmarked Cap
(PD)	Plastic Cap Marked "Pape-Dawson"
(PRECISION)	Plastic Cap Marked "Precision"

Notes:

A. 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.
   1. Coordinates shown are GRID coordinates and may be brought to surface by applying the following combined scale factor: 0.99992938.

$$\frac{\text{Grid Coordinate}}{\text{Combined Scale Factor}} = \text{Surface Coordinate}$$

   2. Distances shown are SURFACE distances.

B. Surveyor has relied upon Abstractor's Certificates issued by Abstract Services of Houston, GF Number 7910-21-3941 dated October 22, 2021 with regard to Ownership, Property Liens, Easements and Restrictions affecting subject tract. There may be encumbrances not shown.
   1. Restrictions:
      a. Subject to restrictive Covenants as set forth under CF F776046, F798848, L092794, R427051, T530269, V088466, V727085, RP-2018-375523, RP-2019-30709, RP-2019-222795, RP-2019-222971, RP-2021-494428, RP-2021-494442, RP-2021-494450, RP-2021-494451, PR-2021-494452, RP-2021-494458 and RP-2021-499817.
      b. Easements:
      c. 120' HCFCD ROW recorded in VOL 2510, PG 8 HCDR. [APPLIES] [SHOWN]
      d. HL&P ESMT recorded under CF F989237. [DOES NOT APPLY]
      e. City of Houston Ordinance No. 70-1120-12, as recorded under CF D383021.
   2. Property Liens:
      Deed of Trust to Secure Assumption dated May 31, 2007, recorded under CF 20070434320, executed by Kathryn I. Matteson for the benefit of Keith Saathoff in the amount of $161,300.00.

A. Subject Tract classified within Flood Zone AE (Floodway)and lies within FEMA FIRM Panel 48201C0215L (06/18/2007). Base Flood Elevations Shown.

#	Description	Date	By
1	HCFCD Comments	02/14/23	JMH
2	HCFCD Comments	02/22/23	JMH

HCFCD PROJECT ID #

LITTLE CYPRESS CREEK

RIGHT OF WAY
L100-00-00-07.027.0

Prepared: RHC
Checked: WES
Approved: AWL

Land Title Survey

Parcel# L100-00-00-07.027.0

A 1.7336 acre (75,515 square feet) tract of land out of the J. Duckworth Survey, Abstract No. 226, Harris County, Texas and being part of the a called 6.3784 acre tract described in Special Warranty Deed under Harris County Clerk's File Number 20080239825.

I hereby certify that this survey was made on the ground on November 19, 2021, 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.

STATE OF TEXAS
REGISTERED
AUSTAN W. LUPHER
6711
PROFESSIONAL
LAND SURVEYOR

PAPE-DAWSON ENGINEERS
NORTH HOUSTON | SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
24445 TOMBALL PARKWAY, STE 200 | TOMBALL, TX 77375 | 281.655.0634
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10194495

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

Date: December 10, 2021
Scale: 1" = 200'

SHEET NUMBER
1 OF 1

K:\SURVEY\SURVEY19\49164-19SEVENTH PO\L100-00-00-07-027.0\DRAWING\49164-19BS L100-00-00-07-027.0 R2.DWG | JHART | SAVED: Thursday, February 23, 2023 4:36:19 PM | PDSTANDARD.CTB | | PLOTTED: Thursday, February 23, 2023 4:25:08 PM

A description of 4.7869 acre (208,518 Sq. Ft. more or less) tract of land out of the J.Duckworth Survey, Abstract No. 226, in Harris County, Texas, and being a portion of a called 12.3799 acre tract conveyed to Shavaughn Lajoy Brown and Milton Damark Brown as recorded in Clerk's File Number RP-2018-410182 of the Official Public Records of Real Property of Harris County, Texas, said 4.7869 acre tract being more fully described as follows:

The bearings and coordinates used in this description are based on Texas Coordinate System, South Central Zone of 1983, 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 5/8 inch iron rod with cap stamped "Precision" found for the northwest corner of said 12.3799 acre tract, the southeast corner of a called 2.0802 acre tract conveyed to Jonathan Terrell Cloud as described in a deed recorded in Clerk's File Number RP-2020-478825 of the Official Public Records of Real Property of Harris County, Texas and in the south right-of-way line of Kitzman Road, having GRID coordinates of `N: 13,931,525.19 and E: 3,017,026.51;

THENCE, S 38°37'04" W, along and with the west line of said 12.3799 acre tract and the east line of said 2.0802 acre tract, a distance of 364.61 feet to a point for an angle corner of said 12.379 acre tract, the southeast corner of said 2.0802 acre tract and an angle corner of a called 6.3784 acre tract conveyed to Kathryn I. Matteson as described in a deed recorded in Clerk's File Number 20080239825 of the Official Public Records of Real Property of Harris County, Texas;

THENCE, along and with the west line of said 12.3799 acre tract and the east line of said 6.3784 acre tract the following courses and distances:

S 27°28'06" E, a distance of 49.47 feet to a point for an angle corner, and

S 23°06'54" W a distance of 315.00 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set for an angle corner of said 12.3799 acre tract, an angle corner of said 6.3784 acre tract and the POINT OF BEGINNING of the herein described 4.7869 acre tract, having GRID coordinates of N: 13,930,906.67 and E: 3,016,698.25;

THENCE, over and across said 12.3799 acre tract the following courses and distances:

S 49°35'41" E, a distance of 219.52 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set for an angle corner, and

N 84°34'54"E, a distance of 506.09 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set for the northeast corner of the herein described tract, in the east line of said 12.3799 acre tract and in the west line of a called 8.8573 acre tract conveyed to Harris County Flood Control District as described in Clerk's File Number Y228322 of the Official Public Records of Real Property of Harris County, Texas;

THENCE, S 02° 11’55” E, along and with the east line of said 12.3799 acre tract and the west line of said 8.8573 acre tract, a distance of 309.25 feet to a point for the southeast corner of said 12.3799 acre tract, the southwest corner of said 8.8573 acre tract, in the north line of a called 66.225 acre tract conveyed to Roy Barrett and spouse, Kelly Barrett as described in a deed recorded in Clerk’s File Number 20120369480 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 12.3799 acre tract, the north line of said 66.225 acre tract and the centerline of Little Cypress Creek the following courses and distances:

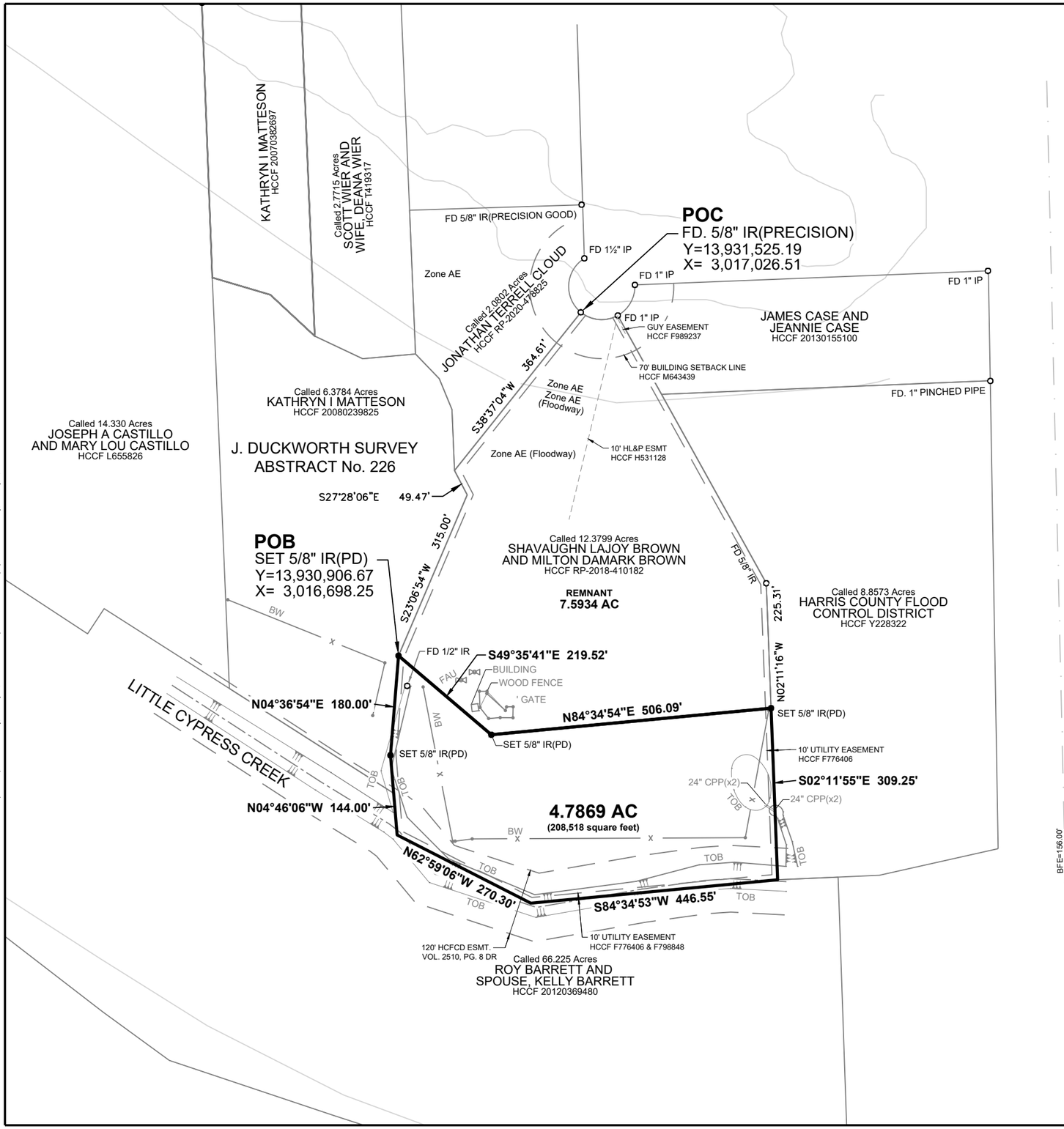
S 84°34’53” W, a distance of 446.55 feet to a point for and angle corner, and

N 62°59’06” W, a distance of 270.30 feet a point for the southwest corner of said 12.3799 acre tract, and angle corner of said 66.225 acre tract and in the centerline of Little Cypress Creek;

THENCE, N 04°46’06” W, along and with the west line of said 12.3799 acre tract, the east line of said 66.225 acre tract and the east line of said 6.3784 acre tract, a distance of 144.00 feet to a 5/8 inch iron rod with cap stamped “Pape-Dawson” set for an angle corner of said 12.3799 acre tract and an angle corner of said 6.3784 acre tract;

THENCE, N 04°36’54” E, along and with the west line of said 12.3799 acre tract and the east line of said 6.3784 acre tract, a distance of 180.00 feet to the POINT OF BEGINNING, containing 4.7869 acres in Harris County, Texas. February 21, 2023.

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



0 100 200
SCALE IN FEET

Parent Tract Area (AC)

Remnant Tract	**7.5934**
Subject Tract	**4.7869**
Total	**12.3803**

Floodplain Area (AC)

Zone AE Floodway	4.7869
Zone AE	0.0000
Zone A	0.0000
Zone X (Shaded)	0.0000
Zone X (Unshaded)	0.0000
Total	4.7869

Existing HCFCD ESMT Area (AC)

Within Subject Tract	0.9580
Outside Subject Tract	0.0000
Total	0.9580

Legend

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

Abbreviations

AC	Acres
AE	Aerial Easement
BFE	Base Flood Elevation
BW	Barbed Wire
CF	Harris County Clerk's File Number
DBA	Doing Business As
DCL	Ditch Centerline
DDE	Drainage Ditch Easement
DR	Harris County Deed Records
EE	Electrical Easement
ESMT	Easement
FD	Found
FNC	Fence
HB	High Bank
HC	Harris County
HCFCD	Harris County Flood Control District
HL&P	Houston Lighting & Power Company
IEE	Ingress / Egress Easement
IR	Iron Rod
P&R	Post and Rail
PG	Page
POB	Point of Beginning
POC	Point of Commencement
RET	Retaining
ROW	Right of Way
SWBTC	Southwestern Bell Telephone Company
TFE	Telecommunications Facilities Easement
TOB	Top of Bank
TSOC	The Superior Oil Company
VOL	Volume

Abbreviations found next to Iron Rod Symbols (see Legend)

( )	Unmarked Cap
(PD)	Plastic Cap Marked "Pape-Dawson"

Notes:

A. 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.

1. Coordinates shown are GRID coordinates and may be brought to surface by applying the following combined scale factor: 0.99992938.

$$\frac{\text{Grid Coordinate}}{\text{Combined Scale Factor}} = \text{Surface Coordinate}$$

2. Distances shown are SURFACE distances.

B. Surveyor has relied upon Abstractor's Certificates issued by Abstract Services of Houston, GF Number 7910-21-3942 dated October 22, 2021 with regard to Ownership, Property Liens, Easements and Restrictions affecting subject tract. There may be encumbrances not shown.

1. Restrictions:
   Subject to restrictive Covenants as set forth under CF F776046, F798848, L092794, R427051, T530269, V088466, V727085, RP-2018-375523, RP-2019-30709, RP-2019-222795, RP-2019-222971, RP-2021-494428, RP-2021-494442, RP-2021-494450, RP-2021-494451, RP-2021-494452, RP-2021-494458 and RP-2021-499817.
2. Easements:
   a. 120' HCFCD ROW recorded in VOL 2510, PG 8 HCDR. [APPLIES] [SHOWN]
   b. City of Houston Ordinance No. 70-1120-12, as recorded under CF D383021.
   c. 70' Building Set Back Line as set forth under CF M643439. [APPLIES] [SHOWN]
   d. 10' Easement as set forth under CF F776046 and F798848. [APPLIES] [SHOWN]
   e. HL&P Easement recorded under CF F989237. [APPLIES] [SHOWN]
   f. 10' HL&P Easement recorded under CF H531128. [APPLIES] [SHOWN]
3. Property Liens:
   Deed of Trust dated January 30, 2020, recorded under CF RP-2020-52543, executed by Savaughn Lajoy Brown and Milton Damark Brown for the bevefit of Mortgage Electronic Registration Systems, Inc., solely as nominee for Hometrust Mortgage Company in the amount of $510,100.00.

C. Subject Tract classified within Flood Zone AE (Floodway)and lies within FEMA FIRM Panel 48201C0215I (06/18/2007). Base Flood Elevations Shown.

Land Title Survey

Parcel# L100-00-00-07-028.0

A 4.7869 acre (208,518 square feet) tract of land out of the J. Duckworth Survey, Abstract No. 226, Harris County, Texas and being part of the a called 12.3799 acre tract described in Special Warranty Deed under Harris County Clerk's File Number RP-2018-410182.

I hereby certify that this survey was made on the ground on November 19, 2021, 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.

STATE OF TEXAS
REGISTERED
AUSTAN W. LUPHER
6711
PROFESSIONAL
LAND SURVEYOR

#	Description	Date	By
1	HCFCD Comments	02/14/23	JMH

HCFCD PROJECT ID #
L100-00-00-P002

LITTLE CYPRESS CREEK

RIGHT OF WAY
L100-00-00-07-028.0

Prepared: RHC
Checked: WES
Approved: AWL

PAPE-DAWSON ENGINEERS
NORTH HOUSTON I SAN ANTONIO I AUSTIN I HOUSTON I FORT WORTH I DALLAS
24445 TOMBALL PARKWAY, STE 200 I TOMBALL, TX 77375 I 281.655.0634
TBPE FIRM REGISTRATION #470 I TBPLS FIRM REGISTRATION #10194495

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

Date: December 13, 2021
Scale: 1" = 200'

SHEET NUMBER
1 OF 1

K:\SURVEY\SURVEY\94964-195\SEVENTH PO\L100-00-00-07-028.0\DRAWING\94964-195S L100-00-00-07-028.0 R1.DWG | JHART | SAVED: Tuesday, February 14, 2023 10:14:06 AM | PDSTANDARD.CTB | | PLOTTED: Tuesday, February 21, 2023 4:30:00 PM

Being a 1.9275 acre (83,963 Sq. Ft. more or less) tract of land out of the Charles Bahr Survey, Abstract No. 153, Harris County, Texas, and being a portion of a called 10.5543 acre tract of land conveyed to Jerry C. Shanklin, Trustee, recorded in Clerk's File No. RP-2017-511138 and described in Clerk's File No. E845794 of the Official Public Records of Real Property of Harris County, 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 an 1 inch iron pipe found in the north line of said 10.5543 acre tract, the south line of a called "Tract 1" conveyed to Margaret L. Kitzmann as described in a deed recorded in Clerk's File No. V878235 in the Official Public Records of Harris County, Texas and in the east line of Mueschke Road (100 feet wide) and having GRID coordinates X=3,004,807.03 and Y=13,936,410.52;

THENCE N88°58'54"E, along the south line of said "Tract 1", 1.00 acre "Tract 2" and a 5.0133 acre "Tract 3" of said Clerk's File No. V878235, the north line of said 10.5543 acre tract, a distance of 999.28 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set in the south line of said 5.0133 acre tract, in the north line of said 10.5543 acre tract and the POINT OF BEGINNING of the herein described tract; said point having GRID coordinates X=3,005,806.08 and Y=13,936,427.89;

THENCE N88°58'54"E, continuing along and with the common line of said 5.0133 acre tract and said 10.5543, a distance of 230.01 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set in the south line of said 5.0133 acre tract, in the northwest corner of said 10.5543 acre tract and the northwest corner of a called 5.00 acre tract of land conveyed to Bruce A. Bazzell and Karen P. Bazzell as described in a deed recorded in Clerk's File No. V978968 in the official Public Records of Harris County, Texas;

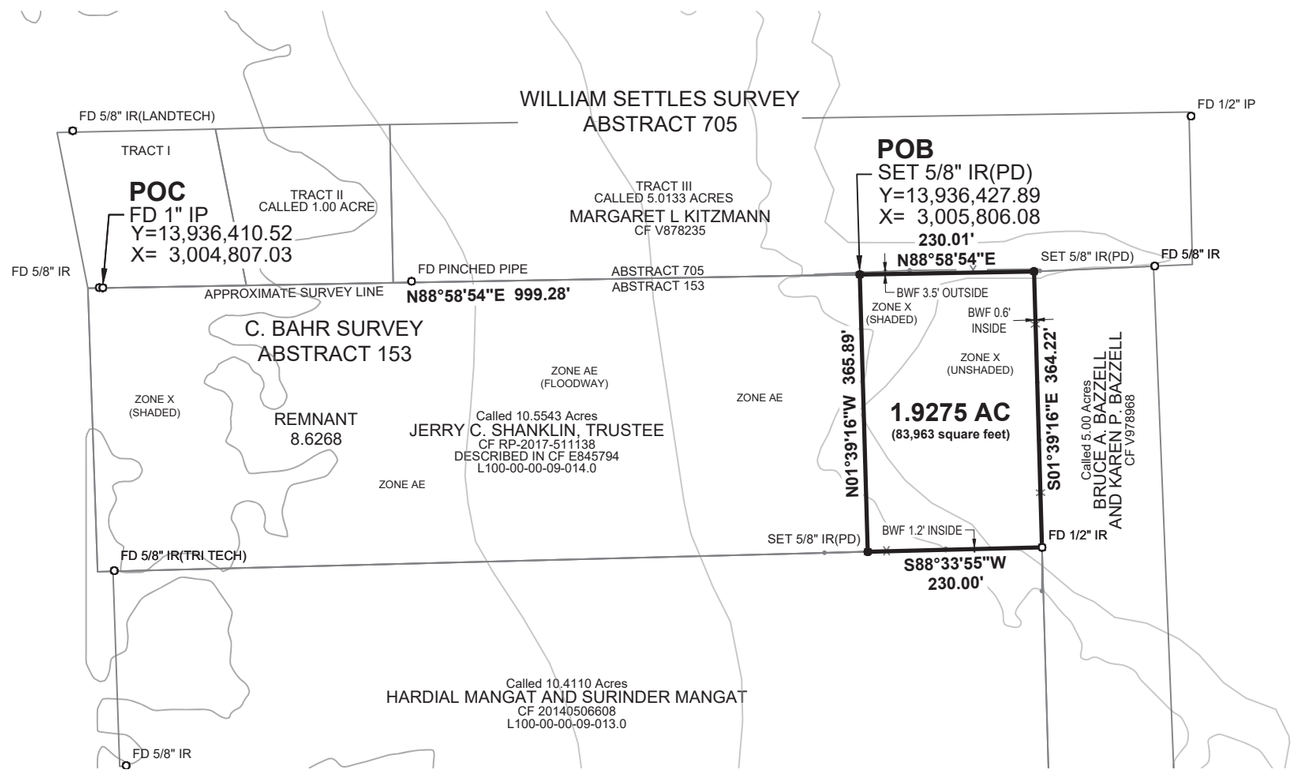
THENCE S01°39'16" E, along and with the common line of said 10.5543 acre tract and said 5.00 acre tract, a distance of 364.22 feet to a 1/2 inch iron rod found for the southeast corner of said 10.5543 acre tract, in the west line of said 5.00 acre tract, and the northeast corner of a called 10.4110 acre tract of land conveyed to Hardial Mangat and Surinder Mangat as described in Clerk's File No. 20140506608 in the Official Public Records of Harris County, Texas;

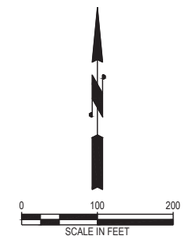
THENCE S88°33'55"W, along and with the common line of said 10.5543 acre tract and said 10.4110 acre tract, a distance of 230.00 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set in the south line of said 10.5543 acre tract, the north line of said 10.4110 acre tract;

THENCE N01°39’16”W, over and across said 10.5543 acre tract, a distance of 365.89 feet to the POINT OF BEGINNING, containing 1.9275 ACRES OF LAND, (83,963 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, August 26, 2022, Revised September 6, 2022, October 3, 2022.

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





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.

      $\frac{\text{Grid Coordinate}}{\text{Combined Scale Factor}}$ = Surface Coordinate

   b. Distances shown are SURFACE distances.
2. Surveyor has relied upon Abstractor's Certificates issued by Abstract Services of Houston, GF Number 7910-22-2275 dated July 12, 2022 with regard to Ownership, Property Liens, Easements and Restrictions affecting subject tract. There may be encumbrances not shown.
   a. Restrictions: None
   b. Easements:
      i. Right of Way and Easement for Ingress and Egress to Jake Zahn recorded in Volume 2486, Page 371 of the Deed Records of Harris County, Texas. [APPLIES][BLANKET]
      ii. Texas Water Quality Board Order No. 70-1120-12, recorded under County Clerk's File No. D383021. [APPLIES][BLANKET]
   C. Property Liens: None
3. Subject Tract classified within Flood Zone Zone AE, X (shaded) and X (Unshaded) and lies within FEMA FIRM Panel 48201C0215L (6/18/2007). Revised in LOMR 13-06-4126P effective April 9, 2015. Base Flood Elevation Shown.

Parent Tract Area (AC)

Remnant Subtotal	**8.6268**
Subject Tract	**1.9275**
Total	**10.5543**

Floodplain Area (AC)

Zone AE Floodway	0.0000
Zone AE	0.0660
Zone A	0.0000
Zone X (Shaded)	0.5250
Zone X (Unshaded)	1.3365
Total	1.9275

Existing HCFCD ESMT Area (AC)

Within Subject Tract	0.0000
Outside Subject Tract	0.0000
Total	0.0000

Legend

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

Abbreviations

AC	Acres
AE	Aerial Easement
BFE	Base Flood Elevation
BW	Barbed Wire
CF	Harris County Clerk's File Number
DBA	Doing Business As
DCL	Ditch Centerline
DDE	Drainage Ditch Easement
DR	Harris County Deed Records
EE	Electrical Easement
ESMT	Easement
FD	Found
FNC	Fence
HB	High Bank
HC	Harris County
HCFCD	Harris County Flood Control District
HL&P	Houston Lighting & Power Company
IEE	Ingress / Egress Easement
IR	Iron Rod
P&R	Post and Rail
PG	Page
POB	Point of Beginning
POC	Point of Commencement
RET	Retaining
ROW	Right of Way
SWBTC	Southwestern Bell Telephone Company
TFE	Telecommunications Facilities Easement
TOB	Top of Bank
TSOC	The Superior Oil Company
VOL	Volume

Abbreviations found next to Iron Rod Symbols (see Legend)

( )	Unmarked Cap
(PD)	Plastic Cap Marked "Pape-Dawson"

Land Title Survey

Parcel# L100-00-00-09-014.0

A 1.9275 acre (83,963 square feet) tract of land out of the C. Bahr Survey, Abstract No. 153, Harris County, Texas and being part of the a called 10.5543 acre tract described in Special Warranty Deed under Harris County Clerk's File Number RP-2017-511138.

I hereby certify that this survey was made on the ground on July 14,2022, 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.

STATE OF TEXAS
REGISTERED
AUSTAN W. LUPHER
6711
PROFESSIONAL
LAND SURVEYOR

#	Description	Date	By
1	HCFCD Comments, Tweak Boundary	8/29/22	JMH
2	HCFCD Comments	10/3/22	JMH

HCFCD PROJECT ID #

LITTLE CYPRESS CREEK

RIGHT OF WAY
L100-00-00-09-014.0

Prepared: RHC
Checked: AWL
Approved: AWL

PAPE-DAWSON ENGINEERS
NORTH HOUSTON I SAN ANTONIO I AUSTIN I HOUSTON I FORT WORTH I DALLAS
24445 TOMBALL PARKWAY, STE 200 I TOMBALL, TX 77375 I 281.655.0634
TBPE FIRM REGISTRATION #470 I TBPLS FIRM REGISTRATION #10194495

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

Date: February 21, 2022
Scale: 1" = 200'

SHEET NUMBER
1 OF 1

K:\SURVEY\SURVEY19\49164-19\SEVENTH POL\100-00-00-09-014.0\DRAWING\49164-19BS L100-00-00-09-014.0 R2.DWG | JHART | SAVED: Monday, October 3, 2022 12:16:05 PM | PDSTANDARD.CTB | | PLOTTED: Tuesday, October 4, 2022 10:07:46 AM

Being a 1.1989 acre (52,222 Sq. Ft. more or less) tract of land out of the Charles Bahr Survey, Abstract No. 153, Harris County, Texas, and being a portion of a called 5.1516 acre tract of land conveyed to Bruce A. Bazzell as described in a deed recorded in Clerk's File Number 20080405554 of the Official Public Records of Real Property of Harris County, 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 at the northwest corner of KZ Road (60 foot Right of Way), the southwest corner of a called 5.00 acre tract conveyed to Bruce A. Bazzell and Karen P. Bazzell as described in a deed recorded in Clerk's File Number V978968 of the Official Public Records of Real Property of Harris County, the southeast corner of said 5.1516 acre tract, and the northeast corner of a called 7.00 acre tract, "Tract III" conveyed to Lynette Kay Fehrle McCormick as described in Clerk's File Number Z048063 of the Official Public Records of Real Property of Harris County, and having GRID coordinates X=3,006,073.07 and Y=13,935,143.20;

THENCE S88°30'00"W, along the south line of said 5.1516 acre tract and a north line of said 7.00 acre tract, a distance of 338.05 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set in the south line of said 5.1516 acre tract, in the north line of said 7.00 acre tract and the POINT OF BEGINNING of the herein described tract; said point having GRID coordinates X=3,005,735.10 and Y=13,935,134.35;

THENCE S 88°30'00" W, continuing along and with the south line of said 5.1516 acre tract and the north line of said 7.00 acre tract, a distance of 55.09 feet to a 1/2 inch iron rod found for a southwest corner of said 5.1516 acre tract and an interior corner of said 7.00 acre tract;

THENCE N01°40'47"W, along the west line of said 5.1516 acre tract and an east line of said 7.00 acre tract, a distance of 142.49 feet a 1/2 inch iron rod with cap stamped "Weisser" found for an interior corner of said 5.1516 acre tract and a northeast corner of said 7.00 acre tract;

THENCE S88°18'13"W, along and with a south line of said 5.1516 acre tract and the north line of said 7.00 acre tract, a distance of 14.83 feet to the southwest corner of said 5.1516 acre tract, the northwest corner of said 7.00 acre tract and in the east line of a called 8.289 acre tract conveyed to Texla Properties, LLC as described in a deed recorded in Clerk's File Number RP-2017-241157 of the Official Public Records of Harris County from which a ½ inch iron rod with plastic cap with unreadable marking bears S 88°18'13" W a distance of 0.38 feet;

THENCE N01°38’46”W, along and with the west line of said 5.1516 acre tract and the east line of said 8.289 acre tract, a distance of 412.65 feet to the northwest corner of said 5.1516 acre tract, the northeast corner of said 8.289 acre tract, and in the south line of a called 10.4110 acre tract conveyed to Hardial Mangat and Surinder Mangat as described in a deed recorded in Clerk’s File Number 20140506608 of the Official Public Records of Real Property of Harris County from which a 1-1/4 inch iron bar bears S01°39'36"E 0.49’;

THENCE N88°32’36”E, along and with the north line of said 5.1516 acre tract and the south line of said 10.4110 acre tract, a distance of 408.23 feet to a 1-1/4 inch iron rod found for the northeast corner of said 5.1516 acre tract, the southeast corner of said 10.4110 acre tract, and in the west line of said 5.00 acre tract;

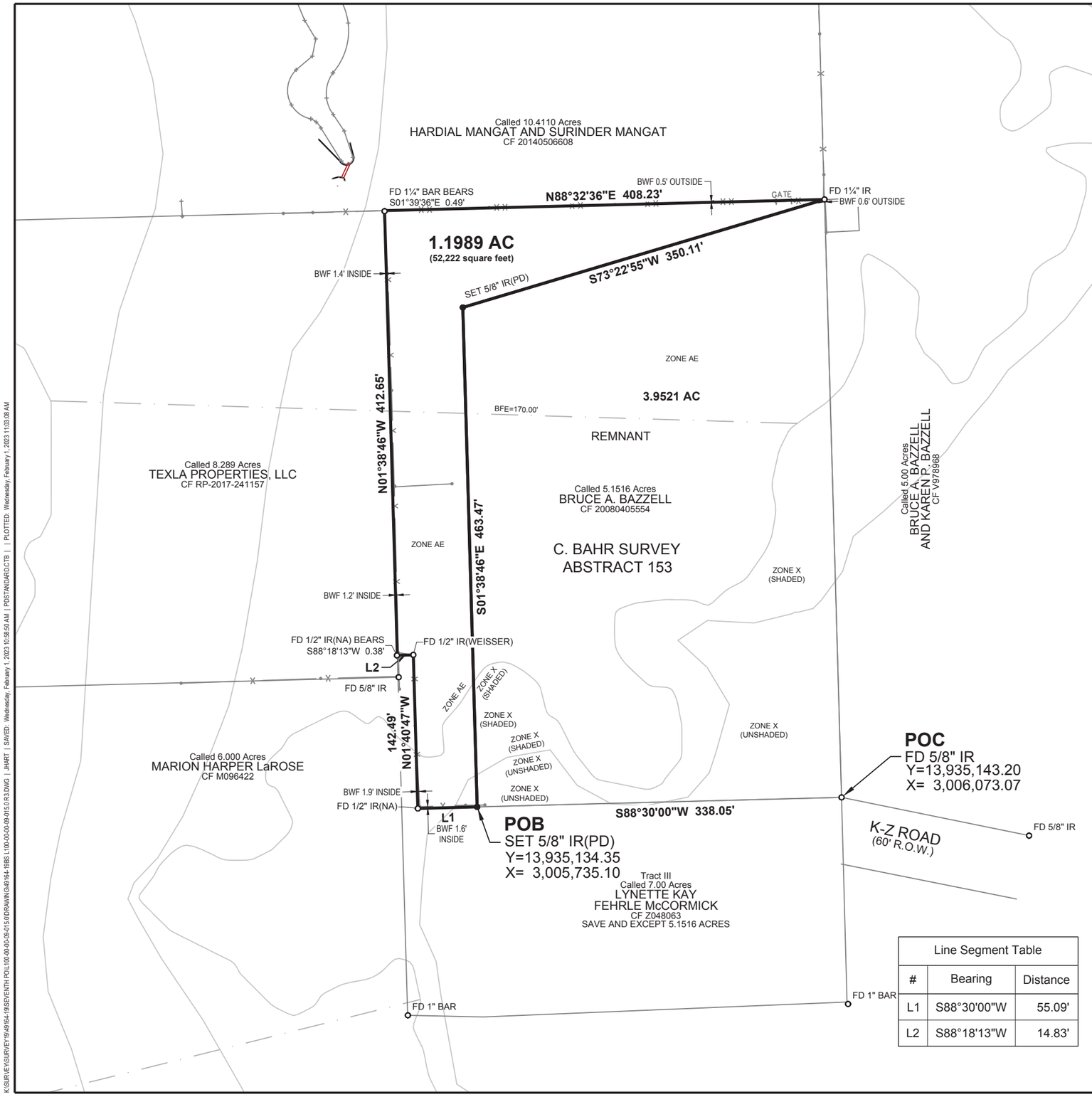
THENCE over and across said 5.1516 acre tract the following courses and distances:

S73°22’55”W, a distance of 350.11 feet to a 5/8 inch iron rod with cap stamped “Pape-Dawson” set for corner, and

S01°38’46”E, a distance of 463.47 feet to the POINT OF BEGINNING, containing 1.1989 Acres of land, (52,222 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, August 25, 2022, October 3, 2022, February 1, 2023.

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



Line Segment Table		
#	Bearing	Distance
L1	S88°30'00"W	55.09'
L2	S88°18'13"W	14.83'

Abbreviations

AC	Acres
BFE	Base Flood Elevation
BW	Barbed Wire
CF	Harris County Clerk's File Number
FD	Found
IB	Iron Bar
IR	Iron Rod
PG	Page
POB	Point of Beginning
POC	Point of Commencement
ROW	Right of Way
VOL	Volume

Abbreviations found next to Iron Rod Symbols (see Legend)

( )	Unmarked Cap
(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.

   $$\frac{\text{Grid Coordinate}}{\text{Combined Scale Factor}} = \text{Surface Coordinate}$$

   b. Distances shown are SURFACE distances.
2. Surveyor has relied upon Abstractor's Certificates issued by Abstract Services of Houston, GF Number 7910-22-2278 dated July 13, 2022 with regard to Ownership, Property Liens, Easements and Restrictions affecting subject tract. There may be encumbrances not shown.
   a. Restrictions: None of Record
   b. Easements:
      i. Right of Way and Easement for Ingress and Egress to Jake Zahn recorded in Volume 2486, Page 371 of the Deed Records of Harris County, Texas. [APPLIES][BLANKET]
      ii. Texas Water Quality Board Order No. 70-1120-12, recorded under County Clerk's File No. D383021. [APPLIES][BLANKET]
   c. Property Liens: None of Record
3. Subject Tract classified within Flood Zone AE, X (Shaded), and X (Unshaded)and lies within FEMA FIRM Panel 48201C0215L (06/18/2007). Base Flood Elevations Shown.

Parent Tract Area (AC)

Remnant Subtotal	**3.9504**
Subject Tract	**1.1989**
Total	**5.1493**

Floodplain Area (AC)

Zone AE Floodway	0.0000
Zone AE	1.1055
Zone A	0.0000
Zone X (Shaded)	0.0847
Zone X (Unshaded)	0.0087
Total	1.1989

Existing HCFCD ESMT Area (AC)

Within Subject Tract	0.0000
Outside Subject Tract	0.0000
Total	0.0000

Legend

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

Land Title Survey

Parcel# L109-00-00-01-001.0

A 1.1989 acre (52,222 square feet) tract of land out of the C. Bahr Survey, Abstract No. 153, Harris County, Texas and being part of the a called 5.1516 acre tract described in Special Warranty Deed under Harris County Clerk's File Number 20080405554.

I hereby certify that this survey was made on the ground on July 14, 2022, 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.

STATE OF TEXAS
REGISTERED
AUSTAN W. LUPHER
6711
PROFESSIONAL
LAND SURVEYOR

#	Description	Date	By
1	HCFCD Comments, Revise Boundary	10/3/22	JMH
2	HCFCD Comments	10/5/22	JMH
3	HCFCD Comments - Change Parcel Number	02/01/23	JMH

HCFCD PROJECT ID #

LITTLE CYPRESS CREEK

RIGHT OF WAY
L109-00-00-01-001.0

Prepared: RHC
Checked: AWL
Approved: AWL

PAPE-DAWSON ENGINEERS
NORTH HOUSTON | SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
24445 TOMBALL PARKWAY, STE 200 | TOMBALL, TX 77375 | 281.655.0634
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10194495

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

Date: Aug. 25, 2022
Scale: 1" = 100'

SHEET NUMBER
1 OF 1

K:\SURVEY\SURVEY19\49164-19\SEVENTH PO\L100-00-00-09-015.00\RAW\N\49164-19BS L100-00-00-09-015.0 R3.DWG | JHART | SAVED: Wednesday, February 1, 2023 10:38:50 AM | P2STANDARD\CTB | | PLOTTED: Wednesday, February 1, 2023 11:03:08 AM