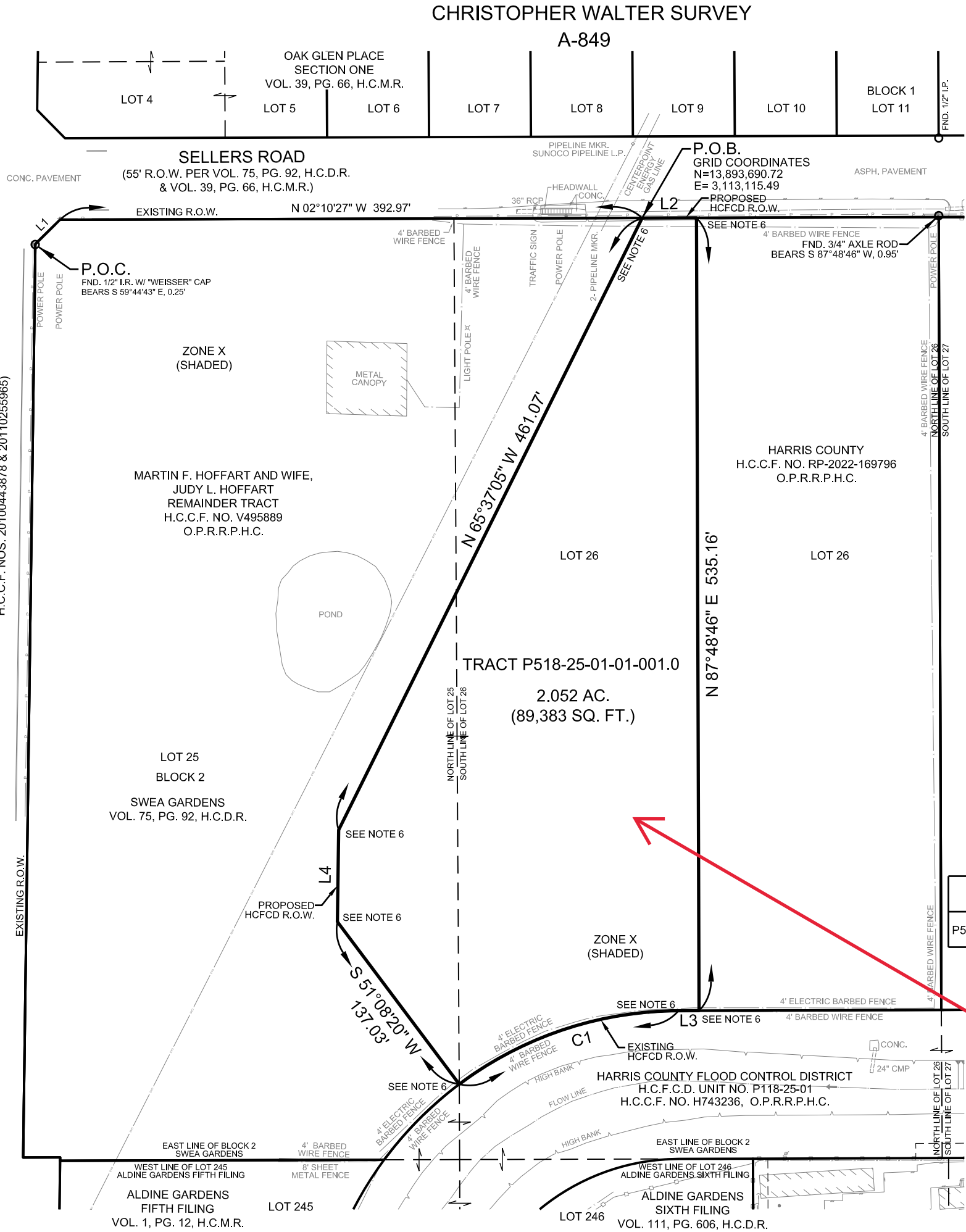


SS:202002088C29CADPARCEL PLATSHGCD C28 & C29 - TRACTS 16 & 17.DWG | JSOUKUP | SAVED: Thursday, December 22, 2022 7:16:56 AM | DU_AUTOCAD14CTB | PLOTTED: Thursday, December 22, 2022 7:23:59 AM

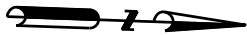
ALDINE MAIL ROUTE ROAD
(80' R.O.W. PER VOL. 75, PG. 92, VOL. 1249,
PG. 329 & VOL. 2307, PG. 653, H.C.D.R. AND
H.C.C.F. NOS. 20100443878 & 20110255965)



CHRISTOPHER WALTER SURVEY

A-849

SURVEY OF A 2.052 ACRE (89,383 SQUARE FEET) TRACT OF LAND LOCATED IN THE CHRISTOPHER WALTER SURVEY, ABSTRACT NO. 849, HARRIS COUNTY, TEXAS, SAID 2.052 ACRE TRACT BEING OUT OF LOTS 25 & 26, BLOCK 2 OF SWEA GARDENS, RECORDED IN VOLUME 75, PAGE 92 OF THE HARRIS COUNTY DEED RECORDS AND BEING OUT OF A REMAINDER OF A CERTAIN TRACT OF LAND DESCRIBED IN DEED TO MARTIN F. HOFFART AND WIFE, JUDY L. HOFFART, RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. V495889 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY.



0 40 80
SCALE : 1" = 80' (11X17)

ABBREVIATIONS

H.C.F.C.D. = HARRIS COUNTY FLOOD CONTROL DISTRICT
H.C.D.R. = HARRIS COUNTY DEED RECORDS
H.C.M.R. = HARRIS COUNTY MAP RECORDS
H.C.C.F. = HARRIS COUNTY CLERK'S FILE
O.P.R.R.P.H.C. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY

FND. = FOUND
IR = IRON ROD
IP = IRON PIPE
VOL. = VOLUME
PG. = PAGE
PTP = PINCHED TOP PIPE
● SET = SET 3/8" IR W/ "LANDTECH" CAP (UNLESS NOTED OTHERWISE)

CURVE	RADIUS	LENGTH	DELTA	CHORD
C1	248.00'	158.80'	36°41'13"	S 20°31'04" E 156.10'

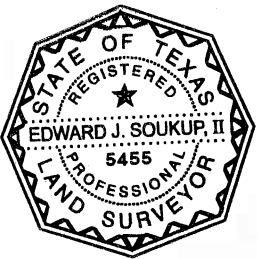
LINE	BEARING	DISTANCE
L1	N 46°41'48" W	23.41'
L2	N 02°10'27" W	36.64'
L3	S 02°10'27" E	13.87'
L4	S 88°46'02" W	61.97'

NOTES:

- ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983. ALL DISTANCES ARE SURFACE VALUES IN U.S. SURVEY FEET AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.9999111140.
- THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF AN ABTRACTOR'S CERTIFICATE, GF NO. 7910-21-4635, DATED NOVEMBER 18, 2021 AND ISSUED BY ABSTRACT SERVICES OF HOUSTON.
- SUBJECT TO A RIGHT-OF-WAY GRANTED TO HUMBLE OIL & REFINING COMPANY RECORDED IN VOL. 1089, PG. 60, H.C.D.R.
- SUBJECT TO AN EASEMENT GRANTED TO WARREN PETROLEUM CORPORATION RECORDED IN VOL. 1422, PG. 602, H.C.D.R.
- SUBJECT TRACT LIES WITHIN ZONE X (SHADED), AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, PER FLOOD INSURANCE RATE MAP NO. 48201C0470L, REVISED JUNE 18, 2007.
- UNABLE TO ACCESS PROPERTY TO SET CORNER.
- THIS PLAT IS ACCOMPANIED BY A SEPARATE METES AND BOUNDS DESCRIPTION.

ACREAGE TABLE

TRACT	OWNER	EXISTING (AC.)	ACQUISITION (AC./SF.)	REMAINDER (AC.)	RECORDATION
P518-25-01-01-001.0	MARTIN F. HOFFART AND WIFE, JUDY L. HOFFART	6.225	2.052 / 89,383	4.173	



THIS SURVEY COMPLIES WITH THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY.

Edward J. Soukup II
4-25-2022

EDWARD J. SOUKUP II
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5455

DATE

4-25-2022
SCALE: AS SHOWN

SHEET NUMBER
OF

LANDTECH

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



9900 Northwest Freeway
Houston, Texas 77092

DATE: 4-25-2022
SCALE: AS SHOWN

SHEET NUMBER
OF

P118-25-00 AND TRIBUTARIES CONVEYANCE
AND DETENTION IMPROVEMENTS

PREPARED: YL

CHECKED: SY

APPROVED: EJS

PROJECT ID P118-25-00-E001

TRACT P518-25-01-01-001.0

SHEET 1 OF 1