

LINE TABLE:

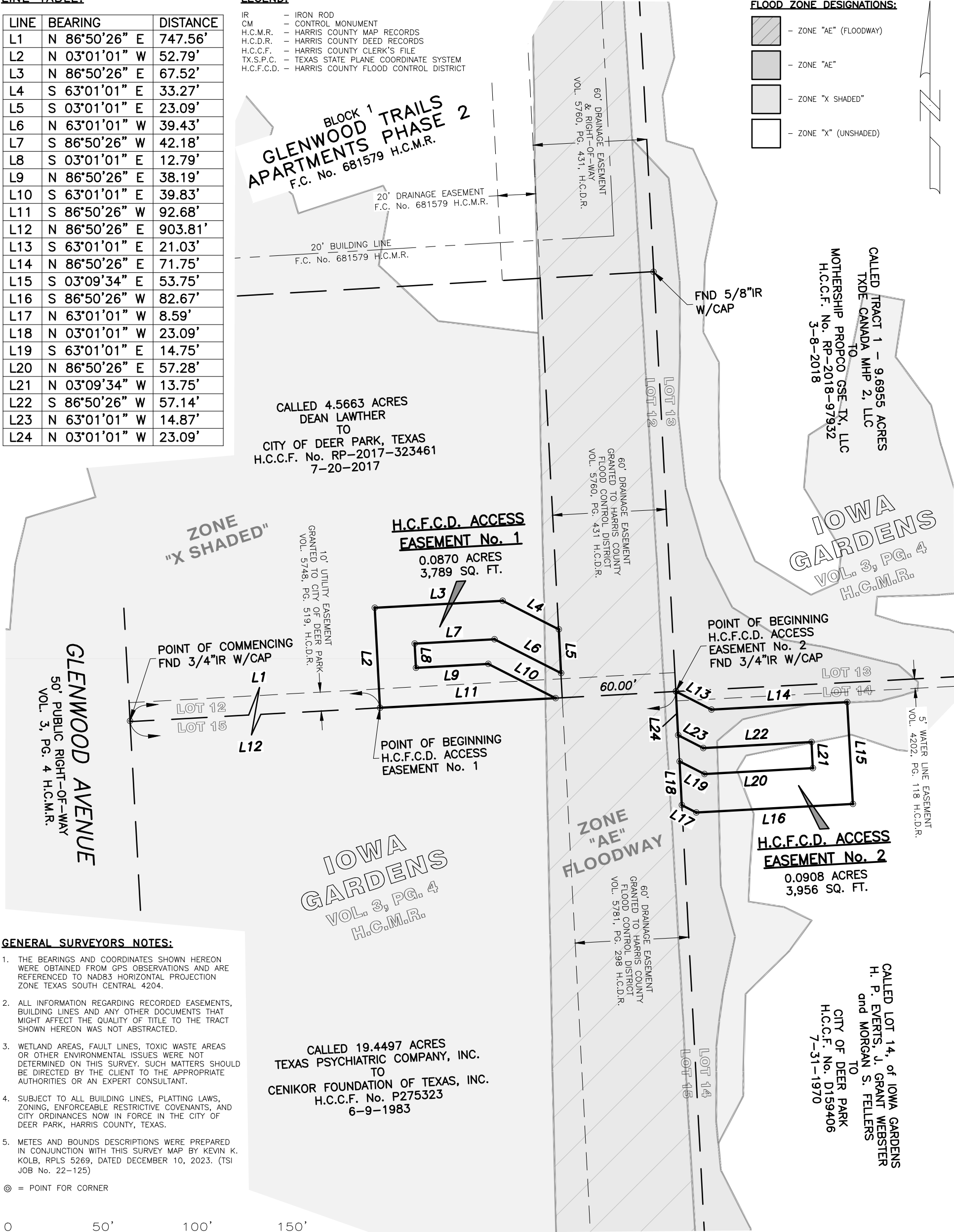
LINE	BEARING	DISTANCE
L1	N 86°50'26" E	747.56'
L2	N 03°01'01" W	52.79'
L3	N 86°50'26" E	67.52'
L4	S 63°01'01" E	33.27'
L5	S 03°01'01" E	23.09'
L6	N 63°01'01" W	39.43'
L7	S 86°50'26" W	42.18'
L8	S 03°01'01" E	12.79'
L9	N 86°50'26" E	38.19'
L10	S 63°01'01" E	39.83'
L11	S 86°50'26" W	92.68'
L12	N 86°50'26" E	903.81'
L13	S 63°01'01" E	21.03'
L14	N 86°50'26" E	71.75'
L15	S 03°09'34" E	53.75'
L16	S 86°50'26" W	82.67'
L17	N 63°01'01" W	8.59'
L18	N 03°01'01" W	23.09'
L19	S 63°01'01" E	14.75'
L20	N 86°50'26" E	57.28'
L21	N 03°09'34" W	13.75'
L22	S 86°50'26" W	57.14'
L23	N 63°01'01" W	14.87'
L24	N 03°01'01" W	23.09'

LEGEND:

- IR
- CM
- H.C.M.R.
- H.C.D.R.
- H.C.C.F.
- TX.S.P.C.
- H.C.F.C.D.
- IRON ROD
- CONTROL MONUMENT
- HARRIS COUNTY MAP RECORDS
- HARRIS COUNTY DEED RECORDS
- HARRIS COUNTY CLERK'S FILE
- TEXAS STATE PLANE COORDINATE SYSTEM
- HARRIS COUNTY FLOOD CONTROL DISTRICT

FLOOD_ZONE_DESIGNATIONS:

- ZONE "AE" (FLOODWAY)
- ZONE "AE"
- ZONE "X SHADED"
- ZONE "X" (UNSHADED)



GENERAL SURVEYORS NOTES:

1. THE BEARINGS AND COORDINATES SHOWN HEREON WERE OBTAINED FROM GPS OBSERVATIONS AND ARE REFERENCED TO NAD83 HORIZONTAL PROJECTION ZONE TEXAS SOUTH CENTRAL 4204.
2. ALL INFORMATION REGARDING RECORDED EASEMENTS, BUILDING LINES AND ANY OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON WAS NOT ABSTRACTED.
3. WETLAND AREAS, FAULT LINES, TOXIC WASTE AREAS OR OTHER ENVIRONMENTAL ISSUES WERE NOT DETERMINED ON THIS SURVEY. SUCH MATTERS SHOULD BE DIRECTED BY THE CLIENT TO THE APPROPRIATE AUTHORITIES OR AN EXPERT CONSULTANT.
4. SUBJECT TO ALL BUILDING LINES, PLATTING LAWS, ZONING, ENFORCEABLE RESTRICTIVE COVENANTS, AND CITY ORDINANCES NOW IN FORCE IN THE CITY OF DEER PARK, HARRIS COUNTY, TEXAS.
5. METES AND BOUNDS DESCRIPTIONS WERE PREPARED IN CONJUNCTION WITH THIS SURVEY MAP BY KEVIN K. KOLB, RPLS 5269, DATED DECEMBER 10, 2023. (TSI JOB No. 22-125)

⊙ = POINT FOR CORNER



FEMA FLOOD STATEMENT:

I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48201C0920 M, DATED JANUARY 6th 2017 AND HAVE DETERMINED THAT THE TRACT HEREBY SURVEYED LIES PARTIALLY WITHIN ZONE "X SHADED" OR AREAS DETERMINED TO BE INSIDE THE 500-YEAR FLOODPLAIN AND PARTIALLY WITHIN ZONE "AE FLOODWAY" OR AREAS DETERMINED TO BE INSIDE THE 100-YEAR FLOODPLAIN.

100-YEAR BASE FLOOD ELEVATION: 31.00 FEET (BASED ON FEMA FIRM MAP)

NOTE: THE INFORMATION IN THIS STATEMENT WAS OBTAINED FROM THE FEMA FLOOD MAP SERVICE CENTER. THIS MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM. IT DOES NOT NECESSARILY IDENTIFY ALL AREAS SUBJECT TO FLOODING UNDER SPECIFIC CONDITIONS.

0.0870 ACRES or 3,789 SQUARE FEET OF LAND
BEING A PORTION OF THAT CERTAIN CALLED 4.5663 ACRE TRACT OF LAND, CONVEYED TO CITY OF DEER PARK, TEXAS, BY DEED RECORDED UNDER HARRIS COUNTY CLERK'S FILE No. RP-2017-323461 ON JULY 20, 2017, SAME BEING A PORTION OF
LOT 12, of IOWA GARDENS
A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 4 OF THE HARRIS COUNTY MAP RECORDS, AND BEING FURTHER SITUATED WITHIN THE
FABRICUS REYNOLDS SURVEY, ABSTRACT No. 643
CITY OF DEER PARK, HARRIS COUNTY, TEXAS

I, KEVIN K. KOLB, HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND UNDER MY SUPERVISION ON 4-18-2022, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A BOUNDARY SURVEY.

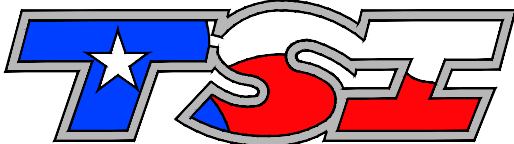
WITNESS MY HAND AND SEAL THIS THE 11TH DAY OF DECEMBER, 2023.

KEVIN K. KOLB
REGISTERED PROFESSIONAL LAND SURVEYOR, TEXAS REGISTRATION No. 5269



DRAWING INFORMATION

SCALE	1" = 20'
PAPER SIZE	11"x17" PORTRAIT
PROJECT No.	22-125
FIELD DATA	
CREW	CUDA
DATE	4-18-2022
REV	-
DRAFTING	
BY	EEB
DATE	12-10-2023
REV	-



4301 CENTER STREET, DEER PARK, TEXAS
PHONE: 281.479.8719 | TOTALSURVEYORS.COM
T.B.P.L.S. FIRM REGISTRATION No. 10075300

METES AND BOUNDS DESCRIPTION
HARRIS COUNTY FLOOD CONTROL DISTRICT
ACCESS EASEMENT No. 1
0.0870 ACRES (3,789 SQ. FT.)
FABRICUS REYNOLDS SURVEY, ABSTRACT NO. 643
CITY OF DEER PARK, HARRIS COUNTY, TEXAS

Being 0.0870 acres or 3,789 square feet of land situated in the Fabricus Reynolds Survey, Abstract No. 643, Deer Park, Harris County, Texas, being a portion of that certain called 4.5663 acre tract of land, conveyed to City of Deer Park, Texas, by deed recorded under Harris County Clerk's File No. RP-2017-323461 on June 9, 1983, same being a portion of Lot 12 of Iowa Gardens, a subdivision according to the map or plat thereof, recorded in Volume 3, Page 4 of the Map Records of Harris County, Texas. Said 0.0870 acres or 3,789 square feet of land being more fully described by metes and bounds as follows:

- All bearings referenced herein were obtained from GPS observations and are referenced to NAD83 horizontal projection zone Texas South Central Zone 4204.

COMMENCING at a 3/4-inch iron rod with plastic cap found for corner, said corner being the northwest boundary corner of said 19.4497 acre tract and the northwest boundary corner of Lot 15 of said Iowa Gardens, same being the southwest boundary corner of a called 4.5663 acre tract of land, conveyed to City of Deer Park, Texas, by deed recorded under Harris County Clerk's File No. RP-2017-323461 on July 20, 2017 and the southwest boundary corner of Lot 12 of said Iowa Gardens, and being located in the east right-of-way line of Glenwood Avenue, a 50 foot wide public right-of-way, as defined on said plat of Iowa Gardens;

THENCE North 86° 50' 26" East, along the south boundary line of said 4.5663 acre tract and the south boundary line of said Lot 12, same being the north boundary line of said 19.4497 acre tract and the north boundary line of said Lot 15, for a distance of 747.56 feet, to a 5/8-inch iron rod with plastic cap set for corner, said corner being the **POINT OF BEGINNING** of the herein described tract of land;

THENCE North 03° 01' 01" East, across said 4.5663 acre tract and said Lot 12, for distance of 52.79 feet, to a 5/8-inch iron rod with plastic set found for corner;

THENCE North 86° 50' 26" East, continuing across said 4.5663 acre tract and said Lot 12, for distance of 67.52 feet, to a 5/8-inch iron rod with plastic set found for corner;

THENCE South 63° 01' 01" East, continuing across said 4.5663 acre tract and said Lot 12, for distance of 33.27 feet, to a 5/8-inch iron rod with plastic set found for corner;

THENCE South 03° 01' 01" East, continuing across said 4.5663 acre tract and said Lot 12, for distance of 23.09 feet, to a 5/8-inch iron rod with plastic set found for corner;

THENCE North 63° 01' 01" West, continuing across said 4.5663 acre tract and said Lot 12, for distance of 39.43 feet, to a 5/8-inch iron rod with plastic set found for corner;

THENCE South 86° 50' 26" West, continuing across said 4.5663 acre tract and said Lot 12, for distance of 42.18 feet, to a 5/8-inch iron rod with plastic set found for corner;

THENCE South 03° 01' 01" East, continuing across said 4.5663 acre tract and said Lot 12, for distance of 12.79 feet, to a 5/8-inch iron rod with plastic set found for corner;

THENCE South 03° 01' 01" East, continuing across said 4.5663 acre tract and said Lot 12, for distance of 38.19 feet, to a 5/8-inch iron rod with plastic set found for corner;

THENCE South 63° 01' 01" East, continuing across said 4.5663 acre tract and said Lot 12, for distance of 39.83 feet, to a 5/8-inch iron rod with plastic set found for corner;

THENCE South 86° 50' 26" West, continuing across said 4.5663 acre tract and said Lot 12, for distance of 92.68 feet, to a 5/8-inch iron rod with plastic set found for corner;

THENCE South 86° 50' 26" West, continuing across said 4.5663 acre tract and said Lot 12, for distance of 92.68 feet, to the **POINT OF BEGINNING** and containing within these calls 3,789 square feet or 0.0870 acres of land.

A survey map has been prepared in conjunction with this metes and bounds description by Kevin K. Kolb, RPLS 5269, dated December 11, 2023. (TSI Job No. 22-125)

The square footage totals as shown hereon are based on a mathematical closure of the courses and distances reflected herein. It does not include the tolerances that may be present due to positional accuracy of the boundary monumentation.

Compiled by:

TOTAL SURVEYORS, INC.

T.B.P.L.S. Firm Registration No. 10075300
4301 Center Street, Deer Park, Texas 77536
281-479-8719 | December 10, 2023

