

FINDINGS AND DECLARATIONS:

WHEREAS, Commissioners Court of Harris County, Texas, has received and reviewed the survey(s) of property to be acquired for the public project known as the Hardy Toll Road Downtown Connector Project, located from 610 Loop to I-10, from Lorraine Street to north of IH 10, UPIN 9905050403, for the purpose of roadway construction, 1 revised tract 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>
8	1.042 acres	fee simple

FIELD NOTES FOR 1.042 ACRES (45,375 SQUARE FEET) OF LAND LOCATED IN THE S.M. HARRIS SURVEY, ABSTRACT NO. 327, HARRIS COUNTY, TEXAS; SAID 1.042 ACRES OF LAND BEING PART OF LOTS 1, 4, 5, 8 & 9 OF BLOCK 4, AND ALL OF LOTS 1, 4, 5 & 8, BLOCK 5, I. C. LORD'S ADDITION, AS RECORDED IN VOLUME 5, PAGE 785, HARRIS COUNTY DEED RECORDS (H.C.D.R.), AND PART OF PROVIDENCE STREET (CALL 35 FEET WIDE) QUITCLAIMED BY CITY OF HOUSTON PER VOLUME 1968, PAGE 239, H.C.D.R.; SAID 1.042 ACRES OF LAND BEING OUT OF THOSE CERTAIN TRACTS DESCRIBED IN DEEDS TO HOUSTON & GREAT NORTHERN RAILROAD COMPANY AND INTERNATIONAL & GREAT NORTHERN RAILROAD COMPANY (NOW KNOWN AS UNION PACIFIC RAILROAD COMPANY) AS FOLLOWS:

DEED FROM WILLIAM P. McGOWAN DATED NOVEMBER 26, 1870, RECORDED IN VOLUME 9A, PAGE 234, H.C.D.R.;

DEED FROM WILLIAM C. WAGLEY DATED SEPTEMBER 29, 1871, RECORDED IN VOLUME 10, PAGE 53, H.C.D.R.; AND

QUITCLAIM DEED FROM CITY OF HOUSTON DATED AUGUST 17, 1949, RECORDED IN VOLUME 1968, PAGE 239, H.C.D.R.;

SAID 1.042 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (All bearings are referenced to the Texas Coordinate System, South Central Zone, NAD83. All distances and coordinates are surface values and may be converted to grid values by dividing by a scale factor of 1.00013.)

BEGINNING at (X=3,128,180.75, Y=13,847,527.09) a point in the common line of Lots 5 & 6, Block 5 of said I. C. Lord's Addition and in the west line of said Union Pacific Railroad Company (U.P. R.R. Co.) tract for the southeast corner of a certain tract of land described in deeds to Tom N. Dunnam recorded in Harris County Clerk's File (H.C.C.F.) No. H218136, Film Code (F.C.) No. 199-00-0663, H.C.C.F. No. S053453, F.C. No. 509-49-1806, and H.C.C.F. No. S104098, F.C. No. 509-92-1084, from which a found TxDOT monument bears North, 0.22 feet, said point also being an angle point in the north right-of-way line of Interstate Highway 10 (width varies per Sheet 12 of TxDOT Right-of-way Map CSJ No. 177-11-082 and Sheet 10 of TxDOT Right-of-way Map CSJ No. 508-1-78);

THENCE North 02 deg. 20 min. 11 sec. West, along the common line of said Dunnam tract and said U.P. R.R. Co. tract, at a distance of 329.71 feet passing the common corner of Lots 3, 4, 5 & 6, Block 4 of said I. C. Lord's Addition, the northeast corner of said Dunnam tract, and the southeast corner of a certain tract of land described in deed to W. F. Lenoir recorded in H.C.C.F. No. D011917, F.C. No. 110-39-0505, in all a distance of 429.71 feet to a point in the south right-of-way line of Conti Street (35 feet wide per Volume 5, Page 785, H.C.D.R.) for the common north corner of Lots 1 & 2 of said Block 4, the northeast corner of said Lenoir tract, the northwest corner of said U.P. R.R. Co. tract, and the northwest corner of the herein described tract, from which a found 1/2-inch iron rod with cap stamped "PRECISION" bears East, 0.51 feet;

THENCE North 87 deg. 39 min. 49 sec. East, along the south right-of-way line of Conti Street, a distance of 79.89 feet to a 3/8 inch iron rod with cap set in the proposed east right-of-way line of Hardy Toll Road Extension for the most northerly northeast corner of the herein described tract;

THENCE South 06 deg. 46 min. 45 sec. East, along the proposed east right-of-way line of Hardy Toll Road Extension, a distance of 182.84 feet to a 3/8 inch iron rod with cap set for the point of curvature of a curve to the right;

THENCE in a southerly direction, continuing along the proposed east right-of-way line of Hardy Toll Road Extension, with said curve to the right, having a radius of 3,869.00 feet, an arc length of 90.30 feet, a central angle of 01 deg. 20 min. 14 sec., and a chord which bears South 06 deg. 06 min. 38 sec. East, 90.29 feet to a 3/8 inch iron rod with cap set in the west right-of-way line of Carr Street (50 feet wide per Volume 5, Page 785, H.C.D.R.) and the east line of said U.P. R.R. Co. tract for the most easterly northeast corner of the herein described tract;

THENCE South 02 deg. 20 min. 11 sec. East, along the proposed east right-of-way line of Hardy Toll Road Extension and the west right-of-way line of Carr Street, a distance of 207.56 feet to a concrete nail set in the north right-of-way line of Interstate Highway 10 for the southeast corner of said U.P. R.R. Co. tract and the southeast corner of the herein described tract;

THENCE South 87 deg. 36 min. 09 sec. West, along the north right-of-way line of Interstate Highway 10, a distance of 100.00 feet to a concrete nail set for an angle point in the north right-of-way line of Interstate Highway 10, the southwest corner of said U.P. R.R. Co. tract, and the southwest corner of herein described tract;

THENCE North 02 deg. 20 min. 11 sec. West, along the north right-of-way line of Interstate Highway 10, a distance of 50.35 feet to the POINT OF BEGINNING and containing 1.042 acres (45,375 square feet) of land.

This metes and bounds description is accompanied by a separate plat.

Revised: April 23, 2019
February 5, 2018
Landtech, Inc.



Edward J. Soukup II
Registered Professional Land Surveyor No. 5455



Landtech Project No. 0810018.21
Landtech Dwg. No. 1290-C-1886
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FINDINGS AND DECLARATIONS:

WHEREAS, Commissioners Court of Harris County, Texas, has received and reviewed the survey(s) of property to be acquired for the public project known as the Hardy Toll Road Downtown Connector Project, located from the 610 Loop to I-10, from Lorraine Street to north of IH 10, UPIN 9905050403, for the purpose of roadway construction, in Harris County, Texas (referred to herein as “the Project”), and the Harris County Real Property Division is authorized to acquire 1 tract.

IT IS, THEREFORE, DECLARED that:

1. Public necessity exists for the Project and for the voluntary 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 a temporary construction easement 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 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 List

Tract No.	Address	Acreage	Lot	Block	Section	Subdivision	Property Interest
12TCE	2455 Lyons Ave., Houston, TX 77020	0.0492	Parts of 4 & 5	1		Chapman's Second Addition	Temporary construction easement

FIELD NOTES FOR 0.0492 ACRE (2,143 SQUARE FEET) OF LAND LOCATED IN THE S.M. HARRIS SURVEY, ABSTRACT NO. 327, HARRIS COUNTY, TEXAS; SAID 0.0492 ACRE OF LAND BEING PART OF LOTS 4 & 5 OF BLOCK 1, CHAPMAN'S SECOND ADDITION, AS RECORDED IN VOLUME Y, PAGE 518, HARRIS COUNTY DEED RECORDS (H.C.D.R.); SAID 0.0492 ACRE OF LAND BEING OUT OF A CERTAIN TRACT OF LAND DESCRIBED IN DEED DATED MARCH 25, 1876 FROM CHRISTIAN J. KOEHLER TO INTERNATIONAL & GREAT NORTHERN RAILROAD COMPANY (NOW KNOWN AS UNION PACIFIC RAILROAD COMPANY) RECORDED IN VOLUME 15, PAGE 527, H.C.D.R.; SAID 0.0492 ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (All bearings are referenced to the Texas Coordinate System, South Central Zone, NAD83. All distances and coordinates are surface values and may be converted to grid values by dividing by a scale factor of 1.00013.)

COMMENCING at (X=3,128,136.64, Y=13,848,204.49) a 3/8 inch iron rod with cap set in the north right-of-way line of Lyons Avenue (width varies per Volume Y, Page 518 and Volume 5, Page 785, H.C.D.R.) for the common south corner of Lots 6 & 7 of said Block 1, the southeast corner of a certain tract of land described in deed to W. F. Lenoir recorded in Harris County Clerk's File (H.C.C.F.) No. D011917, Film Code (F.C.) No. 110-39-0505, and the southwest corner of said Union Pacific Railroad Company (U.P. R.R. Co.) tract;

THENCE North 68 deg. 20 min. 00 sec. East, along the north right-of-way line of Lyons Avenue, a distance of 74.94 feet to a 3/8 inch iron rod with cap set in a curve to the left and in the proposed east right-of-way line of Hardy Toll Road Extension for the southwest corner and the POINT OF BEGINNING (X=3,128,206.28, Y=13,848,232.16) of the herein described tract;

THENCE in a northerly direction, along the proposed east right-of-way line of Hardy Toll Road Extension, with said curve to the left, having a radius of 1,937.28 feet, an arc length of 145.53 feet, a central angle of 04 deg. 18 min. 15 sec., and a chord which bears North 10 deg. 11 min. 51 sec. West, 145.50 feet to a 3/8 inch iron rod with cap set in the south right-of-way line of Opelousas Street (70 feet wide per Volume Y, Page 518, H.C.D.R.) for the northwest corner of the herein described tract;

THENCE North 88 deg. 18 min. 27 sec. East, along the south right-of-way line of Opelousas Street, a distance of 15.26 feet to a 3/8 inch iron rod with cap set in a curve to the right for the northeast corner of the herein described tract;

THENCE in a southerly direction, along an arc concentric with and 15.00 feet east of the proposed east right-of-way line of Hardy Toll Road Extension, with said curve to the right, having a radius of 1,952.28 feet, an arc length of 140.20 feet, a central angle of 04 deg. 06 min. 53 sec., and a chord which bears South 10 deg. 12 min. 34 sec. East, 140.17 feet to a 3/8 inch iron rod with cap set in the north right-of-way line of Lyons Avenue for the southeast corner of the herein described tract;

THENCE South 68 deg. 20 min. 00 sec. West, along the north right-of-way line of Lyons Avenue, a distance of 15.43 feet to the POINT OF BEGINNING and containing 0.0492 acre (2,143 square feet) of land.

This metes and bounds description is accompanied by a separate plat.

April 23, 2019
Landtech, Inc.



Edward J. Soukup II
Registered Professional Land Surveyor No. 5455



Landtech Project No. 0810018.21
Landtech Dwg. No. 1290-C-1886
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CURVE	Δ	RADIUS	LENGTH	CHORD
C1	04°18'15"	1937.28'	145.53'	S 10°11'51" E 145.50'
C2	04°06'53"	1952.28'	140.20'	S 10°12'34" E 140.17'

LINE DATA	
LINE	LENGTH
L1	N 88°18'27" E 15.26'
L2	S 68°20'00" W 15.43'

S.M. HARRIS SURVEY ABSTRACT NO. 327

CHAPMAN'S SECOND ADDITION
VOL. Y, PG. 518 H.C.D.R.

W.F. LENOIR
H.C.C.F. NO. D011917
FC NO. 110-39-0505
BLOCK 1
JULY 1, 1969

P.O.C. PARCEL 12 TCE
P.O.B. PARCEL 12
X=3,128,136.64
Y=13,848,204.49

SEE DETAIL "A"
LYONS AVE
(WIDTH VARIES
PER VOL. Y, PG. 518 &
VOL. 5, PG. 785 H.C.D.R.)

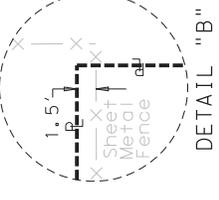
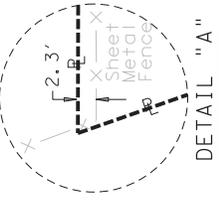
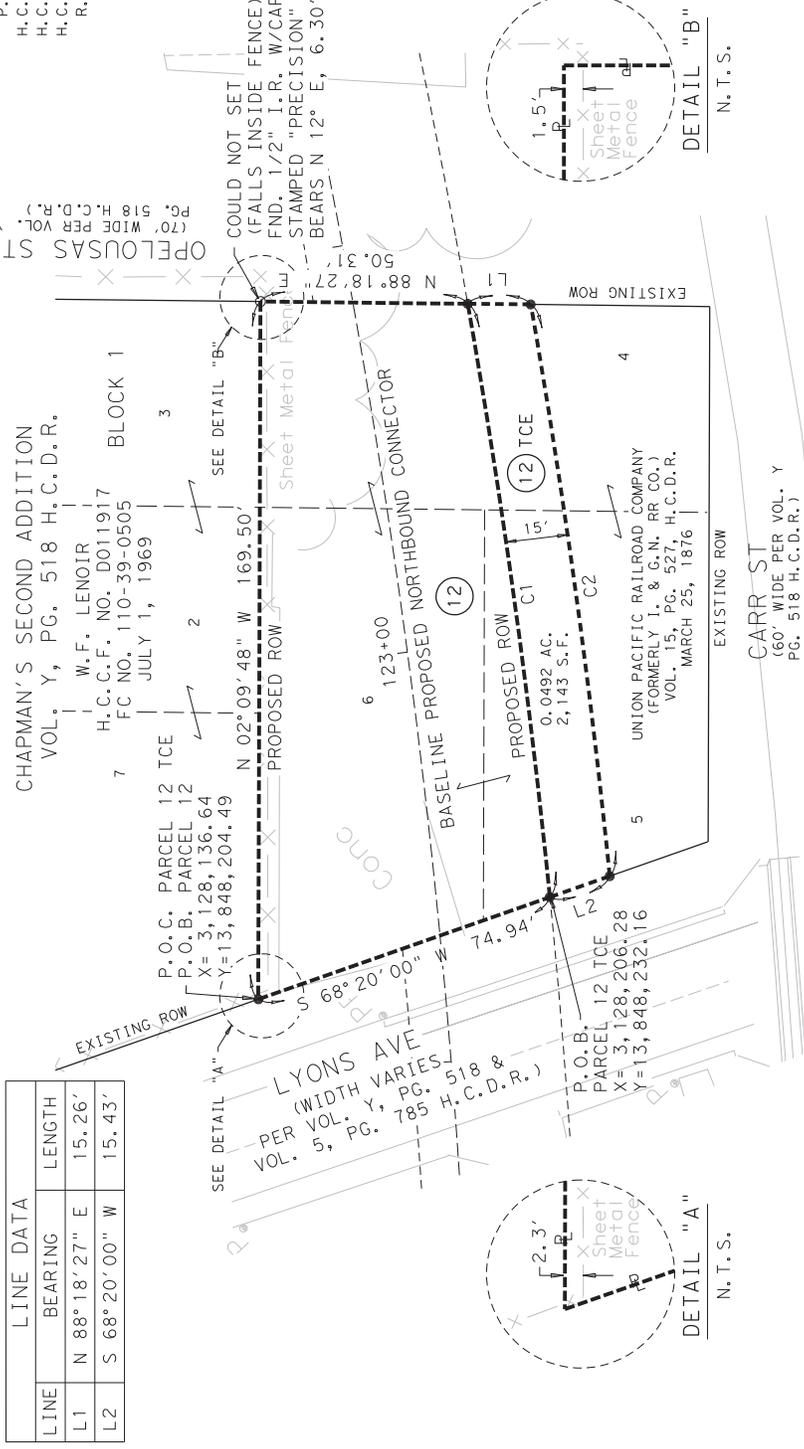
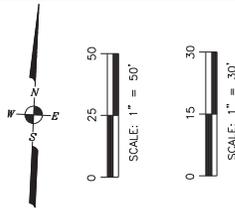
P.O.B. PARCEL 12 TCE
X=3,128,206.28
Y=13,848,232.16

UNION PACIFIC RAILROAD COMPANY
(FORMERLY T. & C. N. RR. CO.)
VOL. 15, PG. 527, H.C.D.R.
MARCH 25, 1876

CARR ST
(60' WIDE PER VOL. Y
PG. 518 H.C.D.R.)

LEGEND / ABBREVIATIONS

- I.R. = IRON ROD
- I.P. = IRON PIPE
- P.T.P. = PINCHED TOP PIPE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCING
- 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
- R.O.W. = RIGHT OF WAY
- = SET 3/8" I.R. W/CAP
- = STAMPED "LANDTECH"
- = (UNLESS NOTED OTHERWISE)
- ⊙ = FOUND AS NOTED



- NOTES:
- ALL BEARINGS SHOWN ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83.
 - ALL DISTANCES AND COORDINATES ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SCALE FACTOR OF 1.00013.
 - THIS PLAT IS ACCOMPANIED BY SEPARATE METES AND BOUNDS DESCRIPTIONS.



Edward J. Soukup, II
EDWARD J. SOUKUP, II
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5455

THIS SURVEY COMPLIES WITH THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION 2 SURVEY.

EXISTING	TAKING	REMAINING
0.3747 AC. (CALC.)	0.2236 AC. 9,739 S.F.	0.1511 AC.

**HARDY TOLL ROAD EXTENSION
PARCEL 12 & PARCEL 12 TCE
UNION PACIFIC RAILROAD COMPANY**

REVISED: APRIL 23, 2019
ADDED PARCEL 12 TCE



LANDTECH
2525 North Loop West, Suite 300,
Houston, Texas 77008
T: 713-861-7068 F: 713-861-4131
TBPE Registration No. F-1364; TBPLS Registration No. 10019100

DATE: SEPTEMBER 6, 2018
SCALE: 1" = 50'
PROJECT NO.: 08-1-0018.21
DRAWING NO.: 1290-C-1886