

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 Birnam Wood Blvd Segment 2 - from south of J109-01-01 to Cypresswood Dr – 2019, for the purpose of roadway construction, one (1) road easement 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 road 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 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

14

0.0799 acres

road easement

METES AND BOUNDS DESCRIPTION

Being a tract of land containing 0.0799 acre (3,483 square feet) of land situated in the Ambrose Mays Survey, Abstract 543, Harris County, Texas, Said 0.0799 acre tract being out of and a part of Spring Independent School District Elementary School No 26, a subdivision duly of record in Film Code Number 630254 in the Map Records of Harris County, Texas; Said subdivision being a tract of record in the name Spring Independent School District in the Harris County Clerk’s File Number 20080304108; Said 0.0799 acre tract being more particularly described as follows (bearings based on the Texas State Plane Coordinate System, South Central Zone NAD83):

BEGINNING at a 5/8-inch iron rod with yellow cap stamped "JNS ENG RPLS 4417" set marking the west end of a cutback for the intersection of the southwest right-of-way line of Birnamwood Drive (100 feet wide) as described in Film Code 629114 of the Harris County Map Records and the southeast right-of-way of Otto Road (60 feet wide) as described under Harris County Clerk’s File Number E662592 marking the north most corner of the herein described tract;

THENCE South 78°39'05" East, with said cutback, a distance of 21.19 feet to a 5/8-inch iron rod with yellow cap stamped "JNS ENG RPLS 4417" set marking an angle point in the herein described easement, and the beginning of a curve to the right, from which a point for the intersection of the southwest right-of-way line of said Birnamwood Drive and the original northwest of right-of-way line of said Otto Road bears, North 33°41'56" West, a distance of 75.04 feet, thence with the southwest right-of-way line of said Birnamwood Drive, North 33°42'50" West, passing at a distance of 77.06 feet a bent 5/8-inch iron rod found marking the east corner of Lot 20, Block 2 in North Spring Section Fourteen, a subdivision duly of record in Film Code Number 468045 in the Map Records of Harris County, Texas, thence passing at a distance of 115.03 feet a 5/8-inch iron rod with cap stamped "S&V Surveying" found marking the northeast corner of said Lot 20 and the east corner of Lot 21 of said Block 2, continuing in all a total distance of 241.50 feet to a 5/8-inch iron rod with cap stamped "S&V Surveying" found marking the north corner of said Lot 21;

THENCE southeasterly a distance of 197.28 feet with the southwest right-of-way line of said Birnamwood Drive and the arc of said curve to the right, having a radius of 1,948.39 feet, a central angle of 005°48'05" and a chord which bears South 30°35'06" East, 197.20 feet, to a 5/8-inch iron rod with yellow cap stamped "JNS ENG RPLS 4417" set marking the southeast corner of the herein described tract;

THENCE South 62°15'32" West, over and across said Spring Independent School District Elementary School No 26, a distance of 10.20 feet to a 5/8-inch iron rod with yellow cap stamped "JNS ENG RPLS 4417" set marking the south most corner of the herein described tract;

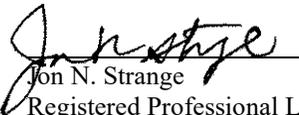
THENCE North 33°27'32" West, continuing over and across said Spring Independent School District Elementary School No 26, a distance of 210.84 feet to a 5/8-inch iron rod with yellow cap stamped "JNS ENG RPLS 4417" set in the southeast right-of-way line of said Otto Road, marking the northwest corner of the herein described tract;

THENCE North 56°08'33" East, with the southeast right-of-way line of said Otto Road, a distance of 5.00 feet to the **POINT OF BEGINNING** and containing 0.0799 acre (3,483 square feet) of land;

This description is prepared in conjunction with a Land Title Survey plat prepared by JNS Engineers, LLC dated November 25, 2024.

Date: March 5, 2025.

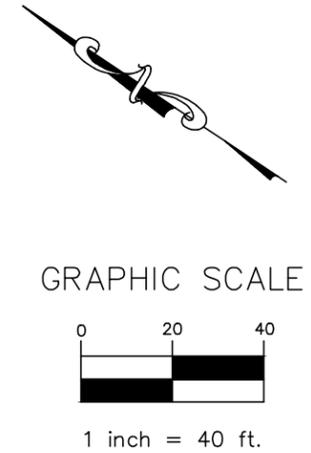
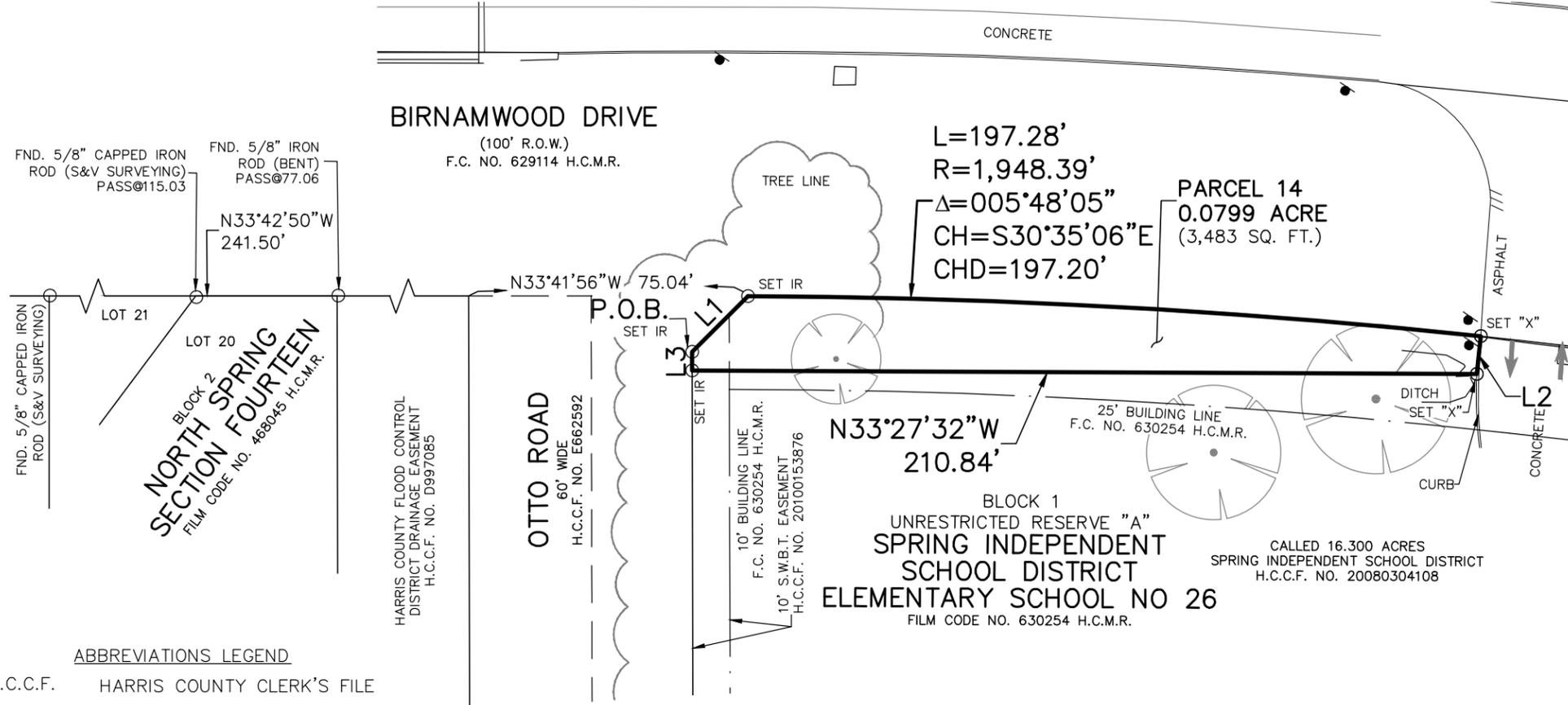
Job No.: 091223-01-001
JNS Engineers, LLC
722 Pin Oak Road, Suite 202A
Katy, Texas 77494
281-391-3366


Jon N. Strange

Registered Professional Land Surveyor No. 4417



U:\2024\24-0096 (0 Birnamwoods Drive)\CAD\001\24-0096 PARCEL 14.dwg, Mar 05, 2025-10:26am Terra Associates Inc., msissenwein



NOTES

1. This survey reflects boundary and easement information as per a Title Report issued by Patten Title Company, File No. TR-9990-24-741, issued November 12, 2024; no additional research regarding the existence of easements or restrictions of record has been performed by JNS.
2. This tract lies in Zone "X" (unshaded), designated as "Areas outside the 0.2% annual chance floodplain", as per the National Flood Insurance Program FIRM for Harris County Unincorporated areas, Community No. 480287, Panel Number 48201C0260L, latest available published revision dated June 18, 2007.
3. Bearings shown hereon are based on the Texas Coordinate System, South Central Zone No. 4204, (NAD83).
4. There exists a separate meets and bounds description.

This survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition 3, Land Title Survey.

Jon N. Strange
Jon N. Strange
Registered Professional Land Surveyor
Texas Registration No. 4417



BIRNAM WOOD BLVD SEGMENT 2--FROM SOUTH OF J109-01-01 TO CYPRESSWOOD DR - 2019		
UPIN: 20104MF1BH01		
LAND TITLE SURVEY PARCEL 14 AMBROSE MAYS SURVEY - ABSTRACT 543 HARRIS COUNTY, TEXAS		
JNS LLC.	JNS ENGINEERS, LLC. 722 PIN OAK ROAD, SUITE 202A KATY, TEXAS 77494 TELEPHONE: (281) 391-3366 FAX: (281) 391-3375 T.B.P.E. FIRM REGISTRATION NO. F-11653	
JOB No. 24-0096	DATE: Nov. 25, 2024	PAGE 2 OF 2

PARCEL NO.	OWNER	VESTING DEED	EXISTING ACREAGE	TAKE/ESMT. AREA	REMAINDER
14	SPRING INDEPENDENT SCHOOL DISTRICT	20080304108	16.297 ACRES (709,917 SQ. FT.)	0.0799 ACRE (3,483 SQ. FT.)	16.217 ACRES (706,434 SQ. FT.)