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;
- 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.

<u>Tract No.</u>

<u>Size</u>

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.

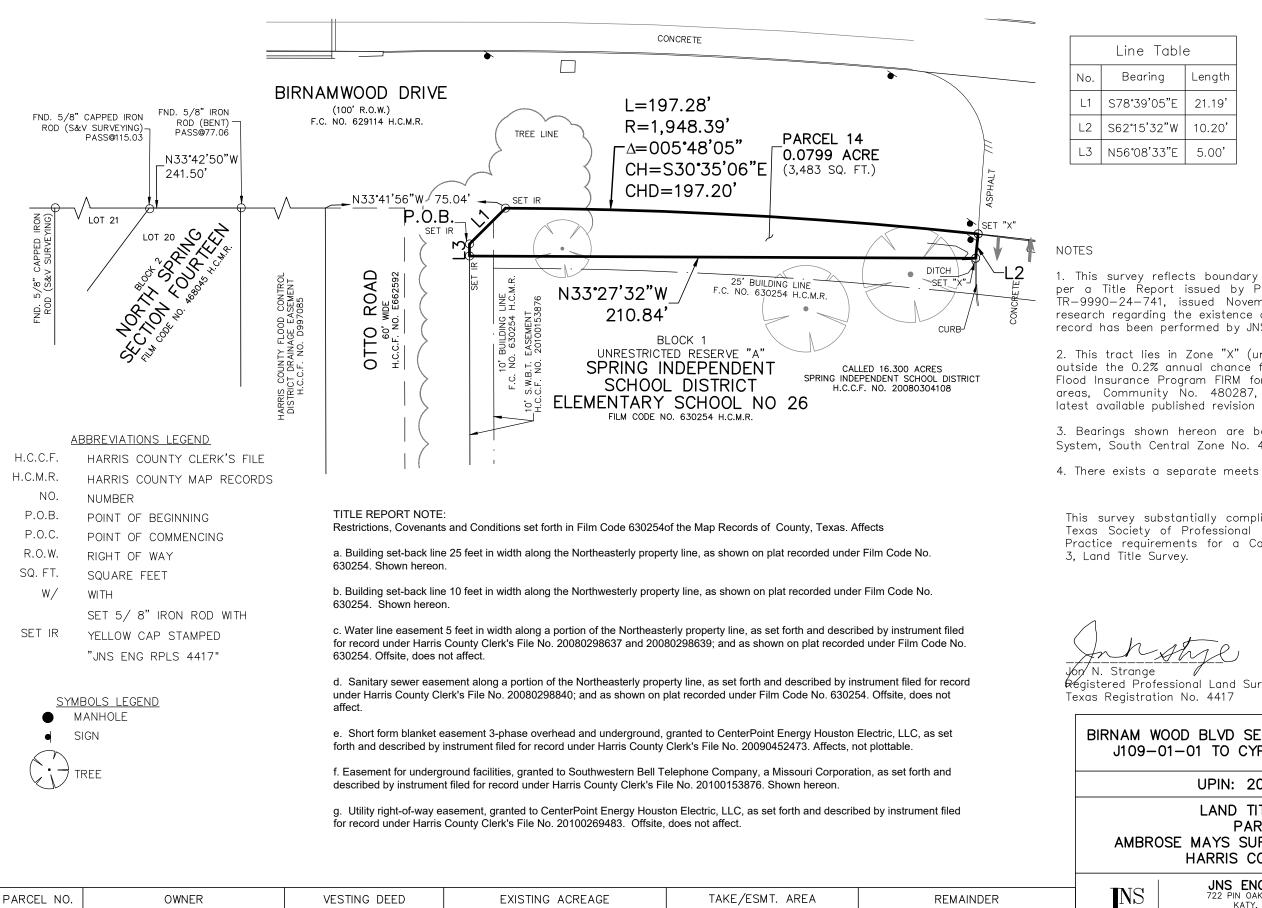
Date: March 5, 2025.

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

Strange



Registered Professional Land Surveyor No. 441



;	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.)	ال

Line Table		
Bearing	Length	
78°39'05"E	21.19'	
62°15'32"W	10.20'	
56°08'33"E	5.00'	

C C C C C C C C C C C C C C C C C C C
GRAPHIC SCALE
1 inch = 40 ft.
and easement information as Patten Title Company, File No. mber 12, 2024; no additional of easements or restrictions of IS.
Inshaded), designated as "Areas floodplain"., as per the National or Harris County Unincorporated Panel Number 48201C0260L, dated June 18, 2007.
based on the Texas Coordinate 4204, (NAD83).
s and bounds description.
lies with the current Surveyors Manual of ategory 1A, Condition
JON N. STRANGE
rveyor

3/05/2025

2. This tract lies in Zone "X" (ur outside the 0.2% annual chance Flood Insurance Program FIRM for areas, Community No. 480287,

3. Bearings shown hereon are b System, South Central Zone No.

4. There exists a separate meets

This survey substantially compl Texas Society of Professional Practice requirements for a Ca 3, Land Title Survey.

Registered Professional Land Su 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

LLC. TELEPHONE:		NS ENGINEERS, LLC. 12 PIN OAK ROAD, SUITE 202A KATY, TEXAS 77494 (281) 391–3366 FAX: (281) 391–3375						
T.B.P.E. FIRM REGISTRATION NO. F-11653								
JOB No. 24	1-0096	DATE: Nov. 25, 2024	PAGE 2 OF 2					