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 Telge Rd Segment 4 - from 1,650-ft North of Louetta Rd to 1,780-ft North of Telge Ranch Rd - 2014,UPIN 15104MF0DN02, for the purpose of roadway construction, three (3) sidewalk easements 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 sidewalk easements 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 to use 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.	<u>Size</u>	Property interest
4E 5E	0.2161 acres 0.0244 acres	sidewalk easement sidewalk easement
6E	0.1154 acres	sidewalk easement

Telge Rd Segment 4 - from 1,650-ft North of Louetta Rd

to 1,780-ft North of Telge Ranch Rd – 2014

UPIN: 15104MF0DN02

PARCEL NO. 4E DATE: August 10, 2023

PG. 1 of 3

Description for Parcel No. 4E

BEING a 0.2161 acre (9,413 square feet) tract of land situated in the W. Zander Survey, Abstract Number 949, Harris County, Texas; and being out of Restricted Reserve "C", Block 2 of Telge Ranch Sec. 1 Partial Replat No. 2 and Extension as recorded in Film Code No. 693088 of the Harris County Map Records (HCMR) being part of the residue of that called 65.105 acre tract conveyed to BGM Land Investments, LTD. by deed recorded in File No. 20130430876 of the Official Public Record Real Property Harris County, Texas (O.P.R.R.P.H.C.T.), said 0.2161 acre (9,413 square feet) tract of land being more particularly described by metes and bounds as follows:

COMMENCING at 5/8-inch iron rod with cap stamped "IDS" found for the Southern point of a cutback corner at the Northeast intersection of Telge Road, width varies as recorded in Volume No. 92, Pages 111, 112 and 113 of the Harris County Deed Records (HCDR), F. C. Nos. 680961 and 693088 of the HCMR, File Nos. RP-2018-435086, RP-2021-297855, RP 2018-460074 of the OPRRPRHCT and Rocchi Road, 80 feet wide as recorded in F.C. Nos. 693088 and 694523 of the HCMR, being an angle point in the South line of Restricted Reserve "C", Block 5 of Telge Ranch Sec. 4 as recorded in F.C. No. 694523 HCMR, having surface coordinates of E=3,027,589.56, N=13,931,287.67;

THENCE North 46 degrees 41 minutes 32 seconds West, along the common line of said Rocchi Road and said Restricted Reserve "C", Block 5 Telge Ranch Sec. 4, a distance of 28.61 feet to a 5/8-inch iron rod with cap stamped "IDS" found for the **POINT OF BEGINNING** and Southeast corner of the herein described easement, being the common South corner of said Restricted Reserve "C", Block 2 of Telge Ranch Sec. 1 Partial Replat No. 2 and Extension and Restricted Reserve "C", Block 5 of Telge Ranch Sec. 4, being situated in said cutback corner and having surface coordinates of E = 3,027,568.74, N = 13,931,307.29;

1) THENCE North 46 degrees 41 minutes 32 seconds West, continuing along said cutback corner, being the common line between said Rocchi Road and said Restricted Reserve "C", Block 2 of Telge Ranch Sec. 1 Partial Replat No. 2 and Extension, along the South line of the herein described easement tract, a distance of 14.25 feet to a 5/8-inch iron rod with cap stamped "IDS" found for the North point of said cutback corner, being situated in the East line of said Telge Road, for the Southwest corner of said Restricted Reserve "C", Block 2 of Telge Ranch Sec. 1 Partial Replat No. 2 and Extension and the herein described easement tract;

Telge Rd Segment 4 - from 1,650-ft North of Louetta Rd

to 1,780-ft North of Telge Ranch Rd – 2014

UPIN: 15104MF0DN02

PARCEL NO. 4E

DATE: August 10, 2023

PG. 2 of 3

Description for Parcel No. 4E

- 2) THENCE North 02 degrees 08 minutes 36 seconds West, along the common line of said Telge Road and said Restricted Reserve "C", Block 2 of Telge Ranch Sec. 1 Partial Replat No. 2 and Extension, being along the West line of the herein described easement tract, a distance of 936.26 feet to a 5/8-inch iron rod with cap stamped "LUPHER, LLC" set in the South line of that called 28.578 acre tract conveyed to Woodmere Development Co., LTD. by deed recorded in File No. RP-2016-521648 of the O.P.R.R.P.H.C.T. for the Northwest corner of the herein described easement tract;
- 3) THENCE North 87 degrees 51 minutes 24 seconds East, departing the East right of way line of said Telge Road, over and across said Restricted Reserve "C", Block 2 of Telge Ranch Sec. 1 Partial Replat No. 2 and Extension, along the South line of said 28.578 acre tract and the North line of the herein described easement tract, a distance of 10.00 feet to a 5/8-inch iron rod with cap stamped "LUPHER, LLC" set in the East line of said Restricted Reserve "C", Block 2 of Telge Ranch Sec. 1 Partial Replat No. 2 and Extension, being the Northwest corner of Restricted Reserve "A", Block 1 of said Telge Ranch Sec. 5 as recorded in F.C. No. 695587 HCMR, for the Northeast corner of the herein described easement tract;
- 4) THENCE South 02 degrees 08 minutes 36 seconds East, along the common line of said Restricted Reserve "C", Block 2 of Telge Ranch Sec. 1 Partial Replat No. 2 and Extension, said Restricted Reserve "A", Block 1 of said Telge Ranch Sec. and the East line of the herein described easement tract, a distance of 946.42 feet, returning to the **POINT OF BEGINNING** of the herein described easement tract, containing 0.2161 acre (9,413 square feet) parcel of land.

Telge Rd Segment 4 - from 1,650-ft North of Louetta Rd

to 1,780-ft North of Telge Ranch Rd – 2014

UPIN: 15104MF0DN02

PARCEL NO. 4E

DATE: August 10, 2023

PG. 3 of 3

Description for Parcel No. 4E

Notes:

A survey Right of Way map of even date was prepared along with this legal description and has been filed with the Harris County Engineering department under project Telge Road Segment 4.

All bearings are based on the Texas Coordinate System, South Central Zone (4204), NAD 83, 2001 adjustment, as derived by GPS methods and determined from Harris County Flood Control District RM No. 110650

All distances and coordinates shown are surface unless otherwise noted and may be converted to grid by multiplying by a combined scale factor of 0.99992509.

The unit of measurement is the U.S. Survey Foot.

Revised September 18, 2023 per Harris County markup. Revised October 17, 2023 per Harris County Survey markup.

I, Lee G. Lupher, a Registered Professional Land Surveyor, hereby certify that this survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice for a Category 1A, Condition III Land Title Survey

Lee G. Lupher

Registered Professional Land Surveyor No. 5955

LUPHER, LLC

T.B.P.L.S. REGISTRATION NO. 10193807

5421 Brystone Drive

Houston, Texas 77041

Office (281) 501-8718

Telge Rd Segment 4 - from 1,650-ft North of Louetta Rd

to 1,780-ft North of Telge Ranch Rd - 2014

UPIN: 15104MF0DN02

PARCEL NO. 5E

DATE: August 10, 2023

PG. 1 of 3

Description for Parcel No. 5E

BEING a 0.0244 acre (1,064 square feet) tract of land situated in the W. Zander Survey, Abstract Number 949, Harris County, Texas; and being out of Restricted Reserve "C", Block 2 of Telge Ranch Sec. 1 Partial Replat No. 2 and Extension as recorded in Film Code No. 693088 of the Harris County Map Records (HCMR) being part of the residue of that called 28.578 acre tract conveyed to Woodmere Development Co., LTD. by deed recorded in File No. RP-2016-521648 of the Official Public Record Real Property Harris County, Texas (O.P.R.R.P.H.C.T.), said 0.0244 acre (1,064 square feet) tract of land being more particularly described by metes and bounds as follows:

COMMENCING at 5/8-inch iron rod with cap stamped "IDS" found for the Eastern point of a radial cutback for Telge Ranch Road, 90.00 feet wide as recorded in F.C. Nos. 693088 and 680961 HCMR, said point being situated in the North line of Restricted Reserve "D", Block 2 of said Telge Ranch Sec. 1 Partial Replat No. 2 and Extension, said point being the point of curvature of a nontangent curve to the left, having surface coordinates of E=3,027,548.81, N=13,932,374.59;

THENCE in a Southwesterly direction, along said radial cutback and the common line of said Telge Ranch Road and said Restricted Reserve "D", Block 2 of Telge Ranch Sec. 1 Partial Replat No. 2 and Extension, along the arc of said non-tangent curve to the left, having a radius of 30.00 feet, a central angle of 41° 48' 37", whose cord bears S. 66 degrees 57 minutes 05 seconds W. – 21.41 feet, an arc length of 21.89 feet to a 5/8-inch iron rod with cap stamped "IDS" found at the common North corner of said Restricted Reserve "C", Block 2 of Telge Ranch Sec. 1 Partial Replat No. 2 and Extension and said Restricted Reserve "D", Block 2 of Telge Ranch Sec. 1 Partial Replat No. 2 and Extension for the **POINT OF BEGINNING** and Northeast corner of the herein described easement, having surface coordinates of E = 3,027,529.11, N = 13,932,366.21;

Telge Rd Segment 4 - from 1,650-ft North of Louetta Rd

to 1,780-ft North of Telge Ranch Rd – 2014

UPIN: 15104MF0DN02

PARCEL NO. 5E

DATE: August 10, 2023

PG. 2 of 3

Description for Parcel No. 5E

- 1) THENCE South 02 degrees 08 minutes 36 seconds East, along the common line of said Restricted Reserve "C", Block 2 of Telge Ranch Sec. 1 Partial Replat No. 2 and Extension and Restricted Reserve "D", Block 2 of Telge Ranch Sec. 1 Partial Replat No. 2 and Extension, being along the East line of the herein described easement tract, a distance of 113.24 feet to a 5/8-inch iron rod with cap stamped "IDS" found in the common line of the residue of said 28.578 acre tract and the residue of that called 65.105 acre tract conveyed to BGM Land Investments, LTD. by deed recorded in File No. 20130430876 of the O.P.R.R.P.H.C.T. for the Southwest corner of said Restricted Reserve "D", Block 2 of Telge Ranch Sec. 1 Partial Replat No. 2 and Extension and the Northwest corner of Restricted Reserve "A", Block 1 of said Telge Ranch Sec. 5 as recorded in F.C. No. 695587 HCMR, for the Southeast of the herein described easement tract;
- 2) THENCE South 87 degrees 51 minutes 24 seconds West, over and across said Restricted Reserve "C", Block 2 of Telge Ranch Sec. 1 Partial Replat No. 2 and Extension, along the common line of the residue of said 28.578 acre tract and residue of said 65.105 acre tract, along the South line of the herein described easement tract, a distance of 10.00 feet to a 5/8-inch iron rod with cap stamped "LUPHER, LLC" set in the common line of said Restricted Reserve "C", Block 2 of Telge Ranch Sec. 1 Partial Replat No. 2 and Extension and Telge Road, width varies as recorded in Volume No. 92, Pages 111, 112 and 113 of the Harris County Deed Records (HCDR), F. C. Nos. 680961 and 693088 of the HCMR, File Nos. RP-2018-435086, RP-2021-297855, RP 2018-460074 of the OPRRPRHCT and, for the Southwest corner of the herein described easement tract;
- 3) THENCE North 02 degrees 08 minutes 36 seconds West, along the common line of said Telge Road and said Restricted Reserve "C", Block 2 of Telge Ranch Sec. 1 Partial Replat No. 2 and Extension, being along the West line of the herein described easement tract, a distance of 90.88 feet to a 5/8-inch iron rod with cap stamped "IDS" found for the Southern point of said radial cutback at the Southeast intersection of said Telge Road and Telge Ranch Road, being a point of curvature of a curve to the right in the West line of the herein described easement tract;
- 4) THENCE in a Northeasterly direction, along said radial cutback and the common line of said Telge Ranch Road and said Restricted Reserve "C", Block 2 of Telge Ranch Sec. 1 Partial Replat No. 2 and Extension, along the arc of said curve to the right, having a radius of 30.00 feet, a central angle of 48° 11' 23", whose cord bears N. 21 degrees 57 minutes 05 seconds E. 24.49 feet, an arc length of 25.23 feet, returning to the **POINT OF BEGINNING** of the herein described easement tract, containing 0.0244 acre (1,064 square feet) parcel of land.

Telge Rd Segment 4 - from 1,650-ft North of Louetta Rd

to 1,780-ft North of Telge Ranch Rd – 2014

UPIN: 15104MF0DN02

PARCEL NO. 5E

DATE: August 10, 2023

PG. 3 of 3

Description for Parcel No. 5E

Notes:

A survey Right of Way map of even date was prepared along with this legal description and has been filed with the Harris County Engineering department under project Telge Road Segment 4.

All bearings are based on the Texas Coordinate System, South Central Zone (4204), NAD 83, 2001 adjustment, as derived by GPS methods and determined from Harris County Flood Control District RM No. 110650

All distances and coordinates shown are surface unless otherwise noted and may be converted to grid by multiplying by a combined scale factor of 0.99992509.

The unit of measurement is the U.S. Survey Foot.

Revised September 18, 2023 per Harris County markup. Revised October 17, 2023 per Harris County Survey markup.

I, Lee G. Lupher, a Registered Professional Land Surveyor, hereby certify that this survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice for a Category 1A, Condition III Land Title Survey.

Lee G. Lupher

Registered Professional Land Surveyor No. 5955

LUPHER, LLC

T.B.P.L.S. REGISTRATION NO. 10193807

5421 Brystone Drive

Houston, Texas 77041

Office (281) 501-8718

Telge Rd Segment 4 - from 1,650-ft North of Louetta Rd

to 1,780-ft North of Telge Ranch Rd - 2014

UPIN: 15104MF0DN02

PARCEL NO. 6E

DATE: August 10, 2023

PG. 1 of 3

Description for Parcel No. 6E

BEING a 0.1154 acre (5,027 square feet) tract of land situated in the W. Zander Survey, Abstract Number 949, Harris County, Texas; and being all of Restricted Reserve "A", Block 1 of Telge Ranch Sec. 1 Partial Replat No. 2 and Extension as recorded in Film Code No. 693088 of the Harris County Map Records (HCMR), being part of the residue of that called 28.578 acre tract conveyed to Woodmere Development Co., LTD. by deed recorded in File No. RP-2016-521648 of the Official Public Record Real Property Harris County, Texas (O.P.R.R.P.H.C.T.), said 0.1154 acre (5,027 square feet) tract of land being more particularly described by metes and bounds as follows:

COMMENCING at 5/8-inch iron rod with cap stamped "IDS" found for the Southern point of a radial cutback corner in the North right of way line of Telge Ranch Road, 90 feet wide as recorded in F.C. Nos. 693088 and 680961 of the HCMR, being situated in the South line of Restricted Reserve "B", Block 1 of said Telge Ranch Sec. 1 Partial Replat No. 2 and Extension, being a point of curvature of a non-tangent curve to the right, having surface coordinates of E=3,027,545.44, N=13,932,464.53;

THENCE in a Northwest direction, along the common line of said Restricted Reserve "B", Block 1 of said Telge Ranch Sec. 1 Partial Replat No. 2 and Extension and said Telge Ranch Road, along said radial cutback and the arc of said non-tangent curve to the right having a radius of 30.00 feet, a central angle of 41° 48' 41", whose chord bears N. 71 degrees 14 minutes 16 seconds W. – 21.41 feet, an arc length of 21.89 feet to a 5/8-inch iron rod with cap stamped "IDS" found for the **POINT OF BEGINNING** and Southeast corner of the herein described easement tract, being the common South corner of said Restricted Reserve "A", Block 1 of Telge Ranch Sec. 1 Partial Replat No. 2 and Extension and said Restricted Reserve "B", Block 1 of Telge Ranch Sec. 1 Partial Replat No. 2 and Extension , being a point of continuous curvature of said radial cutback, having surface coordinates of E = 3,027,525.17, N = 13,932,471.41;

Telge Rd Segment 4 - from 1,650-ft North of Louetta Rd

to 1,780-ft North of Telge Ranch Rd – 2014

UPIN: 15104MF0DN02

PARCEL NO. 6E

DATE: August 10, 2023

PG. 2 of 3

Description for Parcel No. 6E

- 1) THENCE in a Northwest direction, along the common line of said Restricted Reserve "A", Block 1 of Telge Ranch Sec. 1 Partial Replat No. 2 and Extension and said Telge Ranch Road, along said radial cutback and the South line of the herein described easement tract and said continuous curve to the right having a radius of 30.00 feet, a central angle of 48° 11' 19", whose chord bears N. 26 degrees 14 minutes 16 seconds W. 24.49 feet, an arc length of 25.23 feet to a 5/8-inch iron rod with cap stamped "IDS" found for the point of tangency of said radial cutback, being situated in the East line of Telge Road, width varies as recorded in Volume No. 92, Pages 111, 112 and 113 of the Harris County Deed Records (HCDR), F. C. Nos. 680961 and 693088 of the HCMR, File Nos. RP-2018-435086, RP-2021-297855, RP 2018-460074 of the OPRRPRHCT and the West line of the herein described easement tract;
- 2) THENCE North 02 degrees 08 minutes 36 seconds West, along the common line of said Telge Road and said Restricted Reserve "A", Block 1 of Telge Ranch Sec. 1 Partial Replat No. 2 and Extension, along the West line of the herein described easement tract, a distance of 487.17 feet to a 5/8-inch iron rod with cap stamped "IDS" found for a jog in the East line of said Telge Road, said point being the Northwest corner of said Restricted Reserve "A", Block 1 of Telge Ranch Sec. 1 Partial Replat No. 2 and Extension and the herein described easement tract;
- 3) THENCE North 87 degrees 04 minutes 26 seconds East, along the common line of said jog in Telge Road and said Restricted Reserve "A", Block 1 of Telge Ranch Sec. 1 Partial Replat No. 2 and Extension, along the North line of the herein described easement tract, a distance of 10.00 feet to a 5/8-inch iron rod with cap stamped "IDS" found at the common North corner of said Restricted Reserve "A", Block 1 of Telge Ranch Sec. 1 Partial Replat No. 2 and Extension and said Restricted Reserve "B", Block 1 of said Telge Ranch Sec. 1 Partial Replat No. 2 and Extension for the Northeast corner of the herein described easement tract, from said point, the Northwest corner of the residue of that called 2.000 acre tract conveyed to Martin E. Reid, Husband and Wife Casondra L. Reid by deed recorded under File No. V669598 O.P.R.R.P.H.C.T., dated March 14, 2002 bears N. 87°04'26" E. 3.40 feet;
- 4) THENCE South 02 degrees 08 minutes 36 seconds East, along the common line of said Restricted Reserve "A", Block 1 of Telge Ranch Sec. 1 Partial Replat No. 2 and Extension and said Restricted Reserve "B", Block 1 of said Telge Ranch Sec. 1 Partial Replat No. 2 and Extension, along the East line of the herein described easement tract, a distance of 509.67 feet, returning to the **POINT OF BEGINNING** of the herein described easement tract, containing 0.1154 acre (5,027 square feet) parcel of land.

Telge Rd Segment 4 - from 1,650-ft North of Louetta Rd

to 1,780-ft North of Telge Ranch Rd – 2014

UPIN: 15104MF0DN02

PARCEL NO. 6E

DATE: August 10, 2023

PG. 3 of 3

Description for Parcel No. 6E

Notes:

A survey Right of Way map of even date was prepared along with this legal description and has been filed with the Harris County Engineering department under project Telge Road Segment 4.

All bearings are based on the Texas Coordinate System, South Central Zone (4204), NAD 83, 2001 adjustment, as derived by GPS methods and determined from Harris County Flood Control District RM No. 110650

All distances and coordinates shown are surface unless otherwise noted and may be converted to grid by multiplying by a combined scale factor of 0.99992509.

The unit of measurement is the U.S. Survey Foot.

Revised September 18, 2023 per Harris County markups.

I, Lee G. Lupher, a Registered Professional Land Surveyor, hereby certify that this survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice for a Category 1A, Condition III Land Title Survey.

Lee G. Lupher

Registered Professional Land Surveyor No. 5955

LUPHER, LLC

T.B.P.L.S. REGISTRATION NO. 10193807

5421 Brystone Drive

Houston, Texas 77041

Office (281) 501-8718

PARCEL REMAINDER **NOTES** VESTING DEED OWNER N 02°08'36" W 936.26' NO ACREAGE 1. SURVEYED ON THE GROUND IN AUGUST 2023. S 02°08'36" E 946.42' 0.2161 AC 0.2161 AC 0.0000 AC 4F RGM LAND INVESTMENTS, LTD. 20130430876 (9,413 SQ. FT.) (9,413 SQ. FT.) (0 SQ. FT.) 2. THE SURVEYOR HAS NOT BEEN PROVIDED WITH RECORD DRAWINGS SHOWING THE LOCATIONS OF UNDERGROUND UTILITIES. UNDERGROUND UTILITIES SHOWN HEREON BASED ON LEVEL B SUBSURFACE UTILITY ENGINEERING PROVIDED BY COBB FENDLEY AND (A) BGM LAND INVESTMENTS, LTD.
RESIDUE OF CALLED 65.105 ACRES
FILE_NO. 20130430876 ASSOCIATES IN JULY 2015. KEY MAP 3. ORIGINAL ABSTRACTING FOR CURRENT OWNER, EASEMENTS AND RIGHT-OF-WAY PERFORMED BY POSTLE O.P.R.R.P.H.C.T. Scale in Feet 20' PROPERTY SERVICES, INC. IN MARCH/APRIL 2018 AND SUPPLEMENTED IN AUGUST 2023. 1"=20' 22X34 1"=40' 11X17 4. THE BEARINGS HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204) NAD 83 USING MULTIPLE RTK GPS ELEVATIONS ON HARRIS EASEMENT CHART: COUNTY FLOODPLAIN REFERENCE MARK NO. 110650. NORTH HARRIS COUNTY REGIONAL WATER AUTHORITY 5. THE COORDINATES AND DISTANCES SHOWN HEREON ARE SURFACE AND ARE BASED ON THE TEXAS (EMINENT DOMAIN PROCEEDING) 16427 TELGE ROAD PROPOSED WATERLINE ESMT CALLED 2.0021 ACRES (CALLED 42.49 ACRES)

VESTALIA, LLC

SPECIAL WARRANTY DEED

FILE NO. 20080505718 0.P.R.R.P.H.C.T. COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204) NAD 83, AND MAY BE BROUGHT TO THE GRID BY MULTIPLYING FC NO. 20100350200 O.P.R.R.P.H.C.T. 07/23/2010 BY A COMBINED SCALE FACTOR 0.99992509. 09/30/2008 BLANKET ESMT.
RELIANT ENERGY H.L.&P.
FILE NO. V356520 O.P.R.R.P.H.C.T. 6. THIS PROPERTY IS LOCATED WITHIN THE CITY OF HOUSTON EXTRA TERRITORIAL JURISDICTION AND IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, AND 09/28/2001 STIPULATIONS OF CITY OF HOUSTON CODE OF ORDINANCE. 7. THIS SURVEY DOES NOT PROVIDE ANY DETERMINATIONS OR LOCATIONS OF WETLANDS, FAULT LINES, TOXIC WASTE, OR OTHER ENVIRONMENTAL ISSUES. 8. THE SUBJECT TRACT FALLS IN ZONE "X" ON THE FEMA FIRM PANEL NO 48201C0220L, DATED 6/18/2007. 0.4375 ACRE ROAD ESMT. LEGEND FILE NO. RP-2021-297855 O.P.R.R.P.H.C.T. FENCE TELGE ROAD

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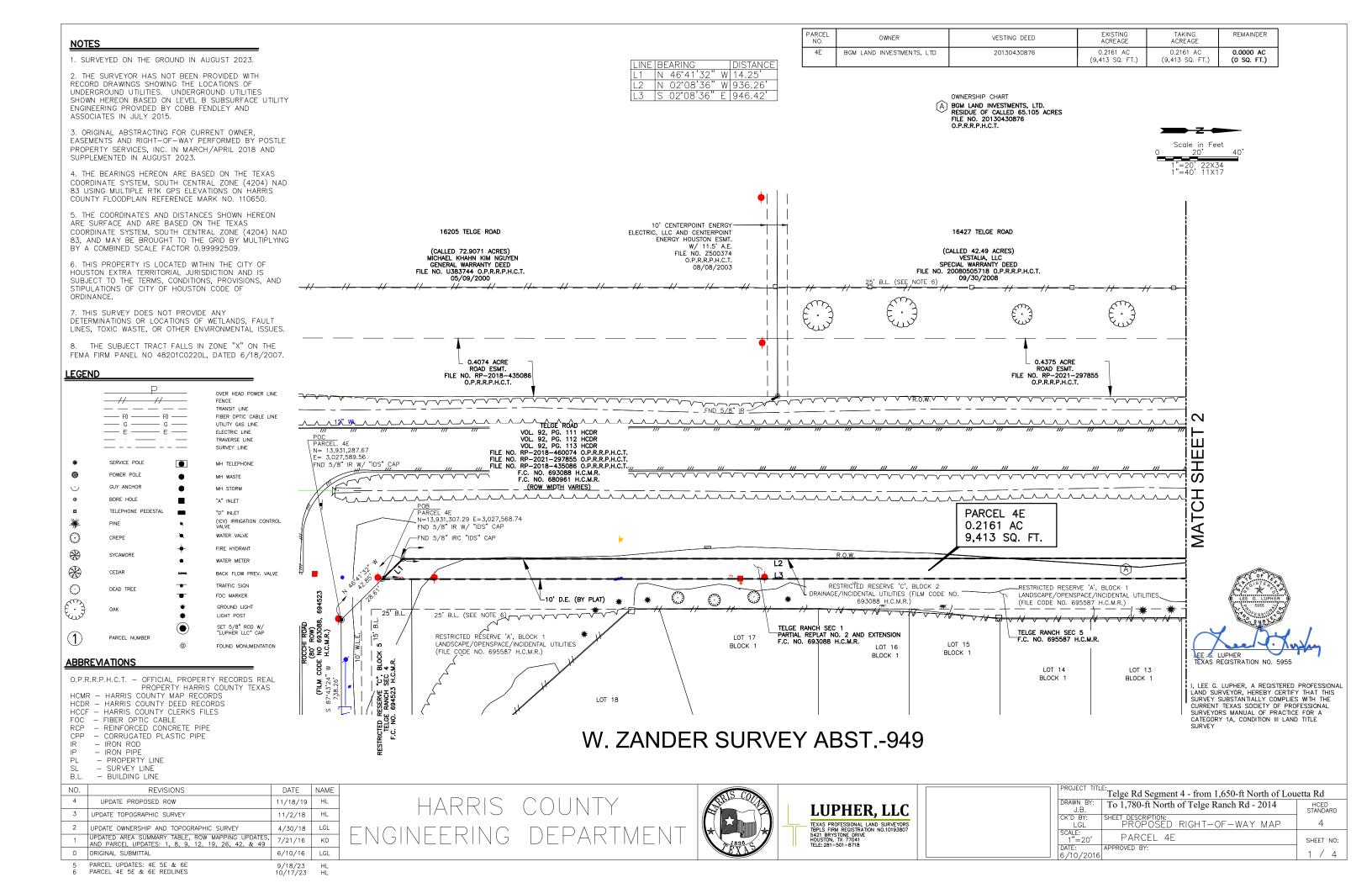
VOL. 92, PG. 112 HCDR

VOL. 92, PG. 113 HCDR

FILE NO. RP-2018-460074 O.P.R.R.P.H.C.T.

FILE NO. RP-2018-435086 O.P.R.R.P.H.C.T.

FILE NO. RP-2018-435086 O.P.R.R.P.H.C.T. 3 ____ FN _____ FN ____ FIBER OPTIC CABLE LINE ^_^_^_ UTILITY GAS LINE ELECTRIC LINE TRAVERSE LINE SURVEY LINE I . RP-2018-435086 O.P.R.R.P.H.C.T. F.C. NO. 693088 H.C.M.R. F.C. NO. 680961 H.C.M.R. ഗ S SERVICE POLE MH TELEPHONE (ROW WIDTH VARIES) POWER POLE GUY ANCHOR MH STORM BORE HOLE PARCEL 4E "A" INLET TELEPHONE PEDESTAL 0.2161 AC "D" INLET PINE 9,413 SQ. FT. HARRIS COUNTY EASEMENT WATER VALVE 0 CREPE FIRE HYDRAN \Re SYCAMORE WATER METER \widehat{A} \Re ***** CEDAR BACK FLOW PREV. VALVE TRAFFIC SIGN \bigcirc RESTRICTED RESERVE 'A'. BLOCK FOC MARKER RESTRICTED RESERVE 'C'. BLOCK 2 LANDSCAPE/OPENSPACE/INCIDENTAL RAINAGE/INCIDENTAL UTILITIES (FILM (FILE_CODE_NO._695587_H.C.M.R.) CODE NO. 693088 H.C.M.R.) LIGHT POST TELGE RANCH SEC 5 F.C. NO. 695587 H.C.M.R. TELGE RANCH SEC 1 PARTIAL REPLAT NO. 2 AND EXTENSION F.C. NO. 693088 H.C.M.R. PARCEL NUMBER FOUND MONUMENTATION **ABBREVIATIONS** LOT 12 LOT 11 LOT 10 LOT 9 LOT 8 LOT 7 LOT 6 LOT 5 LOT 4 O.P.R.R.P.H.C.T. - OFFICIAL PROPERTY RECORDS REAL . LEE G. LUPHER. A REGISTERED PROFESSIONAL BLOCK 1 LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL PROPERTY HARRIS COUNTY TEXAS HCMR - HARRIS COUNTY MAP RECORDS TELGE RANCH SEC 5 F.C. NO. 695587 H.C.M.R. HCDR - HARRIS COUNTY DEED RECORDS SURVEYORS MANUAL OF PRACTICE FOR A HCCF - HARRIS COUNTY CLERKS FILES CATEGORY 1A, CONDITION III LAND TITLE SURVEY - FIBER OPTIC CABLE - REINFORCED CONCRETE PIPE CPP - CORRUGATED PLASTIC PIPE - IRON ROD W. ZANDER SURVEY ABST.-949 IRON PIPE - PROPERTY LINE SURVEY LINE B.L - BUILDING LINE NO. DATE NAME Telge Rd Segment 4 - from 1,650-ft North of Louetta Rd UPDATE PROPOSED ROW 11/18/19 HL HARRIS COUNTY To 1,780-ft North of Telge Ranch Rd - 2014 HCED STANDARD LUPHER, LLC J.B. UPDATE TOPOGRAPHIC SURVEY 11/2/18 HEET DESCRIPTION:
PROPOSED RIGHT-OF-WAY MAP TEXAS PROFESSIONAL LAND SURVEYORS TBPLS FIRM REGISTRATION NO.10193807 5421 BRYSTONE DRIVE HOUSTON, TX 77041 ENGINEERING DEPART UPDATE OWNERSHIP AND TOPOGRAPHIC SURVEY 4/30/18 IPDATED AREA SUMMARY TABLE ROW MAPPING UPDATE PARCEL 4E 7/21/16 ΚO SHEET NO: AND PARCEL UPDATES: 1, 8, 9, 12, 19, 26, 42, & 49 APPROVED BY: ORIGINAL SUBMITTAL 6/10/16 LGL 6/10/2016 5 PARCEL UPDATES: 4E 5E & 6E 6 PARCEL 4E 5E & 6E REDLINES 9/18/23 HL 10/17/23 HL



NOTES REMAINDER VESTING DEED L2 N 02°08'36" W 936.26' 1. SURVEYED ON THE GROUND IN AUGUST 2023. BGM LAND INVESTMENTS, LTD 20130430876 0.2161 AC 0.2161 AC S 02°08'36" E 946.42 (9.413 SQ, F (9.413 SQ, FT, (0 SQ. FT.) 2. THE SURVEYOR HAS NOT BEEN PROVIDED WITH RECORD DRAWINGS SHOWING THE LOCATIONS OF N 02°08'36" W 90.88 WOODMERE DEVELOPMENT RP-2016-521648 0.0244 AC 0.0000 AC S 02°08'36" E (1,064 SQ. FT.) (0 SQ. FT.) (1,064 SQ. FT. UNDERGROUND UTILITIES. UNDERGROUND UTILITIES L6 N 87°51'24" E 10.00' SHOWN HEREON BASED ON LEVEL B SUBSURFACE UTILITY 0.1154 AC 0.0000 AC 0.1154 AC WOODMERE DEVELOPMENT CO., LTD. RP-2016-521648 ENGINEERING PROVIDED BY COBB FENDLEY AND (5,027 SQ. FT. (5,027 SQ. FT. (0 SQ. FT.) N 02°08'36" W 487.17' ASSOCIATES IN JULY 2015. S 02°08'36" E | 509.67 KEY MAP 3. ORIGINAL ABSTRACTING FOR CURRENT OWNER, CHORD BEARING DELTA ANGL N 21°57'05" E 48°11'23" EASEMENTS AND RIGHT-OF-WAY PERFORMED BY POSTLE Scale in Feet 20' 24.49 PROPERTY SERVICES, INC. IN MARCH/APRIL 2018 AND 24.49 N 26°14'16" W 48°11'19 SUPPLEMENTED IN AUGUST 2023. N 71°14′16″ W 41°48′41 S 66°57′05″ W 41°48′37 1"=20' 22X34 1"=40' 11X17 4. THE BEARINGS HEREON ARE BASED ON THE TEXAS 21.41 COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204) NAD 83 USING MULTIPLE RTK GPS ELEVATIONS ON HARRIS COUNTY FLOODPLAIN REFERENCE MARK NO. 110650. EASEMENT CHART: 5. THE COORDINATES AND DISTANCES SHOWN HEREON ARE SURFACE AND ARE BASED ON THE TEXAS 16427 TELGE ROAD 3 5' PUBLIC UTILITY EASEMENT COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204) NAD FILE NO. RP-2016-412785 83, AND MAY BE BROUGHT TO THE GRID BY MULTIPLYING O.P.R.R.P.H.C.T. BY A COMBINED SCALE FACTOR 0.99992509. 09/14/2016 (CALLED 38.47 ACRES) JOHN H. SPEER GENERAL WARRANTY DEED W/VENDOR'S LIEN 6. THIS PROPERTY IS LOCATED WITHIN THE CITY OF HOUSTON EXTRA TERRITORIAL JURISDICTION AND IS NO. 20060273004 O.P.R.R.P.H.C.T. 12/15/2006 OWNERSHIP CHART SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, AND STIPULATIONS OF CITY OF HOUSTON CODE OF BGM LAND INVESTMENTS, LTD. RESIDUE OF CALLED 65.105 ACRES FILE NO. 20130430876 ORDINANCE. 7. THIS SURVEY DOES NOT PROVIDE ANY DETERMINATIONS OR LOCATIONS OF WETLANDS, FAULT (B) WOODMERE DEVELOPMENT CO., LTD. LINES, TOXIC WASTE, OR OTHER ENVIRONMENTAL ISSUES. RESIDUE OF CALLED 28.578 ACRES FILE NO. RP-2016-521648 O.P.R.R.P.H.C.T. 8. THE SUBJECT TRACT FALLS IN ZONE "X" ON THE FEMA FIRM PANEL NO 48201C0220L, DATED 6/18/2007. 0.1358 ACRE ROAD ESMT. O. RP-2018-460074 0.4375 ACRE ROAD ESMT. FILE NO. RP-2021-297855 O.P.R.R.P.H.C.T. LEGEND O.P.R.R.P.H.C.T. FENCE TELGE ROAD VOL. 92, PG. 111 HCDR VOL. 92, PG. 112 HCDR VOL. 92, PG. 113 HCDR FIBER OPTIC CABLE LINE — FN — FN — •~~~~~~~~~ UTILITY GAS LINE ELECTRIC LINE FILE NO. RP-2018-460074 O.P.R.R.P.H.C.T. FILE NO. RP-2021-297855 O.P.R.R.P.H.C.T. FILE NO. RP-2018-435086 O.P.R.R.P.H.C.T. TRAVERSE LINE Ш SURVEY LINE PARCEL 6E Ш Ш N=13,932,366.21 E=3,027,529.11 F.C. NO. 693088 H.C.M.R. F.C. NO. 680961 H.C.M.R. 0.1154 AC 王 SERVICE POLE MH TELEPHONE SET 5/8" IR FND 5/8" IR W/ "IDS" CAF W/ LUPHER, LLC CAP (ROW WIDTH VARIES) 5,027 SQ. FT. $\overline{\Omega}$ S POWER POLE POC PARCEL 5E N=13,932,374.59 E=3,027,548.81 GUY ANCHOR I [®]PÁRCEL‴4E PARCEL 5E BORE HOLE "A" INLE 0 \circ FND 5/8" I FND 5/8" IR W/ "IDS" CAP 0.2161 AC 0.0244 AC TELEPHONE PEDESTAL W/ IDS CAF "D" INLE RESTRICTED RESERVE 'A', BLOCK 1 A PARCEL 6E N= 13,932,471.41 9,413 SQ. FT. 1,064 SQ. FT. DRAINAGE / INCIDENTAL LITHLITIES FND 5/8" IR -W/ IDS CAP (FILM CODE NO. 693088 H.C.M.R.) WATER VALVE 0 CREPE FND 5/8" IR FND 5/8" IR W/ "IDS" CAP W/ IDS CAP FIRE HYDRAN \Re SYCAMORE WATER METER PARCEL 6E N=13,932,464.53 \Re CEDAR BACK FLOW PREV. VALVE E=3,027,545.44 TRAFFIC SIGN ' D.E. (BY PLAT \bigcirc RESTRICTED RESERVE "C'. BLOCK STRICTED RESERVE 'B', BLOCK RESTRICTED RESERVE "D" BLOCK 2 FOC MARKER W/ LUPHER LLC LANDSCAPE / OPENSPACE / DRAINAGE DRAINAGE/INCIDENTAL UTILITIES DRAINAGE & UTILITIES FILM CODE NO. 693088 H.C.M.R. , 25' B.L. (SEE NOTE /INCIDENTAL UTILITIES (FILM CODE NO. 693088 H.C.M.R. (F.C. NO. 693088 H.C.M.R.) LIGHT POST TELGE RANCH SEC 1 TELGE RANCH SEC 1 PARTIAL REPLAT NO. 2 AND EXTENSION PARTIAL REPLAT NO. 2 AND EXTENSION TELGE RANCH SEC 1 TELGE RANCH SEC 5 PARTIAL REPLAT NO. 2 AND EXTENSION — F.C. NO. 693088 H.C.M.R. PARCEL NUMBER F.C. NO. 695587 H.C.M.R. F.C. NO. 693088 H.C.M.R. F.C. NO. 693088 H.C.M.R. FOUND MONUMENTATION 14' UE & AE RESTRICTED RESERVE "A", BLOCK 1 TELGE RANCH SEC 5 F.C. NO. 695587 H.C.M.R. OT 1 LEE G. LUPHER **ABBREVIATIONS** LOT 1 865 TEXAS REGISTRATION NO. 5955 LOT 2 BLOCK 5 LOT 2 BLOCK 6 BLOCK 5 O.P.R.R.P.H.C.T. - OFFICIAL PROPERTY RECORDS REAL BLOCK . TFLGE RANCH SEC 1 I, LEE G. LUPHER, A REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL LOT 17 LOT 1 3 PARTIAL REPLAT NO. 2 AND EXTENSION F.C. NO. 693088 H.C.M.R. TFLGE RANCH SEC 1 PROPERTY HARRIS COUNTY TEXAS RESTRICTED RESERVE 'D', BLOCK 2 BLOCK 6 F.C. NO. 680961 H.C.M.R. HCMR - HARRIS COUNTY MAP RECORDS LANDSCAPE/OPENSPACE/DRAINAGE/INCIDENTAL BLOCK 1 TELGE RANCH SEC 1 HCDR - HARRIS COUNTY DEED RECORDS UTILITIES (FILM CODE NO. 693088 H.C.M.R.) F.C. NO. 680961 H.C.M.R. HCCF - HARRIS COUNTY CLERKS FILES SURVEYORS MANUAL OF PRACTICE FOR A - FIBER OPTIC CABLE CATEGORY 1A, CONDITION III LAND TITLE - REINFORCED CONCRETE PIPE W. ZANDER SURVEY ABST.-949 - CORRUGATED PLASTIC PIPE - IRON ROD IRON PIPE - PROPERTY LINE SURVEY LINE BUILDING LINE NO. DATE NAME Telge Rd Segment 4 - from 1,650-ft North of Louetta Rd HARRIS COUNTY UPDATE PROPOSED ROW 11/18/19 HL To 1,780-ft North of Telge Ranch Rd - 2014 LUPHER, LLC J.B. 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HCED STANDARD

SHEET NO:

3 / 4

PARCEL UPDATES: 4E 5E & 6E PARCEL 4E 5E & 6E REDLINES

9/18/23 10/17/23

