

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;
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 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.

<u>Tract No.</u>	<u>Size</u>	<u>Property interest</u>
4E	0.2161 acres	sidewalk easement
5E	0.0244 acres	sidewalk easement
6E	0.1154 acres	sidewalk easement

EXHIBIT A

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;

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

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

UPIN: 15104MF0DN02

PARCEL NO. 4E

DATE: August 10, 2023

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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. Luper, 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. Luper

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

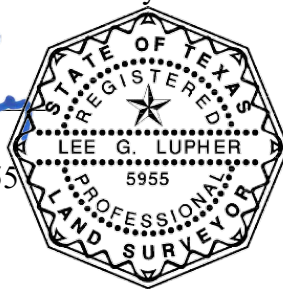


EXHIBIT A

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 non-tangent 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;

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UPIN: 15104MF0DN02

PARCEL NO. 5E

DATE: August 10, 2023

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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.

EXHIBIT A

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

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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. Luper, 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. Luper

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

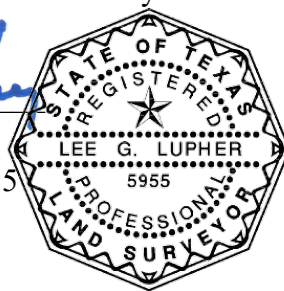


EXHIBIT A

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;

EXHIBIT A

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

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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.

EXHIBIT A

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

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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. Luper, 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. Luper

Registered Professional Land Surveyor No. 5955

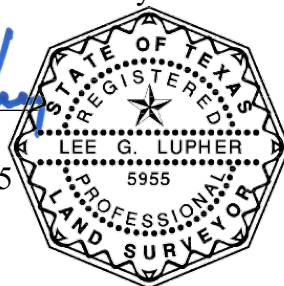
LUPHER, LLC

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NOTES

1. SURVEYED ON THE GROUND IN AUGUST 2023.
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 ASSOCIATES IN JULY 2015.
3. ORIGINAL ABSTRACTING FOR CURRENT OWNER, EASEMENTS AND RIGHT-OF-WAY PERFORMED BY POSTLE PROPERTY SERVICES, INC. IN MARCH/APRIL 2018 AND SUPPLEMENTED IN AUGUST 2023.
4. THE BEARINGS HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204) NAD 83 USING MULTIPLE RTK GPS ELEVATIONS ON HARRIS COUNTY FLOODPLAIN REFERENCE MARK NO. 110650.
5. THE COORDINATES AND DISTANCES SHOWN HEREON ARE SURFACE AND ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204) NAD 83, AND MAY BE BROUGHT TO THE GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR 0.99992509.
6. THIS PROPERTY IS LOCATED WITHIN THE CITY OF HOUSTON EXTRA TERRITORIAL JURISDICTION AND IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, AND 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.

LEGEND

	OVER HEAD POWER LINE		MH TELEPHONE
	FENCE		MH WASTE
	TRANSIT LINE		MH STORM
	FIBER OPTIC CABLE LINE		"A" INLET
	UTILITY GAS LINE		"D" INLET
	ELECTRIC LINE		(IICV) IRRIGATION CONTROL VALVE
	TRAVERSE LINE		WATER VALVE
	SURVEY LINE		FIRE HYDRANT
	SERVICE POLE		WATER METER
	POWER POLE		BACK FLOW PREV. VALVE
	GUY ANCHOR		TRAFFIC SIGN
	BORE HOLE		FOC MARKER
	TELEPHONE PEDESTAL		GROUND LIGHT
	PINE		LIGHT POST
	CREPE		SET 5/8" ROD W/ "LUPHER LLC" CAP
	SYCAMORE		FOUND MONUMENTATION
	CEDAR		
	DEAD TREE		
	OAK		
	PARCEL NUMBER		

ABBREVIATIONS

O.P.R.R.P.H.C.T. - OFFICIAL PROPERTY RECORDS REAL PROPERTY HARRIS COUNTY TEXAS

HCMR - HARRIS COUNTY MAP RECORDS

HCDR - HARRIS COUNTY DEED RECORDS

HCCF - HARRIS COUNTY CLERKS FILES

FOC - FIBER OPTIC CABLE

RCP - REINFORCED CONCRETE PIPE

CPP - CORRUGATED PLASTIC PIPE

IR - IRON ROD

IP - IRON PIPE

PL - PROPERTY LINE

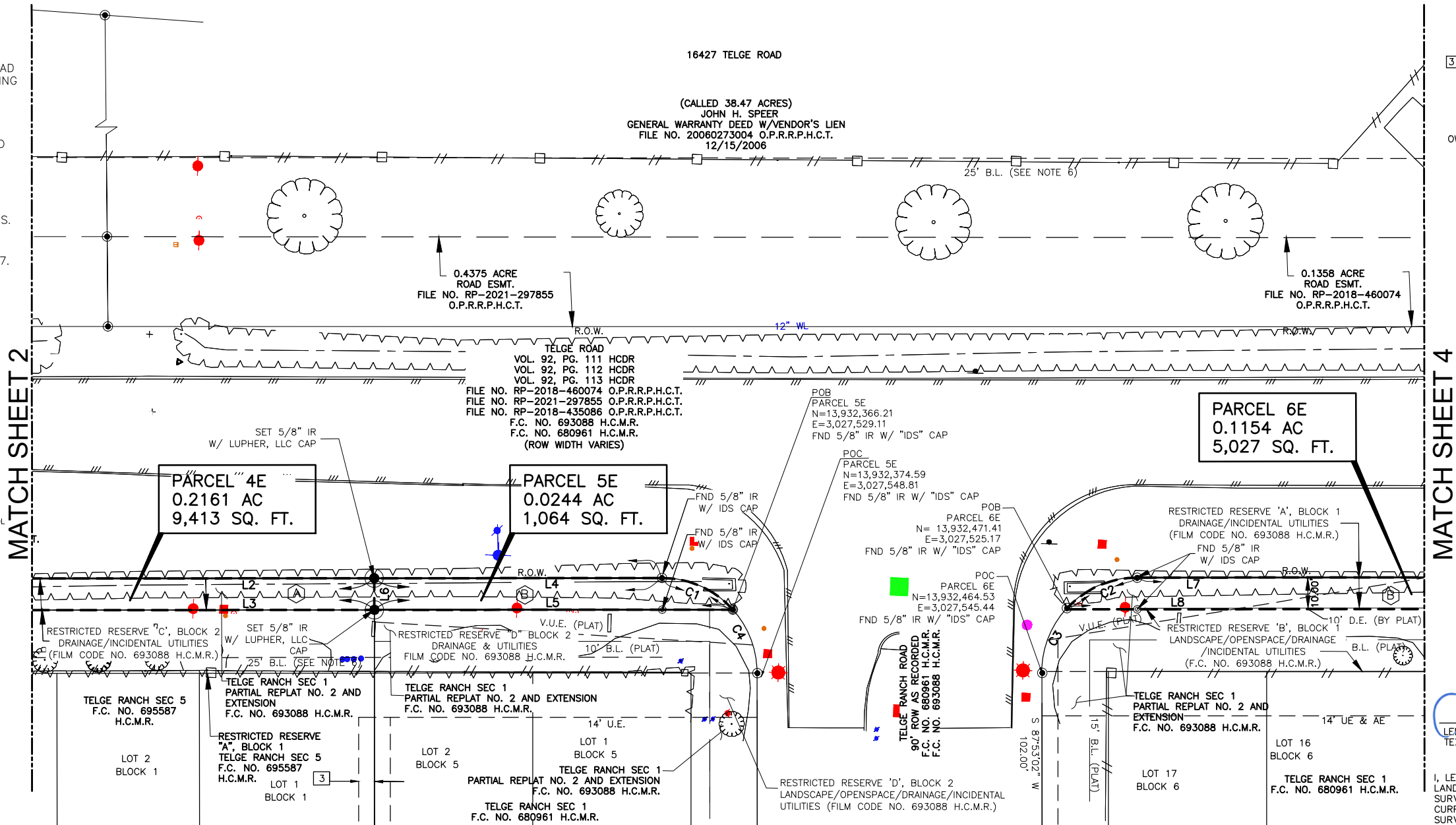
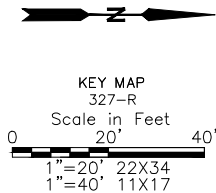
SL - SURVEY LINE

B.L. - BUILDING LINE

PARCEL NO.	OWNER	VESTING DEED	EXISTING ACREAGE	TAKING ACREAGE	REMAINDER
4E	BGM LAND INVESTMENTS, LTD	20130430876	0.2161 AC (9,413 SQ. FT.)	0.2161 AC (9,413 SQ. FT.)	0.0000 AC (0 SQ. FT.)
5E	WOODMERE DEVELOPMENT CO., LTD.	RP-2016-521648	0.0244 AC (1,064 SQ. FT.)	0.0244 AC (1,064 SQ. FT.)	0.0000 AC (0 SQ. FT.)
6E	WOODMERE DEVELOPMENT CO., LTD.	RP-2016-521648	0.1154 AC (5,027 SQ. FT.)	0.1154 AC (5,027 SQ. FT.)	0.0000 AC (0 SQ. FT.)

LINE	BEARING	DISTANCE
L2	N 02°08'36" W	936.26'
L3	S 02°08'36" E	946.42'
L4	N 02°08'36" W	90.88'
L5	S 02°08'36" E	113.24'
L6	N 87°51'24" E	10.00'
L7	N 02°08'36" W	487.17'
L8	S 02°08'36" E	509.67'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	30.00'	25.23'	24.49'	N 21°57'05" E	48°11'23"
C2	30.00'	25.23'	24.49'	N 26°14'16" W	48°11'19"
C3	30.00'	21.89'	21.41'	N 71°14'16" W	41°48'41"
C4	30.00'	21.89'	21.41'	S 66°57'05" W	41°48'37"



EASEMENT CHART:

- 3' 5' PUBLIC UTILITY EASEMENT
FILE NO. RP-2016-412785
O.P.R.R.P.H.C.T.
09/14/2016

OWNERSHIP CHART

- A BGM LAND INVESTMENTS, LTD.
RESIDUE OF CALLED 65.105 ACRES
FILE NO. 20130430876
O.P.R.R.P.H.C.T.
- B WOODMERE DEVELOPMENT CO., LTD.
RESIDUE OF CALLED 28.578 ACRES
FILE NO. RP-2016-521648
O.P.R.R.P.H.C.T.



LEE G. LUPER
TEXAS REGISTRATION NO. 5955

I, LEE G. LUPER, 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

W. ZANDER SURVEY ABST.-949

NO.	REVISIONS	DATE	NAME
4	UPDATE PROPOSED ROW	11/18/19	HL
3	UPDATE TOPOGRAPHIC SURVEY	11/2/18	HL
2	UPDATE OWNERSHIP AND TOPOGRAPHIC SURVEY	4/30/18	LGL
1	UPDATED AREA SUMMARY TABLE, ROW MAPPING UPDATES, AND PARCEL UPDATES: 1, 8, 9, 12, 19, 26, 42, & 49	7/21/16	KO
0	ORIGINAL SUBMITTAL	6/10/16	LGL

5	PARCEL UPDATES: 4E 5E & 6E	9/18/23	HL
6	PARCEL 4E 5E & 6E REDLINES	10/17/23	HL

HARRIS COUNTY
ENGINEERING DEPARTMENT



LUPHER, LLC
TEXAS PROFESSIONAL LAND SURVEYORS
TBPLS FIRM REGISTRATION NO.10193807
5421 BRYSTONE DRIVE
HOUSTON, TX 77041
TELE: 281-501-8718

PROJECT TITLE: Telge Rd Segment 4 - from 1,650-ft North of Louetta Rd To 1,780-ft North of Telge Ranch Rd - 2014		
DRAWN BY: J.B.	SHEET DESCRIPTION: PROPOSED RIGHT-OF-WAY MAP	HCED STANDARD 4
CK'D BY: LGL	SCALE: 1"=20'	SHEET NO: 3 / 4
DATE: 6/10/2016	APPROVED BY:	

