

## **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 6 - from 300-ft North of Grant Rd to 690-ft North of SH99 - 2014, for the purpose of roadway construction, one (1) road easement and two (2) fee simple tracts 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 and 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>
13	8.1347 acres	fee simple
14A	0.0736 acres	road easement
14B	2.9553 acres	fee simple

### METES & BOUNDS DESCRIPTION

FIELD NOTE DESCRIPTION of a 8.1347 acre (354,347 square foot) tract of land located in the Stephen Vansickle Survey, Abstract Number 825, Harris County, Texas and said 8.1347 acre tract of land and being out of and a part of the called 21.87 acre tract described in the deed from John Henry Ford to Willow Investment Partners, LP, recorded under Harris County Clerk's File Number (H.C.C.F. No.) RP-2022-536291 and the called 22.19 acre tract described in the deed from Mary Ann Ford to Will Investment Partners, LP, recorded under H.C.C.F. No. RP-2022-536295, said 8.1347 acre tract being more particularly described by metes and bounds as follows: (The bearings and coordinates [NAD 83 - grid] described herein are oriented to the Texas Coordinate System, South Central Zone No. 4204 and may be brought to surface by dividing the depicted coordinate by the combined scale factor of 0.99992509 [X÷S.F. = surface value])

COMMENCING (X=3,025,134.58 Y=13,944,429.96) at the westerly end of a cut-back line for the southeast corner of the intersection of the existing easterly Right-of-Way (R.O.W.) line of Telge Road (based on a variable width) recorded under Volume (Vol.) 1, Page (Pg.) 429 of the Harris County Commissioner's Court Records and H.C.C.F. Nos. 20130510634 and 20130626147 and the southerly R.O.W. line of State Highway 99 (based on a width of 400 feet) recorded under H.C.C.F. Nos. 20140000724, 20140149763 and 20140045620 and being the most westerly northwest corner of the called 9.381 acre tract described in the deed from CC Telge Road, LP to Harris County Municipal Utility District No. 416, recorded under H.C.C.F. No. 20150269319, from which an aluminum Texas Department of Transportation (TxDOT) disk found bears, South 66 degrees 32 minutes West, 0.29 feet;

THENCE, South 02 degrees 37 minutes 40 seconds East, departing the southerly R.O.W. line of said State Highway 99 and along the existing easterly R.O.W. line of said Telge Road, a distance of 155.74 feet, to an aluminum TxDOT disk found marking the southwest corner of said called 9.381 acre tract and the northwest corner of aforesaid called 21.87 acre tract;

THENCE, North 87 degrees 00 minutes 24 seconds East, departing the existing easterly R.O.W. line of said Telge Road and along the south line of said called 9.381 acre tract common with the north line of said called 21.87 acre tract, a distance of 27.08 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set in the proposed easterly R.O.W. line of Telge Road (based on a variable width) and marking the POINT OF BEGINNING (X=3,025,168.76 Y=13,944,275.81) and the northwest corner of the herein described tract;

THENCE, North 87 degrees 00 minutes 24 seconds East, departing said proposed easterly R.O.W. line of Telge Road and along the south line of said called 9.381 acre tract common with the north line of said called 21.87 acre tract and aforesaid called 22.19 acre tract, a distance of 629.83 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the northeast corner of the herein described tract;

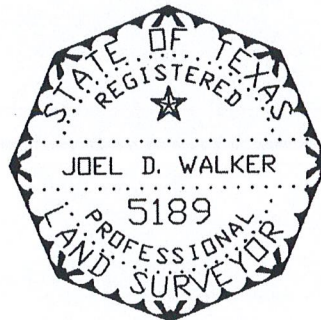
THENCE, South 02 degrees 50 minutes 10 seconds East, departing said common line and over and across aforesaid called 22.19 acre tract, a distance of 560.00 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the southeast corner of the herein described tract;

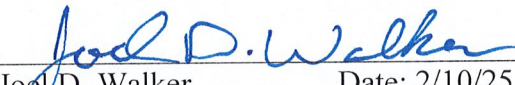
THENCE, South 87 degrees 00 minutes 24 seconds West, continuing over and across said called 22.19 acre tract and aforesaid called 21.87 acre tract, a distance of 653.96 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set in aforesaid proposed easterly R.O.W. line of Telge Road and marking the southwest corner of the herein described tract;

THENCE, North 02 degrees 53 minutes 47 seconds East, continuing over and across said called 21.87 acre tract and along said proposed easterly R.O.W. line of Telge Road, a distance of 199.22 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the beginning of a tangent curve to the left in said proposed easterly R.O.W. line of Telge Road and the westerly line of the herein described tract;

THENCE, in a northerly direction, along said curve to the left, continuing over and across said called 21.87 acre tract and along said proposed easterly R.O.W. line of Telge Road, having a radius of 2,050.00 feet, a central angle of 10 degrees 07 minutes 37 seconds (chord bears, North 02 degrees 10 minutes 01 seconds West, 361.86 feet) and an arc distance of 362.34 feet, to the POINT OF BEGINNING and containing a computed area of 8.1347 acre (354,347 square feet) of land. This Metes & Bounds Description is prepared with a Land Title Survey plat of even date.

West Belt Surveying, Inc.  
Certified Firm No. 10073800  
21020 Park Row Blvd  
Katy, Texas 77449  
(281) 599-8288



  
Joel D. Walker Date: 2/10/25  
Texas Registration No. 5189

### METES & BOUNDS DESCRIPTION

FIELD NOTE DESCRIPTION of a 0.0736 acre (3,207 square foot) tract of land located in the Stephen Vansickle Survey, Abstract Number 825, Harris County, Texas and said 0.0736 acre tract of land and being out of and a part of the called 9.381 acre tract described in the deed from CC Telge Road, LP to Harris County Municipal Utility District No. 416, recorded under Harris County Clerk's File Number (H.C.C.F. No.) 20150269319, said 0.0736 acre tract being more particularly described by metes and bounds as follows: (The bearings and coordinates [NAD 83 - grid] described herein are oriented to the Texas Coordinate System, South Central Zone No. 4204 and may be brought to surface by dividing the depicted coordinate by the combined scale factor of 0.99992509 [ $X \div S.F. = \text{surface value}$ ])

BEGINNING (X=3,025,134.58 Y=13,944,429.96) at the westerly end of a cut-back line for the southeast corner of the intersection of the existing easterly Right-of-Way (R.O.W.) line of Telge Road (based on a variable width) recorded under Volume (Vol.) 1, Page (Pg.) 429 of the Harris County Commissioner's Court Records and H.C.C.F. Nos. 20130510634 and 20130626147 and the southerly R.O.W. line of State Highway 99 (based on a width of 400 feet) recorded under H.C.C.F. Nos. 20140000724, 20140149763 and 20140045620 and being the most westerly northwest corner of said called 9.381 acre tract and the northwest corner of the herein described tract, from which an aluminum Texas Department of Transportation (TxDOT) disk found bears, South 66 degrees 32 minutes West, 0.29 feet;

THENCE, North 41 degrees 27 minutes 07 seconds East, departing the existing easterly R.O.W. line of said Telge Road and along said cut-back line, a distance of 50.30 feet, to the most northerly end of said cut-back line being the beginning of a non-tangent curve to the left in the existing southerly R.O.W. line of said State Highway 99, and the most northerly northwest corner of said called 9.381 acre tract and the herein described tract, from which an aluminum TxDOT disk found bears, North 78 degrees 04 minutes West, 0.25 feet;

THENCE, in an easterly direction, along said curve to the left, departing the existing easterly R.O.W. line of Telge Road and along the existing southerly R.O.W. line of said State Highway 99, having a radius of 23,116.74 feet, a central angle of 00 degrees 00 minutes 44 seconds (chord bears, North 85 degrees 30 minutes 48 seconds East, 4.91 feet) and an arc distance of 4.91 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the northerly end of the proposed cut-back line for the proposed easterly R.O.W. line of Telge Road and northeast corner of the herein described tract;

THENCE, South 37 degrees 46 minutes 08 seconds West, departing the existing southerly R.O.W. line of said State Highway 99, over and across aforesaid called 9.381 acre tract and along said proposed cut-back line, a distance of 46.69 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the westerly end of said proposed cut-back line in said proposed easterly R.O.W. line of Telge Road and an interior corner of the herein described tract;

THENCE, South 09 degrees 40 minutes 11 seconds East, departing said cut-back line and continuing over and across said called 9.381 acre tract and along said proposed easterly R.O.W. line of Telge Road, a distance of 70.02 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the beginning of a tangent curve to the right in said proposed easterly R.O.W. line of Telge Road and the herein described tract;

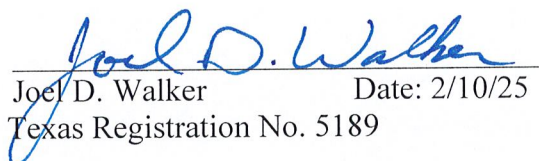
THENCE, in a southeasterly direction, along said curve to the right, continuing over and across said called 9.381 acre tract and along said proposed easterly R.O.W. line of Telge Road, having a radius of 2,050.00 feet, a central angle of 02 degrees 26 minutes 21 seconds (chord bears, South 08 degrees 27 minutes 00 seconds East, 87.26 feet) and an arc distance of 87.27 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set in the north line of the called 21.87 acre tract described in the deed from John Henry Ford to Willow Investment Partners, LP, recorded under H.C.C.F. No. RP-2022-536291 common with the south line of said called 9.381 acre tract and marking the southeast corner of the herein described tract;

THENCE, South 87 degrees 00 minutes 24 seconds West, departing said proposed easterly R.O.W. line of Telge Road and along said common line, a distance of 27.08 feet, to an aluminum TxDOT disk found in the existing easterly R.O.W. line of aforesaid Telge Road, and marking the northwest corner of said called 21.87 acre tract, and the southwest corner of said 9.381 acre tract and the herein described tract;

THENCE, North 02 degrees 37 minutes 40 seconds West, along the existing easterly R.O.W. line of said Telge Road, a distance of 155.74 feet, to the POINT OF BEGINNING and containing a computed area of 0.0736 acre (3,207 square feet) of land. This Metes & Bounds Description is prepared with a Land Title Survey plat of even date.

West Belt Surveying, Inc.  
Certified Firm No. 10073800  
21020 Park Row Blvd  
Katy, Texas 77449  
(281) 599-8288



  
Joel D. Walker Date: 2/10/25  
Texas Registration No. 5189



### METES & BOUNDS DESCRIPTION

FIELD NOTE DESCRIPTION of a 2.9553 acre (128,735 square foot) tract of land located in the Stephen Vansickle Survey, Abstract Number 825, Harris County, Texas and said 2.9553 acre tract of land and being out of and a part of the called 9.381 acre tract described in the deed from CC Telge Road, LP to Harris County Municipal Utility District No. 416, recorded under Harris County Clerk's File Number (H.C.C.F. No.) 20150269319, said 2.9553 acre tract being more particularly described by metes and bounds as follows: (The bearings and coordinates [NAD 83 - grid] described herein are oriented to the Texas Coordinate System, South Central Zone No. 4204 and may be brought to surface by dividing the depicted coordinate by the combined scale factor of 0.99992509 [ $X \div S.F.$  = surface value])

COMMENCING (X=3,025,134.58 Y=13,944,429.96) at the westerly end of a cut-back line for the southeast corner of the intersection of the existing easterly Right-of-Way (R.O.W.) line of Telge Road (based on a variable width) recorded under Volume (Vol.) 1, Page (Pg.) 429 of the Harris County Commissioner's Court Records and H.C.C.F. Nos. 20130510634 and 20130626147 and the southerly R.O.W. line of State Highway 99 (based on a width of 400 feet) recorded under H.C.C.F. Nos. 20140000724, 20140149763 and 20140045620 and being the most westerly northwest corner of said called 9.381 acre tract and the herein described tract, from which an aluminum Texas Department of Transportation (TxDOT) disk found bears, South 66 degrees 32 minutes West, 0.29 feet;

THENCE, North 41 degrees 27 minutes 07 seconds East, departing the existing easterly R.O.W. line of said Telge Road and along said cut-back line, a distance of 50.30 feet, to the most northerly end of said cut-back line being the beginning of a non-tangent curve to the left in the existing southerly R.O.W. line of said State Highway 99, and the most northerly northwest corner of said called 9.381 acre tract and the herein described tract, from which an aluminum TxDOT disk found bears, North 78 degrees 04 minutes West, 0.25 feet;

THENCE, in an easterly direction, along said curve to the left, departing the existing easterly R.O.W. line of Telge Road and along the existing southerly R.O.W. line of said State Highway 99, having a radius of 23,116.74 feet, a central angle of 00 degrees 00 minutes 44 seconds (chord bears, North 85 degrees 30 minutes 48 seconds East, 4.91 feet) and an arc distance of 4.91 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the POINT OF BEGINNING (X=3,025,172.77 Y=13,944,468.04), and the northerly end of the proposed cut-back line for the proposed easterly R.O.W. line of Telge Road and the most northerly northwest corner of the herein described tract;

THENCE, in a easterly direction, continuing along said curve to the left, being the southerly R.O.W. line of said State Highway 99, having a radius of 23,116.74 feet, a central angle of 01 degrees 31 minutes 44 seconds (chord bears, North 84 degrees 44 minutes 34 seconds East, 616.86 feet) and an arc distance of 616.88 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the northeast corner of the herein described tract;

THENCE, South 02 degrees 50 minutes 10 seconds East, departing the southerly R.O.W. line of said State Highway 99 and over and across aforesaid called 9.381 acre tract, a distance of 216.14 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set in the north line of the called 22.19 acre tract described in deed from Mary Ann Ford to Willow Investment Partners, LP, recorded under H.C.C.F. No. RP-2022-536295 and marking the southeast corner of the herein described tract;

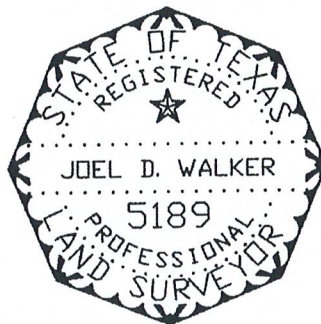
THENCE, South 87 degrees 00 minutes 24 seconds West, along the north line of said called 22.19 acre tract and the called 21.87 acre tract described in the deed from John Henry Ford to Willow Investment Partners, LP, recorded under H.C.C.F. No. RP-2022-536291 common with the south line of said called 9.381 acre tract, a distance of 629.83 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set in the proposed easterly R.O.W. line of Telge Road (based on a variable width) and marking the beginning of a non-tangent curve to the left and the southwest corner of the herein described tract;

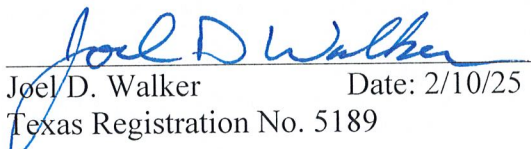
THENCE, in a northwesterly direction, along said curve to the left, departing said common line, over and across said called 9.381 acre tract and along said proposed easterly R.O.W. line of Telge Road, having a radius of 2,050.00 feet, a central angle of 02 degrees 26 minutes 21 seconds (chord bears, North 08 degrees 27 minutes 00 seconds West, 87.26 feet) and an arc distance of 87.27 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the point of tangency in said proposed easterly R.O.W. line of Telge Road and the westerly line of the herein described tract;

THENCE, North 09 degrees 40 minutes 11 seconds West, continuing over and across said called 9.381 acre tract and along said proposed easterly R.O.W. line of Telge Road, a distance of 70.02 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the westerly end of a proposed cut-back line in said proposed easterly R.O.W. line of said Telge Road and the westerly line of the herein described tract;

THENCE, North 37 degrees 46 minutes 08 seconds East, continuing over and across said called 9.381 acre tract and along said proposed cut-back line, a distance of 46.69 feet, to the POINT OF BEGINNING and containing a computed area of 2.9553 acre (128,735 square feet) of land. This Metes & Bounds Description is prepared with a Land Title Survey plat of even date.

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Joel D. Walker Date: 2/10/25  
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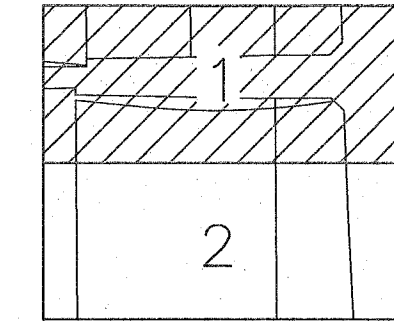
SURVEYOR'S NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83.
- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204, STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY DIVIDING THE DEPICTED COORDINATE BY THE FOLLOWING COMBINED SCALE FACTOR OF 0.99992509 (X+S.F.=SURFACE VALUE).
2. THE SUBJECT TRACT IS AFFECTED BY THE CITY OF HOUSTON ORDINANCE NO. 85-1878, AMENDED BY ORDINANCE NO. 1999-262.
3. RIGHT-OF-WAY WIDTH OF 60' FOR TELGE ROAD AS SHOWN HEREON AS DEPICTED ON REVISION OF ROAD MAP SHEETS HARRIS COUNTY ROADS RIGHTS OF WAYS PROJECT, W.P.A. OFFICIAL PROJECT NO. 65-1-66-2749, DATE: NOV. 1940 AND TITLED TELGE ROAD NO. 4780.
4. ALL SET 5/8" I.R. HAVE ORANGE PLASTIC CAPS STAMPED "WEST BELT SURVEYING INC".
6. DEED RESEARCH PERFORMED BY TEXAS ABSTRACT SERVICES DATED: MAY 21, 2015 AND UPDATED: MARCH 3, 2021.
7. THERE ARE SEPARATE METES & BOUNDS DESCRIPTIONS OF THE PARCELS SHOWN HEREON THAT ACCOMPANIES THIS PLAT.

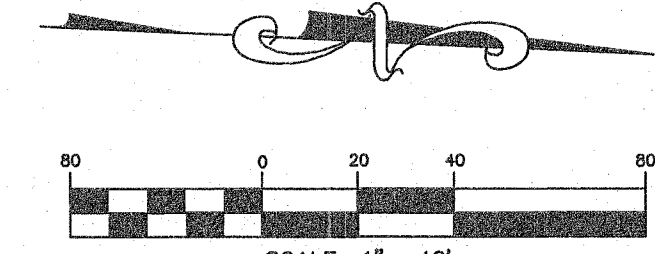
ABBREVIATIONS

ESMT.-EASEMENT  
FC-FILM CODE  
FND.-FOUND  
H.C.C.F.-HARRIS COUNTY CLERK'S FILE  
H.C.C.C.R.-HARRIS COUNTY COMMISSIONER'S COURT RECORDS  
H.C.D.R.-HARRIS COUNTY DEED RECORDS  
H.C.M.R.-HARRIS COUNTY MAP RECORDS  
I.P.-IRON PIPE  
I.R.-IRON ROD  
P.O.B.-POINT OF BEGINNING  
P.O.C.-POINT OF COMMENCING  
PG.-PAGE  
R.O.W.-RIGHT-OF-WAY  
S.S.E.-SANITARY SEWER EASEMENT  
STM.-STORM  
SWR.-SEWER  
U.E.-UTILITY EASEMENT  
VOL.-VOLUME  
W.L.E.-WATER LINE EASEMENT

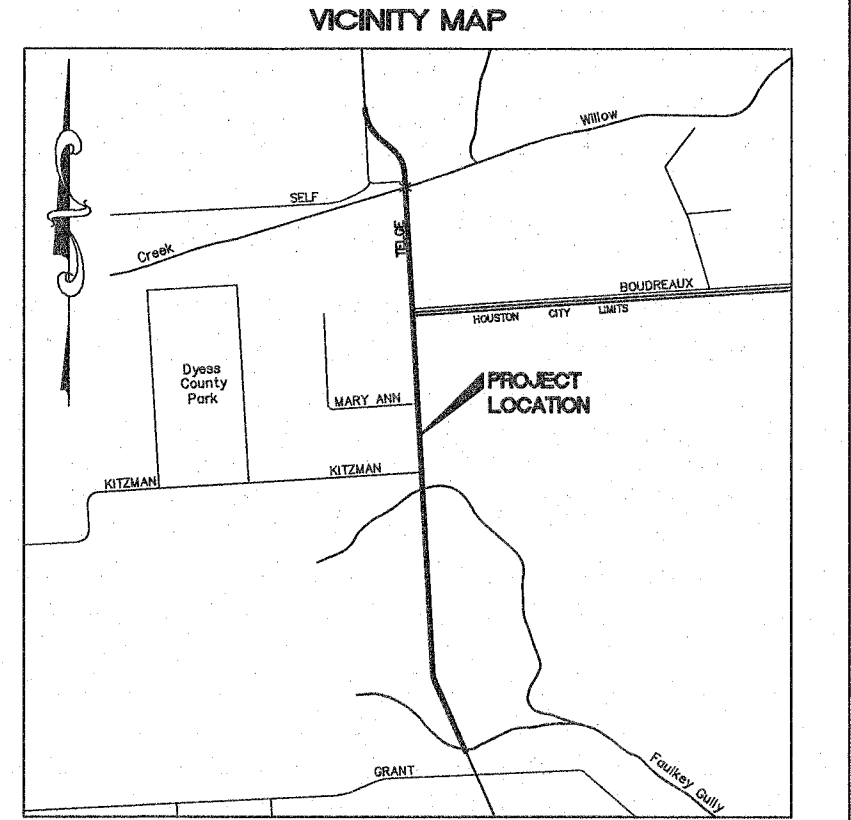
PARCEL DATA					
PARCEL NO.	OWNER	VESTING DEED O.P.R.R.P.H.C.T.	EXISTING ACREAGE	TAKE/ESMT. AREA	REMAINDER
13	WILLOW INVESTMENT PARTNERS, LP	H.C.C.F. No. RP-2022-536291 H.C.C.F. No. RP-2022-536295	44.06 AC.	8.1347 AC. (354,347 S.F.)	35.9253 AC.
14A	HARRIS COUNTY MUNICIPAL UTILITY DISTRICT No. 416	H.C.C.F. No. 20150269319	9.381 AC.	0.0736 AC. (3,207 S.F.)	6.3521 AC.
14B	HARRIS COUNTY MUNICIPAL UTILITY DISTRICT No. 416	H.C.C.F. No. 20150269319	9.381 AC.	2.9553 AC. (128,735 S.F.)	6.3521 AC.



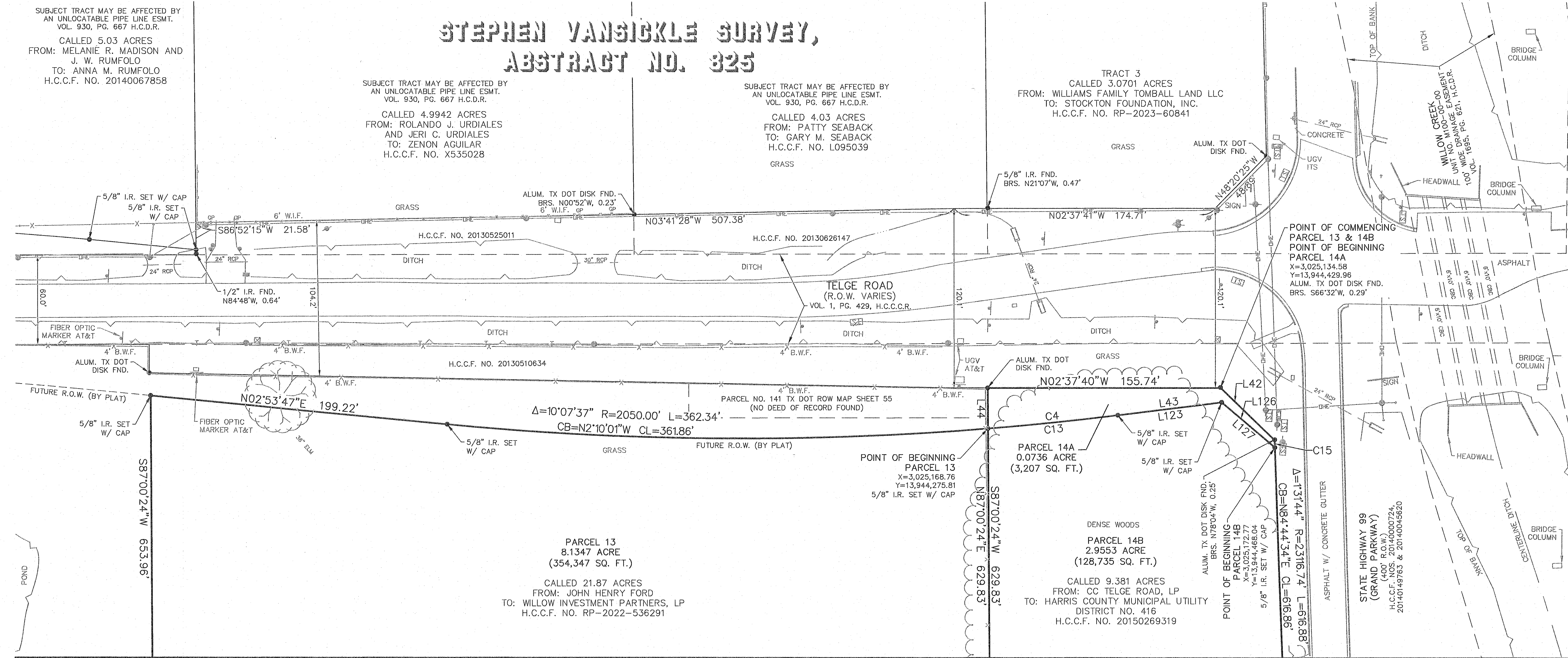
SHEET 1 OF 2



SCALE: 1" = 40'



KEY MAP 327H & D, 287Z  
SCALE: 1" = 3000'



LINE TABLE		
LINE	BEARING	LENGTH
L42	N41°27'07"E	50.30
L43	S09°40'11"E	70.02
L44	S87°00'24"W	27.08
L123	N09°40'11"W	70.02
L126	S37°46'08"W	46.69
L127	N37°46'08"E	46.69

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD DISTANCE
C4	87.27	2050.00	2°26'21"	43.64	S08°27'00"E	87.26
C13	87.27	2050.00	2°26'21"	43.64	N08°27'00"W	87.26
C15	4.91	23116.74	0°00'44"	2.46	N85°30'48"E	4.91

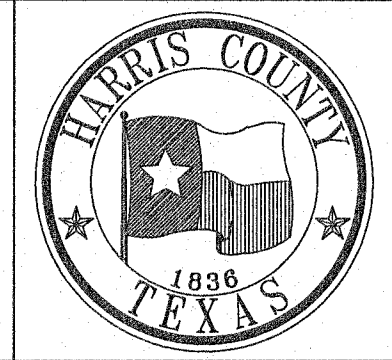
MATCH LINE SHEET # 2

LEGEND

- BOLLARD
- "C" INLET
- CLEANOUT
- ELECTRIC JUNCTION BOX
- FIRE HYDRANT
- FLAG POLE
- GAS VALVE
- GATE POST
- GUY WIRE
- INLET
- IRRIGATION CONTROL VALVE
- LIGHT STANDARD
- MAILBOX
- MANHOLE
- MONITOR WELL
- PEDESTAL
- POWER POLE
- SIGN
- SWBT MANHOLE
- WATER METER
- WATER VALVE
- WATER WELL
- YARD LIGHT

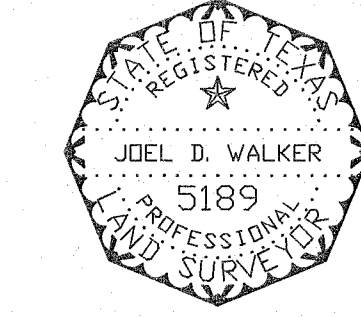
NO.	REVISIONS	DATE	NAME
A	ADDRESS COUNTY COMMENTS	2/10/25	MDL

HARRIS COUNTY  
ENGINEERING DEPARTMENT



WEST BELT  
SURVEYING, INC.  
21020 PARK ROW  
KATY, TEXAS 77449  
PHONE: (281) 599-8288  
FAX: (281) 492-6026  
CERTIFIED FIRM NO. 10073800

STEPHEN VANSICKLE SURVEY,  
ABSTRACT NO. 825  
HARRIS COUNTY, TEXAS



TO: HARRIS COUNTY

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION 3 LAND TITLE SURVEY AND THE CURRENT MINIMUM REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYING ACT.

2/10/25  
DATE

JOEL D. WALKER, R.P.L.S.  
TEXAS REGISTRATION NO. 5189

TELGE RD SEGMENT 6 - FROM 300-FT NORTH OF GRANT RD		
DRAWN BY:	TO 690-FT NORTH OF SH99 - 2014	HCED STANDARD
CR'D BY:	UPIN: 15104MFODN03	PAGE
SCALE:	LAND TITLE SURVEY	SHEET NO:
DATE:	APPROVED BY:	1 / 2
1/31/25	JOEL D. WALKER	

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83.