

Court Letter Submittal for Public Necessity - Submitted by Richard Harris

Current step
Court Coordinator

Status
In progress

Progress
60%



Printed on
2/27/2025, 9:15 AM

Court Letter Routing

Projected Court Date*
3/27/2025

Type of Submittal*
Public Necessity
Please use the general Court Letter Submittal for any Misc. items.

Submittal Information

Description*
Voluntary acquisition of a 32.099 acre tract

Project ID

O100-00-00-R002

Precinct
2

Precinct
2

Unit #

Bond ID*

Z-02

MapID
Z-02

Agency/Consultant/Contractor/Vendor

[GRANT-COURT-ORDER.docx \(sharepoint.com\)](#)

[RCA Link](#)

Additional Submittal Information

Project Name*
Cedar Bayou
Lynchburg Sub-
Regional Stormwater
Detention Basin
ROW Acquisition

Purpose*
stormwater
detention

Number of Tracts*
1

Type of Acquisition


RCA Text Related to
Fees*


☐ Mandatory
☒ Voluntary

☐ Easement
☐ Revised Fee
☒ Simple Fee


Attachments


Attachments

 **M&B and Survey Tract O100-00-00-09-008.0.pdf**
637.11 KB

 **O100-00-00-09-008.0 Tract Map.pdf**
349.97 KB

Request for Court Action (RCA)

 **Findings & Declarations , Tract 0100-00-00-09-008.0.doc**
36.00 KB

 **RCA - Tract 0100-00-00-09-008.0.docx**
54.44 KB

Scan Doc ID

Scan Doc ID

Progress			60%
Start	Richard Harris 2/5/2025, 12:16 PM	Richard Harris	Completed
Project Manager			Skipped
PGA Manager			Skipped
Department Manager	James Wade 2/5/2025, 3:21 PM	James Wade	Completed
Additional Reviewer			Skipped
Division Manager			Skipped
Division Director			Skipped
Finance/PGA Review			Skipped
Precinct Coordinator Review			Skipped
Chief Project Delivery Officer			Skipped
Executive Director			Skipped
Court Coordinator	Yesenia Martinez 2/7/2025, 3:21 PM		In progress
HOLD for CC	Yesenia Martinez		Not started
Pending CC Approval	Yesenia Martinez		Not started
Initiator Update	Richard Harris		Not started
Court Letter Submittal Email	James Wade		Not started
Pending CC Approval	Yesenia Martinez		Not started
Completed	Richard Harris		Not started

Comments



FINDINGS AND DECLARATIONS:

WHEREAS, Commissioners Court of Harris County, Texas, acting on behalf of the Harris County Flood Control District, has received and reviewed the survey(s) of property to be acquired for the public project known as Cedar Bayou Lynchburg Sub - Regional Stormwater Detention Basin ROW Acquisition - O100-00-00-R002, for the purpose of stormwater detention, one (1) 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 voluntary 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 fees 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 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

0100-00-00-09-008.0

32.099 acres

fee simple

METES AND BOUNDS DESCRIPTION
32.099 ACRES OUT OF
THE G.C. & S.F.R.R. SURVEY, A-1017
HARRIS COUNTY, TEXAS

A tract of land containing 32.099 acres (1,398,225 square feet) of land out of the G.C. & S.F.R.R. Survey, Abstract No. 1017, Harris County, Texas, being out of a called 61.286 acre tract conveyed to Hannover Estates, LTD as recorded under Clerk's File No. RP-2018-378467 of the Official Public Records of Real Property of Harris County (O.P.R.R.P.H.C.), all bearings and coordinates are based on the Texas State Plane Coordinate System, South Central Zone, North American Datum of 1983 and may be converted to surface by dividing by a combined scale factor of 0.999894301, said 32.099 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1" iron pipe found in the south line of a called 128.5308 acre tract as recorded under Clerk's File No. W881331 of the O.P.R.R.P.H.C., at the northwest corner of a called 6.324 acre tract as recorded under Clerk's File No. X930875 of the O.P.R.R.P.H.C., the northeast corner of said 61.286 acres, and being the northeast corner and POINT OF BEGINNING of the herein described tract, having a coordinate value of X=3,237,685.87 (E), Y=13,855,504.92 (N);

THENCE SOUTH 13 degrees 28 minutes 03 seconds EAST, 542.86 feet along the west line of said 6.324 acres and the west line of a called 4.440 acre tract as recorded under Clerk's File No. U945047 of the O.P.R.R.P.H.C. to a 5/8" iron rod found at the southwest corner of said 4.440 acre tract, being the northwest corner of a called 1.8832 acre tract as recorded under Clerk's File No. F352949 of the O.P.R.R.P.H.C., the northeast corner of a called 4.0295 acre tract as recorded under Clerk's File No. F114173 of the O.P.R.R.P.H.C., and an easterly corner of the herein described tract;

THENCE SOUTH 78 degrees 54 minutes 15 seconds WEST, 78.90 feet along the north line of said 4.0295 acre tract to a disk found at the northwest corner of said 4.0295 acres, and being an easterly interior corner of the herein described tract;

THENCE SOUTH 12 degrees 18 minutes 15 seconds EAST, 331.77 feet along the west line of said 4.0295 acre tract to a 5/8" iron rod w/cap "BOUNDARY ONE" found at the northeast corner of a called 2.855 acre tract as recorded under Clerk's File No. G207487 of the O.P.R.R.P.H.C., and being the southeast corner of the herein described tract;

THENCE SOUTH 79 degrees 11 minutes 30 seconds WEST, 1330.64 feet along the north line of said 2.855 acre tract to a 5/8" iron rod w/cap "BOUNDARY ONE" found at a northerly corner of said 2.855 acres, and being the most southerly southwest corner of the herein described tract;

32.099 ACRES

THENCE NORTH 55 degrees 55 minutes 34 seconds WEST, 99.56 feet along the north line of said 2.855 acre tract, and crossing said 61.286 acre tract to a point lying in the centerline of Goose Creek, in the east line of a tract of land conveyed to the City of Baytown as recorded under Volume 7577, Page 381 of the Harris County Deed Records, and being the most westerly southwest corner of the herein described tract;

THENCE, north along the approximate centerline of Goose Creek the following courses and distances:

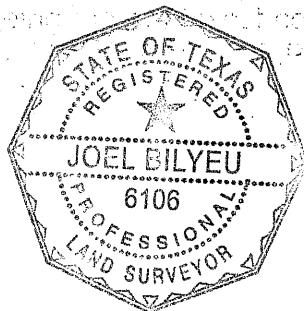
NORTH 02 degrees 38 minutes 34 seconds EAST, 5.43 feet to an angle point;

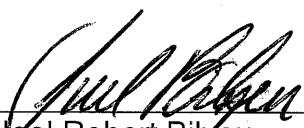
NORTH 09 degrees 49 minutes 53 seconds WEST, 249.50 feet to an angle point;

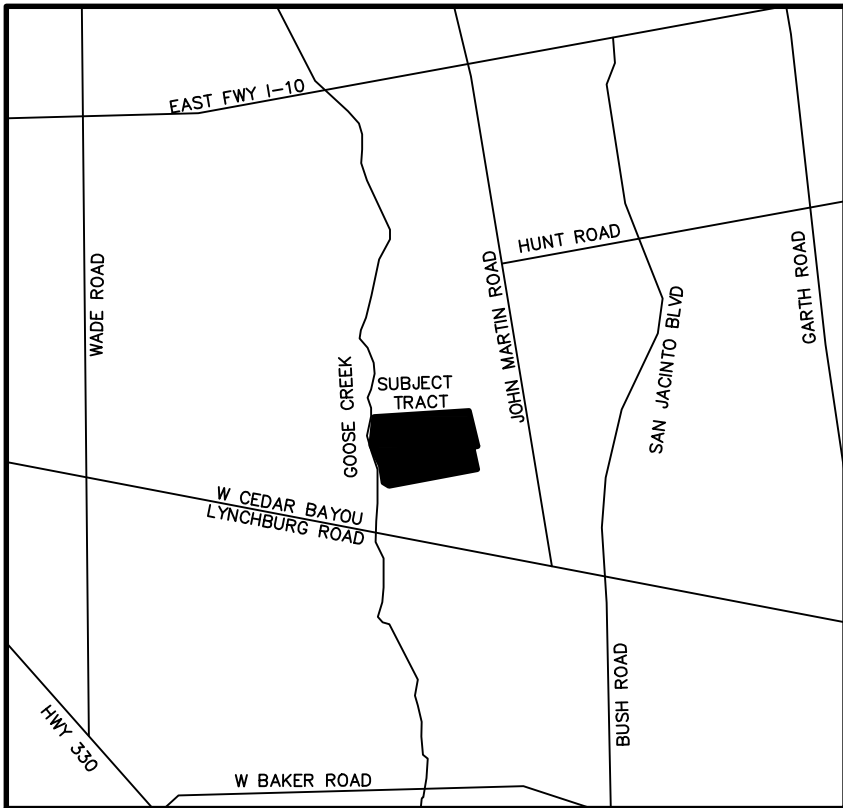
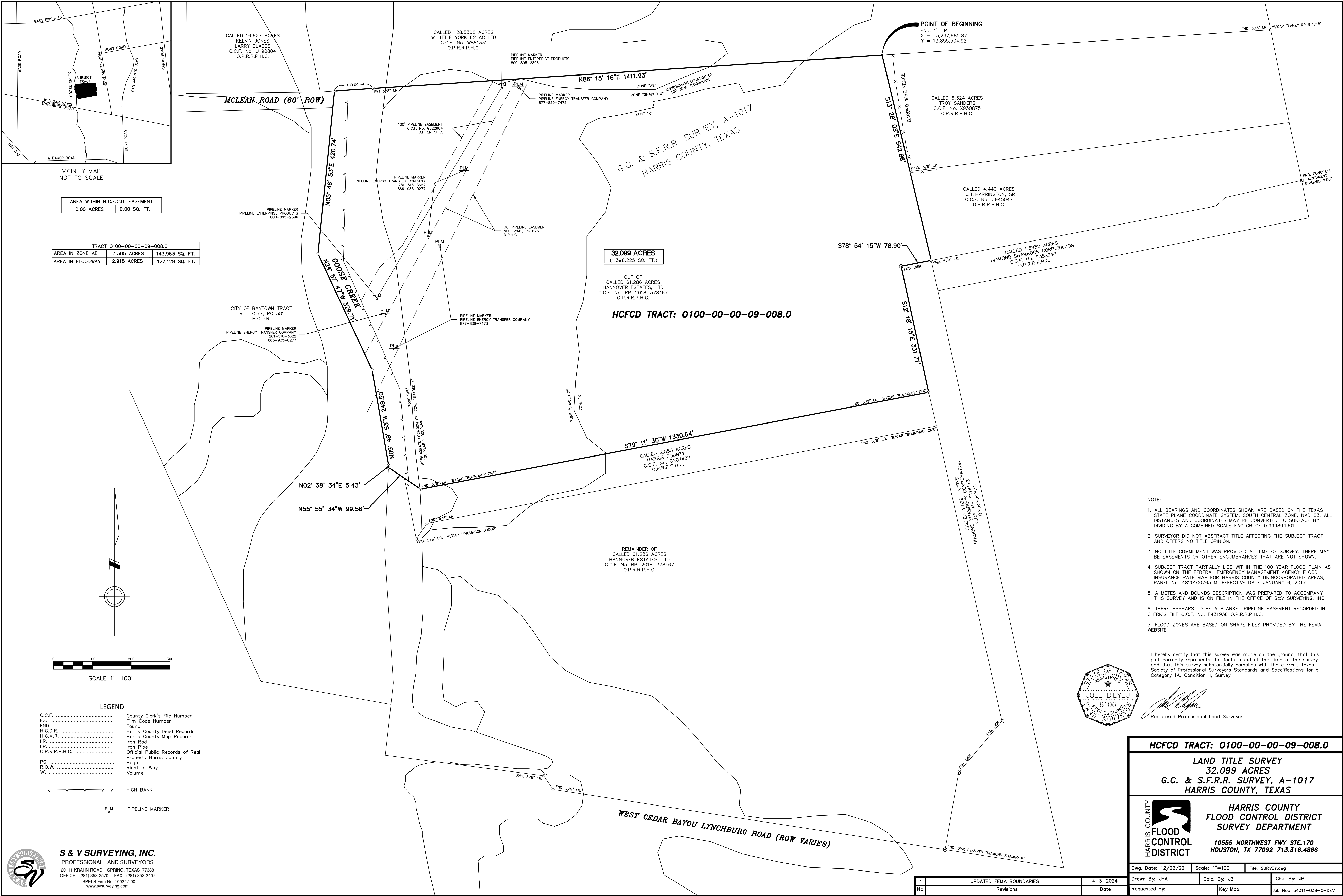
NORTH 24 degrees 57 minutes 47 seconds WEST, 329.71 feet to an angle point;

NORTH 05 degrees 46 minutes 53 seconds EAST, 420.74 feet to a point in the south line of said 128.5308 acres, and being the northwest corner of the herein described tract ;

THENCE NORTH 86 degrees 15 minutes 16 seconds EAST, along the south line of said 128.5308 acre tract at 100.00 feet passing a 5/8" iron rod set for reference and continuing for a total distance of 1411.93 feet to the POINT OF BEGINNING of the herein described tract, containing 32.099 acres (1,398,225 square feet) of land. Drawing No. C-2313 was prepared to accompany this description and is on file in the office of S&V Surveying, Inc.

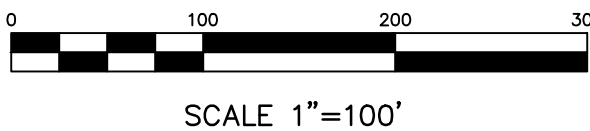
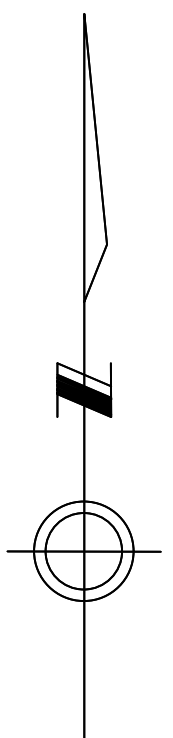



Joel Robert Bilyeu
Registered Professional Land Surveyor
Texas Registration No. 6106
December 22, 2022
S&V Surveying, Inc.
T.B.P.E.L.S. Registration No. 120247-00
20111 Krahn
Spring, Texas 77388
Ph: 281.353.2570



AREA WITHIN H.C.F.C.D. EASEMENT		
0.00 ACRES	0.00 SQ. FT.	

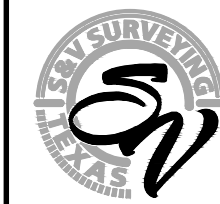
TRACT 0100-00-00-09-008.0			
AREA IN ZONE AE	3.305 ACRES	143,963 SQ. FT.	
AREA IN FLOODWAY	2.918 ACRES	127,129 SQ. FT.	



LEGEND	
C.C.F.	County Clerk's File Number
F.C.	Film Code Number
FND.	Found
H.C.D.R.	Harris County Deed Records
H.C.M.R.	Harris County Map Records
I.R.	Iron Rod
I.P.	Iron Pipe
O.P.R.R.P.H.C.	Official Public Records of Real Property Harris County
PG.	Page
R.O.W.	Right of Way
VOL.	Volume

— HIGH BANK

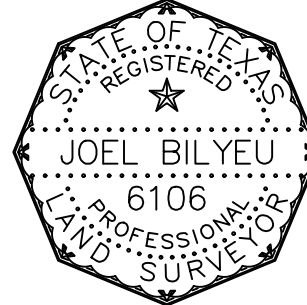
— PLM — PIPELINE MARKER



S & V SURVEYING, INC.
PROFESSIONAL LAND SURVEYORS
20111 KRAHN ROAD SPRING, TEXAS 77388
OFFICE - (281) 353-2570 FAX - (281) 353-2407
TBPELS Firm No. 100247-00
www.svsurveying.com

- NOTE:
1. ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83. ALL DISTANCES AND COORDINATES MAY BE CONVERTED TO SURFACE BY DIVIDING BY A COMBINED SCALE FACTOR OF 0.999894301.
 2. SURVEYOR DID NOT ABSTRACT TITLE AFFECTING THE SUBJECT TRACT AND OFFERS NO TITLE OPINION.
 3. NO TITLE COMMITMENT WAS PROVIDED AT TIME OF SURVEY. THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES THAT ARE NOT SHOWN.
 4. SUBJECT TRACT PARTIALLY LIES WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR HARRIS COUNTY UNINCORPORATED AREAS, PANEL No. 48201C0765 M, EFFECTIVE DATE JANUARY 6, 2017.
 5. A METES AND BOUNDS DESCRIPTION WAS PREPARED TO ACCOMPANY THIS SURVEY AND IS ON FILE IN THE OFFICE OF S&V SURVEYING, INC.
 6. THERE APPEARS TO BE A BLANKET PIPELINE EASEMENT RECORDED IN CLERK'S FILE C.C.F. No. E431936 O.P.R.R.P.H.C.
 7. FLOOD ZONES ARE BASED ON SHAPE FILES PROVIDED BY THE FEMA WEBSITE

I hereby certify that this survey was made on the ground, that this plot correctly represents the facts found at the time of the survey and that this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II, Survey.



Joel Bilyeu
Registered Professional Land Surveyor

HCFC D TRACT: 0100-00-00-09-008.0

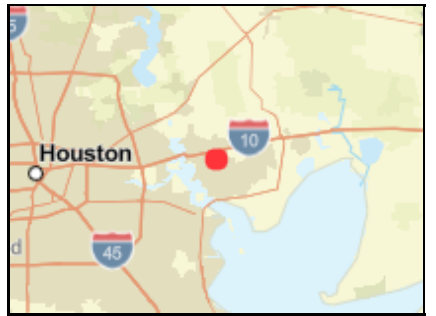
LAND TITLE SURVEY
32.099 ACRES
G.C. & S.F.R.R. SURVEY, A-1017
HARRIS COUNTY, TEXAS

HARRIS COUNTY
FLOOD CONTROL DISTRICT

HARRIS COUNTY
FLOOD CONTROL DISTRICT
SURVEY DEPARTMENT
10555 NORTHWEST FWY STE.170
HOUSTON, TX 77092 713.316.4866

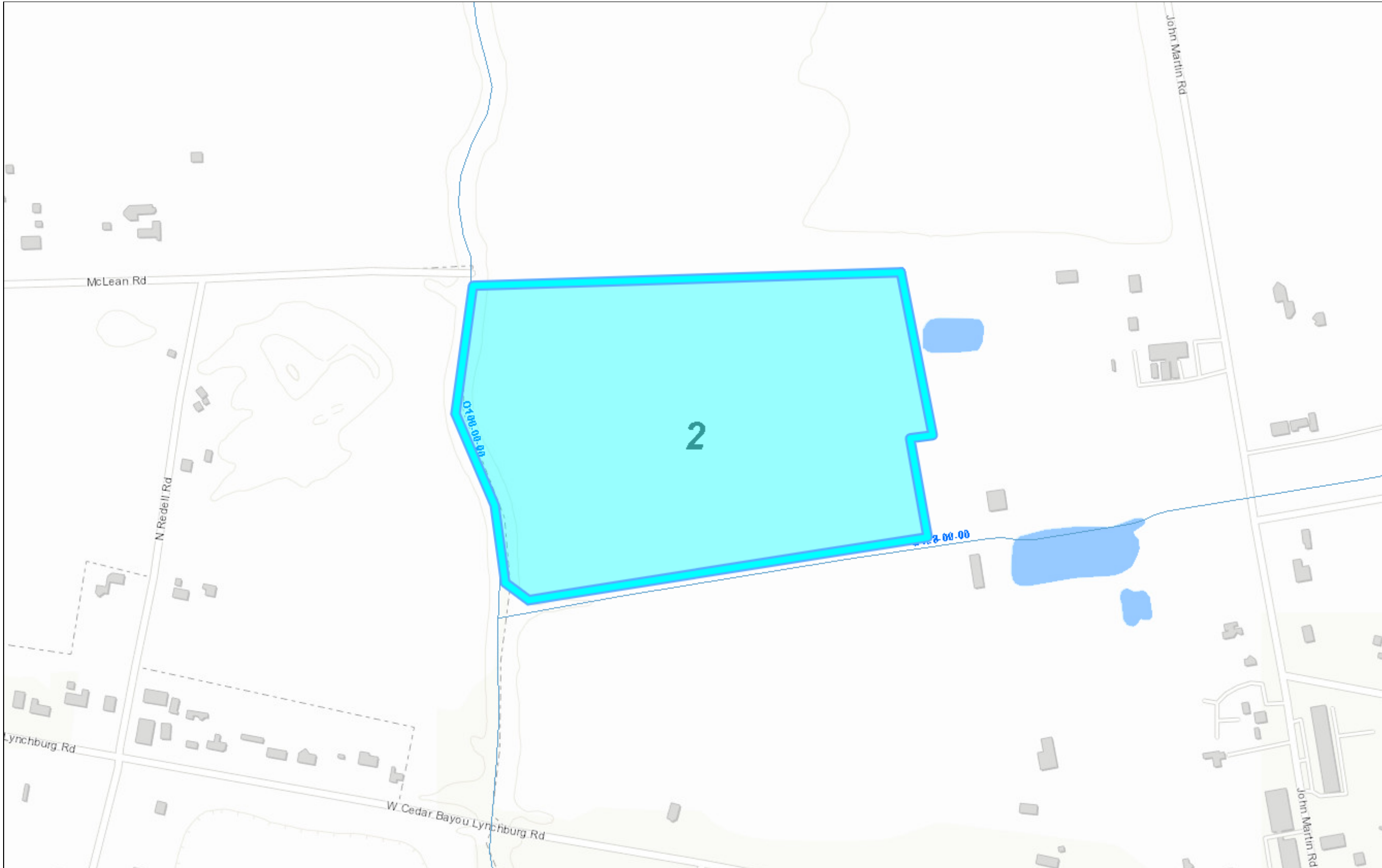
Dwg. Date: 12/22/22	Scale: 1"=100'	File: SURVEY.dwg
Drawn By: JHA	Calc. By: JB	Chk. By: JB
Requested by:	Key Map:	Job No.: 54311-038-0-DEV

1	UPDATED FEMA BOUNDARIES	4-3-2024
No.	Revisions	Date



Legend

- Precinct Boundary
- Precinct Boundary (Outline)
- 2
- Hydro
- Channel System
- OPEN
- Bodies of Water
- Body of Water



0 100 200
ft



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