

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 15530 Huffmeister Road (Cypress Camp) - Expansion - 2024, for the purpose of Pct. 3 Cypress Camp Road & Bridge expansion and stormwater detention, one (1) fee simple and one (1) drainage easement 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 fee simple and drainage easement in the Property, including, but not necessarily limited to closing costs;
3. The Real Property Division is authorized and directed to provide relocation assistance to displaced property owners or tenants;
4. The Real Property Division is authorized and directed to sign any and all documents required to close the transactions contemplated hereby;
5. The County Attorney of Harris County, Texas, is authorized the use of the power of eminent domain to acquire the Property in the event negotiations fail;
6. The County Judge, County Attorney, the County Clerk, the County Auditor, the County Treasurer; and Harris County Engineering Department are authorized and directed to perform any and all necessary acts, within their respective duties, toward the final acquisition of the Property within the Project and the payment of compensation therefor.

<u>Tract No.</u>	<u>Size</u>	<u>Property interest</u>
1	2.398 acres	fee simple
2	0.2981 acres	drainage easement

METES AND BOUNDS DESCRIPTION

A 2.398 acre, or 104,463 square feet more or less, Parcel of land, being a portion of the following tracts of land: a called 16.851 acre tract of land conveyed to Trunkline Gas Company, as described in a deed recorded in Clerk's File No. B991286 in the Official Public Records Harris County, Texas, and a called 12.466 acre tract of land conveyed to Trunkline Gas Company as described in a deed recorded in Volume 3098, Page 144 in the Deed Records of Harris County, Texas and also being out of the Truckline Cypress Compressor Station Section 1 Subdivision plat as recorded In Film Code No. 621096 in the Map Records of Harris County, Texas , situated in the Martin Eichholz Survey, Abstract No. 254. Said 2.398 acre Parcel being more fully described as follows, with bearings based on the Texas Coordinate System of 1983 established for the South Central Zone from the North American Datum of 1983 (NA2011) epoch 2010.00:

BEGINNING: At a $\frac{3}{4}$ inch iron rod found for the northwest corner of said 16.851 acre tract of land Trunkline Subdivision, and in the southeast intersection corner of the Waynewood Drive having a width of 60 foot and Charolais Drive having a width of 60.00 feet;

THENCE: Northeasterly, along and with common line of said 16.851 acre tract, said Trunkline Subdivision and the south line of said Charolais Drive, along a non-tangent curve to the left, having a radial bearing of N 02°07'21" W, a radius of 441.53 feet, a central angle of 24°43'47", a chord bearing and distance of N 75°30'46" E, 189.09 feet, for an arc length of 190.57 feet to a $\frac{5}{8}$ inch iron rod to be set for the northeast corner of said 2.398 acre Parcel;

THENCE: S 02°25'24" E, over and across said 16.851 acre tract, said 12.466 acre tract and said Trunkline Subdivision, a distance of 597.74 feet to a $\frac{5}{8}$ inch iron rod with cap stamped "Pape-Dawson" to be set for corner in the south line of said Trunkline Subdivision, and in the east line of a called Unrestricted Reserve "A" of the Cypress Service Center Subdivision as recorded in Film Code No. 693663 in the Map Records of Harris County, Texas;

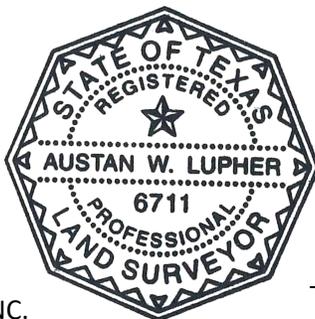
THENCE: Along and with the common line of said Trunkline Subdivision, of said Unrestricted Reserve "A" and said Park Reserve of the Waynewood Place Subdivision as recorded in Volume 127 Page 048 of the Map Records of Harris County, Texas, the following courses and distances:

N 46°49'38" W, a distance of 18.92 feet to a 1 inch iron pipe found for an interior corner of said 2.398 acre Parcel and a northeast corner of said Park Reserve, and

S 88°08'36" W, a distance of 175.50 feet to a $\frac{3}{4}$ inch iron rod found for the southwest corner of the herein described Parcel, a southwest corner of Trunkline subdivision, the northwest corner of said Park Reserve and in the east line of said Waynewood Drive;

THENCE: Northwesterly, along and with the west line of said Trunkline Subdivision, the east line of said Waynewood Drive, along a non-tangent curve to the right, having a radial bearing of N 82°51'03" E, a radius of 359.45 feet, a central angle of 05°13'04", a chord bearing and distance of N 04°32'25" W, 32.72 feet, for an arc length of 32.74 feet to a 5/8 inch iron rod to be set for corner in the west line of said 2.398 acre Parcel, the east line of said Waynewood Drive;

THENCE: N 01°51'34" W, along and with the common line of said Trunkline Subdivision, and said Waynewood Drive, a distance of 510.30 feet to the POINT OF BEGINNING, and containing 2.398 acres in Harris County, Texas. Said Parcel being described in accordance with a survey made on the ground, and a Land Title survey map prepared under job number 42294-01 by Pape-Dawson Engineers, Inc.



Compiled by:
PAPE-DAWSON ENGINEERS, INC.
Houston Texas
Firm Registration No. 10028800

Austan W. Lupher
Registered Professional Land Surveyor
State of Texas No. 6711

METES AND BOUNDS DESCRIPTION

A 0.2981 acre, or 12,984 square feet more or less, Parcel of land described as (Tract II) being a portion of a called 16.851 acre tract of land conveyed to Trunkline Gas Company, as described in a deed recorded in Clerk's File No. B991286 in the Official Public Records Harris County, Texas, and out of the Truckline Cypress Compressor Station Section 1 Subdivision plat as recorded In Film Code No. 621096 in the Map Records of Harris County, Texas, situated in the Martin Eichholz Survey, Abstract No. 254. Said 0.2981 acre Parcel being more fully described as follows, with bearings based on the Texas Coordinate System of 1983 established for the South Central Zone from the North American Datum of 1983 (NA2011) epoch 2010.00:

BEGINNING: At a 5/8 inch iron rod found for common corner of said 16.851 acre tract and said Trunkline Subdivision, an interior corner of a called Waynewood Place as recorded in Volume 127. Page 48 in the Map Records of Harris County, Texas, and in the east right-of-way of Charolais Drive.

THENCE: N 43°14'48" E, departing said Charolais Drive, along and with the common line of Trunkline Cypress Compressor Station Section One and said Waynewood Place, a distance of 518.77 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" to be set for the northeast corner of said 0.2981 acre Parcel;

THENCE: Departing the said common line, over and across said 16.851 acre tract and said Trunkline Subdivision, the following courses and distance:

S 49°41'00" E, a distance of 25.00 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" to be set for the southeast corner of the herein described Parcel, and

S 43°15'07" W, a distance of 522.10 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" to be set for the southwest corner, in the west line of said Trunkline Subdivision, and in the aforementioned east line of said Charolais Drive;

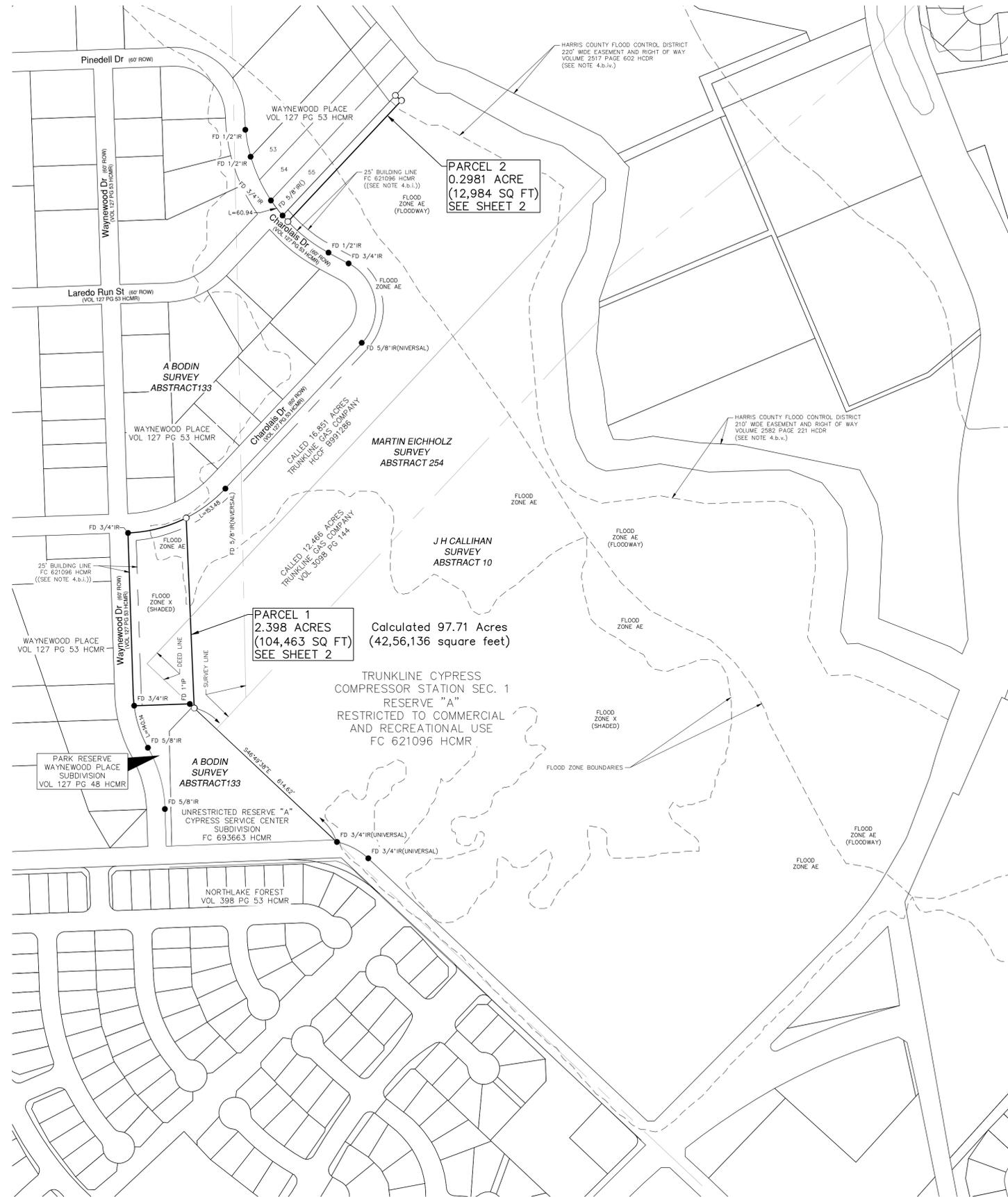
THENCE: Northwesterly, along a non-tangent curve to the right, having a radial bearing of N 46°32'15" E, a radius of 505.70 feet, a central angle of 02°50'00", a chord bearing and distance of N 42°02'45" W, 25.00 feet, for an arc length of 25.01 feet to at the POINT OF BEGINNING, and containing 0.2981 acres in Harris County, Texas. Said Parcel being described in accordance with a survey made on the ground and a Land Title survey map prepared under job number 42294-01 by Pape-Dawson Engineers, Inc.



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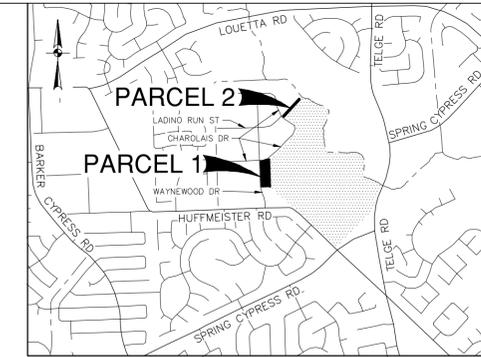
Austan W. Lupher
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NOTES:

- Bearings based on the Texas Coordinate System, South Central Zone No. 4204 (NAD83, NAD2011, Epoch 2010.00).
- Illustrated utilities are based on visible evidence found on-site. The location and depth of existing utilities should be field-verified before construction. The surveyor does not have knowledge of the availability of service or the operational status of utilities on this site.
- The subject property is located within the following flood zone, as shown on FEMA Flood Insurance Rate Map No. 48201C0410M, dated 10/16/2013, for Harris County, Texas, and its incorporated areas. This information is available at www.msc.fema.gov.
 ZONE AE, defined as: "Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood; Base Flood elevations determined."
 ZONE X (shaded), defined as: "Other Flood Areas; areas of 0.2% annual chance floods; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% chance flood."
 The subject property is also impacted by the following effective Letters of Map Revision (LOMR) or Letters of Map Change (LMC), as listed on www.msc.fema.gov and verified through FEMA's online Public Reports at <https://hazards.fema.gov/femaportal/wps/portal> on March 17, 2025. The approximate FEMA zone boundaries shown on this plot have been updated to reflect the following effective LOMR or LMC: Case Number 16-06-1650P, effective 4/28/2017.
 Flood limit lines do not represent that the property will or will not flood. Such lines and areas are from said Federal Emergency Management Agency data sources and are statistical only. The surveyor accepts no responsibility for the accuracy of said data.
- This survey was performed in conjunction with the "Abstractor's Certificate" issued by Abstract Services of Houston Commitment G.F. No. 7910-21-3930, dated March 14, 2025.
 - Restrictions: Restrictive Covenants set forth in Plat recorded under FC 621096 HCMR.
 - Building Lines, Easements, other:
 - 25' wide BL shown on Plat recorded under FC 621096 HCMR.
 - APPLIES TO TRACT 1 AND TRACT 2, SHOWN
 - 20' wide Harris County Right of Way recorded under VOL 1004 PG 590 HCDR.
 - DOES NOT APPLY TO TRACT 1 OR TRACT 2
 - Trunkline Gas Company Right of Way and Easement recorded in VOL 2248 PG 237 HCDR. DOES NOT APPLY TO TRACT 1 OR TRACT 2
 - 220' wide HCCF Easement and Right of Way recorded in VOL 2517 PG 602 HCDR. APPLIES TO TRACT 2, SHOWN
 - 210' wide HCCF Easement and Right of Way recorded in VOL 2582 PG 221 HCDR. DOES NOT APPLY TO TRACT 1 OR TRACT 2, SHOWN
 - 40' wide United Gas Pipe Line Company ROW and ESMI recorded under HCCF C826557, C826558, and C826559. Conveyed to Trunkline Gas Company under HCCF E220637. DOES NOT APPLY TO TRACT 1 OR TRACT 2
 - 10' wide CenterPoint Energy Houston Electric Easement recorded under HCCF 2537748. DOES NOT APPLY TO TRACT 1 OR TRACT 2
 - Variable width CenterPoint Energy Houston Electric Easements recorded under HCCF 2006239067. DOES NOT APPLY TO TRACT 1 OR TRACT 2
 - Property Liens: None of Record



LOCATION MAP
NOT TO SCALE

- LEGEND:**
- FC Film Code Number
 - FD Found
 - HCCF Harris County Clerk's File Number
 - HCMR Harris County Map Records
 - IP Iron Pipe
 - IR Iron Rod
 - MB Mailbox
 - PG Page
 - ROW Right of Way
 - (PD) Plastic cap marked "Pope-Dawson"
 - POB Point of Beginning
 - VOL Volume
 - FD
 - 5/8" IR (PD) to be set

PARCEL DATA						
PARCEL NO	OWNER	VESTING DEED	EXISTING ACREAGE	TAKING ACREAGE	TAKING WITHIN EXISTING ROW EASEMENT	REMAINDER ACREAGE
PARCEL 1	TRUNKLINE GAS COMPANY	VOL 3098 PG 144	12.466 (543,019 SQ FT)	0.4677 (20,377 SQ FT)	N/A	11.998 (522,642 SQ FT)
	TRUNKLINE GAS COMPANY	HCCF B991286	16.851 (734,030 SQ FT)	13.90 (64,058 SQ FT)	N/A	14.921 (649,978 SQ FT)
PARCEL 2	TRUNKLINE GAS COMPANY	HCCF B991286	16.851 (734,030 SQ FT)	0.2981 (12,984 SQ FT)	0.0133 (581 SQ FT)	16.553 (721,046 SQ FT)

Land Title Survey

Parcel # 1
A 2.398 acre (104,463 square feet) tract of land out of the Andrew Bodin Survey, Abstract No. 133, Harris County, Texas and being a portion of a called 12.466 acre tract described in a Deed filed under Volume 3098, Page 144 of the Deed Records of Harris County, Texas and a portion called 16.851 acre tract described in a deed filed under Harris County Clerk's File Number B991286

Parcel # 2
A 0.2981 acre (12,984 square feet) tract of land out of the Martin Eichholz Survey, Abstract No. 254, Harris County, Texas and being a portion of a called 16.851 acre tract described in a Deed filed under Harris County Clerk's File Number B991286.

I, Auston W. Luper, a Registered Professional Land Surveyor of the State of Texas, hereby certify that the above plat correctly represents the facts found at the time of the survey made on the ground under my supervision. This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Land Title Survey. The field work was completed on February 10, 2025.

Auston W. Luper
Auston W. Luper
Registration No: 6711
March 27, 2025



	NO.	DATE	NAME	REVISIONS
PROJECT TITLE: 15530 Huffmeister Road (Cypress Camp) Expansion - 2024, Precinct 3 - 2024 SHEET DESCRIPTION: Land Title Survey				
DRAWN BY: JMH		UPIN # 24103MF5EX01		DATE: 03/27/2025
DESIGN BY: AWL		JOB NO: 42294-01		SCALE: 1" = 200'

HARRIS COUNTY
ENGINEERING
DEPARTMENT

PAPE-DAWSON ENGINEERS

24445 TOMBALL PARKWAY, STE 200 | TOMBALL, TX 77375 | 281.655.0534
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM # 10028800

SHEET NO:
1 of 2

