

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 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 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

A handwritten signature in blue ink that reads "Austan W. Luper". The signature is written in a cursive style and is positioned above a horizontal line.

Austan W. Luper
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.

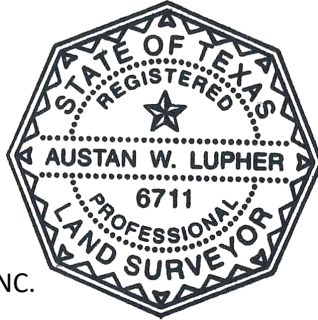
THENCE: N 43°14'48" E, departing said Charolais Drive, along and with the common line of Trunkline Cypress Compressor Station Section One and said Waynewood Place, a distance of 518.77 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" to be set for the northeast corner of said 0.2981 acre Parcel;

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: Northwestly, 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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