

## **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 Tower Oaks Plaza Subdivision Drainage Improvements - 2018, UPIN 19103MF14801, for the purpose of stormwater detention/retention, 3 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 temporary construction 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 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>
TCE 1	0.0482 acres	temporary construction easement
TCE 2	0.0482 acres	temporary construction easement
TCE 3	0.0294 acres	temporary construction easement

**BEING** 0.0482 of an acre (calculated  $\pm$  2,100 sq. ft.) of land situated in the John H. Callihan Survey, Abstract No. 10, Harris County, Texas, being part of and out of Tract Nine (9) of Tower Oaks Plaza Section Two, an unrecorded subdivision containing 22.8704 acres of land out of an a part of a 112.9167 acre tract in Harris County, Texas described in a deed to U.L. Edwards and Carl Vilven as recorded in Volume 4974, Page 487 Harris County Deed Records (HCDR), said Tract Nine being described in a Special Warranty Deed to James Larry King and Patricia Ann King Revocable Family Living Trust as recorded in Harris County Clerk's File No. (HCCF) X289764, and being more particularly described by metes and bounds as follows with all bearings referenced to the North American Datum of 1983 (NAD83 2011 Adj), Texas State Plane Coordinate System of 1983, South Central Zone (4204), coordinates shown herein are grid and may be converted to surface by dividing by a combined scale factor of 0.99992348:

**COMMENCING** at a 5/8 inch iron rod found for the southeast corner of Tract Eight (8) of said Tower Oaks Plaza Section Two, described in a deed to James R. Volkerts and Toni W. Volkerts as recorded in HCCF X954180, and being in the westerly line of Oak Plaza Drive, sixty (60) foot right of way, described in a deed to County of Harris and State of Texas, as recorded in HCCF C449542, having grid coordinates (N=13,912,314.92 , E= 3,044,491.72);

**THENCE** North 22°26'03" West, along said right of way line, for a distance of 98.04 feet, to a 5/8 inch iron rod set capped 'AMANI', for the southeast corner of said Tract Nine (9), and being the **POINT OF BEGINNING**, for the southeast corner of the herein described tract, having grid coordinates (N=13,912,3405.53, E= 3,044,454.31), from which the northeast corner of said Tract Nine (9) bears North 22°26'03" West, along said right of way line, for a distance of 98.04 feet;

**THENCE** South 67°33'57" West, with the common line of said Tracts Eight (8) and Nine (9), for a distance of 210.00 feet, to a 5/8 inch iron rod set capped 'AMANI', being the southwest corner of said Tract Nine (9), and the northwest corner of said Tract Eight (8), for the southwest corner of the herein described tract;

**THENCE** North 22°26'03" West, with the westerly line of said Tract Nine (9), for a distance of 10.00 feet, to a point for corner, for the northwest corner of the herein described tract;

**THENCE** North 67°33'57" East, crossing said Tract Nine (9), for a distance of 210.00 feet, to a point for corner, for the northeast corner of the herein described tract;

**THENCE** South 22°26'03" East, for a distance of 10.00 feet, to the southeast corner of the herein described tract and the **POINT OF BEGINNING**, as surveyed by Amani Engineering and containing 0.0482 of an acre (calculated  $\pm$  2,100 sq. ft.) of land more or less.

This legal description is accompanied by a plat of even date.

This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A Condition 2 Survey.

William H. Reimer III 10-25-2021

William H. Reimer III Date

R.P.L.S. No. 4044

Amani Engineering, Inc.

8303 Southwest Freeway Ste. 600

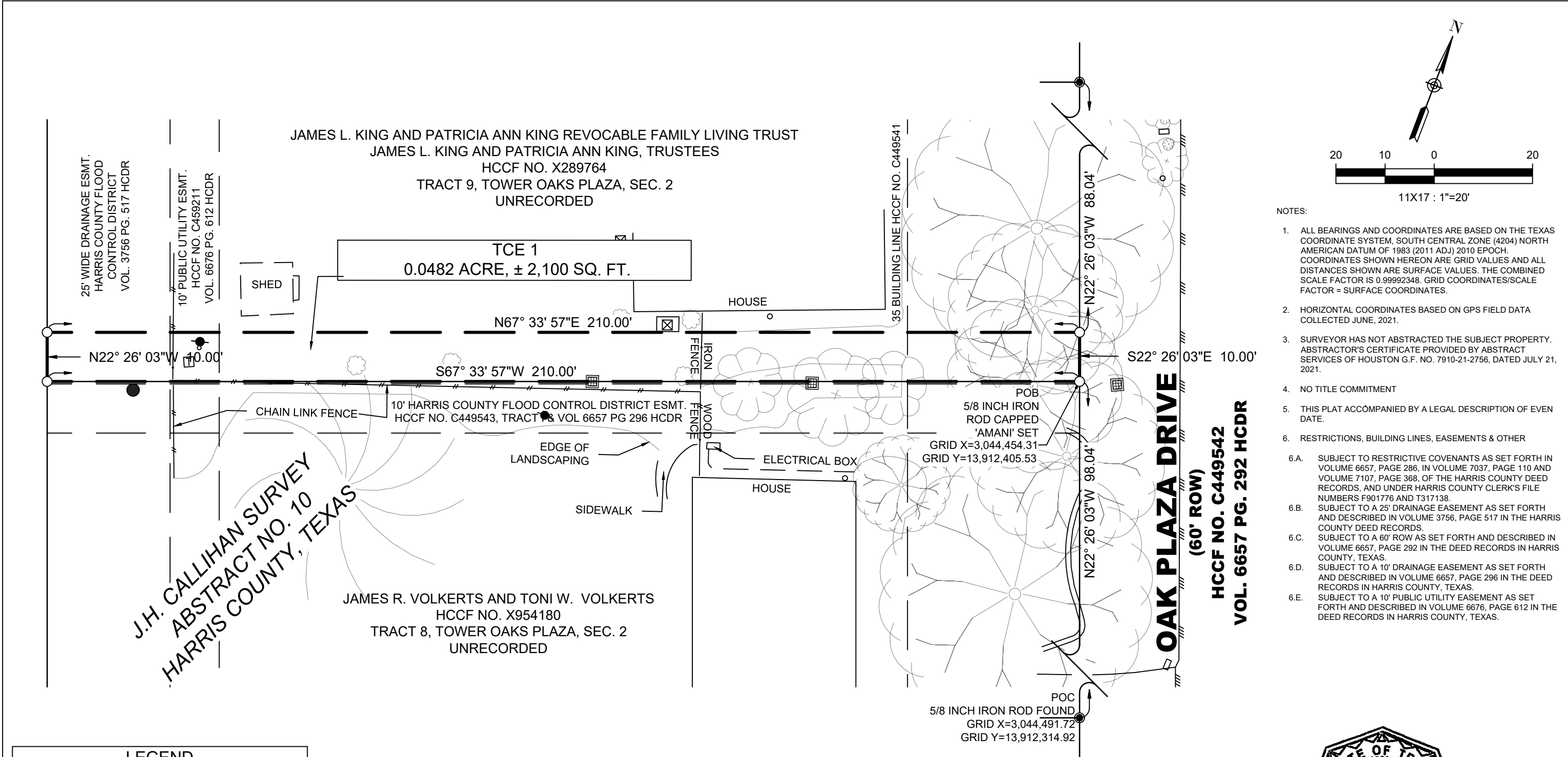
Houston, Texas 77074

Tel 713.270.5700

Texas Registered Surveying Firm No. 10028200



P:\Cadd\2020\20015 - EHRA-Tower Oaks Plaza\Survey Docs\ESMT EXHIBIT\DrainageEasementsExhibits1-2-3.dwg



- NOTES:
- ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204) NORTH AMERICAN DATUM OF 1983 (2011 ADJ.) 2010 EPOCH. COORDINATES SHOWN HEREON ARE GRID VALUES AND ALL DISTANCES SHOWN ARE SURFACE VALUES. THE COMBINED SCALE FACTOR IS 0.99992348. GRID COORDINATES/SCALE FACTOR = SURFACE COORDINATES.
  - HORIZONTAL COORDINATES BASED ON GPS FIELD DATA COLLECTED JUNE, 2021.
  - SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY. ABTRACTOR'S CERTIFICATE PROVIDED BY ABSTRACT SERVICES OF HOUSTON G.F. NO. 7910-21-2756, DATED JULY 21, 2021.
  - NO TITLE COMMITMENT
  - THIS PLAT ACCOMPANIED BY A LEGAL DESCRIPTION OF EVEN DATE.
  - RESTRICTIONS, BUILDING LINES, EASEMENTS & OTHER
    - SUBJECT TO RESTRICTIVE COVENANTS AS SET FORTH IN VOLUME 6657, PAGE 286, IN VOLUME 7037, PAGE 110 AND VOLUME 7107, PAGE 368, OF THE HARRIS COUNTY DEED RECORDS, AND UNDER HARRIS COUNTY CLERK'S FILE NUMBERS F901776 AND T317138.
    - SUBJECT TO A 25' DRAINAGE EASEMENT AS SET FORTH AND DESCRIBED IN VOLUME 3756, PAGE 517 IN THE HARRIS COUNTY DEED RECORDS.
    - SUBJECT TO A 60' ROW AS SET FORTH AND DESCRIBED IN VOLUME 6657, PAGE 292 IN THE DEED RECORDS IN HARRIS COUNTY, TEXAS.
    - SUBJECT TO A 10' DRAINAGE EASEMENT AS SET FORTH AND DESCRIBED IN VOLUME 6657, PAGE 296 IN THE DEED RECORDS IN HARRIS COUNTY, TEXAS.
    - SUBJECT TO A 10' PUBLIC UTILITY EASEMENT AS SET FORTH AND DESCRIBED IN VOLUME 6676, PAGE 612 IN THE DEED RECORDS IN HARRIS COUNTY, TEXAS.

J.H. CALLIHAN SURVEY  
ABSTRACT NO. 10  
HARRIS COUNTY, TEXAS

LEGEND

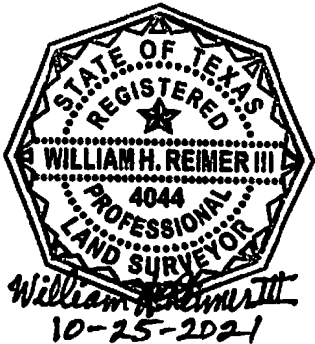
- POC — POINT OF COMMENCEMENT  
POB — POINT OF BEGINNING  
HCCF — HARRIS COUNTY CLERK'S FILE  
HCMR — HARRIS COUNTY MAP RECORDS  
○ — 5/8 INCH IRON ROD CAPPED 'AMANI' SET  
● — 5/8 INCH IRON ROD CAPPED FOUND  
⊙ — 1/2 INCH IRON ROD FOUND

TRACT NO.	EXISTING ACRES	TAKING ACRES	TAKING SQ. FT.	REMAINING ACRES	RECORDING INFORMATION	RECORD OWNERSHIP
9	0.4726 AC.	0.0482 AC.	2,100 SQ. FT.	0.4244 AC.	HCCF NO. X289764	JAMES L. KING AND PATRICIA ANN KING, TRUSTEES

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A CONDITION 2 SURVEY.

THE FIELD WORK WAS COMPLETED JULY 2021.

WILLIAM H. REIMER III  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4044  
AMANI ENGINEERING, INC.  
8303 SOUTHWEST FREEWAY, SUITE 600  
HOUSTON, TEXAS 77074  
TEL 713.270.5700  
TEXAS REGISTERED SURVEYING FIRM 10028200



NO.	REVISIONS	DATE	NAME
1	TCE Label Changed - MGC	10-25-21	WHR
2	TCE Tract Numbers Changed-RPD	10-20-21	WHR
3	Topo Added	09-10-21	WHR
4	Harris County RRD Comments	08-18-21	WHR

HARRIS COUNTY  
ENGINEERING DEPARTMENT



AMANI  
ENGINEERING, INC.  
8303 SOUTHWEST FREEWAY, SUITE 600  
HOUSTON, TEXAS 77074  
TEL: (713) 270-5700  
TEXAS REGISTERED ENGINEERING FIRM F-4528  
TEXAS REGISTERED SURVEYING FIRM 10028200

PROJECT TITLE:		TOWER OAKS PLAZA SUBDIVISION DRAINAGE IMPROVEMENTS-2018 UPIN 19103MF14801	
SHEET DESCRIPTION:		10' WIDE TEMPORARY CONSTRUCTION EASEMENT	
DRAWN BY:	JWV	DATE:	08/10/2021
CK'D BY:	CW	SCALE:	1" = 20'
		SHEET NO:	1 / 1

**BEING** 0.0482 of an acre (calculated  $\pm$  2,100 sq. ft.) of land situated in the John H. Callihan Survey, Abstract No. 10, Harris County, Texas, being part of and out of Tract Twenty-One (21) Tower Oaks Plaza Section Two, an unrecorded subdivision containing 22.8704 acres of land out of an a part of a 112.9167 acre tract in Harris County, Texas described in a deed to U.L. Edwards and Carl Vilven as recorded in Volume 4974, Page 487 Harris County Deed Records (HCDR), said Tract Twenty-One (21) being described in a Special Warranty Deed to Jan Y. Hansard as recorded in Harris County Clerk's File No. (HCCF) R505899 and 20070562125, and being more particularly described by metes and bounds as follows with all bearings referenced to the North American Datum of 1983 (NAD83 2011 Adj), Texas State Plane Coordinate System of 1983, South Central Zone (4204), coordinates shown herein are grid and may be converted to surface by dividing by a combined scale factor of 0.99992348:

**BEGINNING** at a 1/2 inch iron rod found for the southeast corner of said Tract Twenty-One (21) of Tower Oaks Plaza Section Two, and being the northeast corner of Tract Twenty (20) of said Tower Oaks Plaza Section Two, described in a deed to John D. McCoy, Jr. and Mary K. McCoy as recorded in HCCF N879841, and being in the westerly line of Oak Plaza Drive, sixty (60) foot right of way, described in a deed to County of Harris and State of Texas, as recorded in HCCF C449542, from which a 5/8" iron rod found bears S22°26'03"E, 98.09 feet for the southeast corner of said tract Twenty (20), for the southeast corner of the herein described tract, said 1/2 inch iron rod having grid coordinates (N=13,913,492.26 , E= 3,044,005.48);

**THENCE** South 67°33'57" West, with the common line of said Tracts Twenty-One (21) and Twenty (20), for a distance of 210.00 feet, to a 5/8 inch iron rod set capped 'AMANI', being the southwest corner of said Tract Twenty-One (21), and the northwest corner of said Tract Twenty (20), for the southwest corner of the herein described tract;

**THENCE** North 22°26'03" West, with the westerly line of Tract Twenty-One (21), for a distance of 10.00 feet, to a point for corner, for the northwest corner of the herein described tract;

**THENCE** North 67°33'57" East, crossing said Tract Twenty-One (21), for a distance of 210.00 feet, to a point for corner, for the northeast corner of the herein described tract;

**THENCE** South 22°26'03" East, the westerly line of Oak Plaza Drive, for a distance of 10.00 feet, to the southeast corner of the herein described tract and the **POINT OF BEGINNING**, as surveyed by Amani Engineering and containing 0.0482 of an acre (calculated  $\pm$  2,100 sq. ft.) of land more or less.

This legal description is accompanied by a plat of even date.

This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A Condition 2 Survey.

William H. Reimer III 10-25-2021

William H. Reimer III                      Date

R.P.L.S. No. 4044

Amani Engineering, Inc.

8303 Southwest Freeway Ste. 600

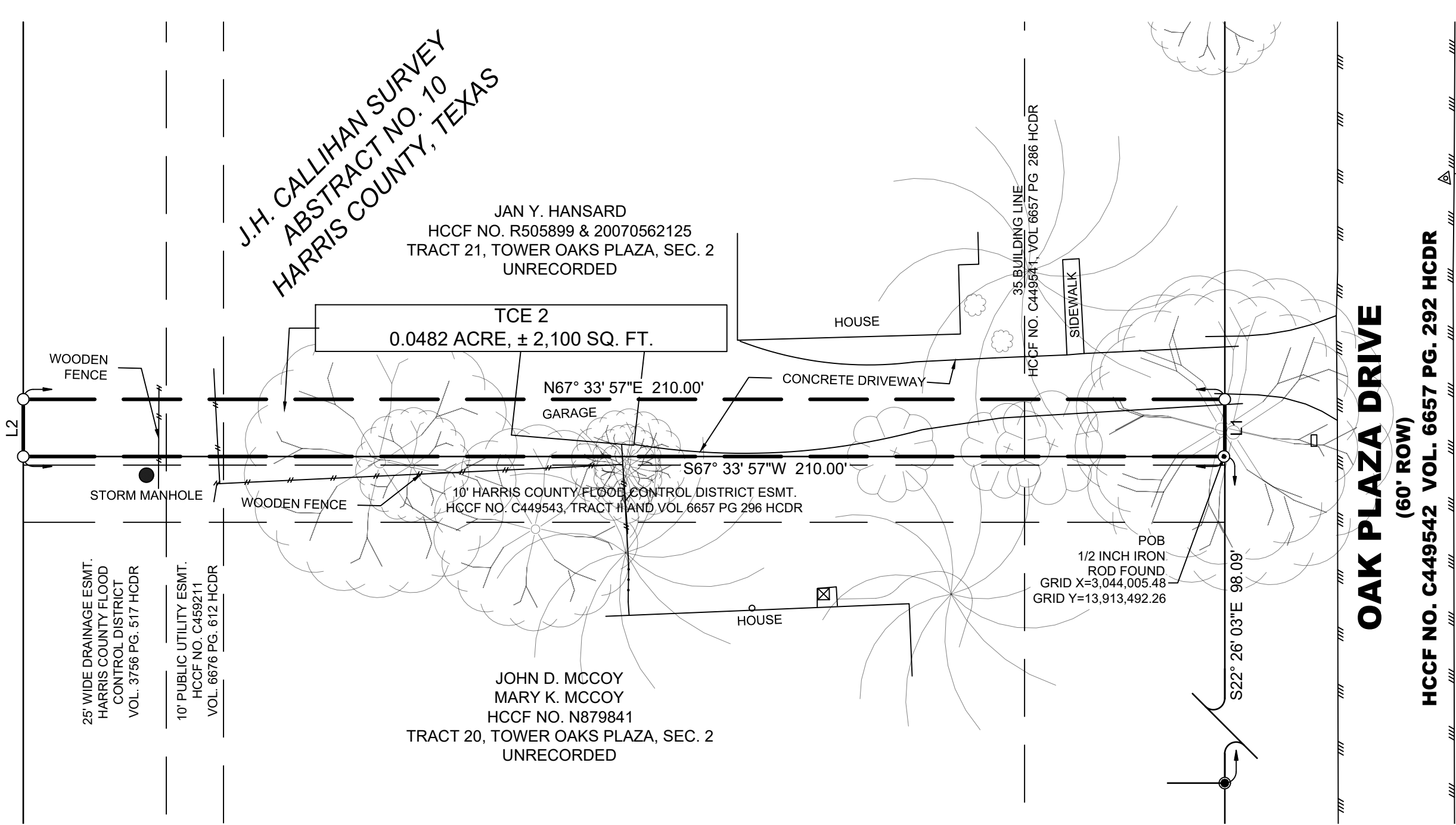
Houston, Texas 77074

Tel 713.270.5700

Texas Registered Surveying Firm No. 10028200



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- NOTES:
- ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204) NORTH AMERICAN DATUM OF 1983 (2011 ADJ) 2010 EPOCH. COORDINATES SHOWN HEREON ARE GRID VALUES AND ALL DISTANCES SHOWN ARE SURFACE VALUES. THE COMBINED SCALE FACTOR IS 0.99992348. GRID COORDINATES/SCALE FACTOR = SURFACE COORDINATES.
  - HORIZONTAL COORDINATES BASED ON GPS FIELD DATA COLLECTED JUNE, 2021.
  - SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY. ABTRACTOR'S CERTIFICATE PROVIDED BY ABSTRACT SERVICES OF HOUSTON G.F. NO. 7910-21-2757, DATED JULY 21, 2021.
  - NO TITLE COMMITMENT
  - THIS PLAT ACCOMPANIED BY A LEGAL DESCRIPTION OF EVEN DATE.
  - RESTRICTIONS, BUILDING LINES, EASEMENTS & OTHER
- 6.A. SUBJECT TO RESTRICTIVE COVENANTS AS SET FORTH IN VOLUME 6657, PAGE 286, IN VOLUME 7037, PAGE 110 AND VOLUME 7107, PAGE 368, OF THE HARRIS COUNTY DEED RECORDS, AND UNDER HARRIS COUNTY CLERK'S FILE NUMBERS F901776 AND T317138.
- 6.B. SUBJECT TO A 25' DRAINAGE EASEMENT AS SET FORTH AND DESCRIBED IN VOLUME 3756, PAGE 517 IN THE HARRIS COUNTY DEED RECORDS.
- 6.C. SUBJECT TO A 60' ROW AS SET FORTH AND DESCRIBED IN VOLUME 6657, PAGE 292 IN THE DEED RECORDS IN HARRIS COUNTY, TEXAS.
- 6.D. SUBJECT TO A 10' DRAINAGE EASEMENT AS SET FORTH AND DESCRIBED IN VOLUME 6657, PAGE 296 IN THE DEED RECORDS IN HARRIS COUNTY, TEXAS.
- 6.E. SUBJECT TO A 10' PUBLIC UTILITY EASEMENT AS SET FORTH AND DESCRIBED IN VOLUME 6676, PAGE 612 IN THE DEED RECORDS IN HARRIS COUNTY, TEXAS.

### LEGEND

- POC — POINT OF COMMENCEMENT
- POB — POINT OF BEGINNING
- HCCF — HARRIS COUNTY CLERK'S FILE
- HCMR — HARRIS COUNTY MAP RECORDS
- — 5/8 INCH IRON ROD CAPPED 'AMANI' SET
- — 5/8 INCH IRON ROD CAPPED FOUND
- ⊙ — 1/2 INCH IRON ROD FOUND

### LINE TABLE

LINE	BEARING	DISTANCE
L1	S22° 26' 03"E	10.00
L2	N22° 26' 03"W	10.00

TRACT NO.	EXISTING ACRES	TAKING ACRES	TAKING SQ. FT.	REMAINING ACRES	RECORDING INFORMATION	RECORD OWNERSHIP
21	0.4724 AC.	0.0482 AC.	2,100 SQ. FT.	0.4242 AC.	HCCF NO. R505899 & 20070562125	JAN Y. HANSARD

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A CONDITION 2 SURVEY.

THE FIELD WORK WAS COMPLETED JULY 2021.

WILLIAM H. REIMER III  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4044  
AMANI ENGINEERING, INC.  
8303 SOUTHWEST FREEWAY, SUITE 600  
HOUSTON, TEXAS 77074  
TEL 713.270.5700  
TEXAS REGISTERED SURVEYING FIRM 10028200



NO.	REVISIONS	DATE	NAME
1	TCE Label Changed - MGC	10-25-21	WHR
2	TCE Tract Numbers Changed-RPD	10-20-21	WHR
3	Topo Added	09-10-21	WHR
4	Harris County RRD Commments	08-18-21	WHR

HARRIS COUNTY  
ENGINEERING DEPARTMENT



AMANI  
ENGINEERING, INC.  
8303 SOUTHWEST FREEWAY, SUITE 600  
HOUSTON, TEXAS 77074  
TEL: (713) 270-5700  
TEXAS REGISTERED ENGINEERING FIRM F-4528  
TEXAS REGISTERED SURVEYING FIRM 10028200

PROJECT TITLE:		TOWER OAKS PLAZA SUBDIVISION DRAINAGE IMPROVEMENTS-2018 UPIN 19103MF14801	
SHEET DESCRIPTION:		10' WIDE TEMPORARY CONSTRUCTION EASEMENT	
DRAWN BY:	JWV	DATE:	08/10/2021
CK'D BY:	CW	SHEET NO:	1 / 1



**BEING** 0.0294 of an acre (calculated  $\pm$  1,279 sq. ft.) of land situated in the Thomas Toby Survey (AKA James Morgan), Abstract No. 788, Harris County, Texas, being part of and out of Tract Thirty (30), Parcel B, of Tower Oaks Plaza Section One, an unrecorded subdivision in Harris County, Texas, containing 34.819 acres of land described in a deed to Carl M. Vilven and Louis D. Chachere, recorded in Volume 5193, Page 311 Harris County Deed Records (HCDR), said Tract Thirty (30) being described in a deed to John Adam Munk and recorded as Tract I in Harris County Clerk's File No. (HCCF) J172151 and F990931, and being more particularly described by metes and bounds as follows with all bearings referenced to the North American Datum of 1983 (NAD83 2011 Adj), Texas State Plane Coordinate System of 1983, South Central Zone (4204), coordinates shown herein are grid and may be converted to surface by dividing by a combined scale factor of 0.99992348:

**COMMENCING** at a 5/8 inch iron rod found, being on the north line of Tract Twenty-Nine (29) of said Tower Oaks Plaza Section One, described in a deed to Jack R. Case recorded in HCCF B932750, and being in the southerly right of way (ROW) line of Oak Plaza Drive, sixty (60) foot right of way, described in a deed to County of Harris and State of Texas, as recorded in HCCF B791581, having grid coordinates (N=13,911,483.31 , E= 3,044,748.59);

**THENCE** South 87°29'14" West, along the north line of said Twenty-Nine (29) and the southerly line of said ROW, for a distance of 2.02 feet, to a point, for the southeast corner of said Tract Thirty (30);

**THENCE** North 01°22'22" West, along the east line of said Tract Thirty (30), for a distance of 10.00 feet, to a point for corner, for the **POINT OF BEGINNING**, and the southeast corner of the herein described tract having grid coordinates (N=13,911,493.22 , E= 3,044,746.34);

**THENCE** South 87°29'14" West, crossing said Tract Thirty (30) , for a distance of 127.91 feet, to a point for corner, being on the west line of said Tract Thirty (30), for the southwest corner of the herein described tract;

**THENCE** North 01°22'22" West, with the westerly line of said Tract Thirty (30), a distance of 10.00 feet, to a point for corner, for the northwest corner of the herein described tract;

**THENCE** North 87°29'14" East, crossing said Tract Thirty (30), a distance of 127.91 feet, to a point for corner, for the northeast corner of the herein described tract;

**THENCE** South 01°22'22" East, with the westerly line of said Oak Plaza Drive ROW, a distance of 10.00 feet to the south east corner of the herein described tract and the **POINT OF BEGINNING**, as surveyed by Amani Engineering and containing 0.0294 of an acre (calculated  $\pm$  1,279 sq. ft.) of land more or less.

This legal description is accompanied by a plat of even date.

This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A Condition 2 Survey.

William H. Reimer III 10-25-2021

William H. Reimer III Date

R.P.L.S. No. 4044

Amani Engineering, Inc.

8303 Southwest Freeway Ste. 600

Houston, Texas 77074

Tel 713.270.5700

Texas Registered Surveying Firm No. 10028200



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J.H. CALLIHAN SURVEY  
ABSTRACT NO. 10  
HARRIS COUNTY, TEXAS

THOMAS TOBY SURVEY  
ABSTRACT NO. 788  
HARRIS COUNTY, TEXAS

JOHN ADAM MUNK  
HCCF NO. J172151 AND F990931  
TRACT 30, TOWER OAKS PLAZA, BLOCK B  
UNRECORDED

TCE 3  
0.0294 ACRE, ± 1,279 SQ. FT.

N01° 22' 22"W 10.00'

N87° 29' 14"E 127.91'

CHAIN LINK  
FENCE

EDGE OF CONCRETE DRIVEWAY

S87° 29' 14"W 127.91'

10' WIDE DRAINAGE ESMT. HCCF NO. C273190,  
VOL. 6294 PG. 122 HCDR

N01° 22' 22"W 10.00'

5' X 132.91' SWBT ESMT.  
HCCF NO. H206119

S87° 29' 14"W 2.02'

S01° 22' 22"E 10.00'  
POB  
POINT FOR CORNER  
GRID X=3,044,746.34  
GRID Y=13,911,493.22

POC  
5/8 INCH IRON ROD FOUND  
GRID X=3,044,748.59  
GRID Y=13,911,483.31

JACK R. CASE  
HCCF NO. B932750  
TRACT 29, TOWER OAKS PLAZA, BLOCK B  
UNRECORDED

### LEGEND

- POC — POINT OF COMMENCEMENT  
POB — POINT OF BEGINNING  
HCCF — HARRIS COUNTY CLERK'S FILE  
HCMR — HARRIS COUNTY MAP RECORDS
- — 5/8 INCH IRON ROD CAPPED 'AMANI' SET  
● — 5/8 INCH IRON ROD CAPPED FOUND  
⊙ — 1/2 INCH IRON ROD FOUND

TRACT NO.	EXISTING ACRES	TAKING ACRES	TAKING SQ. FT.	REMAINING ACRES	RECORDING INFORMATION	RECORD OWNERSHIP
30	0.3849 AC.	0.0294 AC.	1,279 SQ. FT.	0.3555 AC.	HCCF NO. J172151 & F990931	JOHN ADAM MUNK

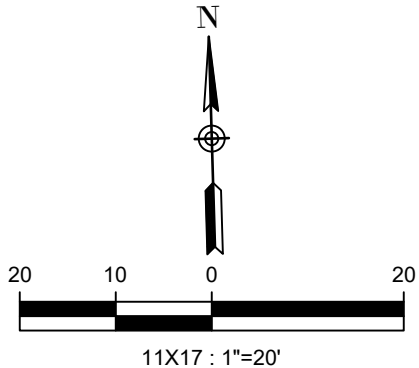
NO.	REVISIONS	DATE	NAME
1	TCE Label Changed - MGC	10-25-21	WHR
2	TCE Tract Numbers Changed-RPD	10-20-21	WHR
3	Easement changed to TCE	09-10-21	WHR
4	Harris County RRD Comments	08-18-21	WHR

HARRIS COUNTY  
ENGINEERING DEPARTMENT



**AMANI ENGINEERING, INC.**  
8303 SOUTHWEST FREEWAY, SUITE 600  
HOUSTON, TEXAS 77074  
TEL: (713) 270-5700  
TEXAS REGISTERED ENGINEERING FIRM F-4528  
TEXAS REGISTERED SURVEYING FIRM 10028200

PROJECT TITLE:		TOWER OAKS PLAZA SUBDIVISION DRAINAGE IMPROVEMENTS-2018 UPIN 19103MF14801	
SHEET DESCRIPTION:		10' WIDE TEMPORARY CONSTRUCTION EASEMENT	
DRAWN BY:	JWV	DATE:	08/10/2021
CK'D BY:	CW	SHEET NO:	1 / 1



### NOTES:

- ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204) NORTH AMERICAN DATUM OF 1983 (2011 ADJ) 2010 EPOCH. COORDINATES SHOWN HEREON ARE GRID VALUES AND ALL DISTANCES SHOWN ARE SURFACE VALUES. THE COMBINED SCALE FACTOR IS 0.99992348. GRID COORDINATES/SCALE FACTOR = SURFACE COORDINATES.
- HORIZONTAL COORDINATES BASED ON GPS FIELD DATA COLLECTED JUNE, 2021.
- SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY. ABTRACTOR'S CERTIFICATE PROVIDED BY ABSTRACT SERVICES OF HOUSTON G.F. NO. 7910-21-2732, DATED JULY 21, 2021.
- NO TITLE COMMITMENT
- THIS PLAT ACCOMPANIED BY A LEGAL DESCRIPTION OF EVEN DATE.
- RESTRICTIONS, BUILDING LINES, EASEMENTS & OTHER
- 6.A. SUBJECT TO RESTRICTIVE COVENANTS AS SET FORTH IN VOLUME 5259, PAGE 116 AND VOLUME 5923, PAGE 501 OF THE HARRIS COUNTY DEED RECORDS, AND UNDER HARRIS COUNTY CLERK FILE NUMBERS G030647, L350631, L362373, N963904, AND T317138.
- 6.A. SUBJECT TO A 5' PUBLIC UTILITY EASEMENT AS SET FORTH AND DESCRIBED IN VOLUME 5259, PAGE 116 IN THE HARRIS COUNTY DEED RECORDS.
- 6.B. SUBJECT TO A 5' HL&P EASEMENT AS SET FORTH AND DESCRIBED IN VOLUME 5404, PAGE 455 IN THE HARRIS COUNTY DEED RECORDS.
- 6.C. SUBJECT TO A 10' DRAINAGE EASEMENT AS SET FORTH AND DESCRIBED IN VOLUME 6294, PAGE 122 IN THE HARRIS COUNTY DEED RECORDS.

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY, 1A CONDITION 2 SURVEY.

THE FIELD WORK WAS COMPLETED JULY 2021.

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