

## **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 Ralston Acres Subdivision Drainage Improvements - 2018, UPIN 19101MF16P01, for the purpose of stormwater detention/retention, 1 revised tract 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 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	1.7325 acres	fee simple

Being a 1.7325 acres (75,466 square feet) tract of land situated in the J. W. Moody Survey, Abstract No. 546, Harris County, Texas, and being out of and a part of a called 4.31 acre tract and part of a called 1.58 acre tract described in First Amendment to Asset Purchase and Sale Agreement dated December 13, 2013 conveyed from DCP Midstream, LP to Phillips 66 Pipeline LLC and recorded under Harris County Clerk's File Number (H.C.C.F. No.) 20140054768, Film Code No. (F.C. No.) 090-48-1379 of the Official Public Records of Real Property Harris County (O.P.R.O.R.P.H.C.), Texas. Said 1.7325 acre of land being more particularly described by metes and bounds as follows:

BEGINNING at a found 5/8-inch iron rod having the Texas State Plane Coordinates of N: 13,870,813.37 & E: 3,167,856.00 on the south line of said 1.58 acre tract and the common northeast corner of a called 31.8658 acre tract conveyed to Candevco, LLC as recorded under H.C.C.F. No.s 20150071642, 20150475984, O.P.R.O.R.P.H.C. and the northwest corner of a called 50-foot wide conveyed to Phillips 66 Pipeline LLC as recorded under H.C.C.F. No. 20140054768, O.P.R.O.R.P.H.C. same also being the southeast corner of the herein described tract;

THENCE, South  $87^{\circ} 29' 03''$  West, along the common south line of said 1.58 acre tract and the north line of said 31.8658 acre tract, a distance of 298.08 feet to a 5/8-inch iron rod with cap stamped 'KUO' set for the southwest corner of the herein described tract, said point also being the common southeast corner of a tract of land conveyed to Emmitt F. McCarty and Marion McNeely McCarty as recorded under H.C.C.F. No. B246615, O.P.R.O.R.P.H.C., the southwest corner of said 1.58 acre tract same also being the southwest corner of the herein described tract;

THENCE, North  $02^{\circ} 38' 57''$  West, departing said common line and along the common east line of said Emmitt F. McCarty and Marion McNeely McCarty tract and the west line of said 1.58 acre tract, a distance of 239.25 feet to a 5/8-inch iron rod with cap stamped 'KUO' set for a corner of the herein described tract, said point also being in the south line of said 4.31 acre tract and the common northeast corner of said Emmitt F. McCarty and Marion McNeely McCarty tract, the northwest corner of said 1.58 acre tract same also being the corner of the herein described tract;

THENCE, North  $87^{\circ} 29' 03''$  East, along the common south line of said 4.31 acre tract and the north line of said 1.58 acre tract, a distance of 80.48 feet to a 5/8-inch iron rod with cap stamped 'KUO' set for a corner of the herein described tract;

THENCE, departing said common line, over and across said 4.31 acre tract, being a curve turning to the left through an angle of  $08^{\circ} 54' 41''$ , having a radius of 1,041.60 feet, an arc length of 162.00 feet and whose long chord bears North  $01^{\circ} 38' 09''$  East for a distance of 161.84 feet to a 5/8-inch iron rod with cap stamped 'KUO' set for the beginning of a line;

THENCE, North  $02^{\circ} 20' 55''$  West, continuing over and across said 4.31 acre tract, a distance of 95.04 feet to a 5/8-inch iron rod with cap stamped 'KUO' set for the northwest corner of the herein described tract, said point also being on the south line of Lot 14 in Block 4 of Houmont Park, a plat recorded in Volume 16, Page 32 of the Harris County Map Records;

THENCE, North  $87^{\circ} 21' 05''$  East, along the common south line of said Lot 14 and the north line of said 4.31 acre tract, passing at a distance of 30.00 feet to the common southeast corner of said Lot 14 and the southwest corner of Lot 13 of said Houmont Park, continuing for a total distance of 70.00 feet to a 5/8-inch iron rod with cap stamped 'KUO' set for northeast corner of the herein described tract;

THENCE, South  $02^{\circ} 20' 55''$  East, departing said common line, over and across said 4.31 acre tract, a distance of 228.48 feet to a 5/8-inch iron rod with cap stamped 'KUO' set for an angle point of the herein described tract;

THENCE, South  $29^{\circ} 36' 50''$  East, over and across said 4.31 acre tract and said 1.58 acre tract, a distance of 300.36 feet to the POINT OF BEGINNING and containing 1.7325 acre (75,466 square feet) of land, more or less.

All bearings and distances are based on Texas State Plane Coordinate System, South Central Zone, NAD 83 (CORS96). All distances are in surface.

The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by dividing by the combined scale factor 0.999870017.

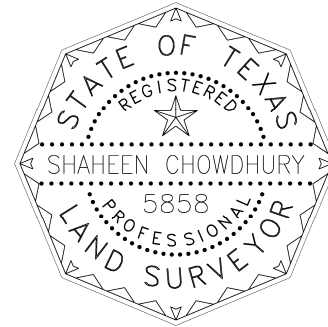
A survey plat has been prepared in association with this field note description.

Compiled By:

*Shaheen Chowdhury*

---

Shaheen Chowdhury., R.P.L.S.  
Registered Professional Land Surveyor  
Texas Reg. No. 5858

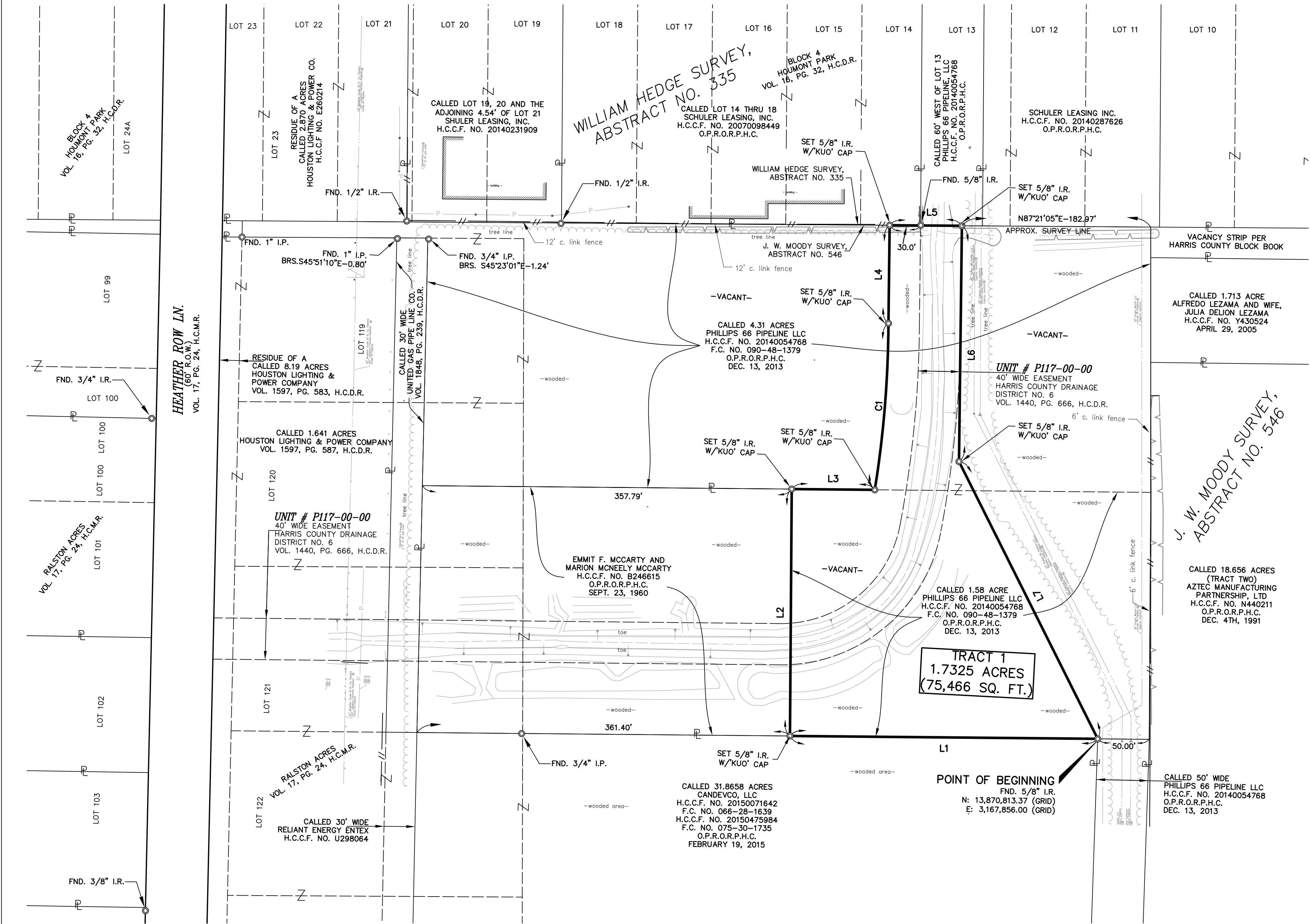


Kuo & Associates, Inc.  
10300 Westoffice Drive, Suite 800  
Houston, TX 77042  
Ph.: (713) 975-8769  
TBPLS Firm Registration No. 10075600

Original Issued Date: 10/21/2021  
Revision Date: 01/27/2022  
Revision Date: 06/24/2022



S:\Proj-2021\21078 (P20004 RALSTON ACRES)\Dwgs\ROW\BNDY-21078 - TRACT 1-rev061722.dwg



LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S87°29'03"W	298.08'
L2	N02°38'57"W	239.25'
L3	N87°29'03"E	80.48'
L4	N02°20'55"W	95.04'
L5	N87°21'05"E	70.00'
L6	S02°20'55"E	228.48'
L7	S29°36'50"E	300.36'

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION
C1	162.00'	1,041.60'	08°54'41"	N01°38'09"E-161.84'

TRACT DATA							
TRACT NO.	OWNER	HCAD ACCOUNT NO	VESTING DEED O.P.R.O.R.P.H.C.	EXIST ACREAGE	TAKING	TAKING WITHIN EXISTING EASEMENT	REMAINDER
TRACT: 1	PHILLIPS 66 PIPELINE LLC	0432120010185 0432120010206	H.C.C.F. NO. 20140054768	5.89 AC. (256,568 SQ.FT.)	1.7325 AC. (75,466 SQ.FT.)	0.4368 ACRE (19,027 SQ. FT.)	4.1575 AC. (181,102 SQ.FT.)

#### ABBREVIATIONS

R-PROPERTY LINE  
Z-LAND HOOK  
A.E.-AERIAL EASEMENT  
B.L.-BUILDING LINE  
FND.-FOUND  
H.C.C.F. NO.-HARRIS COUNTY CLERK'S FILE NUMBER  
H.C.D.R.-HARRIS COUNTY DEED RECORDS  
H.C.M.R.-HARRIS COUNTY MAP RECORDS  
O.P.R.O.R.P.H.C.-OFFICIAL PUBLIC RECORDS OF REAL PROPERTY HARRIS COUNTY  
I.P.-IRON PIPE  
I.R.-IRON ROD  
P.O.B.-POINT OF BEGINNING  
P.O.C.-POINT OF COMMENCING  
SAN. S.E. - SANITARY SEWER EASEMENT  
STM. S.E.-STORM SEWER EASEMENT  
U.E.-UTILITY EASEMENT  
VOL., PG.-VOLUME AND PAGE  
W.L.E.-WATER LINE EASEMENT

#### LEGEND:

/// ASPHALT SYMBOL  
B OR BB INLET  
C INLET  
CLEANOUT  
DOWN GUY  
E INLET  
ELEC MANHOLE  
FIRE HYDRANT  
GAS METER  
GAS VALVE  
GRATE INLET  
GRATE INLET  
MAIL BOX  
BRUSH ROW  
DITCH/SWALE CENTER LINE  
FENCE  
GAS LINE  
GUARD RAIL  
HEDGE ROW OR TREE LINE  
HIGH BANK  
OVERHEAD POWER LINE  
SANITARY SEWER LINE  
STORM LINE  
TELEPHONE LINE  
UG STREET LIGHT CABLE  
WATER LINE  
MANHOLE  
PLANTER  
POWER POLE  
POWER POLE W/LT.  
SIGN  
SIGNAL POLE  
STREET LIGHT  
TREE  
TREE STUMP  
TREE-CREPE MYRTLE  
TREE-PINE  
WATER METER  
WATER VALVE

#### NOTES:

- ALL BEARINGS AND DISTANCES ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (CORS96). ALL DISTANCES ARE IN SURFACE.
- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE, GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY DIVIDING BY THE COMBINED SCALE FACTOR 0.999870017.
- THIS MAP WAS PREPARED WITH THE BENEFIT OF A CURRENT LIMITED TITLE CERTIFICATE PREPARED BY COURTHOUSE SPECIALISTS; JOB NO. 21374090-3; EFFECTIVE DATE: JULY 19, 2021.
- EXISTING UNDERGROUND UTILITY (IF ANY) INFORMATION (TYPE, SIZE & OWNERSHIP) ARE SHOWN APPROXIMATELY BASED ON THE AVAILABLE RECORD DRAWINGS AND FIELD VERIFICATION (WHERE FEASIBLE) WITHOUT PROBING AND EXCAVATION. NO WARRANTY IS MADE AS TO THE ACCURACY OR COMPLETENESS OF UTILITY LOCATION SHOWN ON THE DRAWING. CAUTION SHOULD BE EXERCISED WHEN EXCAVATING OR BORE AND JACKING IN THE VICINITY OF UNDERGROUND UTILITIES. OWNERS OF THE UTILITIES SHOULD BE NOTIFIED PRIOR SUCH ACTIVITIES. CALL UTILITY COORDINATING COMMITTEE AT 713-223-4567, AT LEAST 48 HOURS PRIOR TO EXCAVATING IN THE STREET RIGHT-OF-WAY.
- THE PARENT TRACT OF THIS PROPERTY IS SUBJECT TO EASEMENTS RECORDED UNDER VOLUME 442, PAGE 508, VOLUME 611, PAGE 166, VOLUME 1334, PAGE 267 AND VOLUME 1334, PAGE 268, H.C.D.R., HOWEVER THE SAID EASEMENTS ARE NOT LOCATED WITHIN THIS PROPERTY.

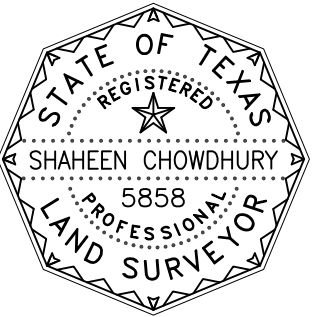
#### FEMA NOTES:

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 48201C0705M, MAP REVISED JANUARY 6, 2017. THE SUBJECT PROPERTY FALLS ZONE 'X' (UNSHADED). AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

I HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY MADE ON THE GROUND UNDER MY SUPERVISION ON MAY, 2020

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

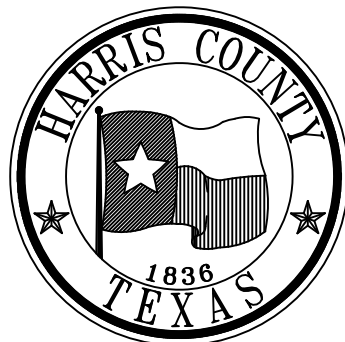
Shahen Chowdhury 06/14/22  
SHAHEEN CHOWDHURY, P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS, NO. 5858



SHEET 1 OF 1

NO.	REVISIONS	DATE	NAME
1	NEW BOUNDARY SHAPE	01/27/22	TQT
2	REVISED BOUNDARY SHAPE	06/14/22	TQT

HARRIS COUNTY  
ENGINEERING DEPARTMENT



KUO  
& associates, Inc.  
Consulting Engineers  
& Surveyors

10300 Westoffice Drive, Suite 800, Houston, Texas 77042  
Tel: 713-975-8769, Fax: 713-975-0920, www.kuoassocdates.com  
TBPE Firm Registration No. F-4578  
TBPLS Firm Registration No. 1007560

PROJECT TITLE: RALSTON ACRES SUBDIVISION UPIN#19101MF16P01		
SHEET DESCRIPTION: TRACT: 1 - 1.7325 ACRES (75,466 SQ. FT.)		
DRAWN BY: TQT	SCALE: 1" = 60'	ORIGINAL ISSUED DATE 08/27/21
CK'D BY: SC		SHEET NO: