

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 Barrett Station Drainage Improvements Project, UPIN 19102MF17801, for the purpose of roadway construction, one (1) revised fee simple 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 | 0.9894 acres | fee simple |

TRACT 1
BARRETT STATION (PHASE 1 – DREAMLAND PLACE)
SUBDIVISION DRAINAGE IMPROVEMENTS
UPIN 19102MF17801
PAGE 1 of 4

TRACT 1

METES AND BOUNDS DESCRIPTION
OF 0.9894 ACRE (43,100 SQUARE FEET) OF LAND (IN TWO PARTS)
IN THE CHARLES WARE SURVEY, A-784
HARRIS COUNTY, TEXAS

Part 1:

Being 0.5377 acre (23,421 square feet) of land, in the Charles Ware Survey, A-784 in Harris County, Texas, being all of Lots 8 and 9, Block 15 of DREAMLAND PLACE SECTION 2 according to the plat thereof recorded under Volume 41, Page 53 of the Map Records of Harris County, Texas, and further described in the deed from Gwendolyn M. Tolbert A/K/A Gwendolyn Marie Tolbert to Aaron D Bass and Satresha Bass recorded under File No. RP-2018-410621 in the Official Public Records of Real Property of Harris County, Texas, and being more particularly described by metes and bounds as follows, with bearings based on the Texas Coordinate System of 1983, South Central Zone:

COMMENCING (N: 13,889,889.45, E: 3,217,983.80) at the southeast corner of Lot 14, Block 13 of said DREAMLAND PLACE SECTION 2, same being the northwest corner at the intersection of Jean La Fitte Drive (60' R.O.W.) and Lullaby Lane (60' R.O.W.) from which a 3/4-inch pinch top pipe bears North 77° 54' 28" East - 0.48 feet and a bent 1/2-inch iron rod bears South 03° 54' 47" East - 59.85 feet;

THENCE South 84° 25' 18" East - 415.36 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the northwest corner of Lot 8, Block 15 of DREAMLAND PLACE SECTION 2, and the northwest corner and **POINT OF BEGINNING** (N: 13,889,849.08, E: 3,218,397.14) of the herein described tract, same being on the southerly right-of-way line of said Lullaby Lane;

TRACT 1
BARRETT STATION (PHASE 1 – DREAMLAND PLACE)
SUBDIVISION DRAINAGE IMPROVEMENTS
UPIN 19102MF17801
PAGE 2 of 4

THENCE North 87° 16' 22" East - 116.17 feet, with the southerly right-of-way line of said Lullaby Lane, to a 5/8-inch iron rod with cap stamped "IDS" set for the northeast corner of Lot 9, Block 15 of said DREAMLAND PLACE SECTION 2 and the northeast corner of the herein described tract, same being the southerly right-of-way line of said Lullaby Lane;

THENCE South 03° 15' 47" East - 200.01 feet, with the east line of Lot 9 and west line of a 20-foot Drainage right-of-way strip, in Block 15 of said DREAMLAND PLACE SECTION 2, to a 5/8-inch iron rod with cap stamped "IDS" set for the southeast corner of Lot 9, Block 15 of said DREAMLAND PLACE SECTION 2, and the southeast corner of the herein described tract, same being on the northerly right-of-way line of Sandman Lane (60' R.O.W.);

THENCE South 87° 16' 22" West - 118.04 feet, with the northerly right-of-way of said Sandman Lane, to a 5/8-inch iron rod with cap stamped "IDS" set for the southwest corner of Lot 8, Block 15 of said DREAMLAND PLACE SECTION 2 and the southwest corner of the herein described tract, same being in the southerly right-of-way line of said Sandman Lane;

THENCE North 02° 43' 38" West - 200.00 feet, with the west line of Lot 8 and east line of Lot 7, Block 15 of said DREAMLAND PLACE SECTION 2, to the **POINT OF BEGINNING** (N: 13,889,849.08, E: 3,218,397.14) of the herein described tract and containing 0.5377 acre (23,421 square feet) of land.

Part 2:

Being 0.4518 acre (19,679 square feet) of land, in the Charles Ware Survey, A-784 in Harris County, Texas, being all of Lots 10 and 12, Block 15 of DREAMLAND PLACE SECTION 2 according to the plat thereof recorded under Volume 41, Page 53 of the Map Records of Harris County, Texas, and further described in the deed from Gwendolyn M. Tolbert A/K/A Gwendolyn Marie Tolbert to Aaron D Bass and Satresha Bass recorded under File No. RP-2018-410621 in the Official Public Records of Real Property of Harris County, Texas and being all of Lot 11, of said Block 15 of DREAMLAND PLACE SECTION 2, and further described in the deed from Elka Navarro to Arron Dominique Bass and Wife Satresha Shame Bass recorded under File No. RP-2017-118643 in the Official Public Records of Real Property of Harris County, Texas, and being more particularly described by metes and bounds as follows, with bearings based on the Texas Coordinate System of 1983, South Central Zone:

TRACT 1
BARRETT STATION (PHASE 1 – DREAMLAND PLACE)
SUBDIVISION DRAINAGE IMPROVEMENTS
UPIN 19102MF17801
PAGE 3 of 4

COMMENCING (N: 13,889,889.45, E: 3,217,983.80) at the southeast corner of Lot 14, Block 13 of said DREAMLAND PLACE SECTION 2, same being the northwest corner at the intersection of Jean La Fitte Drive (60' R.O.W.) and Lullaby Lane (60' R.O.W.) from which a 3/4-inch pinch top pipe bears North 77° 54' 28" East - 0.48 feet and a bent 1/2-inch iron rod bears South 03° 54' 47" East - 59.85 feet;

THENCE South 86° 28' 10" East - 550.45 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the northwest corner of Lot 10, Block 15 of DREAMLAND PLACE SECTION 2, and the northwest corner and **POINT OF BEGINNING** (N: 13,889,855.56, E: 3,218,533.13) of the herein described tract, same being on the southerly right-of-way line of said Lullaby Lane;

THENCE North 87° 16' 22" East - 99.33 feet, with the southerly right-of-way line of said Lullaby Lane, to a 5/8-inch iron rod with cap stamped "IDS" set for the northeast corner of Lot 10, Block 15 of said DREAMLAND PLACE SECTION 2 and the northeast corner of the herein described tract, same being the southwest corner at the intersection of said Lullaby Lane and Paris Drive (60' R.O.W.);

THENCE South 02° 43' 38" East - 200.00 feet, with the west right-of-way line of said Paris Drive, to a 5/8-inch iron rod with cap stamped "IDS" set for the southeast corner of Lot 12, Block 15 of said DREAMLAND PLACE SECTION 2, and the southeast corner of the herein described tract, same being the northwest corner at the intersection of said Paris Drive and Sandman Lane (60' R.O.W.);

THENCE South 87° 16' 22" West - 97.46 feet, with the south line of Lot 12 and the north right-of-way line of said Sandman Lane, to a 5/8-inch iron rod with cap stamped "IDS" set for the southwest corner of Lot 12, Block 15 of said DREAMLAND PLACE SECTION 2 and the southwest corner of the herein described tract;

TRACT 1
BARRETT STATION (PHASE 1 – DREAMLAND PLACE)
SUBDIVISION DRAINAGE IMPROVEMENTS
UPIN 19102MF17801
PAGE 4 of 4

THENCE North 03° 15' 47" West - 200.01 feet, with the west line of Lot 12 and east line of a 20-foot drainage right-of-way strip, in Block 15 of said DREAMLAND PLACE SECTION 2, to the **POINT OF BEGINNING** (N: 13,889,855.56, E: 3,218,533.13) of the herein described tract and containing 0.4518 acre (19,679 square feet) of land.

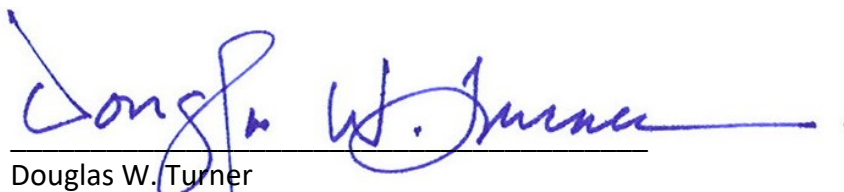
This survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition 3 Survey.

The distances are surface and may be converted to grid by combine scale factor of 0.999870017. Coordinates shown are grid and may be converted to surface by the combined scale factor of 1.00013.

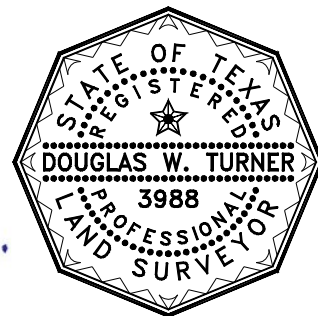
A separate Exhibit Map dated August 18, 2022 accompanies this Metes & Bounds Description.

Prepared by:
IDS Engineering Group
Job No. 179-042-00-560

August 18, 2022

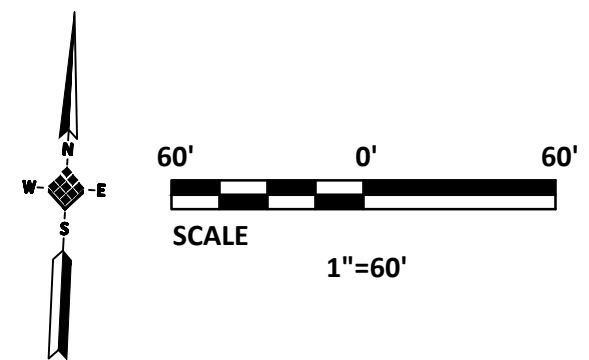
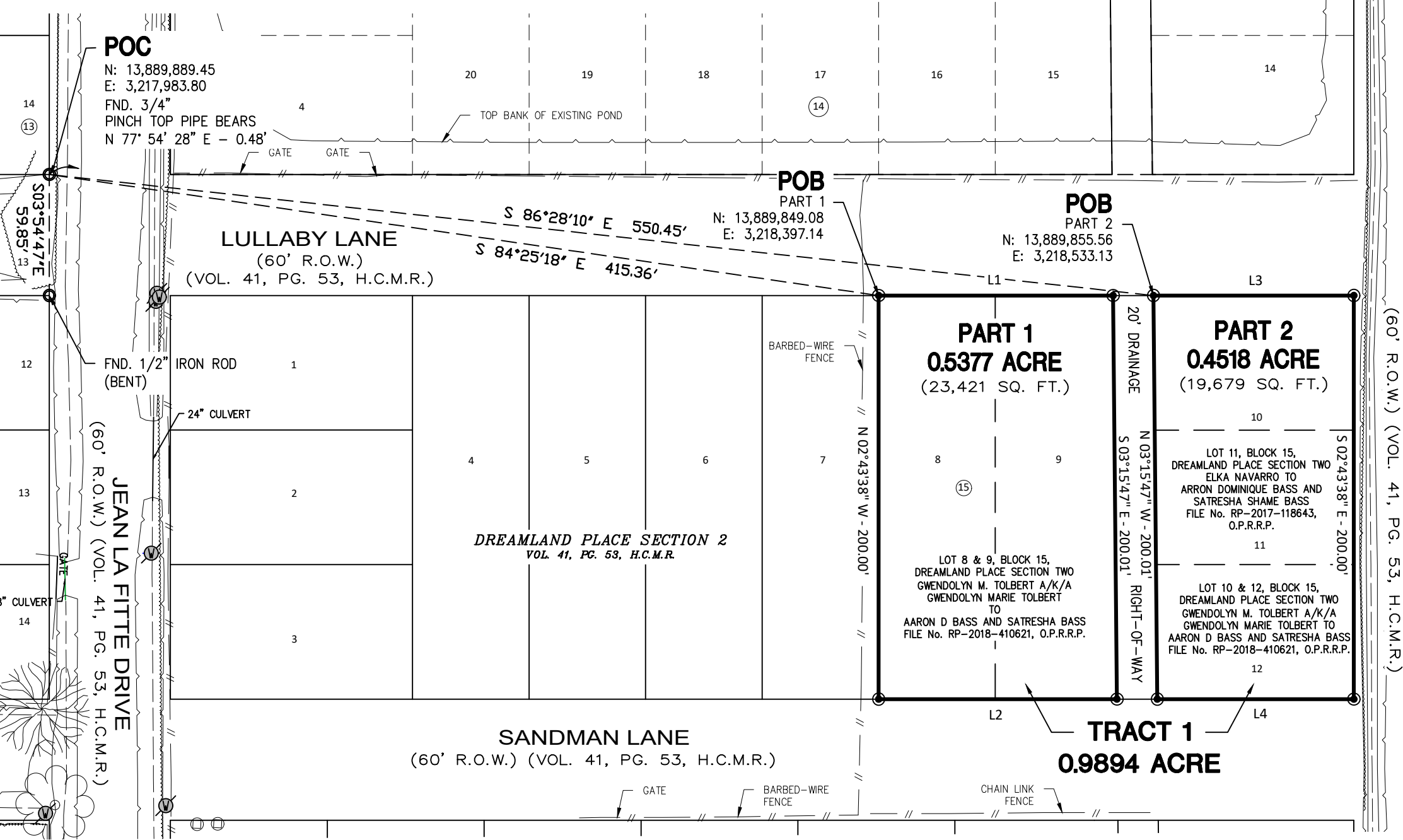


Douglas W. Turner
Registered Professional Land Surveyor
Texas Registration Number 3988



V:\JOBS\100\179-042-00 Barrett Station\Task 560 MB Parcel Acquisition\Work In Progress\Parcel 5.dwg-PARCEL 5 Plotted Aug 18, 2022 at 10:59am by cjaramillo | Last Saved by: cjaramillo

CHARLES WARE SURVEY, A-784



- NOTES:
- All bearings and coordinates shown hereon are tied to the NSRS and expressed in the Texas Coordinate System, South Central Zone 4204, NAD 83' (2011), ITRF (EPOCH 2010.0000), NAVD '88 (GD 99). Held TSARP 150270 for project elevation.
 - All distances shown hereon are surface values. All coordinates shown hereon are grid values unless otherwise noted. To convert surface values to grid values multiply by the scale factor of 0.999870017.
 - The right of way shown hereon is based on the best available evidence found in the field at the time of the survey coupled with the documents of record in the County Clerk's Office provided by Courthouse Specialist.
 - This survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition 3 Survey
 - There is a separate legal description of the surveyed property prepared by IDS Engineering Group, dated August 18, 2022, Job No. 0179-042-00-560.

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TRACT 1

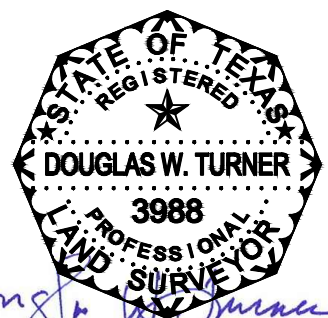
IDS Engineering Group

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Houston, Tx. 77040
713.462.3178
TBPE F-002726
TBPLS 10110700

EXHIBIT

0.9894 ACRE (43,100 SQUARE FEET)
IN THE CHARLES WARE SURVEY, A-784
HARRIS COUNTY, TEXAS

| | | |
|-------------------------|---------------------------------|--------------------------|
| DRAWN: JLH | ORIGINAL ISSUE DATE: 08/18/2022 | ORIGINAL SCALE: 1" = 60' |
| APPROVED FOR ISSUE: WLS | JOB NO.: 0179-042-00-560 | |



Douglas W. Turner
08/18/22

Barrett Station Drainage Improvements Project

