

## **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 Intersection Improvement - Vickery Street at Lauder Road-2021, UPIN 22102MF2G801, for the purpose of intersection improvement, two (2) roadway 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 roadway 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>
Tract 1, Part 1	0.2887 acres	roadway easement
Tract 1, Part 2	0.1366 acres	roadway easement

**INTERSECTION IMPROVEMENT - VICKERY STREET  
AT LAUDER ROAD – 2021  
UPIN: 22102MF2G801  
TRACT 1 PART 1 & TRACT 1 PART 2  
PG. 1 OF 5**

**TRACT 1 PART 1**

BEING 0.2887 acre (12,576 square feet) of land in the Spencer Brooks Survey, A-157 and the William Johns Survey, A-485, Harris County, Texas, being a portion of the called 9.7215 acre tract described in the deed from Reddy Partnership-Parkaire to Headway Estates, Ltd. recorded under File No. 20080458822, 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:

**BEGINNING** (N = 13,897,050.00, E = 3,133,003.65) at the southwest corner of said 9.7215 acre tract, in the north right-of-way line of Lauder Road (R.O.W. varies) as described in File Numbers D083168 and D083169 of the Deed Records of Harris County, Texas, at the south end of the southeast right-of-way cutback line at the intersection of said Lauder Road and W.E. Crowley Park Road (60' R.O.W.) as described in File Number F037380 in the Official Public Records of Real Property of Harris County, Texas, at the beginning of a curve to the right from which a 60D nail found bears South 12° 53' 45" East - 0.56 feet;

**THENCE** in a northeasterly direction, with said curve to the right, having a radius of 1990.00 feet, a central angle of 20° 57' 15", a chord bearing and distance of North 13° 33' 19" East - 723.73 feet, and an arc distance of 727.78 feet, to the end of curve;

**THENCE** South 65° 56' 07" East - 9.52 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the northeast corner of the herein described tract;

**THENCE** South 25° 14' 42" West - 39.06 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the beginning of a curve to the left;

**THENCE**, in a southwesterly direction, with said curve to the left, having a radius of 1225.00 feet, a central angle of 23° 47' 15", a chord bearing and distance of South 13° 21' 05" West - 504.94 feet, and an arc distance of 508.58 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the end of curve;

**THENCE** South 01° 27' 27" West - 153.54 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner of the herein described tract;

**INTERSECTION IMPROVEMENT - VICKERY STREET  
AT LAUDER ROAD – 2021**

**UPIN: 22102MF2G801**

**TRACT 1 PART 1 & TRACT 1 PART 2**

**PG. 2 OF 5**

**THENCE** South 43° 32' 33" East - 27.54 feet to a 5/8-inch iron rod with cap stamped "IDS" set in the north right-of-way line of said Lauder Road, and the beginning of a non-tangent curve to the right;

**THENCE** in a westerly direction, with said curve to the right, having a radius of 1950.00 feet, a central angle of 01° 46' 00", a chord bearing and distance of North 89° 38' 00" West - 60.13 feet, and an arc distance of 60.13 feet, to the **POINT OF BEGINNING** of the herein described tract and containing 0.2887 acre (12,576 square feet) of land.

**TRACT 1 PART 2**

BEING 0.1366 acre (5,948 square feet) of land in the JE Durkee Survey, A-1394, Harris County, Texas, being a portion of the called 9.7215 acre tract described in the deed from Reddy Partnership-Parkaire to Headway Estates, Ltd. recorded under File No. 20080458822, 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:

**BEGINNING** (N = 13,897,034.99, E = 3,133,223.25) at the most southerly southwest corner of said 9.7215 acre tract, in the north right-of-way line of Lauder Road (R.O.W. varies) as described in File Numbers D083168 and D083169 of the Deed Records of Harris County, Texas, from which a 5/8" iron rod found bears North 83° 56' 20" West - 0.88 feet;

**THENCE** North 02° 54' 42" West - 20.00 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the northwest corner of the herein described tract;

**THENCE** North 87° 44' 50" East - 297.48 feet to a point in the west line of the called 3.948 acre tract described in the deed from Cliffside Building Company to Houston Lighting and Power Company recorded under File No. D460913, in the Official Public Records of Real Property of Harris County, Texas, and to a 5/8-inch iron rod with cap stamped "IDS" set for the northeast corner of the herein described tract;

**THENCE** South 02° 43' 24" East - 20.00 feet, with the west line of said 3.948 acre tract, to a point in the north right-of-way line of said Lauder Road, and to a 5/8-inch iron rod with cap stamped "IDS" set for the southeast corner of the herein described tract;

INTERSECTION IMPROVEMENT - VICKERY STREET  
AT LAUDER ROAD – 2021  
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TRACT 1 PART 1 & TRACT 1 PART 2  
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**THENCE** South 87° 44' 50" West - 297.41 feet, with the north right-of-way line of said Lauder Road, to the **POINT OF BEGINNING** of the herein described tract and containing 0.1366 acre (5,948 square feet) of land.

Prepared by:  
IDS Engineering Group  
Job No. 179-044-00-543

November 29, 2022



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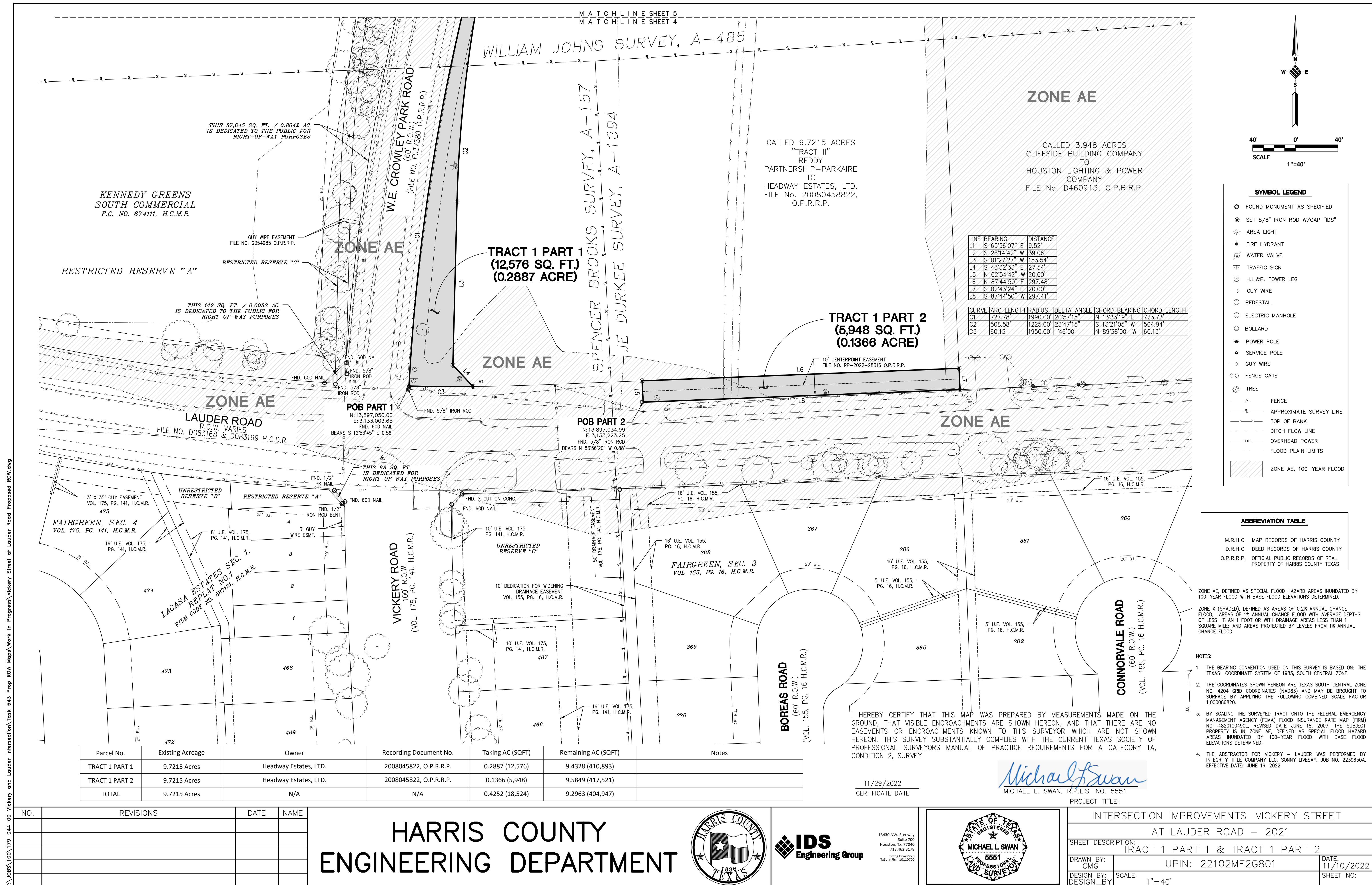
Michael L. Swan  
Registered Professional Land Surveyor  
Texas Registration Number 5551



THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTER 1.000086820

THIS LEGAL DESCRIPTION IS ISSUED IN CONJUNCTION WITH AND BASED ON THE SURVEY BY IDS ENGINEERING GROUP LAST CERTIFIED SEPTEMBER 19, 2022. REFERENCE IS HEREBY MADE TO THAT SURVEY AS PART 1 OF 2.







V:\JOBS\100\179-044-00 Vickery and Lauder Intersection\Task 543 Prop ROW Maps\Work in Progress\Vickery Street at Lauder Road Proposed ROW.dwg

WILLIAM JOHNS SURVEY, A-485

KENNEDY GREENS  
SOUTH COMMERCIAL  
F.C. NO. 674111, H.C.M.R.

RESTRICTED RESERVE "A"

THIS 37,645 SQ. FT. / 0.8642 AC.  
IS DEDICATED TO THE PUBLIC FOR  
RIGHT-OF-WAY PURPOSES

GUY WIRE EASEMENT  
FILE NO. G354985 O.P.R.R.P.

RESTRICTED RESERVE "C"

ZONE AE

CALLED 9.7215 ACRES  
"TRACT II"  
REDDY  
PARTNERSHIP-PARKAIRE  
TO  
HEADWAY ESTATES, LTD.  
FILE No. 20080458822,  
O.P.R.R.P.

TRACT 1 PART 1  
(12,576 SQ. FT.)  
(0.2887 ACRE)

W.E. CROWLEY PARK ROAD  
(FILE NO. F037380 O.P.R.R.P.)

MATCHLINE SHEET 5  
MATCHLINE SHEET 4

LINE	BEARING	DISTANCE
L1	S 65°56'07" E	9.52'
L2	S 25°14'42" W	39.06'
L3	S 01°27'27" W	153.54'
L4	S 43°32'33" E	27.54'
L5	N 02°54'42" W	20.00'
L6	N 87°44'50" E	297.48'
L7	S 02°43'24" E	20.00'
L8	S 87°44'50" W	297.41'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	727.78'	1990.00'	20°57'15"	N 13°33'19" E	723.73'
C2	508.58'	1225.00'	23°47'15"	S 13°21'05" W	504.84'
C3	60.13'	1950.00'	1°46'00"	N 89°38'00" W	60.13'

ZONE AE

CALLED 3.948 ACRES  
CLIFFSIDE BUILDING COMPANY  
TO  
HOUSTON LIGHTING & POWER  
COMPANY  
FILE No. D460913, O.P.R.R.P.

Parcel No.	Existing Acreage	Owner	Recording Document No.	Taking AC (SQFT)	Remaining AC (SQFT)	Notes
TRACT 1 PART 1	9.7215 Acres	Headway Estates, LTD.	2008045822, O.P.R.R.P.	0.2887 (12,576)	9.4328 (410,893)	
TRACT 1 PART 2	9.7215 Acres	Headway Estates, LTD.	2008045822, O.P.R.R.P.	0.1366 (5,948)	9.5849 (417,521)	
TOTAL	9.7215 Acres	N/A	N/A	0.4252 (18,524)	9.2963 (404,947)	

I HEREBY CERTIFY THAT THIS MAP WAS PREPARED BY MEASUREMENTS MADE ON THE GROUND, THAT VISIBLE ENCROACHMENTS ARE SHOWN HEREON, AND THAT THERE ARE NO EASEMENTS OR ENCROACHMENTS KNOWN TO THIS SURVEYOR WHICH ARE NOT SHOWN HEREON. THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION 2, SURVEY

11/29/2022  
CERTIFICATE DATE

*Michael L. Swan*  
MICHAEL L. SWAN, R.P.L.S. NO. 5551  
PROJECT TITLE:

SYMBOL LEGEND

- FOUND MONUMENT AS SPECIFIED
- SET 5/8" IRON ROD W/CAP "IDS"
- ⊙ AREA LIGHT
- ⚡ FIRE HYDRANT
- ⊕ WATER VALVE
- ⊞ TRAFFIC SIGN
- ⊙ H.L.&P. TOWER LEG
- GUY WIRE
- ⊙ PEDESTAL
- ⊙ ELECTRIC MANHOLE
- ⊙ BOLLARD
- ⚡ POWER POLE
- ⚡ SERVICE POLE
- GUY WIRE
- FENCE GATE
- ⊙ TREE
- // — FENCE
- ≈ — APPROXIMATE SURVEY LINE
- — — TOP OF BANK
- — — DITCH FLOW LINE
- OHP — OVERHEAD POWER
- — — FLOOD PLAIN LIMITS
- ▨ ZONE AE, 100-YEAR FLOOD

ABBREVIATION TABLE

M.R.H.C. MAP RECORDS OF HARRIS COUNTY  
D.R.H.C. DEED RECORDS OF HARRIS COUNTY  
O.P.R.R.P. OFFICIAL PUBLIC RECORDS OF REAL  
PROPERTY OF HARRIS COUNTY TEXAS

ZONE AE, DEFINED AS SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD WITH BASE FLOOD ELEVATIONS DETERMINED.

ZONE X (SHADED), DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD. 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% ANNUAL CHANCE FLOOD.

NOTES:

- THE BEARING CONVENTION USED ON THIS SURVEY IS BASED ON: THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.
- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR 1.000086820.
- BY SCALING THE SURVEYED TRACT ONTO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NO. 48201C0490L, REVISED DATE JUNE 18, 2007, THE SUBJECT PROPERTY IS IN ZONE AE, DEFINED AS SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD WITH BASE FLOOD ELEVATIONS DETERMINED.
- THE ABTRACTOR FOR VICKERY - LAUDER WAS PERFORMED BY INTEGRITY TITLE COMPANY LLC. SONNY LIVESAY, JOB NO. 2239650A, EFFECTIVE DATE: JUNE 16, 2022.

NO.	REVISIONS	DATE	NAME

HARRIS COUNTY  
ENGINEERING DEPARTMENT



IDS  
Engineering Group

13430 NW, Freeway  
Suite 700  
Houston, Tx. 77040  
713.462.3178  
TxDwg Form 2726  
TxDwg Form 0313/0704



INTERSECTION IMPROVEMENTS-VICKERY STREET		
AT LAUDER ROAD - 2021		
SHEET DESCRIPTION: TRACT 1 PART 1 & TRACT 1 PART 2		
DRAWN BY: CMG	UPIN: 22102MF2G801	DATE: 11/10/2022
DESIGN BY: DESIGN_BY	SCALE: 1"=40'	SHEET NO:

## Intersection Improvement - Vickery Street at Lauder Road - 2021

