

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 Sierra Ranch and Stonefield Terrace Sec 3 Subdivisions Drainage Improvements - 2018 Project, UPIN 19101MF12E01, for the purpose of stormwater detention/retention, one (1) 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	1.202 acres	fee simple

Being a calculated 1.202-acre (52,364 sq.ft.) parcel of land, situated in the Andrew J. Holder Survey, A-322, Harris County, Texas, being a portion of Restricted Reserve “C”, Block 2 of Stonefield Terrace Sec. 3, Amending Plat No. 2 (a called 1.663-acre tract of land) as shown on a plat filed on February 22, 2006, recorded under Film Code Number (F.C. No.) 597142 of the Harris County Map Records (H.C.M.R.), and conveyed to Stonefield Villas Homeowner’s Association, Inc. by a Deed of Gift dated December 30, 2008, recorded under Harris County Clerk File No. (H.C.C.F. No.) 20080617037, of the Official Public Records of Real Property in Harris County, Texas, (O.P.R.R.P.H.C.T.), said 1.202-acre parcel of land being more particularly described by metes and bounds as follows;

COMMENCING at a 5/8-inch iron rod found on the south right-of-way (ROW) line of Peppergate Lane (a 50 feet ROW) vested to the public and described in said plat of Stonefield Terrace Sec. 3, Amending Plat No. 2, and said iron rod marking the northeast corner of Lot 35, Block 2 of said Stonefield Terrace Sec. 3, **THENCE**; South 18°57’20” East, along the east line of Lots 35 through 37, Block 2 of said Stonefield Terrace Sec. 3, a distance of 89.79 feet to a 5/8-inch iron rod marked “RODS Surveying, Inc.” set for corner marking the most westerly northwest corner of the herein described parcel and **POINT OF BEGINNING**, having surface coordinates of X=3,174,112.34, Y=13,878,295.60;

THENCE; across said 1.663-acre tract of land (Restricted Reserve “C”), in a general easterly direction, the following twelve (12) courses and distances:

1. North 74°15’44” East, a distance of 24.42 feet to a found 5/8-inch iron rod with unreadable cap, marking the southerly corner of Lot 34, Block 2 of said Stonefield Terrace Sec. 3;
2. North 74°11’44” East, a distance of 46.92 feet to a found 5/8-inch iron rod, marking the common south corner of Lots 33 & 32, Block 2 of said Stonefield Terrace Sec. 3 and lying along the north line of said 1.663-acre tract of land;
3. North 76°18’18” East, a distance of 55.54 feet to a 5/8-inch iron rod marked “RODS Surveying, Inc.” set for corner and marking the common south corner of Lots 31 & 30, Block 2 of said Stonefield Terrace Sec. 3 and lying along the north line of said 1.663-acre tract of land;
4. North 78°01’42” East, a distance of 55.73 feet to a 5/8-inch iron rod marked “RODS Surveying, Inc.” set for corner and marking the common south corner of Lots 29 & 28, Block 2 of said Stonefield Terrace Sec. 3 and lying along the north line of said 1.663-acre tract of land;

5. North 79°11'46" East, a distance of 55.70 feet to a found 5/8-inch iron rod with unreadable cap, marking the common south corner of Lots 27 & 26, Block 2 of said Stonefield Terrace Sec. 3 and lying along the north line of said 1.663-acre tract of land;
6. North 80°28'25" East, a distance of 55.89 feet to a found 5/8-inch iron rod with unreadable cap, marking the common south corner of Lots 25 & 24, Block 2 of said Stonefield Terrace Sec. 3 and lying along the north line of said 1.663-acre tract of land;
7. Across said 1.663-acre tract of land (Restricted Reserve "C"), North 83°25'40" East, a distance of 77.15 feet to a found 5/8-inch iron rod with unreadable cap, marking the most southerly southwest corner of Lot 22, Block 2 of said Stonefield Terrace Sec. 3;
8. North 86°08'16" East, a distance of 46.62 feet to a 5/8-inch iron rod marked "RODS Surveying, Inc." set for corner and marking the common south corner of Lots 21 & 20, Block 2 of said Stonefield Terrace Sec. 3 and lying along the north line of said 1.663-acre tract of land;
9. North 86°57'12" East, a distance of 170.23 feet to a 5/8-inch iron rod marked "RODS Surveying, Inc." set for corner, marking the southeast corner of Lot 15 and lying along the west line of Lot 11, Block 2 of said Stonefield Terrace Sec. 3;
10. South 01°39'49" East, a distance of 17.20 feet to a 5/8-inch iron rod marked "RODS Surveying, Inc." set for corner and marking the west corner of said Lot 11, Block 2 of said Stonefield Terrace Sec. 3;
11. South 47°41'38" East, a distance of 14.29 feet to a 5/8-inch iron rod marked "RODS Surveying, Inc." set for corner and marking the most southerly southwest corner of said Lot 11, Block 2 of said Stonefield Terrace Sec. 3;
12. Across said 1.663-acre tract of land (Restricted Reserve "C"), South 02°56'38" East, a distance of 63.28 feet to a 5/8-inch iron rod marked "RODS Surveying, Inc." set for corner, lying along the north line of Lot 59, Block 2 of said Stonefield Terrace Sec. 3 and along the south line of said 1.663-acre tract of land (Restricted Reserve "C"), said iron rod marking the southeast corner of the herein described parcel of land;

THENCE; in a general westerly direction, the following fourteen (14) courses and distances, numbered from 13 through 26:

13. South 87°15'15" West, along the south line of said 1.663-acre tract of land and passing at a distance of 134.81 feet to a found 5/8-inch iron rod marked "PATE", marking the common north corner of Lots 55 & 54, Block 2 of said Stonefield Terrace Sec. 3 and lying along the south line of said 1.663-acre tract of land;
14. South 86°37'38" West, a distance of 106.93 feet to a found 5/8-inch iron rod with unreadable cap, marking the northerly northwest corner of Lot 51, Block 2 of said Stonefield Terrace Sec. 3;
15. South 41°06'24" West, a distance of 12.54 feet to a 5/8-inch iron rod marked "RODS Surveying, Inc." set for corner and marking the westerly corner of said Lot 51, Block 2 of said Stonefield Terrace Sec. 3;
16. South 04°39'56" East, a distance of 80.83 feet to a point for corner, marking southwest corner of said Lot 51, Block 2, lying along the north line of Rosemont Park Lane (a 50 feet ROW) vested to the public and described in said plat of Stonefield Terrace Sec. 3, Amending Plat No. 2 and marking the beginning of a non-tangent curve to the left, from which a found 5/8-inch iron rod bears North 69°08'29" West, a distance of 1.98 feet;
17. In a southwesterly direction along said curve to the left, having a central angle of 00°26'05", a radius of 1,250.57 feet, an arc length of 9.49 feet, a chord bearing and distance of South 84°48'09" West, 9.49 feet, to a 5/8-inch iron rod marked "RODS Surveying, Inc." set for corner, lying along the north line of said Rosemont Park Lane and marking the southeast corner of Lot 50, Block 2 of said Stonefield Terrace Sec. 3;
18. North 05°25'02" West, a distance of 80.37 feet to a 5/8-inch iron rod marked "RODS Surveying, Inc." set for corner and marking the easterly northeast corner of said Lot 50, Block 2 of said Stonefield Terrace Sec. 3;
19. North 51°03'32" West, a distance of 13.98 feet to a 5/8-inch iron rod marked "RODS Surveying, Inc." set for corner and marking the northerly corner of said Lot 50, Block 2 of said Stonefield Terrace Sec. 3;
20. South 83°20'18" West, a distance of 50.32 feet to a found 5/8-inch iron rod marked "PATE", marking the common north corner of Lots 49 & 48, Block 2 of said Stonefield Terrace Sec. 3 and lying along the south line of said 1.663-acre tract of land;

21. South 80°36'19" West, a distance of 59.85 feet to a found 5/8-inch iron rod marked "PATE", marking the common north corner of Lots 47 & 46, Block 2 of said Stonefield Terrace Sec. 3 and lying along the south line of said 1.663-acre tract of land;
22. South 78°13'07" West, a distance of 60.04 feet to a found 5/8-inch iron rod marked "GP SURVEYING", marking the common north corner of Lots 45 & 44, Block 2 of said Stonefield Terrace Sec. 3 and lying along the south line of said 1.663-acre tract of land;
23. South 75°37'17" West, a distance of 59.97 feet to a 5/8-inch iron rod marked "RODS Surveying, Inc." set for corner, marking the common north corner of Lots 43 & 42, Block 2 of said Stonefield Terrace Sec. 3 and lying along the south line of said 1.663-acre tract of land;
24. South 73°01'55" West, a distance of 50.04 feet to a 5/8-inch iron rod marked "RODS Surveying, Inc." set for corner, marking the northerly northwest corner of Lot 41, Block 2 of said Stonefield Terrace Sec. 3 and lying along the south line of said 1.663-acre tract of land;
25. Across said 1.663-acre tract of land (Restricted Reserve "C"), South 75°00'45" West, a distance of 21.90 feet to a 5/8-inch iron rod marked "RODS Surveying, Inc." set for corner, marking the southwest corner of the herein described parcel of land;
26. Across said 1.663-acre tract of land (Restricted Reserve "C"), North 18°57'28" West, a distance of 87.80 feet to the **POINT OF BEGINNING** of the herein described parcel and containing 1.202 acres (52,364 sq.ft.), more or less.

All bearings and coordinates shown hereon are based on the Texas Coordinate System, South Central Zone (4204), North American Datum of 1983 (NAD83) (2011 Adj.), Epoch 2010.00

Coordinates and distances are U.S. Survey Feet displayed in surface values, and may be converted to NAD83 grid values by applying the Surface Adjustment Factor (SA), $SAF = 1.00009385$, using the formula: $Surface / SAF = GRID$.

Abstracting performed by RODS Surveying, Inc. during the month of June and July 2022.

Field Surveys performed during the months of December 2022.

This description was prepared in conjunction with and accompanied by a plat of even date herewith.

I, Richard A. Rodriguez, hereby certify that the above description is true and correct and depicts a survey made on the ground under my supervision during December 2022.



Richard A. Rodriguez, RPLS 6777
RODS Surveying Inc.
6810 Lee Road
Spring, Texas 77379
Phone (281)-257-4020
TBPELS Surveying Firm # 10030700
RODS Reference No. 104-21907-002



3-27-23
Date



STONEFIELD TERRACE SEC. 3,
AMENDING PLAT NO. 2
F.C. NO. 597142
FILED FEBRUARY 22, 2006
M.R.H.C.

CALLED 1.663 AC.
 RESTRICTED RESERVE "C"
 (COMPENSATING OPEN SPACE)
 STONEFIELD VILLAS HOMEOWNERS
 H.C.C.F. NO. 20080617037
 EXECUTED DECEMBER 30, 2008
 O.P.R.H.C.T.

ANDREW	J. HOLDER	SURVEY
	A-322	

STONEFIELD TERRACE SEC. 3
AMENDING PLAT NO. 2
F.C. NO. 597142
FILED FEBRUARY 22, 2006
M.R.H.C.

FLOWER PATH
(60' R.O.W.)

STONEFIELD TERR
SEC. 3,
AMENDING PLAT N
F.C. NO. 59714
FILED FEBRUARY
2006
M.R.H.C.

ASPH= ASPHALT
AT&T= AMERICAN TELEGRAPH
& TELEPHONE CO.
BARB= BARBED WIRE FENCE
CMP= CORRUGATED METAL PIPE
CLVT= CULVERT
CONC= CONCRETE
CPP= CORRUGATED PLASTIC PIPE
D= DROP INLET
DR= DRIVE
ELEC= ELECTRIC PEDESTAL
FH= FIRE HYDRANT
FL= FLOWLINE
FNC= FENCE
FND= FOUND
GUY= ANCHOR GUY
JB= JUNCTION BOX
LP= LIGHT STANDARD
MB= MANHOLE
MHS= STORM MANHOLE
MHT= TELEPHONE MANHOLE
MHW= WASTE WATER MANHOLE
MP= MARKER POST (AS NOTED)
MPH= MILES PER HOUR
OE= OVERHEAD ELECTRIC LINE
PBX= PULLBOX
PVC= POLYVINYL CHLORIDE
PP= POWER POLE
RCP= REINFORCED CONCRETE PIPE
STS= SAFETY END TREATMENT
SPED= SERVICE PEDESTAL
SPV= SERVICE POLE
SW= SIDEWALK
TBX= TRAFFIC BOX
TPED= TELEPHONE PEDESTAL
TRANS= TRANSFORMER
TSLP= TRAFFIC SIGNAL POLE
VG= VALVE GAS
WDFN= WOOD FENCE
WFN= WIRE FENCE/BARBED
WM= WATER METER
WV= WATER VALVE
BLDG= BUILDING
COL= COLUMN

B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
D.R.H.C.T.	DEED RECORDS HARRIS COUNTY, TEXAS
F.C. No.	FILM CODE NUMBER
H.C.C.F. No.	HARRIS COUNTY CLERK FILE NUMBER
M.R.H.C.T.	MAP RECORDS OF HARRIS COUNTY, TEXAS
O.P.R.R.P.H.C.T.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, HARRIS COUNTY, TEXAS
O.P.R.H.C.T.	OFFICIAL PUBLIC RECORDS, HARRIS COUNTY, TEXAS
AC.	ACRE
SQ.FT.	SQUARE FEET
VOL.	VOLUME
PG.	PAGE
IR	IRON ROD
IRC	IRON ROD WITH CAP
IP	IRON PIPE
MON.	MONUMENT

20 10 0 20 40

SCALE IN FEET

SCALE: 1" = 20' (34X22)
SCALE: 1" = 40' (17X11)

N

LEGEND

	FENCE AS NOTED
	BARBED WIRE FENCE
	CULVERT
	CENTER OF DITCH
	DITCH TOP
	EDGE OF ASPHALT ROAD
	EDGE OF CONCRETE ROAD
	BACK OF CURB
	GUTTER
	LOT LINE
	R.O.W. LINE
	MANHOLE STORM
	MANHOLE SANITARY
	STORM INLET
	STORM 'B' INLET
	STORM 'BB' INLET
	STORM CURB INLET
	TELEPHONE MANHOLE
	TELEPHONE PEDESTAL
	POWER POLE
	POWER JUNCTION BOX
	GUY ANCHOR
	POWER STREET LIGHT
	NATURAL GAS METER
	NATURAL GAS VALVE
	WATER METER
	WATER VALVE
	WATER FIRE HYDRANT
	UTILITY MARKER
	MAILBOX
	SUE TEST HOLE
	TRAFFIC PEDESTAL
	SANITARY CLEANOUT
	TRAFFIC SIGN
	DECIDUOUS TREE
	CONIFEROUS TREE
	SHRUB
	FOUND 5/8" IR (UNLESS OTHERWISE NOTED)
	SET MONUMENT

I, RICHARD A RODRIGUEZ, HEREBY CERTIFY THAT THE HEREON MAP OR PLAT CORRECTLY REPRESENTS THE FACTS FOUND ON THE GROUND AT THE TIME OF THE SURVEY. THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION II LAND TITLE SURVEY.



 03/27/2023
DATE
RICHARD A. RODRIGUEZ
REGISTERED PROFESSIONAL
LAND SURVEYOR #6777, STATE OF TEXAS

LINE TABLE (PARCEL 1)		
L2	S 01° 39' 49" E	17.20'
L3	S 47° 41' 38" E	14.29'

HARRIS COUNTY
ENGINEERING DEPARTMENT



PROJECT TITLE: UPIN:19101MF12E01 SIERRA RANCH AND STONEFIELD TERRACE SEC. 3		
DRAWN BY: AHE	SUBDIVISIONS DRAINAGE IMPROVEMENTS - 2018	HCED STANDARD
CR'D BY: INIT	SHEET DESCRIPTION: PARCEL 1	#
SCALE: 1" = 20'	SHEET 2	
DATE: 01/05/23	APPROVED BY:	SHEET NO: 2 / 2

Sierra Ranch and Stonefield Terrace Sec 3 Subdivisions Drainage Improvements - 2018

