FINDINGS AND DECLARATIONS:

WHEREAS, Commissioners Court of Harris County, Texas, acting on behalf of the Harris County Flood Control District, has received and reviewed the survey(s) of property to be acquired for the public project known as Morningside Place Drainage Project -A135-01-00-E001, for the purpose of channel improvements & stormwater detention, five (5) drainage 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 drainage 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.

Tract No.	Size	Property interest
A135-01-00-01-006.0	0.0273 acres	drainage easement
A135-01-00-01-009.0	0.0826 acres	drainage easement
A135-01-00-01-010.0	0.0417 acres	drainage easement
A135-01-00-01-011.0	0.0302 acres	drainage easement
A135-01-00-01-012.0	0.0023 acres	drainage easement

DOUCET

10190 Katy Freeway, Suite 110
Houston, Texas 77043
www.doucetengineers.com
TBPLS Firm No. 10194551

"Exhibit "------"

Morning Side Place Storm Improvements
Harris County, Texas

D&A Job No. 1813-019-00
March 28, 2023

RESTRICTED RESERVE "F", BLOCK 5
MORNINGSIDE PLACE SECTION ONE
HCFCD TRACT NUMBER A135-01-00-01-006.0
PERMANENT DRAINAGE EASEMENT
(0.0273 ACRES / 1,187 SQUARE FEET)
METES & BOUNDS DESCRIPTION

BEING A 0.0273 ACRE [1,187 SQUARE FEET] PARCEL OUT OF THE HENRY A. ROBINSON SURVEY, ABSTRACT NUMBER 678, HARRIS COUNTY, TEXAS, SAID 0.0273 ACRES BEING A PORTION OF A CALLED 0.6589 RESTRICTED RESERVE "F", BLOCK 5 OF MORNING SIDE PLACE SECTION ONE, AS RECORDED UNDER VOLUME 327, PAGE 116 OF THE HARRIS COUNTY MAP RECORDS [H.C.M.R.], SAID 0.0273 ACRE PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod found for the common northwest corner of Lot 42 of said Bock 5 of Morning Side Place Section One and the common northeast corner of Lot 43 of said Block 5 of Morning Side Place Section One, same being on the south right-of-way line of Geronimo Lake Drive, as recorded under said Morning Side Place Section One (60-feet wide);

THENCE S86°30'56"W, along said south right-of-way line of Geronimo Lake Drive, a distance of 307.66 feet to the **POINT OF BEGINNING** (N: 13,782,416.34', E: 3,125,607.35') and being the northeast corner of the herein described parcel, from which a 5/8-inch iron rod found at the common southwest corner of Lot 31, Block 4 of said Morning Side Place Section One and the common southeast corner of Lot 30 of said Block 4 in the north right-of-way line of said Geronimo Lake Drive bears N41°23'13", a distance of 86.54 feet;

THENCE S04°36'09"W, departing said south right-of-way line of Geronimo Lake Drive, over and across said 0.6589 Restricted Reserve "F", a distance of 166.48 feet to a point on the east right-of-way line of Presidents Drive West, as recorded under Morning Side Place Section One (80-feet wide) for the southerly most corner of the herein described parcel;

THENCE N00°33'54"W, along said east right-of-way line of Presidents Drive West, a distance of 154.99 feet to the south corner of a cut back line in the southeast intersection of said Geronimo Lake Drive and said Presidents Drive West;

THENCE N42°53'31"E, along said cut back line, a distance of 14.54 feet to the north corner of said cut back line, same being the said south right-of-way line of Geronimo Drive;

THENCE N86°30'56"E, along said south right-of-way line of Geronimo Lake Drive, a distance of 5.00 feet to the **POINT OF BEGINNING** and containing 0.0273 acres [1,187 square feet].

Basis of bearings is the Texas Coordinate System, South Central Zone [4204], NAD83 (2011), Epoch 2010. All distances are grid values and may be converted to surface by using the surface adjustment factor of 1.000125.
Units: U.S. Survey Feet.

This survey was performed without the benefit of a title commitment. Easements or other matters of record may exist where none are shown.

COMMITMENT YOU EXPECT | EXPERIENCE YOU NEED | PEOPLE YOU TRUST

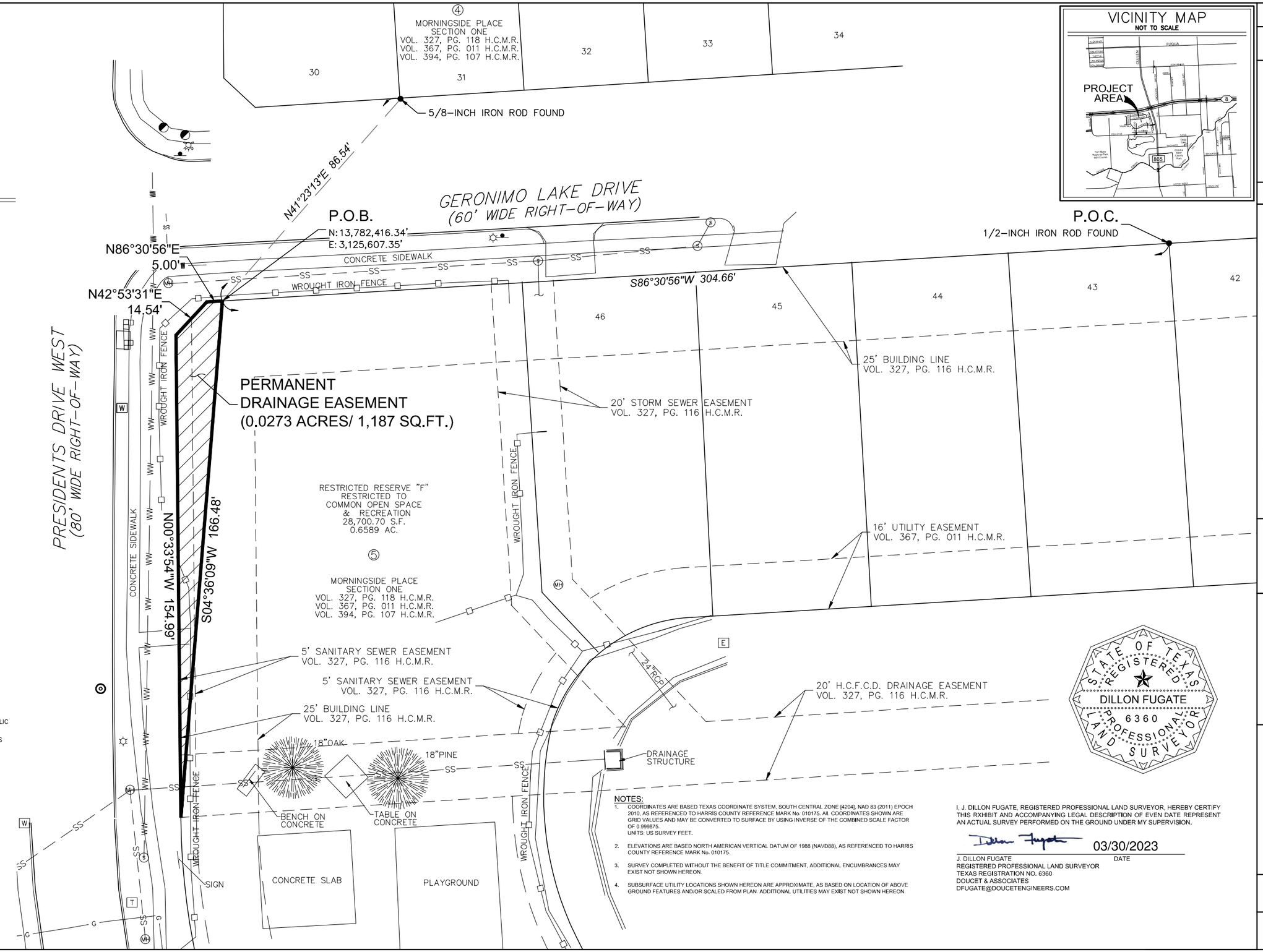
10190 Katy Freeway, Suite 110
Houston, Texas 77043
www.doucetengineers.com
TBPLS Firm No. 10194551

I, Dillon Fugate, Registered Professional Land Surveyor, hereby certify that this property description and accompanying plat of even date represent an actual survey performed on the ground.

03/30/2023

Dillon Fugate Date
Registered Professional Land Surveyor
Texas Registration No. 6360
Doucet & Associates
dfugate@DoucetEngineers.com
TBPELS Firm Registration No. 10194551

STATE OF TEXAS
REGISTERED
DILLON FUGATE
6360
PROFESSIONAL
LAND SURVEYOR



LEGEND

- IRON ROD FOUND [UNLESS NOTED]
- IRON PIPE FOUND [AS NOTED]
- RIGHT OF WAY TYPE II MONUMENT FOUND
- SURVEY CONTROL POINT
- 1/2" IRON ROD WITH "DOUCET" CAP SET
- CO CLEAN OUT
- BOLLARD
- ELECTRIC PULL BOX
- RADIO ANTENNA
- AIR CONDITIONING UNIT
- E ELECTRIC MANHOLE
- FIRE HYDRANT
- G GAS METER
- HANDICAP PARKING
- LIGHT POLE
- TRAFFIC SIGNAL
- VALVE
- W WATER VALVE
- W WATER METER
- S STORM SEWER MANHOLE
- T TELEPHONE PEDESTAL
- ME GREASE MANHOLE
- T TELEPHONE MANHOLE
- SIGN [AS NOTED]
- POWER POLE
- DOWN GUY
- 5 NUMBER OF PARKING SPOTS IN R.O.W.
- BENCHMARK FOUND
- CALCULATED POINT
- COTTON SPINDLE FOUND
- E ELECTRIC METER
- ET ELECTRIC TRANSFORMER
- GV GAS VALVE
- MAILBOX
- TELEPHONE SERVICE BOX
- TRAFFIC SIGNAL BOX
- WW WASTEWATER MANHOLE
- W WATER MANHOLE
- OE OVERHEAD ELECTRIC
- CHAIN LINK FENCE
- WOOD FENCE
- GUARD POST FENCE
- HANDRAIL
- CONCRETE
- BUILDING
- CONTROL POINT
- H.C.O.P.R.R.P. HARRIS COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
- H.C.M.R. HARRIS COUNTY MAP RECORDS
- FF FINISHED FLOOR

NOTES:

1. COORDINATES ARE BASED TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE [4204], NAD 83 (2011) EPOCH 2010, AS REFERENCED TO HARRIS COUNTY REFERENCE MARK No. 010175. All. COORDINATES SHOWN ARE GRID VALUES AND MAY BE CONVERTED TO SURFACE BY USING INVERSE OF THE COMBINED SCALE FACTOR OF 0.999875.
   UNITS: US SURVEY FEET.
2. ELEVATIONS ARE BASED NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), AS REFERENCED TO HARRIS COUNTY REFERENCE MARK No. 010175.
3. SURVEY COMPLETED WITHOUT THE BENEFIT OF TITLE COMMITMENT, ADDITIONAL ENCUMBRANCES MAY EXIST NOT SHOWN HEREON.
4. SUBSURFACE UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE, AS BASED ON LOCATION OF ABOVE GROUND FEATURES AND/OR SCALED FROM PLAN. ADDITIONAL UTILITIES MAY EXIST NOT SHOWN HEREON.

I, J. DILLON FUGATE, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THIS RXHIBIT AND ACCOMPANYING LEGAL DESCRIPTION OF EVEN DATE REPRESENT AN ACTUAL SURVEY PERFORMED ON THE GROUND UNDER MY SUPERVISION.

03/30/2023

J. DILLON FUGATE — DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6360
DOUCET & ASSOCIATES
DFUGATE@DOUCETENGINEERS.COM

STATE OF TEXAS REGISTERED DILLON FUGATE 6360 PROFESSIONAL LAND SURVEYOR

HCFCD PROJECT ID A135-01-00-E001
HCFCD TRACT NUMBER A135-01-00-01-006.0

MORNING SIDE PLACE SUBDIVISION
STORM IMPROVEMENT

PERMANENT DRAINAGE EASEMENT

PREPARED:
CHECKED:
APPROVED:

DOUCET & ASSOCIATES
Civil Engineering - Planning - Geospatial
7700 West Tidwell Road, Suite 110
Houston, Texas 77044
Phone: (346)-250-4425
www.doucetengineers.com
TBPLS Firm No.: 10194551

HARRIS COUNTY FLOOD CONTROL DISTRICT
9900 Northwest Freeway
Houston, Texas 77092

DATE: 03/28/2023
SCALE: 1" = 30'

SHEET NUMBER
3 OF 3

X:\DEPARTMENTS\GEOSPATIAL\PROJECTS\1813-019 OTHON HCFCD PROJECT ID A135-01-00-E001\CAD\DWG\ACTIVE\1813-019-00 (GRID) LAYOUT REV.DWG | JSORDIA | SAVED: Tuesday, March 28, 2023 11:21:02 PM | DOUCET_STANDARD(HALFSIZE).CTB | | PLOTTED: Tuesday, March 28, 2023 11:30:21 PM

DOUCET

10190 Katy Freeway, Suite 110
Houston, Texas 77043
www.doucetengineers.com
TBPLS Firm No. 10194551

"Exhibit "------"

Morning Side Place Storm Improvements
Harris County, Texas

D&A Job No. 1813-019-00
March 28, 2023

RESTRICTED RESERVE "D", BLOCK 3
MORNINGSIDE PLACE SEC. 2
HCFCD TRACT NUMBER A135-01-00-01-009.0
PERMANENT DRAINAGE EASEMENT
(0.0826 ACRES / 3,599 SQUARE FEET)
METES & BOUNDS DESCRIPTION

BEING A 0.0826 ACRE [3,599 SQUARE FEET] PARCEL OUT OF THE HENRY A. ROBINSON SURVEY, ABSTRACT NUMBER 678, HARRIS COUNTY, TEXAS, SAID 0.0826 ACRE PARCEL MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 5/8-inch iron rod found for the common southwest corner of Lot 37, Block 6 of Morningside Place Section One, as recorded under Volume 367, Page 011 H.C.M.R. and the common southeast corner of Lot 38 of said Morningside Section One;

THENCE S88°34'32"W, along the south line of said Lot 38, a distance of 40.00 feet to the **POINT OF BEGINNING** (N: 13,781,920.45', E: 3,125,171.85') at the southwest corner of said Lot 38 and being the southeast corner of the herein described parcel;

THENCE S88°34'32"W, a distance of 30.00 feet to a point for the southwest corner of the herein described parcel, same being the southeast corner of a called 2.7267 acre Restricted Reserve "D" Morningside Place Sec. 2, as recorded under Film Code No. 541050 H.C.M.R., from which a 1/2-inch iron rod bears S05°37'08"W, a distance 0.9 feet;

THENCE N01°25'28"W, along the east line of said Restricted Reserve "D" a distance of 120.00 feet to the northeast corner of said Restricted Reserve "D" and being the south right-of-way line of Vauxhall Drive South (60-feet wide), and being the northwest corner of the herein described parcel;

THENCE N88°30'36"E, a distance of 30.00 feet to the northwest corner of the aforementioned Lot 38 and being the northeast corner of the herein described parcel;

THENCE S01°25'28"E, departing said south right-of-way line of Vauxhall Drive South, along the west line of said Lot 38, a distance of 120.00 feet to the **POINT OF BEGINNING** and containing 0.0826 acres [3,599 square feet].

Basis of bearings is the Texas Coordinate System, South Central Zone [4204], NAD83 (2011), Epoch 2010. All coordinates shown are grid values and may be converted to surface by using the surface adjustment factor of 1.000125.
Units: U.S. Survey Feet.

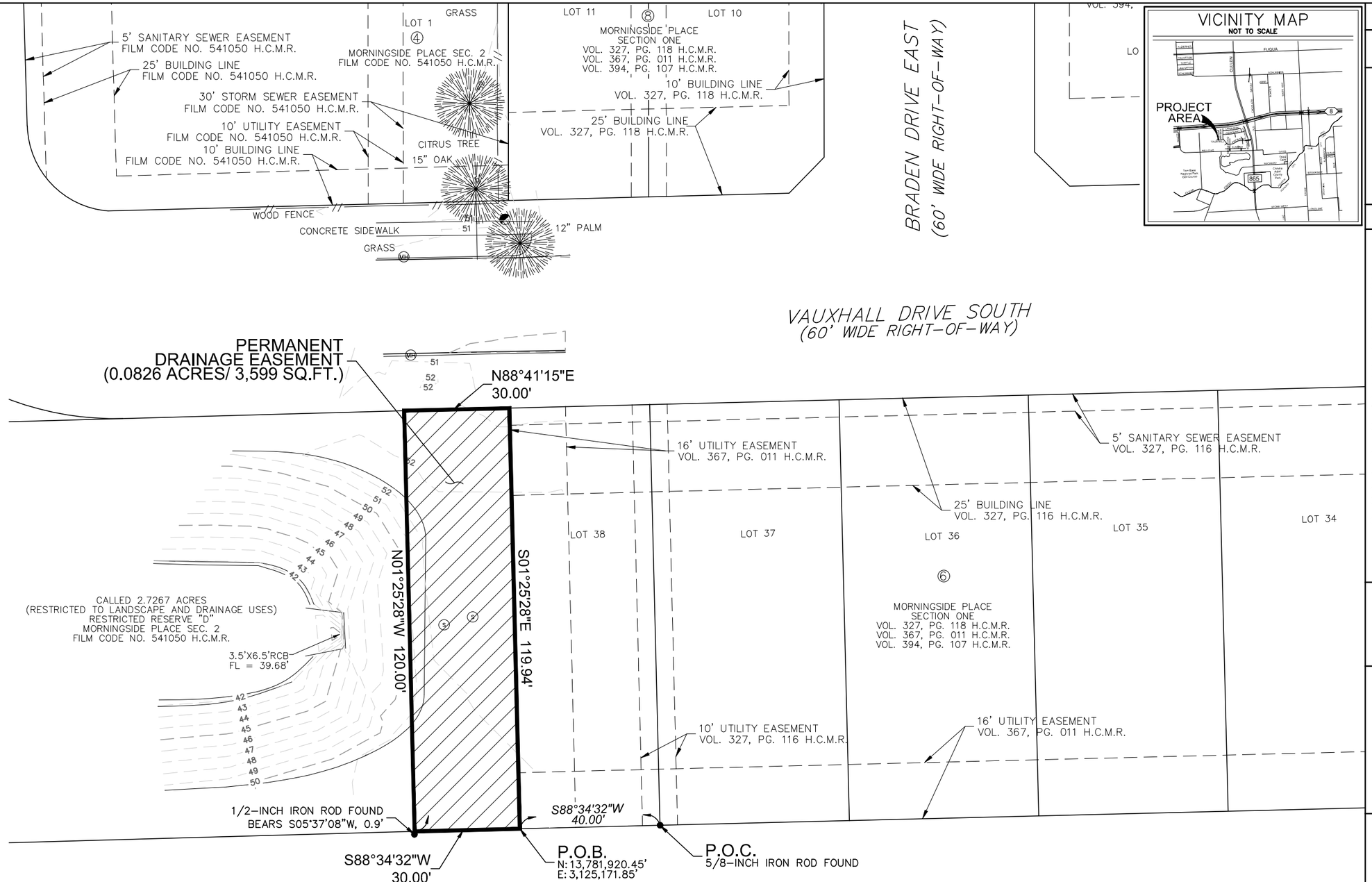
This survey was performed without the benefit of a title commitment. Easements or other matters of record may exist where none are shown.
I, Dillon Fugate, Registered Professional Land Surveyor, hereby certify that this property description and accompanying plat of even date represent an actual survey performed on the ground.

03/30/2023

Dillon Fugate — Date
Registered Professional Land Surveyor
Texas Registration No. 6360
Doucet & Associates
dfugate@DoucetEngineers.com
TBPELS Firm Registration No. 10194551

STATE OF TEXAS
REGISTERED
DILLON FUGATE
6360
PROFESSIONAL
LAND SURVEYOR

COMMITMENT YOU EXPECT | EXPERIENCE YOU NEED | PEOPLE YOU TRUST



LEGEND

- IRON ROD FOUND [UNLESS NOTED]
- IRON PIPE FOUND [AS NOTED]
- RIGHT OF WAY TYPE II MONUMENT FOUND
- SURVEY CONTROL POINT
- 1/2" IRON ROD WITH "DOUCET" CAP SET
- CO — CLEAN OUT
- BOLLARD
- ELECTRIC PULL BOX
- RADIO ANTENNA
- AIR CONDITIONING UNIT
- E — ELECTRIC MANHOLE
- FIRE HYDRANT
- G — GAS METER
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- W — WATER METER
- S — STORM SEWER MANHOLE
- T — TELEPHONE PEDESTAL
- MH — GREASE MANHOLE
- T — TELEPHONE MANHOLE
- SIGN [AS NOTED]
- POWER POLE
- DOWN GUY
- 5 — NUMBER OF PARKING SPOTS IN R.O.W.
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- H.C.O.P.R.R.P. — HARRIS COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
- H.C.M.R. — HARRIS COUNTY MAP RECORDS
- FF — FINISHED FLOOR

NOTES:

1. COORDINATES ARE BASED TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE [4204], NAD 83 (2011) EPOCH 2010, AS REFERENCED TO HARRIS COUNTY REFERENCE MARK No. 010175. All. COORDINATES SHOWN ARE GRID VALUES AND MAY BE CONVERTED TO SURFACE BY USING INVERSE OF THE COMBINED SCALE FACTOR OF 0.999875. UNITS: US SURVEY FEET.
2. ELEVATIONS ARE BASED NORTH AMERICAN VERTICAL DATJM OF 1988 (NAVD88), AS REFERENCED TO HARRIS COUNTY REFERENCE MARK No. 010175.
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4. SUBSURFACE UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE, AS BASED ON LOCATION OF ABOVE GROUND FEATURES AND/OR SCALED FROM PLAN. ADDITIONAL UTILITIES MAY EXIST NOT SHOWN HEREON.

I, J. DILLON FUGATE, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THIS RXHIBIT AND ACCOMPANYING LEGAL DESCRIPTION OF EVEN DATE REPRESENT AN ACTUAL SURVEY PERFORMED ON THE GROUND UNDER MY SUPERVISION.

03/30/2023

J. DILLON FUGATE — DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6360
DOUCET & ASSOCIATES
DFUGATE@DOUCETENGINEERS.COM

STATE OF TEXAS
REGISTERED
DILLON FUGATE
6360
PROFESSIONAL
LAND SURVEYOR

HCFCD PROJECT ID A135-01-00-E001
HCFCD TRACT NUMBER A135-01-00-01-009.0

MORNING SIDE PLACE SUBDIVISION
STORM IMPROVEMENT

PERMANENT DRAINAGE EASEMENT

PREPARED:
CHECKED:
APPROVED:

D&A DOUCET & ASSOCIATES
Civil Engineering • Planning • Geospatial
10100 Katy Freeway, Suite 110
Houston, Texas 77043
Phone: (344)-250-4425
www.doucetengineers.com
TBPLS Firm No. : 10194651

HARRIS COUNTY FLOOD CONTROL DISTRICT
9900 Northwest Freeway
Houston, Texas 77092

DATE: 03/28/2023
SCALE: 1" = 30'

SHEET NUMBER
2 OF 2

X:\DEPARTMENTS\GEOSPATIAL\PROJECTS\18134219 OTHON HCFCD PROJECT ID A135-01-00-E001\CAD\DWG\ACTIVE\18134219-00 (GRID) LAYOUT REV.DWG | JSORDIA | SAVED: Tuesday, March 29, 2023 11:34:43 PM | DOUCET_STANDARD(HALFSIZE).CTB | | PLOTTED: Tuesday, March 29, 2023 11:37:49 PM

DOUCET

10190 Katy Freeway, Suite 110
Houston, Texas 77043
www.doucetengineers.com
TBPLS Firm No. 10194551

"Exhibit "------"

Morning Side Place Storm Improvements
Harris County, Texas

D&A Job No. 1813-019-00
March 28, 2023

LOT 1, BLOCK 4
MORNINGSIDE PLACE SEC. 2
HCFCD TRACT NUMBER A135-01-00-01-010.0
PERMANENT DRAINAGE EASEMENT
(0.0417 ACRES / 1,817 SQUARE FEET)
METES & BOUNDS DESCRIPTION

BEING A 0.0417 ACRE [1,817 SQUARE FEET] PARCEL OUT OF THE HENRY A. ROBINSON SURVEY, ABSTRACT NUMBER 678, HARRIS COUNTY, TEXAS, SAID 0.0417 ACRE PARCEL MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING (N: 13,782,099.58', E: 3,125,168.63') at a point for corner in the north right-of-way line of Vauxhall Drive South (60-feet wide), same being the common southwest corner of Lot 11, Block 8 of Morning Place Section One as recorded under Volume 327, Page 116 of the Harris County Map Records [H.C.M.R.] and the common southeast corner of Lot 1, Block 4 of Morningside Place Sec. 2 as recorded under Film Code Number 541050 H.C.M.R., from which a 1/2-inch iron rod bears S81°08'57"W, a distance 312.42 feet;

THENCE S88°34'32"W, along said north right-of-way line of Vauxhall Drive South, a distance of 30.01 feet to a point for the southwest corner of the herein described parcel, from which a 1/2-inch iron rod bears S01°00'05"E, a distance 179.97 feet;

THENCE N00°04'04"W, departing said north right-of-way line of Vauxhall Drive South, following the west line of a 30-feet storm sewer easement as recorded under Film Code Number 541050 H.C.M.R., over and across Lot 1 of said Morningside Place Sec. 2, a distance of 60.59 feet to a point on the common north line of Lot 1 and the common south line of Lot 2 of said Morningside Place Sec. 2 for the northwest corner of the herein described parcel;

THENCE N89°55'56"E, departing said west line of the 30-feet storm sewer easement, following said north line of Lot 1, a distance of 30.01 feet to a point for corner on the west line of Lot 11 of said Morning Place Section One;

THENCE S00°04'04"E, along said west line of Lot 11, a distance of 60.54 feet to the **POINT OF BEGINNING** and containing 0.0417 acres [1,817 square feet].

Basis of bearings is the Texas Coordinate System, South Central Zone [4204], NAD83 (2011), Epoch 2010. All coordinates shown are grid values and may be converted to surface by using the surface adjustment factor of 1.000125.
Units: U.S. Survey Feet.

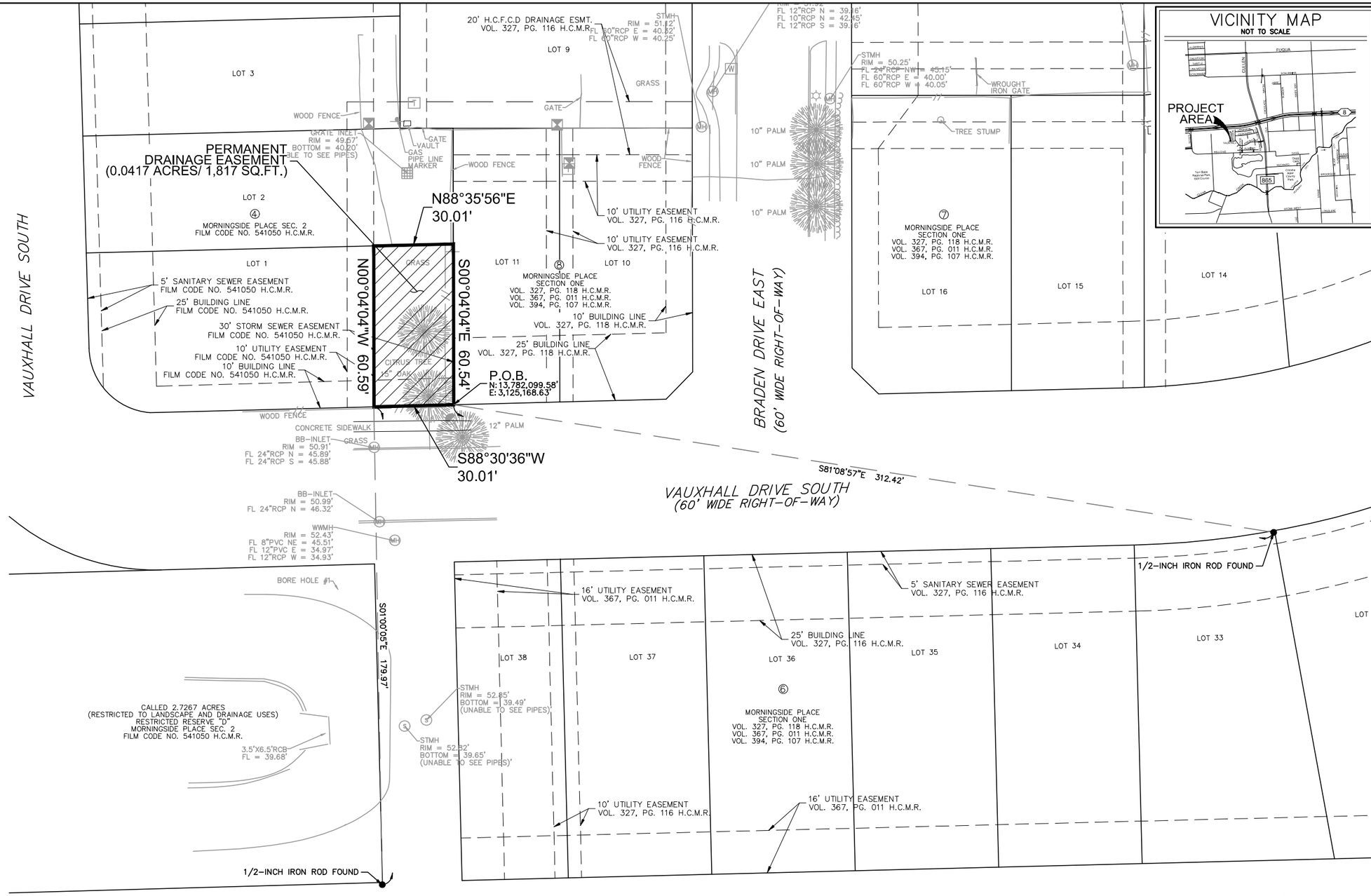
This survey was performed without the benefit of a title commitment. Easements or other matters of record may exist where none are shown.
I, Dillon Fugate, Registered Professional Land Surveyor, hereby certify that this property description and accompanying plat of even date represent an actual survey performed on the ground.

03/30/2023

Dillon Fugate — Date
Registered Professional Land Surveyor
Texas Registration No. 6360
Doucet & Associates
dfugate@DoucetEngineers.com
TBPELS Firm Registration No. 10194551

STATE OF TEXAS
REGISTERED
DILLON FUGATE
6360
PROFESSIONAL
LAND SURVEYOR

COMMITMENT YOU EXPECT | EXPERIENCE YOU NEED | PEOPLE YOU TRUST



LEGEND

- IRON ROD FOUND [UNLESS NOTED]
- IRON PIPE FOUND [AS NOTED]
- RIGHT OF WAY TYPE II MONUMENT FOUND
- SURVEY CONTROL POINT
- 1/2" IRON ROD WITH "DOUCET" CAP SET
- CO — CLEAN OUT
- BOLLARD
- ELECTRIC PULL BOX
- RADIO ANTENNA
- AIR CONDITIONING UNIT
- E — ELECTRIC MANHOLE
- FIRE HYDRANT
- G — GAS METER
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- WATER VALVE
- W — WATER METER
- S — STORM SEWER MANHOLE
- T — TELEPHONE PEDESTAL
- MH — GREASE MANHOLE
- T — TELEPHONE MANHOLE
- SIGN [AS NOTED]
- POWER POLE
- DOWN GUY
- 5 — NUMBER OF PARKING SPOTS IN R.O.W.
- BENCHMARK FOUND
- CALCULATED POINT
- COTTON SPINDLE FOUND
- E — ELECTRIC METER
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- H.C.O.P.R.R.P. — HARRIS COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
- H.C.M.R. — HARRIS COUNTY MAP RECORDS
- FF — FINISHED FLOOR

NOTES:

1. COORDINATES ARE BASED TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE [4204], NAD 83 (2011) EPOCH 2010, AS REFERENCED TO HARRIS COUNTY REFERENCE MARK No. 010175. All. COORDINATES SHOWN ARE GRID VALUES AND MAY BE CONVERTED TO SURFACE BY USING INVERSE OF THE COMBINED SCALE FACTOR OF 0.999875. UNITS: US SURVEY FEET.
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I, J. DILLON FUGATE, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THIS RXHIBIT AND ACCOMPANYING LEGAL DESCRIPTION OF EVEN DATE REPRESENT AN ACTUAL SURVEY PERFORMED ON THE GROUND UNDER MY SUPERVISION.

03/30/2023

J. DILLON FUGATE — DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6360
DOUCET & ASSOCIATES
DFUGATE@DOUCETENGINEERS.COM

STATE OF TEXAS REGISTERED DILLON FUGATE 6360 PROFESSIONAL LAND SURVEYOR

HCFCD PROJECT ID A135-01-00-E001
HCFCD TRACT NUMBER A135-01-00-01-010.0
MORNING SIDE PLACE SUBDIVISION
STORM IMPROVEMENT
PERMANENT DRAINAGE EASEMENT

PREPARED:
CHECKED:
APPROVED:

D&A DOUCET & ASSOCIATES
Civil Engineering • Planning • Geospatial
10900 Kenwick Avenue, Suite 110
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Phone: (346)-250-4425
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TBPE Firm No.: 10194651

HARRIS COUNTY FLOOD CONTROL DISTRICT
9900 Northwest Freeway
Houston, Texas 77092

DATE: 03/28/2023
SCALE: 1" = 40'

SHEET NUMBER
2 OF 2

X:\DEPARTMENTS\GEOSPATIAL\PROJECTS\18134\19 OTHON HCFCD PROJECT ID A135-01-00-E001\CAD\DWG\ACTIVE\18134-01900 (GRID) LAYOUT REV.DWG | JSORDIA | SAVED: Tuesday, March 28, 2023 11:34:43 PM | DOUCET_STANDARD(HALFSIZE).CTB | | PLOTTED: Tuesday, March 29, 2023 11:36:01 PM

DOUCET

10190 Katy Freeway, Suite 110
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TBPLS Firm No. 10194551

"Exhibit "------"

Morning Side Place Storm Improvements
Harris County, Texas

D&A Job No. 1813-019-00
March 28, 2023

LOT 2, BLOCK 4
MORNINGSIDE PLACE SEC. 2
HCFCD TRACT NUMBER A135-01-00-01-011.0
PERMANENT DRAINAGE EASEMENT
(0.0302 ACRES / 1,316 SQUARE FEET)
METES & BOUNDS DESCRIPTION

BEING A 0.0302 ACRE [1,316 SQUARE FEET] PARCEL OUT OF THE HENRY A. ROBINSON SURVEY, ABSTRACT NUMBER 678, HARRIS COUNTY, TEXAS, SAID 0.0302 ACRE PARCEL MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING (N: 13,782,099.58', E: 3,125,168.63') at a point for corner in the north right-of-way line of Vauxhall Drive South (60-feet wide), same being the common southwest corner of Lot 11, Block 8 of Morning Place Section One as recorded under Volume 327, Page 116 of the Harris County Map Records [H.C.M.R.] and the common southeast corner of Lot 1, Block 4 of Morningside Place Sec. 2 as recorded under Film Code Number 541050 H.C.M.R., from which a 1/2-inch iron rod bears S81°08'57"W, a distance 312.42 feet;

THENCE N00°04'04"W, departing said north right-of-way line of Vauxhall Drive South, along the west line of said Lot 11, a distance of 60.54 feet to the **POINT OF BEGINNING** (N: 13,782,160312', E: 3,125,168.56') and the southeast corner of the herein described parcel, from which a 1/2-inch iron rod found bears S06°20'03"W, a distance 242.75 feet;

THENCE S88°35'56"W, departing said west line of Lot 11, following the common north line of said Lot 1 and the common south line of Lot 2 of said Morningside Place Sec. 2, a distance of 30.01 feet to a point for the southwest corner of the herein described parcel;

THENCE N00°04'04"W, departing said north line of said Lot 1, following the west line of a 30-feet storm sewer easement as recorded under Film Code Number 541050 H.C.M.R., over and across said Lot 2, a distance of 44.02 feet to a point on the common north line of Lot 2 and the common south line of Lot 3 of said Morningside Place Sec. 2 for the northwest corner of the herein described parcel;

THENCE N88°35'40"E, departing said west line of the 30-feet storm sewer easement, following the north line of said Lot 2, a distance of 10.00 feet to a point for corner, same being the common southeast corner of said Lot 3 and the common southwest corner of Lot 9 of said Morning Place Section One;

THENCE N89°55'56"E, along the common south line of said Lot 9 and the common north line of said Lot 2, a distance of 20.00 feet to a point for the northeast corner of the herein described parcel, same being the common northeast corner of said Lot 2 and the common northwest corner of Lot 11 of said Morningside Place Section One

THENCE S00°04'04"E, departing said south line of Lot 9, along the west line of said Lot 11, a distance of 43.56 feet to the **POINT OF BEGINNING** and containing 0.0302 acres [1,316 square feet].

Basis of bearings is the Texas Coordinate System, South Central Zone [4204], NAD83 (2011), Epoch 2010. All coordinates shown are grid values and may be converted to surface by using the surface adjustment factor of 1.000125.
Units: U.S. Survey Feet.

COMMITMENT YOU EXPECT | EXPERIENCE YOU NEED | PEOPLE YOU TRUST

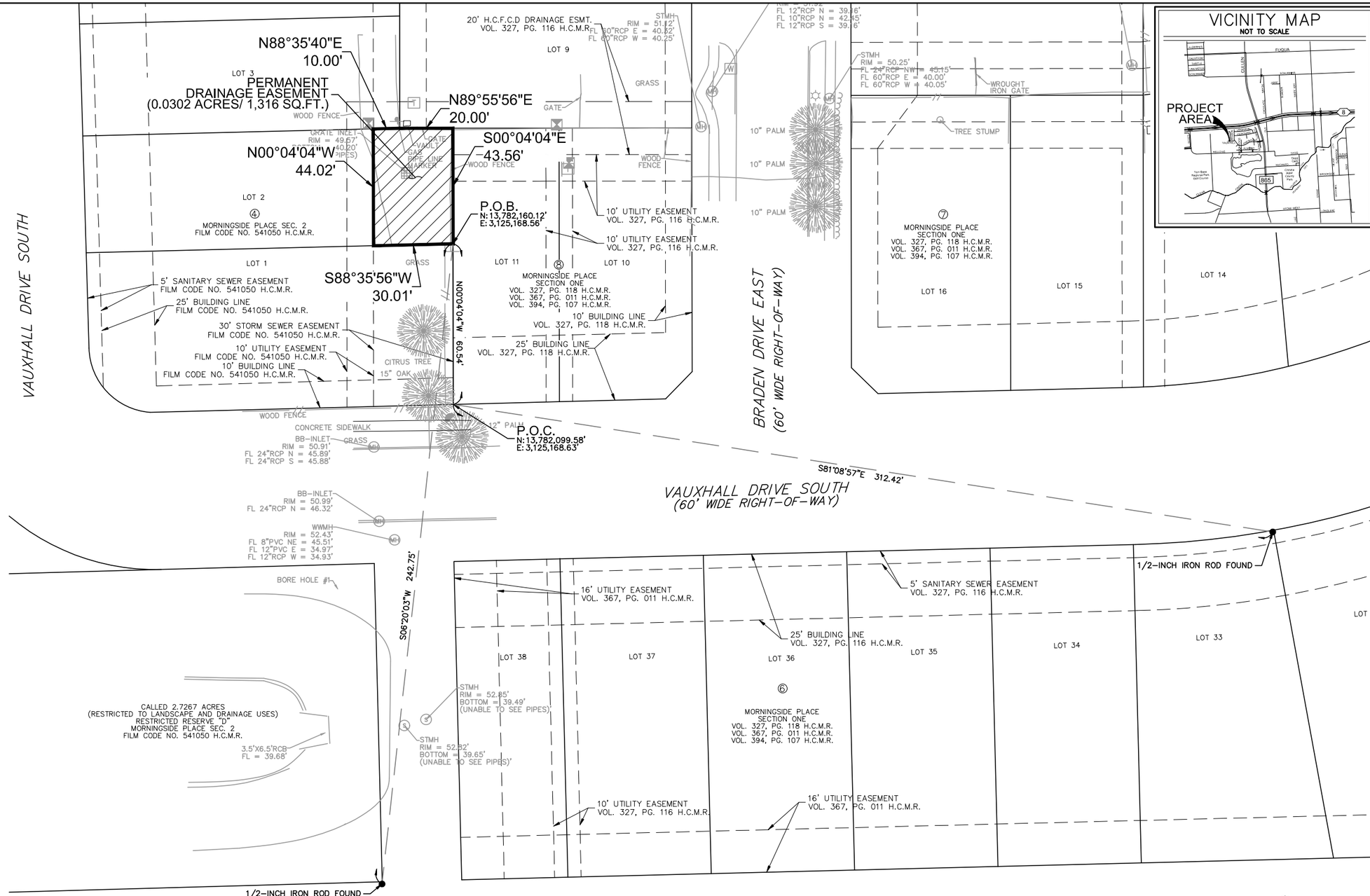
10190 Katy Freeway, Suite 110
Houston, Texas 77043
www.doucetengineers.com
TBPLS Firm No. 10194551

This survey was performed without the benefit of a title commitment. Easements or other matters of record may exist where none are shown.

I, Dillon Fugate, Registered Professional Land Surveyor, hereby certify that this property description and accompanying plat of even date represent an actual survey performed on the ground.

03/30/2023

Dillon Fugate Date
Registered Professional Land Surveyor
Texas Registration No. 6360
Doucet & Associates
dfugate@DoucetEngineers.com
TBPELS Firm Registration No. 10194551



0 40 80
SCALE IN FEET

LEGEND

- IRON ROD FOUND [UNLESS NOTED]
- IRON PIPE FOUND [AS NOTED]
- RIGHT OF WAY TYPE II MONUMENT FOUND
- SURVEY CONTROL POINT
- 1/2" IRON ROD WITH "DOUCET" CAP SET
- CO CLEAN OUT
- BOLLARD
- ELECTRIC PULL BOX
- RADIO ANTENNA
- AIR CONDITIONING UNIT
- E ELECTRIC MANHOLE
- FIRE HYDRANT
- G GAS METER
- HANDICAP PARKING
- LIGHT POLE
- TRAFFIC SIGNAL
- VALVE
- W WATER VALVE
- W WATER METER
- S STORM SEWER MANHOLE
- T TELEPHONE PEDESTAL
- MH GREASE MANHOLE
- T TELEPHONE MANHOLE
- SIGN [AS NOTED]
- POWER POLE
- DOWN GUY
- 5 NUMBER OF PARKING SPOTS IN R.O.W.
- BENCHMARK FOUND
- CALCULATED POINT
- COTTON SPINDLE FOUND
- E ELECTRIC METER
- ET ELECTRIC TRANSFORMER
- GV GAS VALVE
- MAILBOX
- TELEPHONE SERVICE BOX
- TRAFFIC SIGNAL BOX
- WW WASTEWATER MANHOLE
- W WATER MANHOLE
- OE OVERHEAD ELECTRIC
- CHAIN LINK FENCE
- WOOD FENCE
- GUARD POST FENCE
- HANDRAIL
- CONCRETE
- BUILDING
- CONTROL POINT
- H.C.O.P.R.R.P. HARRIS COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
- H.C.M.R. HARRIS COUNTY MAP RECORDS
- FF FINISHED FLOOR

NOTES:

1. COORDINATES ARE BASED TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE [4204], NAD 83 (2011) EPOCH 2010, AS REFERENCED TO HARRIS COUNTY REFERENCE MARK No. 010175. All. COORDINATES SHOWN ARE GRID VALUES AND MAY BE CONVERTED TO SURFACE BY USING INVERSE OF THE COMBINED SCALE FACTOR OF 0.999875. UNITS: US SURVEY FEET.
2. ELEVATIONS ARE BASED NORTH AMERICAN VERTICAL DATJM OF 1988 (NAVD88), AS REFERENCED TO HARRIS COUNTY REFERENCE MARK No. 010175.
3. SURVEY COMPLETED WITHOUT THE BENEFIT OF TITLE COMMITMENT, ADDITIONAL ENCUMBRANCES MAY EXIST NOT SHOWN HEREON.
4. SUBSURFACE UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE, AS BASED ON LOCATION OF ABOVE GROUND FEATURES AND/OR SCALED FROM PLAN. ADDITIONAL UTILITIES MAY EXIST NOT SHOWN HEREON.

I, J. DILLON FUGATE, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THIS RXHIBIT AND ACCOMPANYING LEGAL DESCRIPTION OF EVEN DATE REPRESENT AN ACTUAL SURVEY PERFORMED ON THE GROUND UNDER MY SUPERVISION.

03/30/2023

J. DILLON FUGATE — DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6360
DOUCET & ASSOCIATES
DFUGATE@DOUCETENGINEERS.COM

STATE OF TEXAS
REGISTERED
DILLON FUGATE
6360
PROFESSIONAL
LAND SURVEYOR

HCFCD PROJECT ID A135-01-00-E001
HCFCD TRACT NUMBER A135-01-00-01-011.0
MORNING SIDE PLACE SUBDIVISION
STORM IMPROVEMENT
PERMANENT DRAINAGE EASEMENT

PREPARED:
CHECKED:
APPROVED:

DOUCET & ASSOCIATES
Civil Engineering • Planning • Geospatial
10900 Stancliff Road, Suite 110
Houston, Texas 77042
Phone: (346)-250-4425
www.doucetengineers.com
TBPE Firm No.: 10194651

HARRIS COUNTY FLOOD CONTROL DISTRICT
9900 Northwest Freeway
Houston, Texas 77092

DATE: 03/28/2023
SCALE: 1" = 40'

SHEET NUMBER
3 OF 3

X:\DEPARTMENTS\GEOSPATIAL\PROJECTS\18134\19 OTHON HCFCD PROJECT ID A135-01-00-E001\CAD\DWG\ACTIVE\18134-01900 (GRID) LAYOUT REV.DWG | JSORDIA | SAVED: Tuesday, March 28, 2023 11:21:02 PM | DOUCET_STANDARD(HALFSIZE).CTB | | PLOTTED: Tuesday, March 29, 2023 11:32:46 PM

DOUCET

10190 Katy Freeway, Suite 110
Houston, Texas 77043
www.doucetengineers.com
TBPLS Firm No. 10194551

"Exhibit "------"

Morning Side Place Storm Improvements
Harris County, Texas

D&A Job No. 1813-019-00
March 28, 2023

LOT 3, BLOCK 4
MORNINGSIDE PLACE SEC. 2
HCFCD TRACT NUMBER A135-01-00-012.0
PERMANENT DRAINAGE EASEMENT
(0.0023 ACRES / 101 SQUARE FEET)
METES & BOUNDS DESCRIPTION

BEING A 0.0023 ACRE [101 SQUARE FEET] PARCEL OUT OF THE HENRY A. ROBINSON SURVEY, ABSTRACT NUMBER 678, HARRIS COUNTY, TEXAS, SAID 0.0023 ACRE PARCEL MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING (N: 13,782,099.58', E: 3,125,168.63') at a point for corner in the north right-of-way line of Vauxhall Drive South (60-feet wide), same being the common southwest corner of Lot 11, Block 8 of Morning Place Section One as recorded under Volume 327, Page 116 of the Harris County Map Records [H.C.M.R.] and the common southeast corner of Lot 1, Block 4 of Morningside Place Sec. 2 as recorded under Film Code Number 541050 H.C.M.R., from which a 1/2-inch iron rod bears S81°08'57"W, a distance 312.42 feet;

THENCE N00°04'04"W, departing said north right-of-way line of Vauxhall Drive South, along the west line of said Lot 11, a distance of 104.10 feet to the northwest corner of said Lot 11, common with the northeast corner of Lot 2 of said Morningside Place Sec. 2,

THENCE S89°55'56"W, departing said west line of Lot 11, following the common north line of said Lot 2 and the common south line of Lot 9 of said Morningside Place Section 1, a distance of 20.00 feet to the **POINT OF BEGINNING** (N: 13,782,203.65', E: 3,125,148.51') and the southeast corner of the herein described parcel, from which a 1/2-inch iron rod found bears S01°21'14"W, a distance 284.88 feet;

THENCE S88°35'40"W, departing the west line of said Lot 9, following said north line of Lot 2, common with the south line of Lot 3 of said Morningside Place Sec. 2, a distance of 10.00 feet to a point for the southwest corner of the herein described parcel;

THENCE N00°04'04"W, departing said north line of Lot 2, following the west line of a 30-feet storm sewer easement as recorded under Film Code Number 541050 H.C.M.R., over and across said Lot 3, a distance of 10.23 feet for the northwest corner of the herein described parcel;

THENCE N89°55'56"E, departing said west line of the 30-feet storm sewer easement, following the north line of a 20-feet drainage easement as recorded under Volume 327, Page 116 H.C.M.R., a distance of 10.00 feet to a point for the northeast corner of the herein described parcel;

THENCE S00°04'04"E, departing said north line of the 20-feet drainage easement, along the west line of said Lot 9, a distance of 10.00 feet to the **POINT OF BEGINNING** and containing 0.0023 acres [101 square feet].

Basis of bearings is the Texas Coordinate System, South Central Zone [4204], NAD83 (2011), Epoch 2010. All coordinates shown are grid values and may be converted to surface by using the surface adjustment factor of 1.000125.
Units: U.S. Survey Feet.

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Houston, Texas 77043
www.doucetengineers.com
TBPLS Firm No. 10194551

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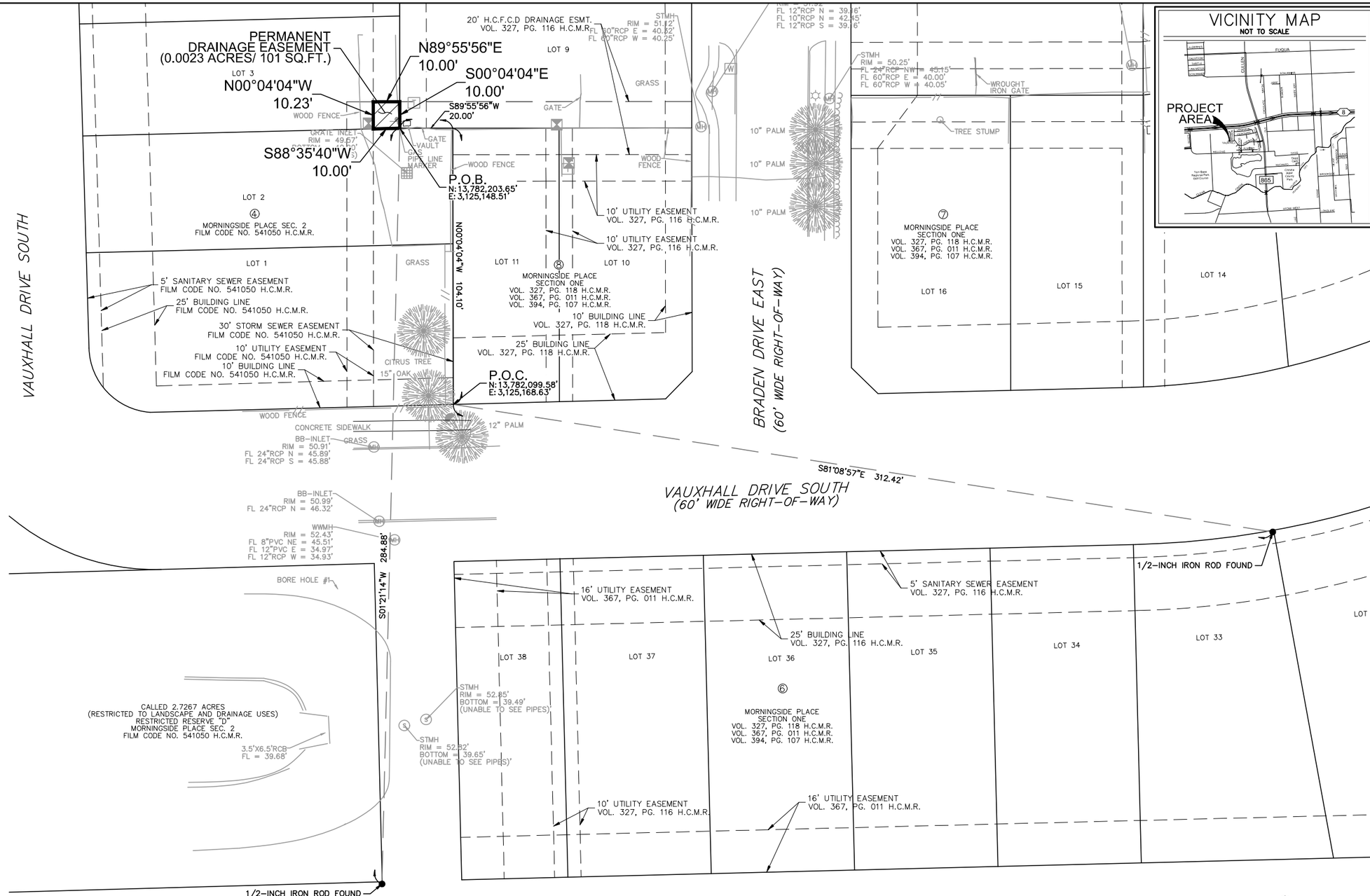
I, Dillon Fugate, Registered Professional Land Surveyor, hereby certify that this property description and accompanying plat of even date represent an actual survey performed on the ground.

03/30/2023

Dillon Fugate Date
Registered Professional Land Surveyor
Texas Registration No. 6360
Doucet & Associates
dfugate@DoucetEngineers.com
TBPELS Firm Registration No. 10194551

STATE OF TEXAS
REGISTERED
DILLON FUGATE
6360
PROFESSIONAL
LAND SURVEYOR



LEGEND

- IRON ROD FOUND [UNLESS NOTED]
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- T — TELEPHONE PEDESTAL
- MH — GREASE MANHOLE
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REGISTERED PROFESSIONAL LAND SURVEYOR
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DOUCET & ASSOCIATES
DFUGATE@DOUCETENGINEERS.COM

STATE OF TEXAS REGISTERED DILLON FUGATE 6360 PROFESSIONAL LAND SURVEYOR

HCFCD PROJECT ID A135-01-00-E001
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