

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 F212 Channel Conveyance Improvements, for the purpose of channel improvements, two (2) fee simple 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 fees 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>
F212-00-00-01-015.0	0.0635 acres	fee simple
F212-00-00-01-016.0	0.0492 acres	fee simple

Being a 0.0635 of one-acre (2,766 square feet) tract of land, located in the Johnson Hunter League, Abstract 35, Harris County, Texas; being out of a called 24.888-acre tract, also known as Tract 1, comprised of all of Blocks 416 through 419, Block 434 and Block 435, Lots 1 through 16 of Block 415, Lots 1 through 16 Block 420, Lots 1 through 16 of Block 433, the railroad right-of-way between these Blocks, North Iowa Street between these Blocks, the east 30 feet of North "E" Street west of Block 433, and the 16 feet alley in between these Blocks, of the City of La Porte subdivision filed for record November 24, 1926, recorded in Volume 8, Page 16 of the Map Records of Harris County, Texas (M.R.H.C.T.), said called 24.888-acre tract conveyed from Versacold Logistics, LLC to ART Mortgage Borrower Propco 2010-5 LLC described in a Special Warranty Deed executed December 15, 2010, recorded in Harris County Clerk's File Number (H.C.C.F. No.) 20100538547, of the Official Public Records of Real Property of Harris County, Texas (O.P.R.R.P.H.C.T.), said 0.0635 of one-acre (2,766 square feet) tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8-inch iron rod with cap stamped "RWP, Inc." found marking an interior "ell" corner of said called 24.888-acre tract, same being on the northwest corner of the existing of right-of-way of Madison Street (formerly North "D" Street), a called 80 feet wide right-of-way, as shown in said City of La Porte subdivision, from which a 5/8-inch iron rod with cap stamped "RWP, Inc." bears North 86° 30' 35" East, a distance of 8.01 feet, thence as follows:

South 03° 04' 17" East, along the east line of said called 24.888-acre tract, passing a distance of 80.00 feet of the southwest corner of the existing right-of-way line of said Madison Street, continuing along the west line of a called 16 feet wide alley as shown in said City of La Porte subdivision, a total distance of 946.71 feet to a 5/8-inch iron rod with plastic cap stamped "RODS Surveying, Inc." set for the **POINT OF BEGINNING** marking the northeast corner of the herein described parcel, having surface coordinates of N= 13,813,653.50 and E= 3,233,588.08;

1. **THENCE**, South 03° 04' 17" East, continuing along the east line of said called 24.888-acre tract with the west line of said 16 feet wide alley, a distance of 33.48 feet to a 5/8-inch iron rod with cap stamped "RWP, Inc." found marking the southeast corner of said called 24.888-acre tract and of the herein described parcel, same being on the north line of North "A" Street, a called 60 feet wide right-of-way and North "B" Street, a called 80 feet wide right-of-way, as shown in said City of La Porte subdivision;
2. **THENCE**, South 86° 58' 17" West, along the common south line of said called 24.888-acre tract with the north line of said North "A" Street, a distance of 184.92 feet to a 5/8-inch iron rod with cap stamped "RWP, Inc." found for corner and marking the southwest corner of the herein described parcel;

3. **THENCE**, North 03° 00' 04" West, continuing along the common south line of said called 24.888-acre tract with the north line of said North "B" Street, a distance of 40.00 feet to a 5/8-inch iron rod with plastic cap stamped "RODS Surveying, Inc." set on the proposed right-of-way line, same being the northwest corner of the herein described parcel;

THENCE, along the proposed right-of-way line and across said called 24.888-acre tract, the following four (4) courses and distances:

4. North 86° 56' 12" East, a distance of 4.26 feet to a 5/8-inch iron rod with plastic cap stamped "RODS Surveying, Inc." set;
5. South 60° 36' 12" East, a distance of 39.20 feet to a 5/8-inch iron rod with plastic cap stamped "RODS Surveying, Inc." set marking the beginning of a tangent curve to the left;
6. Along said curve to the left, having a central angle of 59° 44' 35", a radius of 110.50 feet, an arc length of 115.22 feet, a chord bearing of North 89° 31' 30" East, a chord distance of 110.07 feet to a 5/8-inch iron rod with plastic cap stamped "RODS Surveying, Inc." set;
7. North 59° 39' 12" East, a distance of 42.27 feet to the **POINT OF BEGINNING** of the herein described parcel and containing 0.0635 of one-acre (2,766 square feet) parcel of land.

Notes:

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

All elevations are referenced to the North American Vertical Datum of 1988 (2001 adj. TSARP).

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 (SAF) of 1.000117, using the formula: $\text{Surface} / \text{SAF} = \text{GRID}$.

Horizontal coordinates are based on redundant GPS RTN observations measured from RTKNET.com sensor "HBUH" during January 2022.

Elevations are based on redundant GPS RTN observations, adjusted with digital leveling constrained to the published elevation of Harris County Floodplain Reference Mark RM-060010.

Project Benchmark is RM-060010, an aluminum disk found on the south concrete sidewalk of the East "E" Street bridge over stream number F212-00-00, stamped "F212 BM-01". Elevation = 13.86 feet.

Abstracting performed by RODS Surveying, Inc. during the month of January to March 2022.

Field Surveys performed during the months of January to February 2022.

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

I, Richard A. Rodriguez, hereby certify that this survey substantially complies with the current Texas Society of Professional Surveyor's Manual of Practice requirements for a Category 1A, Condition II, Land Title Survey.

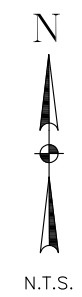
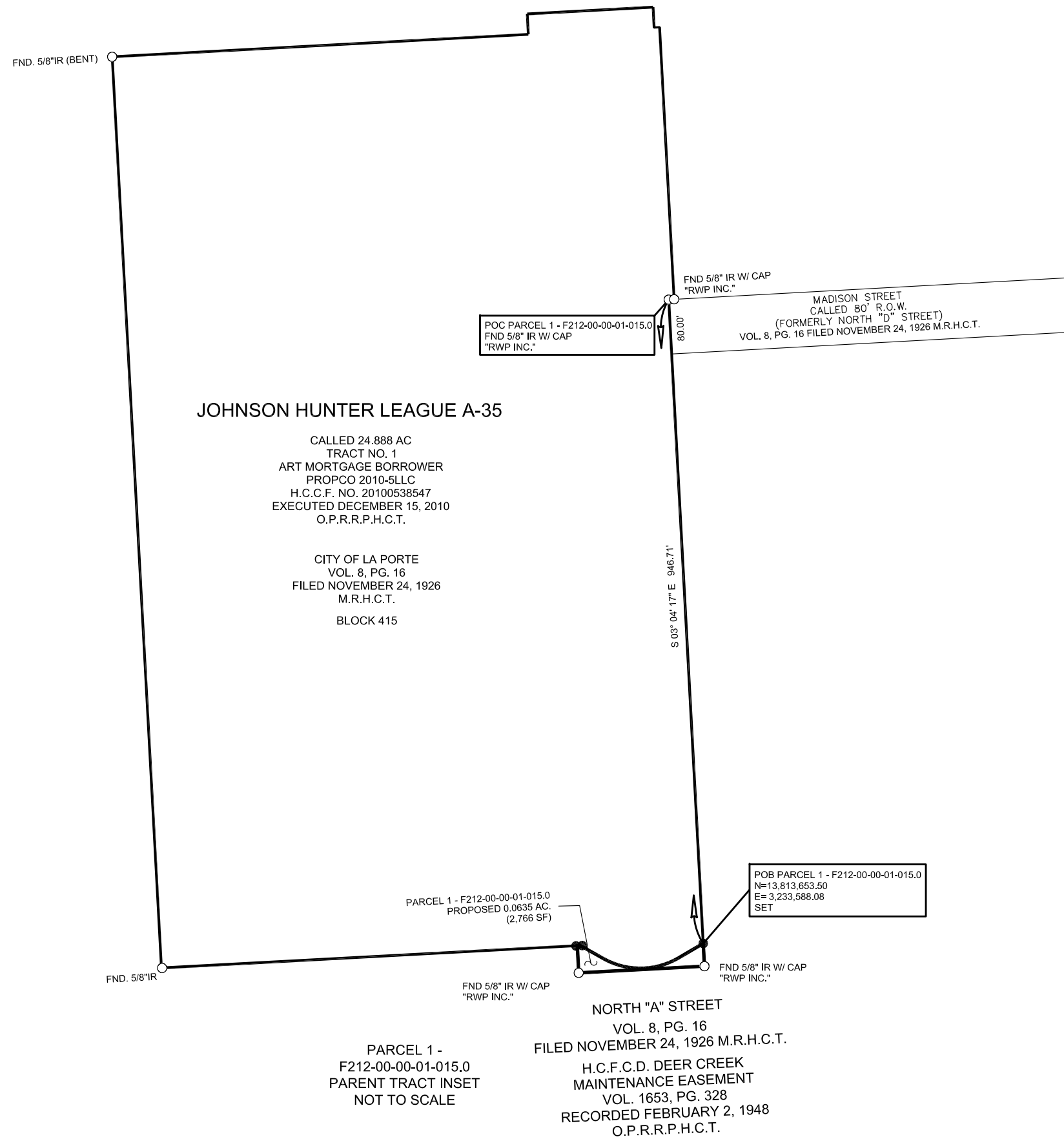


Richard A. Rodriguez, RPLS 6777
RODS Surveying Inc.
6810 Lee Road
Spring, Texas 77379
Phone (281)-257-4020
TBPELS Surveying Firm # 10030700
RODS Reference No. 639-22128-001



3-21-2023
Date

N:\MKT\639122\2801\CA0\F212-00-00-01-015.0 - 2.DWG | AHECKMANN | SAVER: Thursday, March 23, 2023 9:52:15 AM | HCFCD 22034.LCTB | PLOTTE: Thursday, March 23, 2023 10:02:27 AM



NOTES:
 ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983 (2011 ADJ EPOCH 2010.00). ALL ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (2001 ADJ. TSARP). 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 (SAF) OF 1.000117, USING THE FORMULA: SURFACE / SAF = GRID. HORIZONTAL COORDINATES ARE BASED ON REDUNDANT GPS RTN OBSERVATIONS MEASURED FROM RTKNET.COM SENSOR "HBUH" DURING JANUARY 2022.

ELEVATIONS ARE BASED ON REDUNDANT GPS RTN OBSERVATIONS, ADJUSTED WITH DIGITAL LEVELING CONSTRAINED TO THE PUBLISHED ELEVATION OF HARRIS COUNTY FLOODPLAIN REFERENCE MARK RM-060010.

PROJECT BENCHMARK IS RM-060010, AN ALUMINUM DISK FOUND ON THE SOUTH CONCRETE SIDEWALK OF THE EAST "E" STREET BRIDGE OVER STREAM NUMBER F212-00-00, STAMPED "F212 BM-01". ELEVATION = 13.86 FEET.


ABSTRACTING PERFORMED BY RODS SURVEYING, INC. DURING THE MONTH OF JANUARY TO MARCH 2022.

FIELD SURVEYS PERFORMED DURING THE MONTHS OF JANUARY TO FEBRUARY 2022.

THIS DESCRIPTION WAS PREPARED IN CONJUNCTION WITH AND ACCOMPANIED BY A PLAT OF EVEN DATE HERewith.

- ROW ABBREVIATIONS:**
- AC. ACRE
 - B.L. BUILDING LINE
 - D.R.H.C.T. DEED RECORDS HARRIS COUNTY, TEXAS
 - F.C. NO. FILM CODE NUMBER
 - FND. FOUND
 - H.C.C.F. NO. HARRIS COUNTY CLERK FILE NUMBER
 - IR IRON ROD
 - IP IRON PIPE
 - MON. MONUMENT
 - 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 OF HARRIS COUNTY, TEXAS
 - PG. PAGE
 - R.O.W. RIGHT-OF-WAY
 - SF SQUARE FEET
 - U.E. UTILITY EASEMENT
 - VOL. VOLUME
- SET 5/8" IR W/CAP "RODS" (UNLESS OTHERWISE NOTED)
 - FOUND 5/8" IR (UNLESS OTHERWISE NOTED)

I, RICHARD A. RODRIGUEZ, HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYOR'S MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION II, LAND TITLE SURVEY.


 RICHARD A. RODRIGUEZ
 REGISTERED PROFESSIONAL LAND SURVEYOR
 NO. 6777, STATE OF TEXAS

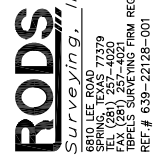

03/21/2023
 DATE



REV	DESCRIPTION	DATE	BY
1	REVISED PER NEW LIMITS	11/23/22	AHE
2	UPDATE OWNERSHIP	03/03/23	AHE

HCFCD PROJECT ID # F212-00-00-C001 (F-98)	
F212 CHANNEL CONVEYANCE IMPROVEMENTS	
PARCEL 1 - F212-00-00-01-015.0 LAND TITLE SURVEY	

PREPARED: TJ	CHECKED: RAR	APPROVED: _____
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 RODS Surveying, Inc. 6810 LEE ROAD HOUSTON, TEXAS 77036 TEL: (281) 257-4021 FAX: (281) 257-4021 REG. NO. 10030700 REP.# 639-22128-001	 HARRIS COUNTY FLOOD CONTROL DISTRICT 9900 Northwest Freeway Houston, Texas 77092
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DATE:	08/16/2022
SCALE:	N.T.S.
SHEET NUMBER	5 OF 5

Being a 0.0492 of one-acre (2,143 square feet) tract of land, located in the Johnson Hunter League, Abstract 35, Harris County, Texas; being out of a tract of land with no called acreage, comprised of Lots 17 through 22, Block 415, of the City of La Porte subdivision filed for record November 24, 1926, recorded in Volume 8, Page 16 of the Map Records of Harris County, Texas (M.R.H.C.T.), said tract of land conveyed from Marvin O. Casteel to Franklin M. Shannahan and wife Denise A. Shannahan described in a General Warranty Deed executed June 21, 1989, recorded in Harris County Clerk's File Number (H.C.C.F. No.) M212303, of the Official Public Records of Real Property of Harris County, Texas (O.P.R.R.P.H.C.T.), said 0.0492 of one-acre (2,143 square feet) tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8-inch iron rod with plastic cap stamped "RODS Surveying, Inc." set marking the northeast corner of said Shannahan tract, being the southeast corner of a tract of land with no called acreage, comprised of Lots 23 through 25 Block 415 of said City of La Porte subdivision, conveyed from Glenda Gay Mathis to Griselda Noemi Sanchez Gomez described in General Warranty Deed executed May 23, 2018, recorded in H.C.C.F. No. RP-2018-235474, O.P.R.R.P.H.C.T., same being on the existing west right-of-way line of North Utah Street (formerly 10th North Street), a called 60 feet wide right-of-way, as shown in said City of La Porte subdivision, thence as follows:

South 03° 06' 28" East, along the common east line of said Shannahan tract with the existing west right-of-way line of said North Utah Street, passing a distance of 50.00 feet a 3/4-inch iron rod found marking the southeast corner of said Lot 21 and the northeast corner of said Lot 20 Block 415, continuing for a total distance of 100.00 feet to a 5/8-inch iron rod with plastic cap stamped "RODS Surveying, Inc." set for the **POINT OF BEGINNING** and most northerly northwest corner of the herein described parcel, marking the southeast corner of said Lot 19 and the northeast corner of said Lot 18, having surface coordinates of N= 13,813,717.62 and E= 3,233,726.37;

1. **THENCE**, South 03° 06' 28" East, continuing along the common east line of Shannahan tract with the existing west right-of-way line of said North Utah Street, a distance of 6.15 feet to a point for the south east corner of said Shannahan tract, same being on the north line of the remainder of North "A" Street, a called 60 feet wide right-of-way and North "B" Street, a called 80 feet wide right-of-way, as shown in said City of La Porte subdivision, from which a 3/8-inch iron rod found bears South 06° 00' 06" West, a distance of 0.52 feet;
2. **THENCE**, South 59° 39' 12" West, along the south line of said Shannahan tract and along the north line of said closed street, a distance of 95.68 feet to a point for the southeast corner;

3. **THENCE**, South 86° 56' 12" West, continuing along the south line of said Shannahan tract and along the north line of said closed street, a distance of 40.49 feet to a point for the southwest corner same being on the southwest corner of said Lot 17, and on the east line of 16 feet wide alley as shown in said City of La Porte subdivision;
4. **THENCE**, North 03° 04' 17" West, along the west line of said Shannahan tract with the east line of said 16 feet wide alley, a distance of 1.62 feet to a 5/8-inch iron rod with plastic cap stamped "RODS Surveying, Inc." set on the proposed right-of-way line;
5. **THENCE**, North 59° 39' 12" East, along the proposed right-of-way line and across said Shannahan tract, a distance of 105.56 feet to a 5/8-inch iron rod with plastic cap stamped "RODS Surveying, Inc." set on the common south line of said Lot 19 with the north line of said Lot 18;
6. **THENCE**, North 86° 56' 00" East, along the common south line of said Lot 19 with the north line of said Lot 18, a distance of 31.71 feet to the **POINT OF BEGINNING** of the herein described parcel and containing 0.0492 of one-acre (2,143 square feet) parcel of land.

Notes:

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Project Benchmark is RM-060010, an aluminum disk found on the south concrete sidewalk of the East "E" Street bridge over stream number F212-00-00, stamped "F212 BM-01". Elevation = 13.86 feet.

Abstracting performed by RODS Surveying, Inc. during the month of January to March 2022.

Field Surveys performed during the months of January to February 2022.

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

I, Richard A. Rodriguez, hereby certify that this survey substantially complies with the current Texas Society of Professional Surveyor's Manual of Practice requirements for a Category 1A, Condition II, Land Title Survey.

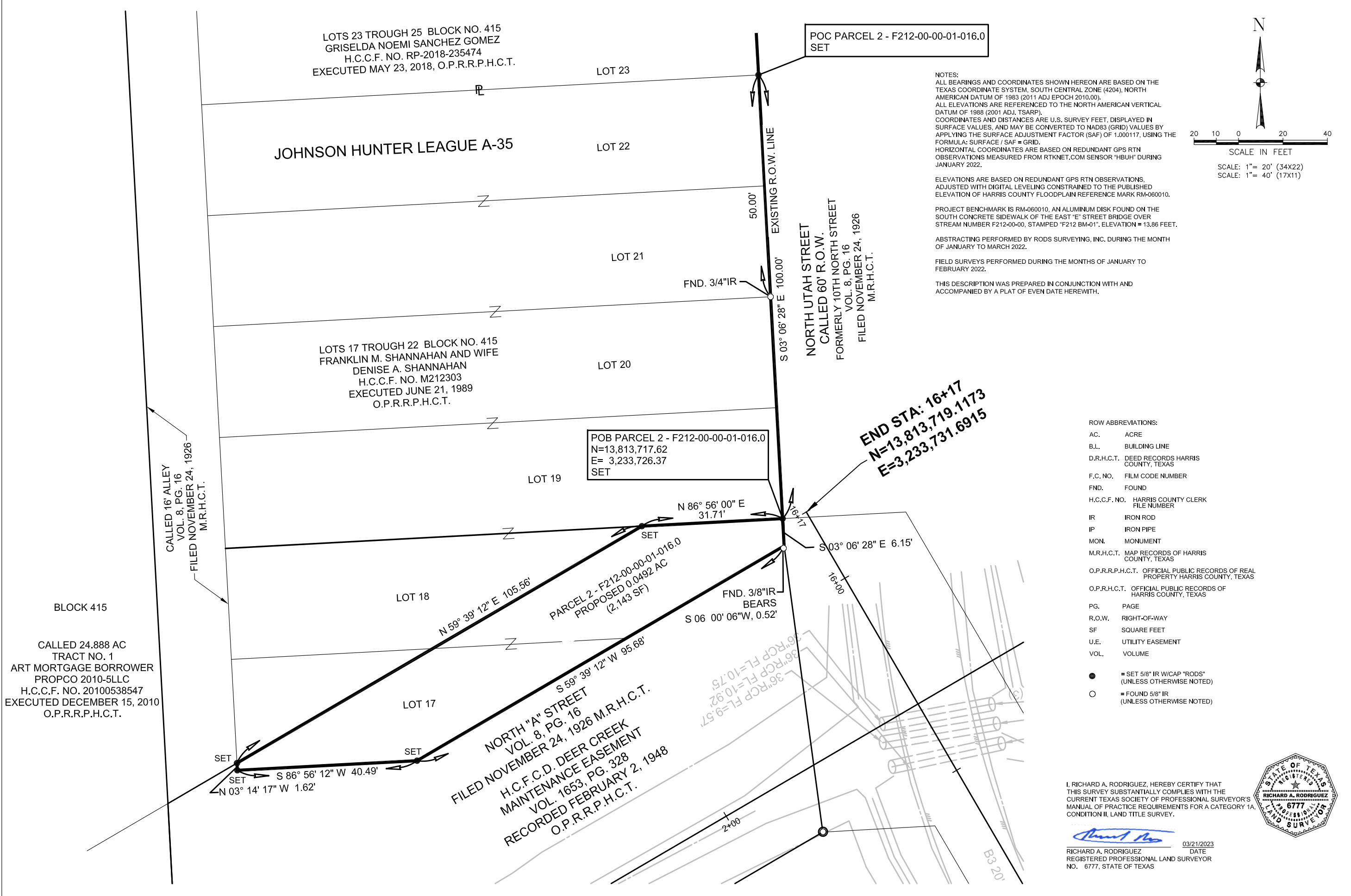


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RODS Reference No. 639-22128-001



3-21-2023
Date

N:\MT 639\2128\01\CA\0\F212-00-00-01-016.0.dwg | RRDRIGUEZ | R:\RDRIGUEZ | I:\SAVED | TUESDAY, MARCH 21, 2023 2:53:12 PM | HCFCD 22334.CTB | PLOTTED: THURSDAY, MARCH 23, 2023 10:01:07 AM



NOTES:
 ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983 (2011 ADJ EPOCH 2010.00).
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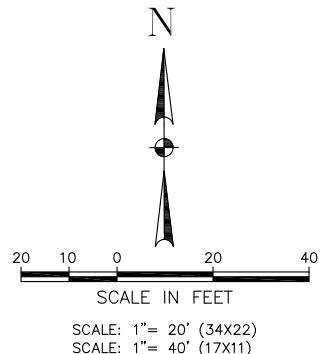
ELEVATIONS ARE BASED ON REDUNDANT GPS RTN OBSERVATIONS, ADJUSTED WITH DIGITAL LEVELING CONSTRAINED TO THE PUBLISHED ELEVATION OF HARRIS COUNTY FLOODPLAIN REFERENCE MARK RM-060010.

PROJECT BENCHMARK IS RM-060010, AN ALUMINUM DISK FOUND ON THE SOUTH CONCRETE SIDEWALK OF THE EAST "E" STREET BRIDGE OVER STREAM NUMBER F212-00-00, STAMPED "F212 BM-01", ELEVATION = 13.86 FEET.

ABSTRACTING PERFORMED BY RODS SURVEYING, INC. DURING THE MONTH OF JANUARY TO MARCH 2022.

FIELD SURVEYS PERFORMED DURING THE MONTHS OF JANUARY TO FEBRUARY 2022.

THIS DESCRIPTION WAS PREPARED IN CONJUNCTION WITH AND ACCOMPANIED BY A PLAT OF EVEN DATE HEREWITH.



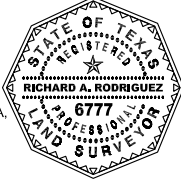
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 N=13,813,717.62
 E= 3,233,726.37
 SET

END STA: 16+17
 N=13,813,719.1173
 E=3,233,731.6915

- ROW ABBREVIATIONS:
- AC. ACRE
 - B.L. BUILDING LINE
 - D.R.H.C.T. DEED RECORDS HARRIS COUNTY, TEXAS
 - F.C. NO. FILM CODE NUMBER
 - FND. FOUND
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 - IR IRON ROD
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 - O.P.R.R.P.H.C.T. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY HARRIS COUNTY, TEXAS
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 - PG. PAGE
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 - VOL. VOLUME
- = SET 5/8" IR W/CAP "RODS" (UNLESS OTHERWISE NOTED)
 ○ = FOUND 5/8" IR (UNLESS OTHERWISE NOTED)

I, RICHARD A. RODRIGUEZ, HEREBY CERTIFY THAT 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.

RICHARD A. RODRIGUEZ 03/21/2023
 REGISTERED PROFESSIONAL LAND SURVEYOR DATE
 NO. 6777, STATE OF TEXAS



REV	DESCRIPTION	DATE	BY
1	REVISED PER NEW LIMITS	11/23/22	AHE
2	UPDATE OWNERSHIP	03/03/23	AHE

HCFCO PROJECT ID # F212-00-00-C001 (F-98)	F212 CHANNEL CONVEYANCE IMPROVEMENTS	PREPARED: JT	-checked: RAR	APPROVED: _____
PARCEL 2 - F212-00-00-01-016.0 LAND TITLE SURVEY				

 6810 LEE ROAD SPRING, TEXAS 77060 TEL: (281) 267-4029 FAX: (281) 267-4021 HARRIS COUNTY REG. NO. 10030700 REG.# 699-22126-001	 9900 Northwest Freeway Houston, Texas 77092	DATE: 08/16/2022
		SCALE: 1"=20'
SHEET NUMBER		4 OF 4