

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 Schiel Stormwater Detention Basin Improvements, for the purpose of channel improvements and stormwater detention, one (1) 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 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.

Tract No.

Size

Property interest

L114-01-00-01-008.0

2.2027 acres

fee simple

A description of 2.2027 acre (95,950 Sq. Ft. more or less) tract of land out of the Harris County School Land Survey, Section 27, Abstract 333, Harris County, Texas, and being a portion of a remainder of a called 40.0087 acre tract conveyed to Tarsem L Agarwal, Hardial Singh Mangat, Vinay K Agarwal and Harpreet S Mangat as recorded in Clerk's File Number 20070137301 of the Official Public Records of Real Property of Harris County, Texas, said 2.2027 acre tract being more fully described as follows:

The bearings and coordinates used in this description are based on Texas Coordinate System, South Central Zone of 1983, NAD 83, and were determined using GPS Observations utilizing the Leica Smartnet Network; All coordinates are GRID; distances are surface and may be converted to GRID by multiplying by a factor of 0.99992938;

BEGINNING at a 5/8 inch iron rod with cap stamped "EIC" found for the southwest corner of said 40.0087 acre tract and the northeast corner of the intersection of Bauer Hockley Road and Bauer Road (66 feet wide), having GRID coordinates of N: 13,938,660.46 and E: 2,986,770.99;

THENCE, N 02°14'44" W, along and with the west line of said 40.0087 acre tract and the east line of said Bauer Road, a distance of 250.00 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" to be set in the west line of said 40.0087 acre tract and in the east line of said Bauer Road, from which a ½ inch iron pipe found for the northwest corner of a Block 1, Unrestricted Reserve "A" of Bauer Trails Subdivision recorded in Film Code No. 653293 of the Map Records of Harris County, Texas, bears N 02°14'44" W, a distance of 974.39 feet;

THENCE, over and across said 40.0087 acre tract the following courses and distances:

N 87°39'50" E, a distance of 253.23 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" to be set for a point of curvature to the right,

Southeasterly, along a curve to the right, having a radius of 150.00 feet, a central angle of 90°55'06", a chord bearing and distance of S 46°52'37" E, 213.83 feet, for an arc length of 238.02 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" to be set for an angle corner, and

S 01°25'04" E, a distance of 97.61 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set in the south line of said 40.0087 acre tract and the north line of said Bauer Road, from which a 1 inch iron pipe found for an angle corner in the Mangat and Agarwal Estates Subdivision recorded in Film Code No. 648077 of the Map Records of Harris County, Texas and an angle corner of said Bauer Hockley Road bears N 87°39'50" E, a distance of 919.57 feet;

THENCE, S 87°39'50" W, along and with the south line of said 40.0087 acre tract and the north line of said Bauer Hockley Road, a distance of 402.04 feet to the POINT OF BEGINNING, containing 2.2027 acres in Harris County, Texas.

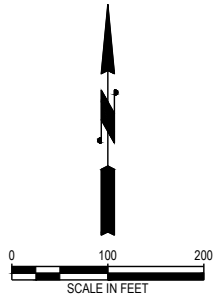


A handwritten signature in blue ink, appearing to read "Austan W. Lupher".

Austan W. Lupher, RPLS 6711
Pape Dawson Engineers
TBPLS 10194495
24445 Tomball Parkway, Suite 200
Tomball, Texas 77375

Line Segment Table		
#	Bearing	Distance
L1	N02°14'44"W	250.00'
L2	S01°25'04"E	97.61'

Curve Segment Table					
#	r	Δ	L	Chord	CL
C1	150.00'	90°55'06"	238.02'	S46°52'37"E	213.83'



Notes:

- Bearings and Coordinates are based on the Texas Coordinate System, South Central Zone, NAD 83 as determined by GPS observations utilizing Leica Equipment and the Leica Smartnet.
- Coordinates shown are GRID coordinates and may be brought to surface by applying the following combined scale factor: 0.999992938.
$$\frac{\text{Grid Coordinate}}{\text{Combined Scale Factor}} = \text{Surface Coordinate}$$
 - Distances shown are SURFACE distances.
- B. Surveyor has relied upon Abstractor's Certificates issued by Abstract Services of Houston, GF Number 7910-23-3492 dated August 17, 2023 with regard to Ownership, Property Liens, Easements and Restrictions affecting subject tract. There may be encumbrances not shown.
- Restrictions: None of Record
 - Easements:
 - 40 foot wide Easement for maintenance of Drainage Ditch granted to Harris County, Texas recorded in Volume 1771, Page 667 of the Deed Records of Harris County, Texas. {Applies} {Shown}
 - Right of Ingress and Egress granted to Humble Pipeline Company, recorded in Volume 2001, Page 320 of the Deed Records of Harris County, Texas. {Blanket}
 - City of Houston Ordinance No. 70-1120-12, recorded under County Clerk's File No. D383021.
 - Property Liens: None of Record
- C. Subject Tract classified within Flood Zone AE (Floodway), AE, and X (Shaded) and lies within FEMA FIRM Panel 48201C0195N (11/15/2019). Base Flood Elevations Shown.

Parent Tract Area (AC)	
Remnant Tract	5.7314
Subject Tract	2.2027
Total	7.9341

Floodplain Area (AC)	
Zone AE (Floodway)	1.9132
Zone AE	0.2110
Zone A	0.0000
Zone X (Shaded)	0.0785
Zone X (Unshaded)	0.0000
Total	2.2027

Existing HCFCDSMT Area (AC)	
Within Subject Tract	0.0000
Outside Subject Tract	0.0000
Total	0.0000

Legend

- FD 5/8" IR (unless noted otherwise)
- SET 5/8" IR(PD)

Land Title Survey

Parcel# L114-01-00-01-008.0

A 2.2027 acres (95,950 square feet) tract of land out of the Harris County School Land Survey, Section 27, Abstract No. 333, Harris County, Texas and being part of the remainder of a called 40.0087 acre tract described in Special Warranty Deed under Harris County Clerk's File Number 20070137301.

I, AUSTAN W. LUPHER, a Registered Professional Land Surveyor of the State of Texas, that the above plat correctly represents the facts found at the time of the survey made on the ground under my supervision. This survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition II Survey. The field work was completed on July 18, 2023.



#	Description	Date	By
1	Updated taking parcel	09/28/23	RHC
2	Update Parcel ID Number	09/06/23	JMH

HCFCD PROJECT ID #

LITTLE CYPRESS CREEK

RIGHT OF WAY

L114-01-00-01-008.0

Prepared:	RHC
Checked:	AWL
Approved:	AWL



NORTH HOUSTON | SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
TOMBALL PARKWAY, STE 200 | TOMBALL, TX 77375 | 281.655.0634
TYPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10194495

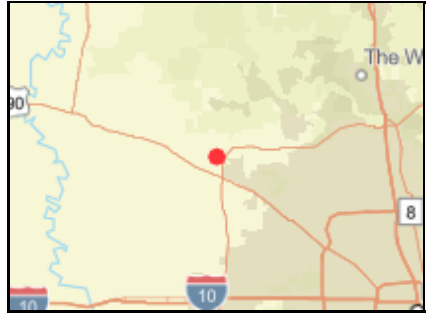


9900 Northwest Freeway
Houston, Texas 77092

Date: August 22, 2023
Scale: 1" = 200'

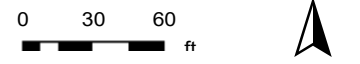
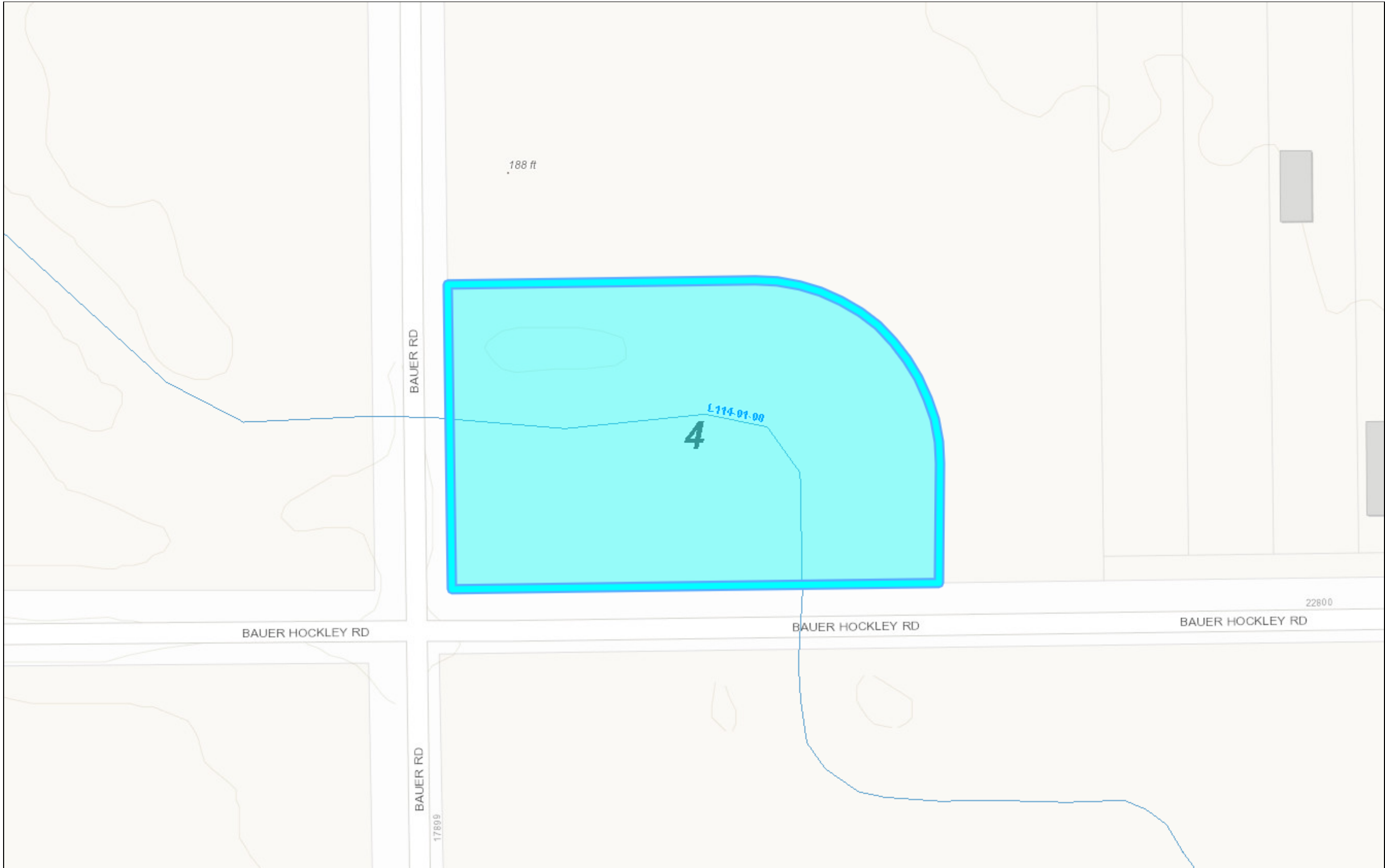
SHEET NUMBER

1 OF 1



Legend

- Precinct Boundary
- Precinct Boundary (Outline)
 - 4
- Hydro
 - Channel System
 - OPEN
 - Bodies of Water
 - Body of Water



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Key Map® and the Key Map Unique Grid® are registered trademarks of Key Maps, Inc. and are protected by Federal Trademark law. Any use of the Key Map Unique Grid must have the written authorization of Key Maps, Inc.

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 Schiel Stormwater Detention Basin 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>
L114-01-00-02-009.0	1.2484 acres	fee simple
L114-01-00-02-010.0	3.2133 acres	fee simple

**Parcel L114-01-00-02-009.0
& L114-01-00-02-010.0
LITTLE CYPRESS CREEK**

Being a 1.2484 acre (54,379 Sq. Ft. more or less) and a 3.2133 acre (139,970 Sq. Ft. more or less), tract of land, being Parcels **L114-01-00-02-009.0** and **L114-01-00-02-010.0** respectfully, out of the Harris County School Lands Survey, Abstract 333, Harris County, Texas, and being a portion of a called 15.54 acre tract of land conveyed to Tariq Ahmed Khan and Uffaf Khan as described in a deed recorded in Clerk's File No (HCCF) RP-2019-561321 of the Official Public Records of Real Property, and being more particularly described by metes and bounds as follows:

The bearings and coordinates used in this description are based on Texas Coordinate System, South Central Zone, NAD 83, and were determined using GPS Observations utilizing the Leica Smartnet Network; All coordinates are GRID; distances are surface and may be converted to GRID by multiplying by a factor of 0.99992637

L114-01-00-02-009.0

COMMENCING at a 1 and 1/2 inch iron pipe found for the for the northwest corner of said 15.54 acre tract of land, the southwest corner of a called 30.341 acre tract of land conveyed to Lenert Investments, LLC, as described in a deed recorded in HCCF RP-2018-486671, and in the east line of Becker Road being a 66 foot wide right-of-way as described in Volume 17, Page 223 in the Deed Records of Harris County, Texas; said point having GRID coordinates X=2,981,165.87 and Y=13,946,350.08;

THENCE S 2°07'34" E along and with the west line of said 15.54 acre tract and the east line of said Becker Road, a distance of 443.41 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set in the west line of said 15.54 acre tract, the east line of said Becker Road, and the **POINT OF BEGINNING** of the herein described tract; said point having GRID coordinates X=2,981,182.31 and Y=13,945,907.00;

THENCE departing the east line of said Becker Road, over and across said 15.54 acre tract the following courses and distances:

N 87°47'12" E, a distance of 687.50 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set at an angle point, and

S 47°12'48" E, a distance of 106.07 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set in the south line of said 15.54 acre tract, the north line of a called 11.66 acre tract of land conveyed to John C. Risley as described in a deed recorded in HCCF N779119, and for the southeast corner of the herein described tract, from which a pinched pipe found for the southeast corner of said 15.54 acre tract, the northeast corner of said Risley 11.66 acre tract, and in the west line of a called 19.531 acre tract conveyed to David G. Nunn and Judith A. Nunn as described in a deed recorded in HCCF T784931, bears N 87°47'12" E, a distance of 544.02 feet;

THENCE S 87°47'12" W, along and with the south line of said 15.54 acre tract, the north line of said Risley 11.66 acre tract, a distance of 762.61 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set for the southwest corner of said 15.54 acre tract, the northwest corner of said Risley 11.66 acre tract, and in the east line of said Becker Road;

THENCE N 02°07'34" W, along and with the west line of said 15.54 acre tract, the east line of said Becker Road, a distance of 75.00 feet to the **POINT OF BEGINNING**, containing 1.2484 acres of land, (54,379 Sq. Ft. more or less).

L114-01-00-02-010.0

COMMENCING at a 1 and 1/2 inch iron pipe found for the for the northwest corner of said 15.54 acre tract of land, the southwest corner of said 30.341 acre tract, and in the east line of said Becker Road; said point having GRID coordinates X=2,981,165.87 and Y=13,946,350.08;

THENCE N 87°47'12" E along and with the south line of said 30.431 acre tract and the north line of said 15.54 acre tract, a distance of 1036.64 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set in the north line of said 15.54 acre tract, the south line of said 30.431 acre tract, and the **POINT OF BEGINNING** of the herein described tract; said point having GRID coordinates X=2,982,201.65 and Y=13,946,390.11;

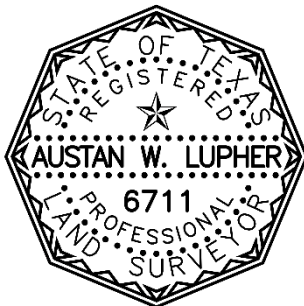
THENCE N 87°47'12" E continuing along and with the south line of said 30.431 acre tract and the north line of said 15.54 acre tract, a distance of 270.00 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set in the northeast corner of said 15.54 acre tract, the northwest corner of said 19.531 acre tract, in the south line of said 30.431 acre tract and the northeast corner of the herein described tract;

THENCE S 02°07'34" E, along and with the west line of said 15.54 acre tract and the east line of said 19.531 acre tract, a distance of 518.41 feet to a pinched pipe found for the southeast corner of the herein described tract, the southeast corner of said 15.54 acre tract, the northeast corner of said 11.66 acre Risley tract, and in the west line of said 19.531 acre tract, from which a 5/8 inch iron rod found for the southeast corner of said 11.66 acre Risley tract, and in the west line of said 19.531 acre tract bears S 02°07'01" E, a distance of 388.57 feet;;

THENCE S 87°47'12" W, along and with the south line of said 15.54 acre tract, the north line of said 11.66 acre Risley tract, a distance of 270.00 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set for the southwest corner of the herein described tract,

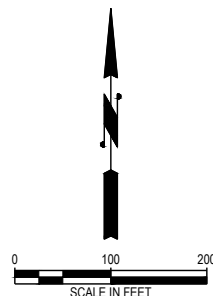
THENCE N 02°07'34" W, departing the north line of said 11.66 acre Risley tract, over and across said 15.54 acre tract a distance of 518.41 feet to the **POINT OF BEGINNING**, containing 3.2133 acres of land, (139,970 Sq. Ft. more or less).

This description is based on the Land Title Survey and Plat made by Austan W. Luper #6711 Registered Professional Land Surveyor, March 30, 2020, revised March 31, 2020, April 1, 2020, May 9, 2022, February 9, 2023, and February 13, 2023. There is a drawing which accompanies this description.



A handwritten signature in blue ink, which appears to read "Austan W. Luper". The signature is fluid and cursive, written over a horizontal line.

Austan W. Luper, RPLS 6711
Pape Dawson Engineers, Inc.
TBPLS 10194495
24445 Tomball Parkway, Suite 200
Tomball, Texas 77375



Floodplain Area (AC)	
Zone AE Floodway	0.0557
Zone AE	0.0252
Zone A	0.0032
Zone X (Shaded)	0.6269
Zone X (Unshaded)	3.7507
Total	4.4617

Legend

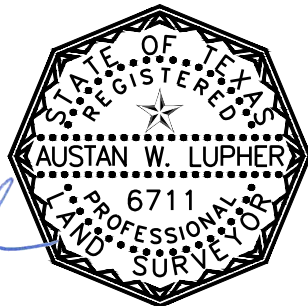
○ FD 5/8" IR (*unless noted otherwise*)
● SET 5/8" IR(PD)

Abbreviations found next to Iron Rod Symbols (see Legend)
(PD) Plastic Cap Marked "Pape-Dawson"

Line Segment Table		
#	Bearing	Distance
L1	N87°47'12"E	687.50'
L2	S47°12'48"E	106.07'
L3	S87°47'12"W	762.61'
L4	N02°07'34"W	75.00'

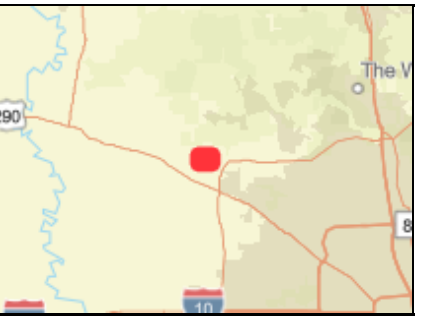
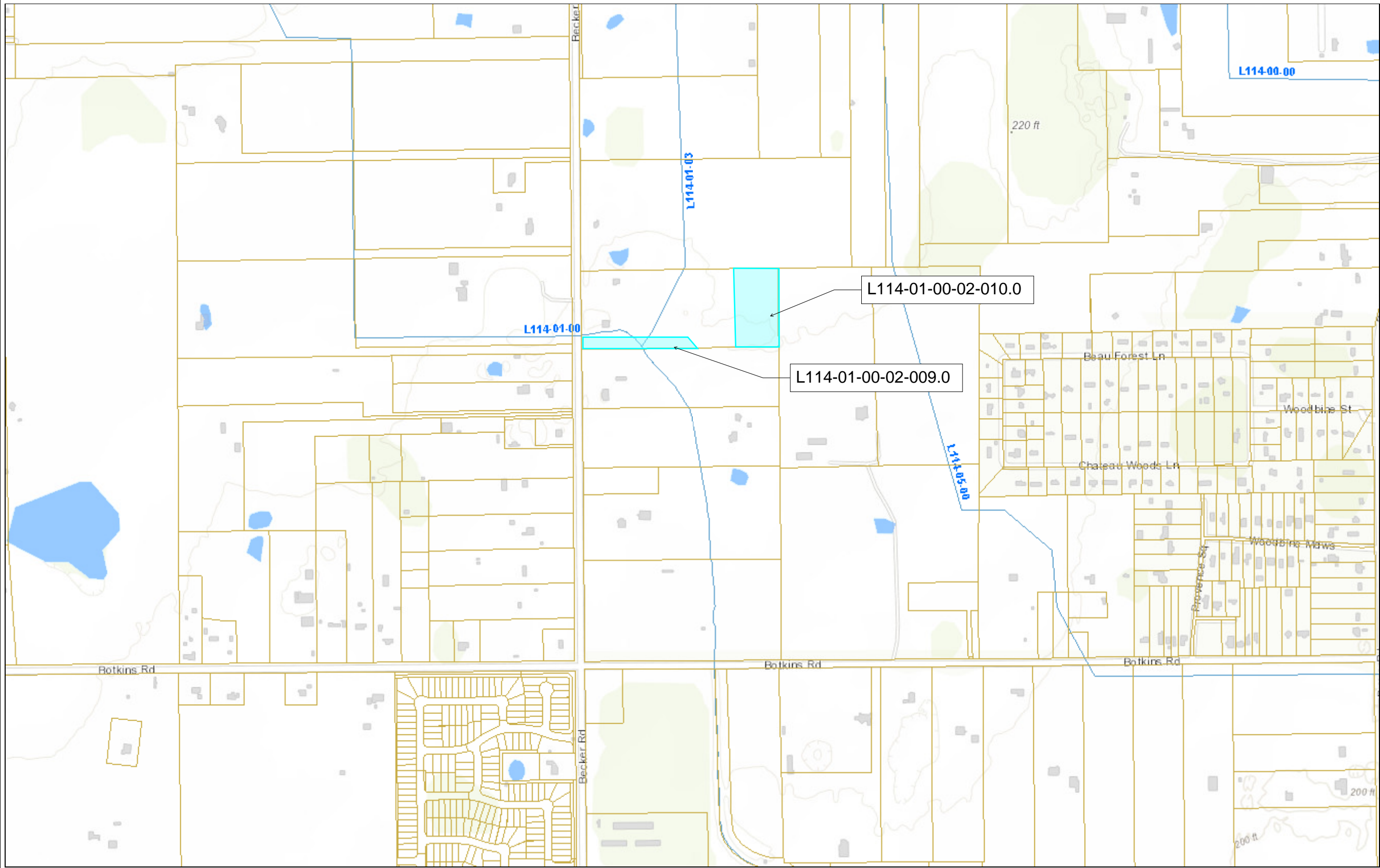
Being a 1.2484 acre (54,379 square feet) and 3.2133 acre (139,970 square feet) tract of land out of the Harris County School Land Survey, Abstract No. 333, Harris County, Texas and being part of the a called 15.54 acre tract described in Special Warranty Deed under Harris County Clerk's File Number RP-2019-561321.

I, Austan W. Luper, a Registered Professional Land Surveyor of the State of Texas, that the above plat correctly represents the facts found at the time of the survey made on the ground under my supervision. This survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition II Survey. The field work was completed on June 9, 2022.



<div><div><div><div><div><div></div><div>HARRIS COUNTY</div></div><div><div>FLOOD CONTROL DISTRICT</div><div>9900 Northwest Freeway Houston, Texas 77092</div></div></div><div><div><div></div><div></div><div></div></div></div></div></div></div>		<div><div><div><div><div><div></div><div>PAPE-DAWSON</div><div>ENGINEERS</div></div><div><div>HOUSTON SAN ANTONIO AUSTIN FORT WORTH DALLAS</div><div>990 VILLAGE SQUARE DR, SUITE P TOMBALL, TX 77375 281.655.0834</div><div>TBPB FIRM REGISTRATION #470 TBPBLS FIRM REGISTRATION #10184495</div></div></div></div></div></div>		Prepared: JMH	HCFCDD PROJECT ID # L100-00-00-P002		#	Description	Date	By
		Checked: AWL	LITTLE CYPRESS CREEK		1	HCFCDD Comments	03/31/20	AWL		
					2	HCFCDD Comments	04/01/20	JMH		
					3	Revise Boundary	06/22/22	JMH		
					4	Revise Tract ID's, Layout	02/09/23	JMH		
					5	Revise Boundaries	02/13/23	JMH		
		Approved: WES	RIGHT OF WAY							
			L114-01-00-02-009.0 and L114-01-00-02-010.0							

Date: July 5, 2022	
Scale: 1" = 200'	
SHEET NUMBER	
1	1
OF	



Legend

PAS Base Layers

Parcels - Harris County Labels

Parcels - Harris County



Hydro

Channel System

— OPEN

Bodies of Water

Body of Water



Jurisdictions

Harris County Boundary



0 250 500
ft



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