

HARRIS COUNTY

OFFICE OF THE COUNTY ENGINEER

1001 Preston, Suite 500
Houston, Texas 77002
(713) 755-5370

March 19, 2021

Honorable County Judge
& Commissioners

SUBJECT: Dedication

Recommendation for authorization to accept a real estate dedication of a 3.332 acre road easement for the Public from the Harris County Flood Control District of Tract C100-00-00-12-605.0 from the HCFCD Dedications - 2019 project, UPIN 20090MF1B501, in Precinct 1 and that the County Judge execute the easement document.

Sincerely,

Loyd Smith for

John R. Blount, P.E.
County Engineer

Attachment

cc: Commissioner Rodney Ellis
Brandon Dudley
William Taylor
Amar Mohite
Mittie Anderson
Thomas Walker
Keith Richard

DEDICATION OF ROAD EASEMENT

THE STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF HARRIS §

That, the **HARRIS COUNTY FLOOD CONTROL DISTRICT**, a political subdivision of the State of Texas, hereinafter called "HCFCF", acting through the Harris County Commissioners Court has DEDICATED and by these presents does DEDICATE to the public forever, an easement for road purposes for a public road known as "East Orem Drive", over, upon and across that certain 3.332-acre tract of land out of HCFCF Unit C500-03-00 situated in the Thomas Toby Survey, Abstract No. 807, Harris County, Texas, being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof. This dedication furthers HCFCF flood control purposes, including but not limited to, facilitating access to and maintenance of HCFCF property.

EXECUTED, this the ____ day of _____, 2021.

Harris County Flood Control District

By: _____
Lina Hidalgo, County Judge

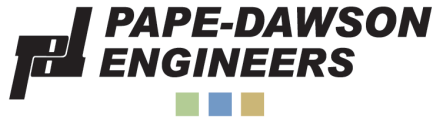
THE STATE OF TEXAS §

§

COUNTY OF HARRIS §

This instrument was acknowledged before me on _____, 2021, by Lina Hidalgo as County Judge of Harris County and the presiding officer of the Commissioners Court of Harris County, Texas, on behalf of Commissioners Court of Harris County, Texas, as the governing body of the **HARRIS COUNTY FLOOD CONTROL DISTRICT**.

Notary Public Signature



METES AND BOUNDS DESCRIPTION
FOR

A 3.332 acre, or 145,126 square feet more or less tract of land, being a portion of a called 12.67592 acre tract of land conveyed to Harris County Flood Control District, and described as "Tract Two" in a deed recorded in Harris County Clerk's File No. M296527, being out of Minnetex Place subdivision, as recorded in Volume 2, Page 57, of the Map Records of Harris County Texas, situated in the Thomas Toby Survey, Abstract No. 807, in the City of Houston, Harris County, Texas. Said 3.332 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System of 1983 for the South Central Zone from the North American Datum of 1983 (NA2011) epoch 2010.00:

COMMENCING: At a 1 inch iron pipe found on the north line of Dolson Street (20 feet wide) as shown on the plat of said Minnetex Place, also being the north line of said Minnetex Place, and the south line of a 50-foot wide fee strip of land conveyed to H.L. & P. in a deed recorded in Volume 829, Page 374 of the Deed Records of Harris County, Texas, at the northeast corner of 0.873 acre tract of land conveyed to 82 Furman Investments, LLC, and described as "Tract 3" in a deed recorded in Harris County Clerk's File No. RP-2019-226075; from which a 2-inch iron pipe found on the north line of said Dolson Street, at the northeast corner of Lot 83 of said Minnetex Place bears N 87°19'56" E, a distance of 1835.12 feet;

THENCE: S 01°35'49" E, departing the north right-of-way line of said Dolson Street, the south line of said 50-foot wide fee strip, along the east line of said 0.873 acre tract, a distance of 50.01 feet to a point for the northwest corner of said 12.67592 acre tract, the southeast corner of a called 30-foot wide fee strip of land conveyed to Teppco Crude Pipeline, L.P. and described as "Rancho R/W No. 781 in Harris County Clerk's File No. W869637, and previously described in Vol. 2428, Page 547 of the Deed Records of Harris County, Texas, also being the southwest corner of a called 30-foot wide fee strip of land conveyed to Teppco Crude Pipeline, L.P. and described as "Rancho R/W No. 782" in Harris County Clerk's File No. W869637, and previously described in Vol. 2357, Page 394 of the Deed Records of Harris County, Texas, the northeast corner of a 20.367 acre tract of land conveyed to 82 Furman Investments, LLC, and described as "Tract 1" in a deed recorded in Harris County Clerk's File No. RP-2019-226075, for the POINT OF BEGINNING of the herein described 3.332 acre tract; from which a 1-inch iron pipe in concrete found under water, bears N 48°53'43" W, a distance of 0.43 feet;

- THENCE: N 87°19'56" E, along and with the common line between said 30-foot wide fee strip described as "Rancho R/W No. 782" and said 12.67592 acre tract, a distance of 1836.14 feet to a point on the west line of the remainder of a called 15.380 acre tract of land conveyed to Xavier Malveaux and described in a deed recorded in Harris County Clerk's File No. 20100553103, for the northeast corner of said 12.67592 acre tract, and the northeast corner of this tract; from which a 2 inch iron pipe found on the north line of said Dolson Street, at the northeast corner of Lot 83 of said Minnetex Place bears N 02°46'02" W, a distance of 50.00 feet;
- THENCE: S 02°46'02" E, along and with the east line of said 12.67592 acre tract, the west line of said 15.380 acre tract, a distance of 55.91 feet to a 5/8 inch iron rod with a cap stamped "Pape-Dawson" set for the southeast corner of this tract; from which a 1/2 inch iron rod found for the southeast corner of said 12.67592 acre tract bears S 02°46'02" E, a distance of 244.55 feet;
- THENCE: Departing the east line of said 12.67592 acre tract, the west line of said 15.380 acre tract, over and across said 12.67592 acre tract the following courses and distances:
S 83°52'49" W, a distance of 6.72 feet to a 5/8 inch iron rod with cap stamped "Pape Dawson" set for a point of curvature,
Southwesterly, along a tangent curve to the right, having a radius of 5025.00 feet, a central angle of 04°08'57", a chord bearing and distance of S 85°57'17" W, 363.81 feet, for an arc length of 363.89 feet to a 5/8 inch iron rod with cap stamped "Pape Dawson" set for a point of tangency,
S 88°01'46" W, a distance of 695.23 feet to 5/8 inch iron rod with cap stamped "Pape Dawson" set for a point of curvature,
Southwesterly, along a tangent curve to the left, having a radius of 1975.00 feet, a central angle of 18°57'32", a chord bearing and distance of S 78°33'00" W, 650.54 feet, for an arc length of 653.51 feet to a 5/8 inch iron rod with cap stamped "Pape Dawson" set for a point of tangency, and
S 69°04'14" W, a distance of 138.44 feet to a 5/8 inch iron rod with cap stamped "Pape Dawson" set on the west line of said 12.67592 acre tract, the east line of said 20.367 acre tract, for the southwest corner of this tract; from which a 5/8 inch iron rod with cap marked "Pape-Dawson" found for the southeast corner of said 20.367 acre tract bears S 01°35'49" E, a distance of 125.12 feet;

THENCE: N 01°35'49" W, along and with the west line of said 12.67592 acre tract, the east line of said 20.367 acre tract, a distance of 199.35 feet to the POINT OF BEGINNING, and containing 3.332 acres in Harris County, Texas. Said tract being described in accordance with a survey made on the ground and a survey map prepared under job number 40625-10 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: May 14, 2020
REVISED: December 2, 2020
Job No.: 40625-10
DOC. ID. K:\Survey\PROJECTS\CIVIL HOUSTON\40625-10\Word\FN40625-10 3.332AC.docx



A handwritten signature in blue ink that reads "Jonathan Franz".

APPROXIMATE
SURVEY
ABSTRACT LINE

JAMES F. CRUGER SURVEY
ABSTRACT NO. 208

D & H PROPERTIES
CALLED 25 ACRES
H.C.C.F. NO. 20150450454
DESCRIBED IN H.C.C.F. NO. B558280

50' H.L. & P. FEE STRIP
VOL. 828, PG. 368 H.C.D.R.

50'-WIDE H.L. & P. FEE STRIP
CALLED 1.515 ACRES
VOL. 829, PG. 374 H.C.D.R.

DOLSON STREET
CALLED 20'-WIDE (UNIMPROVED)
MINNETEX PLACE SUBDIVISION
VOL. 2, PG. 57 H.C.D.R.

TEPPCO CRUDE PIPELINE, L.P.
"RANCHO R/W NO. 782"
CALLED 30'-WIDE FEE STRIP
H.C.C.F. NO. W869637
PREVIOUSLY DESCRIBED IN
VOL. 2357, PG. 394 H.C.D.R.

82 FURMAN INVESTMENTS, LLC
0.873 ACRES
"TRACT 3"
H.C.C.F. NO. RP-2019-226075

P.O.C.
FD. 1" I.R.

APPROXIMATE SURVEY
ABSTRACT LINE
N87°19'56"E 2419.49'
1835.12'

FD. 2" I.P.

584.37'

S01°35'49"E 50.01'

TEPPCO CRUDE PIPELINE, L.P.
"RANCHO R/W NO. 781"
CALLED 30'-WIDE FEE STRIP
H.C.C.F. NO. W869637
PREVIOUSLY DESCRIBED IN
VOL. 2428, PG. 547 H.C.D.R.

82 FURMAN INVESTMENTS, LLC
20.367 ACRES
"TRACT 1"
H.C.C.F. NO. RP-2019-226075

P.O.B.

3.332 ACRES
(145,126 SQ. FT. MORE OR LESS)

FD. 1" I.P.
(UNDER WATER)
(BEARS N48°53'43"W, 0.43')

THOMAS TOBY SURVEY
ABSTRACT NO. 807

MINNETEX PLACE SUBDIVISION
VOL. 2, PG. 57 H.C.M.R.

HARRIS COUNTY FLOOD CONTROL DISTRICT
"TRACT TWO"
CALLED 12.67592 ACRES
H.C.C.F. NO. M296527



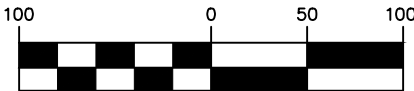
December 02, 2020

Date

Jonathan Franz
Registered Professional Land Surveyor
Texas Registration No. 6705

See Sheet 3 of 3 for Notes and Line and Curve Tables.

SCALE: 1" = 100'



I, Jonathan Franz, a Registered Professional Land Surveyor of the State of Texas, hereby certify 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 Standards and Specifications for a Category 1B, Condition II Survey. The field work was completed on 10/30/2019.

JOB NO. 40625-10

DATE DEC. 2020

DESIGNER

CHECKED JEF DRAWN JF

SHEET 1 of 3

STANDARD LAND SURVEY
A 3.332 ACRE TRACT OF LAND LOCATED IN THE
THOMAS TOBY SURVEY, ABSTRACT NO. 807
CITY OF HOUSTON, HARRIS COUNTY, TEXAS.

**PAPE-DAWSON
ENGINEERS**

HOUSTON | SAN ANTONIO | AUSTIN | FORT WORTH | DALLAS
10350 RICHMOND AVE, STE 200 | HOUSTON, TX 77042 | 713.428.2400
TBP FIRM REGISTRATION #470 | TBP FIRM REGISTRATION #10193974

MATCH LINE - SEE SHEET 1

FD. DISK STAMPED
"HCFCD RPLS 3987"

TEPPCO CRUDE PIPELINE, L.P.
"RANCHO R/W NO. 782"
CALLED 30'-WIDE FEE STRIP
H.C.C.F. NO. W869637
PREVIOUSLY DESCRIBED IN
VOL. 2357, PG. 394 H.C.D.R.

CITY OF HOUSTON
"TRACT 1"
CALLED 1.5133 ACRES
H.C.C.F. NO. D800983

50'-WIDE H.L. & P. FEE STRIP
CALLED 1.515 ACRES
VOL. 829, PG. 374 H.C.D.R.

N87°19'56"E 1836.13'

3.332 ACRES
(145,126 SQ. FT. MORE OR LESS)

SET (PD)

S88°01'46"W 695.23'

SET (PD)

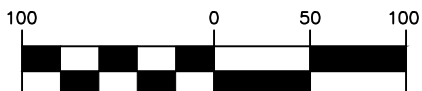
THOMAS TOBY SURVEY
ABSTRACT NO. 807

MINNETEX PLACE SUBDIVISION
VOL. 2, PG. 57 H.C.M.R.

HARRIS COUNTY FLOOD CONTROL DISTRICT
"TRACT TWO"
CALLED 12.67592 ACRES
H.C.C.F. NO. M296527



SCALE: 1" = 100'



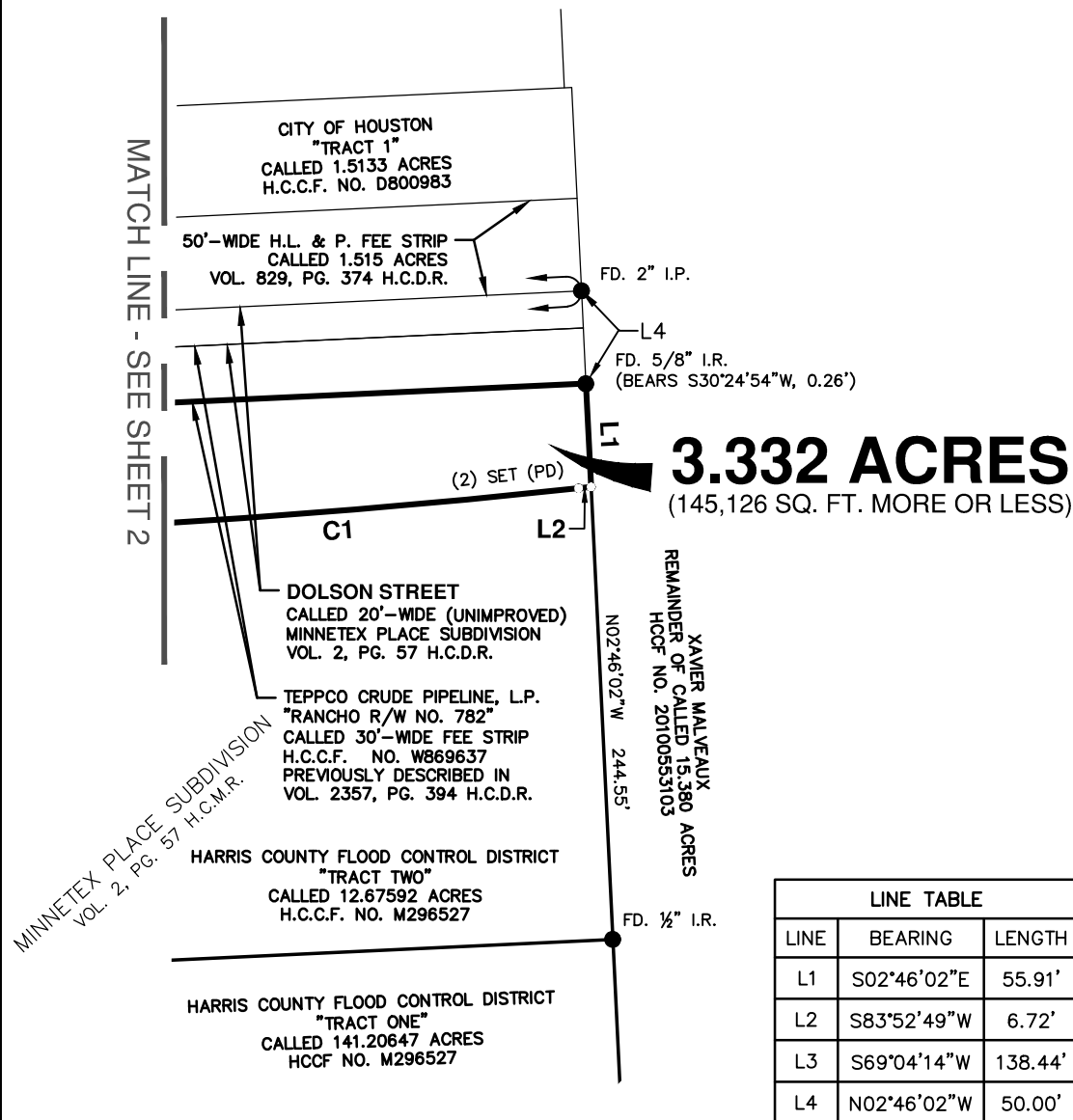
MATCH LINE - SEE SHEET 3

JOB NO. 40625-10
DATE DEC. 2020
DESIGNER _____
CHECKED JEF DRAWN FF
SHEET 2 of 3

STANDARD LAND SURVEY
A 3.332 ACRE TRACT OF LAND LOCATED IN THE
THOMAS TOBY SURVEY, ABSTRACT NO. 807
CITY OF HOUSTON, HARRIS COUNTY, TEXAS.

**PAPE-DAWSON
ENGINEERS**

HOUSTON | SAN ANTONIO | AUSTIN | FORT WORTH | DALLAS
10350 RICHMOND AVE, STE 200 | HOUSTON, TX 77042 | 713.428.2400
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10193974



LINE TABLE		
LINE	BEARING	LENGTH
L1	S02°46'02"E	55.91'
L2	S83°52'49"W	6.72'
L3	S69°04'14"W	138.44'
L4	N02°46'02"W	50.00'

1. THIS SURVEY IS ATTACHED TO AND IS MADE A PART OF A METES & BOUNDS DESCRIPTION OF THE SAME TRACT OF LAND.
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. ADDITIONAL EASEMENTS AND ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN HEREON.
3. ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 (NA2011) EPOCH 2010.00.
4. SET 5/8" IRON ROD WITH CAP MARKED "PAPE-DAWSON" AT ALL SUBJECT PROPERTY CORNERS UNLESS NOTED OTHERWISE.

(PD)	5/8" I.R. WITH CAP MARKED "PAPE-DAWSON"
FD.	FOUND
I.P.	IRON PIPE
I.R.	IRON ROD
H.C.C.F.	HARRIS COUNTY CLERK'S FILE NUMBER
H.C.D.R.	DEED RECORDS OF HARRIS COUNTY, TEXAS
H.C.M.R.	MAP RECORDS OF HARRIS COUNTY, TEXAS
H.L.&P.	HOUSTON LIGHTING AND POWER
NO.	NUMBER
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
PG.	PAGE
VOL.	VOLUME

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	5025.00'	4°08'57"	S85°57'17"W	363.81'	363.89'
C2	1975.00'	18°57'32"	S78°33'00"W	650.54'	653.51'