

# HARRIS COUNTY

## OFFICE OF THE COUNTY ENGINEER

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

March 18, 2021

Honorable County Judge  
& Commissioners

Attention: Commissioner R. Jack Cagle

**SUBJECT: Recommendation that Commissioners Court Authorize Harris County to declare as surplus property a 0.1077 acre parcel of land, and exchange the surplus 0.1077 acre parcel of land for a \$584.00 access easement consisting of 0.0179 acres, and payment of \$6,453.00 as compensation to equalize the exchange, Precinct 4.**

Dear Court Members:

It is recommended that Commissioners Court authorize Harris County to declare as surplus property one tract of land containing 0.1077 acres, and to exchange the surplus 0.1077 acres for a \$584.00 access easement containing 0.0179 acres, owned by the Lone Star College System District, and pay \$6,453.00 to Harris County as compensation to equalize the exchange.

The 0.0179 acres access easement will allow Harris County to maintain access to the Spring Creek detention facilities. Values for all parcels are based on an appraisal provided by an Independent Real Estate Appraiser.

It is also recommended that Judge Hidalgo sign the attached Special Warranty Deed and Access Easement Agreement in connection with the property exchange.

Sincerely,



John R. Blount, P.E.  
County Engineer

cc: Cheryl Guenther  
Pamela Rocchi  
Freddie Jebousek  
Dennis Johnston  
Kiley Holbrook

## **ACCESS EASEMENT AGREEMENT**

Effective Date: \_\_\_\_\_, 2021

Grantor: **LONE STAR COLLEGE SYSTEM DISTRICT**

Grantor's Mailing Address: 5000 Research Forest Dr.  
The Woodlands, Texas 77381

Grantee: **HARRIS COUNTY**, a body corporate and politic under the laws of the State of Texas

Grantee's Mailing Address: Harris County Commissioner's Court  
ATTN: Commissioner's Court Clerk  
1001 Preston, 9th Floor  
Houston, Texas 77002

Dominant Estate Property (including any improvements):

Being a tract or parcel containing 18.05 acres (786,242 square feet) of land, situated in the Joseph House Survey, Abstract Number 34, City of Tomball, Harris County, Texas, and being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof.

Easement Property: 0.0179 acre (778 square feet) tract of land out of the Joseph House Survey, A-34, City of Tomball, Harris County, Texas, and being out of that certain called 18.05 acre tract Parcel 514 described in deed to Harris County, Texas, as recorded under Harris County Clerk File No. RP-2017-199666 with a file date of 05/08/2017, and being more particularly described by metes and bounds in Exhibit "B" attached hereto and made a part hereof for descriptive purposes.

Easement Purpose: A non-exclusive, perpetual easement and right of way upon, across and over the Easement Property for purposes of ingress and egress to and from the Dominant Estate Property and portions thereof, to and from the remainder of the Dominant Estate property and other lands lying north of the Easement Property.

Consideration: \$584.00

### **Reservations from and Exceptions to Conveyance and Warranty:**

All easements, restrictions and reservations of record in the Official Public Records of Real Property of Harris County, Texas, which affect the Easement Property herein conveyed, to the extent they are valid and subsisting and are enforceable against a political subdivision of the State of Texas.

Grantor, for the consideration and subject to the Reservations from and Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee an easement over, upon and across the Easement Property for the Easement Purpose, together with all and singular the rights and appurtenances thereto in any way belonging, to have and hold the said easement, unto Grantee, Grantee's successors, and assigns forever. Grantor binds Grantor and Grantor's successors and assigns TO WARRANT AND FOREVER DEFEND, all and singular, the said easement unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor but not otherwise, except as to the Reservation from and Exceptions to Conveyance and Warranty.

At all times after performing any work in connection with the Easement Property, Grantee shall, at Grantee's expense, promptly restore the Easement Property as nearly as reasonably practicable to substantially the condition prior to the undertaking of such work. Grantor reserves for Grantor and Grantor's successors and assigns the right to continue to use and enjoy the Easement Property for all purposes which do not unreasonably interfere with or interrupt the use or enjoyment of the easement herein granted and conveyed to Grantee. Without limiting the foregoing, Grantor reserves the right, at its sole cost and expense, to place, construct, lay, maintain, protect, operate, repair, alter, change the size of, substitute, replace, move, and remove at any time and from time to time along, on, over, through, across, above, below, or upon the Easement Property as many drainage ditches, pipelines, fences, electric light and power poles, gas lines, sewer lines, roads, streets, sidewalks, parking lots, driveways, water lines, sanitary sewer lines, storm sewers, and passageways, as Grantor, its successors or assigns, as the owner of the Easement Property, may desire. Grantor will use all commercially reasonable efforts to avoid material interference with the use of the Easement Property by Grantee, its successors and assigns, for the Easement Purpose. Grantor will permit Grantee to review any proposed activities by Grantor on the Easement Property, prior to such use or activities, which may affect the Easement Purposes granted herein, and make recommendations to minimize such efforts.

Grantee agrees to comply in all material respects, at its sole cost, with all applicable federal, state and local laws, rules, and regulations which are applicable to Grantee's activities hereunder, to the extent that they are valid and subsisting and are enforceable against a political subdivision of the State of Texas.

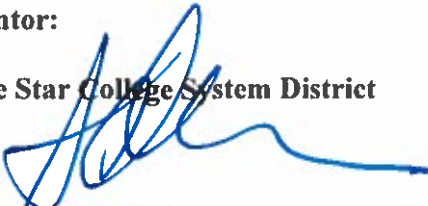
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EXECUTED on this the \_\_\_\_\_ day of \_\_\_\_\_, 2021, but is to be effective as of the Effective Date stated above.

Grantor:

Lone Star College System District

By:



Stephen C. Head  
Chancellor

APPROVED AS TO FORM:

Mario K. Castillo

Mario K. Castillo (Mar 1, 2021 08:19 CST)

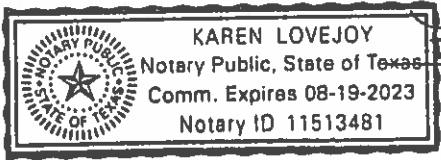
MARIO K. CASTILLO  
GENERAL COUNSEL  
LONE STAR COLLEGE

Mar 1, 2021

THE STATE OF TEXAS     §  
  §  
COUNTY OF HARRIS     §

This instrument was acknowledged before me on this 2nd day of March 2021, by STEPHEN C. HEAD, Chancellor of Lone Star College System District, on behalf of said District.

[Seal]



Karen Lovejoy  
Notary Public

AGREED TO AND ACCEPTED THIS \_\_\_\_ day of \_\_\_\_\_, 2021.


**Grantee:**

**Harris County**

By: \_\_\_\_\_  
Lina Hidalgo  
County Judge

APPROVED AS TO FORM:

CHRISTIAN D. MENEFEE  
Harris County Attorney

By:  \_\_\_\_\_  
Justina Daniel-Wariya  
Assistant County Attorney  
CAO File No.: 21RPD0012

STATE OF TEXAS           §  
                                      §  
COUNTY OF HARRIS    §

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 2021, by LINA HIDALGO, as County Judge of Harris County, Texas 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 Harris County, Texas.

[Seal]

\_\_\_\_\_  
Notary Public, State of Texas

## Exhibit A

TOMBALL TOLL WAY - PHASE 2  
PARCEL 514  
18.05 ACRES (786,242 SQUARE FEET)  
JOSEPH HOUSE SURVEY, ABSTRACT NUMBER 34  
CITY OF TOMBALL  
HARRIS COUNTY, TEXAS

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Being a tract or parcel, containing 18.05 acres (786,242 square feet) of land, situated in the Joseph House Survey, Abstract Number 34, City of Tomball, Harris County, Texas, and being part of and out of that certain 148.5467 acres comprised of six tracts: 1) called 134.0583 acres described in deed to North Harris County College, dated November 15, 1984, as recorded under Harris County Clerk's File (H.C.C.F.) Number J785359 (Film Code Number 100-81-0931); 2) called 4.727 acres described in deed to North Harris Montgomery Community College District, dated May 30, 1996, as recorded under H.C.C.F. Number S008221 and re-filed under H.C.C.F. Number S284066 (Film Code Number 511-51-0728); 3) called 0.3941 acre described in deed to North Harris Montgomery Community College District, dated May 30, 1996, as recorded under H.C.C.F. Number S008219 (Film Code Number 509-09-1114); 4) called 0.2153 acre and 0.0839 acre, referred to as Tracts 1 and 2, respectively, described in deed to The Lone Star College System, dated December 3, 2012, as recorded under H.C.C.F. Number 20120558941 (Film Code Number 038-97-1672); 5) called 6.0645 acres described in deed to North Harris County College, dated January 24, 1985, as recorded under H.C.C.F. Number J871943 (Film Code Number 005-73-0219); and 6) called 3.0036 acres described in deed to North Harris County College, dated January 28, 1985, as recorded under H.C.C.F. Number J891514 (Film Code Number 006-76-2535); also being part of and out of Restricted Reserves "A" and "B", PLAT OF NORTH HARRIS COUNTY COLLEGE - TOMBALL CAMPUS, a plat of subdivision thereof recorded under Film Code Number J47146, Harris County Map Records; said 18.05 acre tract being more particularly described as follows (all bearings and coordinates are based on the Texas Coordinate System, South Central Zone (4204), North American Datum of 1983 (NAD 83), 1993 adjustment; all distances and coordinates herein are surface values and may be converted to grid by dividing by a surface adjustment factor of 1.00013; all distances and coordinates herein are based on the U.S. Survey Foot):

COMMENCING at an axle found marking the northwest corner of said 4.727 acre tract, and being in the south line of said 134.0583 acre tract and said Restricted Reserve "B"; thence:

North 87°33'15" East, with the north line of said 4.727 acre tract, and the south line of said 134.0583 acre tract and said Restricted Reserve "B", a distance of 147.54 feet to an angle point, from which a found 5/8-inch iron rod bears South 64°21' West, 0.16 feet;

RP-2017-199666

TOMBALL TOLLWAY -- PHASE 2  
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North 87°47'36" East, continuing with the north line of said 4.727 acre tract, and the south line of said 134.0583 acre tract and said Restricted Reserve "B", at 144.84 feet pass a point in the existing west right-of-way (R O W) line of State Highway (S H) 249, based on a varying width, and being the northwest corner of Parcel 513, as dedicated to State of Texas under H.C.C.F. Number S037323, from which a found 5/8-inch iron rod with Texas Department of Transportation (TxDOT) cap bears North 19°01'29" West, 0.27 feet; continuing with said existing R O W line, the north line of said Parcel 513, and the south line of said 134.0583 acre tract and said Restricted Reserve "B", a total distance of 167.87 feet to a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING," set in the proposed west R O W line of S H 249, based on a varying width, and marking the POINT OF BEGINNING and most southwesterly corner of the herein described tract, and having surface coordinates of X=3,030,878.48 and Y=13,967,239.01;

THENCE, northerly, across said 134.0583 acre tract, said Restricted Reserve "B", and the aforesaid Restricted Reserve "A" with the proposed west R O W line of said S H 249, the following courses:

Northerly, along a non-tangent curve to the right, having a radius of 3,632.00 feet, an arc length of 189.86 feet, a delta angle of 02°59'42", and a chord which bears North 19°13'43" West, 189.84 feet to a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING," set marking a point of tangency;

North 17°43'52" West, a distance of 1,645.53 feet to a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING," set marking the beginning of a tangent curve to the left;

Northerly, along said curve to the left, having a radius of 6,448.00 feet, an arc length of 406.46 feet, a delta angle of 03°36'42", and a chord which bears North 19°32'13" West, 406.39 feet to a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING," set marking an angle point;

North 72°18'46" West, a distance of 45.52 feet to a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING," set marking an angle point;

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TOMBALL TOLLWAY – PHASE 2  
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Southwesterly, along a non-tangent curve to the left, having a radius of 1,440.00 feet, an arc length of 31.82 feet, a delta angle of  $01^{\circ}15'58''$ , and a chord which bears South  $64^{\circ}36'09''$  West, 31.82 feet to a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING," set marking a point of tangency;

South  $63^{\circ}58'10''$  West, a distance of 7.27 feet to a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING," set marking an angle point;

North  $26^{\circ}01'50''$  West, a distance of 120.00 feet to a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING," set marking an angle point;

North  $25^{\circ}05'33''$  West, a distance of 59.22 feet to a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING," set marking an angle point;

North  $10^{\circ}47'29''$  West, a distance of 262.83 feet to a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING," set marking an angle point;

North  $28^{\circ}32'42''$  West, a distance of 591.46 feet to a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING," set marking an angle point;

South  $63^{\circ}37'43''$  West, a distance of 851.22 feet to a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING," set marking an angle point;

North  $35^{\circ}29'49''$  West, a distance of 166.63 feet to a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING," set marking an angle point;

North  $42^{\circ}17'32''$  East, a distance of 870.85 feet to a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING," set marking an angle point;

North  $00^{\circ}21'46''$  East, a distance of 123.34 feet to a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING," set marking an angle point;

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TOMBALL TOLLWAY - PHASE 2  
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North 29°38'01" West, at 600.88 feet pass a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING," set on line; continuing, a total distance of 700.88 feet to a point in the centerline of Spring Creek, and the north line of the aforesaid 134.0583 acre tract and the aforesaid Restricted Reserve "A", and being the most northwesterly corner of the herein described tract;

THENCE, North 70°53'08" East, along the centerline of Spring Creek, and the north line of said 134.0583 acre tract and said Restricted Reserve "A", a distance of 36.90 feet to a point in the existing west R O W line of the aforesaid S H 249, based on a varying width, dedicated to State of Texas, as Parcel 1, in Volume 5843, Page 81, Harris County Deed Records (H C D R.), and, as Parcel 10, in Volume 4753, Page 272, H C D R.; also being the most northeasterly corner of the herein described tract;

THENCE, southerly, with the existing west R O W line of said S H 249, the following courses:

South 29°37'46" East, a distance of 1,213.47 feet to an angle point;

South 36°43'47" East, a distance of 201.56 feet to an angle point, from which a found 5/8-inch iron rod bears South 24°10' East, 0.71 feet;

South 28°59'13" East, a distance of 369.47 feet to an angle point, from which a found 5/8-inch iron rod with cap bears South 19°54' East, 0.67 feet;

South 27°23'53" East, a distance of 911.55 feet to an angle point, from which a found TxDOT concrete monument bears South 38°39' East, 0.68 feet;

Southeasterly, with a non-tangent curve to the right, having a radius of 5,639.63 feet, an arc length of 257.62 feet, a delta angle of 02°37'02", and a chord which bears South 18°53'56" East, 257.60 feet to point of tangency, from which a found TxDOT concrete monument bears South 07°49' East, 1.47 feet;

South 17°52'29" East, a distance of 218.35 feet to an angle point, from which a found 5/8-inch iron rod with cap bears South 03°15' East, 1.26 feet;

South 17°37'31" East, a distance of 945.94 feet to the beginning of a tangent curve to the left, from which a found 5/8-inch iron rod with cap bears South 09°52' East, 1.21 feet;

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TOMBALL TOLLWAY - PHASE 2  
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Southeasterly, with said curve to the left, having a radius of 5,825.07 feet, an arc length of 496.57 feet, a delta angle of  $04^{\circ}53'03''$ , and a chord which bears South  $20^{\circ}08'27''$  East, 496.42 feet to a point of tangency, from which a found TxDOT concrete monument bears South  $22^{\circ}52'42''$  East, 1.12 feet;

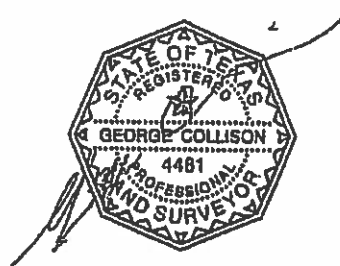
South  $22^{\circ}52'42''$  East, a distance of 38.58 feet to a 5/8-inch iron rod found marking an angle point in the existing west R.O.W. of the aforesaid S.H. 249, and marking the most southeasterly corner of the aforesaid 134.0583 acre tract, the aforesaid Restricted Reserve "B", and the herein described tract;

THENCE, South  $87^{\circ}02'05''$  West, with the existing west R.O.W. line of said S.H. 249, the north line of the aforesaid Parcel 513, and the south line of said 134.0583 acre tract and said Restricted Reserve "B", a distance of 161.66 feet to an angle point, from which a found 1/2-inch iron rod bears North  $55^{\circ}21'$  West, 0.27 feet;

THENCE, South  $87^{\circ}47'36''$  West, continuing with the existing west R.O.W. line of said S.H. 249, the north line of said Parcel 513, and the south line of said 134.0583 acre tract and said Restricted Reserve "B", a distance of 8.23 feet to the POINT OF BEGINNING and containing 18.05 acres (786,242 square feet) of land

There also exists a separate drawing of the subject tract, as prepared by Terra Surveying Company, Inc., under this project number of even date

Compiled by:  
Scott D. Mandeville, RPLS  
Terra Surveying Company, Inc.  
3000 Wilcrest Drive, Suite 210  
Houston, Texas 77042  
713-993-0327  
Project Number: 1053-1401




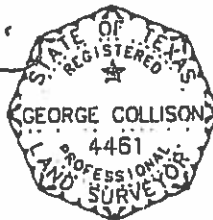
RP-2017-199666

RP-2017-199666

**TRACT INFORMATION**

- ① CALL 134 0583 ACRES  
NORTH HARRIS COUNTY COLLEGE  
NOVEMBER 15 1964  
HCCF NO 1785359 (FILM CODE NO 100-81-0931)
- ② CALL 4 727 ACRES  
NORTH HARRIS MONTGOMERY COMMUNITY COLLEGE DISTRICT  
MAY 30 1990  
HCCF NO 5008221, RE-FILED IN HCCF NO 5284066  
(FILM CODE NO 511-51-0728)
- ③ CALL 0 3941 ACRE  
NORTH HARRIS MONTGOMERY COMMUNITY COLLEGE DISTRICT  
MAY 30 1995  
HCCF NO 5008219 (FILM CODE NO 509-09-1114)
- ④ CALL 0 2153 ACRE (TRACT 1) AND  
0 0030 ACRE (TRACT 2)  
THE LONE STAR COLLEGE SYSTEM  
DECEMBER 3 2012  
HCCF NO 20120558941 (FILM CODE NO 038-97-1672)
- ⑤ CALL 8 0645 ACRES  
NORTH HARRIS COUNTY COLLEGE  
JANUARY 24 1985  
HCCF NO J871943 (FILM CODE NO 005-73-0219)
- ⑥ CALL 3 0036 ACRES  
NORTH HARRIS COUNTY COLLEGE  
JANUARY 28 1985  
HCCF NO J891514 (FILM CODE NO 006-76-2535)

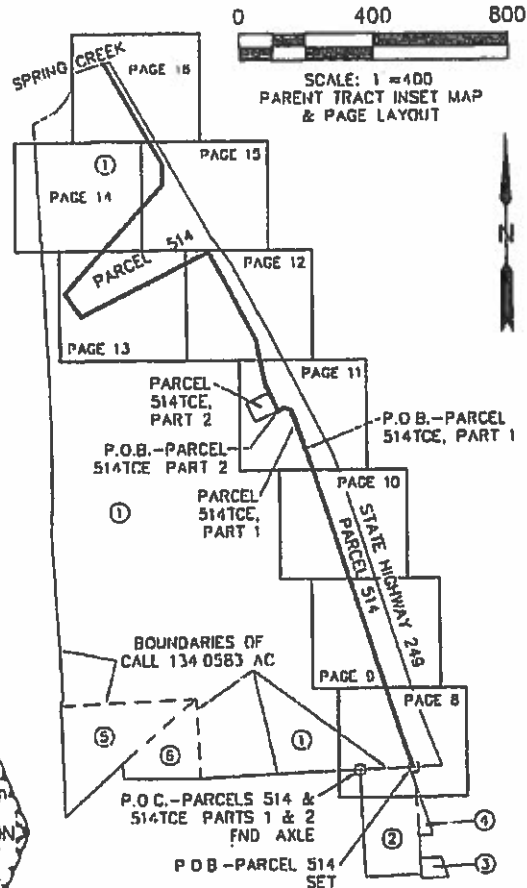
BY:   
GEORGE COLLISON  
REGISTERED PROFESSIONAL  
LAND SURVEYOR  
TEXAS REGISTRATION NO 4461



DATED: 5-4-16

**GENERAL NOTES**

- 1 THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE COMMITMENT WHICH MAY OTHERWISE REVEAL EASEMENTS AND OTHER ENCUMBRANCES OF RECORD NOT CURRENTLY SHOWN HEREON. TERRA SURVEYING COMPANY DID NOT PERFORM ANY ADDITIONAL RESEARCH TO DETERMINE THE EXISTENCE OF ANY SUCH ENCUMBRANCES.
- 2 ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM SOUTH CENTRAL ZONE (4204) NORTH AMERICAN DATUM OF 1983 (NAD 83), 1993 ADJUSTMENT. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00013. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE BASED ON THE U.S. SURVEY FOOT.
- 3 THERE IS ALSO A SEPARATE METES AND BOUNDS OF THE SUBJECT TRACT, AS PREPARED BY TERRA SURVEYING COMPANY UNDER THIS PROJECT NUMBER OF EVEN DATE.



REV	DESCRIPTION	DATE	BY	APPD
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**TOMBALL TOLLWAY-PHASE 2**  
**PARCELS 514 & 514TCE, PARTS 1 & 2**  
**THE LONE STAR COLLEGE SYSTEM**  
**NORTH HARRIS COUNTY**  
**COLLEGE-TOMBALL CAMPUS**  
**JOSEPH HOUSE SURVEY, ABSTRACT NO. 34**  
**CITY OF TOMBALL, HARRIS COUNTY, TEXAS**

**TERRA**  
TERRA SURVEYING CO., INC  
3000 WILCREST DRIVE  
SUITE 210  
HOUSTON, TEXAS 77042  
(713) 993-0327  
FAX (713) 993-9231

KEY MAP: 288-B  
SCALE: 1"=100'  
PROJECT: 1053-1401  
DATE: MAY 2016  
DRAWN BY: SDM  
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**ABBREVIATIONS**

A/E	AERIAL EASEMENT
AC	ACRES
CONC	CONCRETE
ESMT	EASEMENT
EXIST	EXISTING
FC	FLM CODE
F/N/A	FORMERLY KNOWN AS
FND	FOUND
HCCF	HARRIS COUNTY CLERK'S FILE
HCDR	HARRIS COUNTY DEED RECORDS
HCFCD	HARRIS COUNTY FLOOD CONTROL DISTRICT
HCMR	HARRIS COUNTY MAP RECORDS
HL&P	HOUSTON LIGHTING & POWER
INT	INTEREST
IP	IRON PIPE
IR	IRON ROD
MONU	MONUMENT (4 X4 PILLAR)
NO	NUMBER
PDB	POINT OF BEGINNING
POC	POINT OF COMMENCING
PROP	PROPOSED
PUE	PUBLIC UTILITY EASEMENT
PG	PAGE
ROW	RIGHT-OF-WAY
SET	SET 5/8" IRON ROD WITH CAP STAMPED "TERRA SURVEYING UNLESS OTHERWISE NOTED
SQ FT	SQUARE FEET
TxDOT	TEXAS DEPARTMENT OF TRANSPORTATION
VOL	VOLUME
W/	WITH

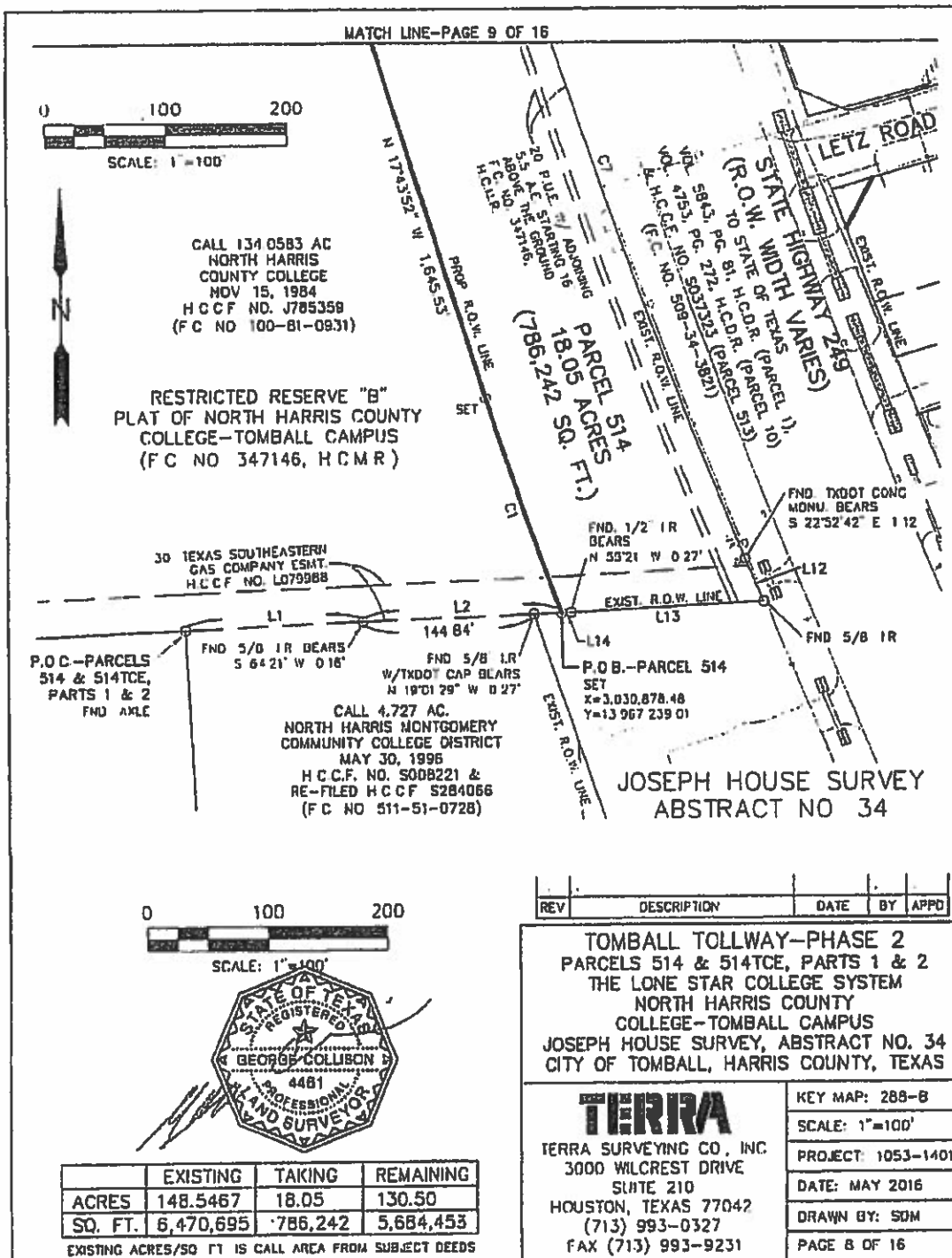
LINE TABLE		
NO.	BEARING	DISTANCE
L1	N 87°33'15" E	147.54'
L2	N 87°47'36" E	107.87'
L3	N 72°18'46" W	45.52'
L4	S 63°58'10" W	7.27'
L5	N 26°01'50" W	120.00'
L6	N 10°47'29" W	262.83'
L7	S 63°37'43" W	851.22'
L8	N 00°21'46" E	123.34'
L9	N 28°38'01" W	700.88'
L10	N 70°53'08" E	38.90'
L11	S 36°43'47" E	201.56'
L12	S 22°52'42" E	38.58'
L13	S 87°02'05" W	181.66'
L14	S 87°47'36" W	8.23'
L15	S 70°50'08" W	12.00'
L16	N 35°29'49" W	166.63'
L17	S 72°18'46" E	15.46'
L18	S 63°58'10" W	148.90'
L19	N 26°01'50" W	121.82'
L20	N 64°39'52" E	149.91'
L21	S 26°01'50" E	120.00'
L22	N 25°05'33" W	59.22'

CURVE TABLE					
NO.	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD
C1	3,632.00'	189.86'	02°59'42"	N 19°13'43" W	189.84'
C2	6,448.00'	406.46'	03°35'42"	N 19°32'13" W	406.39'
C3	1,440.00'	31.82'	01°15'58"	S 64°36'09" W	31.82'
C4	6,436.00'	254.41'	02°15'53"	N 20°17'49" W	254.39'
C5	6,448.00'	245.13'	02°10'41"	S 20°15'13" E	245.12'
C6	5,639.63'	257.62'	02°37'02"	S 18°53'56" E	257.60'
C7	5,625.07'	496.57'	04°53'03"	S 20°08'27" E	496.42'
C8	6,448.00'	161.32'	01°26'01"	N 18°26'52" W	161.32'

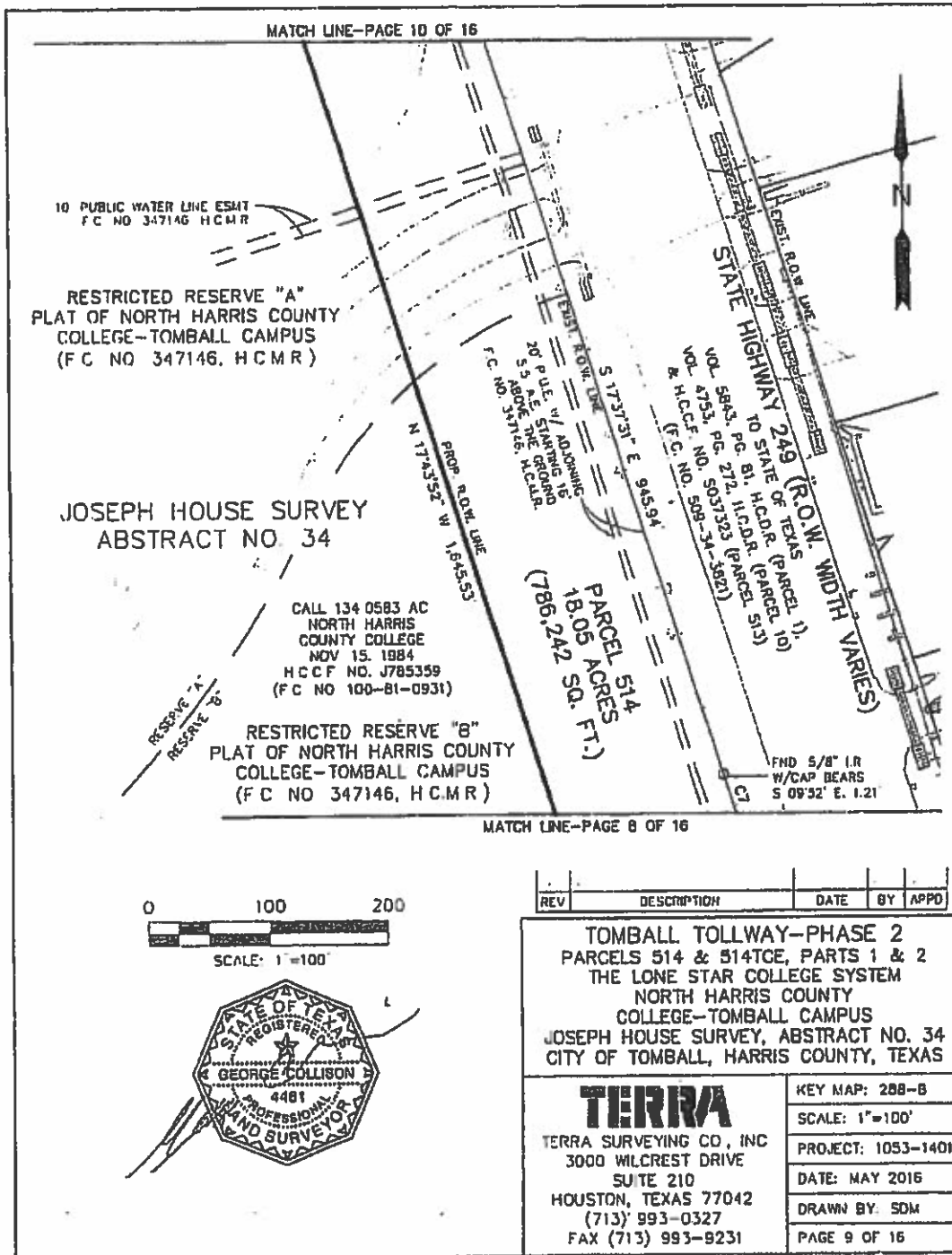


REV	DESCRIPTION	DATE	BY	APPD
	<b>TOMBALL TOLLWAY-PHASE 2</b> <b>PARCELS 514 &amp; 514TCE, PARTS 1 &amp; 2</b> <b>THE LONE STAR COLLEGE SYSTEM</b> <b>NORTH HARRIS COUNTY</b> <b>COLLEGE-TOMBALL CAMPUS</b> <b>JOSEPH HOUSE SURVEY, ABSTRACT NO. 34</b> <b>CITY OF TOMBALL, HARRIS COUNTY, TEXAS</b>			
<b>TERRA</b> TERRA SURVEYING CO., INC 3000 WILCREST DRIVE SUITE 210 HOUSTON, TEXAS 77042 (713) 993-0327 FAX (713) 993-9231		KEY MAP: 288-B SCALE: 1"=100' PROJECT: 1053-1401 DATE: MAY 2016 DRAWN BY: SDM PAGE 7 OF 16		

RP-2017-199666



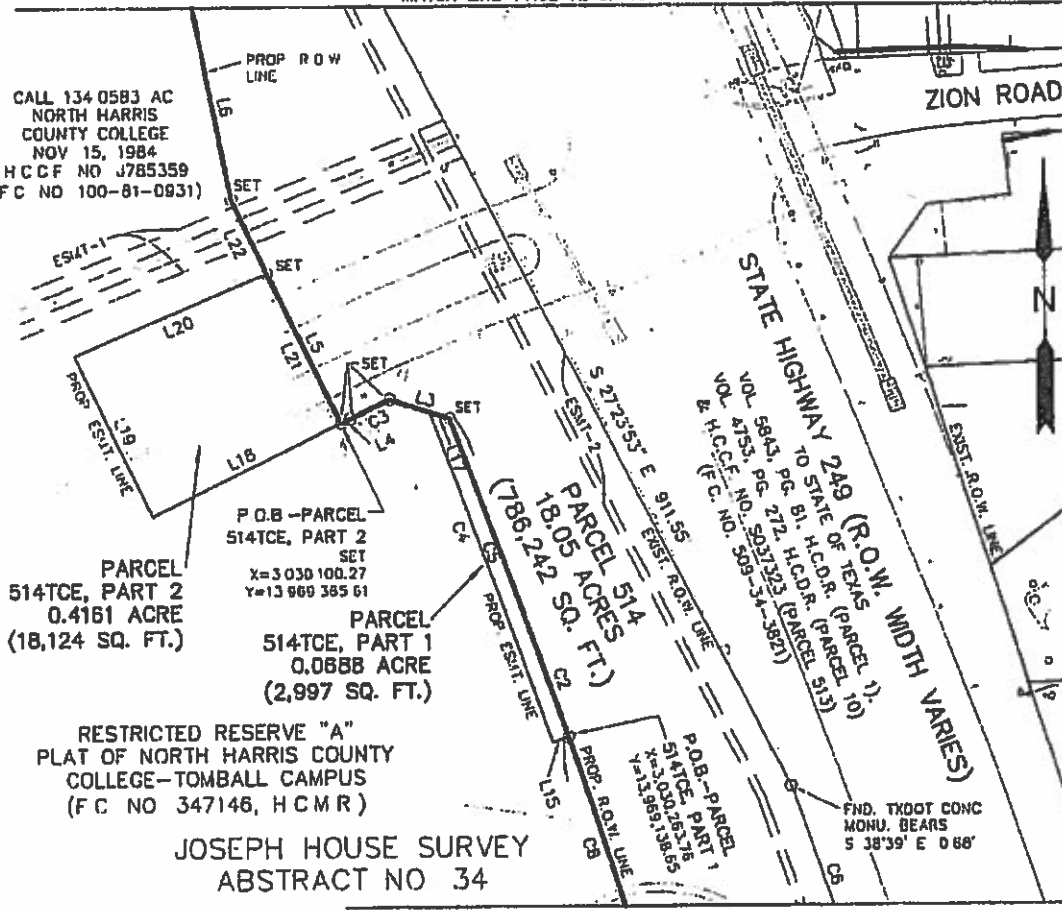
RP-2017-199666



KEY MAP: 2B8-B  
SCALE: 1"=100'  
PROJECT: 1053-1401  
DATE: MAY 2016  
DRAWN BY: SDM  
PAGE 10 OF 15

MATCH LINE—PAGE 12 OF 16

CALL 134 0583 AC  
NORTH HARRIS  
COUNTY COLLEGE  
NOV 15, 1984  
HCCF NO J785359  
(F C NO 100-81-0931)



PARCEL  
514TCE, PART 2  
0.4161 ACRE  
(18,124 SQ. FT.)

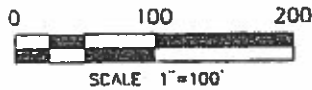
P.O.B.—PARCEL  
514TCE, PART 2  
SET  
X=3 030 100.27  
Y=13 669 385.61

PARCEL  
514TCE, PART 1  
0.0688 ACRE  
(2,997 SQ. FT.)

RESTRICTED RESERVE "A"  
PLAT OF NORTH HARRIS COUNTY  
COLLEGE—TOMBALL CAMPUS  
(F C NO 347146, HCMR)

JOSEPH HOUSE SURVEY  
ABSTRACT NO 34

MATCH LINE—PAGE 10 OF 16



ESMT-1  
10 H.L.&P. ELECTRIC GROUND ESMT  
W/ 10' A.E. ADJOINING BOTH SIDES  
STARTING 16' ABOVE THE GROUND  
HCCF NO L470415

ESMT-2  
20 P.U.E. W/ ADJOINING 55 A.E.  
STARTING 16' ABOVE THE GROUND  
F C NO 347146 HCMR

REV	DESCRIPTION	DATE	BY	APPD
-----	-------------	------	----	------

TOMBALL TOLLWAY—PHASE 2  
PARCELS 514 & 514TCE, PARTS 1 & 2  
THE LONE STAR COLLEGE SYSTEM  
NORTH HARRIS COUNTY  
COLLEGE—TOMBALL CAMPUS  
JOSEPH HOUSE SURVEY, ABSTRACT NO. 34  
CITY OF TOMBALL, HARRIS COUNTY, TEXAS

**TERRA**

TERRA SURVEYING CO., INC  
3000 WILCREST DRIVE  
SUITE 210  
HOUSTON, TEXAS 77042  
(713) 993-0327  
FAX (713) 993-9231

KEY MAP: 288-B

SCALE: 1"=100'

PROJECT: 1053-1401

DATE: MAY 2016

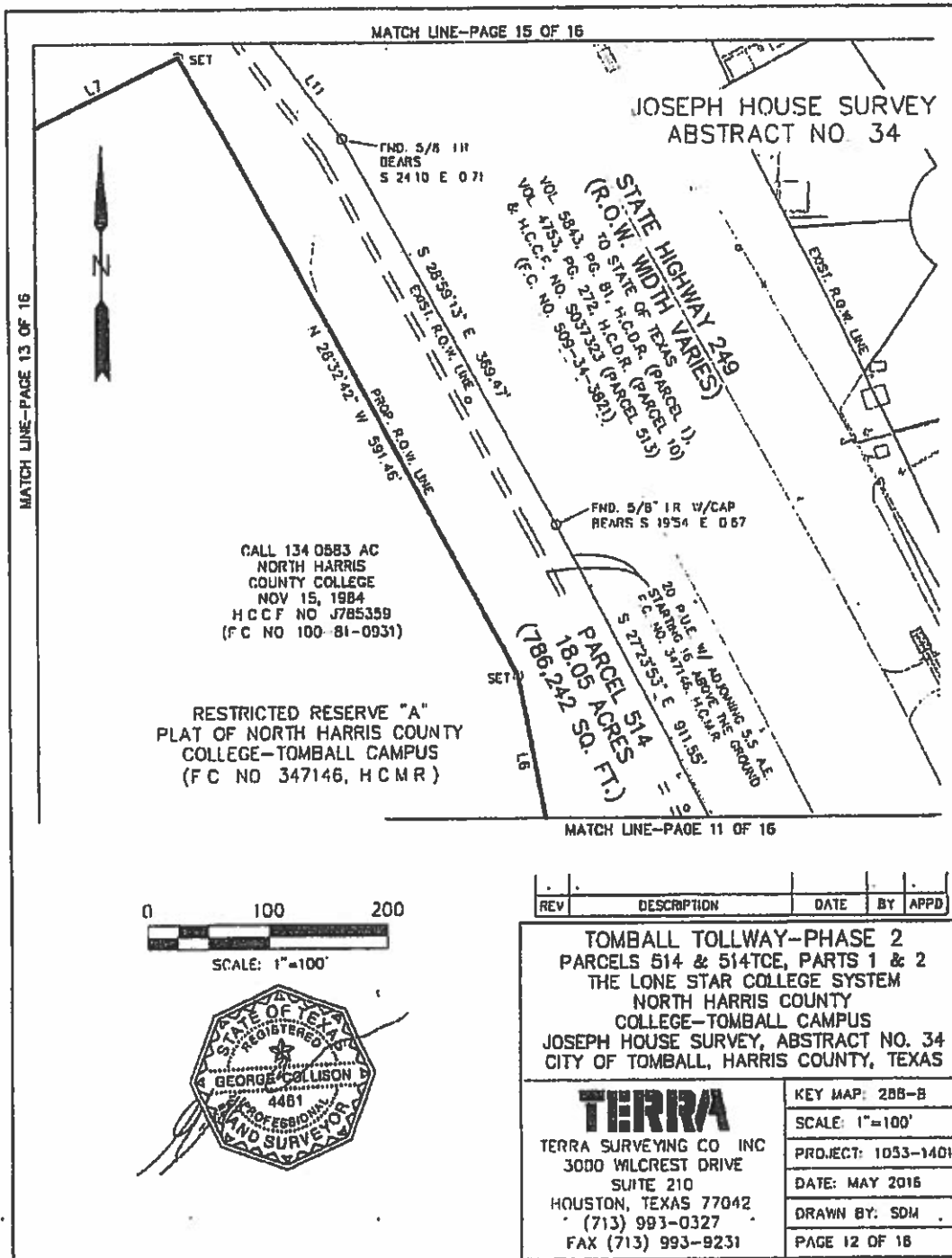
DRAWN BY: SDM

PAGE OF 11 OF 16

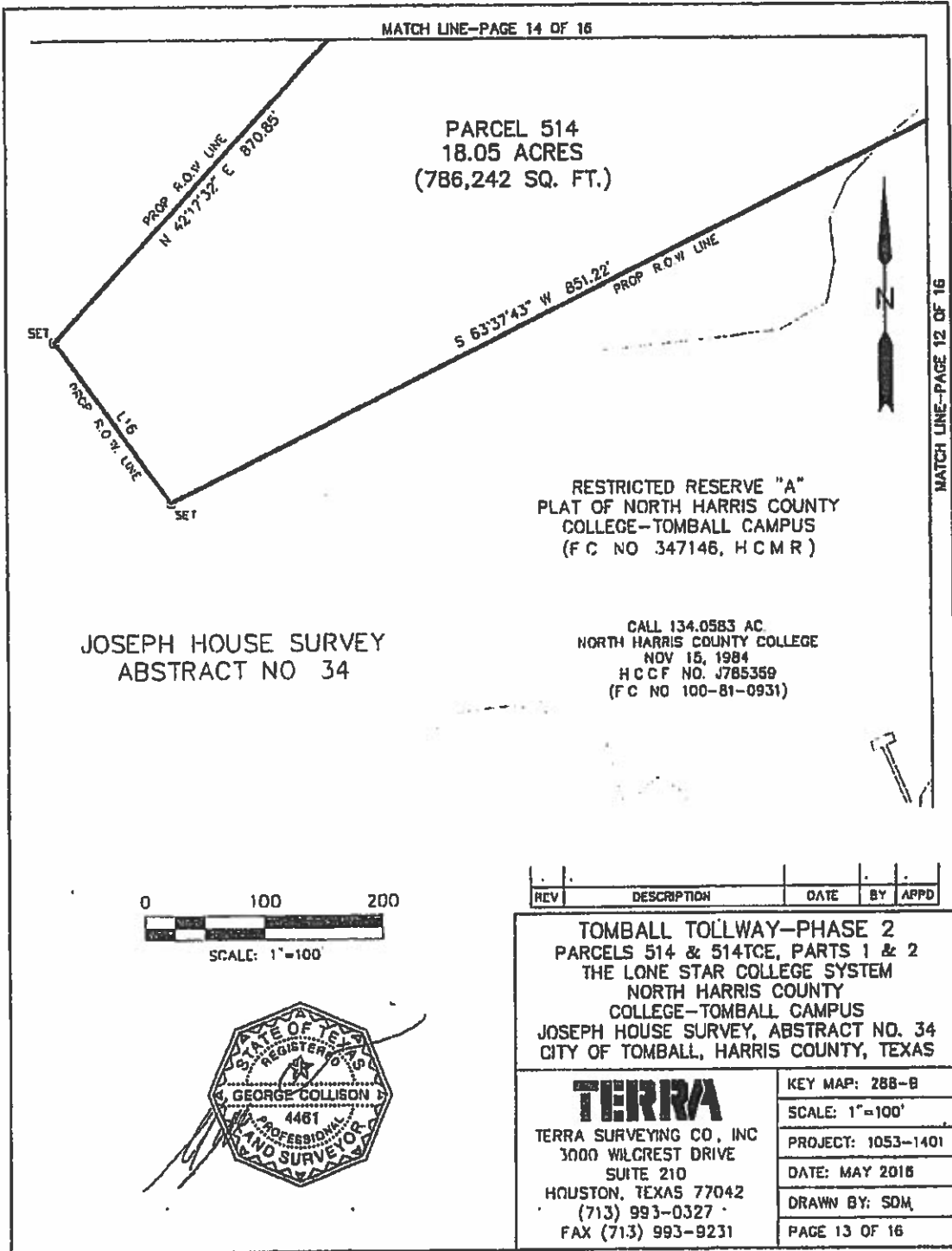
RP-2017-199666



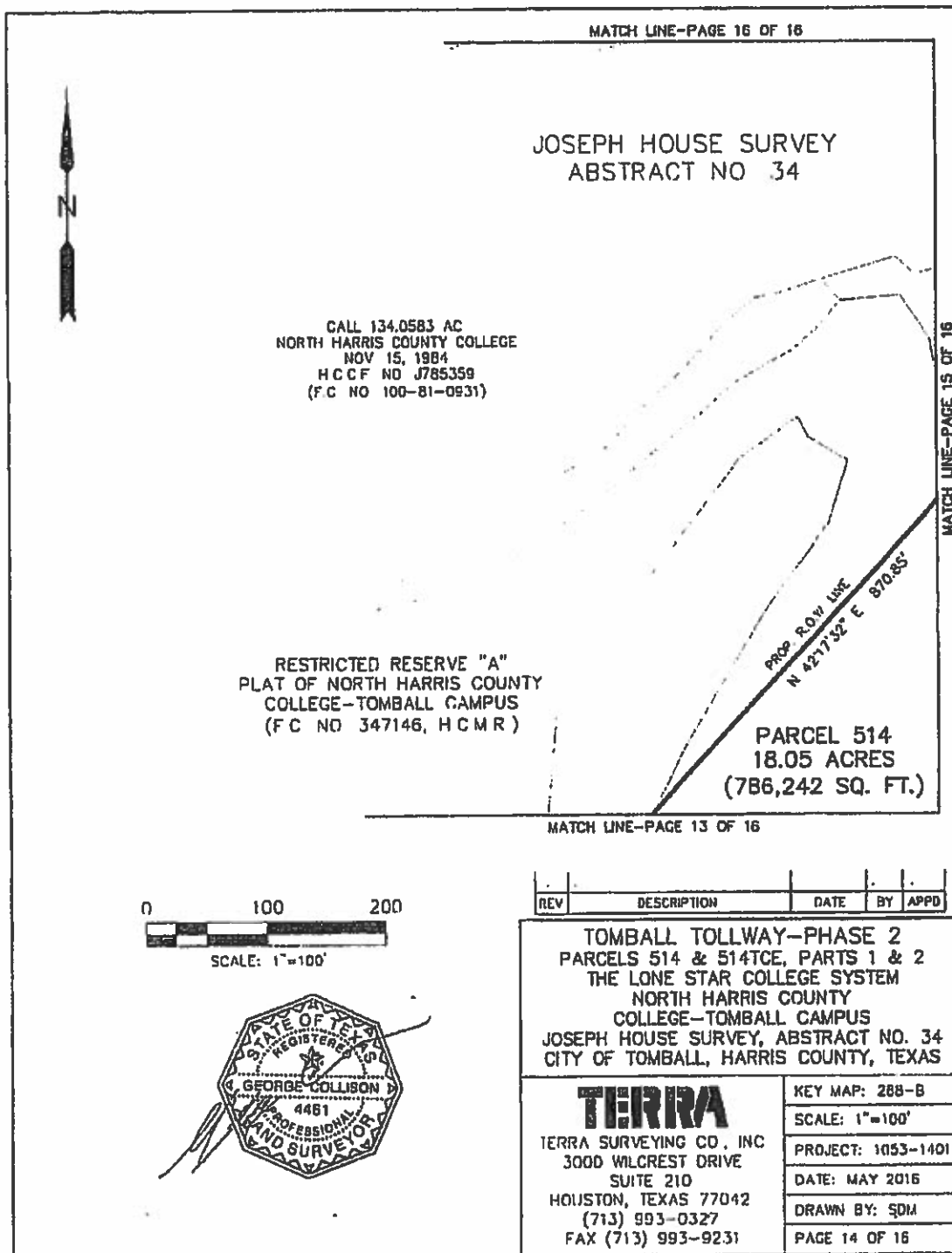
RP-2017-199666



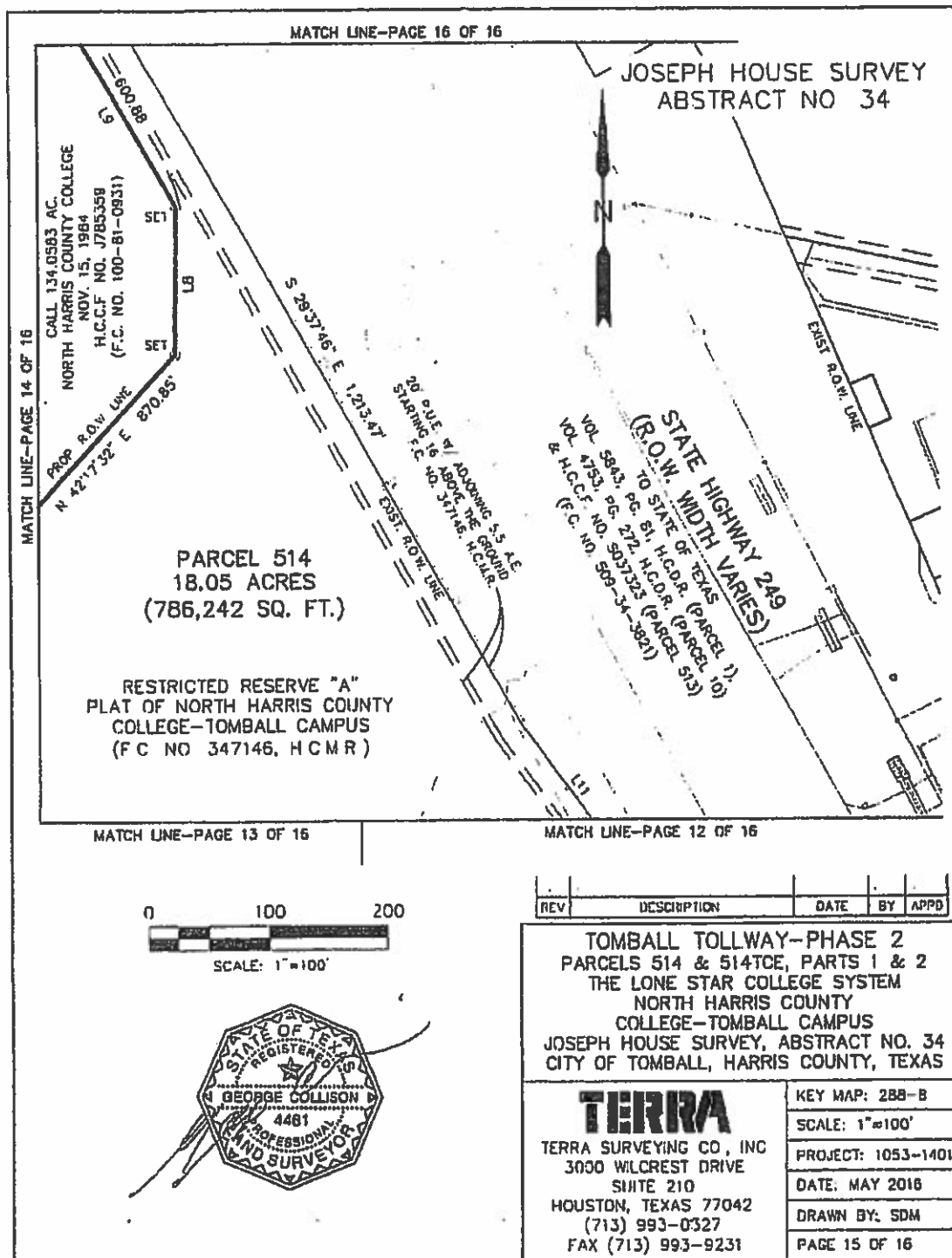
RP-2017-199666



RP-2017-199666



RP-2017-199666



**MONTGOMERY COUNTY**

**HARRIS COUNTY**

**RESTRICTED RESERVE "A"**  
**PLAT OF NORTH HARRIS COUNTY**  
**COLLEGE-TOMBALL CAMPUS**  
**(F.C. NO. 347146, H.C.M.R.)**

**PARCEL 514**  
**18.05 ACRES**  
**(786,242 SQ. FT.)**

**SPRING CREEK**  
 (H.C.F.C.D. UNIT  
 NO. J100-00-00)

**STATE HIGHWAY-249**  
 (R.O.W. WIDTH VARIES)

**STATE OF TEXAS**  
 (F.C. NO. 509-34-3621)

**EXIST. R.O.W. LINE**

**20 P.U.E. W/ ADJOINING S.S. A.E.**  
**STARTING 16' ABOVE THE GRAB**  
**F.C. NO. 347146, H.C.M.R.**  
**S 29°37'46" E 1,213.47'**  
**EXIST. R.O.W. LINE**  
**N 29°38'01" W 700.86'**

**CALL 134 0583 AC**  
**NORTH HARRIS**  
**COUNTY COLLEGE**  
**NOV 15, 1984**  
**H.C.C.F. NO. J785359**  
**(F.C. NO. 100-81-0931)**

**MATCH LINE-PAGE 14 OF 16**

**MATCH LINE-PAGE 15 OF 16**

REV	DESCRIPTION	DATE	BY	APPD
	<b>TOMBALL TOLLWAY-PHASE 2</b> <b>PARCELS 514 &amp; 514TCE, PARTS 1 &amp; 2</b> <b>THE LONE STAR COLLEGE SYSTEM</b> <b>NORTH HARRIS COUNTY</b> <b>COLLEGE-TOMBALL CAMPUS</b> <b>JOSEPH HOUSE SURVEY, ABSTRACT NO. 34</b> <b>CITY OF TOMBALL, HARRIS COUNTY, TEXAS</b>			

**0 100 200**  
**SCALE: 1"=100'**

**STATE OF TEXAS**  
**REGISTERED**  
**4 GEORGE COLLISON**  
**4481**  
**PROFESSIONAL**  
**LAND SURVEYOR**

**TERRA**  
**TERRA SURVEYING CO. INC**  
**3000 WILCREST DRIVE**  
**SUITE 210**  
**HOUSTON, TEXAS 77042**  
**(713) 993-0327**  
**FAX (713) 993-9231**

**KEY MAP: 288-B**  
**SCALE: 1"=100'**  
**PROJECT: 1053-1401**  
**DATE: MAY 2018**  
**DRAWN BY: SOM**  
**PAGE 18 OF 16**

RP-2017-199666

RP-2017-199666  
# Pages 20  
05/08/2017 12:46 PM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
STAN STANART  
COUNTY CLERK  
Fees \$88.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically  
and any blackouts, additions or changes were present  
at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or  
use of the described real property because of color or  
race is invalid and unenforceable under federal law.

THE STATE OF TEXAS

COUNTY OF HARRIS

I hereby certify that this instrument was FILED in  
File Number Sequence on the date and at the time stamped  
hereon by me; and was duly RECORDED in the Official  
Public Records of Real Property of Harris County, Texas.



*Stan Stanart*

COUNTY CLERK  
HARRIS COUNTY, TEXAS

County: Harris  
Highway: S.H. 249 (Tomball Parkway)  
Project Limits: Huffsmith Road to Harris /Montgomery County Line  
RCSJ: 0720-03-076

**Property Description for Tract 514**

Being 0.1077 acre (4,691 square feet) tract of land out of the Joseph House Survey, A-34, City of Tomball, Harris County, Texas, and being out of that certain called 18.05 acre tract described in deed to the State of Texas, as recorded under Harris County Clerk File No. (HCCF#) RP-2017-199666 with a file date of 05/08/2017 and being more particularly described by metes and bounds as follows:

**POINT OF BEGINNING** at a 5/8 inch iron rod found with Terra Cap, being in the west right-of-way line of Tomball Parkway, State Highway 249, a varying width right-of-way, being an exterior corner of said called 18.05 acre Parcel 514 on the south side of the north entrance to abutting landowner Lone Star College (Tomball Campus), f/k/a, North Harris County College being out of a called 134.0583 acre tract as recorded HCCF# J785359 with a file date of 11/16/84 which was then platted under the name of Harris County College Tomball Campus as a called 138.0538 acre tract as recorded under Film Code No. (FC#) 347146 of Harris County Clerk Map Records (HCMR) and within Restricted Reserve 'A' a called 118.7571 acre reserve of said recorded plat for the southwest corner of the herein described parcel, having surface coordinates of X= 3,029,863.24, Y= 13,968,274.41;

- 1.) **THENCE** North 26°01'50" West with the said west ROW line of said called 18.05 acre parcel, crossing the north entrance of Lone Star College, a distance of 120.00 feet to a 5/8 inch iron rod capped 'Amani' set being the southeast corner of a County of Harris Drainage Easement, Parcel 514E, Tomball Tollway Phase II, called 7.950 acre as recorded in HCCF# RP-2017-199667 with a file date of 05/08/2017 for the northwest corner of the herein described tract;
- 2.) **THENCE** North 63°58'10" East, leaving the west said right-of-way line and in a northeasterly direction entrance, a distance of 7.27 feet to a 5/8 inch iron rod capped 'Amani' set at a point of curvature to the right;
- 3.) **THENCE** continue along said curve to the right, with a radius of 1,440.00', an arc length of 31.82', a central angle of 1°15'58", chord bearing of North 64°36'09" East and chord distance of 31.82' to a 5/8 inch iron rod capped 'Amani' set for the northeast corner of herein described tract;
- 4.) **THENCE** South 26°01'50" East, crossing the north entrance of Lone Star College, a distance of 120.00 feet to a 5/8 inch iron rod capped 'Amani' set for an interior angle point on the said called 18.05 acre parcel for the southeast corner of the herein described tract;
- 5.) **THENCE** in a southwesterly direction along said west right-of-way line and a curve to the left, with a radius of 1,440.00', an arc length of 31.82', a delta of 1°15'58", chord bearing of South 64°36'09" West and chord distance of 31.82' to a 5/8 inch iron rod capped 'Amani' set for a point of tangency;

6.) **THENCE** South 63°58'10" West continue along in a southwesterly direction with said west ROW line, a distance of 7.27 feet to the **POINT OF BEGINNING** and containing 0.1077 acre (4,691 square feet) parcel of land.

NOTE: Existing and remaining area shown are approximate. Horizontal control for this project is referenced to the Texas Coordinate System, South Central Zone, North American Datum of 1983 (NAD 83) 2011 Adjustment. All coordinates herein are surface and in U.S. survey feet and may be converted to grid by multiplying by the combined scale factor of 0.99994815.

Access will be permitted to the remainder property abutting the highway facility.

A parcel plat of even date accompanies this property description.

I, Dayton L. Spain, Jr., Registered Professional Land Surveyor No. 5456, in the State of Texas, do hereby certify that the above field notes correctly reflect an actual survey made under my supervision and the limits, boundaries and corners are truly shown just as found at the time of the survey.

Surveyed September, 2018

GIVEN UNDER MY HAND AND SEAL THIS THE 30<sup>TH</sup> DAY OF NOVEMBER, 2018.



Dayton L. Spain, Jr.

R.P.L.S. No. 5456

Amani Engineering, Inc.

8303 Southwest Freeway Ste. 600

Houston, Texas 77074

Tel 713-270-5700

TBPLS Firm No. 10028200



EXISTING ACRES	TAKING ACRES/(S.F.)	REMAINING ACRES
18.05	0.1077/(4691)	17.9419

# TOMBALL PARKWAY STATE HIGHWAY 249

PARENT TRACT  
N.T.S.

TRACT 514

P.O.B.  
TRACT 514  
X=3,029,863.24'  
Y=13,968,274.41'

## LEGEND

- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- R.O.W. - RIGHT OF WAY
- HCCF# - HARRIS COUNTY CLERK'S FILE NO.
- SET 5/8 INCH IRON ROD CAPPED  
'AMANI' UNLESS INDICATED  
OTHERWISE
- PROPERTY LINE
- EXISTING R.O.W. LINE
- TRACT LINE

## NOTES

- 1.) ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 SOUTH CENTRAL ZONE. ALL DISTANCES AND COORDINATES ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99994815.
- 2.) THIS PLAT IS ACCOMPANIED BY A LEGAL DESCRIPTION OF EVEN DATE.

**AMANI ENGINEERING, INC.**  
6313 SOUTHWEST FREEWAY SUITE 350 HOUSTON, TX. 77074  
Tel (713) 270-5700 Fax (713) 271-3487 TBP# REG NO: F-1528  
SURVEYED BY: AMANI ENGINEERING, INC. SURVEY FIRM #1002200

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A CONDITION II SURVEY.

THE FIELD WORK WAS COMPLETED SEPTEMBER 2018.

DAYTON L. SPAIN JR. DATE  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5456  
AMANI ENGINEERING, INC.  
8303 SOUTHWEST FREEWAY, SUITE 600  
HOUSTON, TEXAS 77074

PARCEL PLAT  
SHOWING

TRACT 514  
HIGHWAY 249 HARRIS COUNTY

R.C.S.J. 0720-03-076  
SCALE 1" = 30' NOVEMBER 2018  
SHEET 3 OF 4

OLD WEST ROW LINE OF S.H. 249  
 (P.1, V.5843, P.81 & P.10, V.4753, P.272 HCCR)  
 OLD EAST LINE OF NORTH HARRIS COUNTY COLLEGE  
 A/K/A LONE STATE COLLEGE  
 (CALLED 134.0583 AC TR)

# TOMBALL PARKWAY STATE HIGHWAY 249 (Varying Width ROW)

COUNTY OF HARRIS  
 PARCEL 514,  
 TOMBALL TOLLWAY  
 PHASE II  
 CALLED 18.05 AC  
 (HCCF# RP-2017-199868 05/08/2017)

JOSEPH HOUSE SURVEY  
 CITY OF TOMBALL  
 HARRIS COUNTY, TEXAS

COUNTY OF HARRIS  
 DRAINAGE EASEMENT  
 PARCEL 514E,  
 TOMBALL TOLLWAY PHASE II  
 CALLED 7.950 AC  
 (HCCF# RP-2017-199867  
 05/08/2017)

NORTH HARRIS COUNTY COLLEGE  
 CALLED 134.0583 AC  
 (HCCF# J785359 11/16/84)

HARRIS COUNTY COLLEGE  
 TOMBALL CAMPUS  
 CALLED 138.0538 AC  
 (FC# 347148 HCCR 2/21/1991)

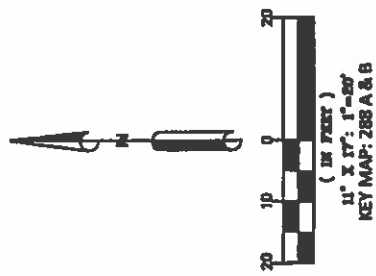
RESTRICTED RESERVE 'A'  
 CALLED 118.7571 AC

PROPOSED  
 MONUMENT SIGN  
 LONE STAR COLLEGE  
 (TOMBALL CAMPUS)  
 NORTH ENTRANCE

TRACT 514  
 (4691 SQ FT  
 0.1077 AC)

EXISTING WEST ROW  
 LINE OF S.H. 249  
 (HCCF# RP-2017-199868  
 05/08/2017)  
 R=1,440.00'  
 L=31.82'  
 Δ=1°15'58"  
 CB=584°30'08"W  
 CH=31.82'

P.O.B.  
 TRACT 514  
 5/8" IRON ROD  
 FND w/TERRA  
 CAP  
 X=3,029,863.24'  
 Y=13,968,274.41'



PARCEL PLAT

SHOWING

TRACT 514

HIGHWAY 249 HARRIS COUNTY

R.C.S.J. 0720-03-076

SCALE 1" = 30' NOVEMBER 2018

SHEET 4 OF 4

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

## **SPECIAL WARRANTY DEED**

**STATE OF TEXAS           §**  
  §  
**COUNTY OF HARRIS       §**

**HARRIS COUNTY**, a body corporate and politic under the laws of the State of Texas, ("GRANTOR"), for and in consideration of the sum of SIX THOUSAND FOUR HUNDRED FIFTY-THREE AND NO/100 DOLLARS (\$6,453.00), to Grantor in hand paid, the receipt and sufficiency of which is hereby acknowledged, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto **LONE STAR COLLEGE SYSTEM DISTRICT, f/k/a NORTH HARRIS COUNTY COLLEGE** ("Grantee"), that certain tract or parcel of land situated in the County of Harris, State of Texas, described as follows, to-wit:

**A tract of land being 0.1077 acre (4,691 square feet), out of the Joseph House Survey, A-34, City of Tomball, Harris County, Texas, and being out of that certain called 18.05 acre tract described in deed to Harris County, Texas, as recorded under Harris County Clerk File No. (HCCF#) RP-2017-199666 with a file date of 05/08/2017, and being more particularly described in Exhibit "A" attached hereto and made a part hereof for descriptive purposes (the "Property").**

TO HAVE AND TO HOLD the above described Property, together with all and singular the rights and appurtenances thereto in any wise belonging unto Grantee, its successors or assigns forever; save and except the following reservations and provisions:

This conveyance is subject to all easements, restrictions and reservations of record in the Official Public Records of Real Property of Harris County, which affect the Property herein conveyed, to the extent they are valid and subsisting and are enforceable against a political subdivision of the State of Texas.

Grantor does hereby bind itself, its successors and assigns to warrant and forever defend all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise, except as to the reservations from and exceptions to conveyance and warranty.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

EXECUTED this \_\_\_\_\_ day of \_\_\_\_\_, 2021, but is to be effective as  
of the \_\_\_\_\_ day of \_\_\_\_\_, 2021.


GRANTOR

HARRIS COUNTY

By: \_\_\_\_\_  
Lina Hidalgo  
County Judge

APPROVED AS TO FORM:

CHRISTIAN D. MENEFEE  
Harris County Attorney

By:  \_\_\_\_\_  
Justina Daniel-Wariya  
Assistant County Attorney  
CAO File No.: 20GEN0486

STATE OF TEXAS           §  
  §  
COUNTY OF HARRIS    §

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2021,  
by LINA HIDALGO, as County Judge of Harris County, Texas 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 Harris County, Texas.

[Seal]

\_\_\_\_\_  
Notary Public, State of Texas

Grantee's Address:  
Lone Star College System District  
5000 Research Forest Dr.  
The Woodlands, Texas 77381

After Recording, Return To:  
Harris County Real Property Division  
10555 Northwest Freeway, Suite 210  
Houston, Texas 77092

County: Harris  
Highway: S.H. 249 (Tomball Parkway)  
Project Limits: Huffsmith Road to Harris /Montgomery County Line  
RCSJ: 0720-03-076

### Property Description for Tract 514

Being 0.1077 acre (4,691 square feet) tract of land out of the Joseph House Survey, A-34, City of Tomball, Harris County, Texas, and being out of that certain called 18.05 acre tract described in deed to the State of Texas, as recorded under Harris County Clerk File No. (HCCF#) RP-2017-199666 with a file date of 05/08/2017 and being more particularly described by metes and bounds as follows:

**POINT OF BEGINNING** at a 5/8 inch iron rod found with Terra Cap, being in the west right-of-way line of Tomball Parkway, State Highway 249, a varying width right-of-way, being an exterior corner of said called 18.05 acre Parcel 514 on the south side of the north entrance to abutting landowner Lone Star College (Tomball Campus), f/k/a, North Harris County College being out of a called 134.0583 acre tract as recorded HCCF# J785359 with a file date of 11/16/84 which was then platted under the name of Harris County College Tomball Campus as a called 138.0538 acre tract as recorded under Film Code No. (FC#) 347146 of Harris County Clerk Map Records (HCMR) and within Restricted Reserve 'A' a called 118.7571 acre reserve of said recorded plat for the southwest corner of the herein described parcel, having surface coordinates of X= 3,029,863.24, Y= 13,968,274.41;

- 1.) **THENCE** North 26°01'50" West with the said west ROW line of said called 18.05 acre parcel, crossing the north entrance of Lone Star College, a distance of 120.00 feet to a 5/8 inch iron rod capped 'Amani' set being the southeast corner of a County of Harris Drainage Easement, Parcel 514E, Tomball Tollway Phase II, called 7.950 acre as recorded in HCCF# RP-2017-199667 with a file date of 05/08/2017 for the northwest corner of the herein described tract;
- 2.) **THENCE** North 63°58'10" East, leaving the west said right-of-way line and in a northeasterly direction entrance, a distance of 7.27 feet to a 5/8 inch iron rod capped 'Amani' set at a point of curvature to the right;
- 3.) **THENCE** continue along said curve to the right, with a radius of 1,440.00', an arc length of 31.82', a central angle of 1°15'58", chord bearing of North 64°36'09" East and chord distance of 31.82' to a 5/8 inch iron rod capped 'Amani' set for the northeast corner of herein described tract;
- 4.) **THENCE** South 26°01'50" East, crossing the north entrance of Lone Star College, a distance of 120.00 feet to a 5/8 inch iron rod capped 'Amani' set for an interior angle point on the said called 18.05 acre parcel for the southeast corner of the herein described tract;
- 5.) **THENCE** in a southwesterly direction along said west right-of-way line and a curve to the left, with a radius of 1,440.00', an arc length of 31.82', a delta of 1°15'58", chord bearing of South 64°36'09" West and chord distance of 31.82' to a 5/8 inch iron rod capped 'Amani' set for a point of tangency;

- 6.) **THENCE** South 63°58'10" West continue along in a southwesterly direction with said west ROW line, a distance of 7.27 feet to the **POINT OF BEGINNING** and containing 0.1077 acre (4,691 square feet) parcel of land.

NOTE: Existing and remaining area shown are approximate. Horizontal control for this project is referenced to the Texas Coordinate System, South Central Zone, North American Datum of 1983 (NAD 83) 2011 Adjustment. All coordinates herein are surface and in U.S. survey feet and may be converted to grid by multiplying by the combined scale factor of 0.99994815.

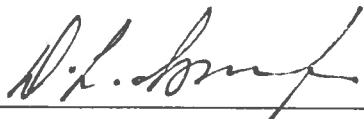
Access will be permitted to the remainder property abutting the highway facility.

A parcel plat of even date accompanies this property description.

I, Dayton L. Spain, Jr., Registered Professional Land Surveyor No. 5456, in the State of Texas, do hereby certify that the above field notes correctly reflect an actual survey made under my supervision and the limits, boundaries and corners are truly shown just as found at the time of the survey.

Surveyed September, 2018

GIVEN UNDER MY HAND AND SEAL THIS THE 30<sup>TH</sup> DAY OF NOVEMBER, 2018.



Dayton L. Spain, Jr.

R.P.L.S. No. 5456

Amani Engineering, Inc.

8303 Southwest Freeway Ste. 600

Houston, Texas 77074

Tel 713-270-5700

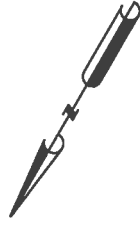
TBPLS Firm No. 10028200

EXISTING ACRES	TAKING ACRES/(S.F.)	REMAINING ACRES
18.05	0.1077/(4691)	17.9419

# **TOMBALL PARKWAY STATE HIGHWAY 249**

TRACT 514

P.O.B.  
TRACT 514  
X=3,029,863.24'  
Y=13,968,274.41'



PARENT TRACT  
N.T.S.

## **LEGEND**

- P.O.B. — POINT OF BEGINNING
- P.O.C. — POINT OF COMMENCEMENT
- R.O.W. — RIGHT OF WAY
- HCCF# — HARRIS COUNTY CLERK'S FILE NO.
- SET 5/8 INCH IRON ROD CAPPED  
'AMANI' UNLESS INDICATED  
OTHERWISE
- PROPERTY LINE
- EXISTING R.O.W. LINE
- TRACT LINE

## **NOTES**

- 1.) ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 SOUTH CENTRAL ZONE. ALL DISTANCES AND COORDINATES ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99994815.
- 2.) THIS PLAT IS ACCOMPANIED BY A LEGAL DESCRIPTION OF EVEN DATE.



**AMANI ENGINEERING, INC.**

8313 SOUTHWEST FREEWAY SUITE 350 HOUSTON, TX. 77074  
Tel (713) 270-5700 Fax (713) 271-3487 TBPE REG NO: F-4528  
SURVEYED BY: AMANI ENGINEERING, INC. SURVEY FIRM #10028200

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A CONDITION II SURVEY.

THE FIELD WORK WAS COMPLETED SEPTEMBER 2018.

*Dayton L. Spain Jr.*  
DAYTON L. SPAIN JR.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5456  
AMANI ENGINEERING, INC.  
8303 SOUTHWEST FREEWAY, SUITE 600  
HOUSTON, TEXAS 77074

DATE

PARCEL PLAT  
SHOWING

TRACT 514

HIGHWAY 249 HARRIS COUNTY

R.C.S.J. 0720-03-076

SCALE 1" = 30' NOVEMBER 2018  
SHEET 3 OF 4

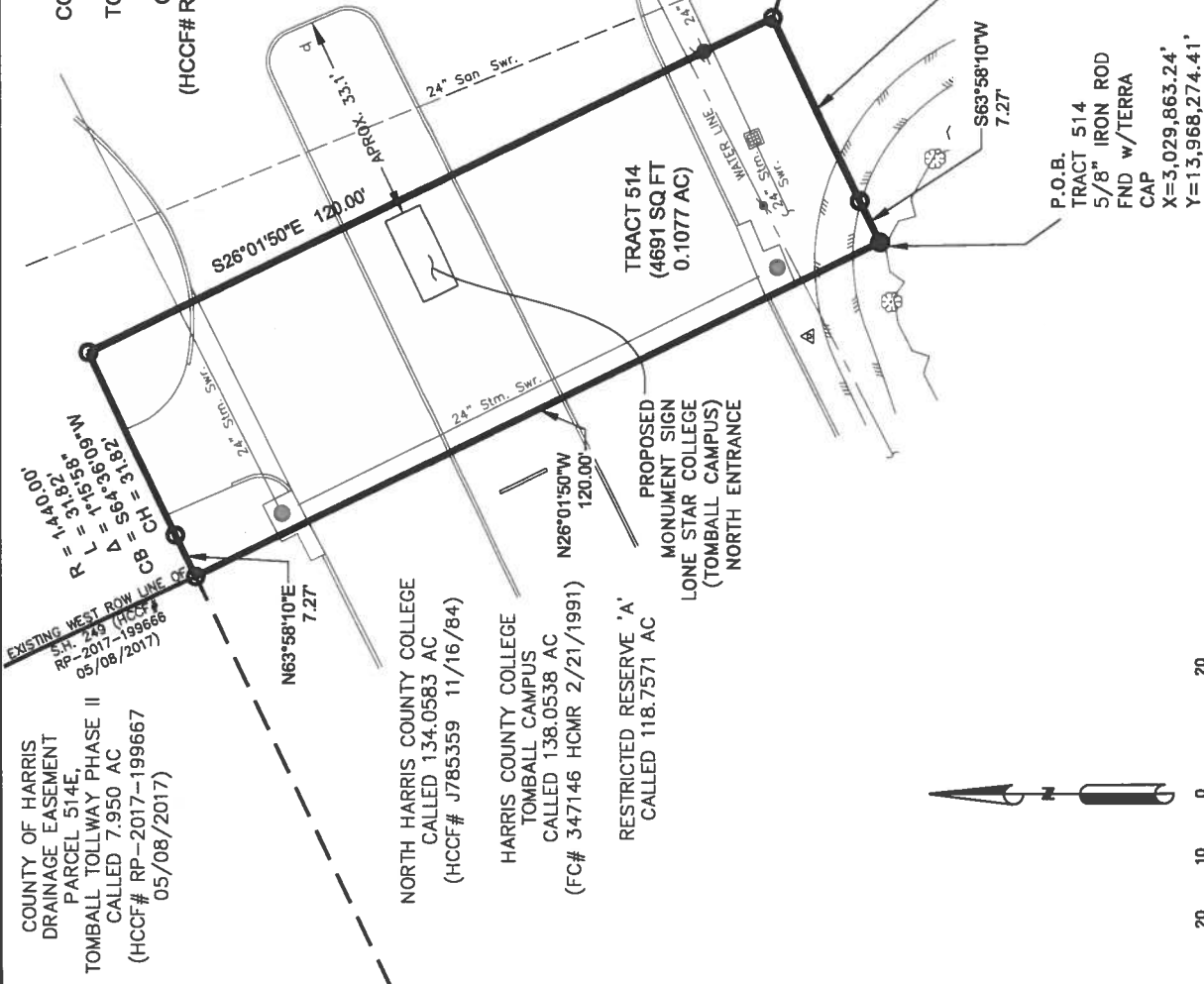


OLD WEST ROW LINE OF S.H. 249  
(P.1, V.5843, P.81 & P.10, V.4753, P.272 HCDR)  
A/K/A LONE STATE COLLEGE  
(CALLED 134.0583 AC TR)

# TOMBALL PARKWAY STATE HIGHWAY 249 (Varying Width ROW)

COUNTY OF HARRIS  
PARCEL 514,  
TOMBALL TOLLWAY  
PHASE II  
CALLED 18.05 AC  
(HCCF# RP-2017-199666 05/08/2017)

JOSEPH HOUSE SURVEY  
CITY OF TOMBALL  
HARRIS COUNTY, TEXAS



PARCEL PLAT  
SHOWING

TRACT 514

HIGHWAY 249 HARRIS COUNTY

R.C.S.J. 0720-03-076

SCALE 1" = 30' NOVEMBER 2018

SHEET 4 OF 4



11" X 17" 1"=20'  
KEY MAP: 288 A & B