

HARRIS COUNTY

OFFICE OF THE COUNTY ENGINEER

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

April 14, 2021

Honorable County Judge
& Commissioners

SUBJECT: Public Necessity (Mandatory) – Traffic Signal TC Jester Blvd at 7th Street

Recommendation for authorization of certain projects, decreeing the projects to be a public necessity and convenience, directing the Harris County Real Property Division to acquire, and authorizing eminent domain if necessary for four (4) road easement tracts for the public project known as Traffic Signal – TC Jester Blvd. at 7th Street - 2019, for the purpose of traffic signal installation with pedestrian related appurtenances, UPIN 20101MF1C301, Precinct 1.

Sincerely,

Lloyd 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

FINDINGS AND DECLARATIONS:

WHEREAS, Commissioners Court of Harris County, Texas, has received and reviewed the survey(s) of property to be acquired for the public project known as Traffic Signal - TC Jester Blvd. at 7th Street - 2019, UPIN 20101MF1C301, for the purpose of traffic signal installation with pedestrian related appurtenances, 4 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 road easements in the Property, including, but not necessarily limited to closing costs;
3. The Real Property Division is authorized and directed to provide relocation assistance to displaced property owners or tenants;
4. The Real Property Division is authorized and directed to sign any and all documents required to close the transactions contemplated hereby;
5. The County Attorney of Harris County, Texas, is authorized the use of the power of eminent domain to acquire the Property in the event negotiations fail;
6. The County Judge, County Attorney, the County Clerk, the County Auditor, the County Treasurer; and Harris County Engineering Department are authorized and directed to perform any and all necessary acts, within their respective duties, toward the final acquisition of the Property within the Project and the payment of compensation therefor.

<u>Tract No.</u>	<u>Size</u>	<u>Property interest</u>
1	0.0114 acres	road easement
2	0.0060 acres	road easement
3	0.0096 acres	road easement
4	0.0372 acres	road easement

METES AND BOUNDS DESCRIPTION
PARCEL NO. 1
0.0114 ACRES (498 SQUARE FEET)

Being 0.0114 acres of land located in the John Schnell Survey, Abstract No. 742 and the E. Richey Survey, Abstract No. 1424 in Harris County, Texas; said 0.0114 acres being a portion of the remainder of a called 72.1863 acre tract of land conveyed by deed dated August 12, 2016 from Yes Companies, LLC. to Yes Companies WFC, LLC. and recorded in Clerk's File (C.F.) No. RP-2016-363328 of the Official Public Records of Real Property of Harris County (O.P.R.R.P.H.C.); said 0.0114 acres being more particularly described by metes and bounds as follows (all bearings are referenced to the Texas Coordinate System, North American Datum of 1983 (NAD83), South Central Zone):

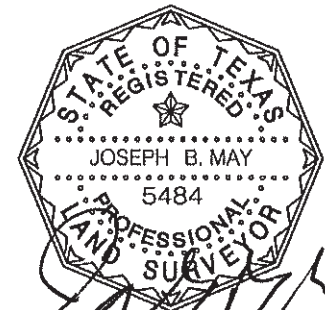
Commencing at a point on the southeasterly line of said 72.1863 acre tract, the northwesterly line of the remainder of a called 1,437.2336 acre tract of land conveyed by deed dated December 16, 1977 from Claude B. Hamill and wife, Marie Garrett Hamill to Houston Pipeline Company, LP. (F.K.A. Houston Natural Gas Corporation) and recorded in C.F. No. F411297 of the O.P.R.R.P.H.C., and the northeasterly right-of-way line of T. C. Jester Boulevard (100 feet wide) as conveyed by "award of the special commissioners" dated February 8, 2011 from Yes Companies, LLC. and General Electric Capital Corporation to Harris County and recorded in C.F. No. 20110126157 of the O.P.R.R.P.H.C.; (Surface Coordinates: X=3,085,087.37, Y=13,924,513.49), from which a 5/8-inch iron rod with "MCKIM/CREED" cap found at the point of curvature of said northeasterly right-of-way line bears South 24°22'22"East, 6.45 feet;

Thence, with said northeasterly right-of-way line of T. C. Jester Boulevard, 291.45 feet along the arc of a curve to the left, said curve having a central angle of 08 degrees 08 minutes 45 seconds, a radius of 2,050.00 feet and a chord that bears North 28 degrees 53 minutes 52 seconds West, a distance of 291.20 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set at the **Point of Beginning** of the herein described tract and having Surface Coordinates of X=3,084,955.66, Y=13,924,773.20;

1. Thence, continuing with said northeasterly right-of-way line of T. C. Jester Boulevard, 55.73 feet along the arc of a curve to the left, said curve having a central angle of 01 degrees 33 minutes 27 seconds, a radius of 2,050.00 feet and a chord that bears North 31 degrees 44 minutes 38 seconds West, a distance of 55.72 feet to an "X" cut in concrete at the face of curb of 7th Street (unrecorded private road);
2. Thence, with said face of curb, 16.71 feet along the arc of a curve to the right, said curve having a central angle of 31 degrees 55 minutes 17 seconds, a radius of 30.00 feet and a chord that bears North 39 degrees 20 minutes 34 seconds East, a distance of 16.50 feet to an "X" cut in concrete;

3. Thence, continuing with said face of curb, North 55 degrees 18 minutes 12 seconds East, a distance of 1.92 feet to an "x" cut in concrete;
4. Thence, across aforesaid 72.1863 acre tract, South 15 degrees 45 minutes 22 seconds East, a distance of 63.63 feet to the **Point of Beginning** and containing 0.0114 acres of land.

ALL COORDINATES AND DISTANCES ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE PROJECT SCALE FACTOR OF 1.000072952.



02-03-2021

METES AND BOUNDS DESCRIPTION
PARCEL NO. 2
0.0060 ACRES (261 SQUARE FEET)

Being 0.0060 acres of land located in the John Schnell Survey, Abstract No. 742 and the E. Richey Survey, Abstract No. 1424 in Harris County, Texas; said 0.0060 acres being a portion of the remainder of a called 72.1863 acre tract of land conveyed by deed dated August 12, 2016 from Yes Companies, LLC. to Yes Companies WFC, LLC. and recorded in Clerk's File (C.F.) No. RP-2016-363328 of the Official Public Records of Real Property of Harris County (O.P.R.R.P.H.C.); said 0.0060 acres being more particularly described by metes and bounds as follows (all bearings are referenced to the Texas Coordinate System, North American Datum of 1983 (NAD83), South Central Zone):

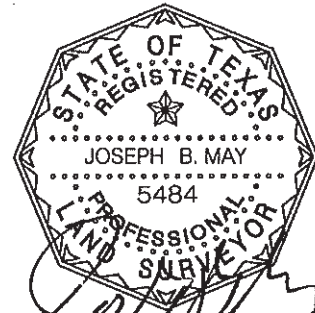
Commencing at a point on the southeasterly line of said 72.1863 acre tract, the northwesterly line of the remainder of a called 1,437.2336 acre tract of land conveyed by deed dated December 16, 1977 from Claude B. Hamill and wife, Marie Garrett Hamill to Houston Pipeline Company, LP. (F.K.A. Houston Natural Gas Corporation) and recorded in C.F. No. F411297 of the O.P.R.R.P.H.C., and the northeasterly right-of-way line of T. C. Jester Boulevard (100 feet wide) as conveyed by "award of the special commissioners" dated February 8, 2011 from Yes Companies, LLC. and General Electric Capital Corporation to Harris County and recorded in C.F. No. 20110126157 of the O.P.R.R.P.H.C.; (Surface Coordinates: X=3,0845,087.37, Y=13,924,513.49), from which a 5/8-inch iron rod with "MCKIM/CREED" cap found at the point of curvature of said northeasterly right-of-way line bears South 24°22'22"East, 6.45 feet;

Thence, with said northeasterly right-of-way line of T. C. Jester Boulevard, 391.87 feet along the arc of a curve to the left, said curve having a central angle of 10 degrees 57 minutes 09 seconds, a radius of 2,050.00 feet and a chord that bears North 28 degrees 17 minutes 44 seconds West, a distance of 391.27 feet to an "X" cut at the face of curb of aforesaid 7th Street and the **Point of Beginning** of the herein described tract and having Surface Coordinates of X=3,084,901.90, Y=13,924,858.01;

1. Thence, continuing with said northeasterly right-of-way line of T. C. Jester Boulevard, 26.18 feet along the arc of a curve to the left, said curve having a central angle of 00 degrees 43 minutes 54 seconds, a radius of 2,050.00 feet and a chord that bears North 34 degrees 08 minutes 16 seconds West, a distance of 26.18 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
2. Thence, continuing with said northeasterly right-of-way line, North 34 degrees 30 minutes 13 seconds West, a distance of 5.39 feet to an "X" cut in concrete;

3. Thence, across aforesaid 72.1863 acre tract, South 57 degrees 13 minutes 09 seconds East, a distance of 39.95 feet to an "X" cut in concrete at the face of curb of aforesaid 7th Street;
4. Thence, with said face of curb, 16.77 feet along the arc of a curve to the right, said curve having a central angle of 38 degrees 26 minutes 41 seconds, a radius of 25.00 feet and a chord that bears South 74 degrees 11 minutes 33 seconds West, a distance of 16.46 feet to the **Point of Beginning** and containing 0.0060 acres of land.

ALL COORDINATES AND DISTANCES ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE PROJECT SCALE FACTOR OF 1.000072952.



02-03-2021

METES AND BOUNDS DESCRIPTION
PARCEL NO. 3
0.0096 ACRES (418 SQUARE FEET)

Being 0.0096 acres of land located in the John Schnell Survey, Abstract No. 742 in Harris County, Texas; said 0.0096 acres being a portion of the remainder of a called 72.1863 acre tract of land conveyed by deed dated August 12, 2016 from Yes Companies, LLC. to Yes Companies WFC, LLC. and recorded in Clerk's File (C.F.) No. RP-2016-363328 of the Official Public Records of Real Property of Harris County (O.P.R.R.P.H.C.); said 0.0096 acres being more particularly described by metes and bounds as follows (all bearings are referenced to the Texas Coordinate System, North American Datum of 1983 (NAD83), South Central Zone):

Commencing at a point on the southeasterly line of said 72.1863 acre tract, the northwesterly line of the remainder of a called 1,437.2336 acre tract of land conveyed by deed dated December 16, 1977 from Claude B. Hamill and wife, Marie Garrett Hamill to Houston Pipeline Company, LP. (F.K.A. Houston Natural Gas Corporation) and recorded in C.F. No. F411297 of the O.P.R.R.P.H.C., and the southwesterly right-of-way line of T. C. Jester Boulevard (100 feet wide) as conveyed by "award of the special commissioners" dated February 8, 2011 from Yes Companies, LLC. and General Electric Capital Corporation to Harris County and recorded in C.F. No. 20110126157 of the O.P.R.R.P.H.C.; (Surface Coordinates: X=3,085,003.31, Y=13,924,455.29);

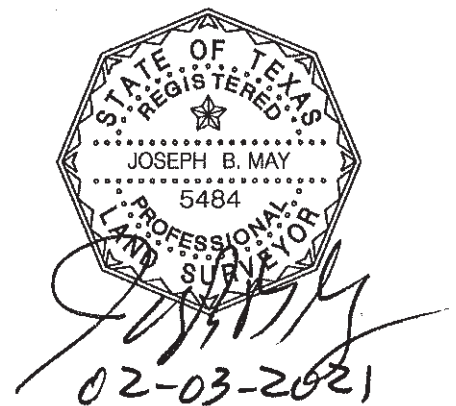
Thence, with said southwesterly right-of-way line of T. C. Jester Boulevard, North 22 degrees 38 minutes 12 seconds West, a distance of 14.82 feet to the point of curvature of said southwesterly right-of-way line, from which a found 10-inch spike bears North 74 degrees 55 minutes 22 seconds West, a distance of 0.89 feet;

Thence, continuing with said southwesterly right-of-way line of T. C. Jester Boulevard, 290.55 feet along the arc of a curve to the left, said curve having a central angle of 08 degrees 32 minutes 13 seconds, a radius of 1,950.00 feet and a chord that bears North 26 degrees 54 minutes 19 seconds West, a distance of 290.28 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set at the **Point of Beginning** of the herein described tract and having Surface Coordinates of X=3,084,866.25, Y=13,924,727.83:

1. Thence, across aforesaid 72.1863 acre tract, North 54 degrees 23 minutes 18 seconds West, a distance of 49.43 feet to an "X" cut in concrete at the face of curb of aforesaid 7th Street;
2. Thence, with said face of curb, North 52 degrees 51 minutes 31 seconds East, a distance of 1.76 feet to an "X" cut in concrete;

3. Thence, continuing with said face of curb, 18.32 feet along the arc of a curve to the right, said curve having a central angle of 41 degrees 58 minutes 59 seconds, a radius of 25.00 feet and a chord that bears North 73 degrees 51 minutes 00 seconds East, a distance of 17.91 feet to an "X" cut in concrete on the aforesaid southwesterly right-of-way line of T. C. Jester Boulevard;
4. Thence, with said southwesterly right-of-way line, 40.97 feet along the arc of a curve to the right, said curve having a central angle of 01 degrees 12 minutes 14 seconds, a radius of 1,950.00 feet and a chord that bears South 31 degrees 46 minutes 32 seconds East, a distance of 40.97 feet to the **Point of Beginning** and containing 0.0096 acres of land.

ALL COORDINATES AND DISTANCES ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE PROJECT SCALE FACTOR OF 1.000072952.



Traffic Signal- TC Jester Blvd. at
7th Street – 2019
UPIN: 20101MF1C301
Parcel No: 4
Page No. 1 of 2

METES AND BOUNDS DESCRIPTION
PARCEL NO. 4
0.0372 ACRES (1623 SQUARE FEET)

Being 0.0372 acres of land located in the John Schnell Survey, Abstract No. 742 in Harris County, Texas; said 0.0103 acres being a portion of the remainder of a called 72.1863 acre tract of land conveyed by deed dated August 12, 2016 from Yes Companies, LLC. to Yes Companies WFC, LLC. and recorded in Clerk's File (C.F.) No. RP-2016-363328 of the Official Public Records of Real Property of Harris County (O.P.R.R.P.H.C.); said 0.0103 acres being more particularly described by metes and bounds as follows (all bearings are referenced to the Texas Coordinate System, North American Datum of 1983 (NAD83), South Central Zone):

Commencing at a point on the southeasterly line of said 72.1863 acre tract, the northwesterly line of the remainder of a called 1,437.2336 acre tract of land conveyed by deed dated December 16, 1977 from Claude B. Hamill and wife, Marie Garrett Hamill to Houston Pipeline Company, LP. (F.K.A. Houston Natural Gas Corporation) and recorded in C.F. No. F411297 of the O.P.R.R.P.H.C., and the southwesterly right-of-way line of T. C. Jester Boulevard (100 feet wide) as conveyed by "award of the special commissioners" dated February 8, 2011 from Yes Companies, LLC. and General Electric Capital Corporation to Harris County and recorded in C.F. No. 20110126157 of the O.P.R.R.P.H.C.; (Surface Coordinates: X=3,085,003.31, Y=13,924,455.29);

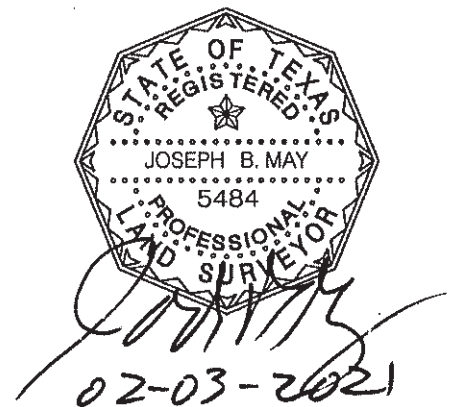
Thence, with said southwesterly right-of-way line of T. C. Jester Boulevard, North 22 degrees 38 minutes 12 seconds West, a distance of 14.82 feet the point of curvature of said southwesterly right-of-way line, from which a found 10-inch spike bears North 74 degrees 55 minutes 22 seconds West, a distance of 0.89 feet;

Thence, continuing with said southwesterly right-of-way line of T. C. Jester Boulevard, 376.25 feet along the arc of a curve to the left, said curve having a central angle of 11 degrees 03 minutes 19 seconds, a radius of 1,950.00 feet and a chord that bears North 28 degrees 09 minutes 51 seconds West, a distance of 375.67 feet to an "X" cut in concrete at the face of curb of aforesaid 7th Street and the **Point of Beginning** of the herein described tract and having Surface Coordinates of X=3,084,820.29, Y=13,924,800.16:

1. Thence with said face of curb, 16.37 feet along the arc of a curve to the right, said curve having a central angle of 31 degrees 15 minutes 29 seconds, a radius of 30.00 feet and a chord that bears South 39 degrees 46 minutes 40 seconds West, a distance of 16.16 feet to an "X" cut in concrete;
2. Thence, continuing with said face of curb, South 55 degrees 24 minutes 25 seconds West, a distance of 4.13 feet to an "X" cut in concrete;

3. Thence, across aforesaid 72.1863 acre tract, North 11 degrees 55 minutes 59 seconds West, a distance of 51.80 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set on aforesaid southwesterly right-of-way line of T. C. Jester Boulevard;
4. Thence, with said southwesterly right-of-way line, South 34 degrees 30 minutes 13 seconds East, a distance of 15.82 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
5. Thence, continuing with said southwesterly right-of-way line, 27.63 feet along the arc of a curve to the right, said curve having a central angle of 00 degrees 48 minutes 42 seconds, a radius of 1,950.00 feet and a chord that bears South 34 degrees 05 minutes 52 seconds East, a distance of 27.63 feet to the **Point of Beginning** and containing 0.0103 acres of land.

ALL COORDINATES AND DISTANCES ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE PROJECT SCALE FACTOR OF 1.000072952.



NO.	LENGTH	RADIUS	DELTA	CHD. BRG.	CHD. DIST.
C1	55.73	2,050.00	01°33'27"	N31°44'38"W	55.72
C2	16.71	30.00	31°55'17"	N39°20'34"E	16.50
C3	26.18	2,050.00	00°43'54"	N34°08'16"W	26.18
C4	16.77	25.00	38°26'41"	S74°11'33"W	16.46
C5	18.32	25.00	41°58'59"	N73°51'00"E	17.91
C6	40.97	1,950.00	01°12'14"	S31°46'32"E	40.97
C7	16.37	30.00	31°15'29"	S39°46'40"W	16.16
C8	27.63	1,950.00	00°48'42"	S34°05'52"E	27.63
C9	291.45	2,050.00	08°08'45"	N28°53'52"W	291.20
C10	290.55	1,950.00	08°32'13"	N26°54'19"W	290.28
C11	414.23	2,000.00	11°52'01"	S28°34'13"E	413.49

NO.	BEARING	DIST.
L1	N55°18'12"E	1.92
L2	S15°45'22"E	63.63
L3	N34°30'13"W	5.39
L4	S57°13'09"E	39.95
L5	N54°23'18"W	49.43
L6	N52°51'31"E	1.76
L7	S55°24'25"W	4.13
L8	N11°55'59"W	17.16
L9	S24°22'22"E	6.45
L10	N22°38'12"W	14.82
L11	S34°30'13"E	244.97
L12	N30°51'05"W	208.71
L13	S34°30'13"E	192.12

PARCEL NO.	EXISTING ACRES	OWNERSHIP DEED	OWNER	TAKING ACRES	TAKING SQ. FT.	REMAINING ACRES
1 (R.O.W.)	40.39 (CALC)	RP-2016-363328	YES COMPANIES WFC, LLC	0.0114	498	
2 (R.O.W.)		RP-2016-363328	YES COMPANIES WFC, LLC	0.0060	261	40.37
3 (R.O.W.)	41.30 (CALC)	RP-2016-363328	YES COMPANIES WFC, LLC	0.0096	418	
4 (R.O.W.)		RP-2016-363328	YES COMPANIES WFC, LLC	0.0372	1623	41.26

E. RICHEY
A - 1 4 2 4

REMAINDER CALLED 72.1863 ACRES (TRACT 1)
AND ALL OF A CALLED 11.9211-ACRE TRACT
(TRACT 2)

YES COMPANIES WFC, LLC
C.F. NO. RP-2016-363328
O.P.R.R.P.H.C.

10' H&P ESMT.
W/ 10' AERIAL BOTH SIDES
C.F. NO. G734067
O.P.R.R.P.H.C.

10' H&P ESMT.
W/ 10' AERIAL BOTH SIDES
C.F. NO. G734067
O.P.R.R.P.H.C.

REMAINDER CALLED 72.1863 ACRES (TRACT 1)
AND ALL OF A CALLED 11.9211-ACRE TRACT
(TRACT 2)

YES COMPANIES WFC, LLC
C.F. NO. RP-2016-363328
O.P.R.R.P.H.C.

10' H&P ESMT.
W/ 10' AERIAL NW SIDE
C.F. NO. G734067
O.P.R.R.P.H.C.

REMAINDER CALLED 1.437-2336 ACRES
HOUSTON PIPE LINE CO. LP
(HOUSTON NATURAL GAS CORP.)
C.F. NO. F411297
O.P.R.R.P.H.C.

H.T. & B. R.R.
CO. S.E.C. 2
A-1415

GENERAL NOTES

1. HORIZONTAL DATUM:
ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM (NAD83, 01 ADJ.), SOUTH CENTRAL ZONE. ALL COORDINATES AND DISTANCES ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE PROJECT SCALE FACTOR OF 1.000072952.

2. BY GRAPHICAL PLOTTING AND ACCORDING TO F.I.R.M. MAP NUMBER 48201C0455L FOR HARRIS COUNTY, TEXAS AND INCORPORATED AREAS (MAP REVISED JUNE 18, 2007), THE TRACTS OF LAND SHOWN ON THESE ALIGNMENT MAPS ARE SITUATED IN ZONE "X" (UNSHADED) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THIS INFORMATION IS TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS.

ABBREVIATIONS

O.P.R.R.P.H.C.-OFFICIAL PUBLIC RECORDS OF REAL PROPERTY HARRIS COUNTY
C.F.NO.-CLERK'S FILE NUMBER
P.O.C.-POINT OF COMMENCING
P.O.B.-POINT OF BEGINNING
R.O.W.-RIGHT OF WAY
U.V.E.-UNOBSTRUCTED VISIBILITY EASEMENT

DATE	REVISION
02-01-2021	

PROJECT NO: 2019-242-DEH-00-023

DRAWN BY: BJR

CHECKED BY: DEH

SHEET TITLE:

PROPOSED R.O.W. MAP

SEAL	SHEET NUMBER
	1 OF 1

LEGEND

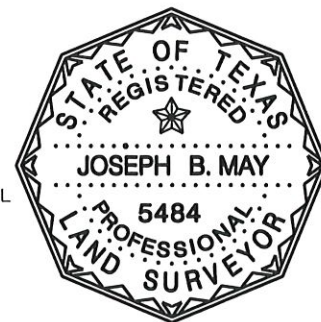
	WATER MANHOLE		SERVICE POLE
	STORM SEWER MANHOLE		TELEPHONE PEDESTAL
	SANITARY SEWER MANHOLE		SIGN
	GRATE TOP INLET		FENCE POST
	FIRE HYDRANT		GAS METER
	WATER GATE VALVE		CLEANOUT
	IRRIGATION CONTROL VALVE		OAK/SYCAMORE TREE
	WATER METER		PINE TREE
	POWER POLE		LIGHT POLE
	GUY WIRE & ANCHOR		
	METER POLE		

J. SCHNELL
A - 7 4 2

I HERBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY MADE ON THE GROUND UNDER MY SUPERVISION ON JUNE, 2020.

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

JOSEPH B. MAY
TEXAS REGISTRATION NO. 5484



REMAINDER CALLED 1.437-2336 ACRES
HOUSTON PIPE LINE CO. LP
(HOUSTON NATURAL GAS CORP.)
C.F. NO. F411297
O.P.R.R.P.H.C.