# 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 Jones Rd at Charles St

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 three (3) road easement tracts for the public project known as Traffic Signal – Jones Rd at Charles St - 2020, for the purpose of traffic signal installation with pedestrian related appurtenances, UPIN 20035MF1MA01, Precinct 4.

Sincerely,

Loyd Smith for

John R. Blount, P.E. County Engineer

Attachment

cc: Commissioner R. Jack Cagle Cheryl Guenther Pamela Rocchi Freddie Jebousek Dennis Johnston Kiley Holbrook

### 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 - Jones Rd at Charles St - 2020, UPIN 20035MF1MA01, for the purpose of traffic signal installation with pedestrian related appurtenances, 3 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;
- 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>	Property interest
1	0.0282 acres	road easement
2	0.0006 acres	road easement
3	0.0116 acres	road easement

Parcel No. 1 0.0282 Acre (1,229 Sq. Ft.) Traffic Signal – Jones Rd. at Charles St. – 2020 20035MF1MA01 Page No. 1 of 2

#### Metes and Bounds Description

Being a 0.0282 acre (1,229 square feet) tract of land situated in the J. Dement Survey, Abstract No. 228, Harris County, Texas, and being out of and a part of Restricted Reserve "A" of Jones Rd. 290 Commercial Reserves, a Plat recorded under Film Code Number (F.C. No.) 631037, of the Harris County Map Records (H.C.M.R.), and further being part of the same tract described in a General Warranty Deed dated December 11, 2008 conveyed from Fairview Gardens Development, LLC to The Edmonds Company Southwest II and recorded under Harris County Clerk's File Number (H.C.C.F. No.) 20080617994, F.C. No. 061-83-1346 of the Official Public Records of Real Property Harris County (O.P.R.O.R.P.H.C.), Texas. Said 0.0282 acre of land being more particularly described by metes and bounds as follows:

<u>BEGINNING</u> at 5/8-inch iron rod with cap having the Texas State Plane Coordinates of N: 13,884,817.05 & E: 3,051,032.43 found on the south end of a cutback for the intersection of the north Right-of-Way (R.O.W.) line of Charles Road (50' R.O.W.) recorded under Vol. 10, Pg. 46, H.C.M.R. and the west R.O.W. line of Jones Road (100' R.O.W.) recorded under F.C. No. 631037, H.C.M.R., same also being a common angle point of said Restricted Reserve "A" and the herein described parcel;

THENCE, South 87° 01' 37" West, along the common north R.O.W. line of said Charles Road and the south line of said Reserve "A" for a distance of 79.44 feet to a 5/8-inch iron rod with "KUO" cap set for the southwest corner of the herein described parcel;

Departing said common line, over and across said Reserve "A" the following courses:

THENCE, North  $02^{\circ}$  58' 23" West, for a distance of 10.00 feet to a 5/8-inch iron rod with "KUO" cap set for the northwest corner of the herein described parcel;

THENCE, North 87° 01' 37" East, for a distance of 70.00 feet to a 5/8-inch iron rod with "KUO" cap set for an angle point of the herein described parcel;

THENCE, North 36° 26' 32" East, for a distance of 38.83 feet to a 5/8-inch iron rod with "KUO" cap set on the common west line of aforesaid Jones Road and the east line of said Reserve "A" for the northeast corner of the herein described parcel;

THENCE, South 14° 08' 32" East, along said common line for a distance of 19.15 feet to a 5/8-inch iron rod found on the north end of aforesaid cutback, same also being a common angle point of said Reserve "A" and the herein described parcel;

Parcel No. 1 0.0282 Acre (1,229 Sq. Ft.) Traffic Signal – Jones Rd. at Charles St. – 2020 20035MF1MA01 Page No. 2 of 2

THENCE, South 38° 46' 31" West, along said cutback for a distance of 28.43 feet to the <u>POINT OF BEGINNING</u> and containing 0.0282 acre (1,229 square feet) of land, more or less.

All bearings and distances are based on Texas State Plane Coordinate System, South Central Zone, NAD 83 (CORS96). All distances are in surface.

The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by dividing by the combined scale factor 0.999870017.

A survey plat has been prepared in association with this field note description.

Compiled By:

RenchyWeng

Ren Chyun Steven Weng., R.P.L.S. Registered Professional Land Surveyor Texas Reg. No. 6491

Date: Jan. 8, 2021

Kuo & Associates, Inc. 10300 Westoffice Drive, Suite 800 Houston, TX 77042 Ph.: (713) 975-8769 TBPLS Firm Registration No. 10075600



Parcel No. 2 0.0006 Acre (24 Sq. Ft.) Traffic Signal – Jones Rd. at Charles St. – 2020 20035MF1MA01 Page No. 1 of 2

#### Metes and Bounds Description

Being a 0.0006 acre (24 square feet) tract of land situated in the J. Dement Survey, Abstract No. 228, Harris County, Texas, and being out of and a part of Restricted Reserve "H" of Jones Rd. 290 Commercial Reserves, a Plat recorded under Film Code Number (F.C. No.) 631037, of the Harris County Map Records (H.C.M.R.), and further being part of the same tract described in a General Warranty Deed dated December 11, 2008 conveyed from Fairview Gardens Development, LLC to The Edmonds Company Southwest II and recorded under Harris County Clerk's File Number (H.C.C.F. No.) 20080617995, F.C. No. 061-83-1352 of the Official Public Records of Real Property Harris County (O.P.R.O.R.P.H.C.), Texas. Said 0.0006 acre of land being more particularly described by metes and bounds as follows:

BEGINNING at 1-inch iron pipe having the Texas State Plane Coordinates of

N: 13,884,825.01 & E: 3,051,166.87 found on the north line of a cutback for the intersection of the north Right-of-Way (R.O.W.) line of Charles Road (50' R.O.W.) recorded under Vol. 10, Pg. 46, H.C.M.R. and the east R.O.W. line of Jones Road (100' R.O.W.) recorded under F.C. No. 631037, H.C.M.R., same also being the common southwest corner of Lot 1, Block 1 of Cytex Subdivision, a Plat recorded under Vol. 370, Pg. 110, H.C.M.R.; the northwest corner of a called 0.0001 acres R.O.W. Dedication recorded under H.C.C.F. No. 20070148925; and the southeast corner of said Reserve "H" and the herein described parcel;

THENCE, North 49° 42' 36" West, along said cutback for a distance of 10.25 feet to a point for the northwest corner of the herein described parcel;

THENCE, South 88° 54' 45" East, departing said common line, over and across said Reserve "H" for a distance of 7.55 feet to a point on the common east line of said Reserve "H" and the west line of said Cytex Subdivision for the northeast corner of the herein described parcel;

THENCE, South 02° 24' 21" East, along said common line for a distance of 6.49 feet to to the <u>POINT OF BEGINNING</u> and containing 0.0006 acre (24 square feet) of land, more or less.

All bearings and distances are based on Texas State Plane Coordinate System, South Central Zone, NAD 83 (CORS96). All distances are in surface.

The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by dividing by the combined scale factor 0.999870017.

Parcel No. 2 0.0006 Acre (24 Sq. Ft.) Traffic Signal – Jones Rd. at Charles St. – 2020 20035MF1MA01 Page No. 2 of 2

A survey plat has been prepared in association with this field note description.

Compiled By:

RenchyWeng

Ren Chyun Steven Weng., R.P.L.S. Registered Professional Land Surveyor Texas Reg. No. 6491

Date: Jan. 8. 2021

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Parcel No. 3 0.0116 Acre (504 Sq. Ft.) Traffic Signal – Jones Rd. at Charles St. – 2020 20035MF1MA01 Page No. 1 of 2

#### Metes and Bounds Description

Being a 0.0116 acre (504 square feet) tract of land situated in the J. Dement Survey, Abstract No. 228, Harris County, Texas, and being out of and a part of Lot 1, Block 1 of Cytex Subdivision, a Plat recorded under Volume (Vol.) 370, Page (Pg.) 110, of the Harris County Map Records (H.C.M.R.), and further being part of the same tract described in a Special Warranty Deed dated April 22, 2020 conveyed from GJL, LLC to SEWTINI, LLC and recorded under Harris County Clerk's File Number (H.C.C.F. No.) RP-2020-179067 of the Official Public Records of Real Property Harris County (O.P.R.O.R.P.H.C.), Texas. Said 0.0116 acre of land being more particularly described by metes and bounds as follows:

<u>BEGINNING</u> at 1-inch iron pipe with cap having the Texas State Plane Coordinates of N: 13,884,825.01 & E: 3,051,166.87 found on the north line of a cutback for the intersection of the north Right-of-Way (R.O.W.) line of Charles Road (50' R.O.W.) recorded under Vol. 10, Pg. 46, H.C.M.R. and the east R.O.W. line of Jones Road (100' R.O.W.) recorded under F.C. No. 631037, H.C.M.R., same also being the common southeast corner of Restricted Reserve "H" of Jones Rd. 290 Commercial Reserves, a Plat recorded under H.C.C.F. No. 631037 H.C.M.R; the northwest corner of a called 0.0001 acres R.O.W. Dedication recorded under H.C.C.F. No. 20070148925; and the southwest corner of said Cytex Subdivision and the herein described parcel;

THENCE, North  $02^{\circ} 24' 21''$  West, along the common east line of said Restricted Reserve "H" and the west line of said Cytex Subdivision for a distance of 6.49 feet to a point for the northwest corner of the herein described parcel;

THENCE, South 88° 54' 45" East, departing said common line, over and across said Cytex Subdivision for a distance of 122.14 feet to a point on the common north R.O.W. line of said Charles Road and the south line of said Cytex Subdivision for the southeast corner of the herein described parcel;

THENCE, South 87° 11' 24" West, along said common line for a distance of 119.97 feet to a point on the south end of aforesaid cutback for a common angle point of said common line and the herein described parcel;

THENCE, North 49° 42' 36" West, along said cutback for a distance of 2.65 feet to the <u>POINT OF BEGINNING</u> and containing 0.0116 acre (504 square feet) of land, more or less.

All bearings and distances are based on Texas State Plane Coordinate System, South Central Zone, NAD 83 (CORS96). All distances are in surface.

Parcel No. 3 0.0116 Acre (504 Sq. Ft.) Traffic Signal – Jones Rd. at Charles St. – 2020 20035MF1MA01 Page No. 2 of 2

The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by dividing by the combined scale factor 0.999870017.

A survey plat has been prepared in association with this field note description.

Compiled By:

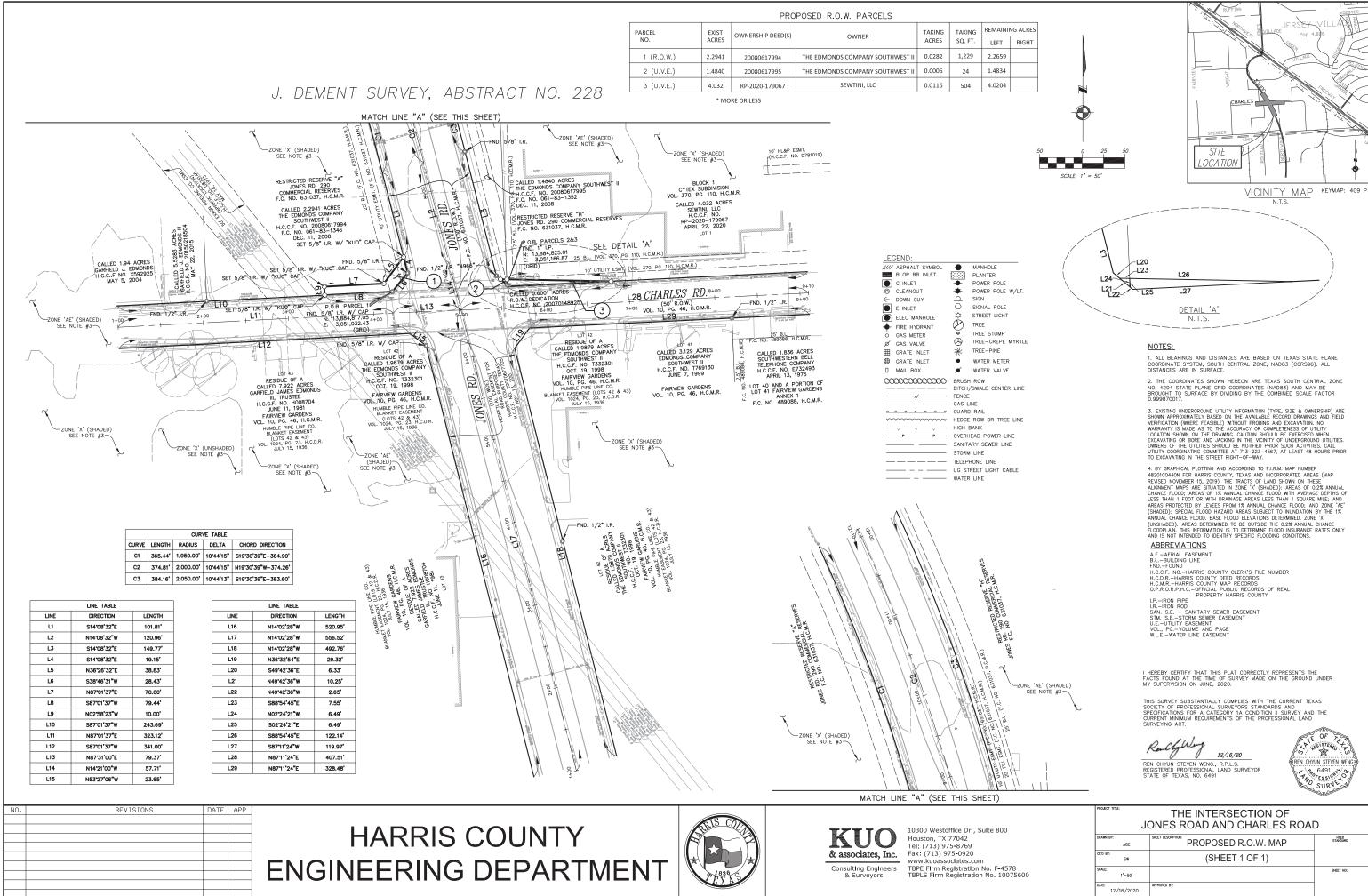
Renchgevery

Ren Chyun Steven Weng., R.P.L.S. Registered Professional Land Surveyor Texas Reg. No. 6491

Date: Jan. 8, 2021

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DRAWN BY: AGC	SHEET DESCRIPTION: PROPOSED R.O.W. MAP	HCED STANDARD
CKTD BY: SW	(SHEET 1 OF 1)	
SCALE: 1"=50'		SHEET NO:
DATE: 12/16/2020	APPROVED BY:	