

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 Spring Cypress Rd at Trail Cypress Blvd

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 one (1) road easement tract for the public project known as Traffic Signal – Spring Cypress Rd at Trail Cypress Blvd - 2020, for the purpose of traffic signal installation with pedestrian related appurtenances, UPIN 20035MF1M901, 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 - Spring Cypress Rd at Trail Cypress Blvd - 2020, UPIN 20035MF1M901, for the purpose of traffic signal installation with pedestrian related appurtenances, 1 tract in Harris County, Texas (referred to herein as "the Project"), it is **FOUND AND DECLARED** that:

Public necessity exists for the acquisition of the real property identified and/or described in the survey(s) attached hereto as exhibits and any improvements thereon (referred to herein as "the Property").

IT IS, THEREFORE, DECLARED that:

1. Public necessity exists for the Project and for the mandatory acquisition of the Property;
2. The Real Property Division is authorized and directed to obtain appraisal(s), survey(s), title information pertaining to the Property; that official purchase offer(s) be made based on appraised value and to negotiate for the purchase of a road easement 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	0.0186 acres	road easement

Metes and Bounds Description

Being a 0.0186 acre (811 square feet) tract of land situated in the William Perkins Survey, Abstract No. 621, Harris County, Texas, and being out of and a part of Restricted Reserve “E” of Trails of Cypress Lake, Section 1, a Plat recorded under Film Code Number 615048, 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 June 7, 2010 conveyed from Spring Cypress Investments, L.P. to Trails of Cypress Lake Community Association and recorded under Harris County Clerk’s File Number (H.C.C.F. No.) 20100336721, Film Code No. (F.C. No.) 073-33-1775 of the Official Public Records of Real Property Harris County (O.P.R.O.R.P.H.C.), Texas. Said 0.0186 acre of land being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8-inch iron rod having the Texas State Plane Coordinates of N: 13,931,548.16 & E: 3,044,353.91 found on the west line of said Restricted Reserve “E”, same also being on the north end of a 25-Foot Radius Cutback for the intersection of the east Right-of-Way (R.O.W.) line of Trail Cypress Boulevard (50’ R.O.W.) recorded under F.C. No. 615048, H.C.M.R. and the north R.O.W. line of Spring Cypress Road (100’ R.O.W.) recorded under Vol. J, Pg. 257-258, Vol. 331, Pg. 589, H.C.D.R.; H.C.C.F. Nos. 20100323596, 20100188250, 20100454471, 20120098488 O.P.R.O.R.P.H.C. & F.C. No. 616219, 615048, 536070 H.C.M.R.;

THENCE, along said common line being a curve turning to the left through 36° 15' 30", having a radius of 25.00 feet, and whose long chord bears South 21° 17' 14" East-15.56 feet for an arc distance of 15.82 feet to a 5/8-inch iron rod with “KUO” cap having the Texas State Plane Coordinates of N: 13,931,533.01 & E: 3,044,359.80 set for the POINT OF BEGINNING and the northwest corner of the herein described parcel;

THENCE, South 89° 45' 31" East, departing said common line, over and across said Restricted Reserve “E” for a distance of 158.57 feet to a 5/8-inch iron rod with “KUO” cap set on the common west line of Restricted Reserve “D” of said Trails of Cypress Lake, Section 1, being the same called 1.667 acres tract conveyed to Merrill Spring Cypress, LLC recorded under H.C.C.F. No. 20110020576 and the east line of said Restricted Reserve “E” for the northeast corner of the herein described parcel;

THENCE, South 03° 09' 29" East, along said common line for a distance of 0.81 feet to a point on the north R.O.W. line of said Spring Cypress Road, same also being the common southwest corner of said Restricted Reserve “D” and the southeast corner of said Restricted Reserve “E” and the herein described parcel;

THENCE, South 86° 50' 31" West, along the common north line of said Spring Cypress Road and the south line of said Restricted Reserve “E” for a distance of 138.13 feet to a point on the south end of aforesaid cutback, same also being the southwest corner of said Restricted Reserve “E” and the herein described parcel;

THENCE, along said cutback being a curve turning to the right through $53^{\circ} 44' 30''$, having a radius of 25.00 feet, and whose long chord bears North $66^{\circ} 17' 14''$ West-22.60 feet for an arc distance of 23.45 feet to the POINT OF BEGINNING and containing 0.0186 acre (811 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.

Compiled By:

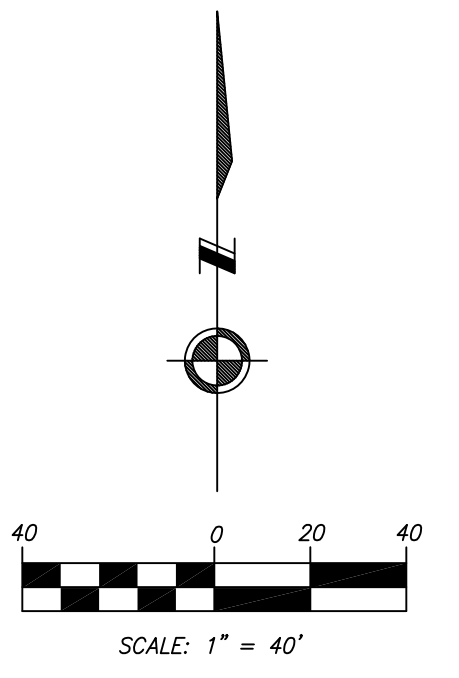


Ren Chyun Steven Weng., R.P.L.S.
Registered Professional Land Surveyor
Texas Reg. No. 6491



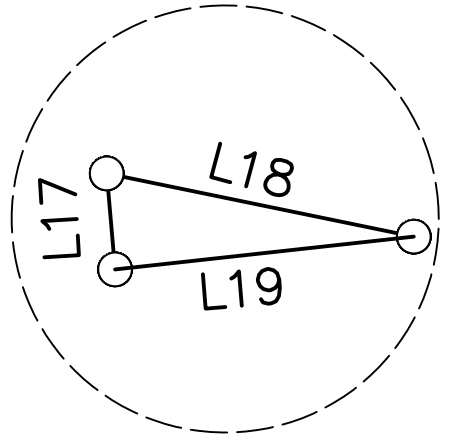
Kuo & Associates, Inc.
10300 Westoffice Dr., Suite 800
Houston, Texas 77042
Ph.: (713) 975-8769
TBPLS Firm Registration No. 10075600

Date: 02/26/21




























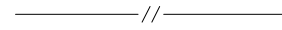
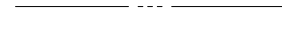
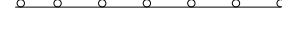








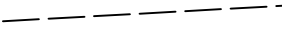


SCALE: 1" = 40'

DETAIL 'A'
N.T.S.



LEGEND:

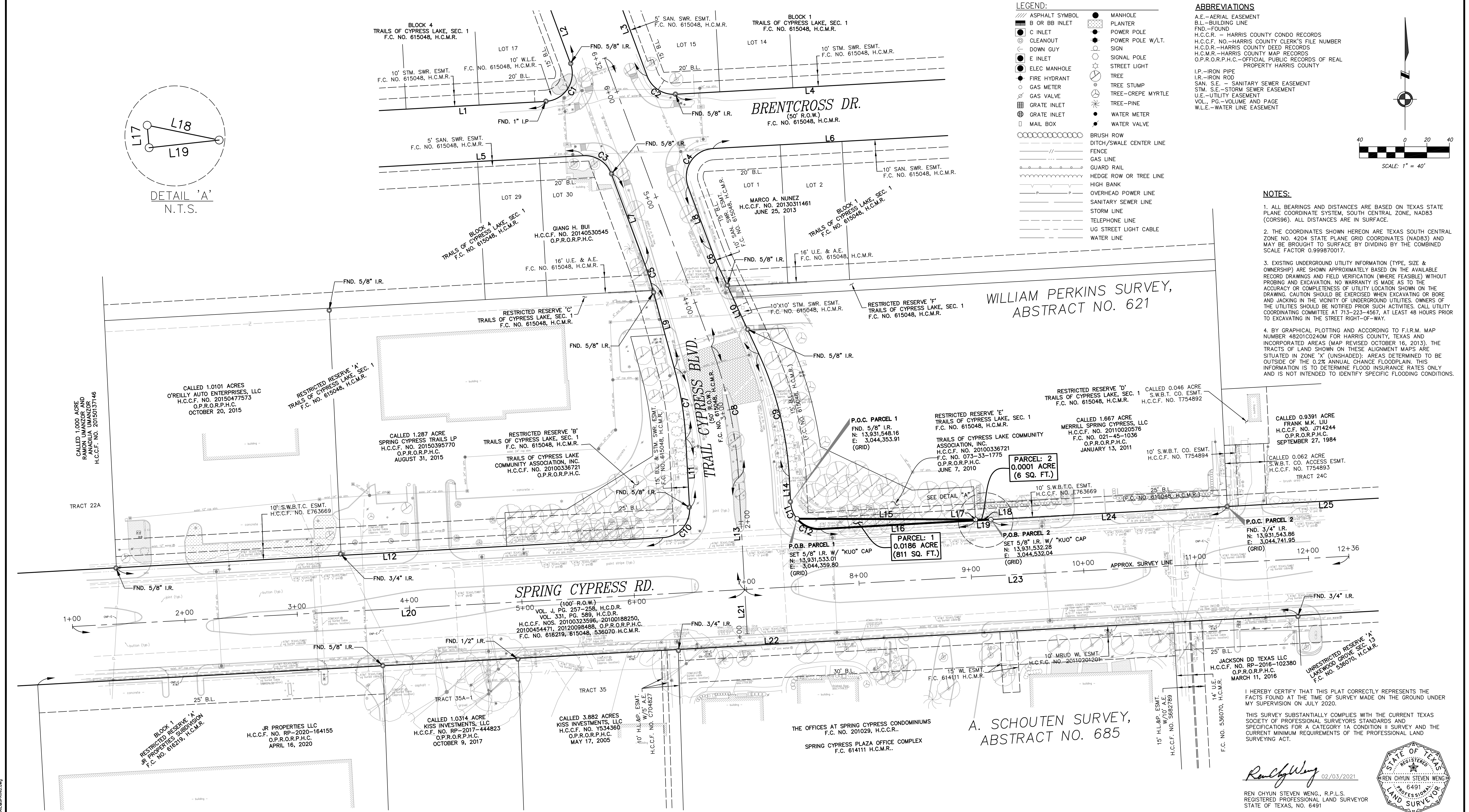
- | | | | |
|---|-------------------------|---|--------------------|
|  | ASPHALT SYMBOL |  | MANHOLE |
|  | B OR BB INLET |  | PLANTER |
|  | C INLET |  | POWER POLE |
|  | CLEANOUT |  | POWER POLE W/LT. |
|  | DOWN GUY |  | SIGN |
|  | E INLET |  | SIGNAL POLE |
|  | ELEC MANHOLE |  | STREET LIGHT |
|  | FIRE HYDRANT |  | TREE |
|  | GAS METER |  | TREE STUMP |
|  | GAS VALVE |  | TREE-CREEPE MYRTLE |
|  | GRATE INLET |  | TREE-PINE |
|  | GRATE INLET |  | WATER METER |
|  | MAIL BOX |  | WATER VALVE |
|  | BRUSH ROW | | |
|  | DITCH/SWALE CENTER LINE | | |
|  | FENCE | | |
|  | GAS LINE | | |
|  | GUARD RAIL | | |
|  | HEDGE ROW OR TREE LINE | | |
|  | HIGH BANK | | |
|  | OVERHEAD POWER LINE | | |
|  | SANITARY SEWER LINE | | |
|  | STORM LINE | | |
|  | TELEPHONE LINE | | |
|  | UG STREET LIGHT CABLE | | |
|  | WATER LINE | | |

ABBREVIATIONS

A.E.-AERIAL EASEMENT
BL.-BUILDING LINE
CND.-FOUND
H.C.C.R. = HARRIS COUNTY CNDO RECORDS
H.C.C.F. NO.-HARRIS COUNTY CLERK'S FILE NUMBER
H.C.D.R.-HARRIS COUNTY DEED RECORDS
H.C.M.R.-HARRIS COUNTY MAP RECORDS
O.F.R.O.R.P.H.C.-OFFICIAL PUBLIC RECORDS OF REAL
PROPERTY HARRIS COUNTY
I.P.-IRON PIPE
I.R.-IRON ROD
SAN. S.E. = SANITARY SEWER EASEMENT
STM. S.E.-STORM SEWER EASEMENT
U.E.-UTILITY EASEMENT
VOL., PG.-VOLUME AND PAGE
W.L.E.-WATER LINE EASEMENT

NOTES:

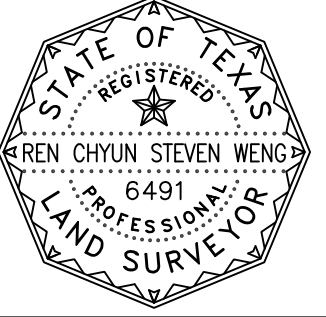
1. ALL BEARINGS AND DISTANCES ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (CORS96). ALL DISTANCES ARE IN SURFACE.
2. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE, 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY DIVIDING BY THE COMBINED SCALE FACTOR 0.999870017.
3. EXISTING UNDERGROUND UTILITY INFORMATION (TYPE, SIZE & OWNERSHIP) ARE SHOWN APPROXIMATELY BASED ON THE AVAILABLE RECORD DRAWINGS. FIELD VERIFICATION (WHERE FEASIBLE) WITHOUT PROBE AND EXCAVATION NO WARRANTY IS MADE AS TO THE ACCURACY OR COMPLETENESS OF UTILITY LOCATION SHOWN ON THE DRAWING. CAUTION SHOULD BE EXERCISED WHEN EXCAVATING OR BORE AND/OR IN-THE-TOUCH UNDEGROUND UTILITY OWNERS. THE UTILITIES SHOULD BE NOTIFIED PRIOR SUCH ACTIVITIES. CALL UTILITY COORDINATING COMMITTEE AT 713-223-4567, AT LEAST 48 HOURS PRIOR TO EXCAVATING IN THE STREET RIGHT-OF-WAY.
4. BY GRAPHICAL PLOTTING AND ACCORDING TO F.I.R.M. MAP NUMBER 4820IC0240M FOR HARRIS COUNTY, TEXAS AND INCORPORATED AREAS (MAP REVISED OCTOBER 16, 2013). THE TRIBUTES OF LAND SHOWN ON THESE MAPS ARE THE PROPERTY OF THE STATE OF TEXAS. UNSHADED AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN. THIS INFORMATION IS TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS.



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.

RanChyWeng 02/03/2021

REN CHYUN STEVEN WENG., R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS, NO. 6491

[illegible]

HARRIS COUNTY
ENGINEERING DEPARTMENT



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TBPE Firm Registration No. F-4578
TBPLS Firm Registration No. 10075600

PROJECT TITLE:		TRAFFIC SIGNAL SPRING CYPRESS RD. AT TRAIL CYPRESS BLVD. UPIN # 20035MF1M901	
DRAWN BY:	A.G.C.	SHEET DESCRIPTION:	NEED STANDARD
CK'D BY:	S.W.	PROPOSED R.O.W. EASEMENT PARCEL MAP	
SCALE:	1"=40' (22"x34") 1"=80' (11"x17")	SHEET 1 OF 2	SHEET NO:
DATE:	02/03/2021	APPROVED BY:	

Feb 03 2021 11:29AM steven.weng
 W:\Proj-2020\20082 (SPRING CYPRESS INTERX)\dwgs\ROW\PROP ROW-20082-HC MAP.dwg
 Includes Xref(s): Topo-20082.dwg; SIGHT WB TRAIL@SPRING.dwg