

## **FINDINGS AND DECLARATIONS:**

**WHEREAS**, Commissioners Court of Harris County, Texas, acting on behalf of the Harris County Flood Control District, has received and reviewed the survey(s) of property to be acquired for the public project known as White Oak Bayou Federal Flood Damage Reduction Project E100-00-00-E006, for the purpose of channel improvements, 1 revised 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 fee simple 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>
E100-00-00-11-082.0	0.0399 acres	fee simple

**PARCEL E100-00-00-11-082.0**

DESCRIPTION OF A PARCEL OF LAND CONTAINING  
0.0399 OF AN ACRE (1,736 SQUARE FEET) SITUATED  
IN THE E. BENSON SURVEY, A-110  
HARRIS COUNTY, TEXAS

Being a parcel of land containing 0.0399-acre (1,736 square feet) situated in the E. Benson Survey, A-110, in Harris County, Texas, and being part of Lot Thirty-One (31), Block Three (3) of Replat of Antoine Forest Estates, a subdivision plat recorded under Volume 291, Page 120 of the Map Records of Harris County, Texas, as conveyed unto Castamal Alexander, II and Marilyn O. Alexander, by deed recorded under File No. R375533 of the Official Public Records of Real Property of Harris County, Texas. Said 0.0399-acre tract being more particularly described as follows:

Note: The bearings referenced herein are based on the Texas Coordinate System of 1983 (NAD83, 2001 Adjustment), South Central Zone. All coordinates shown herein are grid values. Divide by a combined adjustment factor of 0.999908450 to convert to surface values.

**BEGINNING** at a point located on the southerly property line of a called 2.178-acre tract (Parcel "B") as conveyed unto Harris County Flood Control District, by deed recorded under Volume 3386, Page 416 of the Deed Records of Harris County, Texas, for the northeast corner of said Lot 31, and for the northwest corner of Lot 30, of said Block 3, and having grid coordinates of N= 13,876,569.38 and E= 3,089,513.15;

THENCE South 33° 01' 12" West with the common line of said Lots 30 and 31, a distance of 26.01 feet to a set 5/8-inch iron rod with yellow cap stamped "Cobb Fendley & Associates" for the southeast corner of said parcel herein described;

THENCE North 63° 44' 55" West, a distance of 12.68 feet to a set 5/8-inch iron rod with yellow cap stamped "Cobb Fendley & Associates" for an angle point in the southerly line of said parcel herein described;

THENCE North 62° 46' 14" West, a distance of 69.16 feet to a set 5/8-inch iron rod with yellow cap stamped "Cobb Fendley & Associates" located in the westerly line of said Lot 31 and the easterly line of Lot 32 of said Block 3, for the southwest corner of said parcel herein described;

THENCE North 19° 54' 30" East with the common line of said Lots 31 and 32, a distance of 15.38 feet to set a 5/8-inch iron rod with yellow cap stamped "Cobb Fendley & Associates" in the southerly line of said 2.178-acre tract, for the common north corner of said Lots 31 and 32, and for the northwest corner of said tract parcel herein described;

THENCE South 69° 55' 24" East with the southerly line of said 2.178-acre tract, and the northerly line of said Lot 31, a distance of 87.10 feet (called 88.18 feet) to the **POINT OF BEGINNING** and containing 0.0399-acre (1,736 square feet) of land.

Note: This metes and bounds description is referenced to a survey drawing prepared by Cobb, Fendley & Associates, Inc. of even date.

**Cobb, Fendley & Associates, Inc.**  
TBPLS Firm Registration No. 100467  
13430 Northwest Freeway, Suite 1100  
Houston, Texas 77040  
Phone: 713-462-3242

Job No. 1811-019-01  
January 6, 2021



LEGEND

ABBREVIATIONS

O.P.R.R.P.H.C.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY
D.R.H.C.	DEED RECORDS OF HARRIS COUNTY
M.R.H.C.	MAP RECORDS OF HARRIS COUNTY
H.C.C.F. NO.	HARRIS COUNTY CLERK'S FILE NUMBER
F.C. NO.	FILM CODE NUMBER
VOL., PG.	VOLUME, PAGE

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 33°01'12" W	26.01'
L2	N 63°44'55" W	12.68'
L3	N 62°46'14" W	69.16'
L4	N 19°54'30" E	15.38'

NOTES:

- ALL BEARINGS AND COORDINATES SHOWN HEREIN ARE GRID VALUES, REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH CENTRAL ZONE NO. 4204, NAD 83 (2001 ADJ.) COORDINATES MAY BE BROUGHT TO SURFACE VALUES BY APPLYING A COMBINED ADJUSTMENT FACTOR OF 0.999908450.
- THIS SURVEY IS BASED ON AN OVERALL RIGHT-OF-WAY SURVEY PERFORMED THROUGHOUT THE WHITE OAK BAYOU CORRIDOR, FROM WEST TIDWELL ROAD TO F.M. 1960 ROAD, PERFORMED DURING THE MONTHS OF OCTOBER, 2018 THROUGH JANUARY, 2019.
- ALL FIELD INFORMATION SHOWN HEREON IS BASED ON AN "ON-THE-GROUND" SURVEY.
- 5/8-INCH IRON RODS WITH YELLOW CAPS STAMPED "COBB FENDLEY & ASSOCIATES" SET AT ALL TRACT CORNERS UNLESS NOTED OTHERWISE. CORNERS MAY BE SET AT A LATER DATE DUE TO CONSTRUCTION ACTIVITY AND FIELD OBSTRUCTIONS.
- ALL PARCELS ARE REFERENCED TO METES AND BOUNDS DESCRIPTIONS PREPARED BY COBB, FENDLEY & ASSOCIATES, INC. OF EVEN DATE.
- THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS/HER BEST KNOWLEDGE, INFORMATION AND BELIEF.
- SQUARE FOOTAGE AREA SHOWN HEREON IS FOR INFORMATION ONLY AND SURVEYOR DOES NOT CERTIFY ACCURACY OF SURVEY TO NEAREST SQUARE FOOT.
- LOT IMPROVEMENTS ARE NOT SHOWN HEREON.

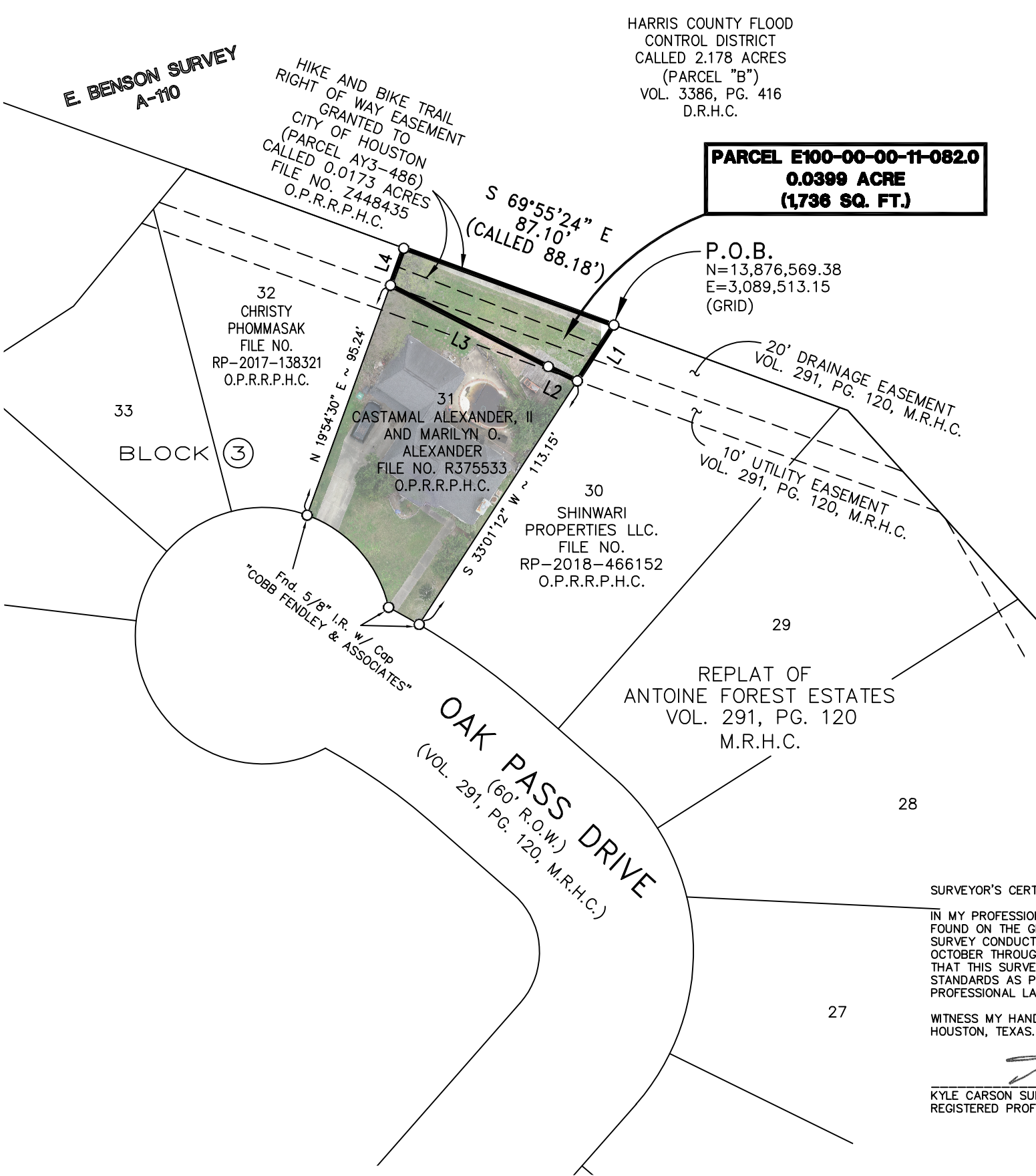
NO.	REVISIONS	DATE	NAME

WHITE OAK BAYOU  
E100-00-00-11-082.0



**CobbFendley**  
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PROJECT: WHITE OAK BAYOU FEDERAL FLOOD REDUCTION PROJECT HARRIS COUNTY, TEXAS		
LOCATION: 6230 OAK PASS DRIVE, HOUSTON , TEXAS		
DRAWN BY: LG	F.B. NO: 3056	
CK'D BY: KS	JOB NO: 1811-019-01-03D	
SCALE: 1"=50'	DATE: JANUARY 6, 2021	SHT NO: 1 OF 1



SURVEYOR'S CERTIFICATE

IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION DURING THE MONTHS OF OCTOBER THROUGH DECEMBER OF 2018 AND JANUARY, 2019 AND THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS AS PROMULGATED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

WITNESS MY HAND AND SEAL THIS 6TH DAY OF JANUARY, 2021, AT HOUSTON, TEXAS.

KYLE CARSON SUNDAY  
REGISTERED PROFESSIONAL LAND SURVEYOR #5924

