

NOTICES MAILED

NO. 1068003

HARRIS COUNTY	§	IN THE COUNTY CIVIL COURT
	§	
V	§	AT LAW NUMBER FOUR (4)
	§	
PLEASANT GROVE FAIRMONT	§	
PANSY INVESTMENTS, LTD.,	§	HARRIS COUNTY, T E X A S

AWARD OF THE SPECIAL COMMISSIONERS

TO THE HONORABLE JUDGE OF SAID COURT:

On Thursday, March 24, 2016, in the Driscoll Courtroom, 1019 Congress, 15th Floor, Houston, Texas 77002, the above eminent domain proceeding was heard before the undersigned Special Commissioners. The hearing began at 9:30 am o'clock and ended at 3:30 pm o'clock. Harris County, Plaintiff, was represented by and through its attorney of record. The following Defendant(s), appeared in person or were represented by counsel:

Chris Rothfelder, attorney for Landowner

Wayne Baer – Appraiser for Landowner

Daivd Foor – Landowner's Representative

I.

Harris County filed its Original Petition in Condemnation with the Court, seeking a judgment in eminent domain to acquire an interest in the Property described in Exhibit A, (the Property) and for the acquisition of all improvements located on the Property, if any. Plaintiff sought to acquire the fee simple title to the Property and all improvements thereon.

II.

Special Commissioners have been duly appointed by the Honorable Judge of this Court, have taken the necessary oath, and have issued written notice of this hearing to each Defendant. Each Defendant has been timely served with Notice of Hearing and the Original Petition in Condemnation or has accepted service by executing a Waiver of Service, or has appeared in person or by an attorney in this matter, all in the manner prescribed by law. We, the Special

Commissioners, did swear the parties and witnesses and did proceed to hear the evidence presented by the parties present at the hearing. After consideration, we find and determine and assess total damages to be paid by Harris County for this Condemnation according to the rules of damages set forth in Section 21.042 of the Texas Property Code in the total amount of:

Two hundred forty five thousand two hundred fifty DOLLARS
(\$245,250⁰⁰) to be paid into the Registry of this Court, payable to the order of the Defendants listed in Condemner's Original Petition in Condemnation.

III.

With respect to the Property described in Exhibit A Plaintiff is awarded:
the fee simple title to the Property and all improvements thereon.

Plaintiff is awarded all improvements located on the Property, if any, and any and all other rights described in the Original Petition in Condemnation, which is incorporated herein by reference as if copied herein verbatim.

IV.

All costs of this proceeding, including the fees of each Special Commissioner are assessed against Harris County, Texas.

V.

Our decision is reduced to writing. This decision and all other papers connected with this proceeding are returned to the Honorable Judge of this Court.

SIGNED on March 24, 2016.

Hereby Ordered and Approved

on **MAR 27** 2016


Judge Presiding


Valerie McElroy


Dennis McQueen


George Nachtigall

SPECIAL COMMISSIONERS

HARDY TOLL ROAD EXTENSION
PROPOSED DETENTION BASIN
PARCEL 126
PLEASANT GROVE MISSIONARY BAPTIST CHURCH
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FIELD NOTES FOR 0.6256 ACRE (27,250 SQUARE FEET) OF LAND LOCATED IN THE S.M. HARRIS SURVEY, ABSTRACT NO. 327, HARRIS COUNTY, TEXAS; SAID 0.6256 ACRE OF LAND BEING ALL OF LOTS 1 THROUGH 5, BLOCK 4 OF CHAPMAN'S SECOND ADDITION, RECORDED IN VOLUME Y, PAGE 518, HARRIS COUNTY DEED RECORDS (H.C.D.R.); SAID 0.6256 ACRE OF LAND BEING THE RESIDUE OF A CERTAIN TRACT OF LAND DESCRIBED IN DEEDS DATED JUNE 16, 1999 TO PLEASANT GROVE MISSIONARY BAPTIST CHURCH, RECORDED UNDER HARRIS COUNTY CLERK'S FILE NUMBERS (H.C.C.F. Nos.) U092008 AND U092009; SAID 0.6256 ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (All bearings are referenced to the Texas Coordinate System, South Central Zone, North American Datum of 1983. All distances and coordinates are surface values and may be converted to grid values by dividing by a scale factor of 1.00013.)

COMMENCING at a one-inch iron rod found for the City of Houston Reference Rod No. 137 located at the intersection of the City of Houston Reference Line of Carr Street (60 feet wide per Volume Y, Page 518, H.C.D.R.) and the centerline of Mills Street (60 feet wide per Volume Y, Page 518, H.C.D.R.), from which a one-inch iron rod found for the City of Houston Reference Rod No. 136 bears North 02°23'56" West, a distance of 1,804.75 feet; said City of Houston Reference Line of Carr Street being an 8-foot offset to the east of the centerline of Carr Street;

THENCE, South 02°23'56" East, along the City of Houston Reference Line of Carr Street, a distance of 1,480.00 feet to a point;

THENCE, North 87°36'04" East, a distance of 22.00 feet to a 3/8-inch iron rod with cap stamped "LANDTECH" set at the intersection of the south right-of-way line of Leona Street (70 feet wide per Volume Y, Page 518, H.C.D.R.) and the east right-of-way line of Carr Street for the northwest corner of said Block 4 and said Pleasant Grove Missionary Baptist Church residue tract, said point also being the northwest corner and the POINT OF BEGINNING (X=3,128,287.05, Y=13,848,707.02) of the herein described parcel;

THENCE, North 87°36'04" East, along the south right-of-way line of Leona Street and the north line of said Block 4 and said Pleasant Grove Missionary Baptist Church residue tract, a distance of 109.00 feet to a 3/8-inch iron rod with cap stamped "LANDTECH" set for the northwest corner of Block 5 of the T. T. Hailey's Addition (Unrecorded), the northwest corner of a certain tract of land described as "Parcel 3-B" in deed dated July 13, 2007 to Pleasant Grove Cleveland Investments, Ltd., recorded under H.C.C.F. No. 20070720562, and the northeast corner of said Block 4, said Pleasant Grove Missionary Baptist Church residue tract, and the herein described parcel;

HARDY TOLL ROAD EXTENSION
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THENCE, South 02°23'56" East, along the west line of said Block 5 and said Pleasant Grove Cleveland Investments, Ltd. tract and the east line of said Block 4 and said Pleasant Grove Missionary Baptist Church residue tract, a distance of 250.00 feet to a 3/8-inch iron rod with cap stamped "LANDTECH" set in the north right-of-way line of Opelousas Street (30 feet wide per Film Code No. 477022, Harris County Map Records; no deed or dedication of record was found) for the southwest corner of said Block 5 and said Pleasant Grove Cleveland Investments, Ltd. tract and the southeast corner of said Block 4, said Pleasant Grove Missionary Baptist Church residue tract, and the herein described parcel;

THENCE, South 87°36'04" West, along the north right-of-way line of Opelousas Street and the south line of said Block 4 and said Pleasant Grove Missionary Baptist Church residue tract, a distance of 109.00 feet to a 3/8-inch iron rod with cap stamped "LANDTECH" set in the east right-of-way line of Carr Street for the southwest corner of said Block 4, said Pleasant Grove Missionary Baptist Church residue tract, and the herein described parcel;

THENCE, North 02°23'56" West, along the east right-of-way line of Carr Street and the west line of said Block 4 and said Pleasant Grove Missionary Baptist Church residue tract, a distance of 250.00 feet to the POINT OF BEGINNING and containing 0.6256 acre (27,250 square feet) of land.

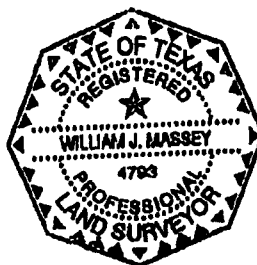
This metes and bounds description is accompanied by a separate plat.

September 12, 2014
Landtech Consultants, Inc.
TBPLS No. 10019100

TBPE No. F-1364


William J. Massey

Registered Professional Land Surveyor No. 4793



L.C. Project No. 08-1-0018.14
L.C. Drawing No. 1290-C-1591
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Exhibit A

