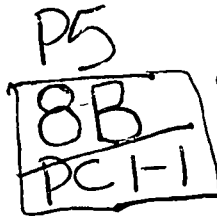


6/1/2016 2 07 24 PM

Chns Daniel Distct Clerk Harris County
Envelope No 10917548
By SHELLEY BOONE
Filed 6/1/2016 2 07 24 PM

NO 2015-65353



HARRIS COUNTY

V

MOUNT VERNON UNITED
METHODIST CHURCH

§
§
§
§
§
§

IN THE DISTRICT COURT OF
HARRIS COUNTY, TEXAS
127th JUDICIAL DISTRICT

FINAL JUDGMENT ON THE AWARD

No party having filed timely objections to the findings of special commissioners, those findings are adopted as the judgment of the court

It is ORDERED, ADJUDGED and DECREED that Defendant

Defendant/Condemnee Mount Vernon United Methodist Church

shall have Judgment against the Plaintiff Harris County, Texas in the amount of FOUR HUNDRED ONE THOUSAND SEVEN HUNDRED FIFTY ONE AND NO/100 (\$401,751.00)

The Property being condemned is more particularly described in Exhibit A attached hereto, and is called "the Property" in this judgment

It is ORDERED that Defendant are divested of and Harris County, Texas is hereby granted and vested with fee simple title to the Property and all improvements thereon

It is ORDERED that there is reserved to Defendant any interest which Defendant may have in all oil, gas and sulfur under the Property provided, however, that the Defendant shall not be permitted to explore, develop, drill mine, operate or produce for such oil, gas and sulfur on the surface of the Property but will be permitted to extract oil gas and sulfur from and under the Property by directional drilling or other means from the property located outside the boundaries of the Property so long as Plaintiff's use of the Property is not disturbed, and the facilities located

HOLD FOR HARRIS COUNTY RECORD

RECORDER'S MEMORANDUM
This instrument is of poor quality
at the time of imaging

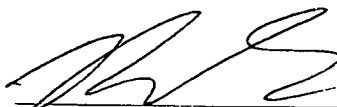
and to be located on the Property and the public's use of the Property are not obstructed, endangered or interfered with

It is ORDERED that a Writ of Possession be issued in favor of Harris County, Texas

It is ORDERED that all costs of Court incurred in this case be taxed against the Plaintiff, which costs have been paid, let no execution issue

SIGNED 8/15 2016

AUG 15 2016


JUDGE PRESIDING

APPROVED AS TO FORM ONLY

VINCE RYAN 99999939
COUNTY ATTORNEY

By 

Donald A. Stricklin
Assistant County Attorney
SBN 24003018
1019 Congress, 15th Floor
Houston, Texas 77002
713 274 5123
713 755 2681 (Fax)
dstricklin@hctx.net

ATTORNEYS FOR HARRIS COUNTY, TEXAS

RP-2017-113080

2015-65353 / Court 127

HARDY TOLL ROAD EXTENSION
PROPOSED DETENTION BASIN
PARCEL 132
MOUNT VERNON UNITED METHODIST CHURCH
Page 1 of 3

FIELD NOTES FOR 0.9223 ACRE (40,175 SQUARE FEET) OF LAND LOCATED IN THE S.M. HARRIS SURVEY, ABSTRACT NO. 327, HARRIS COUNTY, TEXAS, SAID 0.9223 ACRE OF LAND BEING ALL OF LOTS 1 THROUGH 5, BLOCK 6 OF THE T. T. HAILEY'S ADDITION (UNRECORDED) AND BEING PART OF LOT 1 AND ALL OF LOTS 2, 3 & 4, BLOCK 4 OF THE J. S. FORBUSH'S ADDITION, RECORDED IN VOLUME 3, PAGE 506, HARRIS COUNTY DEED RECORDS (H.C.D.R.), SAID 0.9223 ACRE OF LAND BEING THE SAME PROPERTY DESCRIBED IN DEEDS DATED AUGUST 2, 1983, OCTOBER 1, 1984, JUNE 1, 1987 AND SEPTEMBER 2, 1999 TO MOUNT VERNON UNITED METHODIST CHURCH, RECORDED UNDER HARRIS COUNTY CLERK'S FILE NUMBERS (H.C.C.F. Nos.) J085583, J782787, L399589 AND T963315 RESPECTIVELY, SAID 0.9223 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 1/2-inch iron pipe in concrete found at the intersection of the northwest right-of-way line of Lyons Avenue (60 feet wide as monumented, no deed or dedication of record was found) and the west right-of-way line of Jensen Drive (width varies per Volume 3, Page 506, Volume 1121, Page 406, Volume 1189, Page 663 and Volume 1218, Page 595, H.C.D.R.) for the southeast corner of a certain tract of land described in deed dated June 9, 1966 to Alfred F. Douglass, recorded under H.C.C.F. No. C334965,

THENCE, North 05°05'10" West, along the west right-of-way line of Jensen Drive and the east line of said Douglass tract, a distance of 68.11 feet to a 3/8-inch iron rod with cap stamped "LANDTECH" set for an angle point,

THENCE, North 83°21'55" East, continuing along the west right-of-way line of Jensen Drive and the east line of said Douglass tract, a distance of 3.00 feet to a 3/8-inch iron rod with cap stamped "LANDTECH" set for an angle point;

THENCE, North 02°34'05" West, continuing along the west right-of-way line of Jensen Drive and the east line of said Douglass tract, a distance of 77.99 feet to a 3/4-inch iron rod found for the northeast corner of said Douglass Tract and the southeast corner of said Mount Vernon United Methodist Church tract, said point also being the southeast corner and the POINT OF BEGINNING (X=3,129,199.24, Y=13,849,021.87) of the herein described parcel,

Exhibit A

RP-2017-113080

HARDY TOLL ROAD EXTENSION
PROPOSED DETENTION BASIN
PARCEL 132
MOUNT VERNON UNITED METHODIST CHURCH
Page 2 of 3

THENCE, South 87°25'55" West, along the north line of said Douglass tract and the south line of said Mount Vernon United Methodist Church tract, a distance of 182 20 feet to a point in the east line of a residue of a certain tract of land described in deeds dated November 5, 1970, January 20, 1972, January 20, 1972, January 18, 1972, January 31, 1972 and February 10, 1972 to Human, Organizational, Political and Economic Development, Inc, recorded under H C C F Nos. D215403, D505040, D505041, D505042, D512786 and D521548 respectively, said point also being in the west line of Block 4 of said J. S. Forbush's Addition and the east line of Block 6 of said T. T. Hailey's Addition for the northwest corner of said Douglass tract and the most southerly southwest corner of said Mount Vernon United Methodist Church tract and the herein described parcel, from which a found 3/4-inch iron rod bears South 87°26' West, a distance of 1 02 feet,

THENCE, North 02°41'54" West, along the west line of said Block 4 and the east line of said Block 6 and along the east line of said Human, Organizational, Political and Economic Development, Inc residue tract and a west line of said Mount Vernon United Methodist Church tract, a distance of 8 00 feet to a 3/8-inch iron rod with cap stamped "LANDTECH" set for the northeast corner of said Human, Organizational, Political and Economic Development, Inc residue tract,

THENCE, South 87°18'06" West, along the north line of said Human, Organizational, Political and Economic Development, Inc residue tract and a south line of said Mount Vernon United Methodist Church tract, at a distance of 26 00 feet passing a 3/8-inch iron rod with cap stamped "LANDTECH" set for the northwest corner of said Human, Organizational, Political and Economic Development, Inc residue tract and the northeast corner of a certain tract of land described in deed dated March 3, 2009 to LJX Investments, Ltd., recorded under H C C F No 20090168319, continuing for a total distance of 250 00 feet to a 3/8-inch iron rod with cap stamped "LANDTECH" set in the east right-of-way line of Hill Street (called 40 feet wide per H C C F No 20070720562, no deed or dedication of record was found) and the west line of said Block 6 for the northwest corner of said LJX Investments, Ltd tract and the most westerly southwest corner of said Mount Vernon United Methodist Church tract and the herein described parcel,

THENCE, North 02°41'54" West, along the east right-of-way line of Hill Street and the west line of said Block 6 and said Mount Vernon United Methodist Church tract, a distance of 87 45 feet (called 87 00 feet) to a 3/8-inch iron rod with cap stamped "LANDTECH" set in the south right-of-way line of Burnett Street (called 60 feet wide, actual width varies per Volume 3, Page 506, H C D R and Volume 5, Page 7, Harris County Map Records) for the most westerly northwest corner of said Mount Vernon United Methodist Church tract and the herein described parcel,

Exhibit A

HARDY TOLL ROAD EXTENSION
PROPOSED DETENTION BASIN
PARCEL 132
MOUNT VERNON UNITED METHODIST CHURCH
Page 3 of 3

THENCE, North 87°18'06" East, along the south right-of-way line of Burnett Street, the north line of said Block 6, and a north line of said Mount Vernon United Methodist Church tract, a distance of 250 00 feet to a 3/8-inch iron rod with cap stamped "LANDTECH" set in the west line of said Block 4 for the northeast corner of said Block 6,


THENCE, North 02°41'54" West, continuing along the south right-of-way line of Burnett Street and along the west line of said Block 4 and a west line of said Mount Vernon United Methodist Church tract, a distance of 5 00 feet to an "X" cut in concrete set for the northwest corner of said Block 4 and the most northerly northwest corner of said Mount Vernon United Methodist Church tract and the herein described parcel, from which a found "X" cut in concrete bears South 87°26' West, a distance of 3 64 feet,

THENCE, North 87°25'55" East, continuing along the south right-of-way line of Burnett Street and along the north line of said Block 4 and said Mount Vernon United Methodist Church tract, a distance of 182 42 feet to an "X" cut in concrete found in the west right-of-way line of Jensen Drive for the northeast corner of said Mount Vernon United Methodist Church tract and the herein described parcel,

THENCE, South 02°34'05" East, along the west right-of-way line of Jensen Drive and the east line of said Mount Vernon United Methodist Church tract, a distance of 100 45 feet (called 100 00 feet) to the POINT OF BEGINNING and containing 0 9223 acre (40,175 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

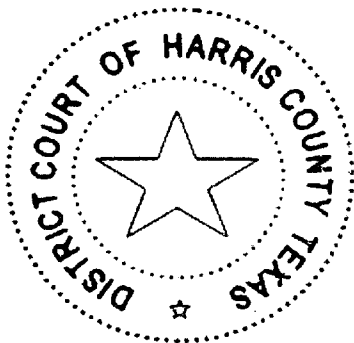

William J Massey
Registered Professional Land Surveyor No 4793



L.C. Project No 08-1-0018 14
L.C. Drawing No. 1290-C-1591
s:\2008\0810018\14\Survey\M&B\Parcel 132.doc

Exhibit A

RP-2017-113080



I, Chris Daniel, District Clerk of Harris County, Texas certify that this is a true and correct copy of the original record filed and or recorded in my office, electronically or hard copy, as it appears on this date.
Witness my official hand and seal of office
this March 9, 2017

Certified Document Number: 71492764

Chris Daniel

Chris Daniel, DISTRICT CLERK
HARRIS COUNTY, TEXAS

RECORDER'S MEMORANDUM:

At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

In accordance with Texas Government Code 406.013 electronically transmitted authenticated documents are valid. If there is a question regarding the validity of this document and or seal please e-mail support@hcdistrictclerk.com

RP-2017-113080

FILED FOR RECORD

9:28:26 AM

Friday, March 17, 2017

Stan Stanort

COUNTY CLERK, HARRIS COUNTY, TEXAS

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED; in the Official Public Records of Real Property of Harris County Texas

Friday, March 17, 2017



Stan Stanort

COUNTY CLERK
HARRIS COUNTY, TEXAS

RP-2017-113080