

RESOLUTION NO. 2021-

A RESOLUTION OF THE CITY OF LEAGUE CITY, TEXAS, DETERMINING THAT LAND IS NEEDED FOR THE CONSTRUCTION AND IMPROVEMENTS ASSOCIATED WITH GRISSOM ROAD RECONSTRUCTION PROJECT IN THE CITY OF LEAGUE CITY, TEXAS, SPECIFICALLY A TRACT OF LAND CONTAINING 1.967 ACRES BELIEVED TO BE OWNED BY CLEAR CREEK CAPITAL PARTNERS-CATTLE DIVISION, LTD. IN THE CITY OF LEAGUE CITY, TEXAS, AND AUTHORIZING THE INSTITUTION OF EMINENT DOMAIN PROCEEDINGS

WHEREAS, the City Council of the City of League City now finds and determines that public convenience and necessity requires the City to acquire fee simple title to a tract of land containing of 1.967 acres for the Grissom Road Reconstruction Project (RE1702G), a more specific description of said 1.967 acre tract of land is attached hereto as Exhibit "A" and made a part thereof, (herein after the "Land"); and

WHEREAS, the City Council of the City of League City has authorized the City Manager or his designee to make a final offer to the owner of the Land for the purchase of same based upon its appraised value; now therefore,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LEAGUE CITY, TEXAS, as follows:

Section 1. The facts and recitals set forth in the preamble of this resolution are hereby found to be true and correct.

Section 2. The City Council hereby finds and determines that a public use and necessity exists for the City of League City for the construction of improvements associated with the Grissom Road Reconstruction Project (RE1702G) and to acquire the necessary property rights in the 1.967 acre tract of land deemed necessary for such purpose, as allowed by law.

Section 3. The City Attorney is hereby authorized to bring eminent domain proceedings on behalf of the City of League City under applicable provisions of law, whether provided by § 251.001 of the Texas Local Government Code, as amended, Chapter 21 of the Texas Property Code, or by any other provision of law, against the owner or owners of the Land, to-wit: Clearfield Realty Inc., or against the real and true owner, owners, claimant, or claimants if Clearfield Realty Inc. is said not to be the owner of the Land.

Section 4. All resolutions and agreements and parts of resolutions and agreements in conflict herewith are hereby repealed to the extent of the conflict only.

Section 5. It is hereby found and determined that the meeting at which this resolution was passed was open to the public and that advance public notice of the time, place and purpose of said meeting was given as required by law.

PASSED AND APPROVED the ____ day of _____, 2021.

PAT HALLISEY
Mayor

ATTEST:

DIANA M. STAPP
City Secretary

APPROVED AS TO FORM:

NGHIEM V. DOAN
City Attorney

EXHIBIT ____

County: Harris
Roadway: Grissom Road
Project Limits: Abigail Lane to West NASA Boulevard

**PROPERTY DESCRIPTION FOR
DRAINAGE EASEMENT PARCEL**

BEING a 1.967 acres (85,704 square feet) parcel of land located in the John Dickinson League, Abstract Number 15, Harris County, Texas, being out of and a part of a called 31.644 acre tract conveyed to Clear Creek Capitol Partners – Cattle Division, Ltd. by deed executed June 9, 2004, as recorded under Clerk's File Number X730865, Official Public Records of Real Property, Harris County, Texas, said 1.967 acre parcel of land being more particularly described as follows:

COMMENCING at a 1 inch iron pipe found in the existing southeasterly right-of-way line of Grissom Road (called 60 feet wide), as monumented, marking the northwesterly corner of said 31.644 acre tract, thence as follows:

North 68° 19' 10" East, with the existing southeasterly right-of-way line of said Grissom Road and the northwesterly line of said 31.644 acre tract, a distance of 10.28 feet to the POINT OF BEGINNING and northwesterly corner of the herein described parcel;

THENCE, North 68° 19' 10" East, with the existing southeasterly right-of-way line of said Grissom Road and the northwesterly line of said 31.644 acre tract, a distance of 20.56 feet to a point for the northeasterly corner of the herein described parcel, from which a 5/8 inch iron rod found marking an angle point in the existing southeasterly right-of-way line of said Grissom Road and the northwesterly line of said 31.644 acre tract bears North 68° 19' 10" East, 151.30 feet;

THENCE, South 08° 17' 30" East, departing the existing southeasterly right-of-way line of said Grissom Road, over and across said 31.644 acre tract and along a line being 30 feet easterly of and parallel with the westerly line of said 31.644 acre tract, a distance of 1,016.47 feet to an angle point;

THENCE, North 81° 42' 30" East, continuing over and across said 31.644 acre tract, a distance of 20.00 feet to an angle point;

THENCE, South 08° 17' 30" East, continuing over and across said 31.644 acre tract and along a line being 50 feet easterly of and parallel with the westerly line of said 31.644 acre tract, a distance of 330.00 feet to an angle point;

EXHIBIT __

THENCE, South 18° 17' 30" East, over and across said 31.644 acre tract, a distance of 133.97 feet to a an angle point;

THENCE, South 08° 17' 30" East, over and across said 31.644 acre tract, a distance of 611.17 feet to a point in the northerly bank of Clear Creek, in the southerly line of said 31.644 acre tract and the southeasterly corner of the herein described parcel;

THENCE, South 08° 04' 16" West, along the northerly bank of said Clear Creek and the southerly line of said 31.644 acre tract, a distance of 187.73 feet to an angle point;

THENCE, South 17° 07' 35" West, along the northerly bank of said Clear Creek and the southerly line of said 31.644 acre tract, a distance of 24.17 feet to a point for the southwesterly corner of the herein described parcel;

THENCE, North 08° 17' 30" West, over and across said 31.644 acre tract and along a line being 10 feet easterly of and parallel with the westerly line of said 31.644 acre tract, a distance of 2,286.77 feet to the POINT OF BEGINNING and containing 1.967 acre (85,704 square feet) of land.

**PROPERTY DESCRIPTION FOR
15 FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT PARCEL**

BEING a 0.5151 acre (22,439 square feet) parcel of land located in the John Dickinson League, Abstract Number 15, Harris County, Texas, being out of and a part of a called 31.644 acre tract conveyed to Clear Creek Capitol Partners – Cattle Division, Ltd. by deed executed June 9, 2004, as recorded under Clerk's File Number X730865, Official Public Records of Real Property, Harris County, Texas, said 0.5151 acre parcel of land being more particularly described as follows:

COMMENCING at a 1 inch iron pipe found in the existing southeasterly right-of-way line of Grissom Road (called 60 feet wide), as monumented, marking the northwesterly corner of said 31.644 acre tract, thence as follows:

North 68° 19' 10" East, with the existing southeasterly right-of-way line of said Grissom Road and the northwesterly line of said 31.644 acre tract, a distance of 30.84 feet to the POINT OF BEGINNING and northwesterly corner of the herein described parcel;

EXHIBIT __

THENCE, North 68° 19' 10" East, with the existing southeasterly right-of-way line of said Grissom Road and the northwesterly line of said 31.644 acre tract, a distance of 15.42 feet to a point for the northeasterly corner of the herein described parcel, from which a 5/8 inch iron rod found marking an angle point in the existing southeasterly right-of-way line of said Grissom Road and the northwesterly line of said 31.644 acre tract bears North 68° 19' 10" East, 135.88 feet;

THENCE, South 08° 17' 30" East, departing the existing southeasterly right-of-way line of said Grissom Road, over and across said 31.644 acre tract and along a line being 45 feet easterly of and parallel with the westerly line of said 31.644 acre tract, a distance of 1,005.04 feet to an angle point;

THENCE, North 81° 42' 30" East, over and across said 31.644 acre tract, a distance of 20.00 feet to an angle point;

THENCE, South 08° 17' 30" East, over and across said 31.644 acre tract and along a line being 65 feet easterly of and parallel with the westerly line of said 31.644 acre tract, a distance of 345.00 feet to an angle point;

THENCE, South 18° 23' 51" East, over and across said 31.644 acre tract, a distance of 123.30 feet to a point for the southeasterly corner of the herein described parcel;

THENCE, South 43° 26' 15" West, over and across said 31.644 acre tract, a distance of 17.03 feet to a point for the southwesterly corner of the herein described parcel;

THENCE, North 18° 17' 30" West, over and across said 31.644 acre tract, a distance of 133.97 feet to an angle point;

THENCE, North 08° 17' 30" West, over and across said 31.644 acre tract and along a line being 50 feet easterly of and parallel with the westerly line of said 31.644 acre tract, a distance of 330.00 feet to an angle point;

THENCE, South 81° 42' 30" West, over and across said 31.644 acre tract, a distance of 20.00 feet to an angle point;

THENCE, North 08° 17' 30" West, over and across said 31.644 acre tract and along a line being 30 feet easterly of and parallel with the westerly line of said 31.644 acre tract, a distance of 1,016.47 feet to the POINT OF BEGINNING and containing 0.5151 acre (22,439 square feet) of land.

EXHIBIT __

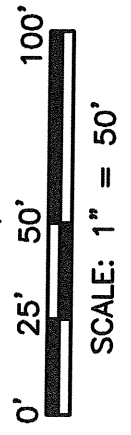
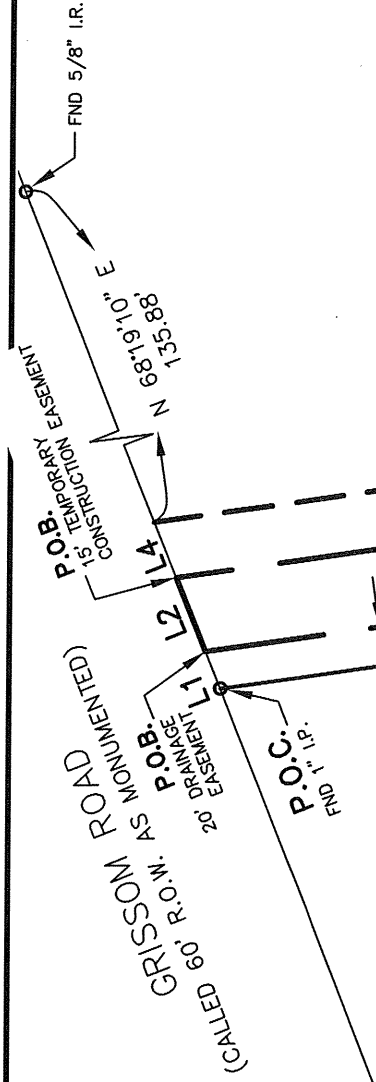
All bearings and coordinates are based on the Texas Coordinate System of 1983, Central Zone, NAD 83, 2011 adjustment. All distances and coordinates were adjusted to surface using a combined scale factor of 0.99987042. Date of Survey: February 19, 2020.

A parcel plat of even date was prepared in conjunction with this property description.

Cobb, Fendley & Associates, Inc.
TBPELS Firm Registration No. 100467
13430 Northwest Freeway, Suite 1100
Houston, Texas 77040
(713) 462-3242



08/31/2020



15' WIDE TEMPORARY
CONSTRUCTION
EASEMENT
0.5151 ACRE
(22,439 SQ.FT.)

DRAINAGE
EASEMENT
0.9613 ACRE
(41,872 SQ.FT.)

JOHN DICKINSON LEAGUE
A-15

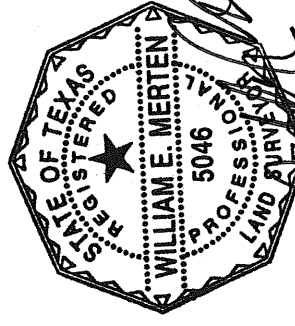
CALLED 31.644 ACRES
CLEAR CREEK CAPITAL
PARTNERS-CATTLE DIVISION, LTD.
FILE NO. X730865
O.P.R.P.H.C.
JUNE 9, 2004

LINE	BEARING	DISTANCE
L1	N 68°19'10" E	10.28'
L2	N 68°19'10" E	20.56'
L3	N 81°42'30" E	20.00'
L4	N 68°19'10" E	15.42'
L5	N 81°42'30" E	20.00'
L6	S 43°26'15" W	17.03'
L7	S 17°07'35" W	24.17'

S 08°17'30" E 1,005.04'
S 08°17'30" E 1,016.47'
N 08°17'30" W 2,286.77'

NOTES:

- ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE HORIZONTAL DISTANCES. MULTIPLY BY A COMBINED SCALE FACTOR OF 0.99987042 TO OBTAIN GRID DISTANCES.
- ABSTRACTING FOR THE SUBJECT TRACT WAS PERFORMED BY COBB, FENDLEY & ASSOCIATES, INC. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT SO THEREFORE THERE MAY BE EASEMENTS AND/OR RESTRICTIVE COVENANTS OF RECORD AFFECTING THE PROPERTY WHICH ARE NOT SHOWN HEREON.
- ALL FIELD INFORMATION SHOWN HEREON IS BASED ON AN "ON-THE-GROUND" SURVEY PERFORMED BY COBB, FENDLEY & ASSOCIATES, INC. DURING THE MONTHS OF MARCH, 2019 TO OCTOBER, 2019.



08/31/2020

PROPOSED 20' WIDE DRAINAGE EASEMENT
AND 15' TEMPORARY
CONSTRUCTION EASEMENT
CITY OF LEAGUE CITY, HARRIS COUNTY, TX

CobbFendley

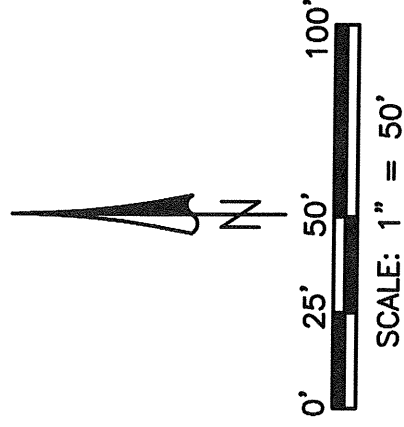
TBPE Firm Registration No. 274
TBPLS Firm Registration No. 100467
13430 Northwest Freeway, Suite 1100 Houston, Texas 77040
713.462.3242 | fax 713.462.3262 | www.cobbfendley.com

MATCHLINE SHEET 5

S 08°17'30" E 1,005.04'
S 08°17'30" E 1,016.47'
10'
20'
15'

DRAINAGE
EASEMENT
1.967 ACRES
(85,407 SQ.FT.)

LINE	BEARING	DISTANCE
L1	N 68°19'10" E	10.28'
L2	N 68°19'10" E	20.56'
L3	N 81°42'30" E	20.00'
L4	N 68°19'10" E	15.42'
L5	N 81°42'30" E	20.00'
L6	S 43°26'15" W	17.03'
L7	S 17°07'35" W	24.17'



JOHN DICKINSON LEAGUE
A-15

N 08°17'30" W 2,286.77'

S 08°17'30" E 345.00'
S 08°17'30" E 330.00'

15' WIDE TEMPORARY
CONSTRUCTION
EASEMENT
0.5151 ACRE
(22,439 SQ.FT.)

CALLED 31.644 ACRES
CLEAR CREEK CAPITAL
PARTNERS-CATTLE DIVISION, LTD.
FILE NO. X730865
O.P.R.R.P.H.C.
JUNE 9, 2004

S 18°23'51" E 123.30'
S 18°17'30" E 133.97'
S 08°17'30" E 611.17'

MATCHLINE SHEET 7

SHEET 6 OF 7

PROPOSED DRAINAGE EASEMENT
AND 15' TEMPORARY
CONSTRUCTION EASEMENT
CITY OF LEAGUE CITY, HARRIS COUNTY, TX

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CALLLED 31.644 ACRES
CLEAR CREEK CAPITAL
PARTNERS-CATTLE DIVISION, LTD.
FILE NO. X730865
O.P.R.P.H.C.
JUNE 9, 2004

AREA BELOW MEAN HIGHER
HIGH WATER (APPROX)
0.550 ACRE
(23,967 SQ.FT.)

DRAINAGE
EASEMENT
1.967 ACRES
(85,704 SQ.FT.)

LINE	BEARING	DISTANCE
L1	N 68°19'10" E	10.28'
L2	N 68°19'10" E	20.56'
L3	N 81°42'30" E	20.00'
L4	N 68°19'10" E	15.42'
L5	N 81°42'30" E	20.00'
L6	S 43°26'15" W	17.03'
L7	S 17°07'35" W	24.17'

JOHN DICKINSON LEAGUE
A-15

2,286.77'

N 08°17'30" W

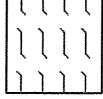
S 08°04'16" W 187.73'
CLEAR CREEK - (STATE OF TEXAS)

L7

AREA ABOVE MEAN - 1.417 ACRES
HIGHER HIGH WATER 61,737 SQ.FT.

AREA BELOW MEAN - 0.550 ACRE
HIGHER HIGH WATER 23,967 SQ.FT.

TOTAL AREA - 1.967 ACRES
85,704 SQ.FT.



AREA BELOW MEAN
HIGHER HIGH WATER

PROPOSED DRAINAGE EASEMENT
AND 15' TEMPORARY
CONSTRUCTION EASEMENT
CITY OF LEAGUE CITY, HARRIS COUNTY, TX

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