

NOTICE OF PUBLIC HEARING
REGARDING DESIGNATION OF REINVESTMENT ZONE 2-TA

CITY OF WALLER, TEXAS

NOTICE IS HEREBY GIVEN THAT THE CITY OF WALLER CITY COUNCIL WILL HOLD A PUBLIC HEARING AT 2214 WALLER, WALLER, TEXAS ON THE FOLLOWING DATE AND AT THE TIME SPECIFIED:

MONDAY, JANUARY 23, 2017 AT 7:00 P.M.

TO RECEIVE PUBLIC COMMENTS REGARDING THE PROPOSED DESIGNATION OF THE FOLLOWING PROPERTY AS A REINVESTMENT ZONE FOR THE CITY OF WALLER:

TRACT 1
METES AND BOUNDS DESCRIPTION OF PROPERTY

DESCRIPTION OF 86.09 ACRES, MORE OR LESS, OF LAND AREA IN THE G.A. DENNET SURVEY, ABSTRACT NO. 124, WALLER COUNTY, TEXAS BEING THE WEST REMAINING PORTION OF THAT TRACT DESCRIBED AS 153.6 ACRES IN A DEED TO FRANK D. SCOTT ET UX, RECORDED IN VOLUME 335, PAGE 953 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½” iron rod found in the common north line of the Scott 153.6 acre tract and the south line of U.S. Highway No. 290, at the northwest corner of Monticello Estates, recorded in Plat Record B-55 of the Plat records of Waller County, Texas;

THENCE leaving the PLACE OF BEGINNING and U.S. Highway 290, with the west line of Monticello Estates, S00°30’00”E 200.00 feet to a ½” iron rod set with the plastic cap stamped “PRECISION SURVEYORS” at the northeast corner of that tract described as one acre in a deed to Hung Cong Tran, recorded in Volume 849, Page 545 of the Official Public Records of Waller County, Texas;

THENCE leaving Monticello Estates with the Tran one acre tract, the following three courses and distances:

1. N73°24’31”W 249.81 feet to a 2” iron pipe found at the northwest corner of the Tran one acre tract.
2. S00°37’05”E 174.42 feet to a 2” iron pipe found at the southwest corner of the Tran one acre tract.
3. S73°24’31”E 249.44 feet to a ½” iron rod set with plastic cap stamped “PRECISION SURVEYORS” in the west line of Monticello Estates, at the southeast corner of the Tran one acre tract.

THENCE with the west line of Monticello Estates, S00°30'00"E 3073.37 feet to a 2" iron pipe found in the common south line of the Scott 153.6 acre tract and the north line of Old Houston Highway, at the southwest corner of Monticello Estates;

THENCE with the common south line of the Scott 153.6 acre tract and north line of Old Houston Highway, N74°02'36"W 429.96 feet to a 2" iron pipe found at the southeast corner of that tract described as 2.439 acres in a deed to Frank D. Scott et ux, recorded in Volume 278, Page 659 of the Deed Records of Waller County, Texas;

THENCE leaving Old Houston Highway, with the east line of the Scott 2.439 acre tract, N11°21'21"E 400.40 feet to a ½" iron rod set with plastic cap stamped "PRECISION SURVEYORS" at the north east corner of the Scott 2.439 acre tract;

THENCE with the north line of the Scott 2.439 acre tract, N78°11'16"W 148.63 feet to a ½" iron rod found at the northeast corner of that tract described as one acre in a deed to Elaine Francis Shafer et vir, recorded in Volume 337, Page 233 of the Deed Records of Waller County, Texas;

THENCE with fence, partly with the north line of the Shafer one acre tract and partly with the north and west lines of that tract found occupied by fence, of which no record deed was found the following four courses and distances:

1. N75°41'04"W 232.27 feet to a fence corner post found for an angle point.
2. S12°42'04"W 60.92 feet to a fence corner post found for an angle point.
3. N73°05'16"W 65.36 feet to a fence corner post found for an angle point.
4. S16°34'01"W 317.03 feet to a ½" iron rod set with plastic cap stamped "PRECISION SURVEYORS" in the common south line of the Scott 153.6 acre tract and the north line of Old Houston Highway.

THENCE with the common south line of the Scott 153.6 acre tract and the north line of Old Houston Highway, N73°53'15"W 119.31 feet to a 1" iron pipe found at the southeast corner of the tract described as 4.181 acres in a deed to Annie Mae Flakes, recorded in Volume 437, Page 237 of the Deed Records of Waller County, Texas;

THENCE leaving the south line of the Scott 153.6 acre tract and Old Houston Highway, with the east line of the Flakes 4.181 acre tract, N00°04'56"W 579.61 feet to a calculated point which falls in a tree, at the northeast corner of the Flakes 4.181 acre tract;

THENCE with the north line of the Flakes 4.181 acre tract, the following three courses and distances:

1. N66°58'28"W 169.54 feet to a ½" iron rod found for an angle point.
2. N66°31'00"W 53.38 feet to a ½" iron rod found for an angle point.
3. N06°09'09"W 16.92 feet to a ½" iron rod found for an angle point in the west line of the Scott 153.6 acre tract and the southeast corner of that tract described as 73.026 acres in a deed to William Brothers Construction Co., recorded in Volume 473, Page 207 of the Deed Records of Waller County, Texas;

THENCE with the common west line of the Scott 153.6 acre tract and the east line of the William Brothers Tract, N00°27'58"W 2825.17 feet to a ½" iron rod found in the south line of U.S. Highway 290, at the common northwest corner of the Scott 153.6 acre tract and the northeast corner of the William Brothers Tract;

THENCE with the common north line of the Scott 153.6 acre tract and the south line of U.S. Highway 290, S73°36'39"E 1236.83 feet to the PLACE OF BEGINNING.

There are contained within these metes and bounds 86.09 acre, more or less, of land area as prepared from public records and a survey made on the ground on April 12, 2013, prepared by Precision Surveyors, Inc. of Houston, Texas. Bearings for this description are based on monuments found at the northwest and southwest corners of Monticello Estates, record bearing being S00°30'00"E.

TRACT 2
METES AND BOUNDS DESCRIPTION OF PROPERTY

A TRACT OR PARCEL OF LAND CONTAINING 0.9548 ACRES OF LAND, (41,590 SQUARE FEET), SITUATED IN THE G.A. DENNETT SURVEY, ABSTRACT NUMBER 124, WALLER COUNTY, TEXAS, SAID 0.9548 ACRE TRACT OF LAND BEING OUT OF AND A PART OF THAT CERTAIN CALLED 86.09 ACRE TRACT OF LAND AS CONVEYED TO ALEGACY DEVELOPMENT, LLC BY INSTRUMENT RECORDED IN VOLUME 1384, PAGE 257, OF THE DEED RECORDS OF WALLER COUNTY, TEXAS, SAID 0.9548 ACRE TRACT OF LAND BEING THAT CERTAIN CALLED 1 ACRE OF LAND AS CONVEYED TO ALEGACY DEVELOPMENT, LLC, BY INSTRUMENT RECORDED IN VOLUME 1384, PAGE 48, OF THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a ½" iron rod found on the south right-of-way line of U.S. Highway 290, for the northwest corner of Monticello Estates, a subdivision in Waller County, Texas, according to the map or plat thereof recorded in Plat Record B-55 of the Map Records of Waller County, Texas, same being the northeast corner of said 86.09 Acre Tract;

Thence, S00°30'00"E, with the common line of said Monticello Estates, same being the east line of said 86.09 Acre Tract, a distance of 200.00 feet to a 1" iron pipe found for the northeast corner and POINT OF BEGINNING of the herein described tract;

Thence, S00°30'00"E, with the common line of said Monticello Estates, same being the east line of said 86.09 Acre Tract, a distance of 174.31 feet to a capper iron rod found for the southeast corner of the herein described tract;

Thence, N73°24'31"W, with the common line of said 86.09 Acre Tract, a distance of 249.44 feet to a 2" iron pipe found for the southwest corner of the herein described tract;

Thence, $N00^{\circ}37'05''W$, with the common line of said 86.09 Acre Tract, a distance of 174.42 feet to a 2" iron pipe found for the southwest corner of the herein described tract;

Thence, $S73^{\circ}24'31''E$, with the common line of said 86.09 Acre Tract, a distance of 249.81 feet to the POINT OF BEGINNING and containing 0.9548 acre of land, (41,590 square feet), more or less.

TRACT 3 METES AND BOUNDS DESCRIPTION OF PROPERTY

A tract of land containing 2.100 Acres situated in the G.A. Dennett Survey, Abstract 124, Waller County, Texas being the remainder of a tract of land recorded in the name of Anne Mae Flakes in Volume 437, Page 237 of the Waller County Deed Records (W.C.D.R.) and being more particularly described by metes and bounds as follows: (bearings based on Texas Coordinate System, South Central Zone, NAD83)

BEGINNING at a point on the northerly right-of-way line of Highway 290 Business being the southwest corner of a tract recorded in the name of Alegacy Development, LLC in Volume 1384, Page 257 of the W.C.D.R. and being the southeast corner of this tract from which a 1 inch iron pipe found bears North $38^{\circ}48'22''$ West a distance of 0.72 feet;

THENCE, NORTH $75^{\circ}52'04''$ WEST, with said northerly right-of-way line, a distance of 160.76 feet to a iron rod set at the southwest corner of this tract;

THENCE, NORTH $02^{\circ}23'49''$ WEST, with the east line of a tract recorded in the name of Marguerite Robinson in Volume 1159, Page 595 of the W.C.D.R. (being the save and except portion of the aforementioned tract recorded in Volume 437, Page 237 of the W.C.D.R), a distance of 600.84 feet to a iron rod set at the northwest corner of this tract;

THENCE, with the lines of the aforementioned Alegacy Development Tract, the following two (2) courses:

1. SOUTH $69^{\circ}07'41''$ EAST, a distance of 169.54 feet to an iron rod set at the northeast corner of this tract;
2. SOUTH $02^{\circ}14'09''$ EAST, a distance of 579.61 feet (called 580.0 feet) feet to the POINT OF BEGINNING and containing 2.100 Acres of land.

Being a tract containing 6.50 acres of land situated in the H. Hedgeperth Survey, Abstract Number 139, Waller County, Texas; Said 6.50 acres being a portion of a call 44 acre tract of land recorded in the name of Robert G. Smith in Volume 255, Page 623 of the Waller County Deed Records (W.C.D.R.); Said 6.50 acres being portions of Blocks B, C, K & L and intervening portion of Castle Street, abandoned by ordinance No. 139 of the City of Waller and recorded in Volume 271, Page 145 of the W.C.D.R., of South Side Addition, according to the map or plat thereof recorded in Volume 19, Page 112 of the W.C.D.R.; Said 6.50 acres being more

particularly described by metes and bounds as follows (bearings are referenced to the Texas Coordinate System of 1983, South Central Zone, based on GPS observations):

COMMENCING at a 5/8 inch iron rod found at the intersection for the Southwesterly right-of-way line of Washington Street (60-foot width) with the East right-of-way line of F.M. 362 (100-foot width), and said point being the Northwest corner of a call 3.906 acre tract of land recorded in the name of Gladys Schiel, as General Partner (G.P.) of the W&G Schiel Family, Ltd. in Volume 1328, Page 338 of the W.C.D.R.;

THENCE, with said East right-of-way line, South 02 degrees 08 minutes 33 seconds East, a distance of 454.71 feet to the **POINT OF BEGINNING** and Northwest corner of the herein described tract, same being the Southwest corner of said 3.906 acres, and from which point a found 5/8 inch capped iron rod bears North 02 degrees 08 minutes 33 seconds West, a distance of 0.90 feet;

THENCE, departing said East right-of-way line of F.M. 362 and with the South lines of said 3.906 acres, a call 1.00 acre tract recorded in the name of Walter M. Schiel, Jr. in Volume 1067, Page 427 of the W.C.D.R., a call 0.25 acre tract recorded in the name of Gladys Schiel, as G.P. of the W&G Schiel Family, Ltd. in Volume 1328, Page 313 of the W.C.D.R., a call 0.750 acre tract recorded in the name of Schiel Enterprise Inc. d/b/a Hometown Hardware in Volume 692, Page 308 of the W.C.D.R., a call 0.509 acre tract recorded in the name of Emilio Reyes in Volume 1224, Page 652 of the W.C.D.R., and a call 0.491 acre tract recorded in the name of William Richard Manuell in Volume 1157, Page 357 of the W.C.D.R., North 88 degrees 34 minutes 40 seconds East, a distance of 917.95 feet to a 5/8 inch capped iron rod set in the West right-of-way line of "B" Street (60-foot width) for the Southeast corner of said 0.491 acre tract and the Northeast corner of the herein described tract, from which point a 1/2 inch iron rod found for the Northeast corner of said 0.491 acre tract bears North 02 degrees 16 minutes 20 seconds West, a distance of 200.05 feet;

THENCE, with said West right-of-way line of "B" Street, South 02 degrees 16 minutes 20 seconds East, a distance of 308.37 feet to a 5/8 inch capped iron rod set for the Southeast corner of the herein described tract, from which point a 1-1/2 inch iron pipe found for the Southeast corner of a call 0.248 acre tract recorded in the name of Maurice R. Dumas, Sr. and Laura B. Dumas in Volume 374, Page 729 of the W.C.D.R. bears South 02 degrees 16 minutes 20 seconds East, a distance of 152.45 feet;

THENCE, departing said West right-of-way line of "B" Street and through and across aforesaid 44 acres, South 88 degrees 34 minutes 40 seconds West, a distance of 918.65 feet to a 5/8 inch capped iron rod set in the aforesaid East right-of-way line of F.M. 362 for the Southwest corner of the herein described tract;

THENCE, with said East right-of-way line of F.M. 362, North 02 degrees 08 minutes 33 seconds West, a distance of 308.36 feet to the **POINT OF BEGINNING** and containing 6.50 acres of land.

I, do hereby certify that the above notice of a Public Hearing of the City of Waller, Texas City Council was posted in a place convenient to the general public in compliance with chapter 551, Texas Government Code, on January 5, 2017; 1:00 p.m.

Cynthia Ward, City Secretary