

MOTION
SYCAMORE ROAD WIDENING PROJECT

I move that Fort Bend County, by record vote, authorize the use of the power of eminent domain to acquire all needed right-of-way for the Sycamore Road Widening Project of approximately 1300 feet between 1570 Rabb Road to just west of Eaglewood Trail Drive in Fort Bend County, Texas BY ADOPTION OF THE RESOLUTION AND ORDER DECREERING THE ACQUISITION OF PROPERTY TO BE A PUBLIC NECESSITY AND AUTHORIZING THE ACQUISITION AND PAYMENT OF COMPENSATION for the public purpose of widening, aligning, construction, operation and maintenance of the Sycamore Road Widening Project of approximately 1300 feet between 1570 Rabb Road to just west of Eaglewood Trail Drive in Fort Bend County, Texas including appurtenant drainage and detention required for said project. This motion applies to any and all parcels of land that must be condemned along the Sycamore Road Widening Project of approximately 1300 feet between 1570 Rabb Road to just west of Eaglewood Trail Drive in Fort Bend County, Texas.

Roll Call Vote:

	Yes	No
Precinct 1	_____	_____
Precinct 2	_____	_____
Precinct 3	_____	_____
Precinct 4	_____	_____
County Judge	_____	_____

Date of Vote _____

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

**RESOLUTION AND ORDER DECREERING THE ACQUISITION OF
PROPERTY TO BE A PUBLIC NECESSITY AND AUTHORIZING THE
ACQUISITION AND PAYMENT OF COMPENSATION**

WHEREAS, on the ____ day of _____, 2016, at a regular meeting of the Commissioners Court of Fort Bend County, Texas, sitting as the governing body of Fort Bend County, upon motion of Commissioner _____, seconded by Commissioner _____, and upon record vote, passed ____ votes in favor and ____ opposed:

RESOLUTION

RESOLVED THAT WHEREAS, the Commissioners Court has received and reviewed the plans for a public project known as the Sycamore Road Widening Project of approximately 1300 feet between 1570 Rabb Road to just west of Eaglewood Trail Drive in Fort Bend County, Texas; and,

WHEREAS, Commissioners Court has determined that public necessity and convenience exists for the location, alignment, construction, operation, and maintenance of a public project known as the Sycamore Road Widening Project of approximately 1300 feet between 1570 Rabb Road to just west of Eaglewood Trail Drive in Fort Bend County, Texas, in accordance with said plans, alignment, and tract identifications which are part hereof as Exhibit "A."

ORDER

NOW THEREFORE, IT IS ORDERED AND DECREED that the plans for the location, alignment, construction, operation, and maintenance of the public project known as the Sycamore Road Widening Project of approximately 1300 feet between 1570 Rabb Road to just west of Eaglewood Trail Drive in Fort Bend County, Texas,, is approved.

IT IS FURTHER ORDERED AND DECREED that public necessity and convenience exist for the public project, known as the Sycamore Road Widening Project of approximately 1300 feet between 1570 Rabb Road to just west of Eaglewood Trail Drive in Fort Bend County, Texas, and that the County Engineer be authorized and directed to obtain appraisals, surveys, title information and/or make official offers of specific amount for the purchase of either easement or the fee simple interest in and to the tract(s) situated within such alignment [as shown as Exhibit "A"]; that the County Attorney be authorized and directed, and he is hereby authorized and directed to file or cause to be filed proceedings in eminent domain and to acquire thereby easement or fee simple interest for said purposes in the tract(s) which cannot be acquired as aforesaid by donation, dedication, or purchase.

IT IS FURTHER ORDERED AND DECREED that the County Judge or designated representative be authorized and directed to sign any papers or agreements associated with closing the purchase(s); the County Attorney, County Clerk, County Auditor and County Treasurer be authorized and directed to perform any and all necessary acts within their respective spheres of official duties toward the final acquisition of the tract(s) of land, or interest(s) therein, together with the improvement if any, within the said public project known as the Sycamore Road Widening Project of approximately 1300 feet between 1570 Rabb Road to just west of Eaglewood Trail Drive in Fort Bend County, Texas, and the payment and compensation therefore.

PASSED AND APPROVED this ____ day of _____, 2016.

FORT BEND COUNTY

Robert E. Hebert, County Judge

ATTEST:

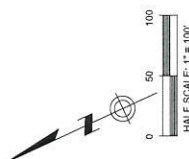
Laura Richard, County Clerk



- LEGEND**
- MAIN LANES
 - INTERSECTING ROADS
 - EXISTING ROW TO BE REMOVED
 - PROP ROW
 - PROPOSED LANE DIRECTIONAL INDICATOR
 - STRIPING
 - PROPERTY LINE

DESIGN SPEED: 35 MPH

**PRELIMINARY
SUBJECT TO REVISION**



ETG EPIC TRANSPORTATION GROUP, LP <small>10000 W. 10th Street, Suite 100, Dallas, Texas 75243</small>	
<small>THIS DOCUMENT IS FOR PRELIMINARY DESIGN ONLY AND IS NOT INTENDED FOR CONSTRUCTION OR PERMIT PURPOSES. HARISH NARAYANAPPA P.E. 8041 8/12/2015</small>	
DATE: 8/12/2015	
SYCAMORE ROAD PRELIMINARY ROADWAY LAYOUT	
SUBMITTED: 8/12/2015 SCALE: AS SHOWN DATE: 8/12/2015 DRAWN BY: ETG SHEET NO. OF X SHEETS CHECKED BY: WESSER P. 8/20	DESIGNED BY: ETG

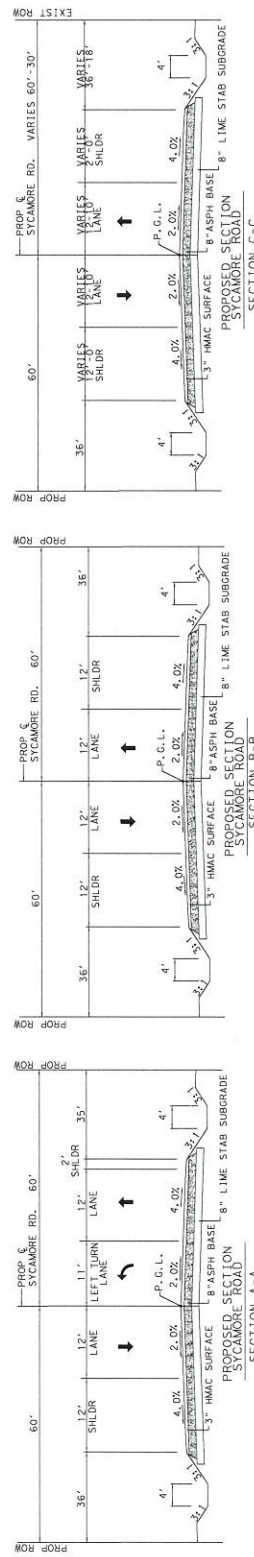


EXHIBIT "A"

8/12/2015
 \\CADD\MS\56\A_SCH\12\12.dwg

December, 2015

Parcel 1

Page 1 of 4

EXHIBIT A

County: Fort Bend County

Project Location: Sycamore Rd from 50' East of Eaglewood Trail to 600' West along Rabb Rd

Property Description for Parcel 01

Being a 0.1678-acre (7,308 square foot) tract of land situated in the Moses Shipman Survey, A-86, Fort Bend County, Texas. Said 0.1678-acre tract being out of a called 10.003-acre tract of land conveyed to Fort Bend Municipal Utility District No. 23., as recorded under Volume 2202, Page 1817 of the Deed Records of Fort Bend County, Texas (F.B.C.D.R.), said 10.003 acre tract also being out of the Fort Bend Municipal Utility District No. 23 Administration Building, Restricted Reserve "A", as recorded under Clerk's File No. 20040144 of the Fort Bend County Plat Records, Texas (F.B.C.P.R.). Said 0.1678-acre tract being more particularly described as follows, with the basis of bearings being Texas State Plane Coordinate System, South Central Zone 4204 (The coordinates shown herein are surface coordinates and may be converted to grid by dividing by a combined adjustment factor of 1.00013, all distances are surface distances):

COMMENCING (N=13,757,913.07, E=3,089,526.42) at a 5/8-inch iron rod with cap stamped "LJA Eng" found which bears North 36 deg. 32 min. 15 sec. East, a distance of 0.37 feet for the northeast corner of said 3.524-acre tract and for the northwest corner of the residue of a 69.566-acre tract of land conveyed to New Teal Run, LTD., as recorded under Clerk's File No. 9754741 of the Official Public Records of Fort Bend County, Texas (O.P.R.F.B.C.);

THENCE South 02 deg. 55 min. 35 sec. East, with the east line of said 3.524 acre tract and with the west line of the residue of said 69.566 acre tract, a distance of 346.04 feet, to a 1/2-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set in the proposed right-of-way line of Sycamore Road, for the northeast corner and **POINT OF BEGINNING (N=13,757,567.47, E=3,089,544.09)** of said tract herein described;

THENCE South 02 deg. 55 min. 35 sec. East, with the east line of said 3.524 acre tract and with the west line of the residue of said 69.566 acre tract, a distance of 17.11 feet, to a 5/8-inch iron rod with cap stamped "LJA Eng" found in the existing north right-of-way line of Sycamore Road (width varies) as recorded in Volume 58, Page 75, Volume 51, Page 307 of the Deed Records of Fort Bend County, Texas (F.B.C.D.R.), Clerk's File No. 20040144 of the O.P.R.F.B.C. and Slide No. 2098B of the Plat Records of Fort Bend County, Texas (F.B.C.P.R.) and for the southeast corner of said tract herein described;

December 2015

Parcel 1

Page 2 of 4

THENCE South 86 deg. 52 min. 15 sec. West, with a north right-of-way line of said Sycamore Road and with the south line of said 3.524 acre tract, a distance of 223.24 feet to a 1/2-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the southwest corner of said tract herein described;

THENCE North 03 deg. 04 min. 01 sec. West, over and across said 3.524 acre tract, with the west line of said tract herein described and along the proposed north right-of-way of said Sycamore Road, a distance of 37.20 feet to a 1/2-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the northwest corner of said tract herein described;

THENCE North 86 deg. 55 min. 59 sec. East, over and across said 3.524 acre tract, with the north line of said tract herein described and along the proposed north right-of-way of said Sycamore Road, a distance of 75.51 feet to a 1/2-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for a point of said tract herein described and the beginning of a curve to the right;

THENCE over and across said 3.524 acre tract, along the proposed north right-of-way of said Sycamore Road, with the north line of said tract herein described and with said curve to the right having a radius of 560.00 feet, a central angle of 15 deg. 18 min. 01 sec., an arc length of 149.54 feet, a chord bearing of South 85 deg. 25 min. 00 sec. East and a chord distance of 149.10 feet to the **POINT OF BEGINNING** and containing 0.1678 acre (7,308 Sq. Ft.) of land.

This description is accompanied by a plat of even survey date.

Compiled By:

Weisser Engineering Company

19500 Park Row, Suite 100

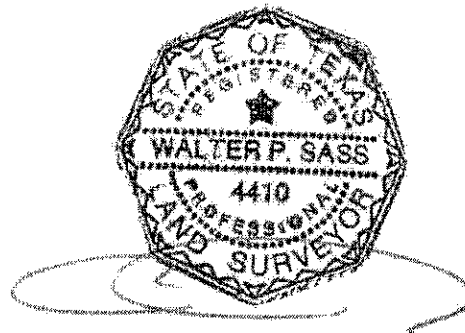
Houston, Texas 77084

TBPLS Reg. No. 100518-00

TBPE Reg. No. F-68

Job No.: EI456

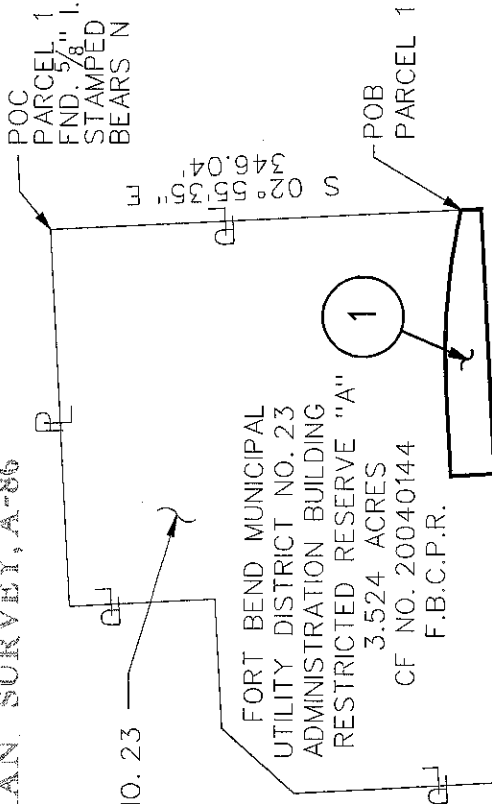
Date: 12/15/2015



MOSES SHIPMAN SURVEY, A-86

FORT BEND UTILITY DISTRICT NO. 23
10.003 ACRES
VOL. 2202, PG. 1817
F.B.C.D.R.

POC
PARCEL 1
END. 5/8" I.R. W/ CAP
STAMPED "LJA ENG"
BEARS N 36° 32' 15" E-0.37'



ABBREVIATIONS

- CM = CONTROL MONUMENT
- C.F. No. = CLERK'S FILE NUMBER
- F.C. No. = FILM CODE NUMBER
- F.C.M.R. = FORT BEND COUNTY MAP RECORDS
- I.R. = IRON ROD
- PG = PAGE
- R.O.W. = ROW-OF-WAY
- O.P.R.P.F.C. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY FORT BEND COUNTY
- POC = POINT OF COMMENCEMENT
- POB = POINT OF BEGINNING
- SQ. FT. = SQUARE FEET
- VOL = VOLUME

BASIS OF BEARINGS:

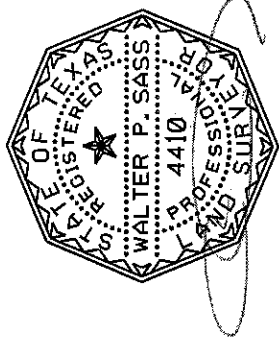
TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE NO. 4204 (NAD 83) (2011 ADJ.)

NOTE:
THE COORDINATES AND DISTANCES SHOWN HEREON ARE SURFACE COORDINATES AND MAYBE COVERED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00013.

NOTE:
ALL CORNERS SET WITH 1/2" I.R. W/ CAP STAMPED "WEISSER ENG HOUSTON, TX" UNLESS OTHERWISE NOTED.

SYCAMORE ROAD

PARENT TRACT INSET



WEISSER Engineering Co.
19500 Park Row, Suite 100
Houston, Texas 77084
(281) 579 - 7300
TBPLS Reg. No. 100518-00
TBPE Reg. No. F-68

PARCEL 01
RIGHT-OF-WAY TAKING
MOSES SHIPMAN SURVEY, A-86
FORT BEND COUNTY, TEXAS

EXISTING	TAKING AC/SF	REMAINING
3.524 AC	0.1678 AC 7,308 SQ. FT.	3.356 AC
© Copyright 2015 Weisser Engineering Company, Inc.		
DRAWN BY: B.P.	CALCULATED BY: J.G.	SCALE: N.T.S.
F.B. No.:	CHECKED BY: L.Y.	SHEET 3 OF 4
CREW CHIEF:	DATE: 12/13/15	JOB No.: E1456

MOSES SHIPMAN SURVEY, A-86

FORT BEND UTILITY DISTRICT NO. 23

10.003 ACRES
VOL. 2202, PG. 1817
F.B.C.D.R.

FORT BEND MUNICIPAL UTILITY DISTRICT NO. 23
ADMINISTRATION BUILDING

3.524 ACRES
CF NO. 20040144
F.B.C.P.R.

San. MH
Rim El. = 68.60
16" PVC W El. = 45.75
16" PVC E El. = 45.75
12" PVC N El. = 62.50

P.O.B.
PARCEL 1
N=13,757,567.47
E= 3,089,544.09

POC
PARCEL 1
FND. 5/8" I.R. W/ CAP
STAMPED "LJA ENG"
BEARS N 36° 32'15" E-0.37'

NEW TEAL RUN, LTD
RESIDUE OF 69.566 ACRES
C.F. NO. 9754741
O.P.R.F.B.C.

R= 560.00'
D= 15° 18'01"
L= 149.54'
CH= S 85° 25'00" E-149.10'
RAD. BRG.= S 03° 04'01" E

0.1678 ACRE
(7,308 SQ.FT.)
4" Force Main
(Abandoned)

1/2" PVC Waterline

N-03° 04'01" W-37.20'

Vol. 581 Pg. 75, F.B.C.D.R.
Vol. 516 Pg. 307, F.B.C.D.R.
CF No. 20040144, F.B.C.P.R.
Slide SNo. 2098B, F.B.C.P.R.

S 86° 52'15" W-223.24' PP

FND. 5/8" I.R. W/CAP
STAMPED "LJA ENG"

S 02° 55'35" E-17.11'

Tele. Vault
Tele. Sign
(1-800-344-8377)

Sign

TP



**WEISSER
Engineering Co.**
19500 Park Row, Suite 100
Houston, Texas 77084
(281) 579 - 7300
TBPLS Reg. No. 100518-00
TBPE Reg. No. F-68

PARCEL 01
RIGHT-OF-WAY TAKING
MOSES SHIPMAN SURVEY, A-86
FORT BEND COUNTY, TEXAS

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DRAWN BY: B.P.	CALCULATED BY: J.G.	SCALE: 1" = 50'
F.B. No.:	CHECKED BY: L.Y.	SHEET 4 OF 4
CREW CHIEF:	DATE: 12/13/15	JOB No.: E1456

EXHIBIT A

County: Fort Bend County

Project Location: Sycamore Rd from 50' East of Eaglewood Trail to 600' West along Rabb Rd

Property Description for Parcel 02

Being a 0.0108-acre (471 square foot) tract of land situated in the Moses Shipman Survey, A-86, Fort Bend County, Texas. Said 0.0108-acre tract being out of the residue of a 69.566-acre tract of land conveyed to New Teal Run, LTD., as recorded under Clerk's File No. 9754741 of the Official Public Records of Fort Bend County, Texas (O.P.R.F.B.C.). Said 0.0108-acre tract being more particularly described as follows, with the basis of bearings being Texas State Plane Coordinate System, South Central Zone 4204 (The coordinates shown herein are surface coordinates and may be converted to grid by dividing by a combined adjustment factor of 1.00013, all distances are surface distances):

COMMENCING (N=13,757,913.07, E=3,089,526.42) at a 5/8-inch iron rod with cap stamped "LJA Eng" found which bears North 36 deg. 32 min. 15 sec. East, a distance of 0.37 feet for the northwest corner of the residue of said 69.566 acre tract and for the northeast corner of a 3.524-acre tract of land conveyed to Fort Bend Municipal Utility District No. 23 Administration Building, Restricted Reserve "A", as recorded under Clerk's File No. 20040144 of the Plat Records of Fort Bend County, Texas (F.B.C.P.R.);

THENCE South 02 deg. 55 min. 35 sec. East, with the east line of said 3.524 acre tract and with the west line of the residue of said 69.566 acre tract, a distance of 346.04 feet, to a 1/2-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set in the proposed north right-of-way line of Sycamore Road, for the northwest corner and **POINT OF BEGINNING (N=13,757,567.47, E=3,089,544.09)** of said tract herein described and for the beginning of a curve to the right;

THENCE over and across the residue of said 69.566 acre tract, along the proposed north right-of-way of said Sycamore Road, with the north line of said tract herein described and with said curve to the right having a radius of 560.00 feet, a central angle of 05 deg. 36 min. 54 sec., an arc length of 54.88 feet, a chord bearing of South 74 deg. 57 min. 33 sec. East and a chord distance of 54.86 feet, to a 1/2-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set in the existing north right-of-way line of Sycamore Road (width varies) as recorded in Volume 58, Page 75, Volume 51, Page 307 of the Deed Records of Fort Bend County, Texas (F.B.C.D.R.), Clerk's File No. 20040144 and Slide No. 2098B of the Plat Records of Fort Bend County, Texas (F.B.C.P.R.) and for the east corner of said tract herein described;

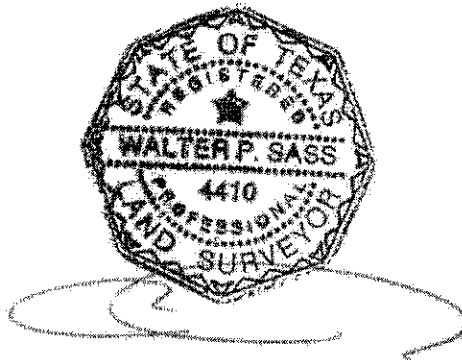
THENCE South 86 deg. 52 min. 15 sec. West, with the existing north right-of-way line of said Sycamore Road and with the south line of the residue of said 66.566 acre tract, a distance of 52.18 feet to a 5/8-inch iron rod with cap stamped "LJA Eng" found for the southwest corner of said tract herein described;

THENCE North 02 deg. 55 min. 35 sec. West, along the east line of said 3.524 acre tract, along the west line of the residue of said 66.566 acre tract and with the west line of said tract herein described, a distance of 17.11 feet to the **POINT OF BEGINNING** and containing 0.0108 acre (471 Sq. Ft.) of land.

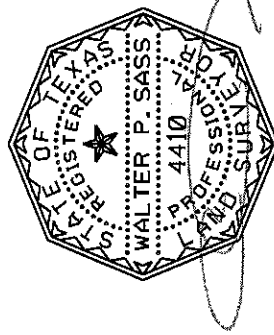
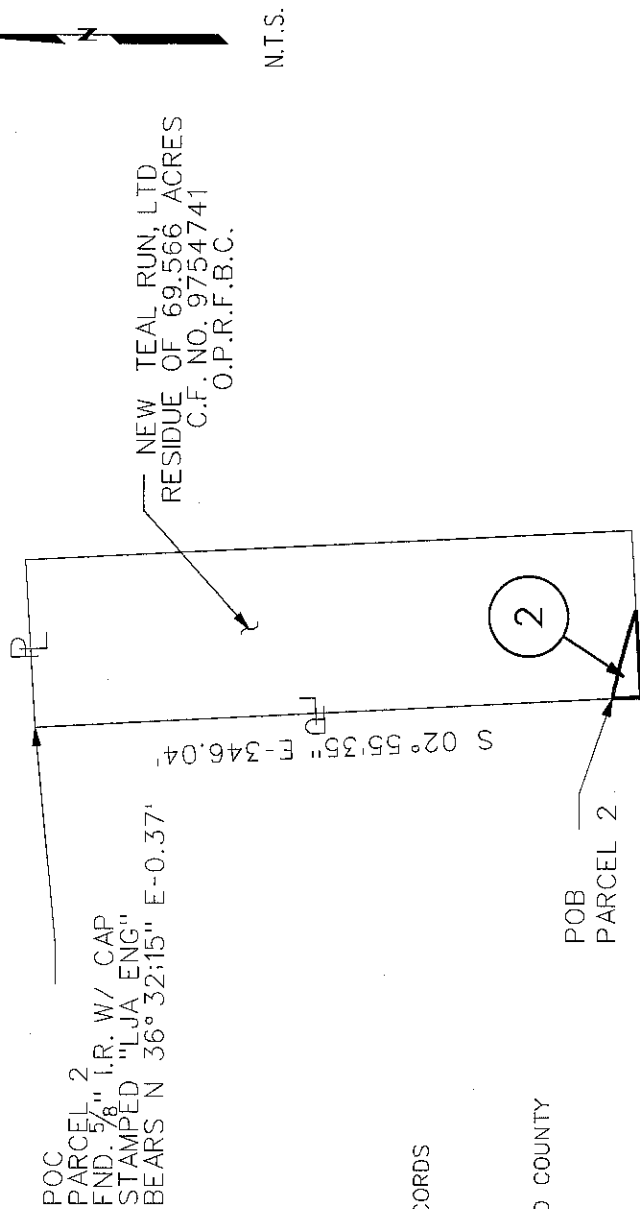
This description is accompanied by a plat of even survey date.

Compiled By:
Weisser Engineering Company
19500 Park Row, Suite 100
Houston, Texas 77084
TBPLS Reg. No. 100518-00
TBPE Reg. No. F-68

Job No.: EI456
Date: 12/15/2015



MOSES SHIPMAN SURVEY, A-86



SYCAMORE ROAD

PARENT TRACT INSET

ABBREVIATIONS

CM = CONTROL MONUMENT
 C.F. No. = CLERK'S FILE NUMBER
 F.C. No. = FILM CODE NUMBER
 F.C.M.R. = FORT BEND COUNTY MAP RECORDS
 I.R. = IRON ROD
 PG = PAGE
 R.O.W. = ROW-OF-WAY
 O.P.R.P.F.C. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY FORT BEND COUNTY
 POC = POINT OF COMMENCEMENT
 POB = POINT OF BEGINNING
 SQ. FT. = SQUARE FEET
 VOL = VOLUME

BASIS OF BEARINGS:

TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE NO. 4204 (NAD 83) (2011 ADJ.)

NOTE:

THE COORDINATES AND DISTANCES SHOWN HEREON ARE SURFACE COORDINATES AND MAYBE COVERED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00013.

NOTE:

ALL CORNERS SET WITH 1/2" I.R. W/ CAP STAMPED "WEISSER ENG HOUSTON, TX" UNLESS OTHERWISE NOTED.



WEISSER Engineering Co.
 19500 Park Row, Suite 100
 Houston, Texas 77084
 (281) 579 - 7300
 TBPLS Reg. No. 100518-00
 TBPE Reg. No. F-68

PARCEL 02
 RIGHT-OF-WAY TAKING
 MOSES SHIPMAN SURVEY, A-86
 FORT BEND COUNTY, TEXAS

EXISTING	TAKING AC/SF	REMAINING
0.8357 AC (CALC)	0.0108 AC 471 SQ FT	0.8249 AC
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DRAWN BY: B.P.	CALCULATED BY: J.C.	SCALE: N.T.S.
F.B. No.:	CHECKED BY: L.Y.	SHEET 3 OF 4
CREW CHIEF:	DATE: 12/13/15	JOB No.: E1456

MOSES SHIPMAN SURVEY, A-86

FORT BEND MUNICIPAL UTILITY DISTRICT NO. 23
ADMINISTRATION BUILDING
RESTRICTED RESERVE "A"
3.524 ACRES
CF NO. 20040144
F.B.C.P.R.

P.O.B.
PARCEL 2
N=13,757,567.47
E= 3,089,544.09

0.0108 ACRE
(471 SQ.FT.)

4" Force Main N 02° 55'35" W-17.11'
(Abandoned)

SYCAMORE ROAD

Vol. 58, Pg. 75, F.B.C.D.R.
Vol. 51, Pg. 307, F.B.C.D.R.
CF No. 20040144, F.B.C.P.R.
Slide No. 2098B, F.B.C.P.R.

FND. 5/8" I.R. W/CAP
STAMPED "LJA ENG"

S 86° 52'15" W-52.18'

Tele. Vault
Tele. Sign
(1-800-344-8377)

SYCAMORE ROAD

FND. 5/8" I.R.

STAMPED "LJA ENG"

S 02° 55'35" E-346.04'

POC
PARCEL 2
FND. 5/8" I.R. W/ CAP
STAMPED "LJA ENG"
BEARS N 36° 32'15" E-0.37'

Centerpoint 4" HP PLA

NEW TEAL RUN, LTD
RESIDUE OF 69.566 ACRES
C.F. NO. 9754741
O.P.R.F.B.C.

R= 560.00'

D= 05° 36'54" PP

L= 54.88'

CH= S 74° 57'33" E-54.86'

RAD. BRG= S 12° 14'00" W

Jan. MH

Rim. El. = 68.41

16" PVC N' EL. = 46.34

16" PVC W' EL. = 46.31

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WEISSER Engineering Co.
 19500 Park Row, Suite 100
 Houston, Texas 77084
 (281) 579 - 7300
 TBPLS Reg. No. 100518-00
 TBPE Reg. No. F-68

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DRAWN BY: B.P.	CALCULATED BY: J.G.	SCALE: 1" = 50'
F.B. No.:	CHECKED BY: L.Y.	SHEET 4 OF 4
CREW CHIEF:	DATE: 12/13/15	JOB No.: E1456

PARCEL 02
RIGHT-OF-WAY TAKING
MOSES SHIPMAN SURVEY, A-86
FORT BEND COUNTY, TEXAS

December, 2015

Parcel 3

Page 1 of 4

EXHIBIT A

County: Fort Bend County

Project Location: Sycamore Rd from 50' East of Eaglewood Trail to 600' West along Rabb Rd

Property Description for Parcel 03

Being a 0.2713-acre (11,817 square foot) tract of land situated in the Moses Shipman Survey, A-86, Fort Bend County, Texas. Said 0.2713-acre tract being out of a 3.303-acre tract of land conveyed to Fort Bend Municipal Utility District, as recorded in Volume 2202, Page 1817 of the Official Public Records of Fort Bend County, Texas (O.P.R.F.B.C.). Said 0.2713-acre tract being more particularly described as follows, with the basis of bearings being Texas State Plane Coordinate System, South Central Zone 4204 (The coordinates shown herein are surface coordinates and may be converted to grid by dividing by a combined adjustment factor of 1.00013, all distances are surface distances):

COMMENCING (N=13,757,068.51, E=3,089,606.83) at a 1/2-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the southeast corner of said 3.303 acre tract and in the west right-of-way of Sycamore Road (width varies);

THENCE North 03 deg. 23 min. 07 sec. West, with the east line of said 3.303 acre tract and with the west right-of-way line of said Sycamore Road, a distance of 362.18 feet, to a 1/2-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set in the proposed south right-of-way line of Sycamore Road, for the southeast corner and **POINT OF BEGINNING (N=13,757,430.06, E=3,089,585.45)** of said tract herein described and for the beginning of a curve to the left;

THENCE over and across said 3.303 acre tract, along the proposed south right-of-way line of said Sycamore Road, with the south line of said tract herein described and with said curve to the left having a radius of 440.00 feet, a central angle of 24 deg. 23 min. 36 sec., an arc length of 187.33 feet, a chord bearing of North 80 deg. 52 min. 13 sec. West and a chord distance of 185.92 feet, to a 1/2-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for a point in the south line said tract herein described;

THENCE South 86 deg. 55 min. 59 sec. West, with the proposed south right-of-way line of said Sycamore Road and with the south line said tract herein described, a distance of 75.51 feet to a 1/2-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the southwest corner of said tract herein described;

THENCE North 03 deg. 04 min. 01 sec. West, with the proposed south right-of-way line of said Sycamore Road and with the west line of the said tract herein described, a distance of 36.80 feet to a 1/2-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set in the existing south right-of-way line of Sycamore Road (width varies) as recorded in Volume 58, Page 75, Volume 51, Page 307 of the Deed Records of Fort Bend County, Texas (F.B.C.D.R.), Clerk's File No. 20040144 and Slide No. 2098B of the Plat Records of Fort Bend County, Texas (F.B.C.P.R.) and for the northwest corner of said tract herein described;

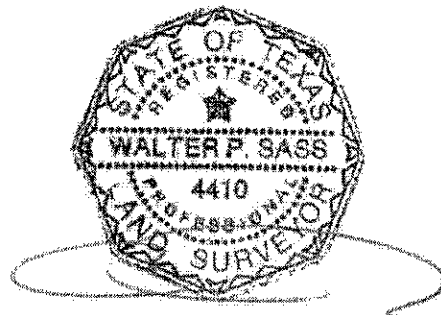
THENCE North 86 deg. 52 min. 15 sec. East, with the existing south right-of-way line of said Sycamore Road, with the north line of said 3.303 acre tract and with the north line of said tract herein described, a distance of 256.69 feet to an angle point for the northeast corner of said 3.303 acre tract and for the northeast corner of said tract herein described;

THENCE South 03 deg. 28 min. 32 sec. East, with the existing west right-of-way line of said Sycamore Road, with the east line of said 3.303 acre tract and with the east line of said tract herein described, a distance of 76.36 feet to the **POINT OF BEGINNING** and containing 0.2713 acre (11,817 Sq. Ft.) of land.

This description is accompanied by a plat of even survey date.

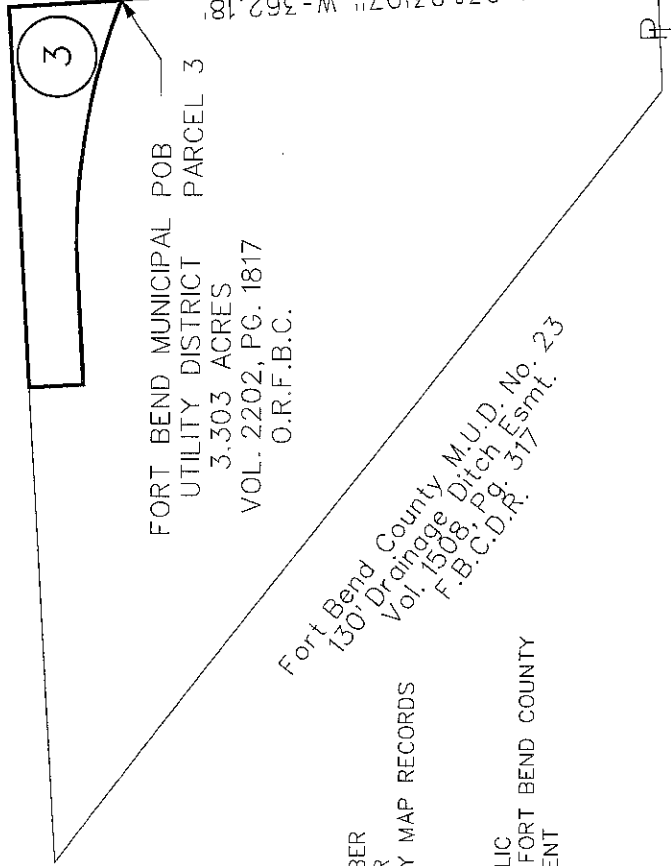
Compiled By:
Weisser Engineering Company
19500 Park Row, Suite 100
Houston, Texas 77084
TBPLS Reg. No. 100518-00
TBPE Reg. No. F-68

Job No.: EI456
Date: 12/15/2015



MOSES SHIPMAN SURVEY, A-86

SYCAMORE ROAD



ABBREVIATIONS

- CM = CONTROL MONUMENT
- C.F. No. = CLERK'S FILE NUMBER
- F.C. No. = FILM CODE NUMBER
- F.C.M.R. = FORT BEND COUNTY MAP RECORDS
- I.R. = IRON ROD
- PG = PAGE
- R.O.W. = ROW-OF-WAY
- O.P.R.P.F.C. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY FORT BEND COUNTY
- POC = POINT OF COMMENCEMENT
- POB = POINT OF BEGINNING
- SQ. FT. = SQUARE FEET
- VOL = VOLUME

BASIS OF BEARINGS:

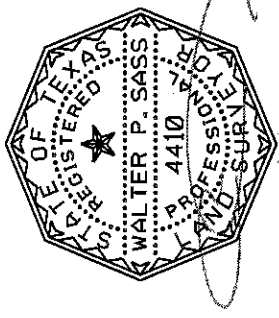
TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE NO. 4204 (NAD 83) (2011 ADJ.)

NOTE:

THE COORDINATES AND DISTANCES SHOWN HEREON ARE SURFACE COORDINATES AND MAYBE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00013.

NOTE:

ALL CORNERS SET WITH 1/2" I.R. W/ CAP STAMPED "WEISSER ENG HOUSTON, TX" UNLESS OTHERWISE NOTED.



WEISSER Engineering Co.
19500 Park Row, Suite 100
Houston, Texas 77084
(281) 579 - 7300
TBPLS Reg. No. 100518-00
TBPE Reg. No. F-68

PARCEL 03
RIGHT-OF-WAY TAKING
MOSES SHIPMAN SURVEY, A-86
FORT BEND COUNTY, TEXAS

EXISTING	TAKING AC/SF	REMAINING
3.303 AC	0.2713 AC 11,817 SQ FT	3.032 AC
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DRAWN BY: B.P.	CALCULATED BY: J.G.	SCALE: N.T.S.
F.B. No.:	CHECKED BY: L.Y.	SHEET 3 OF 4
CREW CHIEF:	DATE: 12/13/15	JOB No.: E1456

EXHIBIT A

County: Fort Bend County

Project Location: Sycamore Rd from 50' East of Eaglewood Trail to 600' West along Rabb Rd

Property Description for Parcel 04

Being a 1.577-acre (68,708 square foot) tract of land situated in the Manuel Escalera Survey, A-170, Fort Bend County, Texas. Said 1.577-acre tract being out of a 5.000-acre tract of land conveyed to Sam's Sons Properties, LLC, as recorded under Clerk's File No. 2011090952 of the Official Public Records of Fort Bend County, Texas (O.P.R.F.B.C.). Said 1.577-acre tract being more particularly described as follows, with the basis of bearings being Texas State Plane Coordinate System, South Central Zone 4204 (The coordinates shown herein are surface coordinates and may be converted to grid by dividing by a combined adjustment factor of 1.00013, all distances are surface distances):

COMMENCING (N=13,757,359.49, E=3,090,317.60) at a 1/2-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the northeast corner of said 5.000 acre tract and in the west line of a 3.32 acre tract of land conveyed to Christ Character Church, Inc., as recorded under Clerk's File No. 2001053416 of the O.P.R.F.B.C.;

THENCE South 02 deg. 54 min. 21 sec. East, with the west line of said 3.32 acre tract and with the east line of said 5.000 acre tract, a distance of 245.46 feet, to a 1/2-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set in the proposed north right-of-way line of Sycamore Road, for the northeast corner and **POINT OF BEGINNING (N=13,757,114.34, E=3,090,330.04)** of said tract herein described;

THENCE South 02 deg. 54 min. 21 sec. East, with the west line of said 3.32 acre tract and with the east line of said 5.000 acre tract, a distance of 85.69 feet to a 1/2-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the southeast corner of said 5.000 acre tract and for the southeast corner of said tract herein described;

THENCE South 87 deg. 16 min. 14 sec. West, with the north line of a 10 foot strip of land dedicated to the widening of Sycamore Road (width varies) as shown in Teal Run Section Nine as recorded in Slide No 1821A of the Plat Records of Fort Bend County, Texas (F.B.C.P.R.), with the south line of said 5.000 acre tract and with the south line said tract herein described, a distance of 204.62 feet to a 1/2-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the southwest corner of said tract herein described and for the beginning of a curve to the right;

THENCE over and across said 5.000 acre tract, along the proposed southwest right-of-way line of said Sycamore Road, with the southwest line of said tract herein described and with said curve to the right having a radius of 560.00 feet, a central angle of 29 deg. 08 min. 16 sec., an arc length of 284.79 feet, a chord bearing of North 57 deg. 59 min. 54 sec. West and a chord distance of 281.73 feet, to a 1/2-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for a point and for the beginning of a curve to the left;

THENCE North 43 deg. 25 min. 46 sec. West, with the proposed southwest right-of-way line of said Sycamore Road and with the southwest line of the said tract herein described, a distance of 212.55 feet to a 1/2-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for a point in the northeast line said tract herein described and for the beginning of a curve to the left;

THENCE over and across said 5.000 acre tract, along the proposed southwest right-of-way line of said Sycamore Road, with the southwest line of said tract herein described and with said curve to the left having a radius of 440.00 feet, a central angle of 01 deg. 18 min. 00 sec., an arc length of 9.98 feet, a chord bearing of North 44 deg. 04 min. 46 sec. West and a chord distance of 9.98 feet, to a 1/2-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for in the north line of said 5.000 acre tract, in the south line of a 1.016-acre tract of land conveyed to Fort Bend County, as recorded under Clerk's File No. 2013112431 of the O.P.R.F.B.C., and for the northwest corner of said tract herein described;

THENCE North 87 deg. 04 min. 19 sec. East, with the north line of said 5.000 acre tract, with the south line of said 1.016 acre tract and with the north line of said tract herein described, a distance of 157.96 feet to a 1/2-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the northeast corner of said tract herein described;

THENCE South 43 deg. 25 min. 46 sec. East, with the proposed northeast right-of-way line of said Sycamore Road and with the northeast line of the said tract herein described, a distance of 119.94 feet to a 1/2-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for a point in the northeast line of said tract herein described and for the beginning of a curve to the left;

THENCE over and across said 5.000 acre tract, along the proposed northeast right-of-way line of said Sycamore Road, with the northeast line of said tract herein described and with said curve to the left having a radius of 440.00 feet, a central angle of 49 deg. 19 min. 50 sec., an arc length of 378.83 feet, a chord bearing of South 68 deg. 05 min. 41 sec. East and a chord distance of 367.24 feet, to a 1/2-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for a point;

December 2015

Parcel 4

Page 3 of 6

THENCE North 87 deg. 14 min. 20 sec. East, along the proposed northeast right-of-way line of said Sycamore Road and along the northeast line of said tract herein described, a distance of 11.10 feet to the **POINT OF BEGINNING** and containing 1.577 acre (68,708 Sq. Ft.) of land.

This description is accompanied by a plat of even survey date.

Compiled By:

Weisser Engineering Company

19500 Park Row, Suite 100

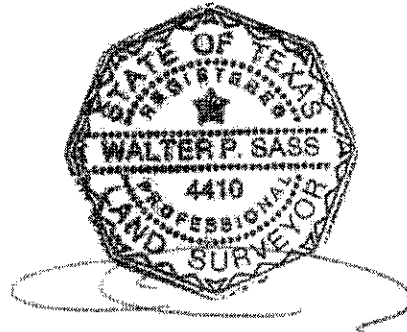
Houston, Texas 77084

TBPLS Reg. No. 100518-00

TBPE Reg. No. F-68

Job No.: EI456

Date: 12/15/2015



MANUEL ESCALERA SURVEY, A-170

P.O.C.
PARCEL 4
SET 1/2" I.R. W/CAP STAMPED
"WEISSER ENG HOUSTON, TX"

SAM'S SONS PROPERTIES, LLC.
5.000 ACRES
C.F. NO. 2011090952
O.P.R.F.B.C.

SYCAMORE ROAD

SYCAMORE ROAD

P.O.B.
PARCEL 4

N.T.S.

S 02° 54' 12" E
245.46' FT

ABBREVIATIONS

CM = CONTROL MONUMENT
C.F. No. = CLERK'S FILE NUMBER
F.C. No. = FILM CODE NUMBER
F.C.M.R. = FORT BEND COUNTY
MAP RECORDS
I.R. = IRON ROD
PG = PAGE
R.O.W. = ROW-OF-WAY
O.P.R.F.P.C. = OFFICIAL PUBLIC
RECORDS OF REAL PROPERTY
FORT BEND COUNTY
POC = POINT OF COMMENCEMENT
POB = POINT OF BEGINNING
SQ. FT. = SQUARE FEET
VOL = VOLUME

BASIS OF BEARINGS:

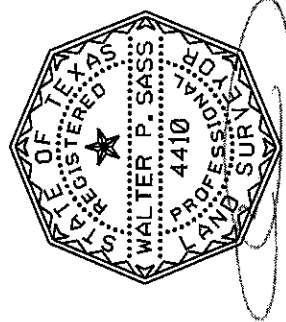
TEXAS STATE PLANE COORDINATE
SYSTEM, SOUTH CENTRAL ZONE
NO. 4204 (NAD 83) (2011 ADJ.)

NOTE:

THE COORDINATES AND DISTANCES
SHOWN HEREON ARE SURFACE COORDINATES AND
MAYBE COVERED TO GRID BY DIVIDING BY A
COMBINED ADJUSTMENT FACTOR OF 1.00013.

NOTE:

ALL CORNERS SET WITH 1/2" I.R. W/ CAP STAMPED
"WEISSER ENG HOUSTON, TX" UNLESS OTHERWISE NOTED.



PARENT TRACT INSET



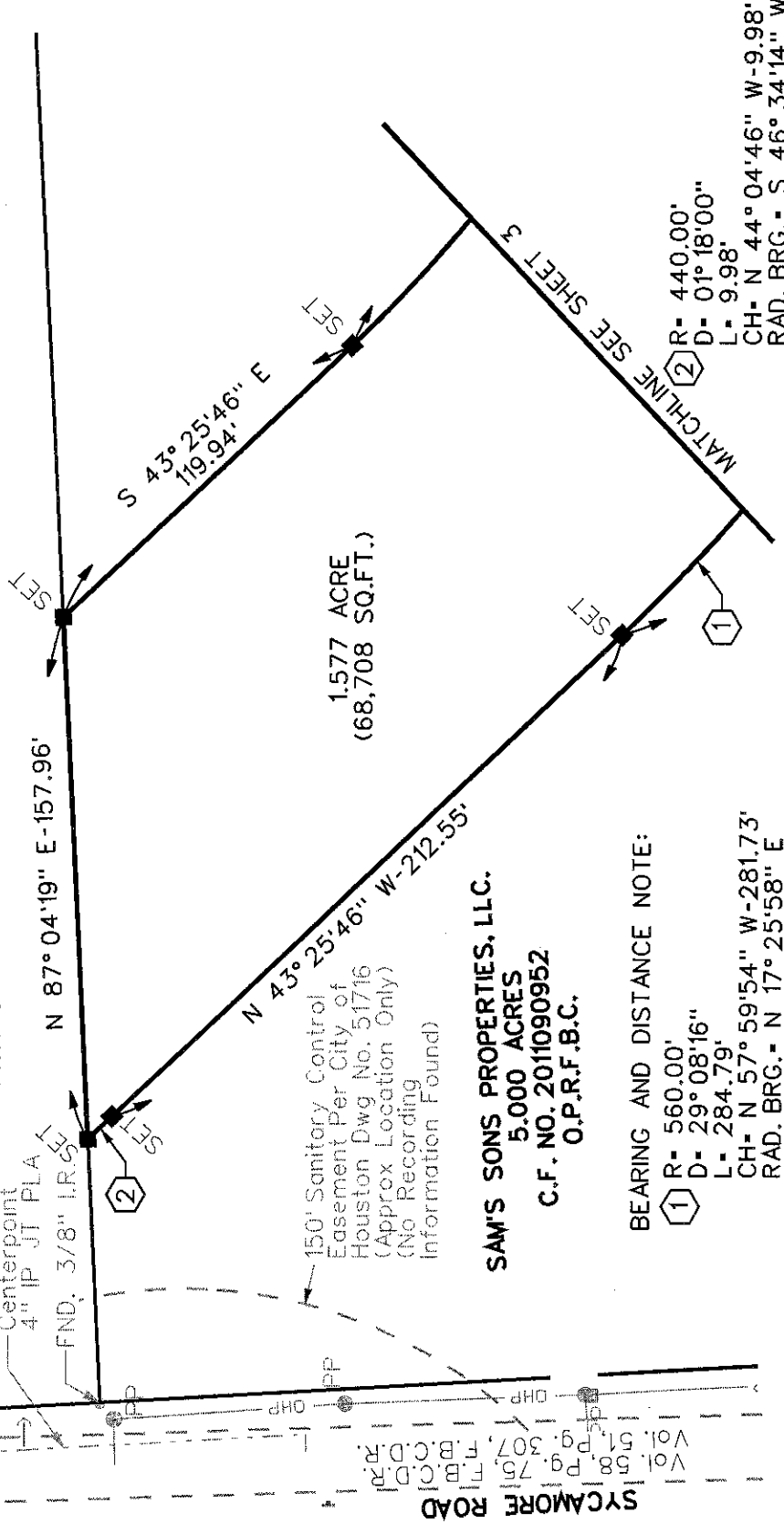
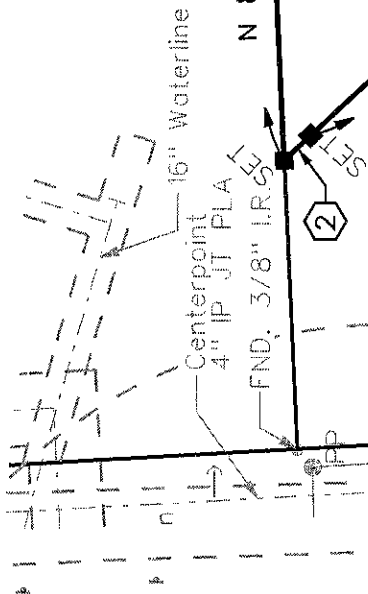
**WEISSER
Engineering Co.**
19500 Park Row, Suite 100
Houston, Texas 77084
(281) 579 - 7300
TBPLS Reg. No. 100518-00
TBPE Reg. No. F-68

**PARCEL 04
RIGHT-OF-WAY TAKING
MANUEL ESCALERA SURVEY, A-170
FORT BEND COUNTY, TEXAS**

EXISTING	TAKING AC/SE	REMAINING
5.000 AC	1577 AC 68,708 SQ. FT.	3,423 AC
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DRAWN BY: B.P.	CALCULATED BY: J.G.	SCALE: N.T.S.
F.B. No.:	CHECKED BY: L.Y.	SHEET 4 OF 6
CREW CHIEF:	DATE: 12/13/15	JOB No.: E1456

MANUEL ESCALERA SURVEY, A-170

FORT BEND COUNTY
1.016 ACRES
C.F. NO. 2013112431
O.P.R.F.B.C.



1.577 ACRE
(68,708 SQ.FT.)

SAM'S SONS PROPERTIES, LLC.
5.000 ACRES
C.F. NO. 2011090952
O.P.R.F.B.C.

BEARING AND DISTANCE NOTE:

① R= 560.00'
D= 29° 08' 16"
L= 284.79'
CH= N 57° 59' 54" W - 281.73"
RAD. BRG.= N 17° 25' 58" E

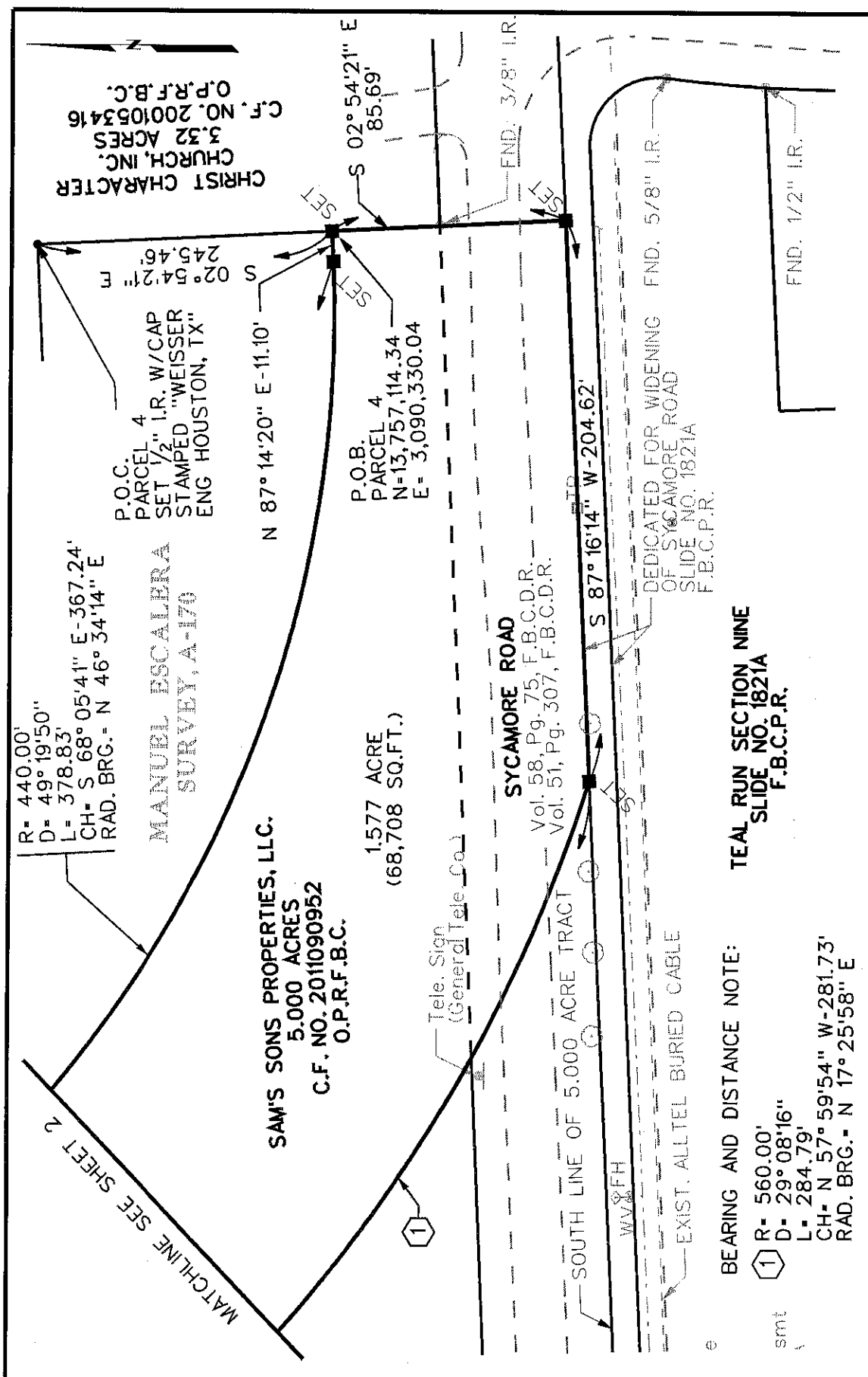
② R= 440.00'
D= 01° 18' 00"
L= 9.98'
CH= N 44° 04' 46" W - 9.98"
RAD. BRG.= S 46° 34' 14" W

WEISSER Engineering Co.
19500 Park Row, Suite 100
Houston, Texas 77084
(281) 579 - 7300
TBPLS Reg. No. 100518-00
TBPE Reg. No. F-68

PARCEL 04
RIGHT-OF-WAY TAKING
MANUEL ESCALERA SURVEY, A-170
FORT BEND COUNTY, TEXAS

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DRAWN BY: B.P.	CALCULATED BY: J.G.	SCALE: 1" = 50'
F.B. No.:	CHECKED BY: L.Y.	SHEET 5 OF 6
CREW CHIEF:	DATE: 12/13/15	JOB No.: E1456



WEISSER Engineering Co. 19500 Park Row, Suite 100 Houston, Texas 77084 (281) 579 - 7300 TBPLS Reg. No. 100518-00 TBPE Reg. No. F-68		PARCEL 04 RIGHT-OF-WAY TAKING MANUEL ESCALERA SURVEY, A-170 FORT BEND COUNTY, TEXAS		© Copyright 2015 Weisser Engineering Company, Inc.
DRAWN BY: B.P.		CALCULATED BY: J.G.		SCALE: 1" = 50'
F.B. No.:		CHECKED BY: L.Y.		SHEET 6 OF 6
CREW CHIEF:		DATE: 12/13/15		JOB No.: E1456

December, 2015

Parcel 5

Page 1 of 4

EXHIBIT A

County: Fort Bend County

Project Location: Sycamore Rd from 50' East of Eaglewood Trail to 600' West along Rabb Rd

Property Description for Parcel 05

Being a 0.0234-acre (1,020 square foot) tract of land situated in the Manuel Escalera Survey, A-170, Fort Bend County, Texas. Said 0.0234-acre tract being out of a 3.32-acre tract of land conveyed to Christ Character Church, Inc., as recorded under Clerk's File No.2001053416 of the Official Public Records of Fort Bend County, Texas (O.P.R.F.B.C.). Said 0.0234-acre tract being more particularly described as follows, with the basis of bearings being Texas State Plane Coordinate System, South Central Zone 4204 (The coordinates shown herein are surface coordinates and may be converted to grid by dividing by a combined adjustment factor of 1.00013, all distances are surface distances):

COMMENCING (N=13,757,359.49, E=3,090,317.60) at a 1/2-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set in the west line of said 3.32 acre tract and for the northeast corner of a 5.000-acre tract of land conveyed to Sam's Sons Properties, LLC, as recorded under Clerk's File No. 2011090952 of the O.P.R.F.B.C.;

THENCE South 02 deg. 54 min. 21 sec. East, with the west line of said 3.32 acre tract and with the east line of said 5.000 acre tract, a distance of 245.46 feet, to a 1/2-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set in the proposed north right-of-way line of Sycamore Road, for the northwest corner and **POINT OF BEGINNING (N=13,757,114.34, E=3,090,330.04)** of said tract herein described;

THENCE North 87 deg. 14 min. 20 sec. East, over and across said 3.32 acre tract, with the proposed north right-of-way line of said Sycamore Road and with the north line of said tract herein described, a distance of 25.94 feet to a 1/2-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the north east corner of said tract herein described;

THENCE South 02 deg. 45 min. 40 sec. East, over and across said 3.32 acre tract, with the proposed north right-of-way line of said Sycamore Road and with the east line of said tract herein described, a distance of 39.44 feet to a 1/2-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set in the existing north right-of-way of Sycamore Road (width varies) as recorded in Volume 58, Page 75 and Volume 51, Page 307 of the Deed Records of Fort Bend County, Texas (F.B.C.D.R.) and for the southeast corner of said tract herein described;

December 2015

Parcel 5

Page 2 of 4

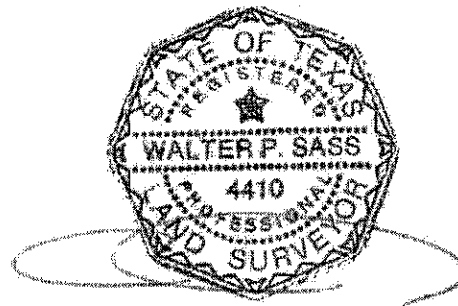
THENCE South 87 deg. 30 min. 07 sec. West, with the existing north right-of-way line of said Sycamore Road, with the south line of said 3.32 acre tract and with the south line said tract herein described, a distance of 25.84 feet to a 1/2-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set in the east line of said 5.000 acre tract and for the southwest corner of said tract herein described;

THENCE North 02 deg. 54 min. 21 sec. West, along the west line of said 3.32 acre tract, along the east line of said 5.000 acre tract and along the west line of said tract herein described, a distance of 39.32 feet to the **POINT OF BEGINNING** and containing 0.0234 acre (1,020 Sq. Ft.) of land.

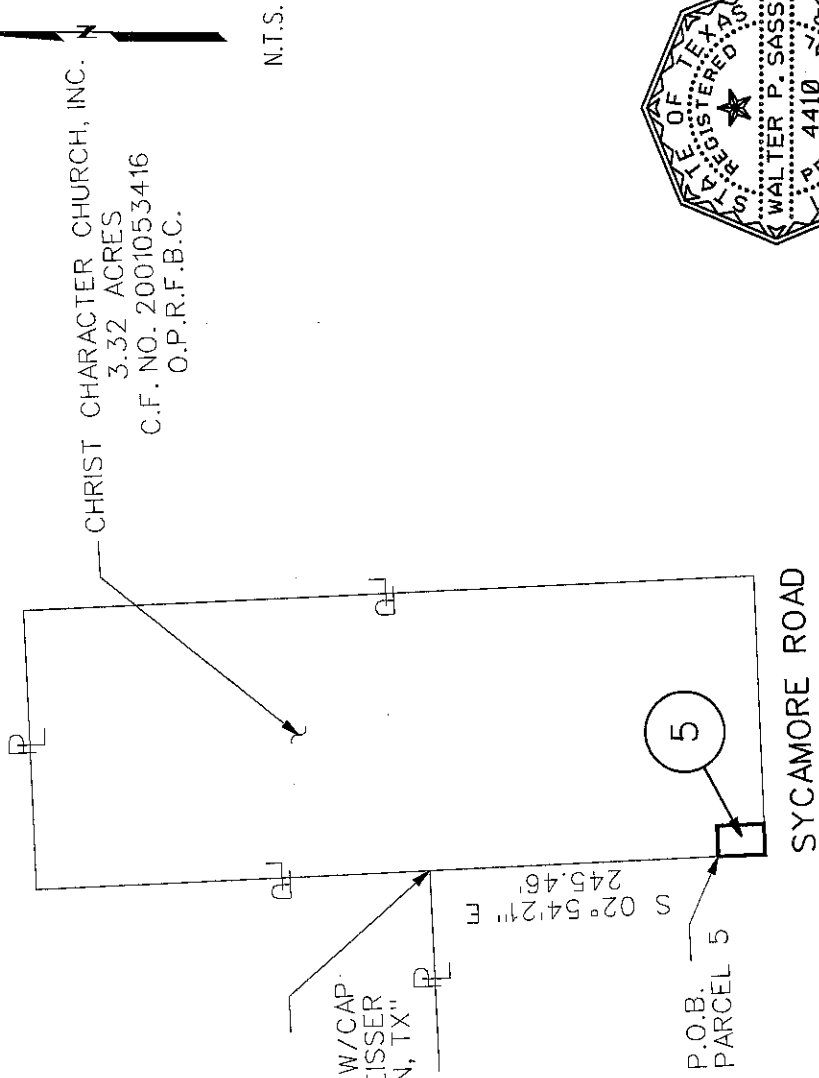
This description is accompanied by a plat of even survey date.

Compiled By:
Weisser Engineering Company
19500 Park Row, Suite 100
Houston, Texas 77084
TBPLS Reg. No. 100518-00
TBPE Reg. No. F-68

Job No.: EI456
Date: 12/15/2015



MANUEL ESCALERA SURVEY, A-170



ABBREVIATIONS

- CM = CONTROL MONUMENT
- C.F. No. = CLERK'S FILE NUMBER
- F.C. No. = FILM CODE NUMBER
- F.C.M.R. = FORT BEND COUNTY MAP RECORDS
- I.R. = IRON ROD
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- POC = POINT OF COMMENCEMENT
- POB = POINT OF BEGINNING
- SQ. FT. = SQUARE FEET
- VOL = VOLUME

BASIS OF BEARINGS:

TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE NO. 4204 (NAD 83) (2011 ADJ.)

NOTE:

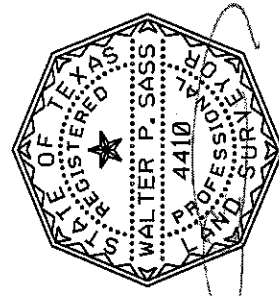
THE COORDINATES AND DISTANCES SHOWN HEREON ARE SURFACE COORDINATES AND MAYBE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00013.

NOTE:

ALL CORNERS SET WITH 1/2" I.R. W/ CAP STAMPED "WEISSER ENG HOUSTON, TX" UNLESS OTHERWISE NOTED.

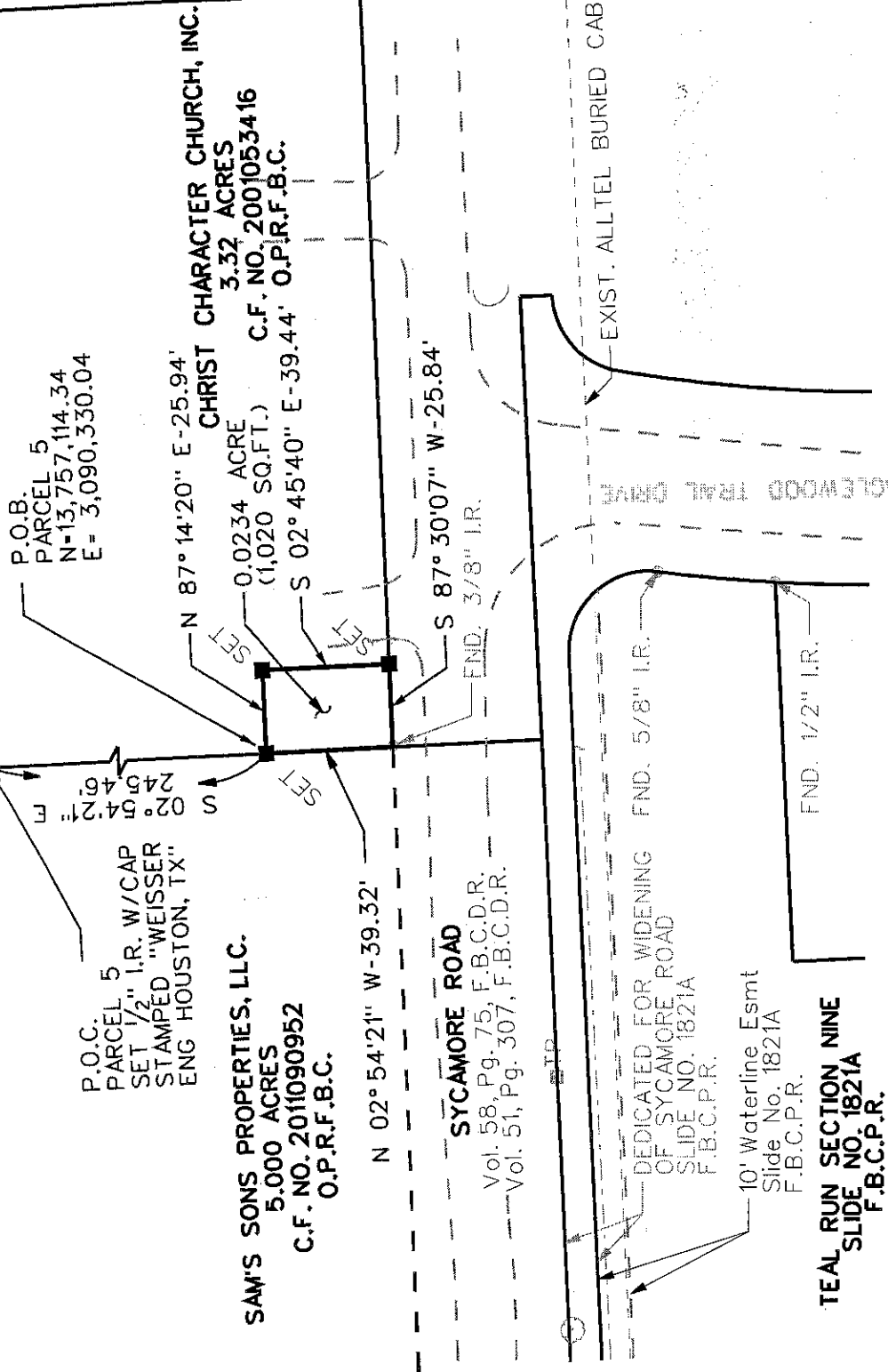
WEISSER Engineering Co.
19500 Park Row, Suite 100
Houston, Texas 77064
(281) 579 - 7300
TBPLS Reg. No. 100518-00
TBPE Reg. No. F-68

PARCEL 05
RIGHT-OF-WAY TAKING
MANUEL ESCALERA SURVEY, A-170
FORT BEND COUNTY, TEXAS



EXISTING	TAKING AC/SE	REMAINING
3.32 AC	0.0234 AC 1020 SQ FT	3.30 AC
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DRAWN BY: B.P.	CALCULATED BY: J.G.	SCALE: N.T.S.
F.B. No.:	CHECKED BY: L.Y.	SHEET 3 OF 4
CREW CHIEF:	DATE: 12/13/15	JOB No.: E456

MANUEL ESCALERA SURVEY, A-170



WEISSER Engineering Co.
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 (281) 579 - 7300
 TBPLS Reg. No. 100518-00
 TBPE Reg. No. F-68

PARCEL 05
RIGHT-OF-WAY TAKING
MANUEL ESCALERA SURVEY, A-170
FORT BEND COUNTY, TEXAS

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DRAWN BY: B.P.	CALCULATED BY: J.G.	SCALE: 1" = 50'	
F.B. No.:	CHECKED BY: L.Y.	SHEET 4 OF 4	
CREW CHIEF:	DATE: 12/13/15	JOB No.: E456	