

March 28, 2018

Fort Bend County Commissioners' Court
Commissioner Vincent Morales, Pct. 1
1517 Eugene Heimann Circle
Richmond, TX 77469

Re: Berry Tract
LJA Job No. 2351-1510 (6.1)

Dear Commissioner Morales:

We, LJA Engineering, Inc., on behalf of the property owners The George Foundation and Berry Place Ventures, L.P. respectfully request the Court to consider granting a Street Name Change for "Berry Parkway" as shown on the recorded plat of Berry Tract, a subdivision recorded in Plat Number 20160295, Fort Bend County Plat Records and recorded on December 20, 2016.

Platting of the Berry Parkway right-of-way was necessary to facilitate the development of the recently completed HEB within Reserve "A" of the aforementioned Berry Tract plat; however, the street name of "Berry Parkway" was intended as a temporary placeholder as The George Foundation finalized the overall development name, branding, land use plans, etc. Now that The George Foundation has approved a name for the overall development, a street name change is necessary to properly align the street name and branding with the development.

Therefore, we respectfully request the Court grant the property owners' request to change the street name of "Berry Parkway" to "**Circle Oak Parkway**".

The property owners are aware that the name "Circle Oak Parkway" would be a minor deviation to the County's standard naming policy; however, they believe the name does satisfy the intent of the standard naming policy pending no objections from applicable emergency service responders.

We greatly appreciate the Court's consideration of this request.

Please let us know if you have any questions or comments.

Thank you,



Geoffrey A. Freeman
Platting Manager

GF/aa

Attachment(s)

**Fort Bend County Addressing Committee
Name Change or Range Change
REQUEST FORM**



This form has been created in order to assist the GIS division in expediting requests from Fort Bend residents or Fort Bend County Addressing Committee members regarding existing street name changes or address range changes within Fort Bend County.

Name of Primary Individual Requesting change: Geoff Freeman – LJA Engineering

Individual's status: ☐ Resident ☐ Addressing Committee Member

Address of individual Requesting change: 1904 W. Grand Parkway N., Suite 100, Katy, TX 77449

Phone number: () h (713) 358-8830 w

Type of change desired:

☒ Road Name Change

Name of the existing Fort Bend County Road: Berry Parkway

Suggested New Name of County Road: Circle Oak Parkway

☐ Address Range Change

Name of the existing Fort Bend County Road: _____

Existing Address Range: (lower-left)|(lower-right),(upper-left)|(upper-right)

____ | _____, _____ | _____

Suggested Address Range: (lower-left)|(lower-right),(upper-left)|(upper-right)

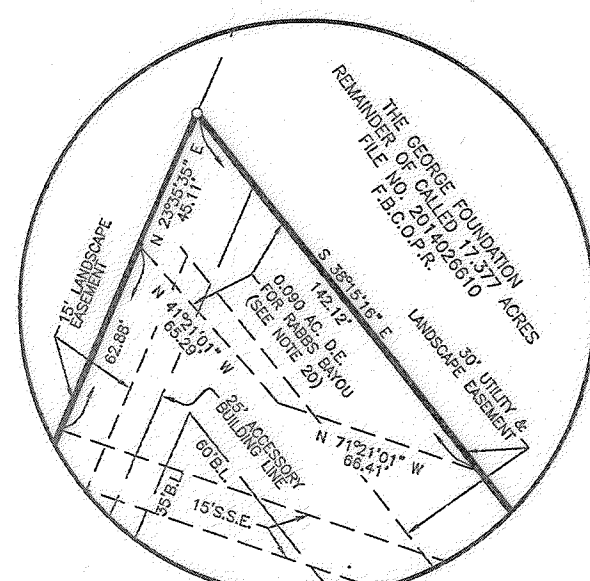
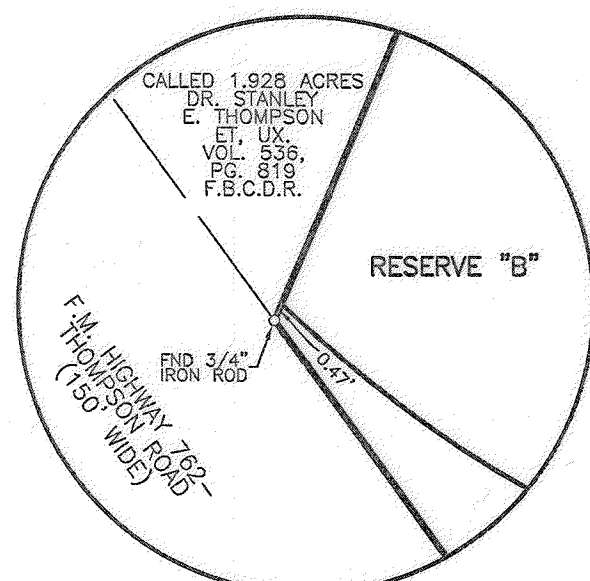
____ | _____, _____ | _____

Information and Signatures of **ALL** Residents that live on the Proposed Change Road and are

Name of Resident	Address	Phone Number	I am for the Change	Signature of Resident
Berry Place Ventures c/o Roger Adamson	301 Morton St., Richmond, TX 77469	281.342.6109	Yes	
The George Foundation c/o Roger Adamson	301 Morton St., Richmond, TX 77469	281.342.6109	Yes	

Please complete this form in its entirety and either email the form back to Mr. Reid Peyton (Reid.peyton@fortbendcountytx.gov), or mail it to him at:

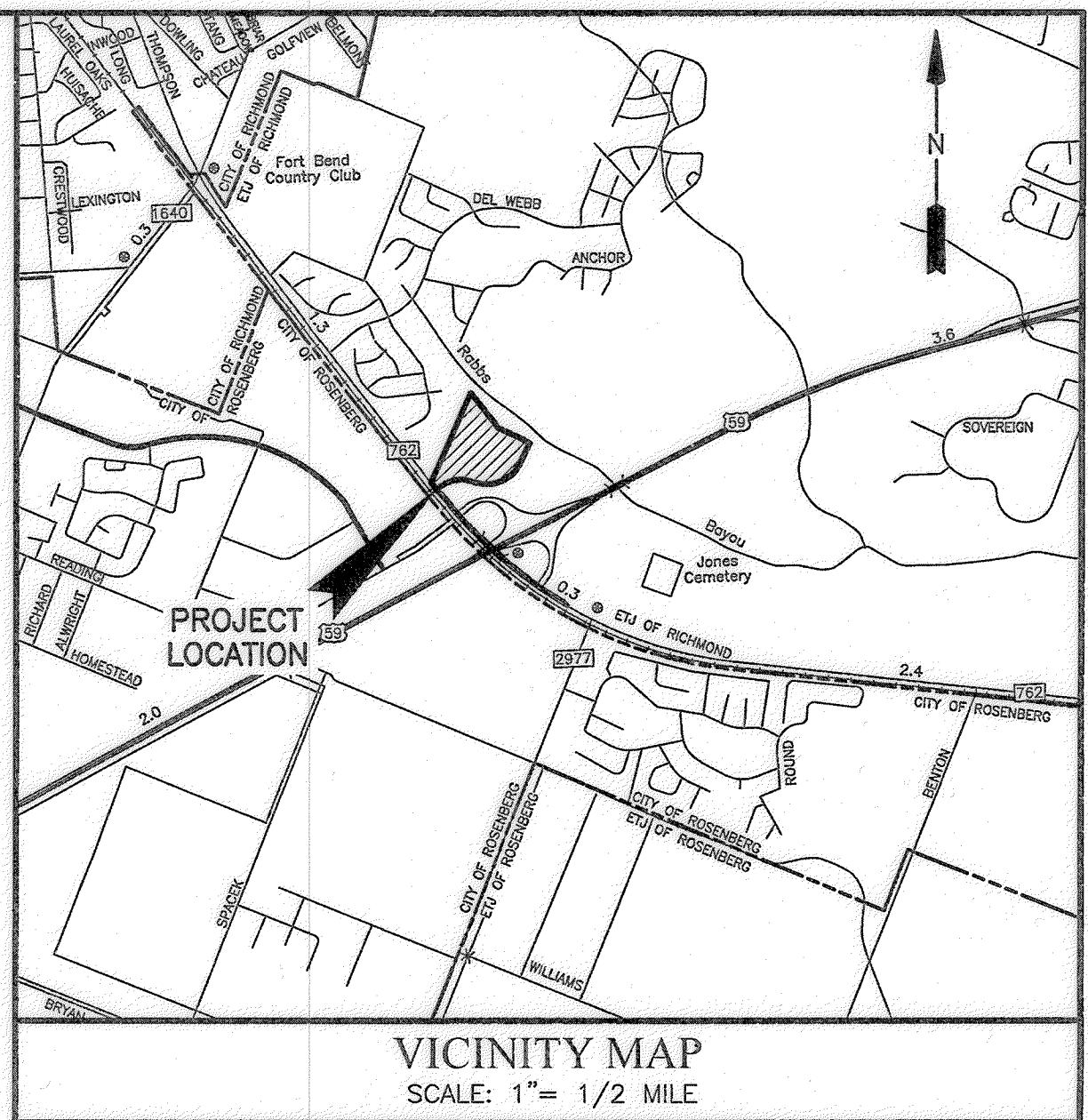
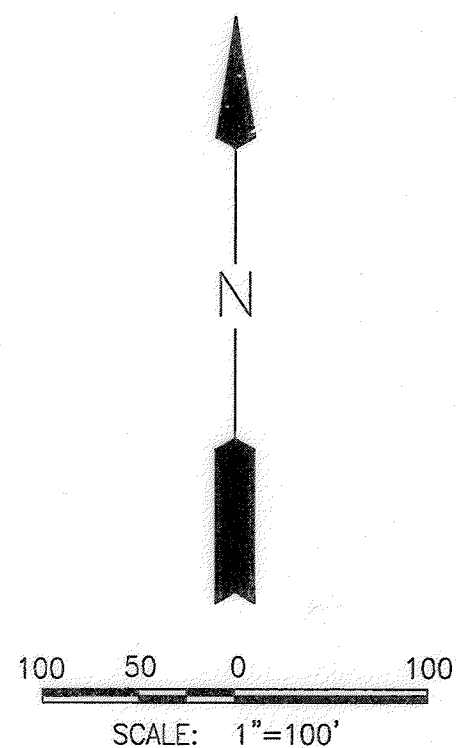
Mr. Reid Peyton (GIS)



RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	17.681	770,175	RESTRICTED TO COMMERCIAL/LANDSCAPE/OPEN SPACE
B	0.201	8,739	RESTRICTED TO LANDSCAPE/UTILITY/OPEN SPACE
C	1.423	62,005	RESTRICTED TO COMMERCIAL/LANDSCAPE/OPEN SPACE/UTILITY
TOTAL	19.305	840,919	

LEGEND

B.L. INDICATES BUILDING LINE
U.E. INDICATES UTILITY EASEMENT
D.E. INDICATES DRAINAGE EASEMENT
W.L.E. INDICATES WATER LINE EASEMENT
S.S.E. INDICATES SANITARY SEWER EASEMENT
S.T.M.S.E. INDICATES STORM SEWER EASEMENT
F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
F.B.C.O.R. INDICATES FORT BEND COUNTY OFFICIAL RECORDS
F.B.C.O.P.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS
F.N. INDICATES FILE NUMBER
S.N. INDICATES SEE NOTE
VOL. INDICATES VOLUME
PG. INDICATES PAGE
R.O.W. INDICATES RIGHT-OF-WAY
(F) INDICATES FOUND 5/8" IRON ROD WITH CAP STAMPED "TERRA-SURVEYING"



NOTES:

- BENCHMARK: ALUMINUM DISK STAMPED T2002 LOCATED AT THE NORTHERLY CORNER OF THE INTERSECTION OF THE SOUTHWEST BOUND FRONTAGE ROAD OF HWY 59 AND FM 762. THE POINT IS LOCATED 4'-33" NORTHWEST FROM THE EDGE OF PAVEMENT OF THE ABOVE MENTIONED FRONTAGE ROAD AND +/-80' NORTHEAST OF THE NORTHEASTLY EDGE OF PAVEMENT OF FM 762.
ELEV. = 93.53' NAVD83(GEIOD03)
- ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83). COORDINATES SHOWN ARE GRID AND MAY BE CONVERTED TO SURFACE BY DIVIDING BY A FACTOR OF 0.9998701.
- THIS PLAT WAS PREPARED TO MEET CITY OF RICHMOND AND FORT BEND COUNTY REQUIREMENTS.
- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY STEWART TITLE COMPANY, FILE NO. 1515749005 DATED NOVEMBER 17, 2016. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 207, FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT NO. 6, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, THE CITY OF RICHMOND AND FORT BEND COUNTY.
- IN ACCORDANCE WITH FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 48157C 02BSL, REVISED DATE APRIL 2, 2014, PROPERTY LIES WITHIN ZONE "X" (UNSHADED ON THE FIRM MAP) AND ZONE "X" (SHADED ON THE FIRM MAP) WITH A SPECIAL NOTE, ZONE "X" (SHADED) DEFINED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FORM 1% ANNUAL CHANCE FLOOD." THE SPECIAL NOTE READS AS FOLLOWS "THIS AREA IS SHOWN AS BEING PROTECTED FROM THE 1-PERCENT-ANNUAL-CHANCE OR GREATER FLOOD HAZARD BY A LEVEE SYSTEM, OVERTOPPING OR FAILURE OF ANY LEVEE SYSTEM IS POSSIBLE." ZONE "X" (UNSHADED) DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. LIA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
- THERE ARE NO NATURAL GAS PIPELINES NOR NATURAL GAS PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS SUBDIVISION.
- FIVE-EIGHTS (5/8) INCH IRON RODS WITH PLASTIC CAP MARKED "LIA ENG" AND THREE (3) FEET IN LENGTH WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
- ALL DRAINAGE EASEMENTS CREATED BY THIS PLAT ARE TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- ALL PROPERTY WITHIN THE SUBDIVISION SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 6- FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH ADA REQUIREMENTS AND SECTION 4.5.201 OF THE CITY OF RICHMOND UNIFIED DEVELOPMENT CODE.
- PUBLIC RIGHT-OF-WAY (BERRY PLACE PARKWAY) = 3.366 ACRES (146,603 SQ.FT.)
- ONE-FOOT TRACT DEDICATED FOR BUFFER PURPOSES TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ADJUT ADJACENT PROPERTY. THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RE-SUBDIVIDED IN A RECORDED PLAT, THE ONE-FOOT TRACT SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, THEIR HEIRS, ASSIGNS OR SUCCESSORS.
- THE MINIMUM SLAB ELEVATION SHALL BE 80.94 FEET ABOVE MEAN SEA LEVEL, NAVD 83, 2001 ADJ., ONE FOOT ABOVE TOP OF CURB, 1.5 FEET ABOVE NATURAL GROUND, OR, IF APPLICABLE, AS INDICATED ON INDIVIDUAL LOT, WHICHEVER ELEVATION IS HIGHER. NATURAL GROUND CONTOURS INDICATED ARE PRIOR TO DEVELOPMENT OF THE TRACT. THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN 18 INCHES ABOVE NATURAL GROUND.
- THIS PLAT LIES WITHIN LIGHTING ZONE 3.
- ROUGH LOCATION OF CENTERLINE OF AN UNRECORDED EASEMENT FROM E.E. WATSON GRANTED TO HOUSTON LIGHTING & POWER COMPANY DATED FEB. 14, 1957, PER H.L. 62, MAP A-1-722-2, JOB NO. IF-47254. NO PHYSICAL EVIDENCE OF EASEMENT REMAINS WITHIN THE TRACT.
- THIS 80' DRAINAGE EASEMENT WILL BE MAINTAINED BY THE FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 207 AND THE FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT NO. 6. THE FORT BEND COUNTY DRAINAGE DISTRICT RESERVES THE RIGHT TO MAINTAIN THE 80' DRAINAGE EASEMENT IF NECESSARY AND AT THEIR DISCRETION.
- THIS 2.077 AC. PRIVATE DETENTION EASEMENT IS INTENDED FOR DRAINAGE AND DETENTION PURPOSES ONLY AND WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER. MAINTENANCE RESPONSIBILITIES OF THIS EASEMENT WILL RUN WITH THE TITLE OF THE LAND.
- THIS 0.090 AC. DRAINAGE EASEMENT FOR RABBS BAYOU WILL BE MAINTAINED BY THE FORT BEND COUNTY DRAINAGE DISTRICT.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 59°56'38" E	41.71'
L2	S 64°26'32" E	70.00'
L3	N 71°10'41" W	42.46'
L4	S 54°05'01" W	71.96'
L5	N 71°10'41" W	50.46'
L6	S 54°05'01" W	101.96'
L7	N 54°05'01" E	71.96'
L8	S 71°10'41" E	58.45'
L9	S 64°26'32" E	7.16'
L10	S 51°49'44" W	33.08'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	542.00'	83°15'51"	787.65'	720.15'	S 67°11'23" W
C2	450.00'	54°44'18"	429.91'	413.75'	S 81°27'10" W
C3	30.00'	90°00'00"	47.12'	42.43'	S 09°05'01" W
C4	500.00'	83°15'51"	726.62'	684.35'	N 67°11'23" E
C5	500.00'	54°44'18"	477.68'	459.72'	S 81°27'10" W
C6	30.00'	80°31'48"	42.17'	38.78'	S 85°39'31" E
C7	550.00'	54°44'18"	525.45'	505.69'	N 81°27'10" E
C8	488.00'	83°15'51"	655.58'	608.54'	N 67°11'23" E
C9	139.50'	28°16'18"	91.47'	80.67'	N 51°18'24" W

BERRY TRACT FINAL PLAT

A SUBDIVISION OF 22.670 ACRES OF LAND SITUATED IN THE
JANE H. LONG, ABSTRACT 55, FORT BEND COUNTY, TEXAS.

0 LOTS 3 RESERVES (19.305 ACRES) 1 BLOCK
DECEMBER 14, 2016 JOB NO. 2351-1510

OWNERS:
BERRY PLACE VENTURES, LP,
A TEXAS LIMITED PARTNERSHIP
ROGER ADAMSON, CHIEF EXECUTIVE OFFICER
310 MORTON STREET, RICHMOND, TEXAS 77469
PH. (281) 342-8109

OWNERS:
THE GEORGE FOUNDATION,
A TEXAS CHARITABLE TRUST
ROGER ADAMSON, CHIEF EXECUTIVE OFFICER
310 MORTON STREET, RICHMOND, TEXAS 77469
PH. (281) 342-8109

ENGINEER/SURVEYOR:
LJA Engineering, Inc.
2929 Briarpark Drive
Suite 600
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.6028
FRN - F-1386
T.B.P.L.S. Firm No. 10110501

GARY D. NUTTER
REGISTERED PROFESSIONAL LAND SURVEYOR,
TEXAS REGISTRATION NO. 5659

MICHAEL S. RUSK
LICENSED PROFESSIONAL ENGINEER,
TEXAS REGISTRATION NO. 89457

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Launa Richard, County Clerk
Fort Bend County, Texas
December 20, 2016 02:44:54 PM
FEE: \$444.00 PG1
PLAT

20160235

Berry Place Ventures, L.P.

April 3, 2018

Fort Bend County Commissioners' Court
Commissioner Vincent Morales, Pct. 1
1517 Eugene Heimann Circle
Richmond, Texas 77469

Re: Berry Tract

Dear Commissioner Morales:

We, Berry Place Ventures, L.P., owners of the property immediately adjoining Berry Parkway, a public street as shown on the recorded plat of Berry Tract, a subdivision recorded in Plat Number 20160295, Fort Bend County Plat Records and recorded on December 20, 2016, respectfully request the Court to consider granting the Street Name Change Request for "Berry Parkway" to "**CIRCLE OAK PARKWAY**" as detained in the Street Name Change Request Letter submitted by LJA Engineering, Inc. and dated March 28, 2018.

We greatly appreciate the Court's consideration of this request.

Please let us know if you have any questions or comments.

Thank you,



Roger E. Adamson on behalf of The George Foundation as sole member of
Berry Place Ventures Management, LLC – General Partner

April 3, 2018

Fort Bend County Commissioners' Court
Commissioner Vincent Morales, Pct. 1
1517 Eugene Heimann Circle
Richmond, Texas 77469

Re: Berry Tract

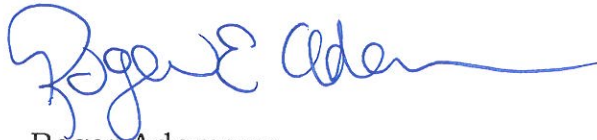
Dear Commissioner Morales:

We, The George Foundation, owners of the property immediately adjoining Berry Parkway, a public street as shown on the recorded plat of Berry Tract, a subdivision recorded in Plat Number 20160295, Fort Bend County Plat Records and recorded on December 20, 2016, respectfully request the Court to consider granting the Street Name Change Request for "Berry Parkway" to "**CIRCLE OAK PARKWAY**" as detailed in the Street Name Change Request Letter submitted by LJA Engineering, Inc. and dated March 28, 2018.

We greatly appreciate the Court's consideration of this request.

Please let us know if you have any questions or comments.

Thank you,



Roger Adamson
Chief Executive Officer
The George Foundation