

THE STATE OF TEXAS
COUNTY OF FORT BEND

§
§
§

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

WHEREAS, on the ____ day of _____, 2018, 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 ____ votes opposed:

RESOLUTION

RESOLVED THAT WHEREAS, the Commissioners Court has received and reviewed the plans for a public project known as the Front Street x 18 Project, Precinct One (1), 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, including appurtenant drainage and detention requirements, of a public project known as the Front Street x 18 Project beginning at FM 762 and ending at Eugene Heimann Circle in Fort Bend County, Texas, in accordance with said plans, alignment, and tract identifications which are made a part hereof as Exhibit A.

ORDER

NOW THEREFORE, IT IS ORDERED AND DECREED that the plans for the location, alignment, construction, operation, and maintenance, including appurtenant drainage and detention requirements, of the public project known as the Front Street x 18 Project beginning at FM 762 and ending at Eugene Heimann Circle, 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 Front Street x 18 Project beginning at FM 762 and ending at Eugene Heimann Circle 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 in 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 this Resolution and Order apply to any and all parcels of land that must be condemned for this project, 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 Front Street x

18 Project beginning at FM 762 and ending at Eugene Heimann Circle, in Fort Bend County, Texas and the payment and compensation therefore.

PASSED AND APPROVED this ____ day of _____, 2018.

FORT BEND COUNTY

Robert E. Hebert, County Judge

ATTEST:

Laura Richard, County Clerk

December 1, 2015

R.O.W. TRACT 1

**0.3387 acre of land in the Jane H. Long League, Abstract No. 55,
City of Richmond, Fort Bend County, Texas**

A FIELD NOTE DESCRIPTION of 0.3387 acre (14,753 square feet) of land in the Jane H. Long League, Abstract No. 55, City of Richmond, Fort Bend County, Texas: said 0.3387 acre tract of land being a portion of Second Street (70 feet wide), a portion of Lot 7, Block 49 and the remainder of Lots 1-3, Block 50, City of Richmond, as recorded in Volume A, Page 62 of the Fort Bend County Deed Records, conveyed to Russel C. Joseph Properties, Ltd., as recorded in Volume 1807, Page 882 of the Fort Bend County Deed Records: said tract being more particularly described by metes-and-bounds as follows with the bearings being based on Texas State Plane Coordinate System, South Central Zone using National Geodetic Survey Continuously Operating Reference Stations:

COMMENCING FOR REFERENCE at a 1/2-inch iron pipe found at the intersection of the southwest right-of-way line of Front Street (width varies) with the northwest right-of-way line of West Austin Street (width varies) for the east corner of Lot 2 of said Block 49: from which a 1/2-inch iron pipe found bears North 24° 46' 53" West - 104.90 feet and also from which a 1/2-inch iron pipe found bears North 24° 46' 53" West - 209.93 feet:

THENCE, South 65° 10' 12" West - 151.80 feet with the northwest right-of-way line of said West Austin Street and with the southeast line of said Block 49 to a point for the southeast corner of this tract;

THENCE, South 65° 10' 12" West - 178.00 feet with the northwest right-of-way line of said West Austin Street to a point at the intersection of the northwest right-of-way line of said West Austin Street with the east right-of-way line of F.M. 762 (width varies) for the southwest corner of this tract;

THENCE, North 22° 08' 53" East - 59.36 feet with the east right-of-way line of said F.M. 762 to an angle point;

THENCE, North 12° 59' 03" East - 59.37 feet with the east right-of-way line of said F.M. 762 to an angle point;

THENCE, North 03° 42' 05" East - 59.33 feet with the east right-of-way line of said F.M. 762 to an angle point;

THENCE, North 06° 14' 28" West - 59.19 feet with the east right-of-way line of said F.M. 762 to an angle point;

THENCE, North 14° 50' 18" West - 14.65 feet with the east right-of-way line of said F.M. 762 to a 1/2-inch iron pipe found at the intersection of the east right-of-way line of said F.M. 762 with the southeast right-of-way line of Fort Street (width varies) for the northwest corner of this tract; from which a 1/2-inch iron pipe found bears South 24° 51' 45" East - 0.90 feet;

THENCE, North 65° 12' 32" East - 20.25 feet with the southeast right-of-way line of said Fort Street to a point for the northeast corner of this tract;

THENCE, South 24° 49' 48" East - 181.71 feet to an angle point of this tract;

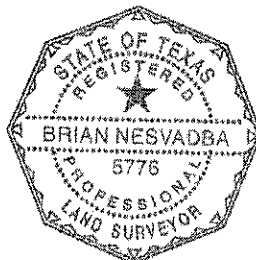
THENCE, South 69° 41' 35" East - 39.98 feet to the POINT OF BEGINNING and containing 0.3387 acre (14,753 square feet) of land;

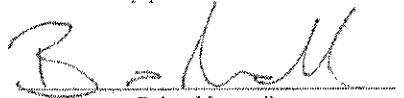
Note: This metes-and-bounds description was compiled in conjunction with a survey performed on even date.

COMPILED BY:

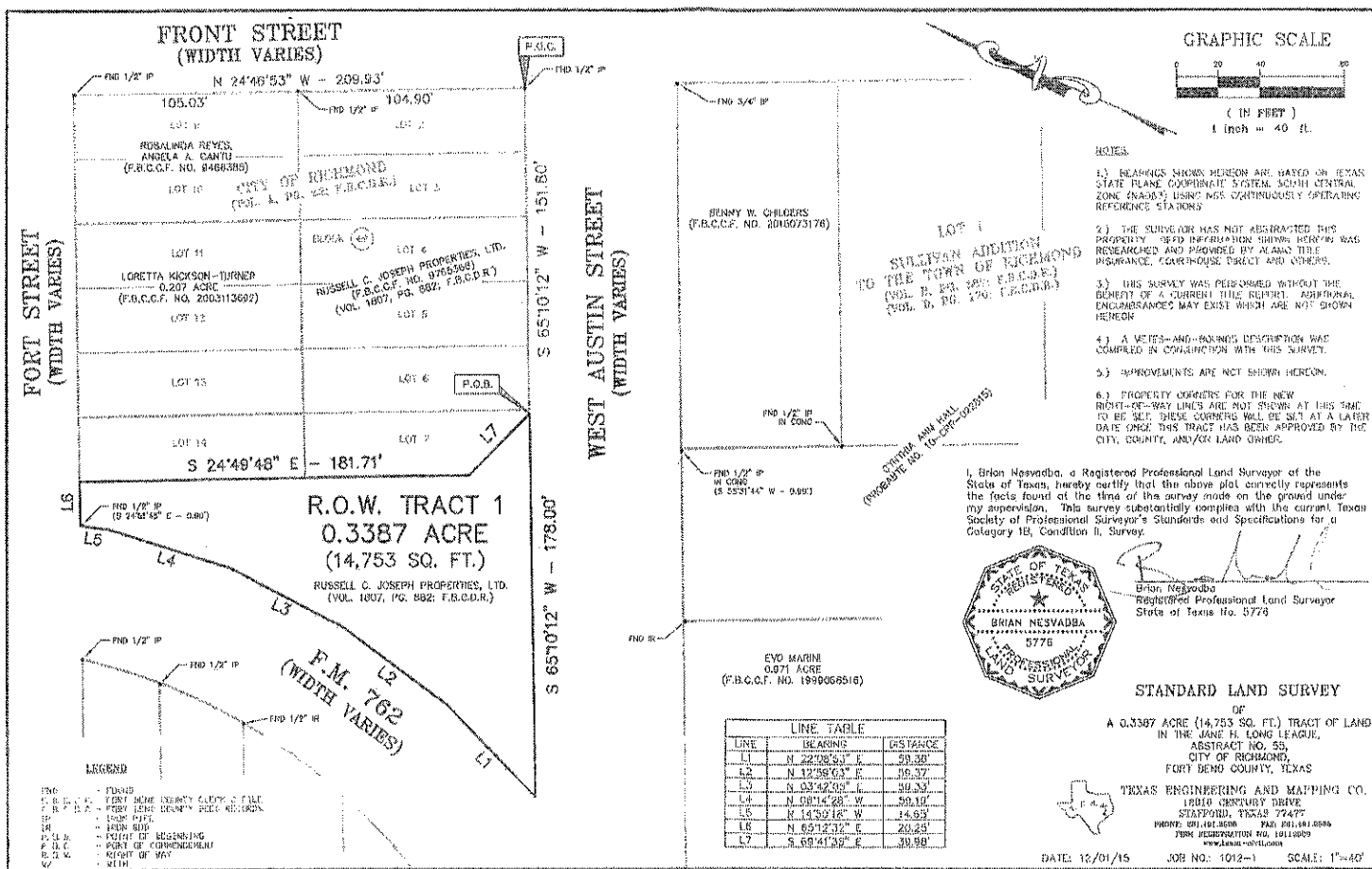
Texas Engineering And Mapping Company Co.
Civil Engineers - Land Surveyors
Stafford, Texas
Firm Registration No. 10119000

Job No. 1012-1




Brian Nesvadba
Registered Professional Land Surveyor
State of Texas No. 5776





November 6, 2015

R.O.W. TRACT 2

**0.3944 acre of land in the Jane H. Long League, Abstract No. 55,
City of Richmond, Fort Bend County, Texas**

A FIELD NOTE DESCRIPTION of 0.3944 acre (17,181 square feet) of land in the Jane H. Long League, Abstract No. 55, City of Richmond, Fort Bend County, Texas; said 0.3944 acre tract of land being a portion of Front Street (width varies), being out of Lot 1, Sullivan Addition to the Town of Richmond, as recorded in Volume B, Page 387 and in Volume D, Page 170 of the Fort Bend County Deed Records, being that same called 0.3960 acre tract of land conveyed to Benny W. Childers, as recorded in Fort Bend County Clerk's File No. 2015073176; said tract being more particularly described by metes-and-bounds as follows with the bearings being based on Texas State Plane Coordinate System, South Central Zone using National Geodetic Survey Continuously Operating Reference Stations:

BEGINNING at a 3/4-inch iron pipe found at the intersection of the southwest right-of-way line of said Front Street with the southeast right-of-way line of West Austin Street (width varies);

THENCE, North 65° 14' 53" East - 59.53 feet crossing said Front Street to a point in the northeast right-of-way line of said Front Street and in the southwest line of Lot 1, Covell's Brazos View Subdivision, according to the map or plat recorded in Volume 271, Page 453 of the Fort Bend County Deed Records for the north corner of this tract;

THENCE, South 24° 09' 29" East with the northeast right-of-way line of said Front Street and with the southwest line of said Lot 1, at a distance of 47.35 feet pass a 1/2-inch iron pipe found for the south corner of said Lot 1 and for the west corner of Lot 2 of said Covell's Brazos View Subdivision and continuing with the northeast right-of-way line of said Front Street and with the southwest line of said Lot 2 for a total distance of 75.00 feet to a point for the east corner of this tract;

THENCE, South 65° 14' 53" West crossing said Front Street, at a distance of 58.56 feet pass the southwest right-of-way line of said Front Street being the north corner of a tract of land conveyed to Cynthia Ann Hall, as recorded in Fort Bend County Probate Record No. 10-CPR-022815 and continuing with the a northwest line of said Hall tract for a total distance of 228.64 feet to a 1/2-inch iron pipe found in concrete for an interior corner of said Hall tract and for the south corner of this tract;

THENCE, North 24° 50' 11" West - 75.00 feet with a northeast line of said Hall tract to a point in the southeast right-of-way line of said West Austin Street for a north corner of said Hall tract and for the west corner of this tract; from which a 1/2-inch iron pipe in concrete found bears South 55° 31' 44" West - 0.99 feet and also from which an iron rod found bears South 65° 14' 53" West - 80.31 feet;

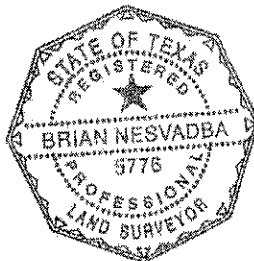
THENCE, North 65° 14' 53" East - 170.00 feet with the southeast right-of-way line of said West Austin Street to the POINT OF BEGINNING and containing 0.3944 acre (17,181 square feet) of land with 0.1017 acre of land being within the right-of-way of said Front Street leaving 0.2928 net acre.

Note: This metes-and-bounds description was compiled in conjunction with a survey performed on even date.

COMPILED BY:

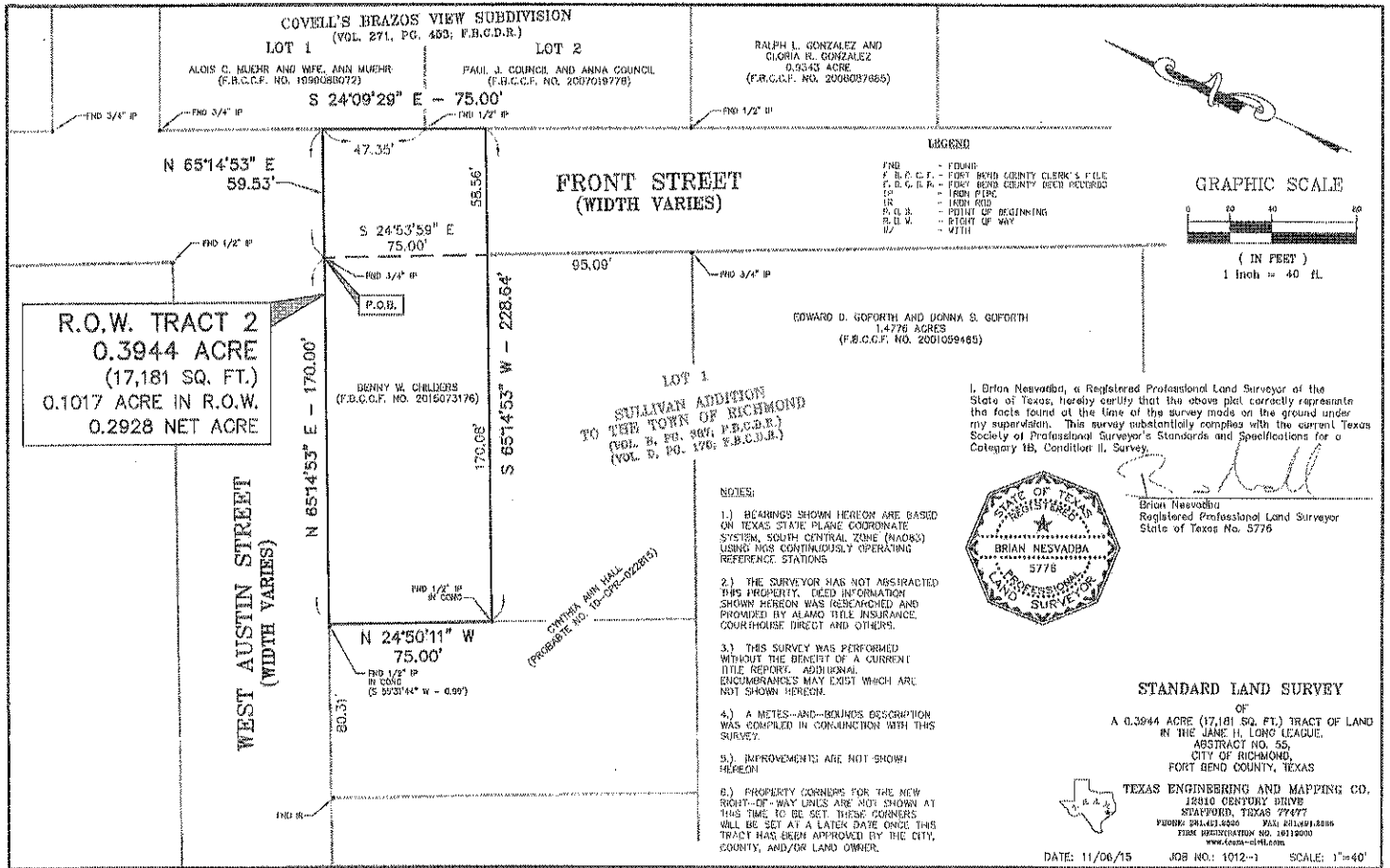
Texas Engineering And Mapping Company Co.
Civil Engineers - Land Surveyors
Stafford, Texas
Firm Registration No. 10119000

Job No. 1012-1



A handwritten signature in black ink, appearing to read "B. Nesvadba", written over a horizontal line.

Brian Nesvadba
Registered Professional Land Surveyor
State of Texas No. 5776



November 6, 2015

R.O.W. TRACT 3

**0.0389 acre of land in the Jane H. Long League, Abstract No. 55,
City of Richmond, Fort Bend County, Texas**

A FIELD NOTE DESCRIPTION of 0.0389 acre (1,695 square feet) of land in the Jane H. Long League, Abstract No. 55, City of Richmond, Fort Bend County, Texas; said 0.0389 acre tract of land being out of Lot 1, Sullivan Addition to the Town of Richmond, as recorded in Volume B, Page 387 and in Volume D, Page 170 of the Fort Bend County Deed Records and also being out of a tract of land conveyed to Cynthia Ann Hall, as recorded in Fort Bend County Probate Record No. 10-CPR-022815; said tract being more particularly described by metes-and-bounds as follows with the bearings being based on Texas State Plane Coordinate System, South Central Zone using National Geodetic Survey Continuously Operating Reference Stations:

COMMENCING FOR REFERENCE at a 3/4-inch iron pipe found at the intersection of the southwest right-of-way line of Front Street (width varies) with the southeast right-of-way line of West Austin Street (width varies) being in the northwest line of a called 0.3960 acre tract of land conveyed to Benny W. Childers, as recorded in Fort Bend County Clerk's File No. 2015073176;

THENCE, South 24° 53' 59" East - 75.00 feet with the southwest right-of-way line of said Front Street to a point in the southeast line of said 0.3960 acre tract for the north corner of said Hall tract and for the north corner and POINT OF BEGINNING this tract;

THENCE, South 24° 53' 59" East - 95.09 feet with the southwest right-of-way line of said Front Street and with the northeast line of said Hall tract to a 3/4-inch iron pipe found for the north corner of a 1.4776 acre tract of land conveyed to Edward D. Goforth and Donna S. Goforth, as recorded in Fort Bend County Clerk's File No. 2001059465, for the east corner of said Hall tract and for the east corner of this tract; from which a 1/2-inch iron pipe in concrete found bears South 24° 53' 59" East - 209.81 feet;

THENCE, South 65° 12' 39" West - 10.00 feet with the northwest line of said 1.4776 acre tract and with the southeast line of said Hall tract to a point for the south corner of this tract;

THENCE, in a northwesterly direction with a curve to the left having a radius of 200.00 feet, a length of 99.18 feet, a central angle of 28° 24' 44" and a chord bearing North 39° 06' 21" West - 98.16 feet to a point in the southeast line of said 0.3960 acre tract and in the northwest line of said Hall tract for the end of said curve being the west corner of this tract;

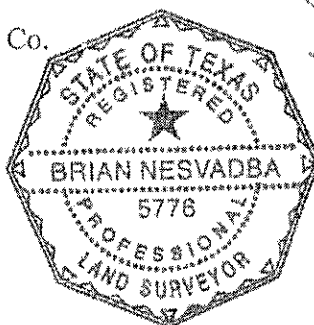
THENCE, North 65° 14' 53" East - 34.09 feet with the southeast line of said 0.3960 acre tract and with the northwest line of said Hall tract to the POINT OF BEGINNING and containing 0.0389 acre (1,695 square feet) of land.

Note: This metes-and-bounds description was compiled in conjunction with a survey performed on even date.

COMPILED BY:

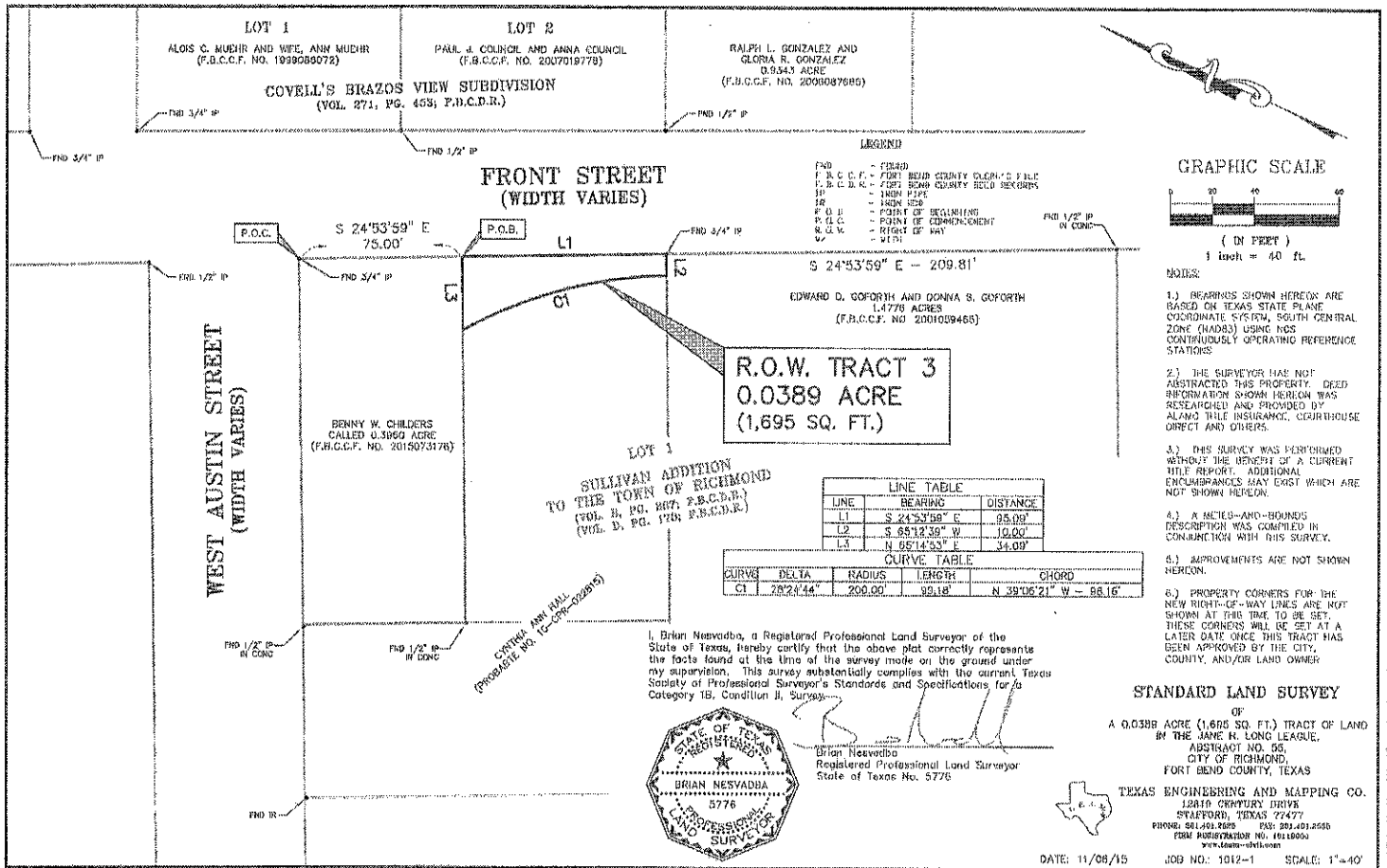
Texas Engineering And Mapping Company Co.
Civil Engineers - Land Surveyors
Stafford, Texas
Firm Registration No. 10119000

Job No. 1012-1



A handwritten signature in black ink, appearing to read "Brian Nesvadba".

Brian Nesvadba
Registered Professional Land Surveyor
State of Texas No. 5776



November 6, 2015

R.O.W. TRACT 4

**0.0482 acre of land in the Jane H. Long League, Abstract No. 55,
City of Richmond, Fort Bend County, Texas**

A FIELD NOTE DESCRIPTION of 0.0482 acre (2,098 square feet) of land in the Jane H. Long League, Abstract No. 55, City of Richmond, Fort Bend County, Texas; said 0.0482 acre tract of land being out of Lot 1, Sullivan Addition to the Town of Richmond, as recorded in Volume B, Page 387 and in Volume D, Page 170 of the Fort Bend County Deed Records and also being out of a called 1.4776 acre tract of land conveyed to Edward D. Goforth and Donna S. Goforth, as recorded in Fort Bend County Clerk's File No. 2001059465; said tract being more particularly described by metes-and-bounds as follows with the bearings being based on Texas State Plane Coordinate System, South Central Zone using National Geodetic Survey Continuously Operating Reference Stations:

COMMENCING FOR REFERENCE at a 3/4-inch iron pipe found at the intersection of the southwest right-of-way line of Front Street (width varies) with the southeast right-of-way line of West Austin Street (width varies) being in the northwest line of a called 0.3960 acre tract of land conveyed to Benny W. Childers, as recorded in Fort Bend County Clerk's File No. 2015073176;

THENCE, South 24° 53' 59" East - 170.09 feet with the southwest right-of-way line of said Front Street to a 3/4-inch iron pipe found for the east corner of a tract of land conveyed to Cynthia Ann Hall, as recorded in Fort Bend County Probate Record No. 10-CPR-022815, for the north corner of said 1.4776 acre tract and for the north corner and POINT OF BEGINNING this tract;

THENCE, South 24° 53' 59" East - 209.81 feet with the southwest right-of-way line of said Front Street and with the northeast line of said 1.4776 acre tract to a 1/2-inch iron pipe in concrete found for the north corner of a called 0.549 acre tract of land conveyed to Eugene F. Ling and wife, George Ling, as recorded in Volume 429, Page 369 of the Fort Bend County Deed Records, for the east corner of said 1.4776 acre tract and for the east corner of this tract;

THENCE, South 65° 26' 18" West - 10.00 feet with the northwest line of said 0.549 acre tract and with the southeast line of said 1.4776 acre tract to a point for the south corner of this tract;

THENCE, North 24° 53' 59" West - 209.77 feet to a point in the southeast line of said Hall tract and in the northwest line of said 1.4776 acre tract for the west corner of this tract;

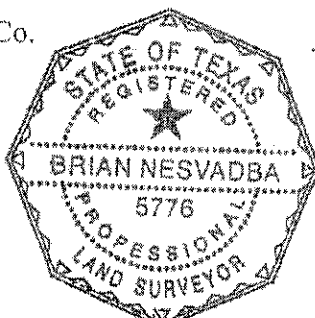
THENCE, North 65° 12' 39" East - 10.00 feet with the southeast line of said Hall tract and with the northwest line of said 1.4776 acre tract to the POINT OF BEGINNING and containing 0.0482 acre (2,098 square feet) of land.


Note: This metes-and-bounds description was compiled in conjunction with a survey performed on even date.

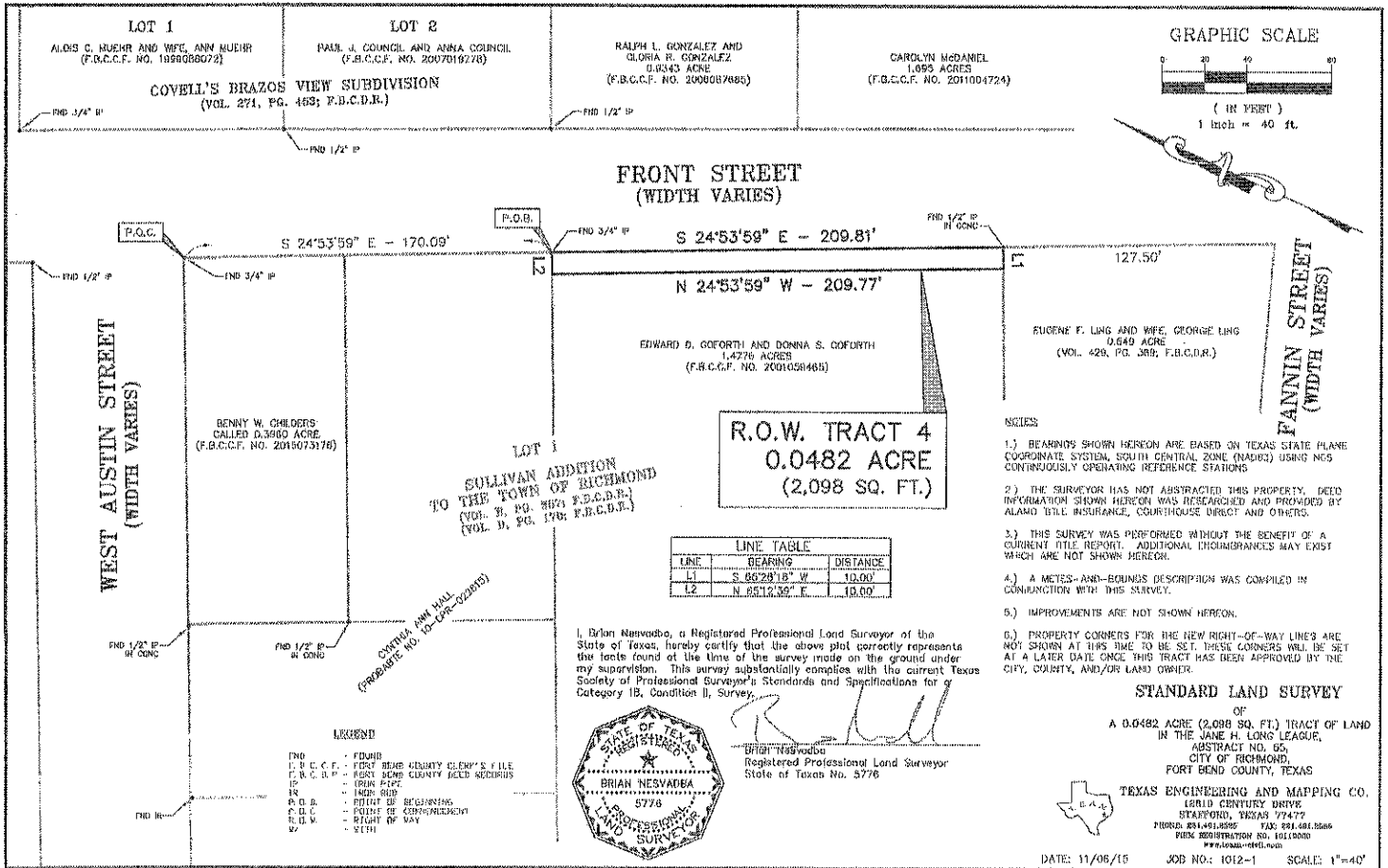
COMPILED BY:

Texas Engineering And Mapping Company Co.
Civil Engineers - Land Surveyors
Stafford, Texas
Firm Registration No. 10119000

Job No. 1012-1




Brian Nesvadba
Registered Professional Land Surveyor
State of Texas No. 5776



November 6, 2015

R.O.W. TRACT 5

**0.0292 acre of land in the Jane H. Long League, Abstract No. 55,
City of Richmond, Fort Bend County, Texas**

A FIELD NOTE DESCRIPTION of 0.0292 acre (1,270 square feet) of land in the Jane H. Long League, Abstract No. 55, City of Richmond, Fort Bend County, Texas; said 0.0292 acre tract of land being out of Lot 1, Sullivan Addition to the Town of Richmond, as recorded in Volume B, Page 387 and in Volume D, Page 170 of the Fort Bend County Deed Records and also being out of a called 0.549 acre tract of land conveyed to Eugene F. Ling and wife, Georgie Ling, as recorded in Volume 429, Page 369 of the Fort Bend County Deed Records; said tract being more particularly described by metes-and-bounds as follows with the bearings being based on Texas State Plane Coordinate System, South Central Zone using National Geodetic Survey Continuously Operating Reference Stations:

COMMENCING FOR REFERENCE at a 3/4-inch iron pipe found at the intersection of the southwest right-of-way line of Front Street (width varies) with the southeast right-of-way line of West Austin Street (width varies) being in the northwest line of a called 0.3960 acre tract of land conveyed to Benny W. Childers, as recorded in Fort Bend County Clerk's File No. 2015073176;

THENCE, South 24° 53' 59" East with the southwest right-of-way line of said Front Street, at a distance of 170.09 feet pass a 3/4-inch iron pipe found for the east corner of a tract of land conveyed to Cynthia Ann Hall, as recorded in Fort Bend County Probate Record No. 10-CPR-022815 and for the north corner of a 1.4776 acre tract of land conveyed to Edward D. Goforth and Donna S. Goforth, as recorded in Fort Bend County Clerk's File No. 2001059465 and continuing with the southwest right-of-way line of said Front Street for a total distance of 379.90 feet to a 1/2-inch iron pipe in concrete found for the east corner of said 1.4776 acre tract, for the north corner of said 0.549 acre tract and for the north corner and POINT OF BEGINNING this tract;

THENCE, South 24° 53' 59" East - 127.50 feet with the southwest right-of-way line of said Front Street and with the northeast line of said 0.549 acre tract to a point at the intersection of the southwest right-of-way line of said Front Street with the northwest line of Fannin Street (width varies) for the east corner of said 0.549 acre tract and for the east corner of this tract

THENCE, South 70° 56' 02" West - 10.05 feet with the northwest line of said Fannin Street and with the southeast line of said 0.549 acre tract to a point for the south corner of this tract; from which a 1/2-inch iron pipe found bears South 70° 56' 02" West - 194.53 feet;

THENCE, North 24° 53' 59" West - 126.54 feet to a point in the southeast line of said 1.4776 acre tract and in the northwest line of said 0.549 acre tract for the west corner of this tract;

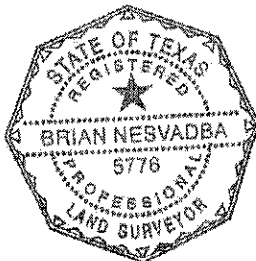
THENCE, North 65° 26' 18" East - 10.00 feet with the southeast line of said 1.4776 acre tract and with the northwest line of said 0.549 acre tract to the POINT OF BEGINNING and containing 0.0292 acre (1,270 square feet) of land.

Note: This metes-and-bounds description was compiled in conjunction with a survey performed on even date.

COMPILED BY:

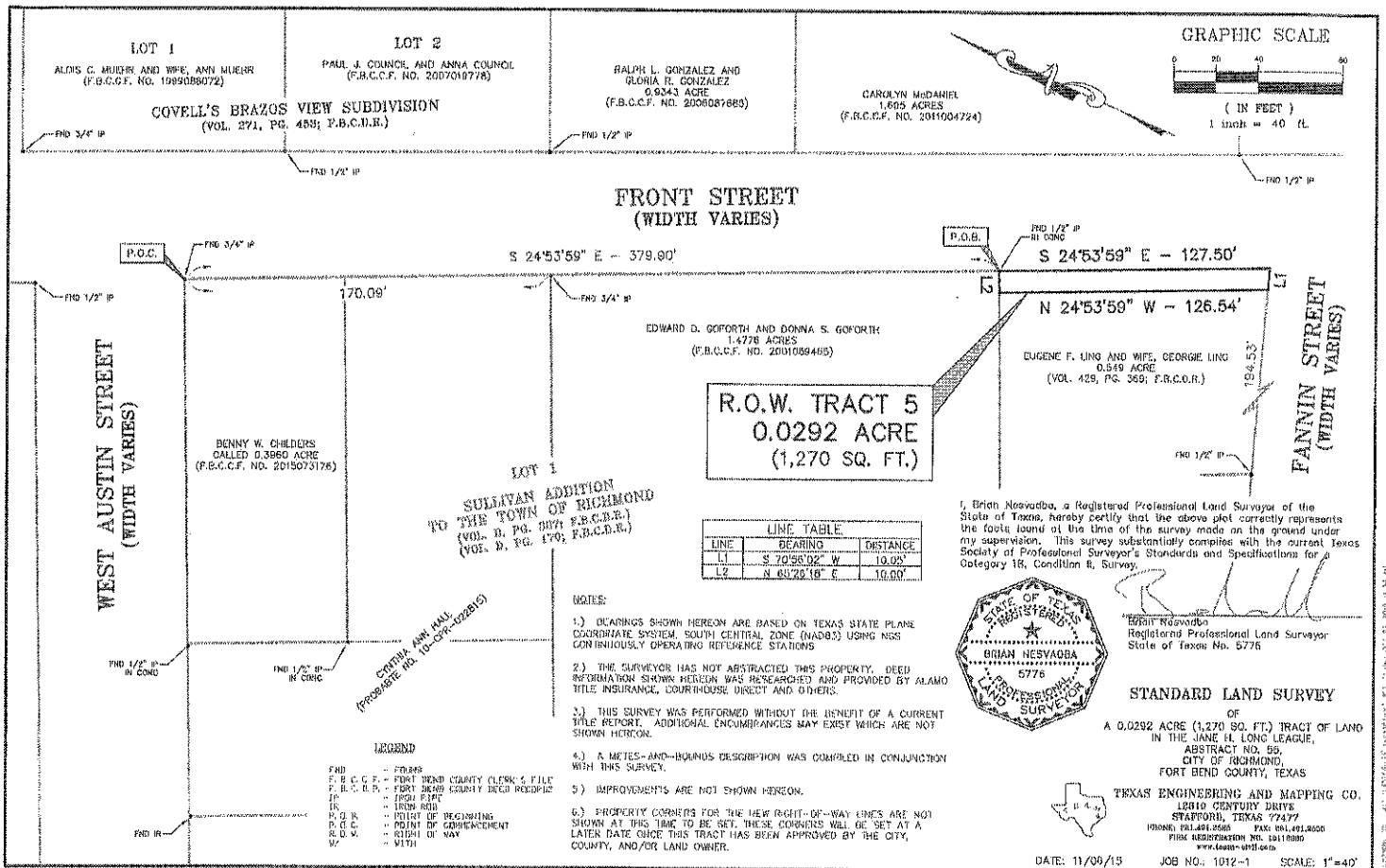
Texas Engineering And Mapping Company Co.
Civil Engineers - Land Surveyors
Stafford, Texas
Firm Registration No. 10119000

Job No. 1012-1



A handwritten signature in black ink, appearing to read "Brian Nesvadba".

Brian Nesvadba
Registered Professional Land Surveyor
State of Texas No. 5776



November 6, 2015

R.O.W. TRACT 6

**0.0574 acre of land in the Jane H. Long League, Abstract No. 55,
City of Richmond, Fort Bend County, Texas**

A FIELD NOTE DESCRIPTION of 0.0574 acre (2,501 square feet) of land in the Jane H. Long League, Abstract No. 55, City of Richmond, Fort Bend County, Texas; said 0.0574 acre tract of land being out of Block A and B, Wheaton Addition to Richmond, Texas, as recorded in Volume 193, Page 430A of the Fort Bend County Deed Records and also being out of several tracts of land conveyed to Allen Charles Wendel, et al, as recorded in Fort Bend County Probate Record No. 14-CPR-026897; said tract being more particularly described by metes-and-bounds as follows with the bearings being based on Texas State Plane Coordinate System, South Central Zone using National Geodetic Survey Continuously Operating Reference Stations:

BEGINNING at a point at the intersection of the southwest right-of-way line of Front Street (width varies) with the southeast right-of-way line of Fannin Street (width varies);

THENCE, South $24^{\circ} 39' 29''$ East with the southeast right-of-way line of said Front Street, at a distance of 164.50 feet pass a 3/4-inch iron rod found and continuing with the southeast right-of-way line of said Front Street, at a distance of 312.32 feet pass an iron rod found and continuing with the southeast right-of-way line of said Front Street for a total distance of 356.90 feet to a point for the north corner of a tract of land conveyed to Gerardo Saldana, as recorded in Fort Bend County Clerk's File No. 9624226 and for the east corner of this tract;

THENCE, South $65^{\circ} 23' 05''$ West - 7.00 feet with the northwest line of said Saldana tract to a point for the south corner of this tract;

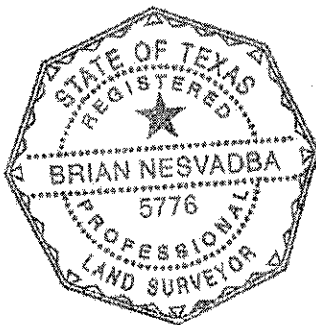
THENCE, North $24^{\circ} 39' 29''$ West - 357.58 feet to a point in the southeast right-of-way line of said Fannin Street for the west corner of this tract; from which a 5/8-inch iron rod found bears South $70^{\circ} 56' 02''$ West - 504.17 feet;

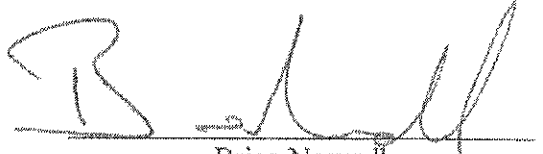
THENCE, North $70^{\circ} 56' 02''$ East - 7.03 feet with the southeast right-of-way line of said Fannin Street to the POINT OF BEGINNING and containing 0.0574 acre (2,501 square feet) of land.

Note: This metes-and-bounds description was compiled in conjunction with a survey performed on even date.

COMPILED BY:
Texas Engineering And Mapping Company Co.
Civil Engineers - Land Surveyors
Stafford, Texas
Firm Registration No. 10119000

Job No. 1012-1




Brian Nesvadba
Registered Professional Land Surveyor
State of Texas No. 5776

JEFFREY LEE HOFFMAN AND
MARGARET ANN PASKO
6.00 ACRES
(F.B.C.C.F. NO. 2002130844)

COMMERCIAL RESERVE 'A'
GUS GEORGE ACADEMY SUBDIVISION,
A REPLAT
(PLAT NO. 20070233; F.B.C.P.R.)

R.O.W. TRACT 6
0.0574 ACRE
(2,501 SQ. FT.)

GRAPHIC SCALE
0 20 40 60
(IN FEET)
1 inch = 40 ft.

FRONT STREET
(WIDTH VARIES)

S 24°39'29" E - 358.90'

N 24°39'29" W - 357.58'

100.00'

GERARDO SALDANA
(F.B.C.C.F. NO. 9624226)

BLOCK B

ALLEN CHARLES WENDEL, et al
(PROBATE NO. 14-CPR-020697)

BLOCK A

WHEATON ADDITION
TO RICHMOND, TEXAS
(VOL. 176, PG. 480; F.B.C.C.F.)

LEGEND
FND - FOUNDED
F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE
F.B.C.C.R. - FORT BEND COUNTY CLERK'S RECORD
IP - IRON PIPE
IR - IRON ROD
R.I.E. - RIGHT OF WAY
R.D.V. - RIGHT OF WAY
W - WITH

NOTES:

- 1.) BEARINGS SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83) USING NOS CONTINUOUSLY OPERATING REFERENCE STATIONS.
- 2.) THE SURVEYOR HAS NOT ABSTRACTED THIS PROPERTY. DEED INFORMATION SHOWN HEREON WAS RESEARCHED AND PROVIDED BY ALAMO TITLE INSURANCE, COURTHOUSE DIRECT AND OTHERS.
- 3.) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. ADDITIONAL ENCUMBRANCES MAY EXIST HEREON ARE NOT SHOWN HEREON.
- 4.) A METES-AND-BOUNDS DESCRIPTION WAS COMPILED IN CONJUNCTION WITH THIS SURVEY.
- 5.) IMPROVEMENTS ARE NOT SHOWN HEREON.
- 6.) PROPERTY CORNERS FOR THE NEW RIGHT-OF-WAY LINES ARE NOT SHOWN AT THIS TIME TO BE SET. THESE CORNERS WILL BE SET AT A LATER DATE ONCE THIS TRACT HAS BEEN APPROVED BY THE CITY, COUNTY, AND/OR LAND OWNER.



Brian Nesvadba
Registered Professional Land Surveyor
State of Texas No. 5776

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 65°23'08" W	7.00'
L2	N 70°58'02" E	7.03'

STANDARD LAND SURVEY

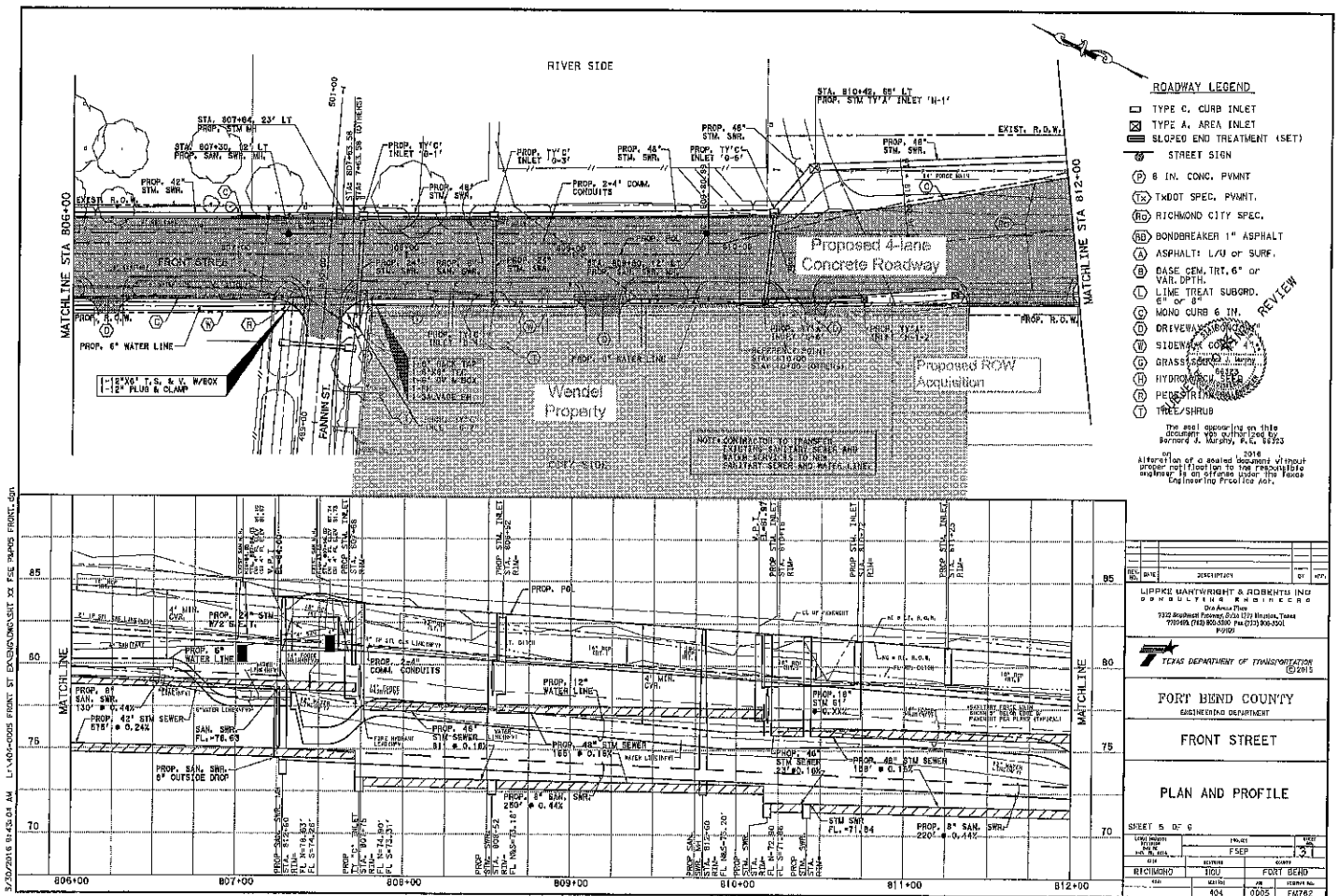
OF
A 0.0574 ACRE (2,501 SQ. FT.) TRACT OF LAND
IN THE JANE H. LONG LEAGUE,
ABSTRACT NO. 55,
CITY OF RICHMOND,
FORT BEND COUNTY, TEXAS

TEXAS ENGINEERING AND MAPPING CO.
18110 COUNTRY DRIVE
STAFFORD, TEXAS 77477
PHONE 817-461-3500 FAX 817-461-3600
FIRM REGISTRATION NO. 0310000
www.teacm.com

DATE: 11/08/15

JOB NO.: 1012-1

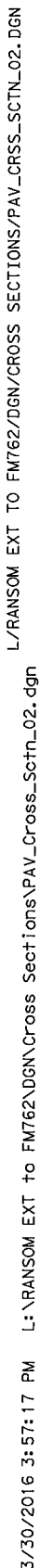
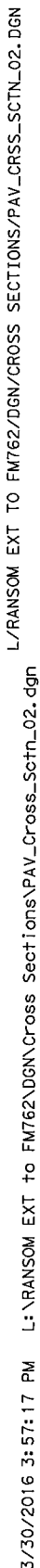
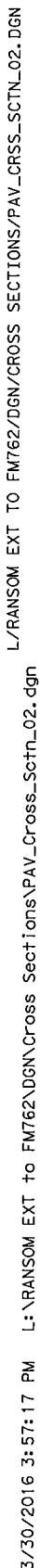
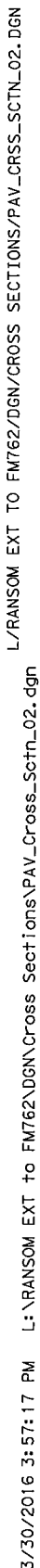
SCALE: 1"=40'



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November 6, 2015

R.O.W. TRACT 7

**0.0161 acre of land in the Jane H. Long League, Abstract No. 55,
City of Richmond, Fort Bend County, Texas**

A FIELD NOTE DESCRIPTION of 0.0161 acre (700 square feet) of land in the Jane H. Long League, Abstract No. 55, City of Richmond, Fort Bend County, Texas; said 0.0161 acre tract of land being out of Block B, Wheaton Addition to Richmond, Texas, as recorded in Volume 193, Page 430A of the Fort Bend County Deed Records and also being out of a tract of land conveyed to Gerardo Saldana, as recorded in Fort Bend County Clerk's File No. 9624226; said tract being more particularly described by metes-and-bounds as follows with the bearings being based on Texas State Plane Coordinate System, South Central Zone using National Geodetic Survey Continuously Operating Reference Stations:

COMMENCING FOR REFERENCE at a point at the intersection of the southwest right-of-way line of Front Street (width varies) with the southeast right-of-way line of Fannin Street (width varies) for the north corner of a tract of land conveyed to Allen Charles Wendel, et al, as recorded in Fort Bend County Probate Record No. 14-CPR-026897; from which a 5/8-inch iron rod found bears South 70° 56' 02" West - 511.20 feet;

THENCE, South 24° 39' 29" East with the southeast right-of-way line of said Front Street, at a distance of 164.50 feet pass a 3/4-inch iron rod found and continuing with the southeast right-of-way line of said Front Street, at a distance of 312.32 feet pass an iron rod found and continuing with the southeast right-of-way line of said Front Street for a total distance of 356.90 feet to a point for the north corner of said Saldana tract and for the north corner and POINT OF BEGINNING of this tract;

THENCE, South 24° 39' 29" East - 100.00 feet with the southeast right-of-way line of said Front Street and with the northwest line of said Saldana tract to a point at the intersection of the southwest right-of-way line of said Front Street with the northwest right-of-way line of Wheaton Street (50 feet wide) for the east corner of said Saldana tract and for the east corner of this tract;

THENCE, South 65° 19' 40" West - 7.00 feet with the northwest right-of-way line of said Wheaton Street and with the southeast line of said Saldana tract to a point for the south corner of this tract; from which a 1/2-inch iron rod found bears South 65° 19' 40" West - 260.26 feet;

THENCE, North 24° 39' 29" West - 100.01 feet to a point in the northwest line of said Saldana tract for the west corner of this tract;

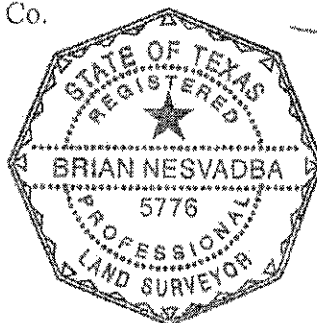
THENCE, North 65° 23' 05" East - 7.00 feet with the northwest line of said Saldana tract to the POINT OF BEGINNING and containing 0.0161 acre (700 square feet) of land.

Note: This metes-and-bounds description was compiled in conjunction with a survey performed on even date.

COMPILED BY:

Texas Engineering And Mapping Company Co.
Civil Engineers - Land Surveyors
Stafford, Texas
Firm Registration No. 10119000

Job No. 1012-1



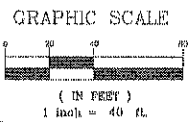
A handwritten signature in black ink, appearing to read "Brian Nesvadba".

Brian Nesvadba
Registered Professional Land Surveyor
State of Texas No. 5776

JEFFREY LEE HOFFMAN AND
MARGARET ANN PASKO
6.58 ACRES
(F.B.C.C.F. NO. 2002130844)

COMMERCIAL RESERVE 'A'
GUS GEORGE ACADEMY SUBDIVISION,
A REPLAT
(PLAT NO. 20070233; F.B.C.P.R.)

R.O.W. TRACT 7
0.0161 ACRE
(700 SQ. FT.)



FRONT STREET
(WIDTH VARIES)

WHEATON STREET
(50' R.O.W.)

FANNIN STREET
(WIDTH VARIES)

LEGEND

FND - FOUND
F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE
F.B.C.B.R. - FORT BEND COUNTY DEED RECORDS
IP - IRON PIPE
IR - IRON ROD
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT
R.O.W. - RIGHT OF WAY
W - WITH

ALLEN CHARLES WENZEL, et al
(PROBATE NO. 14-CPR-026807)

BLOCK A

BLOCK B

WHEATON ADDITION
TO RICHMOND, TEXAS
(VOL. 104, PG. 4800 F.B.C.B.R.)

NOTES:

- 1.) BEARINGS SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83) USING NOS CONTINUOUSLY OPERATING REFERENCE STATIONS.
- 2.) THE SURVEYOR HAS NOT ABSTRACTED THIS PROPERTY. DEED INFORMATION SHOWN HEREON WAS RESEARCHED AND PROVIDED BY ALAMO TITLE INSURANCE, COURTHOUSE DIRECT AND OTHERS.
- 3.) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. ADDITIONAL ENCUMBRANCES MAY EXIST WHICH ARE NOT SHOWN HEREON.
- 4.) A METES-AND-BOUNDS DESCRIPTION WAS COMPILED IN CONJUNCTION WITH THIS SURVEY.
- 5.) IMPROVEMENTS ARE NOT SHOWN HEREON.
- 6.) PROPERTY CORNERS FOR THE NEW RIGHT-OF-WAY LINES ARE NOT SHOWN AT THIS TIME TO BE SET. THESE CORNERS WILL BE SET AT A LATER DATE, ONCE THIS TRACT HAS BEEN APPROVED BY THE CITY, COUNTY, AND/OR LAND OWNER.

I, Brian Nesvada, a Registered Professional Land Surveyor of the State of Texas, hereby certify that the above plot correctly represents the facts found at the time of the survey made on the ground under my supervision. This survey substantially complies with the current Texas Society of Professional Surveyors' Standards and Specifications for a Category 1B, Condition II, Survey.

Brian Nesvada
Registered Professional Land Surveyor
State of Texas No. 5776



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 65°19'40" W	7.00'
L2	N 65°23'05" E	7.00'

STANDARD LAND SURVEY

OF
A 0.0161 ACRE (700 SQ. FT.) TRACT OF LAND
IN THE JANE H. LONG LEAGUE,
ABSTRACT NO. 50,
CITY OF RICHMOND,
FORT BEND COUNTY, TEXAS

TEXAS ENGINEERING AND MAPPING CO.
12010 CENTURY DRIVE
STAFFORD, TEXAS 77477
PHONE 817.401.8888 FAX 817.401.8888
FIRM REGISTRATION NO. 10110000
WWW.TEAM-ETM.COM

DATE: 11/08/15 JOB NO.: 1012-1 SCALE: 1"=40'