

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 Westpark Park and Ride Project, Precinct 3, 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 Westpark Park and Ride Project beginning 1,665.7 feet East of Mason Road North of Westpark/1093 and ending 5,000 feet East of Mason Road North of Westpark/FM 1093 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 Westpark Park and Ride Project beginning 1,665.7 feet East of Mason Road North of Westpark/1093 and ending 5,000 feet East of Mason Road North of Westpark/FM 1093, 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 Westpark Park and Ride Project beginning 1,665.7 feet East of Mason Road North of Westpark/1093 and ending 5,000 feet East of Mason Road North of Westpark/FM 1093 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 Westpark Park and Ride Project beginning 1,665.7 feet East of Mason Road North of Westpark/1093 and ending 5,000 feet East of Mason Road North of Westpark/FM 1093, 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

## 15 FEET SANITARY SEWER EASEMENT (JAC)

FIELD NOTES FOR 0.2246 OF AN ACRE OR 9,784 SQUARE FEET OF LAND BEING OUT OF A CALL 2.328 ACRES TRACT 1 AND A CALL 3.475 ACRES TRACT 2 OF J.A.C. INTERESTS, LTD. AND CUMMINS CHILDREN 1992 TRUST, AS RECORDED IN FILE NO. 2007058419 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF FORT BEND COUNTY, TEXAS (O.P.R.R.P.F.B.C., TX.), IN THE H. D. BROWN SURVEY, ABSTRACT NO. 406, FORT BEND COUNTY, TEXAS [Bearings are referenced to the Texas Coordinate System of 1983, South Central Zone (NAD83). The coordinates shown hereon are State Plane Grid Coordinate and may be brought to surface by applying the combined scale factor of 0.999870017];

**COMMENCING** at a 5/8-inch iron rod (X= 3,004,242.24, Y= 13,818,304.72) found on the west line of a certain tract of land conveyed to Robert F. McBee, Trustee and Ellen Lloyd Cummins, as recorded in File No. 2003063957, O.P.R.R.P.F.B.C., TX. for the northeast corner of said Tract 1 and the southeast corner of said Tract 2;

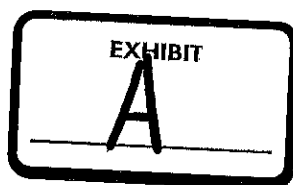
**THENCE** South  $06^{\circ}57'11''$  East, along the west line of said Robert F. McBee, Trustee and Ellen Lloyd Cummins tract and the east line of said Tract 1, a distance of 378.73 feet to a 3/8-inch iron rod with "Landtech" cap set for the **POINT OF BEGINNING** (X= 3,004,288.09, Y= 13,817,928.83) and the northeast corner of the herein described easement;

**THENCE** South  $06^{\circ}57'11''$  East, continuing along the west line of said Robert F. McBee, Trustee and Ellen Lloyd Cummins tract and the east line of said Tract 1, a distance of 15.00 feet to a 3/8-inch iron rod with "Landtech" cap set for the southeast corner of the herein described easement;

**THENCE** South  $83^{\circ}02'49''$  West, parallel to and 10.00 feet north of the south line of said Tract 1 and the north right-of-way line of F.M. 1093 [100.0 feet wide per Volume 175, Page 211, Fort Bend County Deed Records (F.B.C.D.R.)], a distance of 251.18 feet to a 3/8-inch iron rod with "Landtech" cap set on the east line of a certain tract of land conveyed to Harris-Fort Bend Emergency Services District No. 100, as recorded in File No. 2000027847, O.P.R.R.P.F.B.C., TX. and the west line of said Tract 1 for the southwest corner of the herein described easement (from which a found 5/8-inch iron rod with cap bears South  $06^{\circ}57'11''$  East, 10.00 feet);

**THENCE** North  $06^{\circ}57'11''$  West, along the west line of said Tract 1 and the east line of said Harris-Fort Bend Emergency Services District No. 100 tract, a distance of 416.07 feet to a 3/8-inch iron rod with "Landtech" cap set for the northwest corner of the herein described easement (from which a found 5/8-inch iron rod bears South  $06^{\circ}57'11''$  East, 22.34 feet);

P 406.01



# H. D. BROWN SURVEY, A - 406

LINE NO.	BEARING	DIST.
L1	S 06°57'11" E	15.00'
L2	N 82°51'05" E	15.00'
L3	N 06°57'11" W	22.34'
L4	S 06°57'11" E	10.00'

J.A.C. INTERESTS, LTD. AND CUMMINS CHILDREN 1992 TRUST  
FILE NO. 2007058419  
O.P.R.P.F.B.C. TX  
CALL 3.475 ACRES

POC  
FND. 5/8" IR  
X=3,004,242.24  
Y=13,818,304.72

NO DEED OR PLAT FOR  
EASEMENT FOUND ALONG  
THIS EXISTING SANITARY SEWER LINE

J.A.C. INTERESTS, LTD. AND CUMMINS  
CHILDREN 1992 TRUST  
FILE NO. 2007058419  
O.P.R.P.F.B.C. TX  
CALL 2.328 ACRES

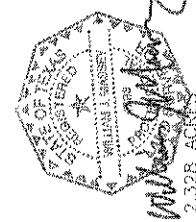
ROBERT F. MCBEE, TRUSTEE  
AND ELLEN LLOYD CUMMINS  
FILE NO. 2003063957  
O.P.R.P.F.B.C. TX  
CALL 21.56 ACRES

HARRIS-FORT BEND EMERGENCY SERVICES  
DISTRICT NO. 100  
FILE NO. 2000027847  
O.P.R.P.F.B.C. TX  
CALL 2.328 ACRES

- LEGEND
- POB POINT OF BEGINNING
  - POC POINT OF COMMENCING
  - F.B.C.D.R. FORT BEND COUNTY DEED RECORDS
  - SET 3/8" IR W/CAP STAMPED "LANDTECH"
  - FND. FOUND
  - IR IRON PIPE
  - IR IRON ROD
  - PAGE PAGE
  - VOL. VOLUME
  - SQ. FT. SQUARE FEET
  - AC. ACRES
  - CONC. CONCRETE
  - O.P.R.P.F.B.C. TX OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF FORT BEND COUNTY, TEXAS

## NOTES:

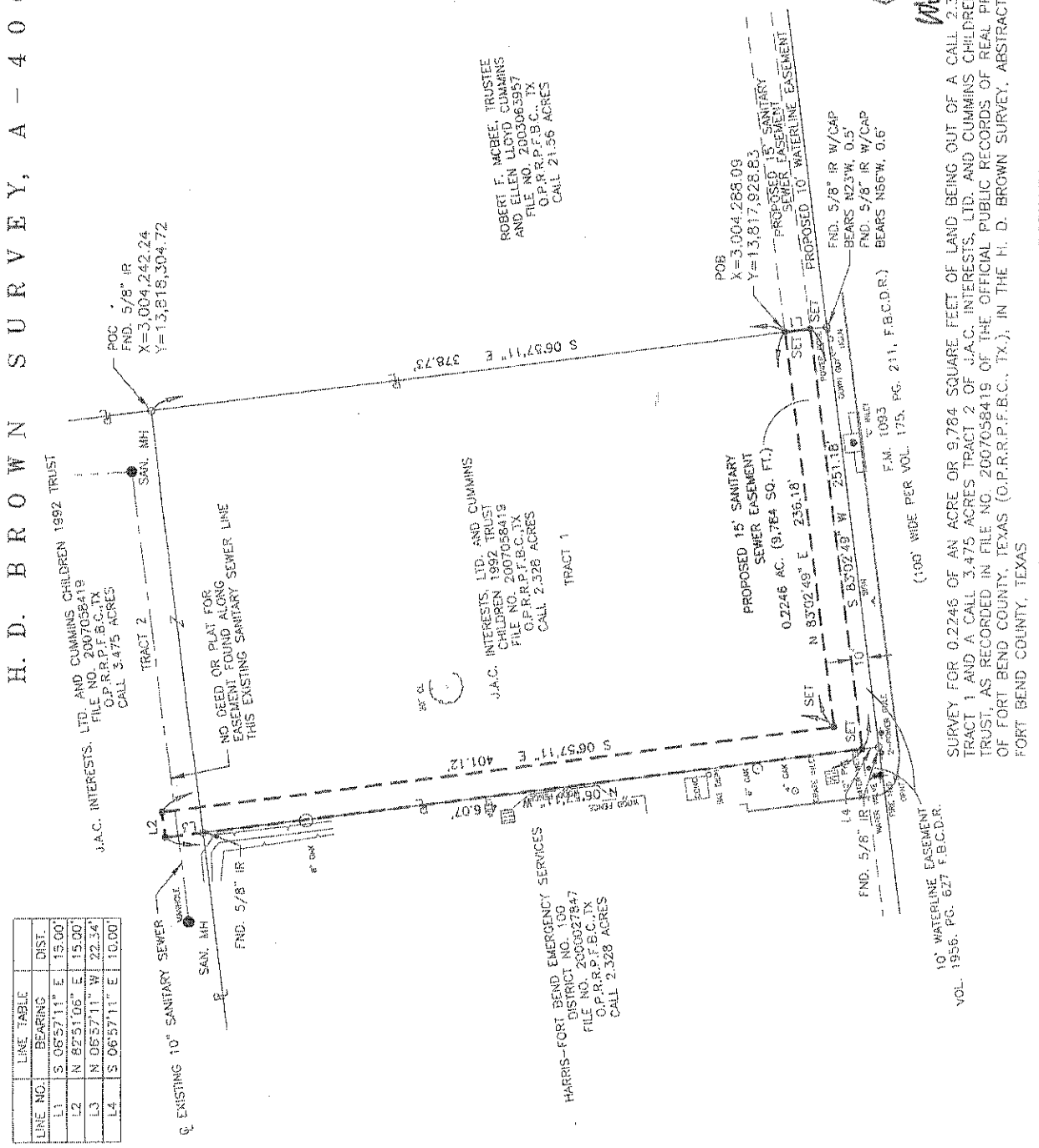
1. BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (NAD83).
2. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE COMBINED SCALE FACTOR OF 0.999870017
3. THIS PLAT IS ACCOMPANIED BY A SEPARATE METES AND BOUNDS DESCRIPTION.



DATE: 4/13/2016 REVISED AGREEMENT & SO. FL.  
**LANDTECH CONSULTANTS, INC.**  
Civil Engineering • Land Surveying  
2525 North Loop West  
Suite 300  
Houston, Texas 77008  
Tel. (713) 861-7008 Fax (713) 861-4131  
TAPLS NO. 1951900  
DATE: FEBRUARY, 2016  
SCALE: 1"=60'  
DWS No.: 1936-C-1725  
JOS No.: 19100203  
SHEET: 1 OF 1

SURVEY FOR 0.2246 OF AN ACRE OR 9,784 SQUARE FEET OF LAND BEING OUT OF A CALL 2.328 ACRES TRACT 1 AND A CALL 3.475 ACRES TRACT 2 OF J.A.C. INTERESTS, LTD. AND CUMMINS CHILDREN 1992 TRUST, AS RECORDED IN FILE NO. 2007058419 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF FORT BEND COUNTY, TEXAS (O.P.R.P.F.B.C. TX.), IN THE H. D. BROWN SURVEY, ABSTRACT NO. 408, FORT BEND COUNTY, TEXAS

10' WATERLINE EASEMENT  
VOL. 1956, PG. 627 F.B.C.D.R.



15 FEET SANITARY SEWER EASEMENT (CUMMINS)

FIELD NOTES FOR 0.4487 OF AN ACRE OR 19,546 SQUARE FEET OF LAND BEING OUT OF A CALL 21.56 ACRES OF LAND DESCRIBED IN DEED TO ROBERT F. MCBEE, TRUSTEE AND ELLEN LLOYD CUMMINS; AS RECORDED IN FILE NO. 2003063957 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF FORT BEND COUNTY, TEXAS (O.P.R.P.F.B.C., TX), IN THE H. D. BROWN SURVEY, ABSTRACT NO. 406, FORT BEND COUNTY, TEXAS [Bearings are referenced to the Texas Coordinate System of 1983, South Central Zone (NAD83). The coordinates shown hereon are State Plane Grid Coordinate and may be brought to surface by applying the combined scale factor of 0.999870017]:

**COMMENCING** at the northeast corner (X= 3,005,497.03, Y= 13,818,779.64) of said Robert F. McBee, Trustee and Ellen Lloyd Cummins tract and the northwest corner of a certain tract of land conveyed to Cubesmart, L.P., as recorded in File No. 2013153425, O.P.R.P.F.B.C., TX (from which a found 5/8-inch iron rod bears South 81° West, 1.1 feet);

**THENCE** South 06°56'25" East, along the west line of said Cubesmart, L.P. tract and the east line of said Robert F. McBee, Trustee and Ellen Lloyd Cummins tract, a distance of 698.29 feet to a 3/8-inch iron rod with "Landtech" cap set for the **POINT OF BEGINNING** (X=3,005,581.40, Y= 13,818,086.55) and the northeast corner of the herein described easement;

**THENCE** South 06°56'25" East, continuing along the east line of said Robert F. McBee, Trustee and Ellen Lloyd Cummins tract and the west line of said Cubesmart, L.P. tract, a distance of 15.00 feet to a 3/8-inch iron rod with "Landtech" cap set for the southeast corner of the herein described easement;

**THENCE** South 83°02'49" West, parallel to and 10.00 feet north of the north right-of-way line of F.M. 1093 [100.0 feet wide per Volume 175, Page 211, Fort Bend County Deed Records (F.B.C.D.R.)] and the south line of said Robert F. McBee, Trustee and Ellen Lloyd Cummins tract, a distance of 1303.06 feet to a 3/8-inch iron rod with "Landtech" cap set on the east line of a call 2.328 acres Tract 1 of J.A.C. Interests, LTD and Cummins Children 1992 Trust, as recorded in File No. 2007058419, O.P.R.P.F.B.C., TX. and the west line of said Robert F. McBee, Trustee and Ellen Lloyd Cummins tract for the southwest corner of the herein described easement;

15 FEET SANITARY SEWER EASEMENT (CUMMINS)

**THENCE** North 06°57'11" West, along the west line of said Robert F. McBee, Trustee and Ellen Lloyd Cummins tract and the east line of said Tract 1, a distance of 15.00 feet to a 3/8-inch iron rod with "Landtech" cap set for the northwest corner of the herein described easement;

**THENCE** North 83°02'49" East, parallel to and 25.00 feet north of the north right-of-way line of said F.M. 1093 and the south line of said Robert F. McBee, Trustee and Ellen Lloyd Cummins tract, a distance of 1303.07 feet to the **POINT OF BEGINNING** and containing 0.4487 of an acre or 19,546 square feet of land.

Drawing No. 1936-C-1723

Job No. 1010102.03

February 24, 2016



William J. Massey

Registered Professional Land Surveyor No. 4793



Landtech Consultants, Inc.

TBPLS Firm Registration Certificate No. 10019100

2525 North Loop West, Suite 300, Houston, Texas 77008

Phone: 713-861-7068

This metes and bounds description is accompanied by a separate plat.

S:\2010\1010102\03 EASEMENTS\DCRPASSE CUMMINS.DOC

LINE TABLE		
LINE NO.	BEARING	DIS.
L1	S 08°46'25" E	13.00

ROBERT E. MOORE, TRUSTEE  
AND ELLEN LYON CUMMINS  
FILE NO. 2003083957  
O.P.R.F.P.H.C. 12  
CALL 2158 ADRES

PROPOSED 15' SANITARY  
SEWER EASEMENT  
0.4487 AC. (19,548 SQ. FT.)

N 83°02'40" E 1.39507'

DATE: 10/1/74  
TIME: 10:00  
S 03°02'40" N 1303.00

PROPOSED TO WATERLINE EASEMENT

PROPOSED TO AMEND  
F.M. 1003  
(100' WIDE) PER VOL. 175, PG. 211, F.B.C.O.R.

POB  
X=3,005,581.40  
Y=13,818,086.55

FWD. 3/8" IR  
W/CAP "LAND" CH  
FWD. 1/2" IR

1. BEADINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (NAD83).
2. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE COMBINED SCALE FACTOR OF 0.999870017.
3. THIS PLAN IS ACCOMPANIED BY A SEPARATE METES AND BOUNDS DESCRIPTION.

SURVEY FOR 0.4487 OF AN ACRE OR 19,546 SQUARE FEET OF LAND BEING OUT OF A CALL 21.36 ACRES OF LAND DESCRIBED IN DEED TO ROBERT F. MCWEE, TRUSTEE AND ELLEN LLOYD CUMMINS, AS RECORDED IN FILE NO. 2003083957 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF FORT BEND COUNTY, TEXAS (O.P.R.R.P.F.B.C., TX.). IN THE "H. D. BROWN SURVEY, ABSTRACT NO. 406, FORT BEND COUNTY, TEXAS"

**LANDTECH CONSULTANTS, INC.**  
Civil Engineering • Land Surveying  
2525 North Loop West  
Suite 300  
Houston, Texas 77008  
Tel (713) 961-7100 Fax (713) 961-4101

[illegible]





## PROPOSED LIFT STATION SITE

FIELD NOTES FOR 0.1610 OF AN ACRE OR 7,000 SQUARE FEET OF LAND BEING OUT OF A CALL 21.56 ACRES OF LAND DESCRIBED IN DEED TO ROBERT F. MCBEE, TRUSTEE AND ELLEN LLOYD CUMMINS, AS RECORDED IN FILE NO. 2003063957 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF FORT BEND COUNTY, TEXAS (O.P.R.R.P.F.B.C., TX.), IN THE H. D. BROWN SURVEY, ABSTRACT NO. 406, FORT BEND COUNTY, TEXAS [Bearings are referenced to the Texas Coordinate System of 1983, South Central Zone (NAD83). The coordinates shown hereon are State Plane Grid Coordinate and may be brought to surface by applying the combined scale factor of 0.999870017]:

**BEGINNING** at a 3/8-inch iron rod (X= 3,005,584.42, Y= 13,818,061.74) with "Landtech" cap found on the north right-of-way line of F.M. 1093 [100.0 feet wide per Volume 175, Page 211, Fort Bend County Deed Records (F.B.C.D.R.)] for the southeast corner of said Robert F. McBee, Trustee and Ellen Lloyd Cummins tract and the southwest corner of a certain tract of land conveyed to Cubesmart, L.P., as recorded in File No. 2013153425, O.P.R.R.P.F.B.C., TX. (from which a found 1/2-inch iron rod bears North 16° West, 1.5 feet);

**THENCE** South 83°02'49" West, along the north right-of-way line of said F.M. 1093 and the south line of said Robert F. McBee, Trustee and Ellen Lloyd Cummins tract, a distance of 70.00 feet to a 3/8-inch iron rod with "Landtech" cap set for the southwest corner of the herein described parcel;

**THENCE** North 06°56'25" West, parallel to and 70.00 feet west of the east line of said Robert F. McBee, Trustee and Ellen Lloyd Cummins tract and the west line of said Cubesmart, L.P. tract, a distance of 100.00 feet to a 3/8-inch iron rod with "Landtech" cap set for the northwest corner of the herein described parcel;

**THENCE** North 83°02'49" East, parallel to and 100.00 feet north of the north right-of-way line of said F.M. 1093 and the south line of said Robert F. McBee, Trustee and Ellen Lloyd Cummins tract, a distance of 70.00 feet to a 3/8-inch iron rod with "Landtech" cap set for the northeast corner of the herein described parcel;

**THENCE** South 06°56'25" East, along the east line of said Robert F. McBee, Trustee and Ellen Lloyd Cummins tract and the west line of said Cubesmart, L.P. tract, a distance of 100.00 feet to the **POINT OF BEGINNING** and containing 0.1610 of an acre or 7,000 square feet of land.

Drawing No. 1936-C-1885

Job No. 1820021.00

February 2016 (Revised 03/22/2018 - Lift Station Moved)

(Revised 05/15/2018 - Metes and Bound Description Header Revised)

Paul P. Kwan

Paul P. Kwan - Registered Professional Land Surveyor No. 4313

TBPLS Firm Registration Certificate No. 10019100

Landtech, Inc.-2525 North Loop West, Suite 300, Houston, Texas 77008, Phone: 713-861-7068

This metes and bounds description is accompanied by a separate plat.

S:\2018\1820021\BNDYLIFT STATION.DOC

P406.2

# H. D. BROWN SURVEY, A - 406

LINE NO.	BEARING	DIST.
L1	S 83°02'48" W	70.00'
L2	N 87°02'48" E	70.00'

JAC. INTERESTS, LTD.  
AND  
CUMMINS CHILDREN  
1982 TRUST  
FILE NO. 200768819  
O.P.R.F.B.C., TX.

CALL 2.470 ACRES  
TRACT B

CALL 2.328 ACRES  
TRACT C

ROBERT F. MCBEE, TRUSTEE  
AND ELLEN LLOYD CUMMINS  
FILE NO. 2003083957  
O.P.R.F.B.C., TX  
CALL 21.88 ACRES

PROPOSED 10' SANITARY SEWER EASEMENT  
PROPOSED TO WATERLINE EASEMENT

FILE 1083  
(100' RISE PER VOL. 125, PG. 211, F.O.C.D.R.)

FND. 5/8" IR  
BEARS N 03°01'00" W  
FND. 5/8" IR W/CAP  
BEARS N 03°01'00" W

FND. 5/8" IR  
BEARS S 81° W, 1.1'

PROPOSED LIFT  
STATION SITE  
0.1610 AC.  
(7,000 SQ. FT.)

PCB  
X=1,005,894.42  
Y=13,818,061.74  
FND. 3/8" IR W/CAP "LANDTECH"  
FND. 1/2" IR  
N 16° W BEARS 1.5'

## NOTES

1. BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (NAD83).
2. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 1204 STATE PLANE GRID COORDINATES (NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE COMBINED SCALE FACTOR OF 0.999970017.
3. THIS PLAT IS ACCOMPANIED BY A SEPARATE METES AND BOUNDS DESCRIPTION.  
REVISED: 03/22/2018 (LIFT STATION MOVED)  
REVISED: 02/18/2010 (ADDED COORDINATES)

LANDTECH CONSULTANTS, INC.  
Civil Engineering & Land Surveying  
2625 North Loop West  
Suite 300  
Houston, Texas 77000

TEL (713) 261-7000 FAX (713) 261-4131  
SHEET NO. 1000000  
DATE: 10/04/2018  
SCALE: 1"=40'  
DWG NO.: 108-0-008  
JOB NO.: 00000119  
SHEET: 1 OF 1

LEGEND  
MON POINT OF BEGINNING  
F.O.C.D.R. FORT BEND COUNTY DEED RECORDS  
SET 3/4" IR W/CAP STAMPED "LANDTECH"  
FND. FOUND  
IR IRON PIPE  
HGN HGN  
PG. PAGE  
VOL. VOLUME  
SQ. FT. SQUARE FEET  
AC. ACRES  
COORD. COORDINATE  
O.P.R.F.B.C., TX OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF FORT BEND COUNTY, TEXAS  
F.O.C.D.R. FORT BEND COUNTY DEED RECORDS



Paul R. Kwan  
3/28/18

SURVEY FOR 0.1610 OF AN ACRE OR 7,000 SQUARE FEET OF LAND BEING OUT OF A CALL 21.88 ACRES OF LAND DESCRIBED IN DEED TO ROBERT F. MCBEE, TRUSTEE AND ELLEN LLOYD CUMMINS, AS RECORDED IN FILE NO. 2003083957 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF FORT BEND COUNTY, TEXAS (O.P.R.F.B.C., TX), IN THE H. D. BROWN SURVEY, ABSTRACT NO. 406, FORT BEND COUNTY, TEXAS

## 10 FEET WATERLINE EASEMENT (CUMMINS)

FIELD NOTES FOR 0.2991 OF AN ACRE OR 13,031 SQUARE FEET OF LAND BEING OUT OF A CALL 21.56 ACRES OF LAND DESCRIBED IN DEED TO ROBERT F. MCBEE, TRUSTEE AND ELLEN LLOYD CUMMINS, AS RECORDED IN FILE NO. 2003063957 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF FORT BEND COUNTY, TEXAS (O.P.R.R.P.F.B.C., TX.), IN THE H. D. BROWN SURVEY, ABSTRACT NO. 406, FORT BEND COUNTY, TEXAS [Bearings are referenced to the Texas Coordinate System of 1983, South Central Zone (NAD83). The coordinates shown hereon are State Plane Grid Coordinate and may be brought to surface by applying the combined scale factor of 0.999870017]:

**COMMENCING** at the northeast corner ( $X = 3,005,497.03$ ,  $Y = 13,818,779.64$ ) of said Robert F. McBee, Trustee and Ellen Lloyd Cummins tract and the northwest corner of a certain tract of land conveyed to Cubesmart, L.P., as recorded in File No. 2013153425, O.P.R.R.P.F.B.C., TX (from which a found 5/8-inch iron rod bears South  $81^{\circ}$  West, 1.1 feet);

**THENCE** South  $06^{\circ}56'25''$  East, along the west line of said Cubesmart, L.P. tract and the east line of said Robert F. McBee, Trustee and Ellen Lloyd Cummins tract, a distance of 713.29 feet to a 3/8-inch iron rod with "Landtech" cap set the **POINT OF BEGINNING** ( $X = 3,005,583.21$ ,  $Y = 13,818,071.66$ ) and the northeast corner of the herein described easement;

**THENCE** South  $06^{\circ}56'25''$  East, continuing along the west line of said Cubesmart, L.P. tract and the east line of said Robert F. McBee, Trustee and Ellen Lloyd Cummins tract, a distance of 10.00 feet to a 3/8-inch iron rod with "Landtech" cap found on the north right-of-way line of F.M. 1093 [100.0 feet wide per Volume 175, Page 211, Fort Bend County Deed Records (F.B.C.D.R.)] for the southeast corner of said Robert F. McBee, Trustee and Ellen Lloyd Cummins tract and the southwest corner of said Cubesmart, L.P. tract (from which a found 1/2-inch iron rod bears North  $16^{\circ}$  West, 1.5 feet);

**THENCE** South  $83^{\circ}02'49''$  West, along the north right-of-way line of said F.M. 1093 and the south line of said Robert F. McBee, Trustee and Ellen Lloyd Cummins tract, a distance of 1303.06 feet to a point for the southeast corner of a call 2.328 acres Tract 1 of J.A.C. Interests, LTD and Cummins Children 1992 Trust, as recorded in File No. 2007058419, O.P.R.R.P.F.B.C., TX. and the southwest corner of said Robert F. McBee, Trustee and Ellen Lloyd Cummins tract and the herein described easement (from which a found 5/8-inch iron rod with cap bears North  $23^{\circ}$  West, 0.50 feet and a found 5/8-inch iron rod with cap bears North  $66^{\circ}$  West, 0.60 feet);

10 FEET WATERLINE EASEMENT (CUMMINS)

THENCE North 06°57'11" West, along the west line of said Robert F. McBee, Trustee and Ellen Lloyd Cummins tract and the east line of said Tract 1, a distance of 10.00 feet to a 3/8-inch iron rod with "Landtech" cap set for the northwest corner of the herein described easement;

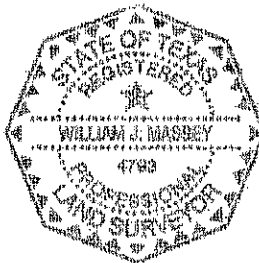
THENCE North 83°02'49" East, parallel to and 10.00 feet north of the north right-of-way line of said F.M. 1093 and the south line of said Robert F. McBee, Trustee and Ellen Lloyd Cummins tract, a distance of 1303.06 feet to the POINT OF BEGINNING and containing 0.2991 of an acre or 13,031 square feet of land.

Drawing No. 1936-C-1724

Job No. 1010102.03

February 24, 2016

  
William J. Massey  
Registered Professional Land Surveyor No. 4793



Landtech Consultants, Inc.  
TBPLS Firm Registration Certificate No. 10019100  
2525 North Loop West, Suite 300, Houston, Texas 77008  
Phone: 713-861-7068

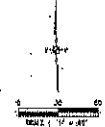
This metes and bounds description is accompanied by a separate plat.

S:\2010\1010102\03 EASEMENTS\DCRPAWLE CUMMINS.DOC

# H. D. BROWN SURVEY, A - 406

LINE NO.	BEARING	DIST.
11	S 06°52'25" E	10.60

POC:  
NE CORNER CALL 21.56 AC.  
X=3,005,497.03  
Y=13,818,779.84  
FND. 5/8" IR  
BEARS S 31° W, 1.1'



LEGEND  
POC POINT OF BEGINNING  
FND. FORT BEND COUNTY DEED RECORDS  
SRT SET 3/8" IR W/STAMPED "LANDTECH"  
FND. FOUND  
IR IRON PIPE  
RND. RND.  
FND. FND.  
VOL. VOLUME  
SQ. FT. SQUARE FEET  
AC. ACRES  
CONC. CONCRETE  
OFFICIAL PUBLIC RECORDS OF  
REAL PROPERTY OF FORT BEND  
COUNTY, TEXAS

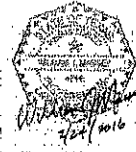
ROBERT F. MOORE, TRUSTEE  
AND ELLEN LLOYD CUMMINS  
FILE NO. 2003063957  
O.P.R.P.F.B.C. TX  
CALL 21.56 ACRES

PROPOSED 10' WATERLINE EASEMENT  
0.2991 AC. (13,031 SQ. FT.)

POC  
X=3,005,563.21  
Y=13,818,071.60

NOTES  
1. BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (NAD83).  
2. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (MAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE COMBINED SCALE FACTOR OF 0.999870017.  
3. THIS PLAN IS ACCOMPANIED BY A SEPARATE METES AND BOUNDS DESCRIPTION.

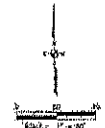
SURVEY FOR 0.2991 OF AN ACRE OR 13,031 SQUARE FEET OF LAND BEING OUT OF A CALL 21.56 ACRES OF LAND DESCRIBED IN DEED TO ROBERT F. MOORE, TRUSTEE AND ELLEN LLOYD CUMMINS, AS RECORDED IN FILE NO. 2003063957 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF FORT BEND COUNTY, TEXAS (O.P.R.P.F.B.C. TX), IN THE H. D. BROWN SURVEY, ABSTRACT NO. 406, FORT BEND COUNTY, TEXAS



LANDTECH CONSULTANTS, INC.  
Civil Engineering & Land Surveying  
2525 North Loop West  
Suite 300  
Houston, Texas 77008  
Tel: (713) 861-7600 Fax: (713) 861-4101  
Texas Reg. No. 1001150  
Date: February, 2016  
Scale: 1"=50'  
Dwg No: 1024-C-0724  
Job No: 10102021  
Sheet: 1 of 2

# H. D. BROWN SURVEY, A - 406

LINE NO.	BEARING	DIST.
12	N 06°57'11" W	10.00



LEGEND  
POC POINT OF BEGINNING  
FND. FORT BEND COUNTY DEED RECORDS  
SRT SET 3/8" IR W/STAMPED "LANDTECH"  
FND. FOUND  
IR IRON PIPE  
RND. RND.  
FND. FND.  
VOL. VOLUME  
SQ. FT. SQUARE FEET  
AC. ACRES  
CONC. CONCRETE  
OFFICIAL PUBLIC RECORDS OF  
REAL PROPERTY OF FORT BEND  
COUNTY, TEXAS

ROBERT F. MOORE, TRUSTEE  
AND ELLEN LLOYD CUMMINS  
FILE NO. 2003063957  
O.P.R.P.F.B.C. TX  
CALL 21.56 ACRES

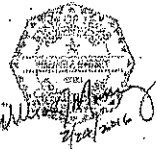
PROPOSED 10' WATERLINE EASEMENT  
0.2991 AC. (13,031 SQ. FT.)

PROPOSED 10' SANITARY  
SEWER EASEMENT

NOTES  
1. BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (NAD83).  
2. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (MAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE COMBINED SCALE FACTOR OF 0.999870017.  
3. THIS PLAN IS ACCOMPANIED BY A SEPARATE METES AND BOUNDS DESCRIPTION.

JAC. INTEREST, CUM. AND  
CUMMINS TRUST  
FILE NO. 2003063957  
O.P.R.P.F.B.C. TX  
CALL 21.56 ACRES

10' WATERLINE EASEMENT  
VOL. 1956, PG. 827 F.B.C.D.R.



LANDTECH CONSULTANTS, INC.  
Civil Engineering & Land Surveying  
2086 North Loop West  
Suite 300  
Houston, Texas 77008  
Tel: (713) 861-7600 Fax: (713) 861-4101  
Texas Reg. No. 1001150  
Date: February, 2016  
Scale: 1"=50'  
Dwg No: 1024-C-0724  
Job No: 10102021  
Sheet: 2 of 2

15 FEET SANITARY SEWER EASEMENT (CUBESMART)

FIELD NOTES FOR 0.1171 OF AN ACRE OR 5,100 SQUARE FEET OF LAND BEING OUT OF A CALL 7.782 ACRES TRACT OF LAND DESCRIBED IN DEED TO CUBESMART, L.P., AS RECORDED IN FILE NO. 2013153425 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF FORT BEND COUNTY, TEXAS (O.P.R.P.F.B.C., TX.), IN THE H. D. BROWN SURVEY, ABSTRACT NO. 406, FORT BEND COUNTY, TEXAS [Bearings are referenced to the Texas Coordinate System of 1983, South Central Zone (NAD83). The coordinates shown hereon are State Plane Grid Coordinate and may be brought to surface by applying the combined scale factor of 0.999870017];

**COMMENCING** at the northwest corner (X= 3,005,497.03, Y= 13,818,779.64) of said Cubesmart, L.P. tract and the northeast corner of a certain tract of land conveyed to Robert F. McBee, Trustee and Ellen Lloyd Cummins, as recorded in File No. 2003063957, O.P.R.P.F.B.C., TX (from which a found 5/8-inch iron rod bears South 81° West, 1.1 feet);

**THENCE** South 06°56'25" East, along the common property line of said Cubesmart, L.P. tract and said Robert F. McBee, Trustee and Ellen Lloyd Cummins tract, a distance of 698.29 feet to a 3/8-inch iron rod with "Landtech" cap set for the **POINT OF BEGINNING** (X= 3,005,581.40, Y= 13,818,086.55) and the northwest corner of the herein described easement;

**THENCE** North 83°02'49" East, parallel to and 25.00 feet north of the north right-of-way line of F.M. 1093 [100.0 feet wide per Volume 175, Page 211, Fort Bend County Deed Records (F.B.C.D.R.)] and the south line of said Cubesmart, L.P. tract, a distance of 340.00 feet to a 3/8-inch iron rod with "Landtech" cap set on the east line of said Cubesmart, L.P. tract and the west line of a certain tract of land conveyed to Vincere Cinco Business Park, L.L.C., as recorded in File No. 201116995, O.P.R.P.F.B.C., TX. for the northeast corner of the herein described easement;

**THENCE** South 06°56'25" East, along the east line of said Cubesmart, L.P. tract and the west line of said Vincere Cinco Business Park, L.L.C. tract, a distance of 15.00 feet to a 3/8-inch iron rod with "Landtech" cap set for the southeast corner of the herein described easement;

**THENCE** South 83°02'49" West, parallel to and 10.00 feet north of the north right-of-way line of said F.M. 1093 and the south line of said Cubesmart, L.P. tract, a distance of 340.00 feet to a 3/8-inch iron rod with "Landtech" cap set on the east line of said Robert F. McBee, Trustee and Ellen Lloyd Cummins tract and the west line of said Cubesmart, L.P. tract for the southwest corner of the herein described easement;

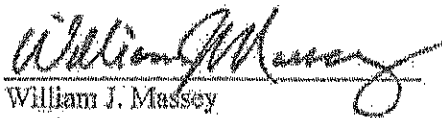
15 FEET SANITARY SEWER EASEMENT (CUBESMART)

THENCE North 06°56'25" West, along the east line of said Robert F. McBee, Trustee and Ellen Lloyd Cummins tract and the west line of said Cubesmart, L.P. tract, a distance of 15.00 feet to the POINT OF BEGINNING and containing 0.1171 of an acre or 5,100 square feet of land.

Drawing No. 1936-C-1722

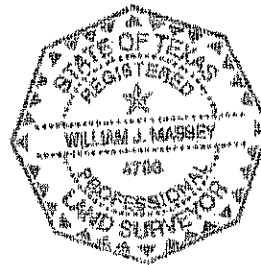
Job No. 1010102.03

February 24, 2016



William J. Massey

Registered Professional Land Surveyor No. 4793



Landtech Consultants, Inc.

TBPLS Firm Registration Certificate No. 10019100

2525 North Loop West, Suite 300, Houston, Texas 77008

Phone: 713-861-7068

This metes and bounds description is accompanied by a separate plat.

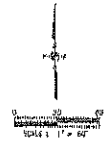
SV20101010102103 EASEMENTS\DCR\ASSE CUBESMART.DOC



# H. D. BROWN SURVEY, A - 406

POC:  
NW CORNER CALL 7.782 AC.  
X=3,005,497.03  
Y=13,818,778.64  
END. 5/8" IR  
BEARS S 81° W. 1.1'

FND. 5/8" IR  
W/CAP "RPLS 4728"  
FND. 1/2" IR  
BEARS S 84° W. 0.5'



ROBERT F. MOORE TRUSTEE  
AND ELLEN LLOYD GARDNER  
PLG NO. 200303302  
O.P.R.P.F.B.C. TX  
CALL 21.56 ACRES

CUBESMART, L.P.  
FILE NO. 201313425  
O.P.R.P.F.B.C. TX  
CALL 7.782 ACRES

VERDE CINO BUSINESS  
PARK, L.L.C.  
FILE NO. 201110995  
O.P.R.P.F.B.C. TX  
2.008 ACRES RESIDUAL TRACT

SECOND  
POB POINT OF BEGINNING  
POC POINT OF COMMENCEMENT  
F.B.C.D.R. FORT BEND COUNTY DEED RECORDS  
# SET SET 3/8" IR 1/2" CAP STAMPED "LANDTECH"  
FND. FOUND  
IR IRON PIPE  
R RAILROAD  
PG. PAGE  
VOL. VOLUME  
SQ. FT. SQUARE FEET  
AC. ACRES  
CORNE. CORNER  
O.P.R.P.F.B.C. TX OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF FORT BEND COUNTY, TEXAS

NOTES:  
1. BEARINGS SHOWN HEREON ARE RECALCULATED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (NAD83).  
2. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE CORRUPTED SCALE FACTOR OF 0.999870017.  
3. THIS PLAT IS ACCOMPANIED BY A SEPARATE EXHIBIT AND SOUND DESCRIPTION.

LINE NO.	BEARING	DIST.
1	S 81° 00' 25" E	15.00'
2	R 08° 50' 25" W	12.00'

SURVEY FOR 0.1171 OF AN ACRE OR 5,100 SQUARE FEET OF LAND BEING OUT OF A CALL 7.782 ACRES OF LAND DESCRIBED IN DEED TO CUBESMART, L.P., AS RECORDED IN FILE NO. 201313425 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF FORT BEND COUNTY, TEXAS (O.P.R.P.F.B.C. TX), IN THE H. D. BROWN SURVEY, ABSTRACT NO. 406, FORT BEND COUNTY, TEXAS

LANDTECH CONSULTANTS, INC.  
Civil Engineering • Land Surveying  
2525 North Loop West  
Suite 800  
Houston, Texas 77009  
Tel: (713) 611-7330 Fax: (713) 611-4181

PLAT NO. 1011910  
DATE: FEBRUARY, 2011  
SCALE: 1"=50'  
DWD NO. 1011910-01728  
DWD NO. 1011910-01728  
SHEET: 1 OF 1

10 FEET WATERLINE BASEMENT (CUBESMART)

FIELD NOTES FOR 0.0781 OF AN ACRE OR 3,400 SQUARE FEET OF LAND BEING OUT OF A CALL 7.782 ACRES OF LAND DESCRIBED IN DEED TO CUBESMART, L.P., AS RECORDED IN FILE NO. 2013153425 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF FORT BEND COUNTY, TEXAS (O.P.R.R.P.F.B.C., TX.), IN THE H. D. BROWN SURVEY, ABSTRACT NO. 406, FORT BEND COUNTY, TEXAS (Bearings are referenced to the Texas Coordinate System of 1983, South Central Zone (NAD83). The coordinates shown hereon are State Plane Grid Coordinate and may be brought to surface by applying the combined scale factor of 0.999870017]:

COMMENCING at the northwest corner (X= 3,005,497.03, Y= 13,818,779.64) of said Cubesmart, L.P. tract and the northeast corner of a certain tract of land conveyed to Robert F. McBee, Trustee and Ellen Lloyd Cummins, as recorded in File No. 2003063957, O.P.R.R.P.F.B.C., TX (from which a found 5/8-inch iron rod bears South 81° West, 1.1 feet);

THENCE South 06°56'25" East, along the common property line of said Cubesmart, L.P. tract and said Robert F. McBee, Trustee and Ellen Lloyd Cummins tract, a distance of 713.29 feet to a 3/8-inch iron rod with "Landtech" cap set for the POINT OF BEGINNING (X= 3,005,583.21, Y= 13,818,071.66) and the northwest corner of the herein described easement;

THENCE North 83°02'49" East, parallel to and 10.00 feet north of the north right-of-way line of F.M. 1093 [100.0 feet wide per Volume 175, Page 211, Fort Bend County Deed Records (F.B.C.D.R.)] and the south line of said Cubesmart, L.P. tract, a distance of 340.00 feet to a 3/8-inch iron rod with "Landtech" cap set on the east line of said Cubesmart, L.P. tract and the west line of a certain tract of land conveyed to Vincere Cinco Business Park, L.L.C., as recorded in File No. 2011116995, O.P.R.R.P.F.B.C., TX. for the northeast corner of the herein described easement;

THENCE South 06°56'25" East, along the east line of said Cubesmart, L.P. tract and the west line of said Vincere Cinco Business Park, L.L.C. tract, a distance of 10.00 feet to a 3/8-inch iron rod with "Landtech" cap set on the north right-of-way line of said F.M. 1093 for the southwest corner of said Vincere Cinco Business Park, L.L.C. tract and the southeast corner of said Cubesmart, L.P. tract and the herein described easement;

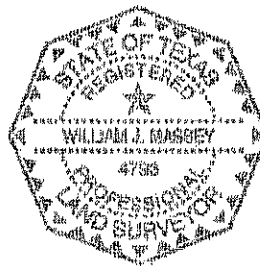
P 406.03

10 FEET WATERLINE EASEMENT (CUBESMART)

THENCE South 83°02'49" West, along the south line of said Cubesmart, L.P. tract and the north right-of-way line of said F.M. 1093, a distance of 340.00 feet to a 3/8-inch iron rod with "Landtech" cap found for the southeast corner of said Robert F. McBee, Trustee and Ellen Lloyd Cummins tract and the southwest corner of said Cubesmart, L.P. tract and the herein described easement (from which a found 1/2-inch iron rod bears North 16° West, 1.5 feet);

THENCE North 06°56'25" West, along the east line of said Robert F. McBee, Trustee and Ellen Lloyd Cummins tract and the west line of said Cubesmart, L.P. tract, a distance of 10.00 feet to the POINT OF BEGINNING and containing 0.0781 of an acre or 3,400 square feet of land.

Drawing No. 1936-C-1721  
Job No. 1010102.03  
February 24, 2016



  
William J. Massey  
Registered Professional Land Surveyor No. 4793

Landtech Consultants, Inc.  
TBPLS Firm Registration Certificate No. 10019100  
2525 North Loop West, Suite 300, Houston, Texas 77008  
Phone: 713-861-7068

This metes and bounds description is accompanied by a separate plat.

S:\2010\1010102\03 EASEMENTS\DCRP\WLE CUBESMART.DOC

# H. D. BROWN SURVEY, A - 406

POB:  
NW CORNER CALL 7.782 AC.  
X=3,005,497.03  
Y=13,818,779.64  
FND. 5/8" IR  
BEARS S 01° W, 1.1'

FND. 5/8" IR  
W/CHP "BPLS 4728"  
FND. 1/2" IR  
BEARS S 04° W, 0.8'



ROBERT F. WOOD, TRUSTEE  
AND ELLEN LLOYD CUMMINS  
FILE NO. 2008063957  
O.P.R.R.P.C.TX  
CALL 71.98 ACRES

CUBESMART, L.P.  
FILE NO. 2013153425  
O.P.R.R.P.C.TX  
CALL 7.782 ACRES

VINCERE CINCO BUSINESS  
PARK, L.L.C.  
FILE NO. 2011168228  
O.P.R.R.P.C.TX  
2.888 ACRES RESIDUE TRACT

LEGEND  
POB POINT OF BEGINNING  
POB POINT OF COMMENCEMENT  
F.B.G.D.R. FORT BEND COUNTY DEED RECORDS  
• SET SET 5/8" IR 1/4" CHD DRAWN LANDTECH  
FND. FUND  
IR IR  
PG. PAGE  
VOL. VOLUME  
SQ. FT. SQUARE FEET  
AC. ACRES  
CONV. CONCRETE  
O.P.R.R.P.C.TX OFFICIAL PUBLIC RECORDS OF  
REAL PROPERTY OF FORT BEND  
COUNTY, TEXAS

- NOTES:
1. BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (NAD83).
  2. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE COMBINED SCALE FACTOR OF 0.999990017
  3. THIS PLAN IS ACCOMPANIED BY A SEPARATE METES AND BOUNDS DESCRIPTION.

LINE NO.	BEARING	DIST.
L1	N 09°02'23" W	38.00
L2	S 05°06'25" E	10.00

POB  
X=3,005,497.03  
Y=13,818,071.06  
FND. 3/8" IR  
W/CHP "LANDTECH"  
FND. 1/2" IR  
BEARS N10°W, 1.5'

PROPOSED 100' WATERLINE EASEMENT  
0.0241 AC. (3,400 SQ. FT.)  
F.B.G.D.R. 1003  
(100' WIDE PER VOL. 176, PG. 211, F.B.G.D.R.)

SURVEY FOR 0.0781 OF AN ACRE OR 3,400 SQUARE FEET OF LAND BEING OUT OF A CALL 7.782 ACRES OF LAND DESCRIBED IN DEED TO CUBESMART, L.P., AS RECORDED IN FILE NO. 2013153425 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF FORT BEND COUNTY, TEXAS (O.P.R.R.P.C.TX), IN THE H. D. BROWN SURVEY, ABSTRACT NO. 406, FORT BEND COUNTY, TEXAS



LANDTECH CONSULTANTS, INC.  
Civil Engineering & Land Surveying  
2628 North Loop West  
Suite 200  
Houston, Texas 77006  
Tel. (813) 661-7088 Fax (713) 661-4181

FILE NO. 2013153425  
DATE FEBRUARY 2016  
SCALE 1"=40'  
DWG. NO. 1584-01-1721  
SHEET 1 OF 1

15 FEET SANITARY SEWER EASEMENT (BONAVENTURE)

FIELD NOTES FOR 0.1062 OF AN ACRE OR 4,627 SQUARE FEET OF LAND BEING OUT OF A 3.000 ACRES TRACT OF LAND DESCRIBED IN DEED TO BONAVENTURE RETAIL II, LLC, AS RECORDED IN FILE NO. 2015054370 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF FORT BEND COUNTY, TEXAS (O.P.R.R.P.F.B.C., TX.), IN THE H. D. BROWN SURVEY, ABSTRACT NO. 406, FORT BEND COUNTY, TEXAS [Bearings are referenced to the Texas Coordinate System of 1983, South Central Zone (NAD83). The coordinates shown hereon are State Plane Grid Coordinate and may be brought to surface by applying the combined scale factor of 0.999870017]:

**COMMENCING** at a 3/8-inch iron rod ( $X=3,006,176.85$ ,  $Y=13,818,560.71$ ) found on the west line of Fort Bend County Westpark Park And Ride, as recorded in Plat No. 20140036 of the Fort Bend County Plat Records (F.B.C.P.R.) and a certain tract of land conveyed to County of Fort Bend, Texas, as recorded in Volume 2476, Page 1402 of the Fort Bend County Deed Records (F.B.C.D.R.) for the northeast corner of said Bonaventure Retail II, LLC tract and the most easterly southeast corner of a certain tract of land conveyed to Cubesmart, L.P., as recorded in File No. 2013153425, O.P.R.R.P.F.B.C., TX.;

**THENCE** South  $06^{\circ}56'25''$  East, along the west line of said Fort Bend County Westpark Park And Ride and said County of Fort Bend, Texas tract and the east line of said Bonaventure Retail II, LLC tract, a distance of 398.64 feet to a 3/8-inch iron rod with "Landtech" cap set for the **POINT OF BEGINNING** ( $X=3,006,225.02$ ,  $Y=13,818,165.04$ ) and the northeast corner of the herein described easement;

**THENCE** South  $06^{\circ}56'25''$  East, continuing along the west line of said Fort Bend County Westpark Park And Ride and said County of Fort Bend, Texas tract and the east line of said Bonaventure Retail II, LLC tract, a distance of 15.00 feet to a 3/8-inch iron rod with "Landtech" cap set for the southeast corner of the herein described easement;

**THENCE** South  $83^{\circ}02'49''$  West, parallel to and 10.0 feet north of the south line of said Bonaventure Retail II, LLC tract and the north right-of-way line of F.M 1093 [100.0 feet wide per Volume 175, Page 211, Fort Bend County Deed Records (F.B.C.D.R.)], a distance of 308.47 feet to a 3/8-inch iron rod with "Landtech" cap set on the west line of said Bonaventure Retail II, LLC tract and the east line of said Cubesmart, L.P. tract for the southwest corner of the herein described easement;

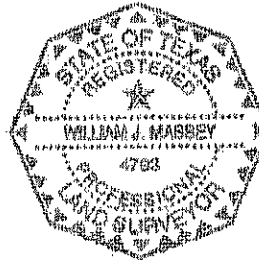
P 406.04

15 FEET SANITARY SEWER BASEMENT (BONAVENTURE)

THENCE North 06°56'25" West, along the west line of said Bonaventure Retail II, LLC tract and the east line of said Cubesmart, L.P. tract, a distance of 15.00 feet to a 3/8-inch iron rod with "Landtech" cap set for the northwest corner of the herein described easement;

THENCE North 83°02'49" East, parallel to 25.00 feet north of the south line of said Bonaventure Retail II, LLC tract, a distance of 308.47 feet to the **POINT OF BEGINNING** and containing 0.1062 of an acre or 4,627 square feet of land.

Drawing No. 1936-C-1720  
Job No. 1010102.03  
February 24, 2016  
Updated: June 01, 2016



  
William J. Massey  
Registered Professional Land Surveyor No. 4793

Landtech Consultants, Inc.  
TBPLS Firm Registration Certificate No. 10019100  
2525 North Loop West, Suite 300, Houston, Texas 77008  
Phone: 713-861-7068

This metes and bounds description is accompanied by a separate plat.

S:\2010\1010102\03 EASEMENTS\DCRPASSE BONAVENTURE.DOC

# H. D. BROWN SURVEY, A - 408

LINE NO.	BEARING	DIST.
1	S 05°56'25" E	15.00
2	N 05°56'25" W	15.00

FND. 5/8" IR (BENT)

POC  
FND. 3/8" IR  
X=3,006,178.85  
Y=13,818,866.71

PORT BEND COUNTY  
WESTPARK  
PARK AND RIDE  
PLAT NO. 80140038  
F.B.C.P.R.

COUNTY OF  
FORT BEND, TEXAS  
VOL. 2476, PG. 1402  
F.B.C.P.R.

QUADREMAN, L.P.  
FILE NO. 2011153425  
O.P.R.P.F.B.C.TX  
CALC. 7.787 ACRES

BONAVENTURE RETAIL II, LLC  
FILE NO. 201606070  
O.P.R.P.F.B.C.TX  
CALC. 3.000 ACRES

## LEGEND

POB	POINT OF BEGINNING
POC	POINT OF COMMENCING
F.B.C.P.R.	FORT BEND COUNTY DEED RECORDS
DET	DET 3/4" IN 1/4" OR STAMPED "LANDTECH"
FND.	FOUND
IR	IRON PIPE
IR	IRON ROD
PL	PLATE
VOL.	VOLUME
SO. FT.	SQUARE FEET
AC.	ACRE
CONC.	CONCRETE
O.P.R.P.F.B.C.TX	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF FORT BEND COUNTY, TEXAS
F.B.C.P.R.	FORT BEND COUNTY PLAT RECORDS

## NOTES:

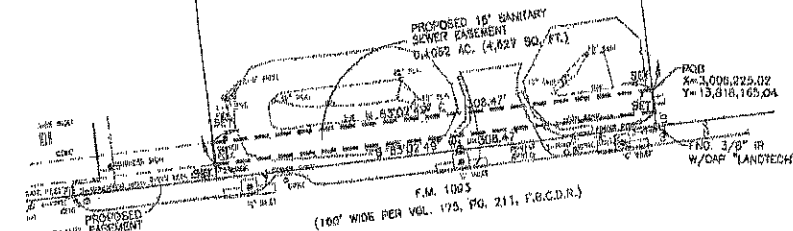
1. BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (NAD83).
2. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE COMBINED SCALE FACTOR OF 0.999970017
3. THIS PLAT IS ACCOMPANIED BY A SEPARATE METES AND BOUNDS DESCRIPTION.

UPDATED: 04-01-2018 09:00:00

LANDTECH CONSULTANTS, INC.  
Civil Engineering & Land Surveying  
2826 North Loop West  
Suite 300  
Houston, Texas 77008  
Tel: (713) 841-7058 Fax: (713) 841-4101

BOOK NO. 151420  
DATE: FEBRUARY, 2018  
SHEET: 1 of 1  
DWG NO: 1718-0-170  
JOB NO: 17084029  
SHEET: 1 of 1

SURVEY FOR 0.1092 OF AN ACRE OR 4,627 SQUARE FEET OF LAND BEING OUT OF A 3.000 ACRES TRACT OF LAND DESCRIBED IN DEED TO BONAVENTURE RETAIL II, LLC, AS RECORDED IN FILE NO. 201118995 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF FORT BEND COUNTY, TEXAS (O.P.R.P.F.B.C.TX), IN THE H. D. BROWN SURVEY, ABSTRACT NO. 408, FORT BEND COUNTY, TEXAS.



## 10 FEET WATERLINE EASEMENT (BONAVENTURE)

FIELD NOTES FOR 0.0708 OF AN ACRE OR 3,085 SQUARE FEET OF LAND BEING OUT OF A 3.000 ACRES TRACT OF LAND DESCRIBED IN DEED TO BONAVENTURE RETAIL II, LLC, AS RECORDED IN FILE NO. 2015054570 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF FORT BEND COUNTY, TEXAS (O.P.R.R.P.F.B.C., TX.), IN THE H. D. BROWN SURVEY, ABSTRACT NO. 406, FORT BEND COUNTY, TEXAS [Bearings are referenced to the Texas Coordinate System of 1983, South Central Zone (NAD83). The coordinates shown hereon are State Plane Grid Coordinate and may be brought to surface by applying the combined scale factor of 0.999870017]:

**COMMENCING** at a 3/8-inch iron rod (X= 3,006,176.85, Y= 13,818,560.71) found on the west line of Fort Bend County Westpark Park And Ride, as recorded in Plat No. 20140036 of the Fort Bend County Plat Records (F.B.C.P.R.) and a certain tract of land conveyed to County of Fort Bend, Texas, as recorded in Volume 2476, Page 1402 of the Fort Bend County Deed Records (F.B.C.D.R.) for the northeast corner of said Bonaventure Retail II, LLC tract and the most easterly southeast corner of a certain tract of land conveyed to Cubesmart, L.P., as recorded in File No. 2013153425, O.P.R.R.P.F.B.C., TX.;

**THENCE** South 06°56'25" East, along the west line of said Fort Bend County Westpark Park And Ride and said County of Fort Bend, Texas tract and the east line of said Bonaventure Retail II, LLC tract, a distance of 413.64 feet to a 3/8-inch iron rod with "Landtech" cap set for the **POINT OF BEGINNING** (X= 3,006,226.83, Y= 13,818,150.16) and the northeast corner of the herein described easement;

**THENCE** South 06°56'25" East, continuing along the west line of said Fort Bend County Westpark Park And Ride and said County of Fort Bend, Texas tract and the east line of said Bonaventure Retail II, LLC tract, a distance of 10.00 feet to a 3/8-inch iron rod with "Landtech" cap found on the north right-of-way line of F.M. 1093 [100.0 feet wide per Volume 175, Page 211, Fort Bend County Deed Records (F.B.C.D.R.)] for the southwest corner of said Fort Bend County Westpark Park And Ride and said County of Fort Bend, Texas tract and the southeast corner of said Bonaventure Retail II, LLC tract and the herein described easement;

**THENCE** South 83°02'49" West, along the north right-of-way line of said F.M. 1093 and the south line of said Bonaventure Retail II, LLC tract, a distance of 308.47 feet to a 5/8-inch iron rod with "RWP1855" cap found for the most southerly southeast corner of said Cubesmart, L.P. tract and the southwest corner of said Bonaventure Retail II, LLC tract and the herein described easement;

**THENCE** North 06°56'25" West, along the west line of said Bonaventure Retail II, LLC tract and the east line of said Cubesmart, L.P. tract, a distance of 10.00 feet to a 3/8-inch iron rod with "Landtech" cap set for the northwest corner of the herein described easement;

P 406 D4



10 FEET WATERLINE EASEMENT (BONAVENTURE)

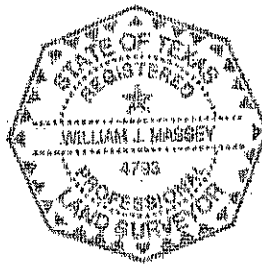
THENCE North 83°02'49" East, parallel to and 10.00 feet north of the north right-of-way line of said F.M. 1093 and the south line of said Bonaventure Retail II, LLC tract, a distance of 308.47 feet to the **POINT OF BEGINNING** and containing 0.0708 of an acre or 3,085 square feet of land.

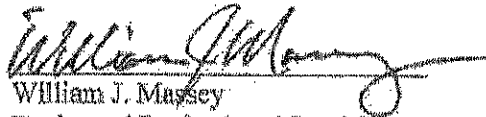
Drawing No. 1936-C-1726

Job No. 1010102.03

February 24, 2016

Updated: June 01, 2016





William J. Massey

Registered Professional Land Surveyor No. 4793

Landtech Consultants, Inc.

TBPLS Firm Registration Certificate No. 10019100

2525 North Loop West, Suite 300, Houston, Texas 77008

Phone: 713-861-7068

This metes and bounds description is accompanied by a separate plat.

S:\2010\1010102\03 EASEMENTS\DCR\FWLE BONAVENTURE.DOC

# H. D. BROWN SURVEY, A - 406

LINE NO.	BEARING	DIST.
1	S 08°56'25" E	10.00
2	N 08°56'25" W	10.00

QUICKSTART, L.P.  
FILE NO. 201315425  
O.P.R.R.P.F.B.C.TX  
CALL 7.782 ACRES

BONAVENTURE RETAIL II, LLC  
FILE NO. 2015054570  
O.P.R.R.P.F.B.C.TX  
CALL 3.000 ACRES

FORT BEND COUNTY  
WESTPARK  
PARK AND RITE  
PLAT NO. 201418089  
F.B.C.P.R.

COUNTY OF  
FORT BEND, TEXAS  
VOL. 2478, PG. 1102  
F.B.C.D.R.

LEGEND  
POB POINT OF BEGINNING  
POC POINT OF COMMENCEMENT  
F.B.C.D.R. FORT BEND COUNTY DEED RECORDS  
W/CAP W/CDP SHAPED "LANDTECH"  
FND FOUND  
IP IRON PIPE  
IR IRON ROD  
PC PAGE  
VOL VOLUME  
SQ. FT. SQUARE FEET  
AC. ACRES  
CONG. CONCRETE  
O.P.R.R.P.F.B.C.TX OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF FORT BEND COUNTY, TEXAS  
F.B.C.P.R. FORT BEND COUNTY PLAT RECORDS

## NOTES:

1. BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (NAD83).
2. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE COMBINED SCALE FACTOR OF 0.999970017
3. THIS PLAT IS ACCOMPANIED BY A SEPARATE METES AND BOUNDS DESCRIPTION.

CREATED: 02-01-2006 09:42:40

LANDTECH CONSULTANTS, INC.  
Civil Engineering & Land Surveying  
2526 North Loop West  
Suite 300  
Houston, Texas 77008  
Tel: (713) 681-7055 Fax: (713) 681-4101

DATE: 02/01/2006  
DRAWN: (UNSURE) 2006  
SCALE: 1"=40'  
DWG. NO.: 1535-C-1726  
JOB NO.: 16104203  
SHEET: 1 OF 1

SURVEY FOR 0.0708 OF AN ACRE OR 3,085 SQUARE FEET OF LAND BEING OUT OF A 3.000 ACRES TRACT OF LAND DESCRIBED IN DEED TO BONAVENTURE RETAIL II, LLC, AS RECORDED IN FILE NO. 2015054570 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF FORT BEND COUNTY, TEXAS (O.P.R.R.P.F.B.C., TX), IN THE H. D. BROWN SURVEY, ABSTRACT NO. 406, FORT BEND COUNTY, TEXAS

P.M. 1093  
(100' WIDE PER VOL. 175, PG. 211, F.B.C.D.R.)

POB  
X=3,008,225.83  
Y=13,810,150.16

FND 3/8" IR  
W/CAP "LANDTECH"