

THE STATE OF TEXAS §
§
COUNTY OF FORT BEND §

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

WHEREAS, on the ____ day of _____, 2019, 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 Old Needville Fairchilds Project #17108, Precinct 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 Old Needville Fairchilds Project #17108 beginning North ROW Highway 36 and ending 2500’ North East of Hwy 36 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 Old Needville Fairchilds Project #17108 beginning North ROW Highway 36 and ending 2500' North East of Hwy 36 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 Old Needville Fairchilds Project #17108 beginning North ROW Highway 36 and ending 2500' North East of Hwy 36 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 Old Needville Fairchilds Project #17108 beginning North ROW Highway 36 and ending 2500' North East of Hwy 36 , in Fort Bend County, Texas and the payment and compensation therefore.

PASSED AND APPROVED this ____ day of _____, 2019.

FORT BEND COUNTY

KP George, County Judge

ATTEST:

Laura Richard, County Clerk

EXHIBIT A

**DESCRIPTION OF A 0.2566-ACRE
(11,179 SQ. FT.) PARCEL OF LAND
OUT OF THE H. & T.C. RR CO.
SURVEY SECTION NO. 27,
ABSTRACT NO. 219, CITY OF NEEDVILLE,
FORT BEND COUNTY, TEXAS**

Being a 0.2566-acre (11,179 square feet) parcel of land situated in the H. & T. C. Railroad Company Survey, Section No. 27, Abstract No. 219, City of Needville, Fort Bend County, Texas; said 0.2566 of an acre parcel of land being out of a called 2.284-acre tract of land conveyed to Luke Lucas and Sandi I. Lucas by deed recorded under Fort Bend County Clerk's File (F.B.C.C.F.) No. 2014056338 of the Official Public Records of Fort Bend County (O.P.R.F.B.C) and being out of the Henry Banker called 141.265-acre tract of land recorded under Volume 46, Page 609 of the Fort Bend County Deed Records (F.B.C.D.R.); said 0.2566-acre parcel of land being more particularly described by metes and bounds as follows. (Bearing Basis being the Texas Coordinate System, South Central Zone No. 4204, NAD 83. The coordinates shown hereon are surface coordinates and may be reduced to the grid by multiplying by the combined scale factor of 0.999864715. All distances are surface distances in U.S. Survey Feet):

COMMENCING (N= 13,710,247.31, E= 2,976,863.43) at a 1/2-inch iron pipe found for the north corner of Lot Six (6), Block Two (2) of Needville Townhomes, a subdivision of record recorded under F.B.C.C.F. No. 20160205 of the Fort Bend County Plat Records (F.B.C.P.R.), being the north corner of said Needville Townhomes Subdivision and being the west corner of aforementioned 2.284-acre tract;

THENCE, South 48° 05' 16" East, with the southwest line of said 2.284-acre tract of land and with the northeast line of said Needville Townhomes Subdivision, a distance of 395.56 feet to a 5/8 inch iron rod with cap stamped "TEAM – 281-491-2525" found in the existing northwest right-of-way line of Old Needville-Fairchilds Road (A.K.A. School Street) (Right-of-Way width varies per File no. 20160205 F.B.C.P.R. and Volume 262, Page 553 F.B.C.D.R.), for the east corner of Restricted Reserve "A" of aforementioned Needville Townhomes and for the west corner and **POINT OF BEGINNING** of said herein described parcel having coordinates of **(N= 13,709,983.08, E= 2,977,157.80);**

- 1) **THENCE**, North 41° 58' 33" East, over and across said 2.284-acre tract and with the northwest line of said herein described parcel, a distance of 223.21 feet to a 3/8-inch iron rod with cap stamped "LANDTECH" set in the southwest line of a called 1.1417-acre (49,734 sq. ft.) tract of land conveyed to Edgar J. Arceneaux by deed recorded under F.B.C.C.F. No. 2016129258 of the O.P.R.F.B.C., being in the northeast line of said 2.284-acre tract and being the north corner of said parcel herein described;

EXHIBIT A

- 2) **THENCE**, South 48° 05' 04" East, with the southwest line of said 1.1417-acre tract and with the northeast line of said 2.284-acre tract, at distance of 19.85 feet pass a 3/4-inch iron pipe found in the existing northwest right-of-way line of said Old Needville-Fairchilds Road (as occupied) and continue for a total distance of 49.93 feet to a point for the south corner of said 1.1417-acre tract, the east corner of said 2.284-acre tract and the east corner of said herein described parcel; said point being situated in the northwest line of the H. & T.C. Railroad Company Survey, Section No. 35, Abstract No. 223 and the Southeast line of aforementioned Abstract No. 219;
- 3) **THENCE**, South 41° 53' 49" West, with said common survey line and with the southeast line of said 2.284-acre tract, a distance of 223.20 feet to a point for the south corner of said 2.284-acre tract and the south corner of said parcel herein described;
- 4) **THENCE**, North 48° 05' 16" West, with the southwest line of said 2.284-acre tract, at a distance of 30.24 feet pass a 3/4-inch iron pipe found in the existing northwest right-of-way line of said Old Needville-Fairchilds Road and continuing for a total distance of 50.24 feet to the **POINT OF BEGINNING** and containing 0.2566-acre (11,179 square feet) parcel of land, with 0.1545-acre (6,728 sq. ft.) located within the presently occupied and monumented right-of-way of said Old Needville-Fairchilds Road.

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

**PRELIMINARY ONLY:
THIS DOCUMENT SHALL NOT BE
USED FOR RECORDING, PLATTING,
CONSTRUCTION OR RELIED UPON
AS A FINAL AND COMPLETE
DOCUMENT. 12 FEB. 2019**

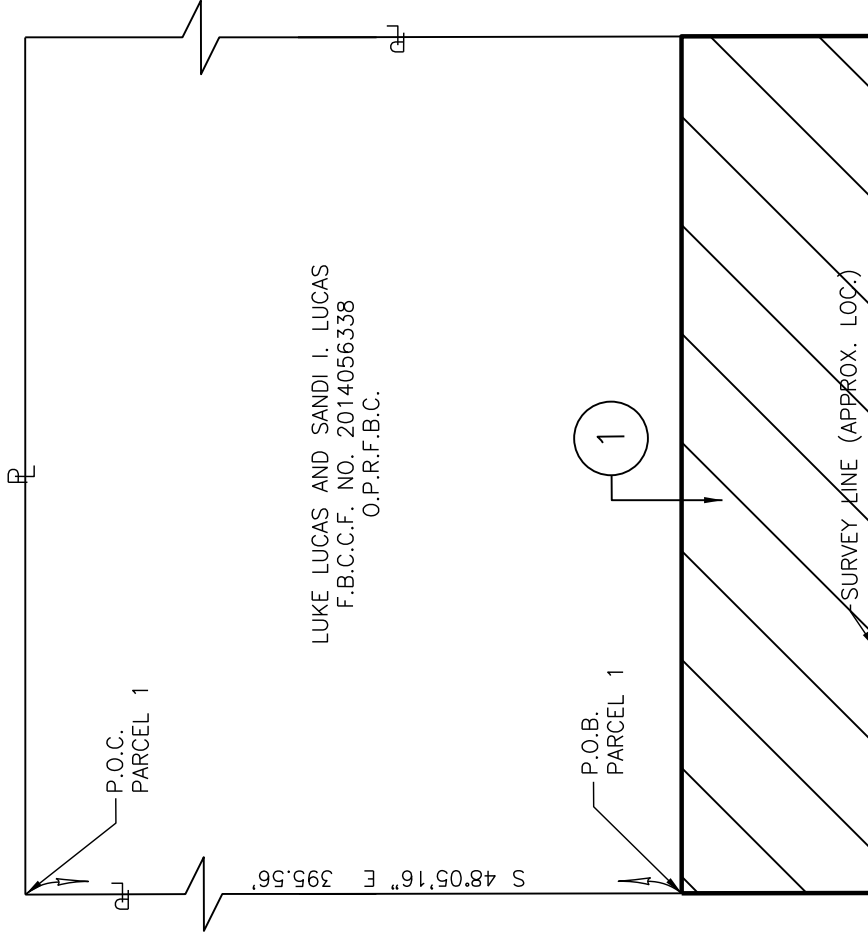
Jacob J. Lupher _____ Date
Registered Professional Land Surveyor
Texas Registration No. 6606

Landtech Consultants, Inc.
2525 North Loop West, Suite 300
Houston, Texas 77008 (713) 861-7068
TBPLS Firm No. 10019100
Landtech Project No. 18-2-0156.02

H&T.C. RAILROAD COMPANY SURVEY,
SECTION 27, ABSTRACT NO. 219

LEGEND

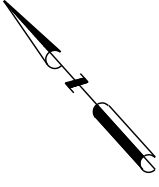
- FUTURE R.O.W. LINE
- EXISTING R.O.W. LINE
- PROPERTY LINE
- SURVEY LINE
- BASELINE
- O.P.R.F.B.C. - OFFICIAL PUBLIC RECORDS
FORT BEND COUNTY
- F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE
- F.B.C.P.R. - FORT BEND COUNTY PLAT RECORDS
- I.R. - IRON ROD
- I.P. - IRON PIPE
- O FOUND / SET (AS NOTED)



LUKE LUCAS AND SANDI I. LUCAS
F.B.C.C.F. NO. 2014056338
O.P.R.F.B.C.

NEEDVILLE TOWNHOMES
FILE NO. 20160205
F.B.C.P.R.

EDGAR J. ARCENEAUX, JR
F.B.C.C.F. NO. 2016129258
O.P.R.F.B.C.



NOTES:

- 1.) THE SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACTS, ALL ENCUMBRANCES MAY NOT BE SHOWN. ALL RESEARCH WAS DONE BY THIS OFFICE BY RESEARCHING THE OFFICIAL PUBLIC RECORDS AND WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT.
- 2.) ALL SURVEY WORK SHOWN HEREON IS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE NO. 4204, (NAD 83). DISTANCES AND COORDINATES SHOWN HEREON ARE SURFACE AND CAN BE REDUCED TO THE GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999864715.
- 3.) THE FIELD SURVEY AND TOPOGRAPHIC WORK WAS COMPLETED ON 11 SEPTEMBER, 2018.
- 4.) PROJECT BASELINES PROVIDED BY S & B INFRASTRUCTURE LTD. (Old Needville-Fairchild Rd--align.dgn) PROVIDED 05 OCT 2018.
- 5.) THIS PLAT IS ACCOMPANIED BY A DESCRIPTION OF EVEN SURVEY DATE.

OLD NEEDVILLE-FAIRCHILD'S RD.
(A.K.A. SCHOOL ST.)(R.O.W. WIDTH VARIES)
H&T.C. RAILROAD COMPANY SURVEY,
SECTION 35, ABSTRACT NO. 223

PARENT TRACT INSET

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PARCEL PLAT REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.
PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

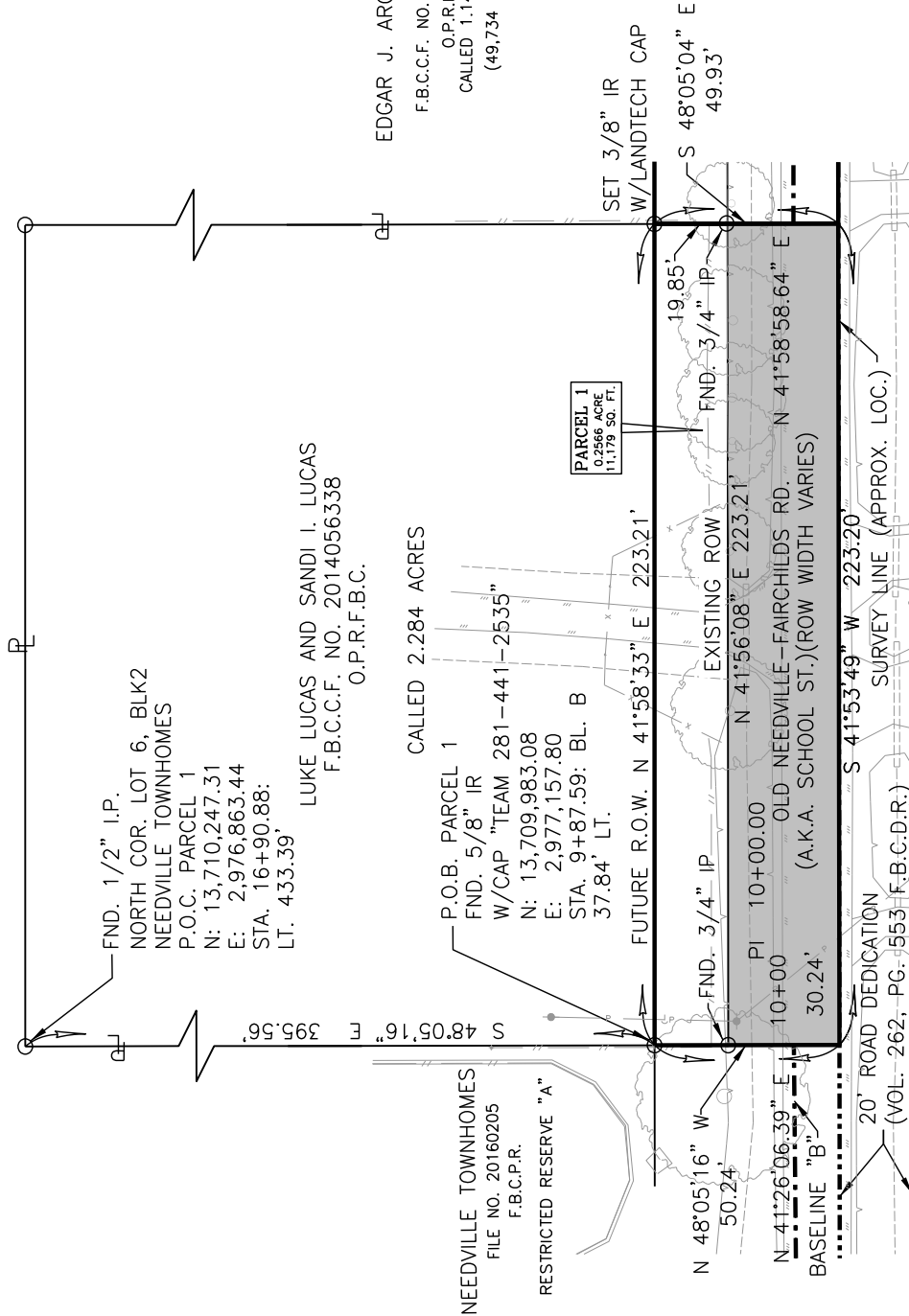
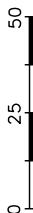
JACOB J. LUPHER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6606
2/6/2019

AREA TABLE (ACRES)		
EXISTING ACRES	TAKING AC./S.F.	REMAINING AC./S.F.
2.284	0.2566 11,179	2.027 88,312
AREA WITHIN EXISTING ROW	PROPOSED ADDITIONAL ROW	
0.1545 6,728		0.1022 4,451

LANDTECH
2525 NORTH LOOP WEST SUITE 300
HOUSTON, TX 77008
713-861-7068
TXPE FIRM F-1364 TBPLS-10019100

PARCEL PLAT
SHOWING
PARCEL 1
OLD NEEDVILLE FAIRCHILD'S RD.
FORT BEND COUNTY
RECONSTRUCTION PROJECT NO. 17108
FEBRUARY, 2019

H&T.C. RAILROAD COMPANY SURVEY,
SECTION 27, ABSTRACT NO. 219



<p>LANDTECH 2525 NORTH LOOP WEST SUITE 300 HOUSTON, TX 77008 713-861-7068 TXPE FIRM F-1364 TBPLS-10019100</p>	
<p>PARCEL PLAT SHOWING PARCEL 1</p>	
<p>OLD NEEDVILLE FAIRCHILDS RD. FORT BEND COUNTY RECONSTRUCTION PROJECT NO. 17108 FEBRUARY, 2019</p>	
PAGE 4 OF 4	SCALE: 1"=50'

H&T.C. RAILROAD COMPANY SURVEY,
SECTION 35, ABSTRACT NO. 223

EXHIBIT A

**DESCRIPTION OF A 0.1278-ACRE
(5,568 SQ. FT.) PARCEL OF LAND
OUT OF THE H. & T.C. RR CO.
SURVEY SECTION NO. 27,
ABSTRACT NO. 219, CITY OF NEEDVILLE,
FORT BEND COUNTY, TEXAS**

Being a 0.1278-acre (5,568 square feet) parcel of land situated in the H. & T. C. Railroad Company Survey, Section No. 27, Abstract No. 219, City of Needville, Fort Bend County, Texas; said 0.1278 of an acre parcel of land being out of a called 1.1417-acre (49,734 sq. ft.) tract of land conveyed to Edgar J. Arceneaux, Jr., a married person, by deed recorded under Fort Bend County Clerk's File (F.B.C.C.F.) No. 2016129258 of the Official Public Records of Fort Bend County (O.P.R.F.B.C) and being out of the Henry Banker called 141.265-acre tract of land recorded under Volume 46, Page 609 of the Fort Bend County Deed Records (F.B.C.D.R.); said 0.1278-acre parcel of land being more particularly described by metes and bounds as follows. (Bearing Basis being the Texas Coordinate System, South Central Zone No. 4204, NAD 83. The coordinates shown hereon are surface coordinates and may be reduced to the grid by multiplying by the combined scale factor of 0.999864715. All distances are surface distances in U.S. Survey Feet):

COMMENCING (N= 13,710,247.31, E= 2,976,863.43) at a 1/2-inch iron pipe found for the north corner of Lot Six (6), Block Two (2) of Needville Townhomes, a subdivision of record recorded under F.B.C.C.F. No. 20160205 of the Fort Bend County Plat Records (F.B.C.P.R.), being the north corner of said Needville Townhomes Subdivision and being the west corner of a called 2.284-acre tract of land conveyed to Luke Lucas and Sandi I. Lucas by deed recorded under F.B.C.C.F. No. 2014056338, O.P.R.F.B.C., Texas;

THENCE, South 48° 05' 16" East, with the southwest line of said 2.284-acre tract of land and with the northeast line of said Needville Townhomes Subdivision, a distance of 395.56 feet to a 5/8 inch iron rod with cap stamped "TEAM – 281-491-2525" found in the existing northwest right-of-way line of Old Needville-Fairchilds Road (A.K.A. School Street) (Right-of-Way width varies per File no. 20160205 F.B.C.P.R. and Volume 262, Page 553 F.B.C.D.R.), for the east corner of Restricted Reserve "A" of aforementioned Needville Townhomes;

THENCE, North 41° 58' 33" East, over and across said 2.284-acre tract, a distance of 223.21 feet to a 3/8-inch iron rod with cap stamped "LANDTECH" set in the southwest line of said 1.1417-acre (49,734 sq. ft.) tract of land, being in the northeast line of said 2.284-acre tract, located in the proposed northwest right-of-way line and being the west corner of said parcel herein described and the **POINT OF BEGINNING** having coordinates of **(N= 13,710,149.02, E= 2,977,307.09)**;

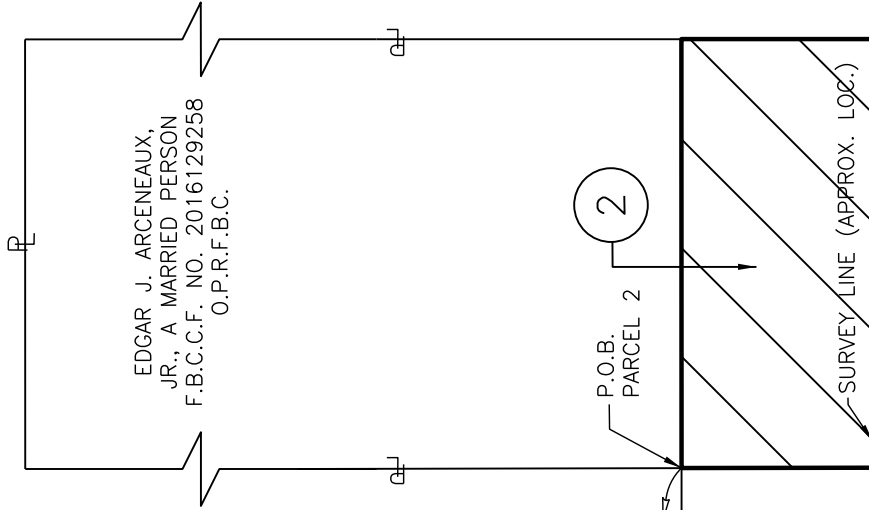
EXHIBIT A

- 1) **THENCE**, North 41° 58' 33" East, over and across said 1.1417-acre tract and with the northwest line of said herein described parcel, a distance of 111.70 feet to a 3/8-inch iron rod with cap stamped "LANDTECH" set in the southwest line of Reserve "B", Block One (1) of RWM, a subdivision of record recorded under Slide No. 2364A (F.B.C.P.R.), being in the northeast line of said 1.1417-acre tract and being the north corner of said parcel herein described;
- 2) **THENCE**, South 48° 01' 51" East, with the southwest line of said RWM and with the northeast line of said 1.1417-acre tract, at distance of 9.77 feet pass a 5/8-inch iron rod with cap stamped "RPLS 1535-4035" found in the existing northwest right-of-way line of said Old Needville-Fairchilds Road (as occupied) (Right-of-Way width varies per slide No. 2364A, F.B.C.P.R.) and continue for a total distance of 49.78 feet to a point for the east corner of said 1.1417-acre tract and the east corner of said herein described parcel, said point being situated in the northwest line of the H. & T.C. Railroad Company Survey, Section No. 35, Abstract No. 223 and the southeast line of aforementioned Abstract No. 219;
- 3) **THENCE**, South 41° 53' 49" West, with said common survey line and with the southeast line of said 1.1417-acre tract, a distance of 111.65 feet to a point for the south corner of said 1.1417-acre tract and the south corner of said parcel herein described, being the east corner of said 2.284-acre tract;
- 4) **THENCE**, North 48° 05' 04" West, with the southwest line of said 1.1417-acre tract and with the northeast line of said 2.284-acre tract, at a distance of 30.05 feet pass a 3/4-inch iron pipe found in the existing northwest right-of-way line of said Old Needville-Fairchilds Road and continuing for a total distance of 49.93 feet to the **POINT OF BEGINNING** and containing 0.1278-acre (5,568 square feet) parcel of land, with 0.0770-acre (3,355 sq. ft.) located within the presently occupied and monumented right-of-way of said Old Needville-Fairchilds Road.

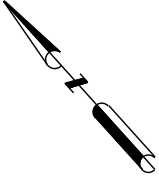
**H&T.C. RAILROAD COMPANY SURVEY,
SECTION 27, ABSTRACT NO. 219**

LEGEND

- FUTURE R.O.W. LINE
- EXISTING R.O.W. LINE
- PROPERTY LINE
- SURVEY LINE
- BASELINE
- O.P.R.F.B.C. - OFFICIAL PUBLIC RECORDS
FORT BEND COUNTY
- F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE
- F.B.C.P.R. - FORT BEND COUNTY PLAT RECORDS
- I.R. - IRON ROD
- I.P. - IRON PIPE
- O FOUND / SET (AS NOTED)



RWM DIVISION
SLIDE NO. 23644
F.B.C.P.R.



AREA TABLE (ACRES)		
EXISTING ACRES	TAKING AC./S.F.	REMAINING AC./S.F.
1.1417	0.1278	1.0139
	5,568	44,166
AREA WITHIN EXISTING ROW		PROPOSED ADDITIONAL ROW
0.0770		0.0508
3.555		2.213

LANDTECH
2525 NORTH LOOP WEST SUITE 300
HOUSTON, TX 77008
713-861-7068
TXPE FIRM F-1364 TBP/LS-10019100

PARCEL PLAT
SHOWING
PARCEL 2

OLD NEEDVILLE FAIRCHILDS RD.
FORT BEND COUNTY
RECONSTRUCTION PROJECT NO. 17108
FEBRUARY, 2019

PAGE 4 OF 5 SCALE: 1"=50'

OLD NEEDVILLE-FAIRCHILDS RD.
(A.K.A. SCHOOL ST.)(R.O.W. WIDTH VARIES)

**H&T.C. RAILROAD COMPANY SURVEY,
SECTION 35, ABSTRACT NO. 223**

PARENT TRACT INSET

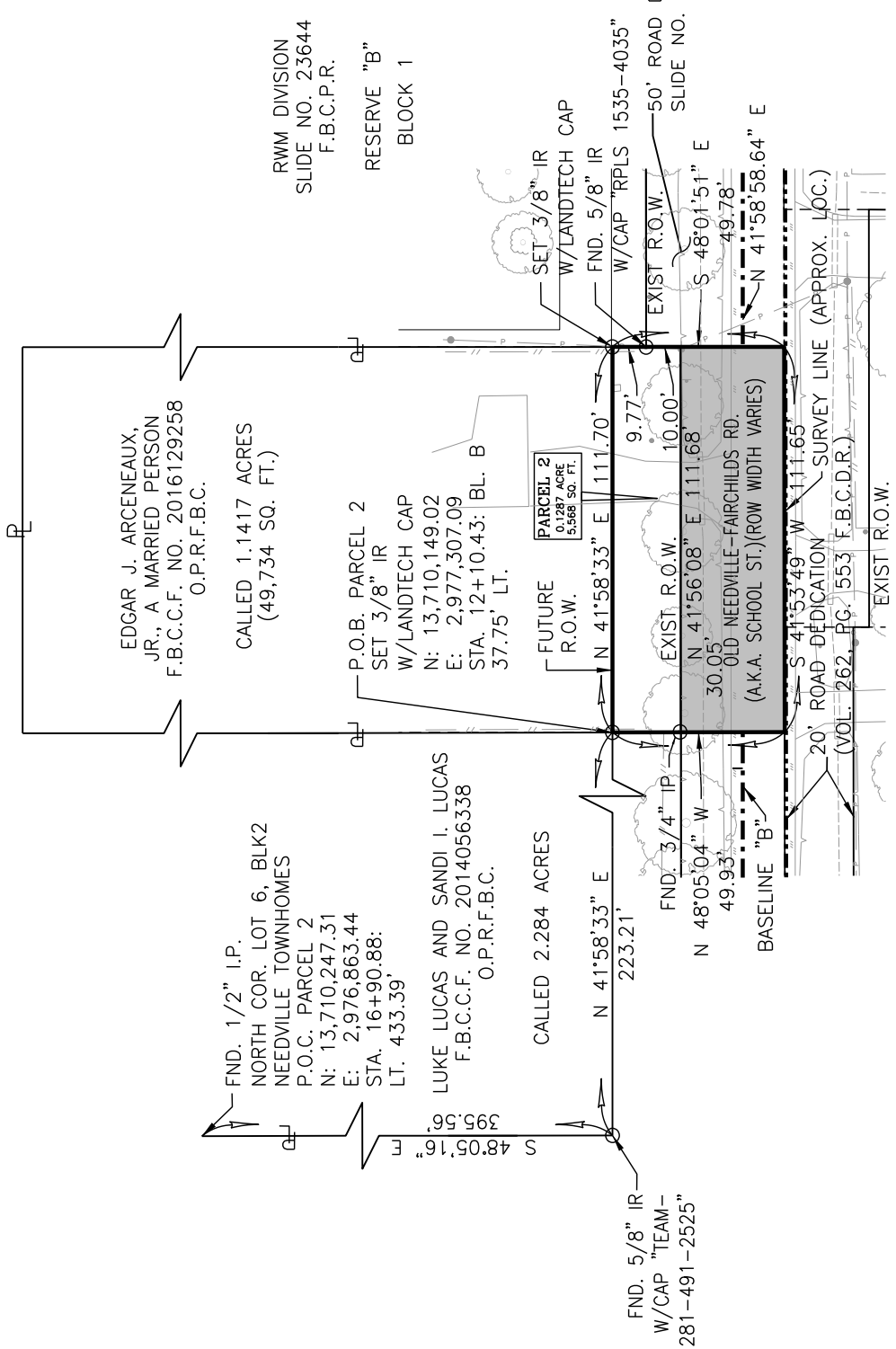
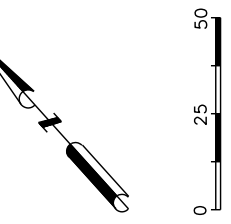
I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PARCEL PLAT REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.
PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

JACOB J. LUPHER
REGISTERED PROFESSIONAL LAND SURVEYOR
2/6/2019
TEXAS REGISTRATION NO. 6606

NOTES:

- 1.) THE SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACTS, ALL ENCUMBRANCES MAY NOT BE SHOWN. ALL RESEARCH WAS DONE BY THIS OFFICE BY RESEARCHING THE OFFICIAL PUBLIC RECORDS AND WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT.
- 2.) ALL SURVEY WORK SHOWN HEREON IS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE NO. 4204, (NAD 83). DISTANCES AND COORDINATES SHOWN HEREON ARE SURFACE AND CAN BE REDUCED TO THE GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999864715.
- 3.) THE FIELD SURVEY AND TOPOGRAPHIC WORK WAS COMPLETED ON 11 SEPTEMBER, 2018.
- 4.) PROJECT BASELINES PROVIDED BY S & B INFRASTRUCTURE, LTD. (Old Needville-Fairchild Rd--align.dgn) PROVIDED 05 OCT 2018.
- 5.) THIS PLAT IS ACCOMPANIED BY A DESCRIPTION OF EVEN SURVEY DATE.

H&T.C. RAILROAD COMPANY SURVEY,
SECTION 27, ABSTRACT NO. 219



RWM DIVISION
SLIDE NO. 23644
F.B.C.P.R.

RESERVE "B"
BLOCK 1

H&T.C. RAILROAD COMPANY SURVEY,
SECTION 35, ABSTRACT NO. 223

LANDTECH 2525 NORTH LOOP WEST SUITE 300 HOUSTON, TX 77008 713-861-7068 TXPE FIRM F-1364 TBPLS-10019100	PARCEL PLAT SHOWING PARCEL 2 OLD NEEDVILLE FAIRCHILD'S RD. FORT BEND COUNTY RECONSTRUCTION PROJECT NO. 17108 FEBRUARY, 2019
---	---

EXHIBIT A

**DESCRIPTION OF A 0.0249-ACRE
(1,085 SQ. FT.) PARCEL OF LAND
OUT OF THE H. & T.C. RR CO.
SURVEY SECTION NO. 27,
ABSTRACT NO. 219, CITY OF NEEDVILLE,
FORT BEND COUNTY, TEXAS**

Being a 0.0249-acre (1,085 square feet) parcel of land situated in the H. & T. C. Railroad Company Survey, Section No. 27, Abstract No. 219, City of Needville, Fort Bend County, Texas; said 0.0249 of an acre parcel of land being out of the remainder of a called 1.142-acre tract of land conveyed to Robert William Messina and Dana S. Messina by deed recorded under file no. 2002143807 of the Official Public Records of Fort Bend County (O.P.R.F.B.C.), Texas, being out of Reserve "B", Block One (1) of RWM, a subdivision of record recorded under Slide No. 2364A of the Fort Bend County Plat Records (F.B.C.P.R) and being out of the Henry Banker called 141.265-acre tract of land recorded under Volume 46, Page 609 of the Fort Bend County Deed Records (F.B.C.D.R.); said 0.0249-acre parcel of land being more particularly described by metes and bounds as follows. (Bearing Basis being the Texas Coordinate System, South Central Zone No. 4204, NAD 83. The coordinates shown hereon are surface coordinates and may be reduced to the grid by multiplying by the combined scale factor of 0.999864715. All distances are surface distances in U.S. Survey Feet):

COMMENCING (N= 13,710,247.31, E= 2,976,863.43) at a 1/2-inch iron pipe found for the north corner of Lot Six (6), Block Two (2) of Needville Townhomes, a subdivision of record recorded under F.B.C.C.F. No. 20160205 of the F.B.C.P.R., being the north corner of said Needville Townhomes Subdivision and being the west corner of a called 2.284-acre tract of land conveyed to Luke Lucas and Sandi I. Lucas by deed recorded under F.B.C.C.F. No. 2014056338, O.P.R.F.B.C., Texas;

THENCE, North 41° 52' 50" East, with the northwest line of said 2.284-acre tract of land, at a distance of 223.21 feet pass the north corner of said 2.284-acre tract, being the west corner of a called 1.1417-acre tract of land conveyed to Edgar J. Arceneaux, Jr. by deed recorded under F.B.C.C.F. No. 2016129258 of the O.P.R.F.B.C., Texas and continuing for a total distance of 335.30 feet to a point for the north corner of said called 1.1417-acre tract, being the west corner of aforementioned RWM Subdivision;

THENCE, South 48° 01' 51" East, with the northeast line of said 1.1417-acre tract and with the southwest line of said RWM Subdivision, a distance of 396.12 feet to a 3/8-inch iron rod with cap stamped "LANDTECH" set in the proposed northwest right-of-way line of Old Needville-Fairchilds Road, being the west corner of said parcel herein described and the **POINT OF BEGINNING** having coordinates of **(N= 13,710,232.06, E= 2,977,381.79)**;

EXHIBIT A

- 1) **THENCE**, North 41° 58' 33" East, over and across said RWM Reserve "B" and with the northwest line of said herein described parcel, a distance of 111.57 feet to a 3/8-inch iron rod with cap stamped "LANDTECH" set in the southwest line of the residue of a called 1.3725-acre tract of land conveyed to Karen Elaine Pickett by deed recorded under Volume 1076, Page 104 of the F.B.C.D.R., being in the northeast line of said Reserve "B" of RWM and being the north corner of said parcel herein described;
- 2) **THENCE**, South 48° 01' 36" East, with the northeast line of said Reserve "B", RWM and with the southwest line of the residue of said 1.3725-acre tract, a distance of 9.69 feet to a 5/8-inch iron rod with cap stamped "RPLS 1535-4035" found in the existing northwest right-of-way line of said Old Needville-Fairchilds Road (as occupied) (Right-of-Way width varies per Slide No. 2364A and 2591B, F.B.C.P.R.) for the North corner of said Reserve "A", for the east corner of said Reserve "B" and for the east corner of said herein described parcel, from which a 3/4-inch iron pipe found in the existing right-of-way line of said Old Needville-Fairchilds Road bears South 48° 01' 36" East, a distance of 10.00 feet;
- 3) **THENCE**, South 41° 56' 08" West, with the southeast line of said Reserve "B", with the northeast line of said Reserve "A", with the existing northwest right-of-way line of said Old Needville-Fairchilds Road and with the southeast line of said herein described parcel, a distance of 111.57 feet to a 5/8-inch iron rod with cap stamped "RPLS 1535-4035" found for the south corner;
- 4) **THENCE**, North 48° 01' 51" West, with the northeast line of said 1.1417-acre tract and with the southwest line of said Reserve "B", RWM, a distance of 9.77 feet to the **POINT OF BEGINNING** and containing 0.0249-acre (1,085 Sq. Ft.) of land

EXHIBIT A

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

PRELIMINARY ONLY:
THIS DOCUMENT SHALL NOT BE
USED FOR RECORDING, PLATTING,
CONSTRUCTION OR RELIED UPON
AS A FINAL AND COMPLETE
DOCUMENT. 12 FEB. 2019

Jacob J. Lupher _____ Date
Registered Professional Land Surveyor
Texas Registration No. 6606

Landtech Consultants, Inc.
2525 North Loop West, Suite 300
Houston, Texas 77008 (713) 861-7068
TBPLS Firm No. 10019100

Landtech Project No. 18-2-0156.02

LEGEND

- FUTURE R.O.W. LINE
- EXISTING R.O.W. LINE
- PROPERTY LINE
- SURVEY LINE
- BASELINE
- O.P.R.F.B.C. - OFFICIAL PUBLIC RECORDS FORT BEND COUNTY
- F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE
- F.B.C.P.R. - FORT BEND COUNTY PLAT RECORDS
- I.R. - IRON ROD
- I.P. - IRON PIPE
- O FOUND / SET (AS NOTED)

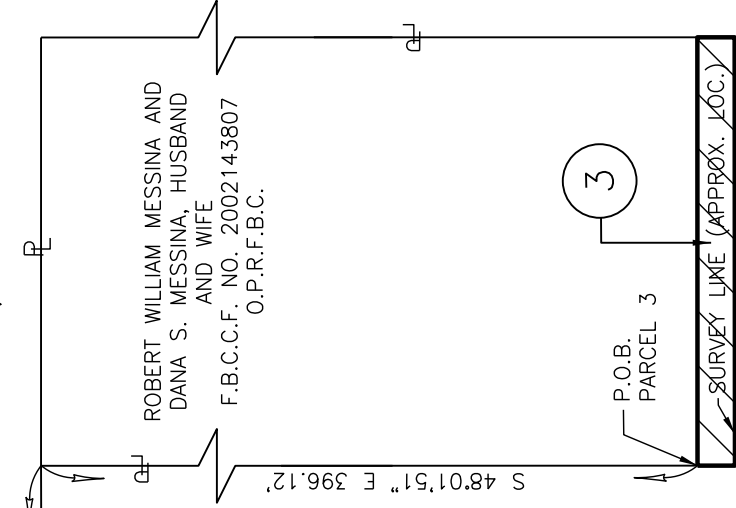
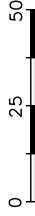
**H&T.C. RAILROAD COMPANY SURVEY,
SECTION 27, ABSTRACT NO. 219**

N 41°52'50" E
335.30'
P.O.C.
PARCEL 3

ROBERT WILLIAM MESSINA AND
DANA S. MESSINA, HUSBAND
AND WIFE
F.B.C.C.F. NO. 2002143807
O.P.R.F.B.C.

EDGAR J. ARCENEAUX, JR.
A MARRIED PERSON
F.B.C.C.F. NO. 2016129258
O.P.R.F.B.C.

KAREN ELAINE PICKETT
VOL. 1076, PG. 104
F.B.C.D.R.



EXISTING R.O.W.
OLD NEEDVILLE-FAIRCHILD'S RD.
(A.K.A. SCHOOL ST.)(R.O.W. WIDTH VARIES)

**H&T.C. RAILROAD COMPANY SURVEY,
SECTION 35, ABSTRACT NO. 223**

PARENT TRACT INSET

NOTES:

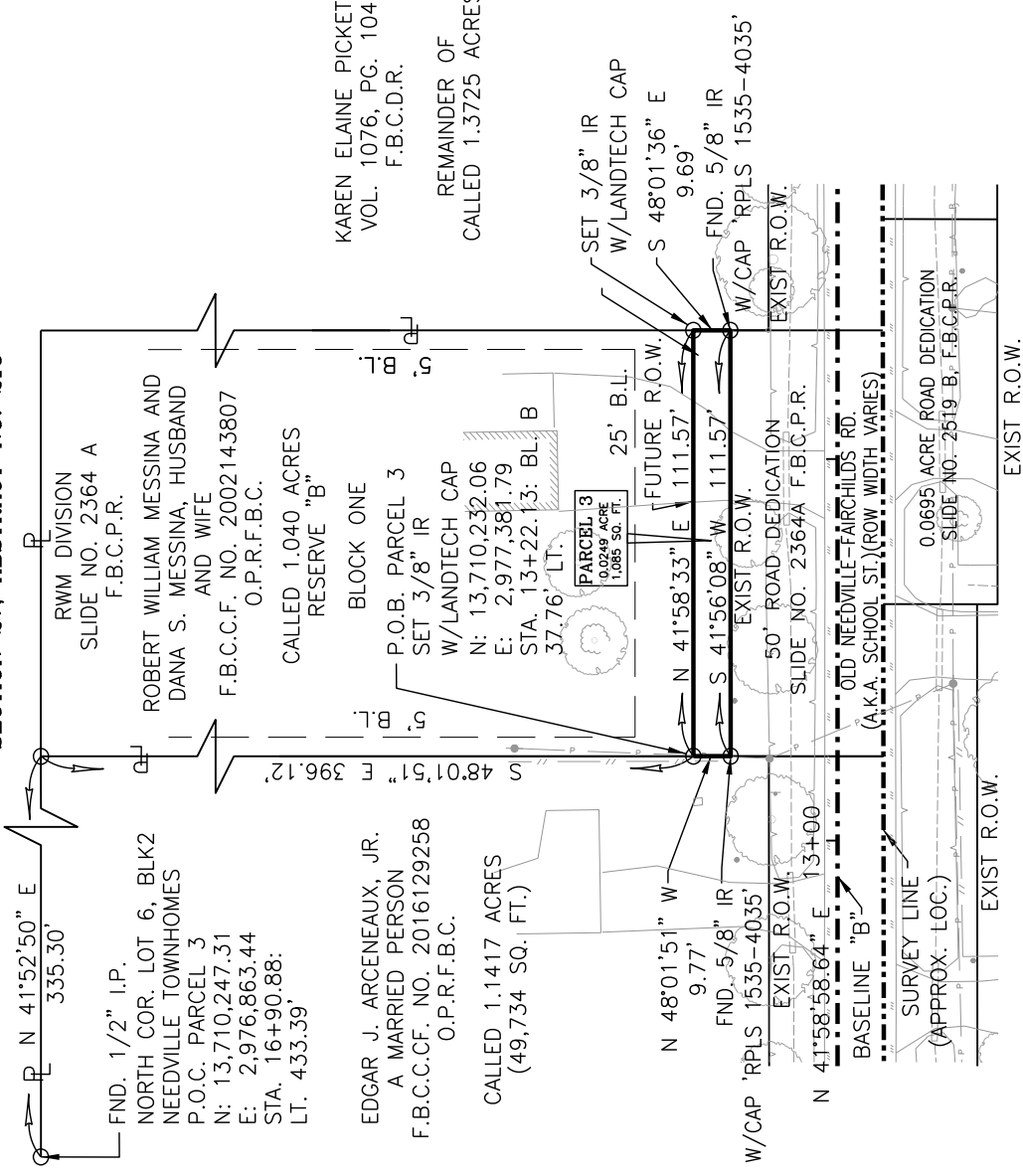
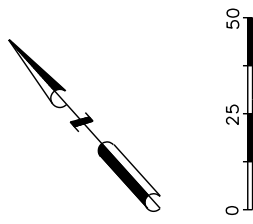
- 1.) THE SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACTS, ALL ENCUMBRANCES MAY NOT BE SHOWN. ALL RESEARCH WAS DONE BY THIS OFFICE BY RESEARCHING THE OFFICIAL PUBLIC RECORDS AND WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT.
- 2.) ALL SURVEY WORK SHOWN HEREON IS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE NO. 4204, (NAD 83). DISTANCES AND COORDINATES SHOWN HEREON ARE SURFACE AND CAN BE REDUCED TO THE GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9999864715.
- 3.) THE FIELD SURVEY AND TOPOGRAPHIC WORK WAS COMPLETED ON 11 SEPTEMBER, 2018.
- 4.) PROJECT BASELINES PROVIDED BY S. & B. INFRASTRUCTURE, LTD. (Old Needville-Fairchild Rd--align.dgn) PROVIDED 05 OCT 2018.
- 5.) THIS PLAT IS ACCOMPANIED BY A DESCRIPTION OF EVEN SURVEY DATE.

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PARCEL PLAT REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.
PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

JACOB J. LUPHER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6606
2/6/2019

AREA TABLE (ACRES)		
EXISTING ACRES	TAKING AC./S.F.	REMAINING AC./S.F.
1.040	0.0249 1,085	1.0151 44,217
AREA WITHIN EXISTING ROW	PROPOSED ADDITIONAL ROW	
N/A		0.0249 1,085
LANDTECH		
2525 NORTH LOOP WEST SUITE 300 HOUSTON, TX 77008 713-861-7068 TXPE FIRM F-1364 TBPLS-10019100		
PARCEL PLAT		
SHOWING PARCEL 3		
OLD NEEDVILLE FAIRCHILD'S RD. FORT BEND COUNTY RECONSTRUCTION PROJECT NO. 17108 FEBRUARY, 2019		

H&T.C. RAILROAD COMPANY SURVEY,
SECTION 27, ABSTRACT NO. 219



FND. 1/2" I.P.
NORTH COR. LOT 6, BLK2
NEEDVILLE TOWNHOMES
P.O.C. PARCEL 3
N: 13,710,247.31
E: 2,976,863.44
STA. 16+90.88:
LT. 433.39'

RWM DIVISION
SLIDE NO. 2364 A
F.B.C.P.R.
ROBERT WILLIAM MESSINA AND
DANA S. MESSINA, HUSBAND
AND WIFE
F.B.C.C.F. NO. 2002143807
O.P.R.F.B.C.
CALLED 1.040 ACRES
RESERVE "B"

BLOCK ONE
P.O.B. PARCEL 3
SET 3/8" IR
W/LANDTECH CAP
N: 13,710,232.06
E: 2,977,381.79
STA. 13+22.13: BL. B
37.76' LT.

EDGAR J. ARCENEAUX, JR.
A MARRIED PERSON
F.B.C.C.F. NO. 2016129258
O.P.R.F.B.C.
CALLED 1.1417 ACRES
(49,734 SQ. FT.)

KAREN ELAINE PICKETT
VOL. 1076, PG. 104
F.B.C.D.R.
REMAINDER OF
CALLED 1.3725 ACRES

N 48°01'51" W
9.77'
FND. 5/8" IR
W/CAP 'RPLS 1535-4035'
EXIST R.O.W.
N 41°58'58" E 13+00
SURVEY LINE
(APPROX. LOC.)
EXIST R.O.W.

PARCEL 3
1.085 ACRES
1,085 SQ. FT.

FUTURE R.O.W.
N 41°58'33" E 111.57'
S 41°56'08" W 111.57'
EXIST R.O.W.
50' ROAD DEDICATION
SLIDE NO. 2364A F.B.C.P.R.

SET 3/8" IR
W/LANDTECH CAP
S 48°01'36" E
9.69'
FND. 5/8" IR
W/CAP 'RPLS 1535-4035'
EXIST R.O.W.

OLD NEEDVILLE-FAIRCHILD'S RD.
(A.K.A. SCHOOL ST.) (ROW WIDTH VARIES)
0.0695 ACRE ROAD DEDICATION
SLIDE NO. 2519 B. F.B.C.P.R.
EXIST R.O.W.

H&T.C. RAILROAD COMPANY SURVEY,
SECTION 35, ABSTRACT NO. 223

<p>LANDTECH 2525 NORTH LOOP WEST SUITE 300 HOUSTON, TX 77008 713-861-7068 TXPE FIRM F-1364 TBPLS-10019100</p>	<p>PARCEL PLAT SHOWING PARCEL 3</p>
	<p>OLD NEEDVILLE FAIRCHILDS RD. FORT BEND COUNTY RECONSTRUCTION PROJECT NO. 17108 FEBRUARY, 2019</p>

EXHIBIT A

**DESCRIPTION OF A 0.1432-ACRE
(6,239 SQ. FT.) PARCEL OF LAND
OUT OF THE H. & T.C. RR CO.
SURVEY SECTION NO. 27,
ABSTRACT NO. 219, CITY OF NEEDVILLE,
FORT BEND COUNTY, TEXAS**

Being a 0.1432-acre (6,239 square feet) parcel of land situated in the H. & T. C. Railroad Company Survey, Section No. 27, Abstract No. 219, City of Needville, Fort Bend County, Texas; said 0.1432 of an acre parcel of land being out of the residue of a called 1.3725-acre tract of land conveyed to Karen Elaine Pickett by deed recorded under Volume 1076, Page 104 of the Fort Bend County Deed Records (F.B.C.D.R.), and being out of the Henry Banker called 141.265-acre tract of land recorded under Volume 46, Page 609 of the (F.B.C.D.R.); said 0.1432-acre parcel of land being more particularly described by metes and bounds as follows. (Bearing Basis being the Texas Coordinate System, South Central Zone No. 4204, NAD 83. The coordinates shown hereon are surface coordinates and may be reduced to the grid by multiplying by the combined scale factor of 0.999864715. All distances are surface distances in U.S. Survey Feet):

COMMENCING (N= 13,710,247.31, E= 2,976,863.43) at a 1/2-inch iron pipe found for the north corner of Lot Six (6), Block Two (2) of Needville Townhomes, a subdivision of record recorded under Fort Bend County Clerk's File (F.B.C.C.F.) No. 20160205 of the Fort Bend County Plat Records (F.B.C.P.R.), being the north corner of said Needville Townhomes Subdivision and being the west corner of a called 2.284-acre tract of land conveyed to Luke Lucas and Sandi I. Lucas by deed recorded under F.B.C.C.F. No. 2014056338, O.P.R.F.B.C., Texas;

THENCE, North 41° 52' 50" East, with the northwest line of said 2.284-acre tract of land, at a distance of 223.23 feet pass the north corner of said 2.284-acre tract, being the west corner of a called 1.1417-acre tract of land conveyed to Edgar J. Arceneaux, Jr. by deed recorded under F.B.C.C.F. No. 2016129258 of the O.P.R.F.B.C., Texas, at a distance of 335.30 feet pass the west corner of RWM Division, a subdivision of record recorded under Slide No. 2364A of the F.B.C.P.R. and continuing for a total distance of 446.90 feet to a point for the west corner of the residue of said called 1.3725-acre tract, being the north corner of aforementioned RWM Subdivision;

THENCE, South 48° 01' 36" East, with the southwest line of the residue of said 1.3725-acre tract and with the northeast line of said RWM Subdivision, a distance of 396.31 feet to a 3/8-inch iron rod with cap stamped "LANDTECH" set in the proposed northwest right-of-way line of Old Needville-Fairchilds Road, being the west corner of said parcel herein described and the **POINT OF BEGINNING** having coordinates of **(N= 13,710,315.01, E= 2,977,456.42)**;

EXHIBIT A

- 1) **THENCE**, North 41° 58' 33" East, over and across the residue of said 1.3725-acre tract and with the northwest line of said herein described parcel, a distance of 125.94 feet to a 3/8-inch iron rod with cap stamped "LANDTECH" set in the northeast line of the residue of said 1.3725-acre tract of land, being in the southwest line of a called 0.0459-acre tract of land conveyed to Marion Bradley Cloud III and wife, Lynda Cloud by deed recorded under F.B.C.C.F. No. 9860224 of the O.P.R.F.B.C., Texas and being the north corner of said parcel herein described;
- 2) **THENCE**, South 48° 03' 16" East, with the northeast line of the residue of said 1.3725-acre tract and with the southwest line of said 0.0459-acre tract, at a distance of 19.60 feet pass a 1/2-inch iron rod found in the currently occupied northwest right-of-way line of Old Needville-Fairchilds Road (A.K.A. School Street) (R.O.W. width varies per Slide No. 2494A, Slide No. 2519B and Slide No. 2364A F.B.C.P.R.) and continuing for a total distance of 49.45 feet to a point for the east corner of said 1.3725-acre residue tract, for the south corner of said 0.0459-acre tract and the east corner of said parcel herein described; said point being situated in the northwest line of the H. & T.C. Railroad Company Survey, Section 35, Abstract No. 223 and the southeast line of said aforementioned Abstract No. 219;
- 3) **THENCE**, South 41° 53' 49" West, with said common survey line and with the southeast line of said 1.3725-acre residue tract and with the southeast line of said herein described parcel, a distance of 125.96 feet to a point for the south corner;
- 4) **THENCE**, North 48° 01' 36" West, with the southwest line of said 1.3725-acre residue tract, at a distance of 29.93 feet pass a 3/4-inch iron pipe found, at a distance of 39.93 feet pass a 5/8-inch iron rod with cap stamped "RPLS 1535-4035" found in the in the currently occupied right-of-way line of said Old Needville-Fairchilds Road, being the east corner of Reserve "B" of said RWM and continuing for a total distance of 49.62 feet to the **POINT OF BEGINNING** and containing 0.1432-acre (6,239 Sq. Ft.) of land, with 0.0864-acre (3,765 sq. ft.) located within the presently occupied and monumented right-of-way of said Old Needville-Fairchilds Road.

EXHIBIT A

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

**PRELIMINARY ONLY:
THIS DOCUMENT SHALL NOT BE
USED FOR RECORDING, PLATTING,
CONSTRUCTION OR RELIED UPON
AS A FINAL AND COMPLETE
DOCUMENT. 12 FEB. 2019**

Jacob J. Lupher _____ Date
Registered Professional Land Surveyor
Texas Registration No. 6606

Landtech Consultants, Inc.
2525 North Loop West, Suite 300
Houston, Texas 77008 (713) 861-7068
TBPLS Firm No. 10019100

Landtech Project No. 18-2-0156.02

H&T.C. RAILROAD COMPANY SURVEY,
SECTION 27, ABSTRACT NO. 219

LEGEND

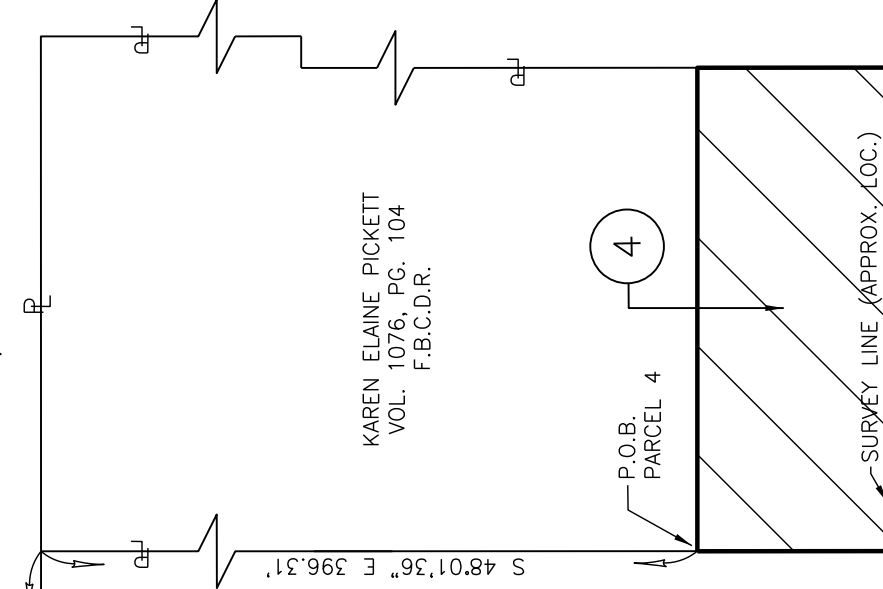
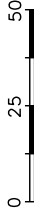
- FUTURE R.O.W. LINE
- EXISTING R.O.W. LINE
- PROPERTY LINE
- SURVEY LINE
- BASELINE
- O.P.R.F.B.C. - OFFICIAL PUBLIC RECORDS
FORT BEND COUNTY
- F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE
- F.B.C.P.R. - FORT BEND COUNTY PLAT RECORDS
- I.R. - IRON ROD
- I.P. - IRON PIPE
- O FOUND / SET (AS NOTED)

N 41°52'50" E
446.90'
P.O.C.
PARCEL 4

RWM DIVISION
SLIDE NO. 2364 A
F.B.C.P.R.

KAREN ELAINE PICKETT
VOL. 1076, PG. 104
F.B.C.D.R.

MARION BRADLEY CLOUD III
AND WIFE, LYNDA CLOUD
F.B.C.C.F. NO. 9860224
O.P.R.F.B.C.



NOTES:

- 1.) THE SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACTS. ALL ENCUMBRANCES MAY NOT BE SHOWN. ALL RESEARCH WAS DONE BY THIS OFFICE BY RESEARCHING THE OFFICIAL PUBLIC RECORDS AND WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT.
- 2.) ALL SURVEY WORK SHOWN HEREON IS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE NO. 4204, (NAD 83). DISTANCES AND COORDINATES SHOWN HEREON ARE SURFACE AND CAN BE REDUCED TO THE GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999864715.
- 3.) THE FIELD SURVEY AND TOPOGRAPHIC WORK WAS COMPLETED ON 11 SEPTEMBER, 2018.
- 4.) PROJECT BASELINES PROVIDED BY S & B INFRASTRUCTURE, LTD. (Old Needville-Fairchild Rd--align.dgn) PROVIDED 05 OCT 2018.
- 5.) THIS PLAT IS ACCOMPANIED BY A DESCRIPTION OF EVEN SURVEY DATE.

OLD NEEDVILLE-FAIRCHILDS RD.
(A.K.A. SCHOOL ST.)(R.O.W. WIDTH VARIES)
H&T.C. RAILROAD COMPANY SURVEY,
SECTION 35, ABSTRACT NO. 223

PARENT TRACT INSET

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PARCEL PLAT REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.
PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

JACOB J. LUPHER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6606
2/6/2019

AREA TABLE (ACRES)		
EXISTING ACRES	TAKING AC./S.F.	REMAINING AC./S.F.
1.3266	0.1432	1.1834
	6,239	51,548
AREA WITHIN EXISTING ROW		PROPOSED ADDITIONAL ROW
0.0864		0.0568
3,765		2,474

LANDTECH

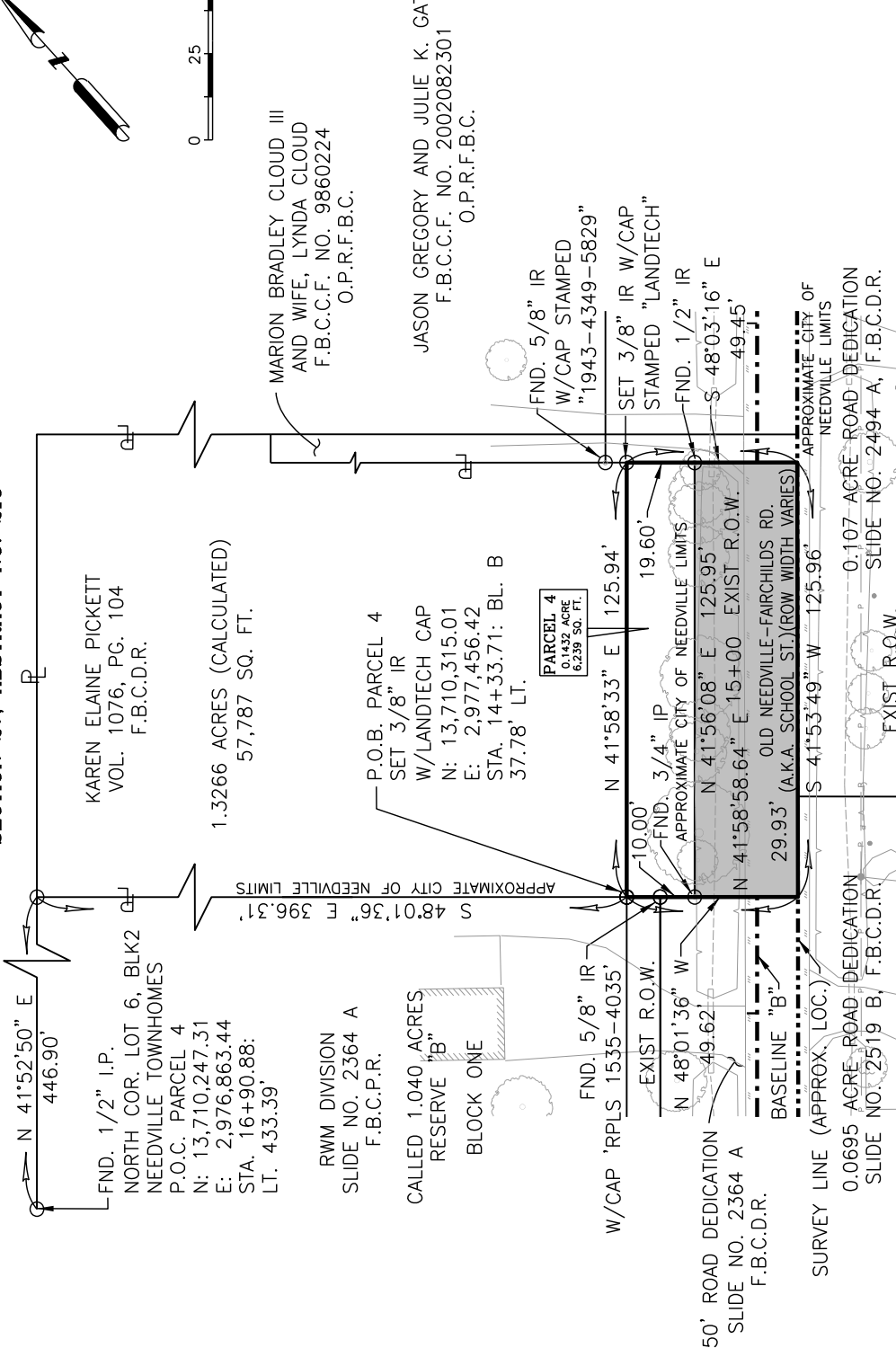
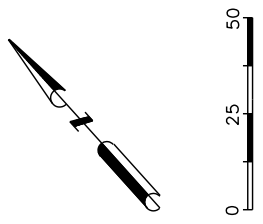
2525 NORTH LOOP WEST SUITE 300
HOUSTON, TX 77008
713-861-7068
TXPE FIRM F-1364 TBPLS-10019100

PARCEL PLAT

SHOWING
PARCEL 4

OLD NEEDVILLE FAIRCHILDS RD.
FORT BEND COUNTY
RECONSTRUCTION PROJECT NO. 17108
FEBRUARY, 2019

H&T.C. RAILROAD COMPANY SURVEY,
SECTION 27, ABSTRACT NO. 219



H&T.C. RAILROAD COMPANY SURVEY,
SECTION 35, ABSTRACT NO. 223

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PARCEL PLAT REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.
PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
JACOB J. LUPHER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6606
2/6/2019

LANDTECH
2525 NORTH LOOP WEST SUITE 300
HOUSTON, TX 77008
713-861-7068
TXPE FIRM F-1364 TBPLS-10019100

PARCEL PLAT
SHOWING
PARCEL 4
OLD NEEDVILLE FAIRCHILDS RD.
FORT BEND COUNTY
RECONSTRUCTION PROJECT NO. 17108
FEBRUARY, 2019

PAGE 5 OF 5 SCALE: 1"=50'

EXHIBIT A

**DESCRIPTION OF A 1.361-ACRE
(59,267 SQ. FT.) PARCEL OF LAND
OUT OF THE H. & T.C. RR CO.
SURVEY SECTION NO. 27,
ABSTRACT NO. 219,
FORT BEND COUNTY, TEXAS**

Being a 1.361-acre (59,267 square feet) parcel of land situated in the H. & T. C. Railroad Company Survey, Section No. 27, Abstract No. 219, Fort Bend County, Texas; said 1.361 of an acre parcel of land being out of the residue of a called 18.0-acre tract of land conveyed to Don M. McLeod and Katherine K. McLeod, as trustees of the Don M. McLeod and Katherine K. McLeod revocable living trust by deed recorded under Fort Bend County Clerk's File (F.B.C.C.F.) No. 2008057249 of the Official Public Records of Fort Bend County (O.P.R.F.B.C.), Texas and being out of the Henry Banker called 141.265-acre tract of land recorded under Volume 46, Page 150 of the Fort Bend County Deed Records (F.B.C.D.R.); said 1.361-acre parcel of land being more particularly described by metes and bounds as follows. (Bearing Basis being the Texas Coordinate System, South Central Zone No. 4204, NAD 83. The coordinates shown hereon are surface coordinates and may be reduced to the grid by multiplying by the combined scale factor of 0.999864715. All distances are surface distances in U.S. Survey Feet):

COMMENCING (N= 13,711,617.09, E= 2,978,613.27) at a 5/8-inch iron rod with cap stamped "1943 4349 5829" found for the east corner of the residue of said 18.0-acre tract, being in the occupied northwest right-of-way line of Old Needville-Fairchilds Road (A.K.A. School Street), (Right-of-Way width varies per F.B.C.C.F. No. 2018041826, O.P.R.F.B.C., Texas);

THENCE, South 40° 47' 05" West, with the northwest line of said Old Needville-Fairchilds Road and the southwest line of the residue of said 18.0-acre tract, a distance of 298.80 feet to a 5/8-inch iron rod with cap stamped "1943 4349 5829" found for an angle point;

THENCE, South 42° 04' 02" West, with the southeast line of the residue of said 18.0-acre tract a distance of 334.40 feet to a 3/8-inch iron rod with cap stamped "LANDTECH" set in the northwest right-of-way line of Old Needville-Fairchilds Road, being the east corner of said parcel herein described and the **POINT OF BEGINNING** having coordinates of **(N= 13,711,142.60, E= 2,978,194.04)**;

EXHIBIT A

- 1) **THENCE**, continuing South 42° 04' 02" West, with the southeast line of the residue of said 18.0-acre tract, with the northwest line of said Old Needville-Fairchilds Road and with the southeast line of said herein described parcel, a distance of 60.00 feet to a 3/8-inch iron rod with cap stamped "LANDTECH" set in the northeast line of a called 10-acre tract of land conveyed to Aaron Mack Ward by deed recorded under F.B.C.C.F. No. 2003001873 of the O.P.R.F.B.C., Texas, for the south corner of said 18.0-acre residue tract and being the south corner of said parcel herein described;
- 2) **THENCE**, North 48° 03' 31" West, with the northeast line of said 10.0-acre tract and with the southwest line of said 18.0-acre residue tract, a distance of 770.44 feet to a 3/8-inch iron rod with cap stamped "LANDTECH" set for an angle point of said herein described parcel, being the south corner of a called 30-foot wide easement conveyed to Fort Bend County for drainage purposes by deed recorded under Volume 2629, Page 2508 F.B.C.D.R., from which a 3" iron pipe found for the north corner of said 10-acre tract and for the east corner of a called 17.234-acre tract of land conveyed to Joyce Buls Otto, Deborah Lynn Otto Ford and Laurie Lane Otto Pollicoff (one-half interest) and to Lee Denny Morgan by deeds recorded under F.B.C.C.F. No. 2011012028 and No. 2018108959, respectively, bears north 48° 03' 31" west, a distance of 26.11 feet;
- 3) **THENCE**, North 41° 56' 29" East, over and across said 18.0-acre residue tract and with the southeast line of said 30-foot wide drainage easement, a distance of 30.00 feet to a 3/8-inch iron rod with cap stamped "LANDTECH" set for the east corner of said 30-foot wide drainage easement and being an interior angle point of said herein described parcel;
- 4) **THENCE**, North 48° 03' 31" West, over and across the residue of said 18.0-acre tract and with the southwest line of said 30-foot wide drainage easement, a distance of 347.48 feet to a 3/8-inch iron rod with cap stamped "LANDTECH" set for an angle point;
- 5) **THENCE**, North 07° 11' 51" West, over and across the residue of said 18.0-acre tract and with the west line of said 30-foot wide drainage easement, a distance of 96.71 feet to a point for the westerly corner of said parcel herein described, located in the south line of a called 60-foot wide easement and right-of-way conveyed to Fort Bend County Drainage District by deed recorded under Volume 345, Page 178 F.B.C.D.R.;
- 6) **THENCE**, North 83° 40' 25" East, over and across the residue of said 18.0-acre tract and with the south line of said 60-foot wide drainage easement, a distance of 30.02 feet to a point for the easterly corner of said herein described parcel;

EXHIBIT A

- 7) THENCE, South 07° 11' 10" East, over and across the residue of said 18.0-acre tract, a distance of 67.29 feet to a 3/8-inch iron rod with cap stamped "LANDTECH" set for the point of curvature of a tangent curve to the left and an angle point in the easterly line of said herein described parcel;
- 8) **THENCE** in a southeasterly direction, over and across the residue of said 18.0-acre tract, with the arc of said curve to the left having a radius of 56.07 feet, a central angle of 37° 39' 11", a chord bearing south 29° 18' 52" east, a distance of 36.19 feet and an arc length of 36.85 feet to a 3/8-inch iron rod with cap stamped "LANDTECH" set for the point of tangency of said curve;
- 9) **THENCE**, South 48° 03' 30" East, over and across the residue of said 18.0-acre tract of land and with the northeast line of said herein described parcel, a distance of 1,086.06 feet to the **POINT OF BEGINNING** and containing 1.361-acre (59,267 Sq. Ft.) of land.

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

**PRELIMINARY ONLY:
THIS DOCUMENT SHALL NOT BE
USED FOR RECORDING, PLATTING,
CONSTRUCTION OR RELIED UPON
AS A FINAL AND COMPLETE
DOCUMENT. 27 NOV. 2018**

Jacob J. Lupher _____ Date
Registered Professional Land Surveyor
Texas Registration No. 6606

Landtech Consultants, Inc.
2525 North Loop West, Suite 300
Houston, Texas 77008 (713) 861-7068
TBPLS Firm No. 10019100

Landtech Project No. 18-2-0156.02

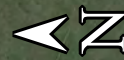
PROPOSED DRAINAGE EASEMENT

Write a description for your map.

Legend

CG_PROPOSED ROW

Feature 1



1000 ft

