

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 Bryan Road Project #17118, 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 Bryan Road Project #17118 beginning at Spacek Road and ending Southwest ROW of F.M. 2977 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 Bryan Road Project #17118 beginning at Spacek Road and ending Southwest ROW of F.M. 2977 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 Bryan Road Project #17118 beginning at Spacek Road and ending Southwest ROW of F.M. 2977 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 Bryan Road Project #17118 beginning at Spacek Road and ending Southwest ROW of F.M. 2977, 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

BRYAN ROAD
KB HOME LONE STAR INC.
ROBERT E. HANDY SURVEY, A-187
FORT BEND COUNTY, TEXAS

PARCEL 1

Being a 0.8704-acre (37,913 square foot) parcel of land situated in the Robert E. Handy Survey, A-187, Fort Bend County, Texas, and being out of that certain called 82.08-acre tract of land conveyed to KB Home Lone Star Inc., as recorded under Fort Bend County Clerk's File No. 2018016555 in the Official Public Records of Fort Bend County, Texas and being more particularly described as follows with the bearings shown hereon being based on the Texas Coordinate System, Central Zone 4203, NAD-83 (2011 adj.), the coordinates shown hereon are grid and may be converted to surface by multiplying by the combined scale factor of 1.00013, all distances are surface:

COMMENCING (N=13,753,981.20, E=3,001,452.47) at a 1-inch iron pipe found for the northeast corner of said 82.08-acre;

THENCE South 22° 26' 59" West, a distance of 1,551.09 feet, with the southeast line of said 82.08-acre tract and with the northwest line of the residue of a called 93.890-acre tract of land conveyed to PYP Yog Foundation, Inc. NFP, as recorded under Fort Bend County Clerk's File No. 2015000476 in the Official Public Records of Fort Bend County, Texas to a 5/8-inch iron rod with cap stamped "WEISSER ENG. HOUSTON, TX" set in the proposed northeast right-of-way line of Bryan Road, for the northeast corner and **POINT OF BEGINNING** of the herein described parcel, said point having a grid coordinate of **N=13,752,547.84, E=3,000,860.23**;

THENCE South 22° 26' 59" West, a distance of 20.00 feet, with the southeast line of said 82.08-acre tract and the northwest line of the residue of said 93.890-acre tract to a point in the existing northeast right-of-way line of Bryan Road (width varies), for the southeast corner of the herein described parcel;

THENCE North 67° 47' 42" West, a distance of 1,895.63 feet, with the existing northeast right-of-way line of said Bryan Road and with a southwest line of said 82.08-acre tract to a 5/8-inch iron rod found which bears South 22° 57' 34" West, a distance of 3.96 feet for an angle point of said 82.08-acre tract and for the southwest corner of the herein described parcel;

THENCE North 22° 12' 13" East, a distance of 20.00 feet, with the existing right-of-way line of said Bryan Road and with a northwest line of said 82.08-acre tract to a 5/8-inch iron rod found with cap marked "LAND TEC" for an angle point of said 82.08-acre tract and for the northwest corner of the herein described parcel;

THENCE South 67° 47' 42" East, a distance of 1,895.71 feet, with the proposed northeast right-of-way line of said Bryan Road, with the northwest line of the herein described parcel and to the **POINT OF BEGINNING** and containing 0.8704-acre (37,913 square feet) of land.

See Exhibit "B" for plat of herein described parcel.

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

Job No.: IL051
Date: 11/21/18

PRELIMINARY

ROBERT E. HANDY SURVEY, A-187

CALLED 82.08 ACRES
 KB HOME LONE STAR INC.
 F.B.C.C.F. NO. 2018016555
 O.P.R.F.B.C.

16" WATER LINE
 (FBMUD NO. 66)
 (PER PLANS)

20' W.L.F.
 F.B.C.C.F. NO. 2004105734
 O.P.R.F.B.C.

S 67° 47' 42" E - 1,895.71' PROPOSED R.O.W.

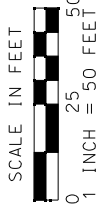
N 22° 12' 13" E - 20.00'

N 67° 47' 42" W - 1,895.63' EXISTING R.O.W.

FND 5/8" IRON ROD W/CAP "LAND TEC"
 (BEARS S22° 57' 34" W - 3.96')

BRYAN RD.
 (R.O.W. VARIES)

BASELINE



MATCHLINE SEE SH1 5

LOT 22	LOT 21	LOT 20	LOT 19	LOT 18	LOT 17	LOT 16	LOT 15	LOT 14
			16' U.E. F.B.C.C.F. NO. 20050010 F.B.C.P.R. JAN. 11, 2005	BLOCK 1				

ROSE RANCH
 SECTION ONE
 F.B.C.C.F. NO. 20050010
 F.B.C.P.R.
 JAN. 11, 2005

EUGENE WHEAT SURVEY, A-396

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

PARCEL PLAT SHOWING
 PARCEL 1
 BRYAN ROAD, FORT BEND COUNTY, TEXAS

DATE: 11/2018 | SCALE: 1" = 50'
 RCSJ No.: | JOB No.: IC077
 | DWG. No.: P-1-02

ROBERT E. HANDY SURVEY, A-187

CALLED 82.08 ACRES
 KB HOME LONE STAR INC.
 F.B.C.C.F. NO. 2018016555
 O.P.R.F.B.C.

20' W.L.E.
 F.B.C.C.F. NO. 2004105734
 O.P.R.F.B.C.

S 67° 47' 42" E - 1,895.71'

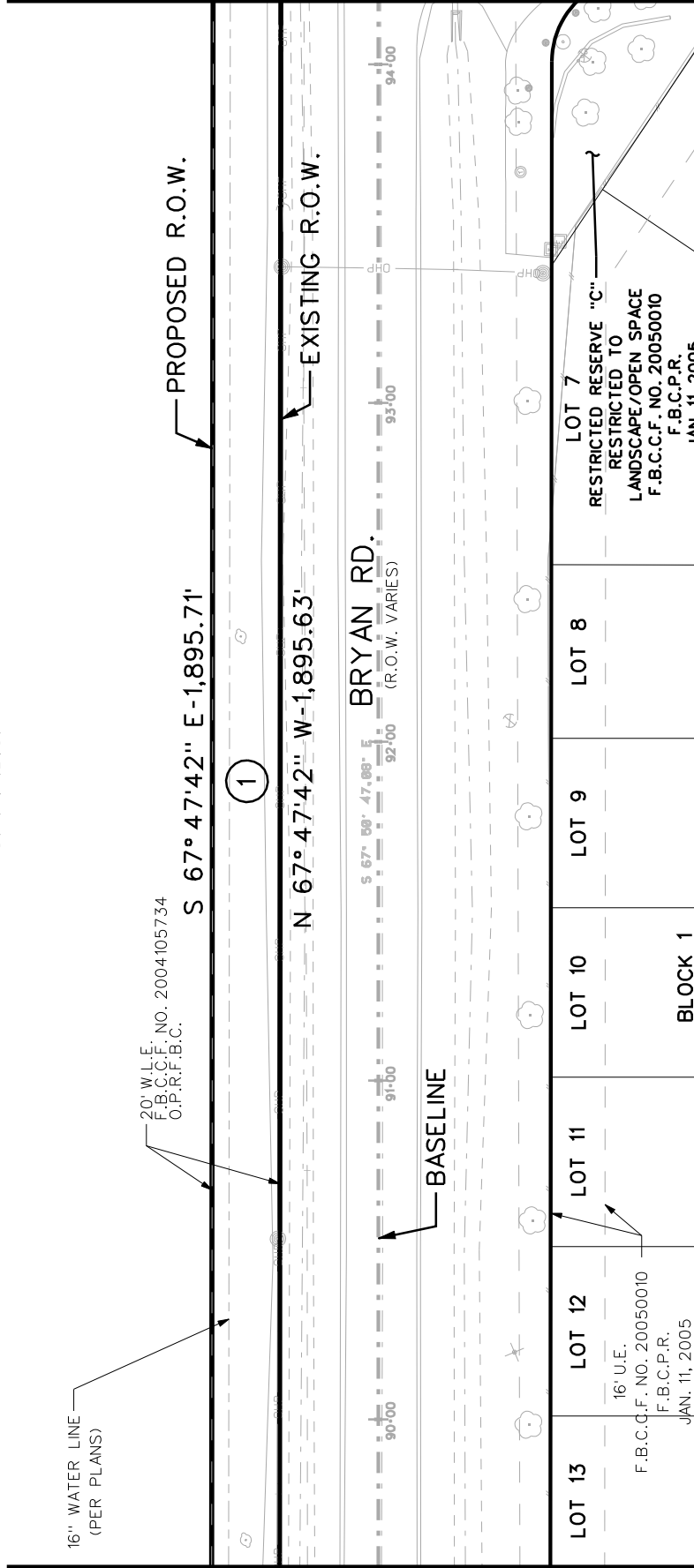
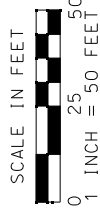
①

N 67° 47' 42" W - 1,895.63'

BRYAN RD.
 (R.O.W. VARIES)

MATCHLINE SEE SHT 4

MATCHLINE SEE SHT 6



ROSE RANCH
 SECTION ONE
 F.B.C.C.F. NO. 20050010
 F.B.C.P.R.
 JAN. 11, 2005

EUGENE WHEAT SURVEY, A-396

SHEET 5 OF 8



19500 Park Row, Suite 100
 Houston, Texas 77084
 (281) 579 - 7300
 TBPLS Firm Reg No. 100518-00

PARCEL PLAT SHOWING
 PARCEL 1

BRYAN ROAD, FORT BEND COUNTY, TEXAS

DATE: 11/2018 | SCALE: 1" = 50'

JOB No.: IC077

RCSJ No.:

DWG. No.: P-1-03

ROBERT E. HANDY SURVEY, A-187

CALLED 82.08 ACRES
 KB HOME LONE STAR INC.
 F.B.C.C.F. NO. 2018016555
 O.P.R.F.B.C.

20' W.L.E.
 F.B.C.C.F. NO. 2004105734
 O.P.R.F.B.C.

S 67° 47' 42" E - 1,895.71'

①

N 67° 47' 42" W - 1,895.63'

BRYAN RD.
 (R.O.W. VARIES)

96'-00"

95'-00"

96'-00"

95'-00"

BASELINE

EXISTING R.O.W.

MATCHLINE SEE SHT 5

MATCHLINE SEE SHT 7

SCALE IN FEET



CALLED 15.432 ACRES
 TIDWELL TRACT LTD.
 F.B.C.C.F. NO. 2009048080
 G.F. NO. 634063

ROSE RANCH BLDG.
 (R.O.W. VARIES)

EUGENE WHEAT SURVEY, A-396

SHEET 6 OF 8



19500 Park Row, Suite 100
 Houston, Texas 77084
 (281) 579 - 7300
 TBPLS Firm Reg No. 100518-00

PARCEL PLAT SHOWING
 PARCEL 1
 BRYAN ROAD, FORT BEND COUNTY, TEXAS

DATE: 11/2018 | SCALE: 1" = 50'
 RCSJ No.: | JOB No.: IC077
 | DWG. No.: P-1-04

ROBERT E. HANDY SURVEY, A-187

CALLED 82.08 ACRES
 KB HOME LONE STAR INC.
 F.B.C.C.F. NO. 2018016555
 O.P.R.F.B.C.

20' W.I.E.
 F.B.C.C.F. NO. 2004105734
 O.P.R.F.B.C.

S 67° 47' 42" E - 1,895.71'

①

N 67° 47' 42" W - 1,895.63'

BRYAN RD.
 (R.O.W. VARIES)

102'-00"

101'-00"

S 67° 50' 47.08" E

100'-00"

99'-00"

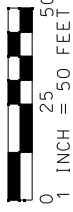
BASELINE

EXISTING R.O.W.

MATCHLINE SEE SHT 6

MATCHLINE SEE SHT 8

SCALE IN FEET



16" WATER LINE
 (PER PLANS)

CALLED 15.432 ACRES
 TIDWELL TRACT LTD.
 F.B.C.C.F. NO. 2009048080
 G.F. NO. 634063

EUGENE WHEAT SURVEY, A-396



19500 Park Row, Suite 100
 Houston, Texas 77084
 (281) 579 - 7300
 TBPLS Firm Reg No. 100518-00

PARCEL PLAT SHOWING
 PARCEL 1

BRYAN ROAD, FORT BEND COUNTY, TEXAS

DATE: 11/2018 | SCALE: 1" = 50' | JOB No.: IC077
 RCSJ No.: | DWG. No.: P-1-05

P.O.C.
 PARCEL 1
 FND. 1" I.P.
 N=13,753,981.20
 E=3,001,452.47

ROBERT E. HANDY SURVEY, A-187

CALLLED 82.08 ACRES
 KB HOME LONE STAR INC.
 F.B.C.C.F. NO. 2018016555
 O.P.R.F.B.C.

P.O.B.
 PARCEL 1
 N=13,752,547.84
 E= 3,000,860.23
 S/O = 104+55.59,
 47.95' LT.

RESIDUE OF CALLED 93.890 ACRES
 (8.834 ACRES CALCULATED)
 PYP YOG FOUNDATION, INC. NFP
 F.B.C.C.F. NO. 2015000476
 O.P.R.F.B.C.

20' U.E.
 F.B.C.C.F. NO. 2015056304
 O.P.R.F.B.C.

16" WATER LINE
 (FBMUD NO. 152)
 (PER PLANS)

20' W.L.E.
 F.B.C.C.F. NO. 2004105734
 O.P.R.F.B.C.

S 67° 47' 42" E
 1,895.71'

(1)

N 67° 47' 42" W
 1,895.63'

S 22° 26' 59" W-20.00'

BRYAN RD.
 (R.O.W. VARIES)

BASELINE

EXISTING R.O.W.

CALLLED 15.432 ACRES
 TIDWELL TRACT LTD.
 F.B.C.C.F. NO. 2009048080
 G.F. NO. 634063

EXISTING R.O.W.

EUGENE WHEAT SURVEY, A-396



19500 Park Row, Suite 100
 Houston, Texas 77084
 (281) 579 - 7300
 TBPLS Firm Reg No. 100518-00

PARCEL PLAT SHOWING
 PARCEL 1

BRYAN ROAD, FORT BEND COUNTY, TEXAS

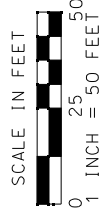
DATE: 11/2018 SCALE: 1" = 50'

RCSJ No.:

SHEET 8 OF 8

JOB No.: IC077

DWG. No.: P-1-06



EXISTING R.O.W.

MINONITE RD.
 (R.O.W. VARIES)

MATCHLINE SEE SH1 7

BRYAN ROAD / MINONITE ROAD
PYP YOG FOUNDATION, INC. NFP
ROBERT E. HANDY SURVEY, A-187
FORT BEND COUNTY, TEXAS

PARCEL 2

Being a 0.6115-acre (26,636 square foot) parcel of land situated in the Robert E. Handy Survey, A-187, Fort Bend County, Texas, and being out of the residue of that certain called 93.890-acre tract of land conveyed to PYP Yog Foundation, Inc. NFP, as recorded under Fort Bend County Clerk's File No. 2015000476 in the Official Public Records of Fort Bend County, Texas and being more particularly described as follows with the bearings shown hereon being based on the Texas Coordinate System, Central Zone 4203, NAD-83 (2011 adj.), the coordinates shown hereon are grid and may be converted to surface by multiplying by the combined scale factor of 1.00013, all distances are surface:

COMMENCING (N=13,753,981.20, E=3,001,452.47) at a 1-inch iron pipe found for the northeast corner of that certain called 82.08-acre tract of land conveyed to KB Home Lone Star Inc., as recorded under Fort Bend County Clerk's File No. 2018016555 in the Official Public Records of Fort Bend County, Texas;

THENCE South 22° 26' 59" West, a distance of 150.66 feet, with the southeast line of said 82.08-acre tract to a point for the northwest corner of the residue of said 93.890-acre tract;

THENCE South 67° 41' 46" West, a distance of 255.09 feet, with the northeast line of the residue of said 93.890-acre tract to a 5/8-inch iron rod with cap stamped "WEISSER ENG. HOUSTON, TX" set in the proposed northwest right-of-way line of Minonite Road, for the northwest corner and **POINT OF BEGINNING** of the herein described parcel, said point having a grid coordinate of **N=13,753,745.18, E=3,001,630.93**;

THENCE South 67° 41' 46" East, a distance of 15.00 feet, with the northeast line of the residue of said 93.890-acre tract to a 5/8-inch iron rod with cap found in the existing northwest right-of-way line of Minonite Road (width varies), for the northeast corner of the herein described parcel;

THENCE South 22° 22' 48" West, a distance of 1,419.96 feet, with the existing northwest right-of-way line of said Minonite Road and with the southeast line of the residue of said 93.890-acre tract to an angle point for the southeast corner of the residue of said 93.980-acre tract and for the southeast corner of the herein described parcel, also being the northwest corner of the intersection of Bryan Road at Minonite Road;

THENCE South 67° 47' 42" West, a distance of 271.82 feet, with the existing northeast right-of-way line of Bryan Road (width varies), with the southwest line of the residue of said 93.890-acre tract, for the southwest corner of the residue of said 93.980-acre tract and for the southwest corner of the herein described parcel;

THENCE North 22° 26' 59" East, a distance of 20.00 feet, with the southeast line of said 82.08-acre tract and with the northwest line of the residue of said 93.890-acre tract to a 5/8-inch iron rod with cap stamped "WEISSER ENG. HOUSTON, TX" set in the proposed northeast right-of-way line of said Bryan Road and for the northwest corner of the herein described parcel;

THENCE South 67° 47' 42" East, a distance of 236.80 feet, with the proposed northeast right-of-way line of said Bryan Road to a 5/8-inch iron rod with cap stamped "WEISSER ENG. HOUSTON, TX" set for an angle point of the herein described parcel;

THENCE North 67° 17' 33" East, a distance of 28.33 feet, with the proposed right-of-way cut-back line of said Bryan Road to a 5/8-inch iron rod with cap stamped "WEISSER ENG. HOUSTON, TX" set for an angle point of the herein described parcel;

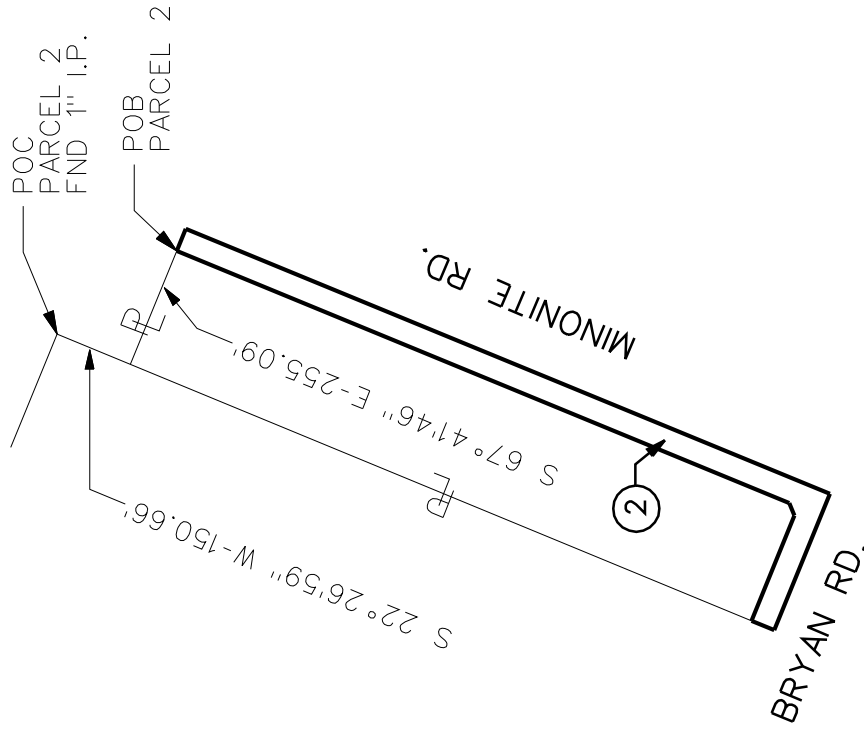
THENCE North 22° 22' 48" East, a distance of 1,379.99 feet, with the proposed northwest right-of-way line of said Minonite Road, with the northwest line of the herein described parcel and to the **POINT OF BEGINNING** and containing 0.6115-acre (26,636 square feet) of land.

See Exhibit "B" for plat of herein described parcel.

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

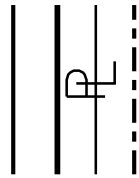
Job No.: IL051
Date: 11/21/18

PRELIMINARY



CONVENTIONAL SIGNS:

- EXISTING RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY LINE
- PROPERTY LINE
- SURVEY LINE
- DENOTES PARCEL No.



- DENOTES BEARING AND DISTANCE NOTE No.
- SET (AS INDICATED)
- FOUND (AS INDICATED)

N.T.S.

LEGEND:

- C.F. NO. = CLERK'S FILE NUMBER
- F.C. NO. = FILM CODE NUMBER
- O.P.R.F.B.C = OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY
- F.B.C.P.R. = FORT BEND COUNTY PLAT RECORDS
- F.B.C.D.R. = FORT BEND COUNTY DEED RECORDS
- F.B.C.C.R. = FORT BEND COUNTY COURT RECORDS
- F.B.C.D.C.R. = FORT BEND COUNTY DISTRICT COURT RECORDS

PARENT TRACT INSET

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.

DATE OF LATEST ISSUE: 11/21/2018

NOTES:

1. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
2. ALL COORDINATES AND BEARINGS SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), (NAD83, CORS, 2011 ADJUSTMENT). ALL COORDINATES SHOWN ARE GRID AND MAY BE CONVERTED TO SURFACE BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 1.00013, ALL DISTANCES ARE SURFACE.

EXHIBIT B

EXISTING	TAKING AC/SF	REMAINING
8,834 AC (CALC.)	0.6115 AC	8,222.5 L.T.
	26,636 SF	



19500 Park Row, Suite 100
Houston, Texas 77084
(281) 579 - 7300
TBPLS Firm Reg No. 100518-00

PARCEL PLAT SHOWING
PARCEL 2
BRYAN ROAD, FORT BEND COUNTY, TEXAS

DATE: 11/2018 SCALE: N.T.S. JOB No.: IL051

RCSJ No.: DWG. No.: P-2-01

ROBERT E. HANDY SURVEY, A-187

CALLED 82.08 ACRES
 KB HOME LONE STAR INC.
 F.B.C.C.F. NO. 2018016555
 O.P.R.F.B.C.

RESIDUE OF CALLED 93.890 ACRES
 (8.834 ACRES CALCULATED)
 PYP YOG FOUNDATION, INC. NFP
 F.B.C.C.F. NO. 2015000476
 O.P.R.F.B.C.

N 22° 22' 48" E - 1,379.99'
 N 67° 17' 33" E - 28.33'
 PROPOSED R.O.W. 20' W.L.E.
 F.B.C.C.F. NO. 2004105734
 O.P.R.F.B.C.
 16" WATER LINE
 (FBMUD NO. 152)
 (PER PLANS)
 S 67° 47' 42" E - 236.80'

N 22° 26' 59" E - 20.00'
 N 67° 47' 42" W - 271.82'

MATCHLINE SEE SHT 5

20' U.E.
 F.B.C.C.F. NO. 2015056304
 O.P.R.F.B.C.

MINONITE RD.
 (R.O.W. VARIES)

BRYAN RD.
 (R.O.W. VARIES)

BASELINE

EXISTING R.O.W.

CALLED 15.432 ACRES
 TIDWELL TRACT LTD.
 F.B.C.C.F. NO. 2009048080
 G.F. NO. 634063

EUGENE WHEAT SURVEY, A-596

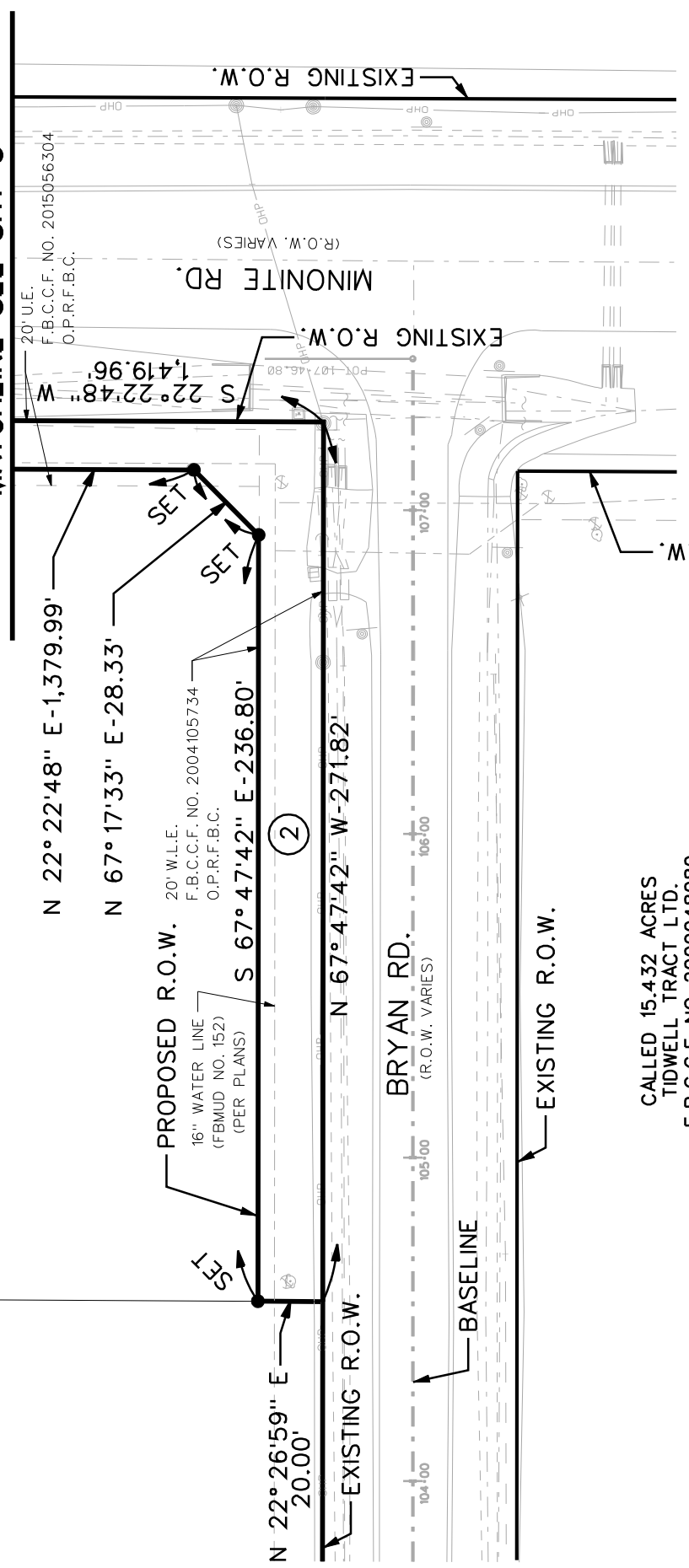
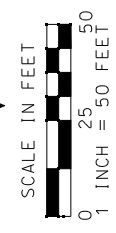
PARCEL PLAT SHOWING
 PARCEL 2
 BRYAN ROAD, FORT BEND COUNTY, TEXAS



19500 Park Row, Suite 100
 Houston, Texas 77084
 (281) 579 - 7300
 TBPLS Firm Reg No. 100518-00

DATE: 11/2018 SCALE: 1" = 50'
 RCSJ No.:
 JOB No.: IC077
 DWG. No.: P-2-02

SHEET 4 OF 7



ROBERT E. HANDY SURVEY, A-187

RESIDUE OF CALLED 93.890 ACRES
 (8.834 ACRES CALCULATED)
 PYP YOG FOUNDATION, INC. NFP
 F.B.C.F. NO. 2015000476
 O.P.R.F.B.C.

PROPOSED R.O.W.

N 22° 22' 48" E - 1,379.99'

(2)

S 22° 22' 48" W - 1,419.96'

EXISTING R.O.W.

MINONITE RD.

(R.O.W. VARIES)

16" WATER LINE
 (CITY OF ROSENBERG)
 (PER PLANS)

20' U.E.

F.B.C.F. NO. 2015056304
 O.P.R.F.B.C.

DHP ———— OHP ————

EXISTING R.O.W.

CALLED 41.58 ACRES
 TRACT 5
 D.R. HORTON-TEXAS, LTD.
 F.B.C.F. NO. 2017081427
 O.P.R.F.B.C.

WILLIAM LUSK SURVEY, A-276

MATCHLINE SEE SHIT 6

MATCHLINE SEE SHIT 4



SCALE IN FEET



19500 Park Row, Suite 100
 Houston, Texas 77084
 (281) 579 - 7300
 TBPLS Firm Reg No. 100518-00

PARCEL PLAT SHOWING
 PARCEL 2
 MINONITE ROAD, FORT BEND COUNTY, TEXAS

DATE: 11/2018 | SCALE: 1" = 50' | JOB No.: IC077
 RCSJ No.: | DWG. No.: P-2-03

SHEET 5 OF 7

ROBERT E. HANDY SURVEY, A-187

RESIDUE OF CALLED 93.890 ACRES
 (8.834 ACRES CALCULATED)
 PYP YOG FOUNDATION, INC. NFP
 F.B.C.C.F. NO. 2015000476
 O.P.R.F.B.C.

SCALE IN FEET



PROPOSED R.O.W.

N 22° 22' 48" E - 1,379.99'

②

S 22° 22' 48" W - 1,419.96'

EXISTING R.O.W.

MINONITE RD.

(R.O.W. VARIES)

EXISTING R.O.W.

CALLED 41.58 ACRES
 TRACT 5
 D.R. HORTON-TEXAS, LTD.
 F.B.C.C.F. NO. 2017081427
 O.P.R.F.B.C.

WILLIAM LUSK SURVEY, A-276

MATCHLINE SEE SHIT 5

MATCHLINE SEE SHIT 7



19500 Park Row, Suite 100
 Houston, Texas 77084
 (281) 579 - 7300
 TBPLS Firm Reg No. 100518-00

PARCEL PLAT SHOWING
 PARCEL 2
 MINONITE ROAD, FORT BEND COUNTY, TEXAS

DATE: 11/2018 SCALE: 1" = 50'
 RCSJ No.: JOB No.: IC077
 DWG. No.: P-2-04



SCALE IN FEET



ROBERT E. HANDY SURVEY, A-187

RESIDUE OF CALLED 93.890 ACRES
(8.834 ACRES CALCULATED)
PYP YOG FOUNDATION, INC. NFP
F.B.C.F. NO. 2015000476
O.P.R.F.B.C.

P.O.C.
PARCELS 1 & 2
FND. 1" I.P.
N=13,753,981.20
E=3,001,452.47

P.O.B.
PARCEL 2
N=13,753,745.18
E= 3,001,630.93
S/O = 107+17.92,
1,447.59' LT.

PROPOSED R.O.W.

N 22° 22' 48" E -1,379.99'

(2)

S 22° 22' 48" W -1,419.96'

EXISTING R.O.W.

S 67° 41' 46" E -15.00'

FND 5/8" IRON ROD W/CAP "INCE RPLS" ILLEGIBLE"

MINONITE RD.

(R.O.W. VARIES)

FND 3/4" IRON PIPE

EXISTING R.O.W.

WILLIAM LUSK SURVEY, A-276

CALLLED 41.58 ACRES
TRACT 5
D.R. HORTON-TEXAS, LTD.
F.B.C.F. NO. 2017081427
O.P.R.F.B.C.

MATCHLINE SEE SHIT 6



19500 Park Row, Suite 100
Houston, Texas, 77084
(281) 579 - 7300
TBPLS Firm Reg No. 100518-00

PARCEL PLAT SHOWING
PARCEL 2

MINONITE ROAD, FORT BEND COUNTY, TEXAS

DATE: 11/2018 SCALE: 1" = 50'

RCSJ No.: JOB No.: IC077

DWG. No.: P-2-05

BRYAN ROAD
TIDWELL TRACT LTD.
EUGENE WHEAT SURVEY, A-396
FORT BEND COUNTY, TEXAS

PARCEL 3

Being a 0.5357-acre (23,337 square foot) parcel of land situated in the Eugene Wheat Survey, A-396, Fort Bend County, Texas, and being out of that certain called 15.432-acre tract of land conveyed to Tidwell Tract LTD., as recorded under Fort Bend County Clerk's File No. 2009048080 in the Official Public Records of Fort Bend County, Texas and being more particularly described as follows with the bearings shown hereon being based on the Texas Coordinate System, Central Zone 4203, NAD-83 (2011 adj.), the coordinates shown hereon are grid and may be converted to surface by multiplying by the combined scale factor of 1.00013, all distances are surface:

COMMENCING (N=13,751,624.10, E=3,000,757.54) at a 5/8-inch iron rod with cap marked "LJA ENG." found in the northwest right-of-way line of Minonite Road (Width Varies) and for the southeast corner of said 15.432-acre tract;

THENCE North 22° 22' 48" East, a distance of 779.16 feet, with the southeast line of said 15.432-acre tract and with the northwest right-of-way line of said Minonite Road to a 5/8-inch iron rod with cap stamped "WEISSER ENG. HOUSTON, TX" set in the proposed southwest right-of-way line of Bryan Road, for the southeast corner and **POINT OF BEGINNING** of the herein described parcel, said point having a grid coordinate of **N=13,752,344.48, E=3,001,054.17**;

THENCE North 22° 42' 27" West, a distance of 21.18 feet, with the proposed southwest right-of-way cut-back line of said Bryan Road to a 5/8-inch iron rod with cap stamped "WEISSER ENG. HOUSTON, TX" set for an angle point of the herein described parcel;

THENCE North 67° 47' 42" West, a distance of 1,146.19 feet, with the proposed southwest right-of-way line of said Bryan Road to a 5/8-inch iron rod found in the existing southwest right-of-way line of Bryan Road (width varies) for the southwest corner of the herein described parcel;

THENCE North 22° 12' 18" East, a distance of 20.00 feet, with the existing right-of-way line of said Bryan Road and with a northwest line of said 15.432-acre tract to an angle point for the northwest corner of the herein described parcel;

THENCE South 67° 47' 42" East, a distance of 1,161.25 feet, with the existing southwest right-of-way line of said Bryan Road and with a northeast line of said 15.432-acre tract to an angle point for the northeast corner of the herein described parcel, also being the southwest corner of the intersection of Bryan Road at Minonite Road;

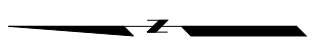
THENCE South 22° 22' 48" West, a distance of 35.00 feet, with the existing northwest right-of-way line of said Minonite Road, with the southeast line of the herein described parcel and to the **POINT OF BEGINNING** and containing 0.5357-acre (23,337 square feet) of land.

See Exhibit "B" for plat of herein described parcel.

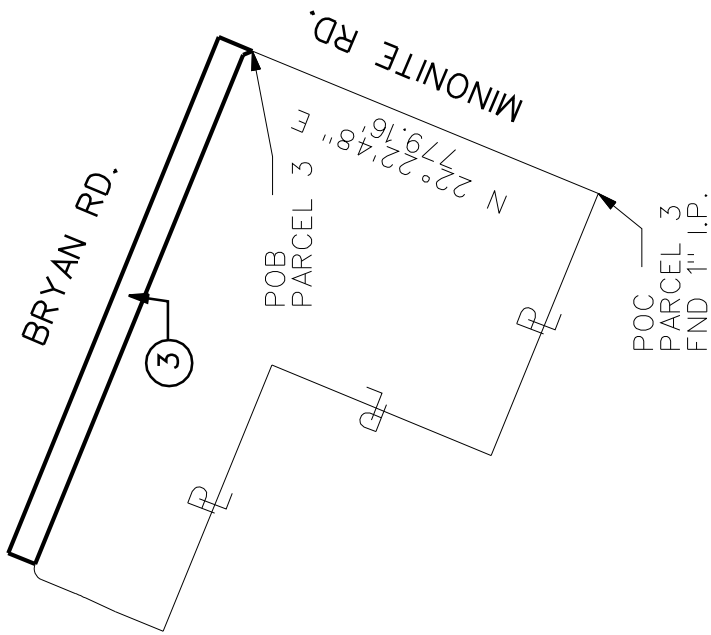
Compiled By:
Weisser Engineering Company
19500 Park Row, Suite 100
Houston, Texas 77084
TBPLS Reg. No. 100518-00
TBPE Reg. No. F-68

Job No.: IL051
Date: 11/21/18

PRELIMINARY



N.T.S.



PARENT TRACT INSET

CONVENTIONAL SIGNS:

- EXISTING RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY LINE
- PROPERTY LINE
- SURVEY LINE

DENOTES PARCEL No.

DENOTES BEARING AND DISTANCE NOTE No.

SET (AS INDICATED)

FOUND (AS INDICATED)



LEGEND:

- C.F. NO. = CLERK'S FILE NUMBER
- F.C. NO. = FILM CODE NUMBER
- O.P.R.F.B.C = OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY
- F.B.C.P.R. = FORT BEND COUNTY PLAT RECORDS
- F.B.C.D.R. = FORT BEND COUNTY DEED RECORDS
- F.B.C.C.R. = FORT BEND COUNTY COURT RECORDS
- F.B.C.D.C.R. = FORT BEND COUNTY DISTRICT COURT RECORDS

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.

DATE OF LATEST ISSUE: 11/21/2018

NOTES:

1. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
2. ALL COORDINATES AND BEARINGS SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), (NAD83, CORS, 2011 ADJUSTMENT). ALL COORDINATES SHOWN ARE GRID AND MAY BE CONVERTED TO SURFACE BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 1.000013, ALL DISTANCES ARE SURFACE.

EXISTING	TAKING AC/SF	REMAINING
15.432 AC	0.5357 23,337 SF	14.8963 RT.
 WEISSER Engineering Co. 19500 Park Row, Suite 100 Houston, Texas 77084 (281) 579 - 7300 TBPLS Firm Reg No. 100518-00		
PARCEL PLAT SHOWING PARCEL 3 BRYAN ROAD, FORT BEND COUNTY, TEXAS		
DATE: 11/2018	SCALE: N.T.S.	JOB No.: IL051
RCSJ No.:	DWG. No.: P-3-01	

EXHIBIT B

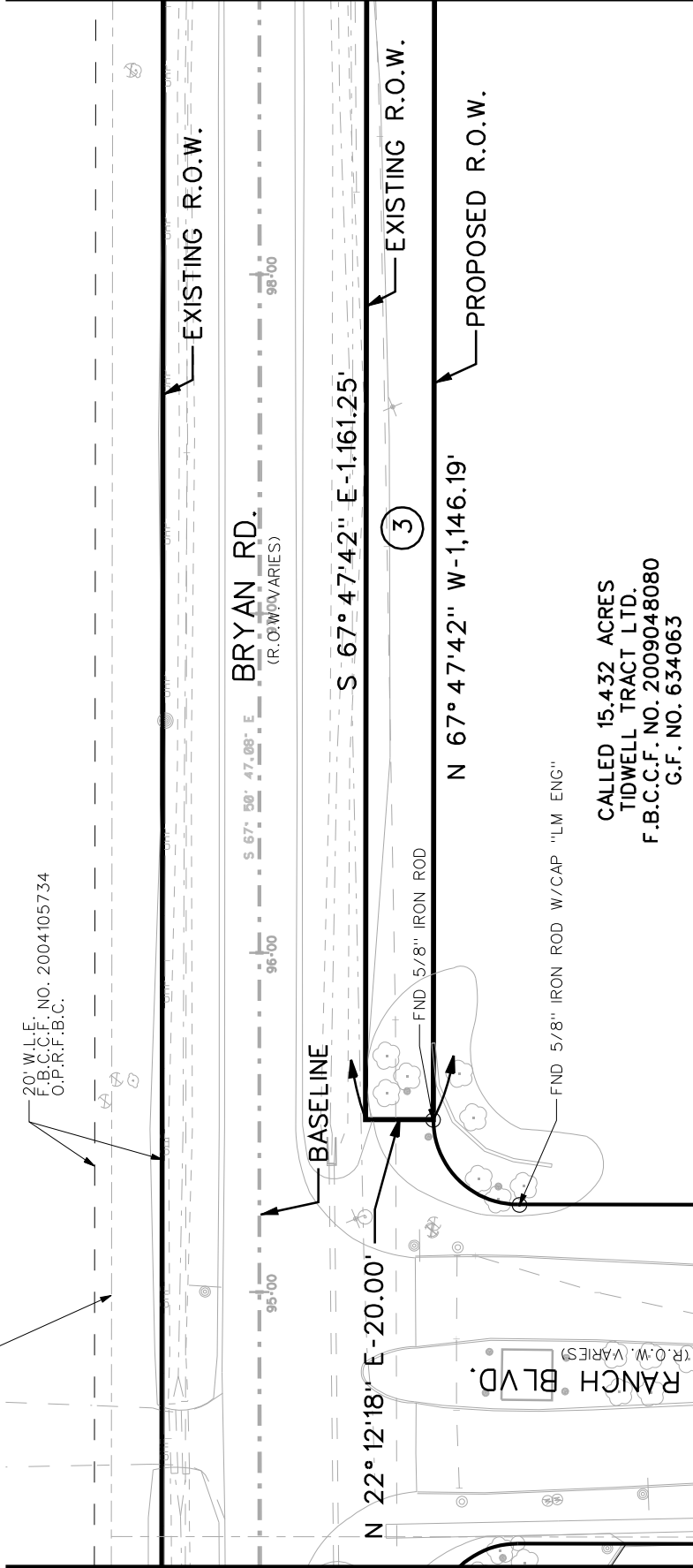
CALLED 82.08 ACRES
 KB HOME LONE STAR INC.
 F.B.C.C.F. NO. 2018016555
 O.P.R.F.B.C.

16" WATER LINE
(PER PLANS)

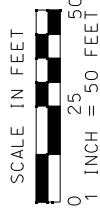
20' W.L.E.
 F.B.C.C.F. NO. 2004105734
 O.P.R.F.B.C.

MATCHLINE SEE SHIT 3

MATCHLINE SEE SHIT 5



CALLED 15.432 ACRES
 TIDWELL TRACT LTD.
 F.B.C.C.F. NO. 2009048080
 G.F. NO. 634063



19500 Park Row, Suite 100
 Houston, Texas 77084
 (281) 579 - 7300
 TBPLS Firm Reg No. 100518-00

PARCEL PLAT SHOWING
 PARCEL 3

BRYAN ROAD, FORT BEND COUNTY, TEXAS

DATE: 11/2018 | SCALE: 1" = 50'
 RCSJ No.: | JOB No.: IC077
 | DWG. No.: P-3-02

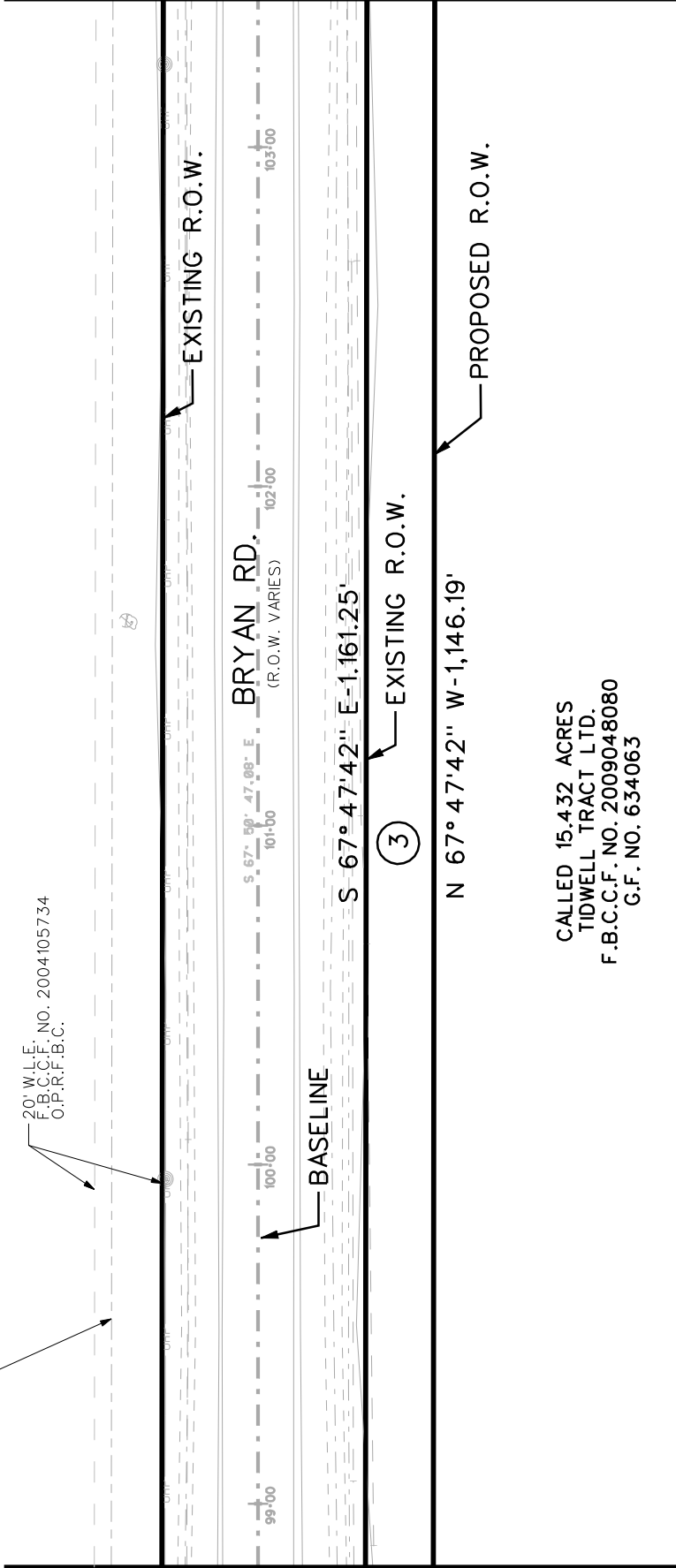
CALLED 82.08 ACRES
 KB HOME LONE STAR INC.
 F.B.C.F. NO. 2018016555
 O.P.R.F.B.C.

20' W.L.E.
 F.B.C.F. NO. 2004105734
 O.P.R.F.B.C.

16" WATER LINE
(PER PLANS)

MATCHLINE SEE SHIT 4

MATCHLINE SEE SHIT 6



CALLED 15.432 ACRES
 TIDWELL TRACT LTD.
 F.B.C.F. NO. 2009048080
 G.F. NO. 634063



19500 Park Row, Suite 100
 Houston, Texas 77084
 (281) 579 - 7300
 TBPLS Firm Reg No. 100518-00

PARCEL PLAT SHOWING
 PARCEL 3
 BRYAN ROAD, FORT BEND COUNTY, TEXAS

SHEET 5 OF 6

DATE: 11/2018 | SCALE: 1" = 50'
 RCSJ No.: | JOB No.: IC077
 | DWG. No.: P-3-03

CALLED 82.08 ACRES
 KB HOME LONE STAR INC.
 F.B.C.C.F. NO. 2018016555
 O.P.R.F.B.C.

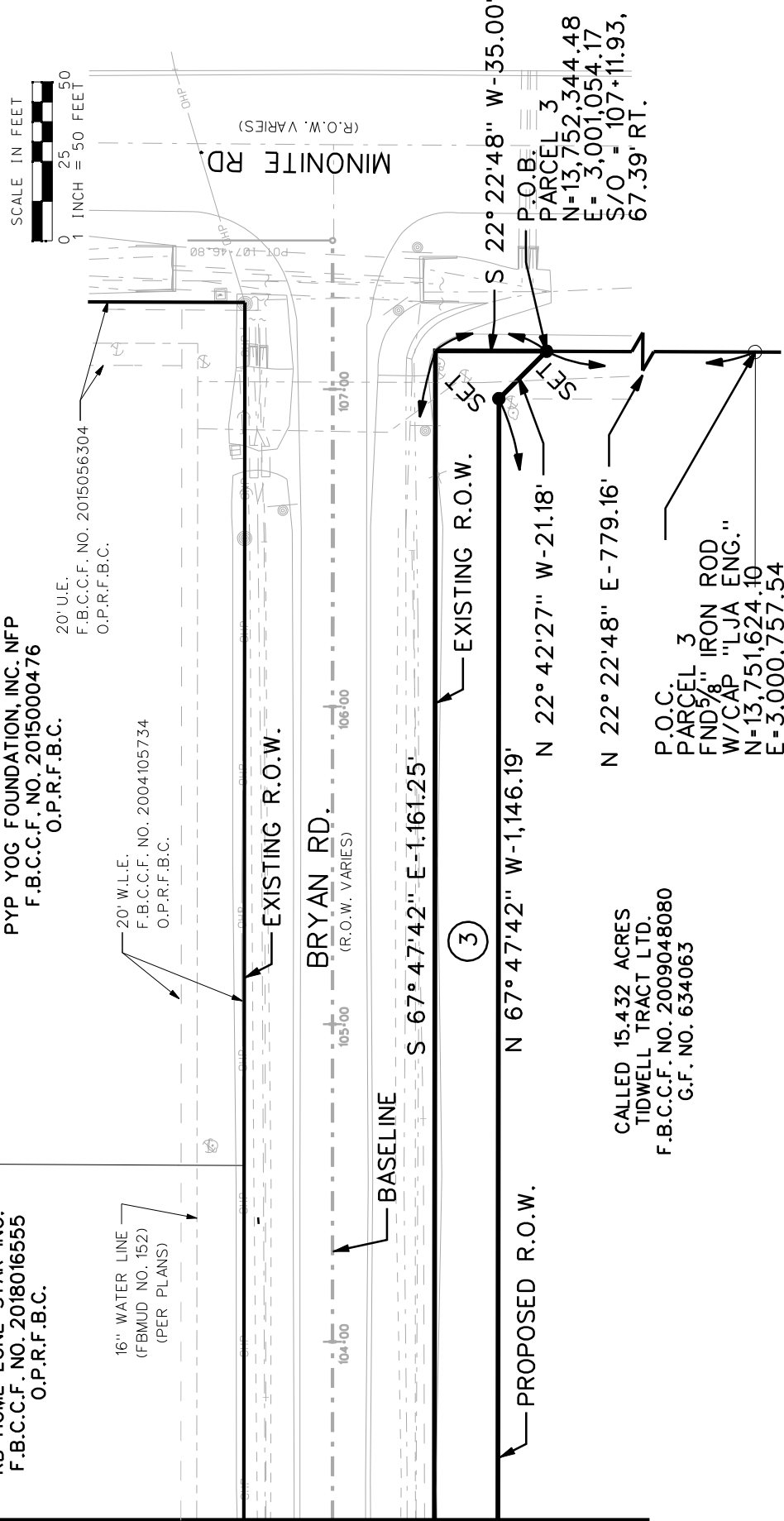
RESIDUE OF CALLED 93.890 ACRES
 (8.834 ACRES CALCULATED)
 PYP YOG FOUNDATION, INC. NFP
 F.B.C.C.F. NO. 2015000476
 O.P.R.F.B.C.

16" WATER LINE
 (FBMUD NO. 152)
 (PER PLANS)

20' W.L.E.
 F.B.C.C.F. NO. 2004105734
 O.P.R.F.B.C.

20' U.E.
 F.B.C.C.F. NO. 2015056304
 O.P.R.F.B.C.

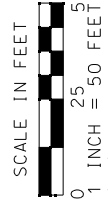
MATCHLINE SEE SH1 5



CALLED 15.432 ACRES
 TIDWELL TRACT LTD.
 F.B.C.C.F. NO. 2009048080
 G.F. NO. 634063

P.O.C.
 PARCEL 3
 FND 5/8" IRON ROD
 W/CAP "LJA ENG."
 N=13,751,624.10
 E=3,000,757.54

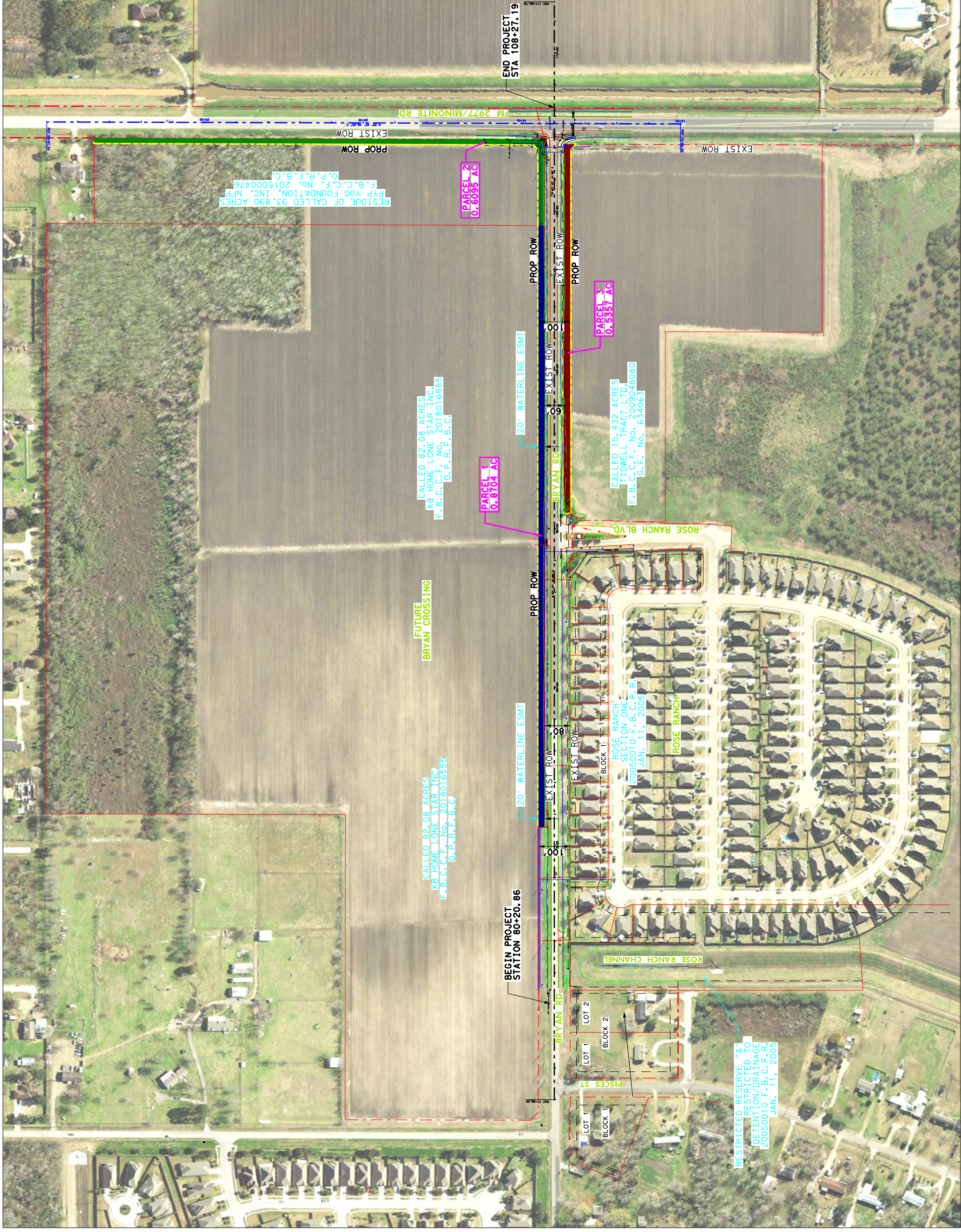
P.O.B.
 PARCEL 3
 N=13,752,344.48
 E=3,001,054.17
 S/O = 107+11.93,
 67.39' RT.



19500 Park Row, Suite 100
 Houston, Texas 77084
 (281) 579 - 7300
 TBPLS Firm Reg No. 100518-00

PARCEL PLAT SHOWING
 PARCEL 3
 BRYAN ROAD, FORT BEND COUNTY, TEXAS

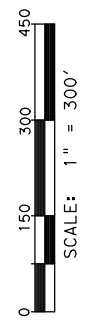
DATE: 11/2018 SCALE: 1" = 50'
 RCSJ No.: JOB No.: IC077
 DWG. No.: P-3-04



LEGEND:
 - - - EXISTING RIGHT-OF-WAY
 - - - PROPOSED RIGHT-OF-WAY



PRELIMINARY
 Document Incomplete: not intended for permit, bidding or construction.
 Engineer: MADE ZHOU
 P.E. Serial No 87094
 Date: 11/13/2018



NO.	DATE	REVISION	APPROV.

FORT BEND COUNTY

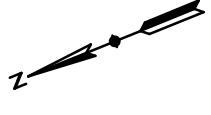
LANDTECH
 engineering & surveying
 2525 North Loop West, Suite 300, Houston, Texas 77008
 T: 713-861-7088 F: 713-861-4131
 State Registration No. P-356; Texas Registration No. 2009380

**BRYAN ROAD
 OVERALL
 PROPOSED ROW
 EXHIBIT**

DATE	DW:	CK:	DM:	STATE	CK:
				FORT BEND TEXAS	
SCALE:					SHEET NO
					/

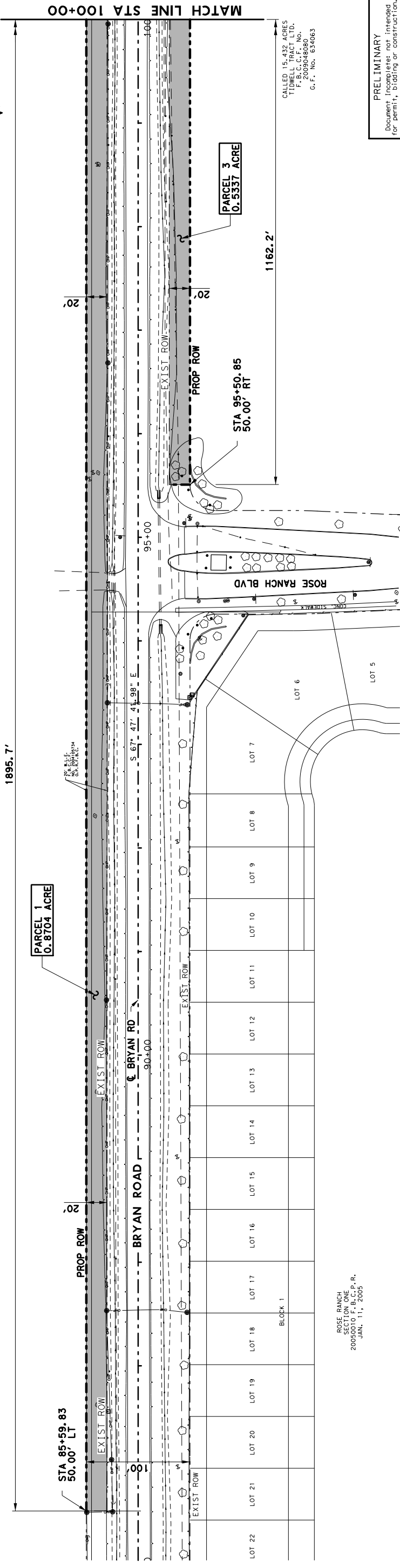
LEGEND:

- - - - EXISTING RIGHT-OF-WAY
- · - · - · PROPOSED RIGHT-OF-WAY



CALLLED 82.08 ACRES
 KB HOME LONE STAR, INC.
 F.B.C.C.F.P. No. 018016555
 G.P.F. No. 810

CALLLED 82.08 ACRES
 KB HOME LONE STAR, INC.
 F.B.C.C.F.P. No. 018016555
 G.P.F. No. 810



1895.7'

STA 85+59.83
 50.00' LT

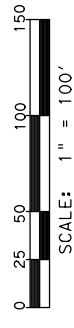
STA 95+50.85
 50.00' RT

1162.2'

CALLLED 15.412 ACRES
 TIDWELL TRACT LTD.
 F.B.C.C.F.P. No. 2009048080
 G.P. No. 634063

ROSE RANCH
 SECTION ONE
 20050010 F.B.C.C.F.P.
 JAN. 11, 2005

PRELIMINARY
 Document Incomplete: not intended
 for permit, bidding or construction.
 Engineer: MADE ZHAO
 P.E. Serial No 87094
 Date: 11/13/2018



NO.	DATE	REVISION	APPROV.



FORT BEND COUNTY

LANDTECH
 ENGINEERING & SURVEYING
 2525 North Loop West, Suite 300, Houston, Texas 77008
 T: 713-861-7088 F: 713-861-4131
 TSP# Registration No. 7354, TDC# Registration No. 2009180

**BRYAN ROAD
 PROPOSED ROW
 EXHIBIT**

DATE	DN:	CK:	DM:	STATE	PROJECT NO.

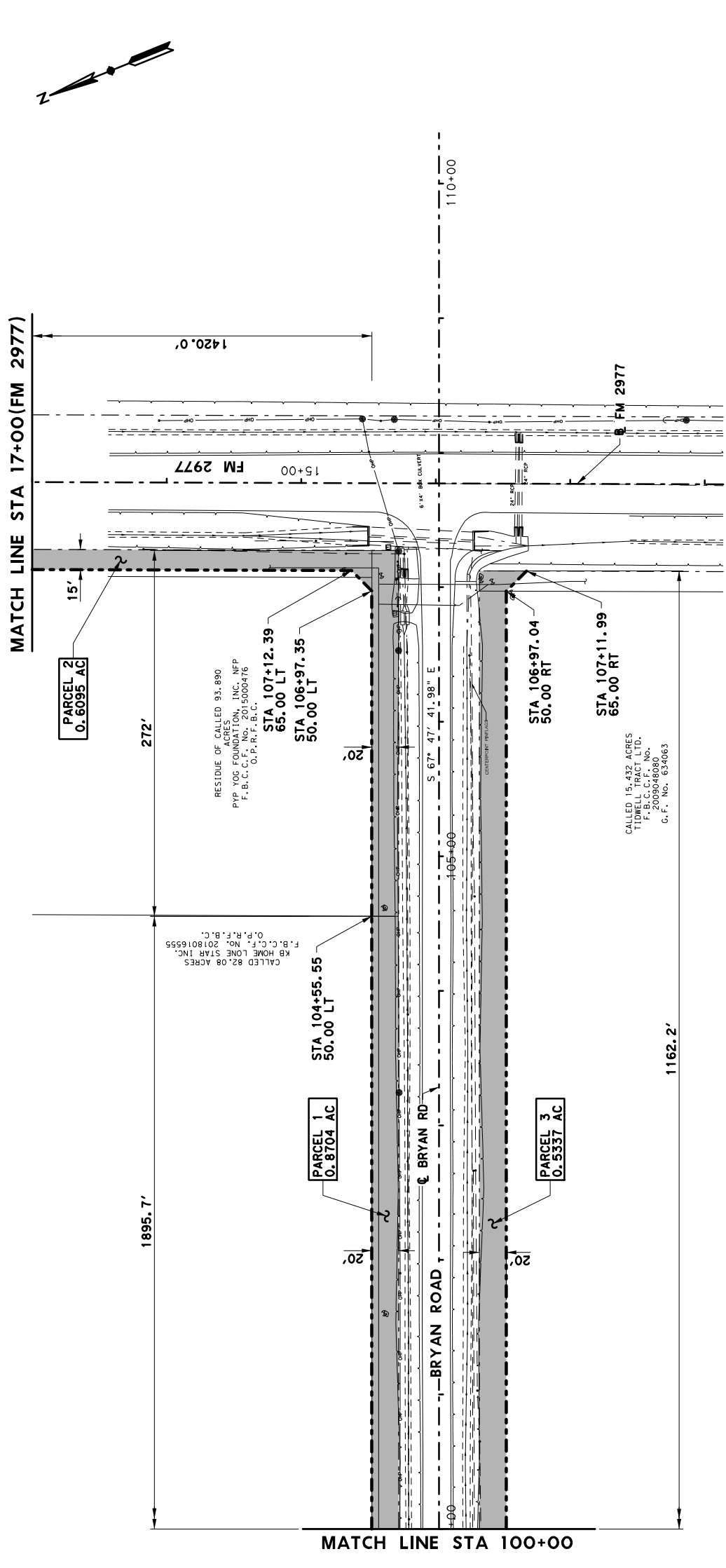
SCALE:	HORIZ: 1"=100'	COUNTY	FORT BEND	TEXAS

SHEET NO	SHEET 1 OF 2

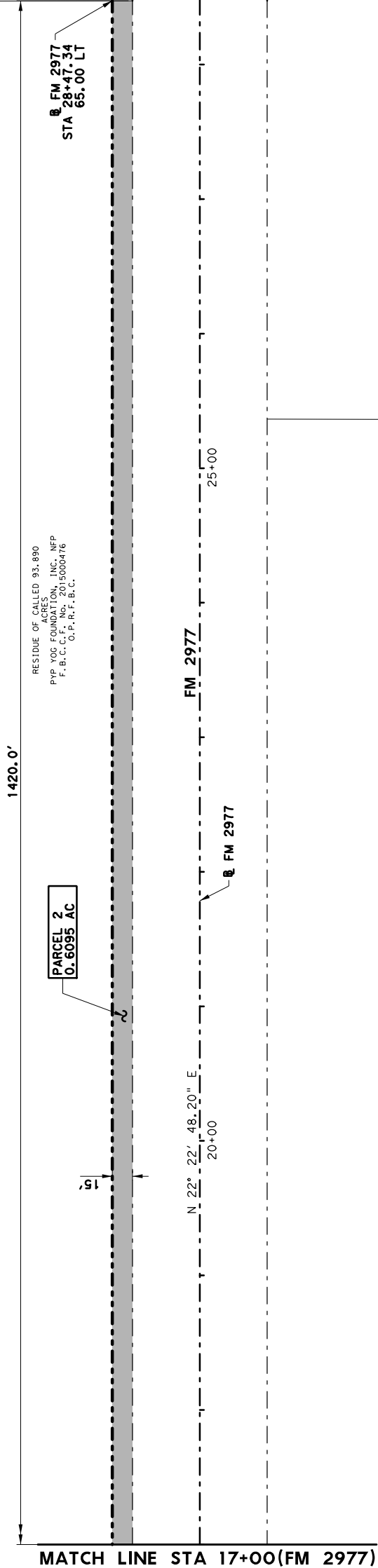
LEGEND:

- - - EXISTING RIGHT-OF-WAY
- - - - - PROPOSED RIGHT-OF-WAY

MATCH LINE STA 17+00(FM 2977)

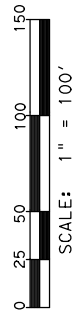


MATCH LINE STA 100+00



MATCH LINE STA 17+00(FM 2977)

PRELIMINARY
 Document Incomplete: not intended for permit, bidding or construction.
 Engineer: MADE ZHAO
 P.E. Serial No 87094
 Date: 11/13/2018



NO.	DATE	REVISION	APPROV.



FORT BEND COUNTY

LANDTECH
 ENGINEERING & SURVEYING
 2525 North Loop West, Suite 300, Houston, Texas 77008
 T: 713-861-7088 F: 713-861-4131
 License Registration No. P-1364, TDCS Registration No. 2009180

**BRYAN ROAD
 PROPOSED ROW
 EXHIBIT**

DATE	SCALE	DRAWN	CHECKED	COUNTY	STATE	FBC PROJECT NO.	SHEET NO.
	HORIZONTAL: 1"=100'			FORT BEND	TEXAS		

SHEET 2 OF 2