

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 Belknap Road Project #17211 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 Belknap Road Project #17211 beginning at West Belfort and ending 500' North of Oak Bend Forrest Drive, in Fort Bend County, Texas, in accordance with said plans, alignment, and tract identifications which are made a part hereof as Exhibit A: ATTACHED METES AND BOUNDS

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 Belknap Road Project #17211 beginning at West Belfort and ending 500' North of Oak Bend Forrest Drive, 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 Belknap Road Project #17211 beginning at West Belfort

and ending 500' North of Oak Bend Forrest Drive, 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 Belknap Road Project #17211 beginning at West Belfort and ending 500' North of Oak Bend Forrest Drive, 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

Fort Bend County
0.360 Acres

JJ Williams Survey, A-567
Fort Bend County, Texas

STATE OF TEXAS
COUNTY OF FORT BEND

0.360 Acre Proposed Right-of-Way Taking

Being a 0.360 acres (15,670 square foot) tract of land out of a called 2.90 acre tract conveyed to Lucy D. Buchholz and Carla B. Martin, Co-Trustees of the Lucy D. Buchholz Declaration of Revocable Trust by deed filed for record under Fort Bend County Clerk's File (F.B.C.C.F.) Number 2017077591, and being located in the JJ Williams Survey A-567, Fort Bend County, Texas and further described by metes and bounds as follows: (bearings and distances are referenced to the NAD 83, Texas State Plane Coordinate System, South Central, 4204)

COMMENCING for reference at a point in the west Right-of-Way (R.O.W.) line of Belknap Road (Called 75 feet wide), for the southeast corner of a called 1.504 acre tract conveyed to Houston Lighting & Power (now Centerpoint Energy) by deed filed for record in Volume 618, Page 626 of the Fort Bend County Deed Records (F.B.C.D.R.), and the northeast corner of a called 1.172 acre tract conveyed to Renn Road Municipal Utility District by deed filed for records in Volume 837, Page 440 of the F.B.C.D.R., from which a found 3/4-inch iron rod bears South 33° 39' East, a distance of 0.65 feet;

THENCE South 01° 19' 44" West, along said existing west R.O.W. line of Belknap Road and the east line of said called 1.172 acre tract, a distance of 179.76 feet to a point for the southeast corner of said called 1.172 acre tract, the northeast corner of said called 2.90 acre tract, and being the **POINT OF BEGINNING** and the northeast corner of the herein described tract, from which a found 5/8-inch iron rod bears North 89° 09' East, a distance of 1.36 feet;

THENCE South 01° 19' 44" West, continuing along said existing west R.O.W. line of Belknap Road and the east line of said called 2.90 acre tract, a distance of 524.81 feet to a 5/8-inch iron rod with blue plastic cap stamped "MBCO ENG" set in the north R.O.W. line of Old Richmond Road (Width Varies) for the southeast corner of said called 2.90 acre tract and the southeast corner of the herein described tract;

THENCE South 87° 05' 47" West, departing said existing west R.O.W. line of Belknap Road, along said north R.O.W. line of Old Richmond Road and the south line of said called 2.90 acre tract, a distance of 50.07 to a 5/8-inch iron rod with blue plastic cap stamped "MBCO ENG" set for the southwest corner of the herein described tract;

EXHIBIT "A"



Fort Bend County
0.360 Acres

JJ Williams Survey, A-567
Fort Bend County, Texas

THENCE North 44° 12' 45" East, departing said north R.O.W. line of Old Richmond Road, over and across said called 2.90 acre tract, a distance of 36.64 feet to a 5/8-inch iron rod with blue plastic cap stamped "MBCO ENG" set for an interior corner of the herein described tract;

THENCE North 01° 19' 44" East, continuing over and across said called 2.90 acre tract, parallel with the said existing west R.O.W. line of Belknap Road, a distance of 375.86 feet to a 5/8-inch iron rod with blue plastic cap stamped "MBCO ENG" set marking an interior corner of the herein described tract;

THENCE North 88° 40' 16" West, continuing over and across said called 2.90 acre tract, a distance of 18.00 feet to a 5/8-inch iron rod with blue plastic cap stamped "MBCO ENG" set marking an exterior corner of the herein described tract;

THENCE North 01° 19' 44" East, continuing over and across said called 2.90 acre tract, a distance of 123.50 feet to a 5/8-inch iron rod with blue plastic cap stamped "MBCO ENG" set in the south line of the aforesaid called 1.172 acre tract for the northwest corner of the herein described tract;

THENCE North 88°16'33" East, along the common line of said called 2.90 acre tract and said called 1.172 acre tract, a distance of 43.06 feet back to the **POINT OF BEGINNING**, said description containing 0.360 acres (15,670 square feet) of land.

 11-13-18
David Powell Brister, RPLS 6537



MBCO Engineering, LLC.

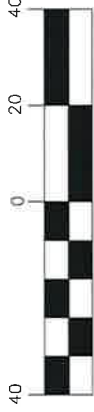
JJ WILLIAMS SURVEY, A-567
FORT BEND COUNTY, TEXAS

OLD RICHMOND ROAD
(ROW VARIES)

CALLED 2.90 ACRES
LUCY D. BUCHHOLZA AND CARLA
B. MARTIN, CO-TRUSTEES OF THE
LUCY D. BUCHHOLZ DECLARATION
OF REVOCABLE TRUST
F.B.C.C.F. 2017077591
P.R.F.B.C.T.

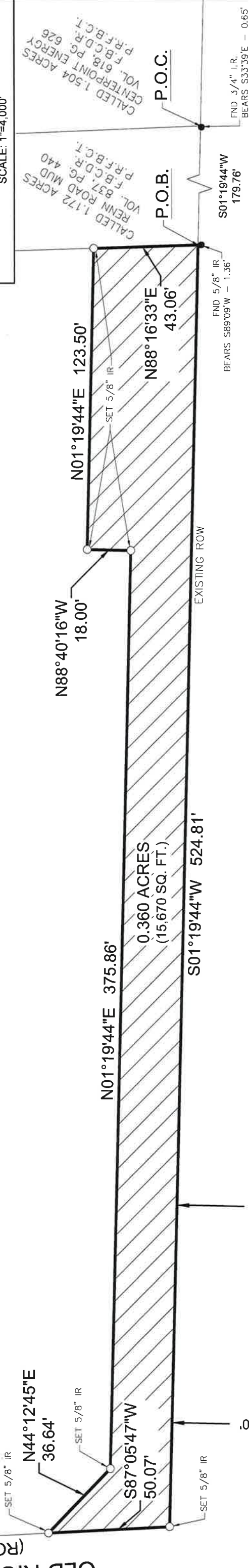
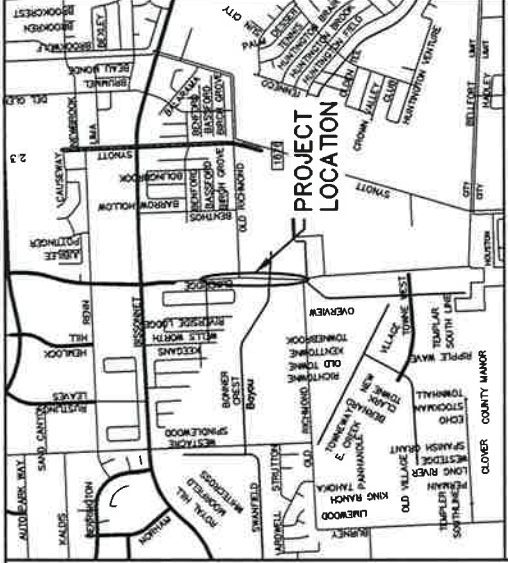


GRAPHIC SCALE



1 inch = 40 ft.

VICINITY MAP
SCALE: 1"=4,000'



BELKNAP ROAD
(CALLED 75' R.O.W.)

N01°19'44"E 75.95'
N87°19'15"E 25.06'

NOTE:

- THE HORIZONTAL DATUM FOR ALL SHOWN COORDINATES, DISTANCES, AND BEARINGS IS BASED OFF OF NAD 83, TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), SURFACE; AND MAY BE BROUGHT TO GRID USING A COMBINED SCALE FACTOR OF 1.00013.
- THIS SURVEYOR DOES NOT CERTIFY TO THE SHOWN RIGHT OF WAYS FOR BELKNAP ROAD OR OLD RICHMOND ROAD HEADING WEST FROM BELKNAP ROAD AS THE TRUE RIGHT OF WAYS FOR SAID ROADS DUE TO THE DISCREPANCIES AND CONFLICTING EVIDENCE BETWEEN RECORDED PLATS, DEEDS, MONUMENTATION AND OTHER FIELD EVIDENCE.
- LATEST REVISION DATED OCTOBER 16, 2018.

LEGEND

- FOUND PROPERTY CORNER
- SET 5/8" IRON ROD WITH CAP STAMPED "MBCO ENG"
- FOUND
- FND
- IRON ROD
- IRON PIPE
- ROW
- F.B.C.C.F.
- F.B.C.D.R.
- P.R.F.B.C.T.
- VOL.
- PG.
- NO.

N01°19'44"E 487.43'

FOUND PROPERTY CORNER

SET 5/8" IRON ROD WITH CAP STAMPED "MBCO ENG"

FOUND

IRON ROD

IRON PIPE

RIGHT OF WAY

FORT BEND COUNTY CLERK'S FILE

FORT BEND COUNTY DEED RECORDS

PUBLIC RECORDS OF FORT BEND COUNTY TEXAS

VOLUME

PAGE

NUMBER

11-13-18



PRELIMINARY-FOR REVIEW ONLY
MBCO ENGINEERING, L.L.C., TBP.LS No. 10194112
These Documents are for Design Review and not
intended for Construction, Bidding or Permit
Purposes. They were prepared by or under the
supervision of:
DAVID
POWELL
BRISTER
NAME
6537
RPLS#
10-16-18
Date



6161 Savoy Drive, Suite #830, Houston, Texas 77036
Tel # 281-272-1612, Fax #281-272-1619
FIRM REGISTRATION No. F-2488

FORT BEND COUNTY, TEXAS

BELKNAP ROAD IMPROVEMENTS
W BELFORT BLVD TO OAK BEND FOREST DR

0.360 ACRES PROPOSED
RIGHT-OF-WAY TAKING

CNTY PROJ #	EJES PROJ #	DATE	SCALE	SHEET NO.
17-2-11	226-01	10-10-18	1"=40'	
DESIGNED BY	DRAWN BY	CHECKED BY	VERIFIED BY	
DPB	JAP	JALLEN	BYIM	
				X

STATE OF TEXAS
COUNTY OF FORT BEND

0.169 Acre Proposed Right-of-Way Taking

Being a 0.169 acre (7,344 square foot) tract out of a called 1.504 acre tract to Houston Lighting & Power (now Centerpoint Energy) conveyed by deed filed for record in Volume 618, Page 626 of the Deed Records of Fort Bend County, Texas, and being located in the JJ Williams Survey A-567, Fort Bend County, Texas and further described by metes and bounds as follows:
(bearings and distances are referenced to the NAD 83, Texas State Plane Coordinate System, South Central, 4204)

BEGINNING at a found 5/8-inch iron rod in the north line of said called 1.504 acre tract, same being the southeast corner of Lot 1, Block 1 of Oak Bend Forest, a subdivision in Fort Bend and Harris Counties as shown on the map or plat thereof filed for record in Volume 354, Page 114 of the Map Records of Harris County, Texas, and the northwest corner of the herein described tract, said corner lying at a transition point in the existing westerly right-of-way line of Belknap Road (100 feet wide north of this point and 75 feet wide south of this point);

THENCE North 87° 45' 19" East, along a segment in the existing right-of-way line of said Belknap Road, a distance of 25.05 feet to a point in said existing westerly right-of-way line for the northeast corner of said 1.504 acre tract and of the herein described tract;

THENCE South 01° 19' 44" West along said existing westerly right-of-way line, a distance of 190.37 feet to a point for the southeast corner of said called 1.504 acre tract, the northeast corner of a called 1.172 acre tract conveyed by deed to Renn Road Municipal Utility District as filed for record in Volume 837, Page 440 of the Fort Bend County Deed Records, and the southeast corner of the herein described tract, from which a found 3/4-inch iron rod bears South 33° 39' 17" East – 0.65 feet;

THENCE South 87° 45' 19" West, leaving said existing westerly right-of-way line and along the south line of said called 1.504 acre tract, the north line of said called 1.172 acre tract and the south line of this tract, a distance of 43.08 feet to a 5/8-inch iron rod set with blue plastic cap stamped "MBCO ENG" for the southwest corner of the herein described tract;


THENCE North 01° 19' 44" East, leaving said common line, over and across said called 1.504 acre tract, a distance of 144.13 feet to a 5/8-inch iron rod set with blue plastic cap stamped "MBCO ENG" for the most northerly southwest corner of the herein described tract;

THENCE South 88° 41' 06" East, over and across said called 1.504 acre tract, a distance of 18.00 feet to a 5/8-inch iron rod set with blue plastic cap stamped "MBCO ENG" for an interior corner of the herein described tract;

Fort Bend County
0.169 Acres

JJ Williams Survey, A-567
Fort Bend County, Texas

THENCE North 01° 19' 44" East, over and across said called 1.504 acre tract, a distance of 47.36 feet to the said **POINT OF BEGINNING**, said description containing 0.169 acres (7,344 square feet) of land.

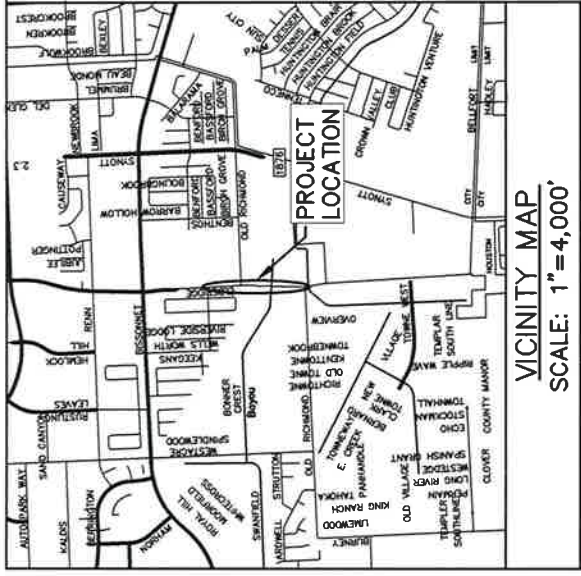
 11-13-18

David Powell Brister, RPLS 6537



MBCO Engineering, LLC.

1505 Highway 6 South, Suite 180 | Houston, TX 77077 | 281.760.1656 | TBPE # F-16850 | TBPLS # 10194112



JJ WILLIAMS SURVEY, A-567
FORT BEND COUNTY, TEXAS

SET 5/8" IRON ROD
W/BLUE PLASTIC CAP
"MBCO ENG"

CALLED 1.172 ACRES
 RENN ROAD MUD
 VOL. 837, PG. 440
 F.B.C.D.R.

S87°45'19"W 43.08'
 N01°19'44"E 144.13'
 S88°41'06"E 18.00'
 SET 5/8" IRON ROD
 W/BLUE PLASTIC CAP
 "MBCO ENG"
 PROPOSED ROW
 FOUND 5/8" IRON ROD
 P.O.B.
 EXISTING ROW
 N01°41'04"E 0.160 ACRES

CALLED 1.172 ACRES
 RENN ROAD MUD
 VOL. 837, PG. 440
 F.B.C.D.R.

S87°45'19"W 43.08'
 N01°19'44"E 144.13'
 S88°41'06"E 18.00'
 SET 5/8" IRON ROD
 W/BLUE PLASTIC CAP
 "MBCO ENG"
 PROPOSED ROW
 FOUND 5/8" IRON ROD
 P.O.B.
 EXISTING ROW
 N01°41'04"E 0.160 ACRES

BELKNAP ROAD
(CALLED 75' R.O.W.)

OAK BEND
FOREST DRIVE
(60' ROW)

LOT 1, BLOCK 1

OAK BEND FOREST
VOL. 354, PG. 114 M.R.H.C



11-13-18

SURVEY NOTES:

- 1) THE HORIZONTAL DATUM FOR ALL SHOWN COORDINATES, DISTANCES, AND BEARINGS IS BASED OFF OF NAD 83, TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), SURFACE; AND MAY BE BROUGHT TO GRID USING A COMBINED SCALE FACTOR OF 1.00013.
- 2) THE VERTICAL DATUM FOR ALL SHOWN ELEVATIONS ARE BASED OFF OF NAVD 88, (2001 ADJUSTMENT) USING HARRIS COUNTY FLOOD CONTROL REFERENCE MARK RM#: 040435 WITH A PUBLISHED ELEVATION OF 86.83 FEET.
- 3) UTILITY LOCATION WAS REQUESTED BY THIS SURVEYOR TO LONE STAR 811, AND GIVEN TICKET NUMBER 581741560. THIS SURVEYOR IS NOT RESPONSIBLE FOR THE LOCATION OF UTILITIES NOT MARKED IN THE PROJECT AREA. UTILITIES SHOWN ON GRAY SCALE ARE FROM RECORD DRAWINGS AND LOCATIONS NOT VERIFIED OR CERTIFIED BY THIS SURVEY.
- 4) THIS SURVEYOR DOES NOT CERTIFY TO THE SHOWN RIGHTS-OF-WAY FOR BELKNAP ROAD OR OLD RICHMOND ROAD HEADING WEST FROM BELKNAP ROAD AS THE TRUE RIGHTS-OF-WAY FOR SAID ROADS DUE TO THE DISCREPANCIES AND CONFLICTING EVIDENCE BETWEEN RECORDED PLATS, DEEDS, MONUMENTATION AND OTHER FIELD EVIDENCE.



LEGEND:

- FOUND IRON ROD
- SET 5/8" IRON ROD
WITH CAP STAMPED
"MBCO ENG"
- FORT BEND COUNTY DEED RECORDS
FORT BEND COUNTY CLERK'S FILE
MAP RECORDS HARRIS COUNTY TEXAS
PROPERTY RECORDS FORT BEND COUNTY TEXAS
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F.D.C.D.R. FORT BEND COUNTY DEED RECORDS
F.B.C.C.F. FORT BEND COUNTY CLERK'S FILE
M.R.H.C. MAP RECORDS HARRIS COUNTY TEXAS
P.R.F.B.C.T. PROPERTY RECORDS FORT BEND COUNTY TEXAS
PG. PAGE
VOL. VOLUME

FORT BEND COUNTY, TEXAS

BELKNAP ROAD IMPROVEMENTS
W BELFORT BLVD TO OAK BEND FOREST DR

0.169 ACRES PROPOSED
RIGHT-OF-WAY TAKING

DATE	SCALE	SHEET NO.
10-10-18	1"=40'	X
DESIGNED BY	DRAWN BY	CHECKED BY
DPB	SP	JALLEN
ELES PROJ #	DATE	SCALE
228-01	10-10-18	1"=40'
CNTY PROJ #	DATE	SHEET NO.
17-2-11	10-10-18	X

Fort Bend County
0.177 Acres

JJ Williams Survey, A-567
Fort Bend County, Texas

STATE OF TEXAS
COUNTY OF FORT BEND

0.177 Acres Proposed Right-of-Way Taking

Being a Strip of Land containing 0.177 acres (7,721 square foot) out of a called 1.172 acre tract to Renn Road Municipal Utility District conveyed by deed filed for record in Volume 837, Page 440 of the Deed Records of Fort Bend County, Texas, and being located in the JJ Williams Survey A-567, Fort Bend County, Texas and further described by metes and bounds as follows: (bearings and distances are referenced to the NAD 83, Texas State Plane Coordinate System, South Central, 4204)

COMMENCING for reference at a found 5/8-inch iron rod marking a point in the north line of a called 1.504 acre tract to Houston Lighting & Power (now Centerpoint Energy) conveyed by deed filed for record in Volume 618, Page 626 of the Deed Records of Fort Bend County, Texas, same being the southeast corner of Lot 1, Block 1 of Oak Bend Forest, a subdivision in Fort Bend and Harris Counties as shown on the map or plat thereof filed for record in Volume 354, Page 114 of the Map Records of Harris County, Texas, and marking a transition point in the existing westerly right-of-way line of Belknap Road (100 feet wide north of this point and 75 feet wide south of this point);

THENCE North 87° 45' 19" East, along the north line of said called 1.504 acre tract and along a segment in the existing right-of-way line of said Belknap Road, a distance of 25.05 feet to a point in said existing westerly right-of-way line for the northeast corner of said called 1.504 acre tract and of the herein described tract;

THENCE South 01° 19' 44" West, continuing along said existing westerly right-of-way line, a distance of 190.37 feet to a point for the southeast corner of said called 1.504 acre tract, the northeast corner of said called 1.172 acre tract and marking the **POINT OF BEGINNING** and the northeast corner of the herein described tract, from which a found 3/4-inch iron rod bears South 33° 39' East – 0.65 feet;

THENCE South 01° 19' 44" West, departing the south line of said called 1.504 acre tract, a distance of 179.76 feet to a point in the north line of a called 2.90 acre tract to Lucy D. Buchholz and Carla D. Martin, Co-Trustees of the Lucy D. Buchholz Declaration of Revocable Trust by deed filed for record under Fort Bend County Clerk's file Number 2017077591, same being the southeast corner of the herein described tract, from which a found 5/8-inch iron rod bears North 89° 09' East - 1.36 feet;




Fort Bend County
0.177 Acres

JJ Williams Survey, A-567
Fort Bend County, Texas

THENCE South 88°16'33" West, departing said west Right-of-Way line of said Belknap Road and along the north line of said called 2.90 acre tract, a distance of 43.06 feet to a 5/8-inch iron rod with blue plastic cap stamped "MBCO ENG" set marking the southwest corner of the herein described tract;

THENCE North 01° 19' 44" East, departing the north line of said called 2.90 acre tract, over and across said called 1.172 acre tract and lying 43.00 feet west of and parallel with the existing west Right-of-Way line of said Belknap Road, a distance of 179.37 feet to a 5/8-inch iron rod with blue plastic cap stamped "MBCO ENG" set in the south line of a called 1.504 acre tract to Houston Lighting & Power (now Centerpoint Energy) conveyed by deed filed for record in Volume 618, Page 626 of the Deed Records of Fort Bend County, Texas and marking the northwest corner of the herein described tract;

THENCE North 87° 45' 19" East, along the south line of said called 1.504 acre tract, a distance of 43.08 feet back to the **POINT OF BEGINNING**, said description containing 0.177 acres (7,721 square feet) of land.

 11-13-18

David Powell Brister, RPLS 6537



MBCO Engineering, LLC.

