

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 Beechnut Boulevard Project #17204 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 Beechnut Boulevard Project #17204 beginning at Harlem Road and ending at FM 1463, 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 Beechnut Boulevard Project #17204 beginning at Harlem Road and ending at FM 1463, 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 Beechnut Boulevard Project #17204 beginning at Harlem Road and ending at FM 1463, 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 Beechnut Boulevard Project #17204 beginning at Harlem Road and ending at FM 1463, 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

County: Fort Bend
Project: Grand Vista; Beechnut Boulevard
C.I. No.: 1197-14R
Job Number: 2014-136-106

METES AND BOUNDS DESCRIPTION FOR 2.0992 ACRES

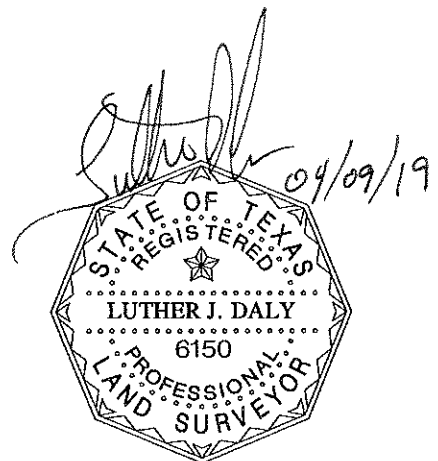
Being a 2.0992-acre tract of land located in the Hugh Rogers Survey, A-309 and the Benjamin Osburn Survey, A-390 in Fort Bend County, Texas, said 2.0992-acre tract being a portion of a called 620.00-acre tract of land recorded in the name of Taylor Morrison of Texas, Inc. in Clerk's File Number 2012132796 of the Official Records of Fort Bend County (O.R.F.B.C.), said 2.0992-acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the Texas State Plane Coordinate System (NAD 83), South Central Zone):

Beginning at a 5/8-inch iron rod with cap stamped "COSTELLO INC" found for the most southerly southeast corner of Grand Vista Wastewater Treatment Plant recorded in Plat Number 20170038 of the Fort Bend County Plat Records, same being on a southerly line of said called 620.00-acre tract;

1. Thence, with an east line of said Grand Vista Wastewater Treatment Plant, North 02 degrees 51 minutes 58 seconds West, a distance of 72.00 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found for the most southerly southeast corner of Restricted Reserve "A" of said Grand Vista Wastewater Treatment Plant;
2. Thence, through said called 620.00-acre tract, North 87 degrees 49 minutes 19 seconds East, a distance of 622.00 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set on the west line of a called 3.00-acre tract of land recorded in Clerk's File Number 2009012011 of the O.R.F.B.C.;
3. Thence, with the west line of said called 3.00-acre tract, South 02 degrees 10 minutes 07 seconds East, a distance of 49.01 feet to a 5/8-inch iron rod found with cap for the southwest corner of said called 3.00-acre tract;
4. Thence, with the south line of said called 3.00-acre tract, North 87 degrees 39 minutes 33 seconds East, a distance of 661.93 feet to a 5/8-inch iron rod found for the east corner of said called 3.00-acre tract;
5. Thence, with the northeast line of said called 3.00-acre tract, North 61 degrees 28 minutes 37 seconds West, a distance of 92.32 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;

Thence, through aforesaid called 620.00-acre tract, the following four (4) courses:

6. North 87 degrees 49 minutes 19 seconds East, a distance of 72.13 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
7. 267.75 feet along the arc of a curve to the right, said curve having a central angle of 07 degrees 31 minutes 12 seconds, a radius of 2,040.00 feet and a chord that bears South 88 degrees 25 minutes 06 seconds East, a distance of 267.55 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
8. 270.91 feet along the arc of a curve to the left, said curve having a central angle of 07 degrees 41 minutes 02 seconds, a radius of 2,020.00 feet and a chord that bears South 87 degrees 01 minutes 12 seconds East, a distance of 270.70 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
9. South 85 degrees 22 minutes 39 seconds East, a distance of 46.35 feet to a 5/8-inch iron rod with cap found on the west line of Mission Oaks Sec. 2, a subdivision recorded in Plat Number 20050049 of the F.B.C.P.R., same being the east line of aforesaid called 620.00-acre tract;
10. Thence, with the common line of said called 620.00-acre tract and said Mission Oaks Sec. 2, South 02 degrees 08 minutes 41 seconds East, a distance of 24.63 feet to a 5/8-inch iron rod with cap stamped "MILLER" found for the southwest corner of said Mission Oaks Sec. 2 and an easterly corner of said called 620.00-acre tract;
11. Thence, with a southerly line of said called 620.00-acre tract, South 87 degrees 49 minutes 19 seconds West, a distance of 1,858.40 feet to the **Point of Beginning** and containing 2.0092 acres of land.



MISSION SIERRA SEC. 1
PLAT NO. 20050218
F.B.C.P.R.



DRAWN BY: KL	DATE: 04/09/2019	SCALE: 1"=300'
CHECKED BY: LJD	JOB NO: 2014-136-106	119714R.DGN

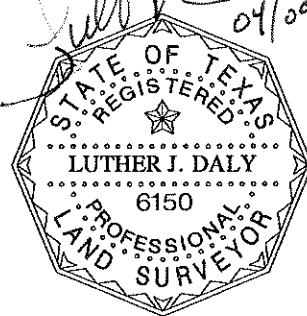
County: Fort Bend
Project: Grand Vista; Beechnut Boulevard
C.I. No.: 1198-15
Job Number: 2014-136-006

FIELD NOTES FOR 0.6875 ACRES

Being a 0.6875 acre tract of land located in the Hugh Rogers Survey, A-309 and the Benjamin Osburn Survey, A-390 in Fort Bend County, Texas, said 0.6875 acre tract being a portion of a called 3.00 acre tract of land recorded in the name of TXI Operations in Clerk's File Number 2009012011 of the Official Records of Fort Bend County (O.R.F.B.C.), said 0.6875 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the Texas State Plane Coordinate System (NAD 83), South Central Zone):

Beginning at a 5/8-inch iron rod with cap found for the southwest corner of said called 3.00 acre tract;

1. Thence, with the west line of said called 3.00 acre tract, North 02 degrees 10 minutes 06 seconds West, a distance of 49.01 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
2. Thence, through said called 3.00 acre tract, North 87 degrees 49 minutes 19 seconds East, a distance of 582.54 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set on the northeast line of said called 3.00 acre tract, same being on the southwest line of a 50-foot wide Houston Pipeline Company Easement recorded in Clerk's File Number 2006005768 of the O.R.F.B.C.;
3. Thence, with the common line of said called 3.00 acre tract and said 50-foot wide easement, South 61 degrees 28 minutes 46 seconds East, a distance of 92.32 feet to a 5/8-inch iron rod with cap found for the east corner of said called 3.00 acre tract;
4. Thence, with the south line of said called 3.00, South 87 degrees 39 minutes 33 seconds West, a distance of 661.93 feet to the **Point of Beginning** and containing 0.6875 acres of land.



MISSION OAKS
SEC. 2
PLAT NO. 200500,
F.B.C.P.R.

MISSION SIERRA
SEC. 2
PLAT NO. 20060163
F.B.C.P.R.

MISSION SIERRA SEC. 1
PLAT NO. 20050218
F.B.C.P.R.

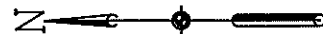
Costello



9990 RICHMOND AVENUE SUITE 450
NORTH BUILDING
HOUSTON, TEXAS 77042
(713) 783-7788 FAX: 783-3580
TBPE FIRM REGISTRATION NO. 280
TBPBS FIRM REGISTRATION NO. 100486

EXHIBIT OF
0.6875 ACRES
IN GRAND VISTA

DRAWN BY: LD	DATE: 04-09-2018	SCALE: 1"=300'
CHECKED BY: MA	JOB NO: 2014-136-107	119815.DGN



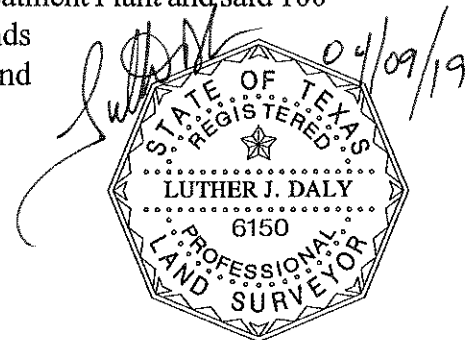
County: Fort Bend
Project: Grand Vista; Beechnut Boulevard
C.I. No.: 1199-15R
Job Number: 2014-136-006

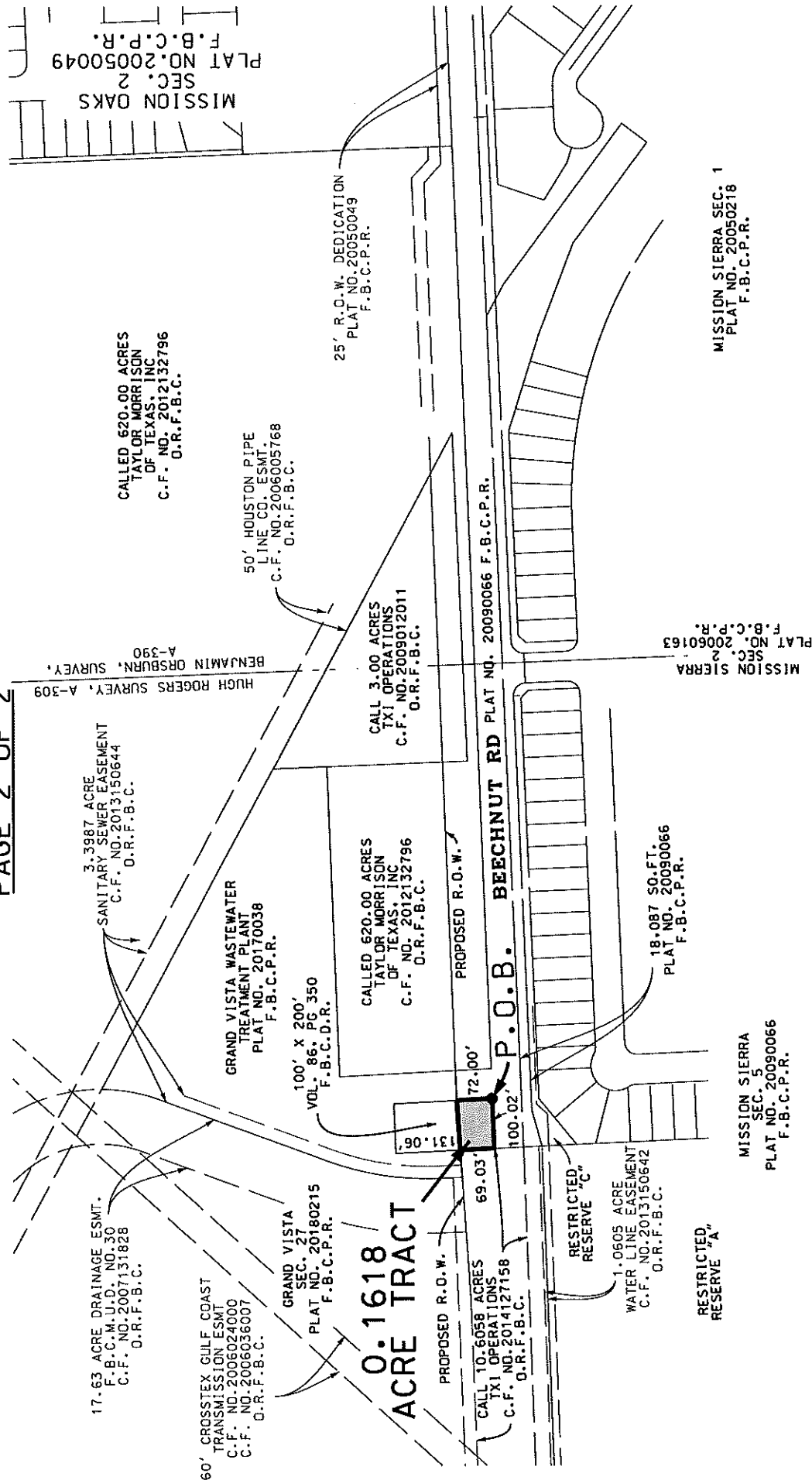
FIELD NOTES FOR 0.1618 ACRES

Being a 0.1618 acre tract of land located in the Hugh Rogers Survey, A-309; said 0.1618 acre tract being a portion of a 100-foot by 200-foot tract recorded in Volume 86, Page 350 of the Fort Bend County Deed Records; said 0.1618 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the Texas State Plane Coordinate System (NAD 83), South Central Zone);

Beginning at a 5/8-inch iron rod with cap stamped "COTTON" found for the southeast corner of said 100-foot by 200-foot tract and the most southerly southwest corner of Grand Vista Wastewater Treatment Plant recorded in Plat Number 20170038 of the Fort Bend County Plat Records;

1. Thence, with the south line of said 100-foot by 200-foot tract, South 87 degrees 49 minutes 19 seconds West, a distance of 100.02 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found for the southwest corner of said 100-foot by 200-foot tract and same being on east line of a 10.6058 acre right-of-way (R.O.W.) dedication for Beechnut Street recorded in Clerk's File Number 2017127158 of the O.P.R.F.B.C.;
2. Thence, with said east line and the west line of said 100-foot by 200-foot tract, North 02 degrees 48 minutes 15 seconds West, a distance of 69.03 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found for a southerly corner of Restricted Reserve "A" of said Grand Vista Wastewater Treatment Plant;
3. Thence, through said called 100-foot by 200-foot tract, North 86 degrees 07 minutes 28 seconds East, a distance of 99.96 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found on the east line of said 100-foot by 200-foot tract for a southerly corner of said Restricted Reserve "A";
4. Thence, with the common line of Grand Vista Wastewater Treatment Plant and said 100-foot by 200-foot tract, South 02 degrees 51 minutes 58 seconds East, a distance of 72.00 feet to the **Point of Beginning** and containing 0.1618 acres of land.





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TBPE FIRM REGISTRATION NO. 280
TBPLS FIRM REGISTRATION NO. 100486

EXHIBIT OF 0.1618 ACRES IN GRAND VISTA

DRAWN BY: LD	DATE: 04-09-2019	SCALE: 1"=300'
CHECKED BY: MA	JOB NO: 2014-136-106	119915R.DGN