

February \_\_, 2020

**Draft**

To be placed on Co. Judge  
stationary (Call to have it e-mailed  
by Britten Harris 281-633-7539)

City Commission  
City of Richmond, Texas  
402 Morton Street  
Richmond, Texas 77469

Re: Request for Annexation

Mayor and Commissioners:

Fort Bend County is the political subdivision responsible for maintaining the roadway easement dedicated to common or public use in a Deed of Partition recorded in Volume 2417, Page 1702, and owner of land acquired for road widening under Special Warranty Deed recorded in Instrument Number 9509356, Official Public Records of Fort Bend County, Texas, with relevant portions of both described as a 2.083 acre tract of land on Exhibit A to this letter (the “**Property**”). Pursuant to Section 43.1055 of the Texas Local Government Code, Fort Bend County Commissioners Court requests the annexation of the Property into the City of Richmond, Texas.

The Property is contiguous to the City of Richmond, the annexing municipality.

Fort Bend County Commissioners Court hereby requests the City Commission of Richmond, Texas to annex the Property.

If additional information is required to process this request, please feel free to contact the undersigned.

**Fort Bend County**

By: \_\_\_\_\_  
KP George, County Judge

**ATTEST:**

\_\_\_\_\_  
Laura Richard, County Clerk

**EXHIBIT A**

# KALUZA INC

## Consulting Engineers & Surveyors

Engineering Firm No. F-1339 | Surveying Firm No. 10010000

3014 Avenue I, Rosenberg, Texas 77471

(281) 341-0808 ■ FAX (281) 341-6333

November 12, 2019

Revised: December 3, 2019

### **Annexation Tract 2 – 2.083 acres (more or less)**

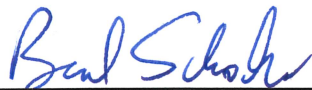
**A FIELD NOTE DESCRIPTION** of 2.083 acres of Land (more or less) to be annexed into the city limits of the City of Richmond being a portion of the road right-of-way of Pitts Road (80 feet wide overall including a portion of a call 2.156 acre road widening - Fort Bend County Clerk's File No. 9509356 and including all of a call 0.206 acre road right-of-way – Fort Bend County Clerk's File No. 9237267), all being in the William Morton Survey, Abstract No. 62, Fort Bend County, Texas. The bearing basis for this description is referenced to the Texas Coordinates System of 1983 (South Central Zone) and was determined by Global Positioning System methods.

**FOR CONNECTION**, begin at a point for the Northwest corner of the City of Richmond call 25.801 acre annexation (Ordinance No. 2006-07; Fort Bend County Clerk's File No. 2006084464); Said corner being the Northwest corner of an original call 25.806 acre tract (Volume 970, Page 49; Deed Records of Fort Bend County, Texas), being the Southeast corner of a call 7.0095 acre tract (Fort Bend County Clerk's File No. 9886477, and being the Southeast corner of an original call 28.431 acre tract (Fort Bend County Clerk's File No. 9625539); Said point being a point in the Westerly line of the City of Richmond call 29.041 acre tract (Fort Bend County Clerk's File No. 2019125559) to be annexed into the city limits of the City of Richmond (29.039 acres – Annexation Tract 1); **THENCE**; South 3 degrees, 38 minutes, 0 seconds East – 20.97 feet (more or less) along the Westerly line of said call 29.041 acre tract with the Easterly line of said original call 25.806 acre tract being along the existing city limits of the City of Richmond to a point for the Southwest corner of said call 29.041 acre tract and for the Southwest corner of said 29.039 acre Annexation Tract 1; **THENCE**; North 87 degrees, 50 minutes, 30 seconds East - 1227.71 feet (more or less) along the Southerly line of said call 29.041 acre tract with the Northerly line of the Partition of a call 11.772 acre tract (Fort Bend County Clerk's File No. 9237267) to a point in the Westerly right-of-way line of said Pitts Road (80 feet wide overall) as occupied on the ground (called 0.585 acre road easement, no description – Volume 580, Page 854; Deed Records of Fort Bend County, Texas; includes Fort Bend County 10 foot wide road right-of-way – Volume 229, Page 474; Deed Records of Fort Bend County, Texas) for the Northwest corner of said call 0.206 acre road right-of-way; Said corner being the most Westerly Northwest corner of and **PLACE OF BEGINNING** for this 2.083 acre tract;

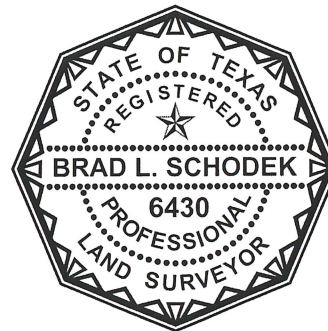
**THENCE**; North 87 degrees, 50 minutes, 30 seconds East – 27.79 feet continuing along the Southerly line of said call 29.041 acre tract with the Northerly line of said call 11.772 acre Partition and crossing into said Pitts Road to a point for interior corner of this tract; Said corner being the Northeast corner of said call 0.206 acre road right-of-way, being the Southeast corner of said call 29.041 acre tract, and being the Southeast corner of said 29.039 acre Annexation Tract 1;

**THENCE**; North 2 degrees, 23 minutes, 15 seconds West – 999.80 feet (more or less) along the Easterly line of said call 29.041 acre tract along a line in said Pitts Road to a point for the most Northerly Northwest corner of this tract; Said corner being the Northeast corner of said call 29.041 acre tract, being the Northeast corner of said 29.039 acre Annexation Tract 1, and being the Southeast corner of a call 21.9980 acre tract (Fort Bend County Clerk's File No. 9744169);

- THENCE;** North 87 degrees, 45 minutes, 30 seconds East - 56.09 feet (more or less) crossing a portion of the right-of-way of Pitts Road (no dedication information available) and then crossing said call 2.156 acre road widening along a projection of the Northerly line of said call 29.041 acre tract to a point for the Northeast corner of this tract in the Easterly right-of-way line of said Pitts Road;
- THENCE;** South 2 degrees, 9 minutes, 55 seconds East, at 1359.95 feet (more or less) pass a point in the Northerly line of the G.H. and S.A. Railroad right-of-way (100 feet wide) for the Southeast corner of said call 2.156 acre road widening, in all 1460.58 feet (more or less) along the Easterly right-of-way line of said Pitts Road with the Easterly line of said call 2.156 acre road widening being along the West line of the remainder of an original call 100 acre tract (Tract 3C – Fort Bend County Clerk's File No. 9632563 and Volume 296, Page 70; Deed Records of Fort Bend County, Texas) and then crossing said railroad right-of-way to a point for the Southeast corner of this tract in the Northerly right-of-way line of U.S. Highway No. 90-A (175 feet wide);
- THENCE;** South 81 degrees, 26 minutes, 39 seconds West – 77.09 feet (more or less) crossing said Pitts Road as occupied on the ground along the Southerly right-of-way line of said railroad with the Northerly right-of-way line of said U.S. Highway No. 90-A to a point for the Southwest corner of this tract;
- THENCE;** North 2 degrees, 42 minutes, 23 seconds West, at 100.52 feet (more or less) pass a point in the Northerly right-of-way line of said railroad for the Southwest corner of said call 0.206 acre road right-of-way, in all 358.65 feet (more or less) along the Westerly right-of-way line of said Pitts Road as occupied on the ground to a point for angle point corner of this tract;
- THENCE;** North 2 degrees, 9 minutes, 55 seconds West – 110.66 feet (more or less) continuing along the Westerly right-of-way line of said Pitts Road to the **PLACE OF BEGINNING** and containing 2.083 acres of Land (more or less).



Brad L. Schodek, R.P.L.S. No. 6430



This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

# KALUZA INC

**Consulting Engineers & Surveyors**  
Engineering Firm No. F-1339  
Surveying Firm No. 10010000  
3014 Avenue I, Rosenberg, Texas 77471  
(281) 341-0808 ■ FAX (281) 341-6333

November 12, 2019

## **Tract 2 – 1.243 acre (more or less)**

**A FIELD NOTE DESCRIPTION** of 1.243 acre of Land (more or less) to be annexed into the city limits of the City of Richmond being a portion of the road right-of-way of Pitts Road (80 feet wide overall, including a portion of a call 2.156 acre road widening; Fort Bend County Clerk's File No. 9509356) being in the William Morton Survey, Abstract No. 62, Fort Bend County, Texas. The bearing basis for this description is referenced to the Texas Coordinates System of 1983 (South Central Zone) and was determined by Global Positioning System methods.

**FOR CONNECTION**, begin at a point for the Northwest corner of the City of Richmond call 25.801 acre annexation (Ordinance No. 2006-07; Fort Bend County Clerk's File No. 2006084464); Said corner being the Northwest corner of an original call 25.806 acre tract (Volume 970, Page 49; Deed Records of Fort Bend County, Texas), being the Southeast corner of a call 7.0095 acre tract (Fort Bend County Clerk's File No. 9886477, and being the Southeast corner of an original call 28.431 acre tract (Fort Bend County Clerk's File No. 9625539); Said beginning point being a point in the Westerly line of a call 29.041 acre tract to be annexed into the city limits of the City of Richmond (29.039 acres - Tract 1); **THENCE**; South 3 degrees, 38 minutes, 0 seconds East – 20.97 feet (more or less) along the Westerly line of said call 29.041 acre tract with the Easterly line of said original call 25.806 acre tract being along the existing city limits of the City of Richmond to a point for the Southwest corner of said call 29.041 acre tract and for the Southwest corner of said 29.039 acre Tract 1; **THENCE**; North 87 degrees, 50 minutes, 30 seconds East, at 1227.71 feet (more or less) pass a point in the Westerly right-of-way line of said Pitts Road (80 feet wide overall) as occupied on the ground (called 0.585 acre road easement, no description – Volume 580, Page 854; Deed Records of Fort Bend County, Texas; includes Fort Bend County 10 foot wide road right-of-way – Volume 229, Page 474; Deed Records of Fort Bend County, Texas), in all 1255.50 feet (more or less) along the Southerly line of said call 29.041 acre tract with the Northerly line of the Partition of a call 11.772 acre tract (Fort Bend County Clerk's File No. 9237267) to a point for the Southeast corner of said call 29.041 acre tract; Said corner being the Southeast corner of said 29.039 acre Tract 1 and being the Northeast corner of a call 0.206 acre tract of Land for road right-of-way for Pitts Road (width varies, no dedication information available – Fort Bend County Clerk's File No. 9237267); Said corner being the Southwest corner of and **PLACE OF BEGINNING** for this 1.243 acre tract;

**THENCE**; North 2 degrees, 23 minutes, 15 seconds West – 999.80 feet (more or less) along the Easterly line of said call 29.041 acre tract along a line in said Pitts Road to a point for the Northwest corner of this tract; Said corner being the Northeast corner of said call 29.041 acre tract, being the Northeast corner of said 29.039 acre Tract 1, and being the Southeast corner of a call 21.9980 acre tract (Fort Bend County Clerk's File No. 9744169);

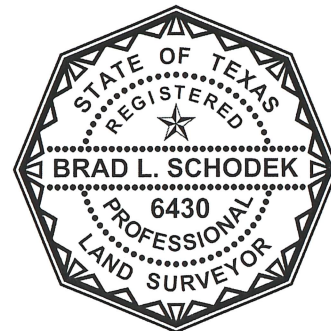
**THENCE;** North 87 degrees, 45 minutes, 30 seconds East - 56.09 feet (more or less) crossing a portion of the right-of-way of Pitts Road (no dedication information available) and then crossing said call 2.156 acre road widening along a projection of the Northerly line of said call 29.041 acre tract to a point for the Northeast corner of this tract in the Easterly right-of-way line of said Pitts Road;

**THENCE;** South 2 degrees, 9 minutes, 55 seconds East – 999.88 feet (more or less) along the Easterly right-of-way line of said Pitts Road with the Easterly line of said call 2.156 acre road widening being along the West line of the remainder of an original call 100 acre tract (Tract 3C – Fort Bend County Clerk’s File No. 9632563 and Volume 296, Page 70; Deed Records of Fort Bend County, Texas) to a point for the Southeast corner of this tract; Said corner bears North 2 degrees, 9 minutes, 55 seconds West – 249.43 feet (more or less) along the Easterly right-of-way line of said Pitts Road from a point for the Southeast corner of said call 2.156 acre road widening in the Northerly line of the G.H. and S.A. Railroad right-of-way;

**THENCE;** South 87 degrees, 50 minutes, 30 seconds West – 52.21 feet (more or less) crossing said call 2.156 acre road widening and then crossing a portion of the right-of-way of Pitts Road (no dedication information available) along a projection of the Southerly line of said call 29.041 acre tract to the **PLACE OF BEGINNING** and containing 1.243 acre of Land (more or less).



Brad L. Schodek, R.P.L.S. No. 6430



This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

**EXHIBIT**



0 500'  
SCALE 1" = 500'

WILLIAM MORTON SURVEY  
ABSTRACT No. 62

EXISTING  
80' R.O.W.

**TRACT 2  
2.083 ACRES  
(MORE OR LESS)**

CALL 21.9980 ACRES  
(F.B.C.C.F. No. 9744169)

ORIGINAL  
CALL 100 ACRES  
(TRACT 3C;  
F.B.C.C.F. No.  
9632563)  
(VOL. 296,  
PG. 70; D.R.)

N 87°45'30" E 56.09'  
N 87°45'30" E - 1277.20'  
1253.29' 23.91'

**TRACT 1  
29.039 ACRES  
(MORE OR LESS)**

CALL  
29.041 ACRE TRACT  
(F.B.C.C.F. No.  
2019125559;  
INCLUDES 0.593 ACRE  
IN PITTS ROAD)

RESTRICTED RESERVE "D"

REMAINDER OF ORIGINAL  
CALL 28.431 ACRE TRACT  
(F.B.C.C.F. No. 9625539)

CALL 7.00 ACRE TRACT  
(TRACT 2;  
F.B.C.C.F. No. 2012027616)

CALL 7.000 ACRE TRACT  
(TRACT 1;  
F.B.C.C.F. No. 2012027616)

CALL 7.0095 ACRE TRACT  
(F.B.C.C.F. No. 9886477)

P.O.B.  
TRACT 1

N 03°38'00" W 977.30'  
20.97'

CALL 2.00067 ACRE  
(TRACT 1; F.B.C.C.F.  
No. 2006103734)

ORIGINAL  
CALL 25.806 ACRE TRACT  
(VOL. 970, PG. 49; D.R.)

CALL 0.5324 ACRE  
(PARCEL No. 16;  
F.B.C.C.F. No. 2019108708)

CITY OF RICHMOND  
LIMITED PURPOSE ANNEXATION  
(ORDINANCE 2012-16;  
F.B.C.C.F. No. 2013072027)

1227.71'  
N 87°50'30" E - 27.79'  
N 02°09'55" W - 110.66'  
PARTITION OF CALL 11.772 ACRE TRACT  
(F.B.C.C.F. No. 9237267)

N 02°42'23" W - 358.65'  
**(100' R.O.W.)**

**U.S. HIGHWAY No. 90A - (175' R.O.W.)**

CITY OF RICHMOND CITY LIMITS  
CALL 25.801 ACRE ANNEXATION

(ORDINANCE 2006-07; F.B.C.C.F. No. 2006084464)

FORT BEND COUNTY  
CALL 2.156 ACRE  
ROAD WIDENING  
(WIDTH VARIES;  
F.B.C.C.F. 9509356)

CALL 0.206  
ACRE ROAD  
R.O.W. (F.B.C.C.F.  
No. 9237267)

S 02°09'55" E - 1460.58'  
1359.95'  
100.63'  
S 81°26'39" W 77.09'

**NOTES:**

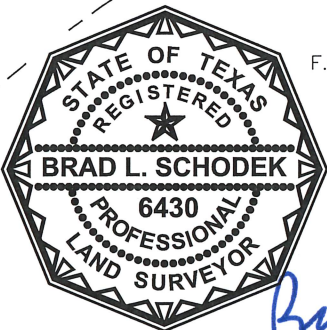
- 1) ALL BEARINGS REFERENCED TO THE TEXAS COORDINATES SYSTEM OF 1983 (SOUTH CENTRAL ZONE) AND WERE DETERMINED BY GLOBAL POSITIONING SYSTEM METHODS.
- 2) PREPARED WITHOUT BENEFIT OF CURRENT TITLE REPORT.

THIS SURVEY WAS PREPARED UNDER 22 TAC §663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

**LEGEND:**

- VOL. - VOLUME
- PG. - PAGE
- D.R. - DEED RECORDS OF FORT BEND COUNTY
- F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE
- P.R. - PLAT RECORDS OF FORT BEND COUNTY
- P.O.B. - PLACE OF BEGINNING

**VICINITY MAP SHOWING LOCATION OF TWO TRACTS OF LAND TO BE ANNEXED INTO THE CITY LIMITS OF THE CITY OF RICHMOND INCLUDING 29.039 ACRES OF LAND BEING A CALL 29.041 ACRE TRACT (F.B.C.C.F. No. 2019125559) AND 2.083 ACRES OF LAND (A PORTION OF THE EXISTING RIGHT-OF-WAY OF PITTS ROAD INCLUDING PART OF A CALL 2.156 ACRE ROAD WIDENING - F.B.C.C.F. No. 9509356 AND ALL OF A CALL 0.206 ACRE ROAD RIGHT-OF-WAY - F.B.C.C.F. No. 9237267), ALL BEING IN THE WILLIAM MORTON SURVEY, ABSTRACT No. 62, FORT BEND COUNTY, TEXAS.**



*Brad Schodek  
12/03/19*

PREPARED BY:  
KALUZA, INC.  
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