

THE STATE OF TEXAS                   §  
   §  
COUNTY OF FORT BEND               §

**AMENDED 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 \_\_\_\_\_, 2020, 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 Bamore Road Segment 2 – Project #17105 proposed to be situated on all lands bounded beginning at Klauke Road and ending at Cottonwood School Road, in the City of Rosenberg, 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 such public project in accordance with the plans, alignments, 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 Bamore Road Segment 2 – Project #17105 proposed to be situated on all lands bounded beginning at Klauke Road and ending at Cottonwood School Road, in the City of Rosenberg in Fort Bend County, Texas, is approved.

**IT IS FURTHER ORDERED AND DECREED** that public necessity and convenience exist for that public project and that the County Engineer and County Attorney 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 (including any improvements); 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 interests for said purposes in the tract(s) (and/or associated improvements) 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 Engineer, 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 improvements if any, within the said public project known as the Bamore Road Segment 2 – Project #17105 and the payment and compensation therefore.

**PASSED AND APPROVED** this \_\_\_\_ day of \_\_\_\_\_, 2020.

**FORT BEND COUNTY**

\_\_\_\_\_  
KP George, County Judge

ATTEST:

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

State of Texas  
County of Fort Bend

**Acquisition for Roadway and Drainage**  
**DESCRIPTION of 1.293 acre tract**

Being 1.293 acres of land situated in the S.A. Stone Survey, Abstract No. 392, Fort Bend County, Texas, being a portion of a called 22.2642 acre tract described in deed to FBRE I, LP, as recorded under Fort Bend County Clerk File (FBCCF) No. 2006048107 and being more particularly described by metes and bounds as follows with all bearings and distances referenced to the Texas Coordinate System of 1983, South Central Zone 4204, coordinates shown herein are grid unless otherwise noted and may be converted by applying a combined scale factor of 0.99986826396:

**COMMENCING** at a 5/8 iron rod inside a 2 inch pipe having grid coordinates of (X= 2977365.58, Y= 13752040.03), being in the southwest right-of-way line of Klauke Road a 120 foot right-of-way as described in FBCCF No. 9824711 and 953028, being the north corner of said called 22.2642 acre tract and in the east line of a called 26.475 acre Tract 1-B described in deed to Houston Lighting & Power Co. as recorded in FBCCF No. 8667617;

**THENCE** South 47°19'43" East with the southwest right-of-way line of said Klauke Road in common with the northeast line of said called 22.2642 acre tract, a distance of 796.48 feet to a 5/8 inch iron rod capped 'Amani' set for the **POINT OF BEGINNING** having grid coordinates of (X= 2977951.12, Y= 13751500.25)

**THENCE** South 47°19'43" East continuing with the southwest right-of-way line of said Klauke Road in common with the northeast line of said called 22.2642 acre tract, a distance of 120.00 feet to a 5/8 inch iron rod capped 'Amani' set, from which a 1/2 inch iron pipe found bears South 47°19'43" East, a distance of 1,329.41 feet for the east corner of said called 22.2642 acre tract, from which a 5/8 inch iron rod found bears North 66°23'30" West, a distance of 1.87 feet;

**THENCE** South 42°16'34" West, a distance of 99.75 to a 5/8" iron rod capped 'Amani' set being in a curve to the right having a radius of 2,070.00 feet;

**THENCE** along said curve, having an arc length of 369.65 feet, a central angle of 10°13'54", a chord bearing South 47°23'31" West, a chord distance of 369.16 feet to a 5/8 inch iron rod capped 'Amani' set being in the southwest line of said called 22.2642 acre tract in common with the northeast line of a called 22.339 acre tract described in deed to 418 Investments LLC as recorded in FBCCF No. 2016126197, from which a 5/8 inch iron rod found capped bears South 47°18'25" East a distance of 1,361.86 feet for the south corner of said called 22.2642 acre tract, from which a 5/8 inch iron rod found bears North 43°58'50" West a distance of 1.99 feet;

**THENCE** North 47°18'25" West, along the northwest line of said called 22.339 acre tract in common with the southeast line of said called 22.2642 acre tract a distance of 121.89 feet to a 5/8 inch iron rod capped 'Amani' set being in a curve to the left having a radius of 1,950.00 feet, from which a point for corner bears North 47°18'25" West, a distance of 425.14 feet for the west corner of said called 22.2642 acre tract, from said point a 5/8 inch iron rod found capped bears North 17°14'37" West, a distance of 0.88 feet, and from said point and a 5/8 inch iron rod found bears South 47°18'25" East, a distance of 0.47 feet;

**THENCE** along said curve, having an arc length of 369.00 feet, a central angle of 10°50'32", a chord bearing North 47°41'50" East, a chord distance of 368.45 feet to a 5/8 inch iron rod capped 'Amani' set;

State of Texas  
County of Fort Bend

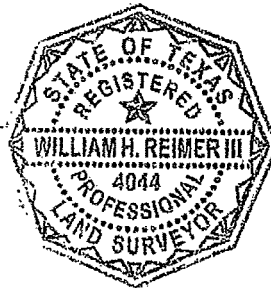
**THENCE** North 42°16'34" East, a distance of 100.58 feet to the **POINT OF BEGINNING** as surveyed by Amani Engineering on June 11, 2019 and containing 1.293 acres of land.

This legal description is accompanied by a plat of even date.

This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A Condition II Survey.

William H. Reimer III 06-14-19

William H. Reimer III                      Date  
R.P.L.S. No. 4044  
Amani Engineering, Inc.  
8303 Southwest Freeway Ste. 600  
Houston, Texas 77074  
Tel 713.270.5700  
TBPLS Firm No. 10028200





**Acquisition for Roadway and Drainage**  
**DESCRIPTION of 1.356 acre tract**

Being 1.356 acres of land situated in the S.A. Stone Survey, Abstract No. 392, Fort Bend County, Texas, being a portion of a called 22.339 acre tract described in deed to 418 Investments LLC, as recorded under Fort Bend County Clerk File (FBCCF) No. 2016126197 and being more particularly described by metes and bounds as follows with all bearings referenced to the Texas Coordinate System of 1983, South Central Zone 4204, coordinates shown herein are grid and may be converted to surface by dividing by a combined scale factor of 0.99986826396:

**COMMENCING** at a point for corner having grid coordinates of (X= 2977298.56, Y= 13751466.13) being in the east line of a called 26.475 acre Tract 1-B described in deed to Houston Lighting & Power Co. as recorded in FBCCF No. 8667617, and being the north corner of said called 26.475 acre tract and the west corner of a called 22.2642 acre tract described in deed to FBRE I, LP. as recorded in FBCCF No. 2006048107 from which a 5/8" iron rod found capped bears North 06°40'24" West, a distance of 0.98 feet, and a 5/8 inch iron rod found bears South 47°18'25" East, a distance of 0.27 feet; being in the northeast line of said called 22.339 acre tract ;

**THENCE** South 47°18'25" East with the southwest line of said 22.2642 acre tract, a distance of 425.14 feet to a 5/8 inch iron rod capped 'Amani' set for the **POINT OF BEGINNING** having grid coordinates of (X= 2977611.00, Y= 13751177.89)

**THENCE** South 47°18'25" East continuing with the northeast line of said 22.339 acre tract, a distance of 121.89 feet to a 5/8 inch iron rod capped 'Amani' set being in a curve to the right having a radius of 2,070.00 feet, from which a 5/8 inch iron rod found capped bears South 47°18'25" East a distance of 1,361.86 feet for the east corner of said called 22.339 acre tract, from which a 5/8 inch iron rod found bears North 43°58'47" West a distance of 1.99 feet;

**THENCE** along said curve to the right, having an arc length of 552.04 feet, a central angle of 15°16'48", a chord bearing South 60°08'52" West, a chord distance of 550.41 feet to a 5/8 inch iron rod capped 'Amani' set being in the west line of said called 22.339 acre tract in common with the east line of said 26.475 acre tract, from which a point for the southwest corner of said called 22.339 acre tract bears South 06°39'37" West a distance of 55.85 feet, a 5/8 inch iron rod found capped bears South 06°39'37" West a distance of 0.47 feet, being in the east line of said called 26.475 acre tract, and from said point a 1 inch iron pipe found bears South 47°16'19" East, a distance of 1.03 feet, being in the south line of said 22.339 acre tract;

**THENCE** North 06°39'37" East, along the west line of said called 22.339 acre tract in common with the east line of said called 26.475 acre tract a distance of 138.34 feet to a 5/8 inch iron rod capped 'Amani' set in a curve to the left having a radius of 1,950.00 feet, from which a point for the north corner of said called 22.339 acre tract bears North 06°39'37" East, a distance of 510.94, a 5/8 inch iron rod found capped bears North 06°40'24" West, a distance of 0.98 feet, being in the east line of said called 26.475 acre tract, and a 5/8 inch iron rod found bears South 47°18'25" East, a distance of 0.27 feet being in the northeast line of said called 22.339 acre tract;

**THENCE** along said curve to the left, having an arc length of 432.45 feet, a central angle of 12°42'23", a chord bearing North 59°28'18" East, a chord distance of 431.56 feet to the **POINT OF BEGINNING** as surveyed by Amani Engineering on June 11, 2019 and containing 1.3546 acres of land.

State of Texas  
County of Fort Bend

This legal description is accompanied by a plat of even date.

This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A Condition II Survey.

William H. Reimer III 06-14-19

William H. Reimer III                      Date  
R.P.L.S. No. 4044  
Amani Engineering, Inc.  
8303 Southwest Freeway Ste. 600  
Houston, Texas 77074  
Tel 713.270.5700  
TBPLS Firm No. 10028200

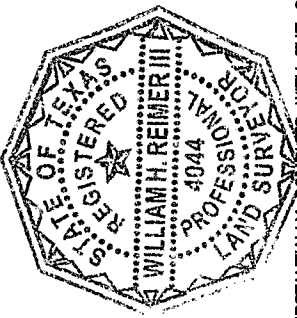
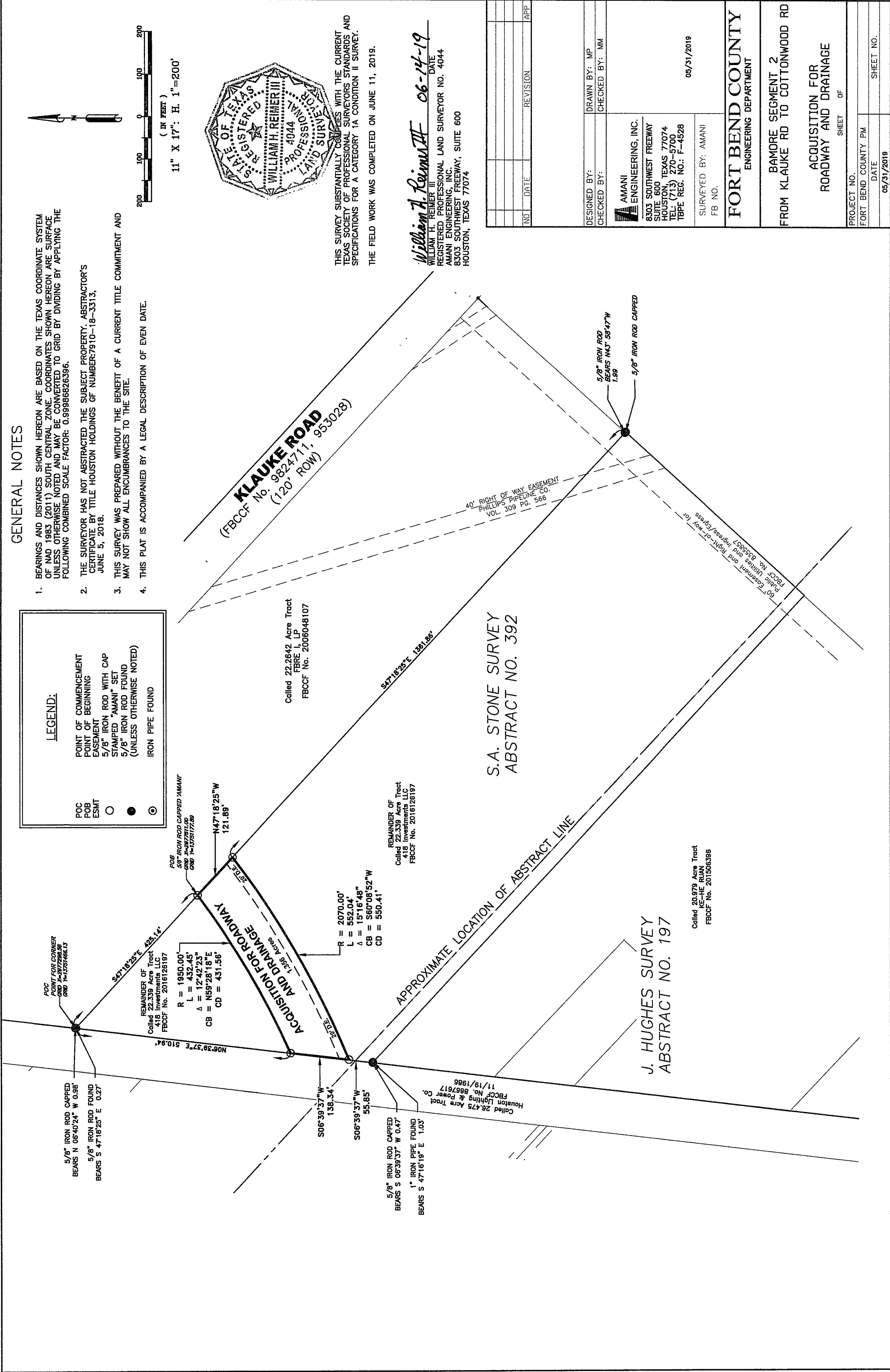


GENERAL NOTES

- BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF NAD 1983 (2011) SOUTH CENTRAL ZONE. COORDINATES SHOWN HEREON ARE SURFACE UNLESS OTHERWISE NOTED AND MAY BE CONVERTED TO GRID BY DIVIDING BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR: 0.99986826396.
- THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY. ABSTRACTOR'S CERTIFICATE BY TITLE HOUSTON HOLDINGS OF NUMBER:7910-18-3313, JUNE 5, 2018.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT AND MAY NOT SHOW ALL ENCUMBRANCES TO THE SITE.
- THIS PLAT IS ACCOMPANIED BY A LEGAL DESCRIPTION OF EVEN DATE.

LEGEND:

- POC  
POB  
ESMT  
○  
●  
◎  
IRON PIPE FOUND
- POINT OF COMMENCEMENT  
POINT OF BEGINNING  
EASEMENT  
5/8" IRON ROD WITH CAP  
STAMPED "AMANI" SET  
5/8" IRON ROD FOUND  
(UNLESS OTHERWISE NOTED)



THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A CONDITION II SURVEY.

THE FIELD WORK WAS COMPLETED ON JUNE 11, 2019.

*William H. Reimer III* 06-14-19  
WILLIAM H. REIMER III DATE  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4044  
AMANI ENGINEERING, INC.  
8303 SOUTHWEST FREEWAY, SUITE 600  
HOUSTON, TEXAS 77074

NO	DATE	REVISION	APP

DESIGNED BY: DRAWN BY: MP  
CHECKED BY: CHECKED BY: MM

AMANI ENGINEERING, INC.  
8303 SOUTHWEST FREEWAY  
SUITE 600  
HOUSTON, TEXAS 77074  
TEL: (713) 270-5700  
TBPE REG. NO.: F-4528

SURVEYED BY: AMANI  
FB NO.

05/31/2019

**FORT BEND COUNTY**  
ENGINEERING DEPARTMENT

BAMORE SEGMENT 2  
FROM KLAUKE RD TO COTTONWOOD RD

ACQUISITION FOR  
ROADWAY AND DRAINAGE

PROJECT NO.  
FORT BEND COUNTY PM  
DATE  
05/31/2019

SHEET OF  
SHEET NO.



State of Texas  
County of Fort Bend

**Acquisition for Roadway and Drainage  
DESCRIPTION of 0.316 acre tract**

Being 0.316 acres of land situated in the S.A. Stone Survey, Abstract No. 392 and in the J. Hughes Survey, Abstract No. 197, Fort Bend County, Texas, being a portion of a called 26.475 acre Tract 1-B described in deed to Houston Lighting & Power Co., as recorded under Fort Bend County Clerk File (FBCCF) No. 8667617, and being more particularly described by metes and bounds as follows with all bearings referenced to the Texas Coordinate System of 1983, South Central Zone 4204, coordinates shown herein are grid and may be converted to surface by dividing by a combined scale factor of 0.99986826396:

**COMMENCING** at an iron axle with gearhead found having grid coordinates of (X=2977111.89, Y=13752272.93) being in the southeast Right-of-Way (R.O.W.) line of Cottonwood School Road (variable width with assumed prescriptive rights), and being the north corner of a called 2.00 acre tract of land described in deed to Mowry Investments, LLC, as recorded in FBCCF No. 2012137022, and being the north corner of a called 147.77 acre Tract No. 2, as described in Case Number 46-CPR-003206 of the Official Probate Case Records of Fort Bend County Texas;

**THENCE** South 47°29'36" East, along the northeast line of said called 2.00 acre tract in common with the north line of said Tract No. 2, a distance of 220.48 feet to a 1/2 inch iron pipe found being the east corner of said 2.00 acre tract, being the east corner of said Tract No. 2, and being in the west line of said called 26.475 acre tract;

**THENCE** South 06°41'20" West, along the east line of said Tract No. 2, in common with the west line of said called 26.475 acre tract, at a distance of 1217.89 feet to a 5/8 inch iron rod capped 'Amani' set, being the **POINT OF BEGINNING** having grid coordinates (X=2977132.57, Y=13750914.54) being in the west line of said called 26.475 acre tract in common with the east line of said Tract No. 2, in common with the east line of a called 9.5254 acre tract as described in deed to Chad Wleczyk, as recorded in FBCCF No. 2015058388, being the northwest corner of the herein described tract, and being in a curve to the left with a radius of 1950.00 feet;

**THENCE** along said curve to the left, an arc length of 115.55 feet, a central angle of 03°23'42", a chord bearing North 67°31'20" East, a chord distance of 115.53 feet, to a 5/8 inch iron rod capped 'Amani' set being in the east line of said called 26.475 acre tract in common with the west line of a called 22.339 acre tract, as described in deed to 418 Investments LLC, as recorded in FBCCF No. 2016126197, and being the northeast corner of the herein described tract, from which a 5/8 inch iron rod inside a 2 inch iron pipe found bears North 06°39'37" East, a distance of 1088.82 feet, being in the east line of said called 26.475 acre tract, being the north corner of a called 22.2642 acre tract described in deed to FBRE I, LP., as recorded in FBCCF No. 2006048107, and being in the southwest right-of-way line of Klauke Road, a 120 foot right-of-way, as described in FBCCF No. 9824711, and 953028;

**THENCE** South 06°39'37" West, along the east line of said called 26.475 acre tract in common with the west line of said called 22.339 acre tract, a distance of 138.34 feet to a 5/8 inch iron rod capped 'Amani' being the southeast corner of the herein described tract, and being in a curve to the right having a radius of 2070.00 feet, from which a 5/8 inch iron rod found with cap bears South 06°39'37" West, a distance of 56.31 feet being in the east line of said called 26.475 acre tract;

**THENCE** along said curve to the right an arc length of 113.65 feet, a central angle of 03°08'45", a chord bearing South 69°21'39" West, a chord distance of 113.64 feet to a 5/8 inch iron rod set capped 'Amani'

State of Texas  
County of Fort Bend

being in the west line of said called 26.475 acre tract, in common with the east line of said called 9.5254 acre tract, in common with the east line of said Tract No. 2, from which a 1 inch iron pipe found bears South 06°41'20" West, a distance of 3446.66 feet, being the south corner of said Tract No. 2, and being in the west line of said called 26.475 acre tract;

**THENCE** North 06°41'20" East, 134.20 feet to the **POINT OF BEGINNING** as surveyed by Amani Engineering on June 11, 2019, and containing 0.316 acres of land.

This legal description is accompanied by a plat of even date.

This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A Condition II Survey.

William H. Reimer III 06-14-19

William H. Reimer III  
R.P.L.S. No. 4044  
Amani Engineering, Inc.  
8303 Southwest Freeway Ste. 600  
Houston, Texas 77074  
Tel 713.270.5700  
TBPLS Firm No. 10028200

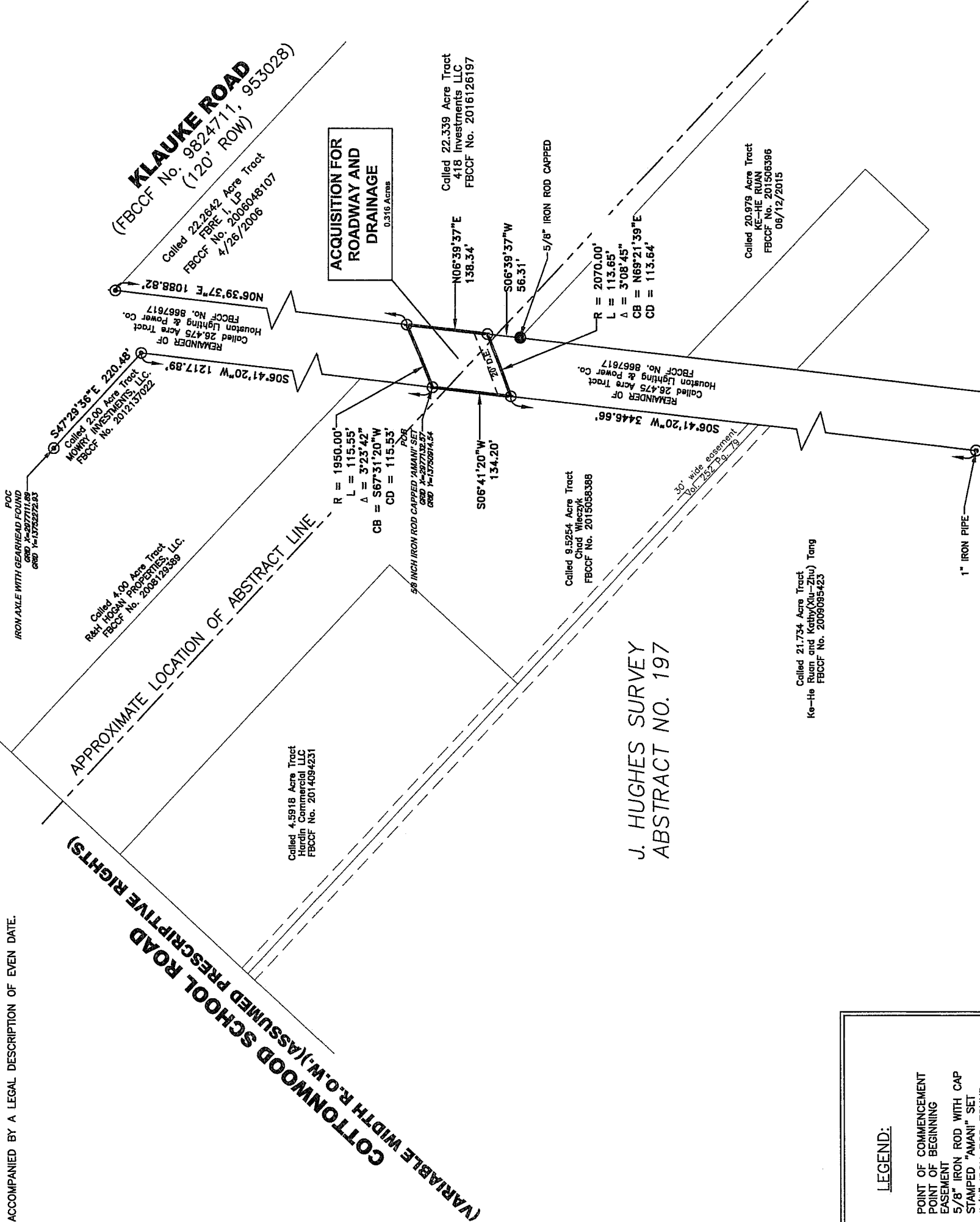
Date



GENERAL NOTES

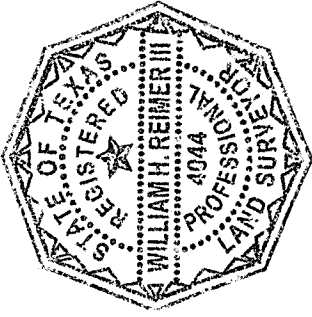
- BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF NAD 1983 (2011) SOUTH CENTRAL ZONE. COORDINATES SHOWN HEREON ARE GRID UNLESS OTHERWISE NOTED AND MAY BE CONVERTED TO SURFACE BY DIVIDING BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR: 0.99986826396.
- THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY. ABSTRACTOR'S CERTIFICATE BY TITLE HOUSTON HOLDINGS OF NUMBER: 7910-18-3314, JUNE 5, 2018.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT AND MAY NOT SHOW ALL ENCUMBRANCES TO THE SITE.
- THIS PLAT IS ACCOMPANIED BY A LEGAL DESCRIPTION OF EVEN DATE.

S.A. STONE SURVEY  
ABSTRACT NO. 392



LEGEND:

- POC
- POB
- ESMT
- POINT OF COMMENCEMENT
- POINT OF BEGINNING
- EASEMENT
- 5/8" IRON ROD WITH CAP
- STAMPED "AMANI" SET
- 5/8" IRON ROD FOUND
- (UNLESS OTHERWISE NOTED)
- IRON PIPE FOUND



THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A CONDITION II SURVEY.

THE FIELD WORK WAS COMPLETED ON JUNE 11, 2019.

*William H. Reimer III* 06-14-19  
WILLIAM H. REIMER III DATE  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4044  
AMANI ENGINEERING, INC.  
8303 SOUTHWEST FREEWAY, SUITE 600  
HOUSTON, TEXAS 77074

NO.	DATE	REVISION	APP.

J. HUGHES SURVEY  
ABSTRACT NO. 197

DESIGNED BY: DRAWN BY: MP

CHECKED BY: CHECKED BY: MM

AMANI  
ENGINEERING, INC.

8303 SOUTHWEST FREEWAY  
SUITE 600  
HOUSTON, TEXAS 77074  
TEL: (713) 270-5700  
TBPE REG. NO.: F-4528

SURVEYED BY: AMANI  
FB NO.

FORT BEND COUNTY  
ENGINEERING DEPARTMENT

BAMORE SEGMENT 2  
FROM KLAUKE RD TO COTTONWOOD RD

ACQUISITION FOR  
ROADWAY AND DRAINAGE

PROJECT NO.  
FORT BEND COUNTY PM  
DATE  
11-14-18

SHEET OF  
SHEET NO.

**Acquisition for Roadway and Drainage**  
**DESCRIPTION of 1.306 acre tract**

Being 1.306 acres of land situated in the S.A. Stone Survey, Abstract No. 392 and in the J. Hughes Survey, Abstract No. 197, Fort Bend County, Texas, being a portion of a called 9.5254 acre tract described in deed to Chad Wleczyk, as recorded under Fort Bend County Clerk File (FBCCF) No. 2015058388, and being more particularly described by metes and bounds as follows with all bearings referenced to the Texas Coordinate System of 1983, South Central Zone 4204, coordinates shown herein are grid and may be converted to surface by dividing by a combined scale factor of 0.99986826396:

**COMMENCING** at an iron axle with gearhead found having grid coordinates of (X=2977111.89, Y=13752272.93) being in the southeast Right-of-Way (R.O.W.) line of Cottonwood School Road (variable width with assumed prescriptive rights), and being the north corner of a called 2.00 acre tract of land described in deed to Mowry Investments, LLC, as recorded in FBCCF No. 2012137022, and being the north corner of a called 147.77 acre Tract No. 2, as described in Case Number 46-CPR-003206 of the Official Probate Case Records of Fort Bend County Texas;

**THENCE** South 43°13'25" West, along the southeast Right-of-Way line of said Cottonwood School Road a distance of 1133.23 feet to a point being the west corner of said called 9.5254 acre tract in common with the north corner of a called 4.5918 acre tract described in deed to Hardin Commercial LLC, as recorded under FBCCF No. 2014094231 from which a 5/8 inch iron rod found bears South 47°02'14" East, a distance of 2.70 feet;

**THENCE** South 47°02'14" East, along the northernmost southwest line of said called 9.5254 acre tract in common with the northeast line of said called 4.5918 acre tract, a distance of 674.26 feet to a 5/8 inch capped iron rod found, being the easternmost west corner of said called 9.5254 acre tract in common with the east corner of said called 4.5918 acre tract;

**THENCE** South 43°06'23" West, along the southernmost northwest line of said called 9.5254 acre tract in common with the southeast line of said 4.5918 acre tract a distance of 258.29 feet to a 5/8 inch iron rod capped 'Amani' set for the **POINT OF BEGINNING**, having grid coordinates (X=2976652.78, Y=13750799.26), being the north corner of the herein described tract, and being in a curve to the left with a radius of 1950.00 feet;

**THENCE** along said curve to the left, an arc length of 494.84 feet, a central angle of 14°32'22", a chord bearing North 76°29'23" East, a chord distance of 493.51 feet to a 5/8 inch iron rod capped 'Amani' set being in the east line of said 9.5254 acre tract in common with the west line of a called 26.475 described in deed to Houston Lighting & Power Co., as recorded in FBCCF No. 8667617, and being the northeast corner of the herein described tract, from which a 1/2 inch iron pipe found bears North 06°41'20" East, a distance of 123.83 feet, being the northeast corner of said called 9.5254 acre tract, and being in the west line of said called 26.475 acre tract;

**THENCE** South 06°41'20" West, along the east line of said called 9.5254 acre tract in common with the west line of said called 26.475 acre tract, a distance of 134.20 feet to a 5/8 inch iron rod capped 'Amani' set, being the southeast corner of the herein described tract, and being in a curve to the right with a radius of 2070.00 feet;

State of Texas  
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**THENCE** along said curve to the right, an arc length of 412.85 feet, a central angle  $11^{\circ}25'38''$ , a chord bearing South  $76^{\circ}38'50''$  West, a chord distance of 412.16 feet to a 5/8 inch iron rod capped 'Amani' set, being in the southwest line of said called 9.5254 acre tract in common with the northeast line of a called 21.734 acre tract described in deed to Ke-He Ruan and Kathy(Xiu-Zhu) Tang, as recorded in FBCCF No. 2009095423, and being the southwest corner of the herein described tract, from which a 1/2 inch iron pipe found bears South  $46^{\circ}55'20''$  East, a distance of 480.52 feet;

**THENCE** North  $46^{\circ}55'20''$  West, along the southwest line of said called 9.5254 acre tract in common with the northeast line of said 21.734 acre tract, a distance of 123.49 feet to a 5/8 iron rod found, being the southernmost west corner of said called 9.5254 acre tract, being in the northeast line of said called 21.734 acre tract, being the south corner of a said called 4.5918 acre tract, and being the west corner of the herein described tract;

**THENCE** North  $43^{\circ}06'23''$  East, along the southernmost northwest line of said called 9.5254 acre tract, in common with the southeast line of said called 4.5918 acre tract, a distance of 39.51 feet to the **POINT OF BEGINNING** as surveyed by Amani Engineering on June 11, 2019, and containing 1.306 acres of land.

This legal description is accompanied by a plat of even date.

This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A Condition II Survey.

William H. Reimer III 06-14-19

William H. Reimer III  
R.P.L.S. No. 4044  
Amani Engineering, Inc.  
8303 Southwest Freeway Ste. 600  
Houston, Texas 77074  
Tel 713.270.5700  
TBPLS Firm No. 10028200

Date

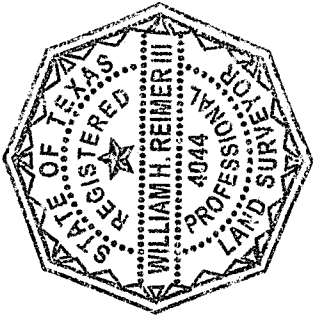


GENERAL NOTES

1. BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF NAD 1983 (2011) SOUTH CENTRAL ZONE. COORDINATES SHOWN HEREON ARE GRID UNLESS OTHERWISE NOTED AND MAY BE CONVERTED TO SURFACE BY DIVIDING BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR: 0.99986826396.
2. THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY. ABSTRACTOR'S CERTIFICATE BY TITLE HOUSTON HOLDINGS OF NUMBER: 7910-18-5240, 10/26/2018
3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT AND MAY NOT SHOW ALL ENCUMBRANCES TO THE SITE.
4. THIS PLAT IS ACCOMPANIED BY A LEGAL DESCRIPTION OF EVEN DATE.

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A CONDITION II SURVEY.

THE FIELD WORK WAS COMPLETED ON JUNE 11, 2019.



*William H. Reimer III* 06-14-19  
WILLIAM H. REIMER III  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4044  
AMANI ENGINEERING, INC.  
8303 SOUTHWEST FREEWAY, SUITE 600  
HOUSTON, TEXAS 77074

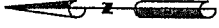
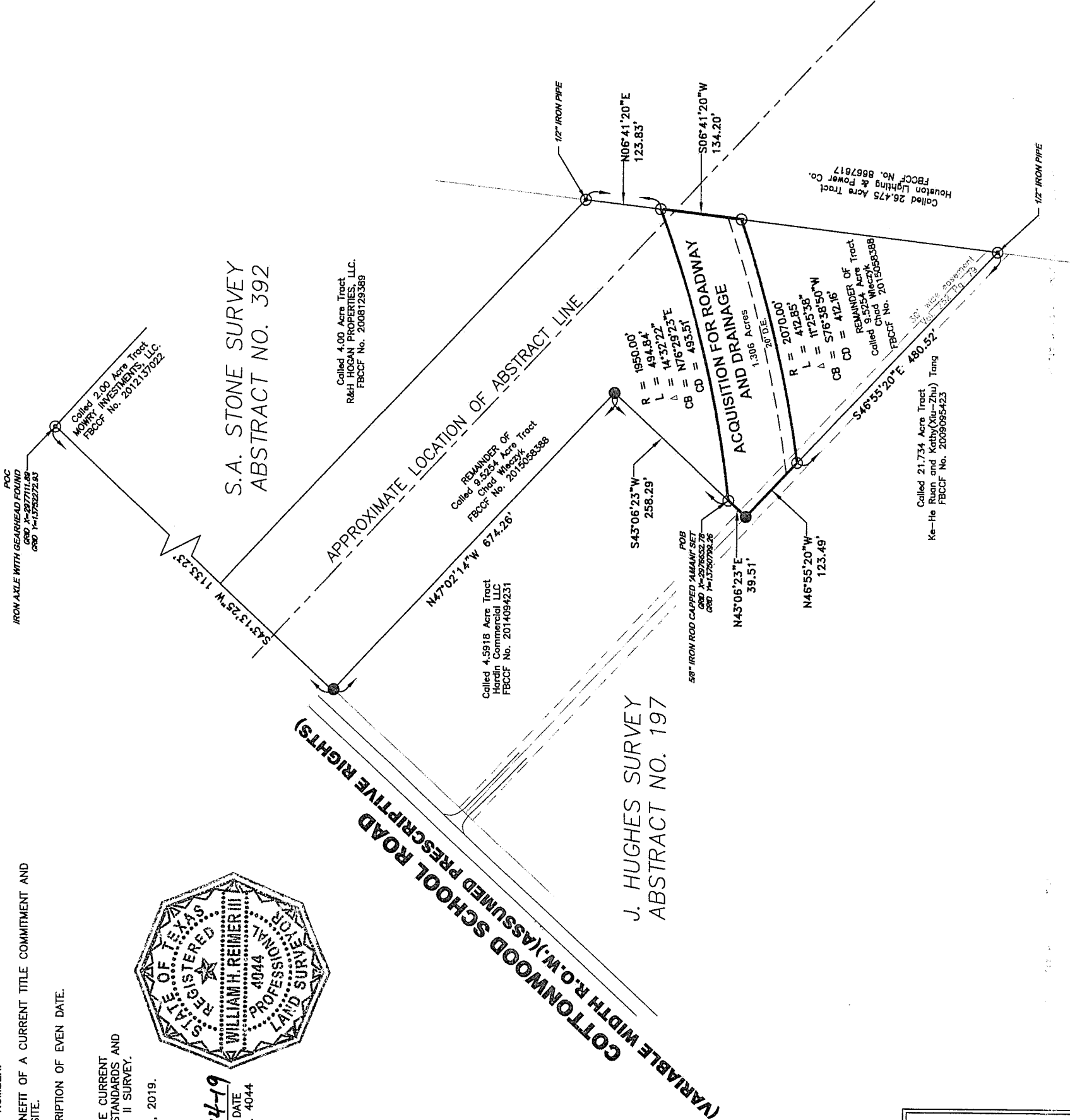
LEGEND:

- POC
- POINT OF COMMENCEMENT
- POB
- POINT OF BEGINNING
- ESMT
- EASEMENT
- 5/8" IRON ROD WITH CAP
- STAMPED "AMANI" SET
- 5/8" IRON ROD FOUND
- (UNLESS OTHERWISE NOTED)
- IRON PIPE FOUND

COTTONWOOD SCHOOL ROAD  
(VARIABLE WIDTH R.O.W.)(ASSUMED PRESCRIPTIVE RIGHTS)

J. HUGHES SURVEY  
ABSTRACT NO. 197

S.A. STONE SURVEY  
ABSTRACT NO. 392



( IN FEET )  
11" X 17": H. 1"=200'

DESIGNED BY:	DRAWN BY: MIP
CHECKED BY:	CHECKED BY: MM
AMANI ENGINEERING, INC. 8303 SOUTHWEST FREEWAY SUITE 600 HOUSTON, TEXAS 77074 TEL: (713) 270-5700 TBPE REG. NO.: F-4528	
SURVEYED BY: AMANI FB NO.	
FORT BEND COUNTY ENGINEERING DEPARTMENT	
BAMORE SEGMENT 2 FROM KLAUKE RD TO COTTONWOOD RD	
ACQUISITION FOR ROADWAY AND DRAINAGE	
PROJECT NO.	SHEET OF
FORT BEND COUNTY PM	
DATE	SHEET NO.
11-14-18	

**Acquisition for Roadway and Drainage**  
**DESCRIPTION of 0.016 acre tract**

Being 0.016 acres or 684 square feet of land situated in the J. Hughes Survey, Abstract No. 197, Fort Bend County, Texas, being a portion of a called 4.5918 acre tract described in deed to Hardin Commercial LLC., as recorded under Fort Bend County Clerk File (FBCCF) No. 2014094231 and being more particularly described by metes and bounds as follows with all bearings referenced to the Texas Coordinate System of 1983, South Central Zone 4204, coordinates shown herein are grid and may be converted to surface by dividing by a combined scale factor of 0.99986826396:

**COMMENCING** at an iron axle with gearhead found having grid coordinates of (X=2977111.89, Y=13752272.93) being in the southeast right-of-way (R.O.W.) line of Cottonwood School Road (variable width with assumed prescriptive rights), and being the north corner of a called 2.00 acre tract of land described in deed to Mowry Investments, LLC, as recorded in FBCCF No. 2012137022, and being the north corner of a called 147.77 acre Tract No. 2, as described in Case Number 46-CPR-003206 of the Official Probate Case Records of Fort Bend County Texas;

**THENCE** South 43°22'21" West, along the southeast Right-of-Way line of said Cottonwood School Road, a distance of 1430.77 feet to a 5/8 inch iron rod capped 'Amani' set being the north corner of a called 21.734 acre tract described in deed to Ke-He Ruan and Kathy(Xiu-Zhu) tang in FBCCF No. 2009095423, in common with the west corner of said called 4.59816 acre tract, from which a 5/8 inch iron rod found capped bears South 47°00'56" E, a distance of 3.41 feet;

**THENCE** South 47°00'56" East, a distance of 639.94 feet to a 5/8 inch iron rod capped 'Amani' set for the **POINT OF BEGINNING**, having grid coordinates (X=2976600.24, Y=13750794.23), being in the southwest line of said called 4.5918 acre tract in common with the northeast line of said called 21.734 acre tract, and being the west corner of the herein described tract, being in a curve to the left having a radius of 1950.00 feet;

**THENCE** along said curve to the left, an arc length of 52.79 feet, a central angle of 01°33'04", a chord bearing North 84°32'06" East, a chord length of 52.79 feet to a 5/8 inch iron rod capped 'Amani' set being in the southeast line of said called 4.5918 acre tract in common with the southernmost northwest line of said called 9.5254 acre tract and being the east corner of the herein described tract, from which a 5/8 inch iron rod found bears North 43°06'23" East, a distance of 258.29 feet being the east corner of said 4.5918 acre tract;

**THENCE** South 43°06'23" West, along the southeast line of said 4.5918 acre tract in common with the southernmost northwest line of said 9.5254 acre tract, a distance of 39.51 feet to a 5/8 inch iron rod found capped being the south corner of said called 4.5918 acre tract in common with the southernmost west corner of said 9.5254 acre tract, being in the northeast line of said called 21.734 acre tract and being the south corner of the herein described tract;

**THENCE** North 47°00'56" West, along the southwest line of said 4.5918 acre tract in common with the northeast line of said called 21.734 acre tract, a distance of 34.93 feet to the **POINT OF BEGINNING** as surveyed by Amani Engineering on June 11, 2019 and containing 0.016 acres or 684 square feet of land.

State of Texas  
County of Fort Bend

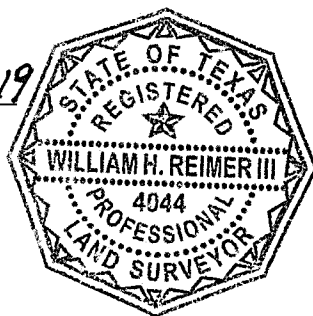
This legal description is accompanied by a plat of even date.

This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A Condition II Survey.

William H. Reimer III 06-14-19

William H. Reimer III  
R.P.L.S. No. 4044  
Amani Engineering, Inc.  
8303 Southwest Freeway Ste. 600  
Houston, Texas 77074  
Tel 713.270.5700  
TBPLS Firm No. 10028200

Date





State of Texas  
County of Fort Bend

**Acquisition for Roadway and Drainage  
DESCRIPTION of 0.274 acre tract**

Being 0.274 acres or 11,938 square feet of land situated in the J. Hughes Survey, Abstract No. 197, Fort Bend County, Texas, being a portion of a called 4.5918 acre tract described in deed to Hardin Commercial LLC., as recorded under Fort Bend County Clerk File (FBCCF) No. 2014094231 and being more particularly described by metes and bounds as follows with all bearings referenced to the Texas Coordinate System of 1983, South Central Zone 4204, coordinates shown herein are grid and may be converted to surface by dividing by a combined scale factor of 0.99986826396:

**COMMENCING** at an iron axle with gearhead found having grid coordinates of (X=2977111.89, Y=13752272.93) being in the southeast Right-of-Way (R.O.W.) line of Cottonwood School Road (variable width with assumed prescriptive rights), and being the north corner of a called 2.00 acre tract of land described in deed to Mowry Investments, LLC, as recorded in FBCCF No. 2012137022, and being the north corner of a called 147.77 acre Tract No. 2, as described in Case Number 46-CPR-003206 of the Official Probate Case Records of Fort Bend County Texas;

**THENCE** South 43°22'21" West, along the southeast right-of-way line of said Cottonwood School Road, a distance of 1133.22 feet to a 5/8 inch iron rod capped 'Amani' set for the **POINT OF BEGINNING** having grid coordinates of (X=2976132.16, Y=13751230.48), being the north corner of said called 4.5918 acre tract in common with the northernmost west corner of a called 9.5254 acre tract described in deed to Chad Wleczyk in FBCCF No. 2015058388, and being the north corner of the herein described tract, from which a 5/8" iron rod bears South 47°02'14" East a distance of 3.57 feet;

**THENCE** South 47°02'14" East, a distance of 15.66 feet to a 5/8 inch iron rod capped 'Amani' set being in the northeast line of said 4.5918 acre tract, being the east corner of the herein described tract, and being in a curve to left having a radius of 800.43 feet, from which a 5/8 inch iron rod found capped bears South 47°02'14" East, a distance 657.82 feet being the east corner of said called 4.5918 acre tract;

**THENCE** along said curve to left, an arc length of 306.87 feet, a central angle of 21°57'58", a chord bearing South 30°18'00" West, a chord distance of 304.99 feet to a 5/8 inch iron rod capped 'Amani' Set being in the southwest line of the herein described 4.5918 acre tract, in common with the northeast line of a called 21.734 acre tract described in deed to Ke-He Ruan and Kathy(Xiu-Zhu) Tang in FBCCF No. 2009095423, and being the south corner of the herein described tract;

**THENCE** North 47°00'56" West, along the southwest line of said 4.5918 acre tract in common with the northeast line of said 21.734 acre tract, a distance of 84.65 feet to a 5/8 inch iron rod found capped being in the southeast right-of-way line of said Cottonwood School Road, being the west corner of said 4.5918 acre tract in common with the north corner of said called 21.734 acre tract, and being the west corner of the herein described tract;

**THENCE** North 43°05'13" East, along the southeast right-of-way line of said Cottonwood School Road in common with the northwest line of said 4.5918 acre tract, a distance of 297.55 feet to the **POINT OF BEGINNING** as surveyed by Amani Engineering on June 11, 2019, and containing 0.274 acres or 11,938 square feet of land.

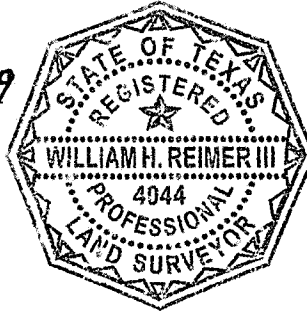
State of Texas  
County of Fort Bend

This legal description is accompanied by a plat of even date.

This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A Condition II Survey.

William H. Reimer III 06-14-19

William H. Reimer III                      Date  
R.P.L.S. No. 4044  
Amani Engineering, Inc.  
8303 Southwest Freeway Ste. 600  
Houston, Texas 77074  
Tel 713.270.5700  
TBPLS Firm No. 10028200

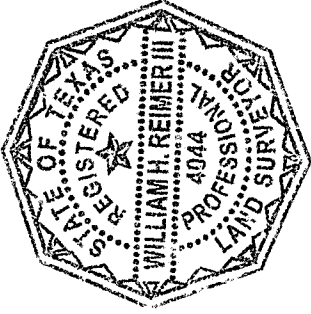
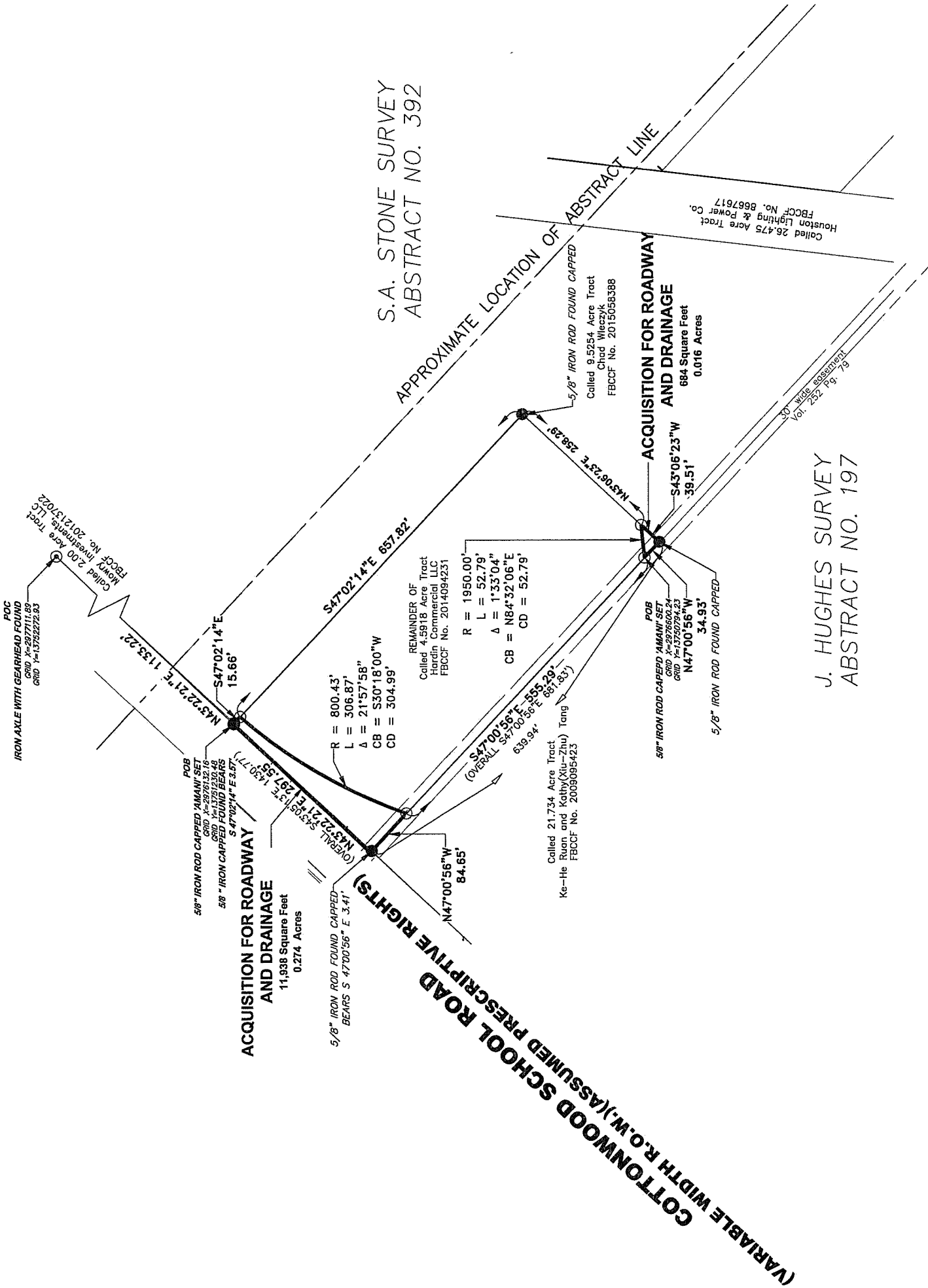


GENERAL NOTES

1. BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF NAD 1983 (2011) SOUTH CENTRAL ZONE. COORDINATES SHOWN HEREON ARE GRID UNLESS OTHERWISE NOTED AND MAY BE CONVERTED TO SURFACE BY DIVIDING BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR: 0.99986826396.
2. THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY. ABSTRACTOR'S CERTIFICATE BY TITLE HOUSTON HOLDINGS OF NUMBER: 7910--18--3317, JUNE 5, 2018.
3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT AND MAY NOT SHOW ALL ENCUMBRANCES TO THE SITE.
4. THIS PLAT IS ACCOMPANIED BY A LEGAL DESCRIPTION OF EVEN DATE.

LEGEND:

- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- ESMT EASEMENT
- 5/8" IRON ROD WITH CAP
- 5/8" IRON ROD FOUND
- (UNLESS OTHERWISE NOTED)
- IRON PIPE FOUND



THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A CONDITION II SURVEY.

THE FIELD WORK WAS COMPLETED ON JUNE 11, 2019.

*William H. Reimer III* 06-14-19  
WILLIAM H. REIMER III DATE  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4044  
AMANI ENGINEERING, INC.  
8303 SOUTHWEST FREEWAY, SUITE 600  
HOUSTON, TEXAS 77074

NO.	DATE	REVISION	APP.

DESIGNED BY: DRAWN BY: MP  
CHECKED BY: CHECKED BY: MM

AMANI ENGINEERING, INC.  
8303 SOUTHWEST FREEWAY  
SUITE 600  
HOUSTON, TEXAS 77074  
TEL: (713) 270-5700  
TBPE REG. NO.: F-4528

SURVEYED BY: AMANI  
FB NO. 05/31/2019

FORT BEND COUNTY  
ENGINEERING DEPARTMENT

BAMORE SEGMENT 2  
FROM KLAUKE RD TO COTTONWOOD RD

ACQUISITION FOR  
ROADWAY AND DRAINAGE

PROJECT NO.	SHEET OF
FORT BEND COUNTY PM	
DATE	SHEET NO.
05/31/2019	

**Acquisition for Roadway and Drainage  
DESCRIPTION of 7.070 acre tract**

Being 7.070 acres of land situated in the J. Hughes Survey, Abstract No. 197, Fort Bend County, Texas, being a portion of a called 21.734 acre tract described in deed to Ke-He Ruan and Kathy(Xiu-Zhu) Tang, as recorded under Fort Bend County Clerk File (FBCCF) No. 2009095423 and being more particularly described by metes and bounds as follows with all bearings referenced to the Texas Coordinate System of 1983, South Central Zone 4204, coordinates shown herein are grid and may be converted to surface by dividing by a combined scale factor of 0.99986826396:

**COMMENCING** at an iron axle with gearhead found having grid coordinates of (X=2977111.89, Y=13752272.93) being in the southeast Right-of-Way (R.O.W.) line of Cottonwood School Road (variable width with assumed prescriptive rights), and being the north corner of a called 2.00 acre tract of land described in deed to Mowry Investments, LLC, as recorded in FBCCF No. 2012137022, and being the north corner of a called 147.77 acre Tract No. 2, as described in Case Number 46-CPR-003206 of the Official Probate Case Records of Fort Bend County Texas;

**THENCE** South 43°13'25" West, along the southeast Right-of-Way line of said Cottonwood School Road a distance of 1430.77 feet to a 5/8 inch iron rod capped 'Amani' set for the **POINT OF BEGINNING**, having grid coordinates (X=2976132.16, Y= 13751230.48) being in the southeast right-of-way line of said Cottonwood School Road, being the west corner of a called 4.5918 acre tract described in deed to Hardin Commercial LLC, and being the north corner of said 21.734 acre tract from which a 5/8 inch capped iron rod bears South 47°00'56" East, a distance of 3.57 feet;

**THENCE** South 47°00'56" East, along the northeast line of said 21.734 acre tract in common with the southwest line of said 4.5918 acre tract, a distance of 84.65 feet to a 5/8 inch iron rod capped 'Amani' set, being in a curve to the left with a radius of 800.43 feet;

**THENCE** along said curve to the left, having an arc length of 413.22 feet, a central angle of 29°34'44", a chord bearing South 04°31'40" West, a chord distance of 408.65 feet to a 5/8 inch iron rod capped 'Amani' set being in curve to the right with a radius of 2050.00 feet;

**THENCE** along said curve to the right, having an arc length of 217.37 feet, a central angle of 06°04'32", a chord bearing North 84°59'48" East, a chord distance of 217.27 feet to a 5/8 inch iron rod capped 'Amani' set;

**THENCE** North 88°02'03" East, a distance of 129.57 feet to a 5/8 inch iron rod capped 'Amani' set, being in a curve to the left having a radius of 1950.00 feet;

**THENCE** along said curve to the left, an arc length of 92.70 feet, a central angle of 02°43'25", a chord bearing N 86°40'21" E, a chord distance of 92.69 feet to a 5/8 inch iron rod capped 'Amani' set, being in the northeast line of said called 21.734 acre tract in common with the southwest line of said called 4.5918 acre tract;

**THENCE** South 47°00'56" East along said common line, a distance of 34.93 feet to a 5/8 inch iron rod found capped being the south corner of said 4.5918 acre tract in common with the southernmost west corner of said 9.5254 acre tract;

State of Texas  
County of Fort Bend

**THENCE** South  $46^{\circ}55'20''$  East, along the northeast line of said called 21.734 acre tract in common with the southwest line of said called 9.5254 acre tract, a distance of 123.49 feet to a 5/8 inch iron rod capped 'Amani' set being in a curve to the right having a radius of 2070.00 feet, from which a 1/2 inch iron pipe found bears South  $46^{\circ}55'20''$  East, a distance of 480.52 feet;

**THENCE** along said curve to the right, having an arc length of 219.71 feet, a central angle of  $06^{\circ}04'53''$ , a chord bearing South  $85^{\circ}24'06''$  West, a chord distance of 219.61 feet to a 5/8 inch iron rod capped 'Amani' Set;

**THENCE** South  $88^{\circ}26'32''$  West, a distance of 100.24 feet to a 5/8 inch iron rod capped 'Amani' set being in a curve to the left having a radius of 1930.00 feet;

**THENCE** along said curve to the left, having an arc length of 1048.54 feet, having a central angle of  $31^{\circ}07'40''$ , having a chord bearing South  $72^{\circ}52'42''$  West, a chord distance of 1035.69 feet to a 5/8 inch iron rod capped 'Amani' set being in the west line of said 21.734 acre tract in common with the east line of a called 10.00 acre tract described in deed to Chad Wleczyk as recorded in FBCCF No. 2000024596, from which a 5/8 inch iron rod found capped bears South  $46^{\circ}51'29''$  East, a distance of 455.91 feet being the westernmost south corner of said called 21.734 acre tract;

**THENCE** North  $46^{\circ}51'29''$  West, along the west line of said called 22.734 acre tract in common with the east line of said called 10.00 acre tract, a distance of 67.31 feet to a 5/8 inch iron rod capped 'Amani' being in the southeast right-of-way line of said Cottonwood School Road from which a 1/2 inch iron pipe found bears South  $46^{\circ}51'29''$  E, a distance of 5.85 feet;

**THENCE** North  $43^{\circ}13'25''$  East, along the southeast right-of-way line of said Cottonwood School Road in common with the northwest line of said 21.734 acre tract, a distance of 1130.36 feet to the **POINT OF BEGINNING** as surveyed by Amani Engineering on June 11, 2019, and containing 7.070 acres of land.

This legal description is accompanied by a plat of even date.

This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A Condition II Survey.

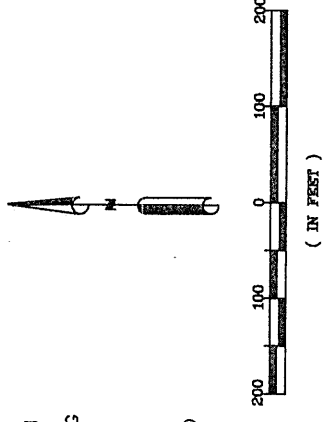
William H. Reimer III 06-14-19

William H. Reimer III  
R.P.L.S. No. 4044  
Amani Engineering, Inc.  
8303 Southwest Freeway Ste. 600  
Houston, Texas 77074  
Tel 713.270.5700  
TBPLS Firm No. 10028200



## GENERAL NOTES

1. BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF NAD 1983 (2011) SOUTH CENTRAL ZONE. COORDINATES SHOWN HEREON ARE GRID UNLESS OTHERWISE NOTED AND MAY BE CONVERTED TO SURFACE BY DIVIDING BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR: 0.99986826396.
2. THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY, ABSTRACTOR'S CERTIFICATE BY TITLE HOUSTON HOLDINGS OF NUMBER:7910-18-3318, JUNE 5, 2018.
3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT AND MAY NOT SHOW ALL ENCUMBRANCES TO THE SITE.
4. THIS PLAT IS ACCOMPANIED BY A LEGAL DESCRIPTION OF EVEN DATE.



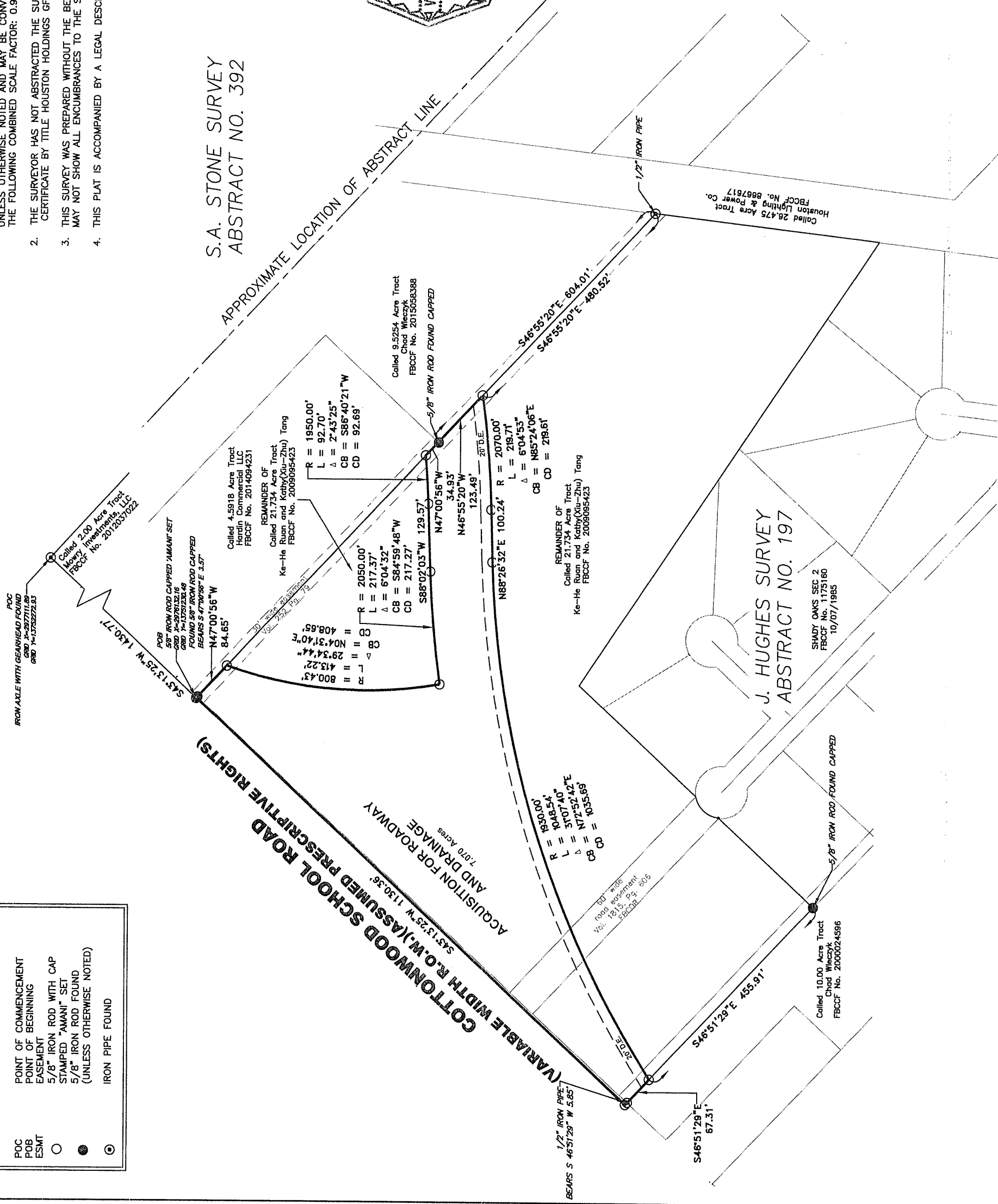
S.A. STONE SURVEY  
ABSTRACT NO. 392

STATE OF TEXAS  
REGISTERED  
WILLIAM H. REIMER III  
PROFESSIONAL  
LAND SURVEYOR  
4044

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A CONDITION II SURVEY.

THE FIELD WORK WAS COMPLETED ON JUNE 11, 2019.

*William H. Reimer III* 06-14-19  
 WILLIAM H. REIMER III DATE  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4044  
 AMANI ENGINEERING, INC.  
 8303 SOUTHWEST FREEWAY, SUITE 600  
 HOUSTON, TEXAS 77074

[illegible]

P:\Cadd\2018\18010-Haltasc.-FBC2017-Mobility-BamoreRd.Seg2\CAD-DWG\Xref\Parcel Acquisitions\Ruan Tract.dwg Jun 14, 2018 12:20pm

**Acquisition for Roadway and Drainage**  
**DESCRIPTION of 0.132 acre tract**

Being 0.132 acres or 5,761 square feet of land situated in the J. Hughes Survey, Abstract No. 197, Fort Bend County, Texas, being a portion of a called 10.00 acre tract described in deed to Chad Wleczyk, as recorded under Fort Bend County Clerk File (FBCCF) No. 2000024596, and being more particularly described by metes and bounds as follows with all bearings referenced to the Texas Coordinate System of 1983, South Central Zone 4204, coordinates shown herein are grid and may be converted to surface by dividing by a combined scale factor of 0.99986826396:

**COMMENCING** at an iron axle with gearhead found having grid coordinates of (X=2977111.89, Y=13752272.93) being in the southeast Right-of-Way (R.O.W.) line of Cottonwood School Road (variable width with assumed prescriptive rights), and being the north corner of a called 2.00 acre tract of land described in deed to Mowry Investments, LLC, as recorded in FBCCF No. 2012137022, and being the north corner of a called 147.77 acre Tract No. 2, as described in Case Number 46-CPR-003206 as recorded in Vol. 9 Page 125 of the Official Probate Records of Fort Bend County Texas;

**THENCE** South 43°13'25" West, along the southeast right-of-way line of said Cottonwood School Road, and the northwest line of said Tract No. 2, a distance of 2561.13 feet to a 5/8 inch iron rod capped 'Amani' set for the **POINT OF BEGINNING** having grid coordinates (X=2975358.13, Y=13750406.92), being the west corner of a called 21.734 acre tract described in deed to Ke-He Ruan and Kathy(Xiu-Zhu) Tang as recorded in FBCCF No. 2009095423, and being the north corner of said called 10.00 acre tract;

**THENCE** South 46°51'29" East, along the west line of said called 21.734 acre tract in common with the east line of said called 10.00 acre tract, at a distance of 5.85 feet passing a 1/2 inch iron pipe found, and continuing a total distance of 67.31 feet to a 5/8 inch iron rod capped 'Amani' set, being the east corner of the herein described tract, and being in a curve to the left having a radius of 1930.00 feet, from which a 5/8 inch iron rod found capped bears South 46°51'29" East, a distance of 455.91 feet;

**THENCE** along said curve to the left, an arc length of 106.86 feet, a central angle of 03°10'21", a chord bearing South 55°43'42" West, a chord distance of 106.85 feet to a 5/8 inch iron rod capped 'Amani' set, being in the northernmost west line of said called 10.00 acre tract in common with the northeast line of a called 1.00 acre tract described in deed to Pete Wleczyk, Jr., as recorded in Volume 875, Page 48 FBCCR, from which a 1/2 inch iron pipe found bears South 46°54'03" East, a distance of 318.88 feet;

**THENCE** North 46°54'03" West, along the northernmost southwest line of said 10.00 acre tract in common with the northeast line of said 1.00 acre tract, at a distance of 38.21 feet passing a 1/2 inch iron pipe found, and continuing a total distance of 44.18 feet to a 5/8 inch iron rod set capped 'Amani' being the northernmost west corner of said called 10.00 acre tract, being the north corner of said called 1.00 acre tract, and being in the southeast right-of-way line of said Cottonwood School Road;

**THENCE** North 43°13'25" East, a distance of 104.31 feet to the **POINT OF BEGINNING** as surveyed by Amani Engineering on June 11, 2019, and containing 0.132 acres of land.

State of Texas  
County of Fort Bend

This legal description is accompanied by a plat of even date.

This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A Condition II Survey.

William H. Reimer III 07-02-2019

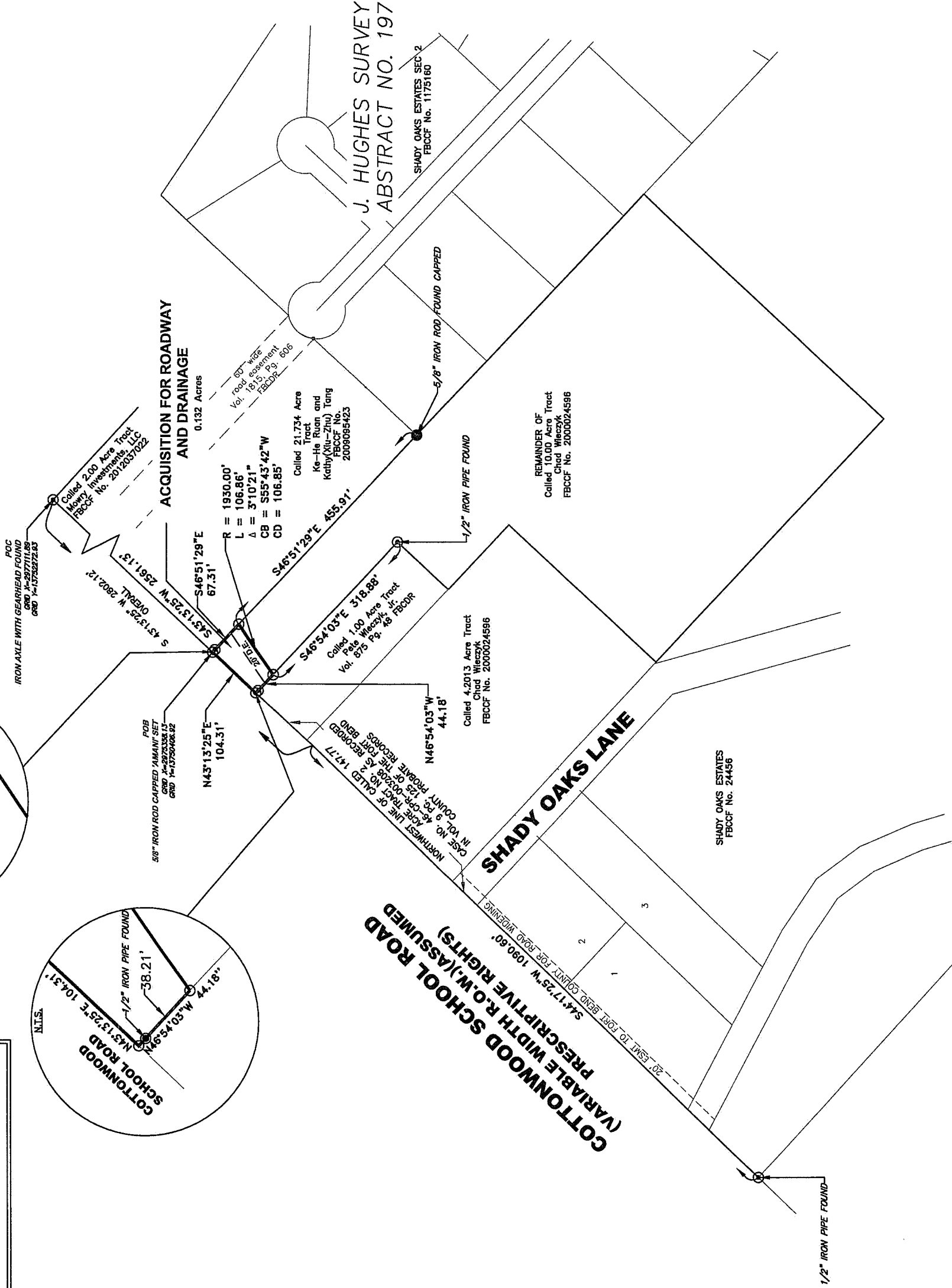
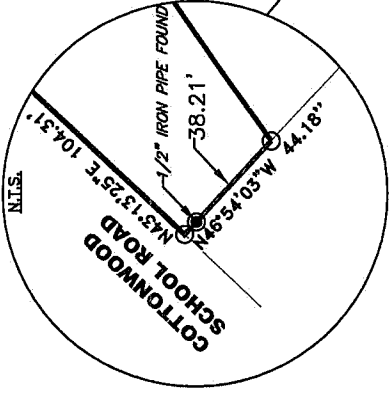
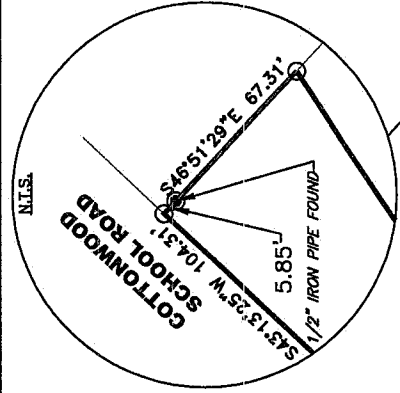
William H. Reimer III  
R.P.L.S. No. 4044  
Amani Engineering, Inc.  
8303 Southwest Freeway Ste. 600  
Houston, Texas 77074  
Tel 713.270.5700  
TBPLS Firm No. 10028200

Date





1. BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF NAD 1983 (2011) SOUTH CENTRAL ZONE. COORDINATES SHOWN HEREON ARE GRID UNLESS OTHERWISE NOTED AND MAY BE CONVERTED TO SURFACE BY DIVIDING BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR: 0.99986826396.
2. THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY. ABSTRACTOR'S CERTIFICATE BY TITLE HOUSTON HOLDINGS OF NUMBER:7910-19-1812, JUNE 5, 2019.
3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT AND MAY NOT SHOW ALL ENCUMBRANCES TO THE SITE.
4. THIS PLAT IS ACCOMPANIED BY A LEGAL DESCRIPTION OF EVEN DATE.



THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A CONDITION II SURVEY. THE FIELD WORK WAS COMPLETED ON JUNE 11, 2019.

WILLIAM H. REIMER III  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4044  
 AMANI ENGINEERING, INC.  
 8303 SOUTHWEST FREEWAY, SUITE 600  
 HOUSTON, TEXAS 77074

[illegible]

DESIGNED BY:	DRAWN BY: MP
CHECKED BY:	CHECKED BY: MM

**AMANI**  
**ENGINEERING, INC.**

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**8303 SOUTHWEST FREEWAY  
SUITE 600  
HOUSTON, TEXAS 77074  
TEL: (713) 270-5700  
TBPB REG. NO.: F-4528**

SURVEYED BY: AMANI  
FB NO.

**FORT BEND COUNTY**  
**ENGINEERING DEPARTMENT**

**BAMORE SEGMENT 2  
FROM KLAUKE RD TO COTTONWOOD RD**

# ACQUISITION FOR ROADWAY AND DRAINAGE

OF

PROJECT NO.	
FORT BEND COUNTY PM	
DATE	SHEET NO.
06/26/2019	

Acquisition for Roadway  
DESCRIPTION of 0.038 acre tract

Being 0.038 acres, or 1,646 square feet of land situated in the J. Hughes Survey, Abstract No. 197, Fort Bend County, Texas, being a portion of a called 1.00 acre tract described in deed to Pete Wleczyk, Jr., as recorded in the Fort Bend County Deed Records (FBCDR) Volume 875, Page 48, and being more particularly described by metes and bounds as follows with all bearings referenced to the Texas Coordinate System of 1983, South Central Zone 4204, coordinates shown herein are grid and may be converted to surface by dividing by a combined scale factor of 0.99986826396:

**COMMENCING** at an iron axle with gearhead found having grid coordinates of (X=2977111.89, Y=13752272.93) being in the southeast Right-of-Way (R.O.W.) line of Cottonwood School Road (variable width with assumed prescriptive rights), and being the north corner of a called 2.00 acre tract of land described in deed to Mowry Investments, LLC, as recorded in FBCCF No. 2012137022, and being the north corner of a called 147.77 acre Tract No. 2, as described in Case Number 46-CPR-003206 as recorded in Vol. 9 Pg. 125 of the Official Probate Records of Fort Bend County Texas;

**THENCE** South 43°13'25" West, along the southeast right-of-way line of said Cottonwood School Road, and the northwest line of said Tract No. 2, a distance of 2665.45 feet to a 5/8 inch iron rod capped 'Amani' set for the **POINT OF BEGINNING** having grid coordinates (X=2975286.70, Y=13750330.92), being the north corner of said called 1.00 acre tract, and being the northernmost west corner of a called 10.000 acre tract described in deed to Chad Wleczyk, as recorded in FBCCF No. 2000024596;

**THENCE** South 46°54'03" East, at a distance of 5.97 feet passing a 1/2 inch iron pipe found, and continuing a total distance of 23.81 feet to a 5/8 inch iron rod capped 'Amani' set, being in the east line of said called 1.00 acre tract in common with the northernmost west line of said called 10.00 acre tract, being the southeast corner of the herein described tract, and being in a curve to the left having a radius of 1950.00 feet, from which a 1/2 inch iron pipe found bears South 46°54'03" E, a distance of 339.26 feet;

**THENCE** along said curve to the left, an arc length of 123.50 feet, a central angle of 03°37'44", a chord bearing South 52°12'47" West, a chord distance of 123.48 feet, to a 5/8 inch iron rod capped 'Amani' set, being in the southwest line of said called 1.00 acre tract, in common with the northeast line of a called 4.2013 acre tract described in deed to Chad Wleczyk, as recorded in FBCCF No. 2000024596, and being the southwest corner of the herein described tract, from which a 5/8 inch iron pipe found bears South 46°54'03" East, a distance of 1.51 feet;

**THENCE** North 46°54'03" West, a distance of 4.51 feet to a 5/8 inch iron rod capped 'Amani' set, being the northwest corner of said called 1.00 acre tract, being the north corner of said called 4.2013 acre tract, and being in the southeast right-of-way line of said Cottonwood School road, and being the northwest corner of the herein described tract;

**THENCE** North 43°13'25" East, along the southeast right-of-way line of said Cottonwood School Road, a distance of 121.92 feet to the **POINT OF BEGINNING** as surveyed by Amani Engineering on June 11, 2019, and containing 0.038 acres or 1,646 square feet of land.

State of Texas  
County of Fort Bend

This legal description is accompanied by a plat of even date.

This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A Condition II Survey.

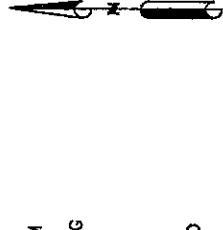
William H. Reimer III 06-28-2019

William H. Reimer III                      Date  
R.P.L.S. No. 4044  
Amani Engineering, Inc.  
8303 Southwest Freeway Ste. 600  
Houston, Texas 77074  
Tel 713.270.5700  
TBPLS Firm No. 10028200



## GENERAL NOTES

1. BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF MARCH 1983 (2011) SOUTH CENTRAL ZONE. COORDINATES SHOWN HEREON ARE GRID UNLESS OTHERWISE NOTED AND MAY BE CONVERTED TO SURFACE BY DIVIDING BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR: 0.99986826396.
2. THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY. ABSTRACTOR'S CERTIFICATE BY TITLE HOUSTON HOLDINGS GF NUMBER:7910-19-1814, JUNE 5, 2019.
3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT AND MAY NOT SHOW ALL ENCUMBRANCES TO THE SITE.
4. THIS PLAT IS ACCOMPANIED BY A LEGAL DESCRIPTION OF EVEN DATE.



( IN FEET )  
11" X 17": H. 1"=200'



THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A CONDITION II SURVEY.

THE FIELD WORK WAS COMPLETED ON JUNE 11, 2019.

*William A. Reimer III*  
 WILLIAM H. REIMER III  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4044  
 AMANI ENGINEERING, INC.  
 8303 SOUTHWEST FREEWAY, SUITE 600  
 HOUSTON, TEXAS 77074

[illegible]

DESIGNED BY:	DRAWN BY: JW
CHECKED BY:	CHECKED BY: CW

**AMANI  
ENGINEERING, INC.**  
8303 SOUTHWEST FREEWAY  
SUITE 600  
HOUSTON, TEXAS 77074  
TEL: (713) 270-5700  
TYPE REG. NO.: F-4528

SURVEYED BY: AMANI  
FB NO.

**FORT BEND COUNTY**  
**ENGINEERING DEPARTMENT**

BAMORE SEGMENT 2  
FROM KLAUKE RD TO COTTONWOOD RD

ACQUISITION FOR  
ROADWAY AND DRAINAGE

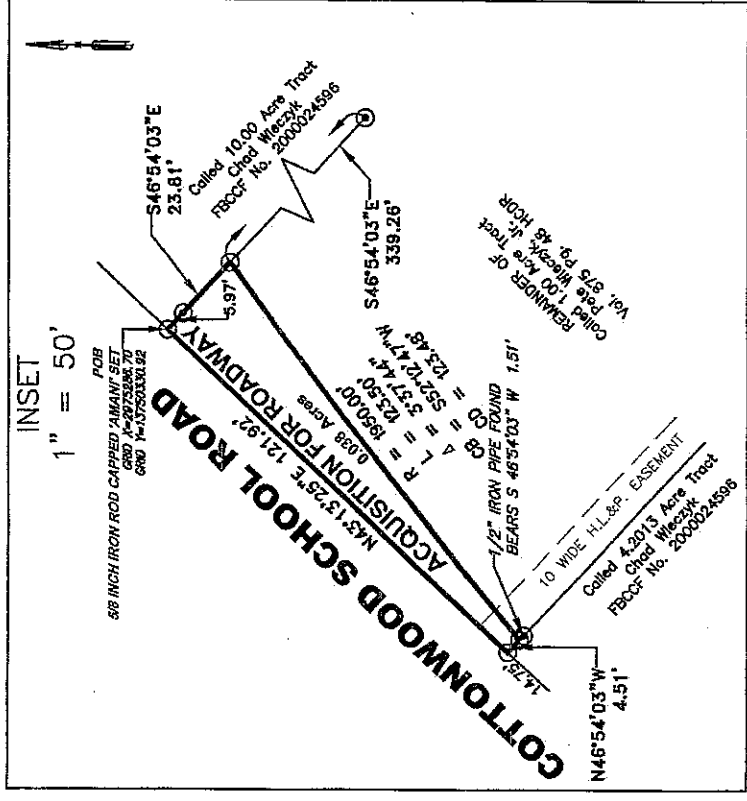
30 SHEETS

PROJECT NO.

FORT BEND COUNTY PM

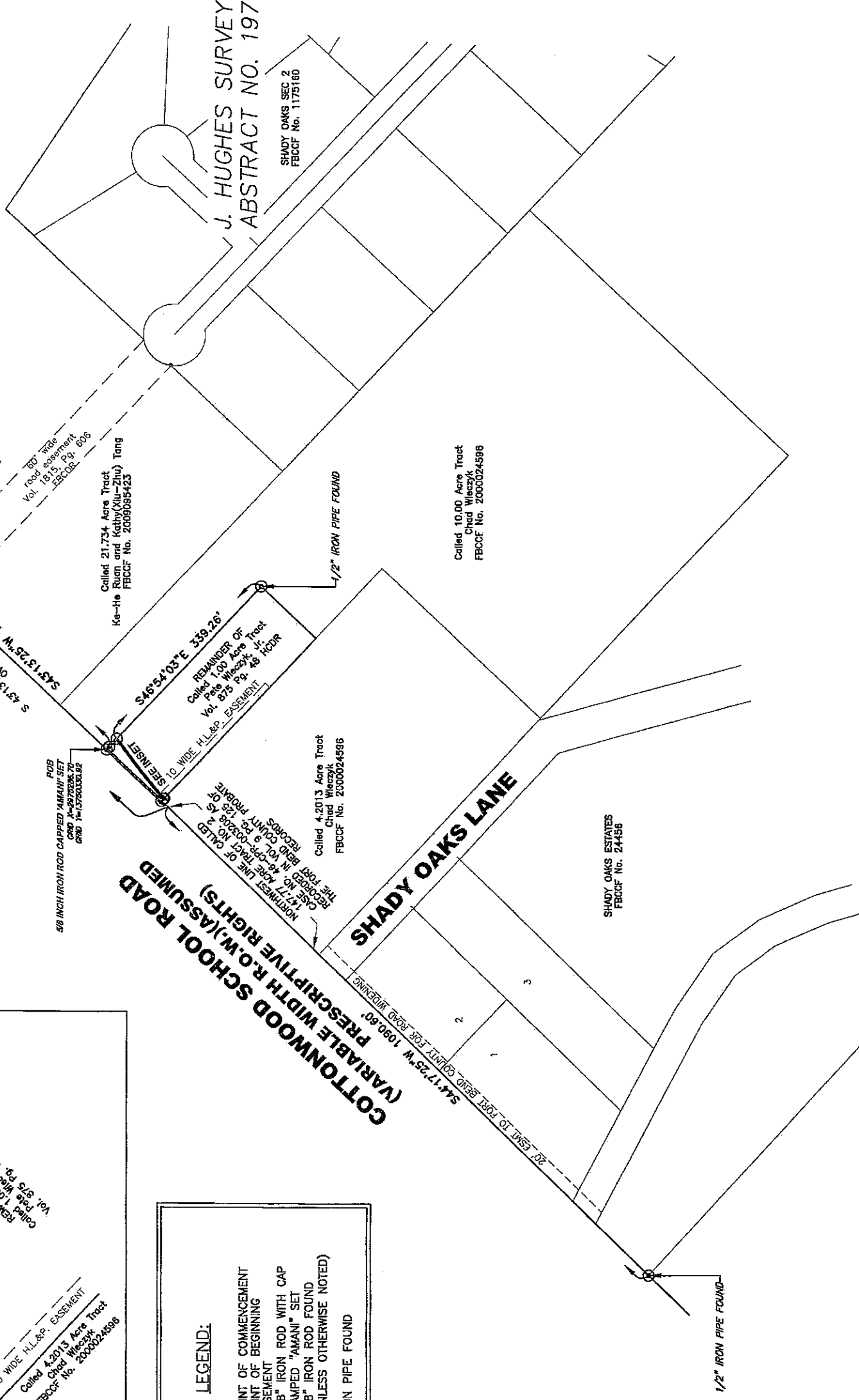
DATE	SHEET NO.
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06/28/2019



LEGEND:

- | POC  | POINT OF COMMENCEMENT    |
|------|--------------------------|
| POB  | POINT OF BEGINNING       |
| ESMT | EASEMENT                 |
| ○    | 5/8" IRON ROD WITH CAP   |
| ●    | STAMPED "AMANI" SET      |
| ●    | 5/8" IRON ROD FOUND      |
| ●    | (UNLESS OTHERWISE NOTED) |
| ○    | IRON PIPE FOUND          |



P:\Cadd\2018\18010-Hoffmasc-FBC2017-Mobility-BarnoreRd.Seg2\CAD-DWG\Xref\Parcel Acquisitions\8 - Pete Wlaczek Jr Tract.dwg Jun 28, 2018 1:57pm

**Acquisition for Roadway  
DESCRIPTION of 1.050 Acre Tract**

Being 1.050 acres of land situated in the T.F. Carr Survey, Abstract No. 613, Fort Bend County Texas, being a portion of a called 281.0946 acre tract described in deed to Delta Real Estate 12, L.P., as recorded in Fort Bend County Clerk's File No. (FBCCF) 2005149234 and being more particularly described by metes and bounds as follows with all bearings referenced to the Texas Coordinate System of 1983, South Central Zone 4204, coordinates shown herein are grid and may be converted to surface by dividing by a combined scale factor of 0.99986826396:

**COMMENCING** at a 1 inch iron pipe found, being the most westerly cut back corner at the intersection of the apparent northwest right-of-way line of Cottonwood School Road (variable width right-of-way, assumed prescriptive rights), and the apparent northeast right-of-way line of Cottonwood Church Road, and being the northernmost corner of the southwest cutback corner of said called 281.0946 acre tract, from which a 5/8 inch iron rod found capped bears North 48°31'18" West, a distance of 1325.93 feet;

**THENCE** North 72°08'14" East, along said cutback corner, a distance of 203.90 feet to a 5/8 inch iron rod found capped, being in the apparent northwest right-of-way line of said Cottonwood School Road;

**THENCE** along the apparent northwest right-of-way line of said Cottonwood School Road, in common with the southeast line of said called 281.0946 acre tract the following courses and distances:

North 42°44'52" East, a distance of 757.07 feet to a point;

North 54°58'17" East, a distance of 262.40 feet to a 5/8 inch iron rod found capped;

North 50°34'28" East, a distance of 266.55 feet to the **POINT OF BEGINNING**, having grid coordinates(X = 2,974,441.47, Y = 13,749,589.73), being in the apparent northwest right-of-way line of said Cottonwood School Road, in common with the southeast line of said called 281.0946 acre tract, and being the southernmost southeast corner of the herein described tract;

**THENCE** North 46°27'27" West, through said 281.0946 acre tract, a distance of 11.33 feet to a 5/8 inch iron rod capped 'Amani' set, being the southwest corner of the herein described tract;

**THENCE** North 43°32'33" East, a distance of 2458.86 feet to a 5/8 inch iron rod capped 'Amani' set, being the northwest corner of the herein described tract;

**THENCE** South 46°27'27" East, a distance of 15.59 feet to a 5/8 inch iron rod capped 'Amani' set, being in the apparent northwest right-of-way line of said Cottonwood School Road, in common with the southeast line of said called 281.0946 acre tract, and being the northeast corner of the herein described tract, from which a 5/8 inch iron rod found capped bears North 43°17'55" East, a distance of 1735.88 feet;

State of Texas  
County of Fort Bend

**THENCE** along the apparent northwest right-of-way line of said Cottonwood School Road, in common with the southeast line of said 281.0946 acre tract the following courses and distances:

South 43°17'55" West, a distance of 1522.81 feet to a 5/8 inch iron rod capped 'Amani' set,

South 44°00'28" West, a distance of 908.81 feet to a 5/8 inch iron rod capped 'Amani' set,

South 50°34'28" West, a distance of 27.49 feet to the **POINT OF BEGINNING** as surveyed by Amani Engineering on June 11, 2019, and containing 1.050 acres of land.

This legal description is accompanied by a plat of even date.

This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A Condition II Survey.

*William H. Reimer III* 04-02-2019

William H. Reimer III  
R.P.L.S. No. 4044  
Amani Engineering, Inc.  
8303 Southwest Freeway Ste. 600  
Houston, Texas 77074  
Tel 713.270.5700  
TBPLS Firm No. 10028200

Date



GENERAL NOTES

- BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF NAD 1983 (2011) ADJ. SOUTH CENTRAL ZONE. COORDINATES SHOWN HEREON ARE GRID UNLESS OTHERWISE NOTED AND MAY BE CONVERTED TO SURFACE BY DIVIDING BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR: 0.99986826396.
- THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY. ABSTRACTOR'S CERTIFICATE BY TITLE HOUSTON HOLDINGS GF NUMBER: 7910-19-1813, JUNE 7, 2019.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT AND MAY NOT SHOW ALL ENCUMBRANCES TO THE SITE.
- THIS PLAT IS ACCOMPANIED BY A LEGAL DESCRIPTION OF EVEN DATE.
- THIS TRACT IS SUBJECT TO BLANKET PIPELINE EASEMENT AS RECORDED IN VOLUME 113, PAGE 345 OF THE FORT BEND COUNTY DEED RECORDS.

H.&T.C.R.R. CO. SURVEY  
ABSTRACT NO. 211

H.&T.C.R.R. CO. SURVEY  
ABSTRACT NO. 212

CALLED 33.78 ACRE TRACT  
RAYMOND C. MEYER  
F.B.C.C.F. NO. 1965293005

CALLED 33 ACRE TRACT  
RAYMOND C. MEYER  
F.B.C.C.F. NO. 1965293008

COTTONWOOD CHURCH ROAD

POC  
1" IRON PIPE FOUND  
GRID X=2973312.91  
GRID Y=13746651.46

T.F. CARR SURVEY  
ABSTRACT NO. 613

POB  
5/8" IRON ROD CAPPED 'AMANI' SET  
GRID X=2974441.47  
GRID Y=13749589.73

LEGEND:

- POC
- POINT OF BEGINNING
- POB
- ESMT
- 5/8" IRON ROD WITH CAP
- EASEMENT
- STAMPED "AMANI" SET
- 5/8" IRON ROD FOUND CAPPED
- (UNLESS OTHERWISE NOTED)
- IRON PIPE FOUND

REMAINDER OF  
CALLED 261.0946 ACRE TRACT  
DELTA REAL ESTATE 12, L.P.  
H.C.C.F. NO. 2005149234.  
N46° 27' 27"W  
POC  
GRID X=2973312.91  
GRID Y=13746651.46  
1" IRON PIPE FOUND  
POB  
S44° 00' 28"W  
908.81  
S43° 17' 55"W  
1522.81  
POB  
5/8" IRON  
ROD CAPPED  
'AMANI' SET  
GRID X=2974441.47  
GRID Y=13749589.73

INSET  
N.T.S.

N43° 32' 33"E 2458.86  
ACQUISITION FOR  
ROADWAY  
1.050 ACRES

COTTONWOOD SCHOOL ROAD

(VARIABLE WIDTH R.O.W.)(ASSUMED PRESCRIPTIVE RIGHTS)

CALLED 4.942 ACRE TRACT STATE OF TEXAS VOL. 665 PG. 882 O.P.R.F.B.C.

J.F. WEED SURVEY  
ABSTRACT NO. 663

H. ROGERS SURVEY  
ABSTRACT NO. 310

KLAUKE ROAD

REMAINDER OF  
CALLED 261.0946 ACRE TRACT  
DELTA REAL ESTATE 12, L.P.  
F.B.C.C.F. NO. 2005149234

ACQUISITION FOR  
ROADWAY  
(SEE INSET)

J. HUGHES SURVEY  
ABSTRACT NO. 197

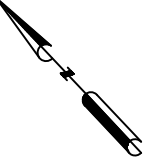
APPROXIMATE LOCATION OF ABSTRACT LINE

APPROXIMATE LOCATION OF ABSTRACT LINE

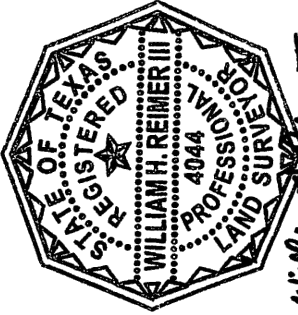
S.A. STONE SURVEY  
ABSTRACT NO. 392

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N72° 08' 14"E	203.90
L2	N42° 44' 52"E	757.07
L3	N54° 58' 17"E	262.40
L4	N50° 34' 28"E	266.55
L5	S50° 34' 28"W	27.49

REMAINDER OF  
CALLED 261.0946 ACRE TRACT  
DELTA REAL ESTATE 12, L.P.  
H.C.C.F. NO. 2005149234  
S46° 27' 27"E  
15.59



(IN FEET)  
11" X 17" : 1" = 500'



William H. Reimer III  
04-02-2020

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A CONDITION II SURVEY.

THE FIELD WORK WAS COMPLETED ON JUNE 11, 2019.

WILLIAM H. REIMER III  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4044  
AMANI ENGINEERING, INC.  
8303 SOUTHWEST FREEWAY, SUITE 600  
HOUSTON, TEXAS 77074

NO	DATE	REVISION	APP
3	03/31/20	PARCEL CHANGES	WR
2	08/19/19	COUNTY COMMENTS	

DESIGNED BY:  
CHECKED BY:

DRAWN BY: JW  
CHECKED BY: CW

AMANI  
ENGINEERING, INC.

8303 SOUTHWEST FREEWAY  
SUITE 600  
HOUSTON, TEXAS 77074  
TEL: (713) 270-5700  
TBPE REG. NO.: F-4528  
TBPELS REG. NO.: 10028200

SURVEYED BY: AMANI

FORT BEND COUNTY  
ENGINEERING DEPARTMENT

BAMORE SEGMENT 2  
FROM KLAUKE RD TO COTTONWOOD RD  
1.050 ACRES  
ACQUISITION FOR  
ROADWAY AND DRAINAGE

PROJECT NO.	SHEET	OF
FORT BEND COUNTY PM	DATE	SHEET NO.
08-19-19		