

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 Old Needville Fairchilds Road, Project #17108, Precinct 1, in Fort Bend County, Texas; and,

WHEREAS, Commissioners Court has determined that public necessity and convenience exists for the location, alignment, construction, operation, and maintenance, including appurtenant drainage and detention requirements, of 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 Old Needville Fairchilds Road, Project #17108 beginning North ROW Highway 36 and ending 2500' North East of Hwy 36 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 Amended 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 Old Needville Fairchilds Road, Project 17108 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

EXHIBIT A

**DESCRIPTION OF A 0.2566-ACRE
(11,179 SQ. FT.) PARCEL OF LAND
OUT OF THE H. & T.C. RR CO.
SURVEY SECTION NO. 27,
ABSTRACT NO. 219, CITY OF NEEDVILLE,
FORT BEND COUNTY, TEXAS**

Being a 0.2566-acre (11,179 square feet) parcel of land situated in the H. & T. C. Railroad Company Survey, Section No. 27, Abstract No. 219, City of Needville, Fort Bend County, Texas; said 0.2566 of an acre parcel of land being out of a called 2.284-acre tract of land conveyed to Luke Lucas and Sandi I. Lucas by deed recorded under Fort Bend County Clerk's File (F.B.C.C.F.) No. 2014056338 of the Official Public Records of Fort Bend County (O.P.R.F.B.C) and being out of the Henry Banker called 141.265-acre tract of land recorded under Volume 46, Page 609 of the Fort Bend County Deed Records (F.B.C.D.R.); said 0.2566-acre parcel of land being more particularly described by metes and bounds as follows. (Bearing Basis being the Texas Coordinate System, South Central Zone No. 4204, NAD 83. The coordinates shown hereon are surface coordinates and may be reduced to the grid by multiplying by the combined scale factor of 0.999864715. All distances are surface distances in U.S. Survey Feet):

COMMENCING (N= 13,710,247.31, E= 2,976,863.43) at a 1/2-inch iron pipe found for the north corner of Lot Six (6), Block Two (2) of Needville Townhomes, a subdivision of record recorded under F.B.C.C.F. No. 20160205 of the Fort Bend County Plat Records (F.B.C.P.R.), being the north corner of said Needville Townhomes Subdivision and being the west corner of aforementioned 2.284-acre tract;

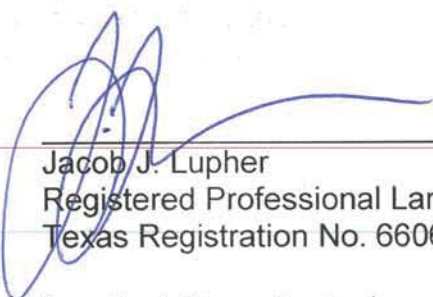
THENCE, South 48° 05' 16" East, with the southwest line of said 2.284-acre tract of land and with the northeast line of said Needville Townhomes Subdivision, a distance of 395.56 feet to a 5/8 inch iron rod with cap stamped "TEAM – 281-491-2525" found in the existing northwest right-of-way line of Old Needville-Fairchilds Road (A.K.A. School Street) (Right-of-Way width varies per File no. 20160205 F.B.C.P.R. and Volume 262, Page 553 F.B.C.D.R.), for the east corner of Restricted Reserve "A" of aforementioned Needville Townhomes and for the west corner and **POINT OF BEGINNING** of said herein described parcel having coordinates of **(N= 13,709,983.08, E= 2,977,157.80);**

- 1) **THENCE**, North 41° 58' 33" East, over and across said 2.284-acre tract and with the northwest line of said herein described parcel, a distance of 223.21 feet to a 3/8-inch iron rod with cap stamped "LANDTECH" set in the southwest line of a called 1.1417-acre (49,734 sq. ft.) tract of land conveyed to Edgar J. Arceneaux by deed recorded under F.B.C.C.F. No. 2016129258 of the O.P.R.F.B.C., being in the northeast line of said 2.284-acre tract and being the north corner of said parcel herein described;

EXHIBIT A

- 2) **THENCE**, South 48° 05' 04" East, with the southwest line of said 1.1417-acre tract and with the northeast line of said 2.284-acre tract, at distance of 19.85 feet pass a 3/4-inch iron pipe found in the existing northwest right-of-way line of said Old Needville-Fairchilds Road (as occupied) and continue for a total distance of 49.93 feet to a point for the south corner of said 1.1417-acre tract, the east corner of said 2.284-acre tract and the east corner of said herein described parcel; said point being situated in the northwest line of the H. & T.C. Railroad Company Survey, Section No. 35, Abstract No. 223 and the Southeast line of aforementioned Abstract No. 219;
- 3) **THENCE**, South 41° 53' 49" West, with said common survey line and with the southeast line of said 2.284-acre tract, a distance of 223.20 feet to a point for the south corner of said 2.284-acre tract and the south corner of said parcel herein described;
- 4) **THENCE**, North 48° 05' 16" West, with the southwest line of said 2.284-acre tract, at a distance of 30.24 feet pass a 3/4-inch iron pipe found in the existing northwest right-of-way line of said Old Needville-Fairchilds Road and continuing for a total distance of 50.24 feet to the **POINT OF BEGINNING** and containing 0.2566-acre (11,179 square feet) parcel of land, with 0.1545-acre (6,728 sq. ft.) located within the presently occupied and monumented right-of-way of said Old Needville-Fairchilds Road.

This foregoing description is accompanied by a plat of even survey date.


Jacob J. Lupher
Registered Professional Land Surveyor
Texas Registration No. 6606

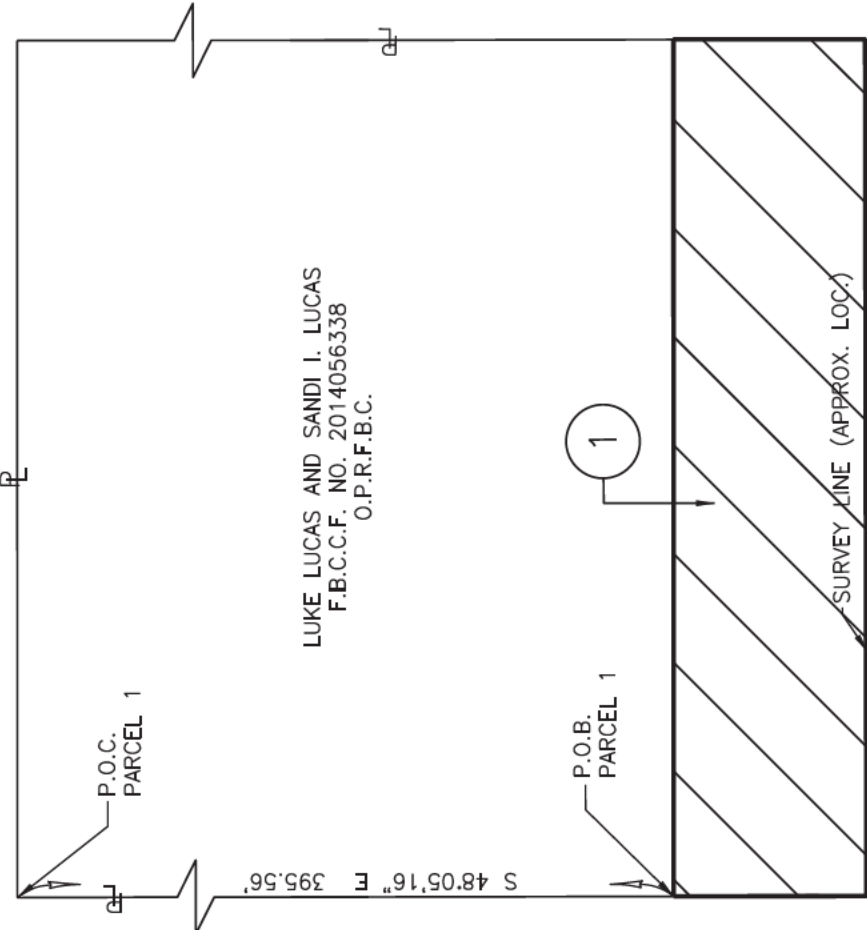
06 FEB 2019
Date



Landtech Consultants, Inc.
2525 North Loop West, Suite 300
Houston, Texas 77008 (713) 861-7068
TBPLS Firm No. 10019100
Landtech Project No. 18-2-0156.02

**H&T.C. RAILROAD COMPANY SURVEY,
SECTION 27, ABSTRACT NO. 219**

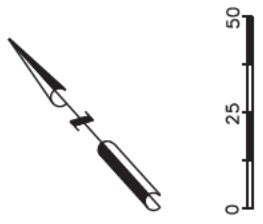
- LEGEND**
- FUTURE R.O.W. LINE
 - EXISTING R.O.W. LINE
 - PROPERTY LINE
 - SURVEY LINE
 - BASELINE
 - O.P.R.F.B.C. - OFFICIAL PUBLIC RECORDS
FORT BEND COUNTY
 - F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE
 - F.B.C.P.R. - FORT BEND COUNTY PLAT RECORDS
 - I.R. - IRON ROD
 - I.P. - IRON PIPE
 - O FOUND / SET (AS NOTED)



LUKE LUCAS AND SANDI I. LUCAS
F.B.C.C.F. NO. 2014056338
O.P.R.F.B.C.

NEEDVILLE TOWNHOMES
FILE NO. 20160205
F.B.C.P.R.

EDGAR J. ARCENEAUX, JR
F.B.C.C.F. NO. 2016129258
O.P.R.F.B.C.



**OLD NEEDVILLE-FAIRCHILD'S RD.
(A.K.A. SCHOOL ST.)(R.O.W. WIDTH VARIES)**
**H&T.C. RAILROAD COMPANY SURVEY,
SECTION 35, ABSTRACT NO. 223**

AREA TABLE (ACRES)		
EXISTING ACRES	TAKING AC./S.F.	REMAINING AC./S.F.
2.284	0.2566 11,179	2.027 88,312
AREA WITHIN EXISTING ROW	PROPOSED ADDITIONAL ROW	
0.1545 6,728	0.1022 4,451	

PARENT TRACT INSET



HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PARCEL PLAT REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.

JACOB J. LUPHER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6606
2/6/2019

NOTES:

- 1.) THE SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACTS, ALL ENCUMBRANCES MAY NOT BE SHOWN. ALL RESEARCH WAS DONE BY THIS OFFICE BY RESEARCHING THE OFFICIAL PUBLIC RECORDS AND WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT.
- 2.) ALL SURVEY WORK SHOWN HEREON IS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE NO. 4204, (NAD 83). DISTANCES AND COORDINATES SHOWN HEREON ARE SURFACE AND CAN BE REDUCED TO THE GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999864715.
- 3.) THE FIELD SURVEY AND TOPOGRAPHIC WORK WAS COMPLETED ON 11 SEPTEMBER, 2018.
- 4.) PROJECT BASELINES PROVIDED BY S & B INFRASTRUCTURE LTD (Old Needville-Fairchild Rd--align.dgn) PROVIDED 05 OCT 2018.
- 5.) THIS PLAT IS ACCOMPANIED BY A DESCRIPTION OF EVEN SURVEY DATE.

LANDTECH
2525 NORTH LOOP WEST SUITE 300
HOUSTON, TX 77008
713-861-7068
TXPE FIRM F-1364 TBPLS-10019100

PARCEL PLAT
SHOWING
PARCEL 1

OLD NEEDVILLE FAIRCHILD'S RD.
FORT BEND COUNTY
RECONSTRUCTION PROJECT NO. 17108
FEBRUARY, 2019

**H&T.C. RAILROAD COMPANY SURVEY,
SECTION 27, ABSTRACT NO. 219**

FND. 1/2" I.P.
NORTH COR. LOT 6, BLK2
NEEDVILLE TOWNHOMES
P.O.C. PARCEL 1
N: 13,710,247.31
E: 2,976,863.44
STA. 16+90.88:
LT. 433.39'

LUKE LUCAS AND SANDI I. LUCAS
F.B.C.C.F. NO. 2014056338
O.P.R.F.B.C.

CALLED 2.284 ACRES

P.O.B. PARCEL 1
FND. 5/8" IR
W/CAP "TEAM 281-441-2535"
N: 13,709,983.08
E: 2,977,157.80
STA. 9+87.59: BL. B
37.84' LT.

NEEDVILLE TOWNHOMES
FILE NO. 20160205
F.B.C.P.R.

RESTRICTED RESERVE "A"

EDGAR J. ARCENEAUX, JR
F.B.C.C.F. NO. 2016129258
O.P.R.F.B.C.
CALLED 1.1417 ACRES
(49,734 SQ. FT.)

PARCEL 1
0.2586 ACRE
11,179 SQ. FT.

SET 3/8" IR
W/LANDTECH CAP
S 48°05'04" E
49.93'

FUTURE R.O.W. N 41°58'33" E 223.21'

N 48°05'16" W 50.24'
FND. 3/4" IP
PI 10+00.00
N 41°26'06.39" E 10+00
BASELINE "B" 30.24'
OLD NEEDVILLE-FAIRCHILD RD.
(A.K.A. SCHOOL ST.)(ROW WIDTH VARIES)

20' ROAD DEDICATION
(VOL. 262, PG. 553 F.B.C.D.R.)
SURVEY LINE (APPROX. LOC.)
EXISTING R.O.W.



I HEREBY CERTIFY THAT THIS SURVEY
WAS PERFORMED ON THE GROUND UNDER
MY SUPERVISION AND THAT THIS PARCEL
PLAT REPRESENTS THE FACTS AS FOUND
AT THE TIME OF THE SURVEY.

JACOB J. LUPER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEAS REGISTRATION NO. 6606
2/6/2019

LANDTECH
2525 NORTH LOOP WEST SUITE 300
HOUSTON, TX 77008
713-861-7068
TXPE.FRM F-1364 TBPLS-10019100

PARCEL PLAT
SHOWING
PARCEL 1

OLD NEEDVILLE FAIRCHILDS RD.
FORT BEND COUNTY
RECONSTRUCTION PROJECT NO. 17108
FEBRUARY, 2019



EXHIBIT A

DESCRIPTION OF A 0.1278-ACRE
(5,568 SQ. FT.) PARCEL OF LAND
OUT OF THE H. & T.C. RR CO.
SURVEY SECTION NO. 27,
ABSTRACT NO. 219, CITY OF NEEDVILLE,
FORT BEND COUNTY, TEXAS

Being a 0.1278-acre (5,568 square feet) parcel of land situated in the H. & T. C. Railroad Company Survey, Section No. 27, Abstract No. 219, City of Needville, Fort Bend County, Texas; said 0.1278 of an acre parcel of land being out of a called 1.1417-acre (49,734 sq. ft.) tract of land conveyed to Edgar J. Arceneaux, Jr., a married person, by deed recorded under Fort Bend County Clerk's File (F.B.C.C.F.) No. 2016129258 of the Official Public Records of Fort Bend County (O.P.R.F.B.C) and being out of the Henry Banker called 141.265-acre tract of land recorded under Volume 46, Page 609 of the Fort Bend County Deed Records (F.B.C.D.R.); said 0.1278-acre parcel of land being more particularly described by metes and bounds as follows. (Bearing Basis being the Texas Coordinate System, South Central Zone No. 4204, NAD 83. The coordinates shown hereon are surface coordinates and may be reduced to the grid by multiplying by the combined scale factor of 0.999864715. All distances are surface distances in U.S. Survey Feet):

COMMENCING (N= 13,710,247.31, E= 2,976,863.43) at a 1/2-inch iron pipe found for the north corner of Lot Six (6), Block Two (2) of Needville Townhomes, a subdivision of record recorded under F.B.C.C.F. No. 20160205 of the Fort Bend County Plat Records (F.B.C.P.R.), being the north corner of said Needville Townhomes Subdivision and being the west corner of a called 2.284-acre tract of land conveyed to Luke Lucas and Sandi I. Lucas by deed recorded under F.B.C.C.F. No. 2014056338, O.P.R.F.B.C., Texas;

THENCE, South 48° 05' 16" East, with the southwest line of said 2.284-acre tract of land and with the northeast line of said Needville Townhomes Subdivision, a distance of 395.56 feet to a 5/8 inch iron rod with cap stamped "TEAM – 281-491-2525" found in the existing northwest right-of-way line of Old Needville-Fairchilds Road (A.K.A. School Street) (Right-of-Way width varies per File no. 20160205 F.B.C.P.R. and Volume 262, Page 553 F.B.C.D.R.), for the east corner of Restricted Reserve "A" of aforementioned Needville Townhomes;

THENCE, North 41° 58' 33" East, over and across said 2.284-acre tract, a distance of 223.21 feet to a 3/8-inch iron rod with cap stamped "LANDTECH" set in the southwest line of said 1.1417-acre (49,734 sq. ft.) tract of land, being in the northeast line of said 2.284-acre tract, located in the proposed northwest right-of-way line and being the west corner of said parcel herein described and the **POINT OF BEGINNING** having coordinates of (N= 13,710,149.02, E= 2,977,307.09);

EXHIBIT A

- 1) **THENCE**, North 41° 58' 33" East, over and across said 1.1417-acre tract and with the northwest line of said herein described parcel, a distance of 111.70 feet to a 3/8-inch iron rod with cap stamped "LANDTECH" set in the southwest line of Reserve "B", Block One (1) of RWM, a subdivision of record recorded under Slide No. 2364A (F.B.C.P.R.), being in the northeast line of said 1.1417-acre tract and being the north corner of said parcel herein described;
- 2) **THENCE**, South 48° 01' 51" East, with the southwest line of said RWM and with the northeast line of said 1.1417-acre tract, at distance of 9.77 feet pass a 5/8-inch iron rod with cap stamped "RPLS 1535-4035" found in the existing northwest right-of-way line of said Old Needville-Fairchilds Road (as occupied) (Right-of-Way width varies per slide No. 2364A, F.B.C.P.R.) and continue for a total distance of 49.78 feet to a point for the east corner of said 1.1417-acre tract and the east corner of said herein described parcel, said point being situated in the northwest line of the H. & T.C. Railroad Company Survey, Section No. 35, Abstract No. 223 and the southeast line of aforementioned Abstract No. 219;
- 3) **THENCE**, South 41° 53' 49" West, with said common survey line and with the southeast line of said 1.1417-acre tract, a distance of 111.65 feet to a point for the south corner of said 1.1417-acre tract and the south corner of said parcel herein described, being the east corner of said 2.284-acre tract;
- 4) **THENCE**, North 48° 05' 04" West, with the southwest line of said 1.1417-acre tract and with the northeast line of said 2.284-acre tract, at a distance of 30.05 feet pass a 3/4-inch iron pipe found in the existing northwest right-of-way line of said Old Needville-Fairchilds Road and continuing for a total distance of 49.93 feet to the **POINT OF BEGINNING** and containing 0.1278-acre (5,568 square feet) parcel of land, with 0.0770-acre (3,355 sq. ft.) located within the presently occupied and monumented right-of-way of said Old Needville-Fairchilds Road.

EXHIBIT A

This foregoing description is accompanied by a plat of even survey date.



06 FEB 2019

Jacob J. Lupher
Registered Professional Land Surveyor
Texas Registration No. 6606

Date



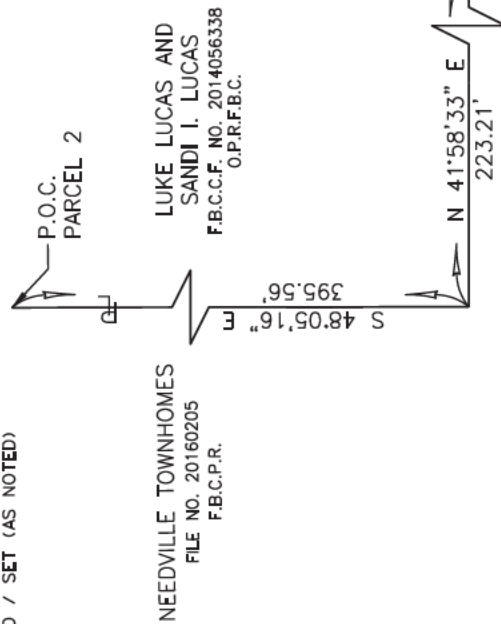
Landtech Consultants, Inc.
2525 North Loop West, Suite 300
Houston, Texas 77008 (713) 861-7068
TBPLS Firm No. 10019100

Landtech Project No. 18-2-0156.02

**H&T.C. RAILROAD COMPANY SURVEY,
SECTION 27, ABSTRACT NO. 219**

LEGEND

- FUTURE R.O.W. LINE
- EXISTING R.O.W. LINE
- PROPERTY LINE
- SURVEY LINE
- BASELINE
- O.P.R.F.B.C. - OFFICIAL PUBLIC RECORDS
FORT BEND COUNTY
- F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE
- F.B.C.P.R. - FORT BEND COUNTY PLAT RECORDS
- I.R. - IRON ROD
- I.P. - IRON PIPE
- O FOUND / SET (AS NOTED)



NEEDVILLE TOWNHOMES
FILE NO. 20160205
F.B.C.P.R.

LUKE LUCAS AND
SANDI I. LUCAS
F.B.C.C.F. NO. 2014056338
O.P.R.F.B.C.

EDGAR J. ARCENEAUX,
JR., A MARRIED PERSON
F.B.C.C.F. NO. 2016129258
O.P.R.F.B.C.

RWM DIVISION
SLIDE NO. 23644
F.B.C.P.R.



AREA TABLE (ACRES)		
EXISTING ACRES	TAKING AC./S.F.	REMAINING AC./S.F.
1.1417	0.1278 5,568	1.0139 44,166
AREA WITHIN EXISTING ROW		PROPOSED ADDITIONAL ROW
0.0770 3,355		0.0508 2,213
LANDTECH		
2525 NORTH LOOP WEST SUITE 300 HOUSTON, TX 77008 713-861-7088 TXPE.FRM.F-1364.TBPLS-10019100		
PARCEL PLAT		
SHOWING PARCEL 2		
OLD NEEDVILLE FAIRCHILD'S RD. FORT BEND COUNTY RECONSTRUCTION PROJECT NO. 17108 FEBRUARY, 2019		
PAGE 4 OF 5		SCALE: 1"=50'

OLD NEEDVILLE-FAIRCHILD'S RD.
(A.K.A. SCHOOL ST.)(R.O.W. WIDTH VARIES)
**H&T.C. RAILROAD COMPANY SURVEY,
SECTION 35, ABSTRACT NO. 223**

PARENT TRACT INSET



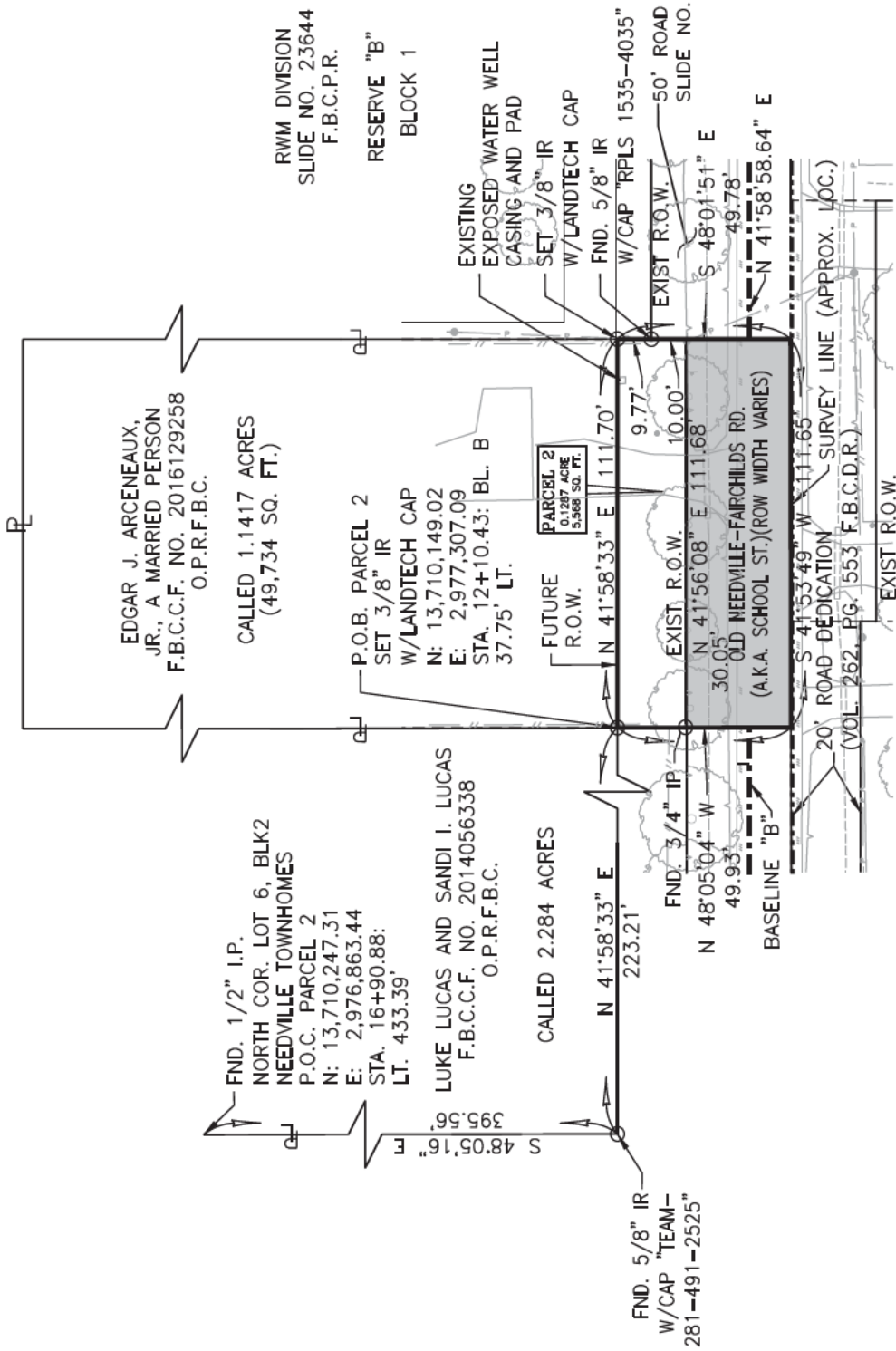
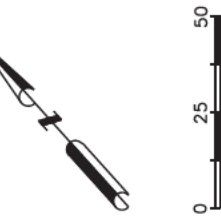
I HEREBY CERTIFY THAT THIS SURVEY
WAS PERFORMED ON THE GROUND UNDER
MY SUPERVISION AND THAT THIS PARCEL
PLAT REPRESENTS THE FACTS AS FOUND
AT THE TIME OF THE SURVEY.

JACOB J. LUPER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6606
2/6/2019

NOTES:

- 1.) THE SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACTS, ALL ENCUMBRANCES MAY NOT BE SHOWN. ALL RESEARCH WAS DONE BY THIS OFFICE BY RESEARCHING THE OFFICIAL PUBLIC RECORDS AND WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT.
- 2.) ALL SURVEY WORK SHOWN HEREON IS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE NO. 4204, (NAD 83). DISTANCES AND COORDINATES SHOWN HEREON ARE SURFACE AND CAN BE REDUCED TO THE GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999864715.
- 3.) THE FIELD SURVEY AND TOPOGRAPHIC WORK WAS COMPLETED ON 11 SEPTEMBER, 2018.
- 4.) PROJECT BASELINES PROVIDED BY S & B INFRASTRUCTURE LTD. (Old Needville-Fairchild Rd--align.dgn) PROVIDED 05 OCT 2018.
- 5.) THIS PLAT IS ACCOMPANIED BY A DESCRIPTION OF EVEN SURVEY DATE.

**H&T.C. RAILROAD COMPANY SURVEY,
SECTION 27, ABSTRACT NO. 219**



**H&T.C. RAILROAD COMPANY SURVEY,
SECTION 35, ABSTRACT NO. 223**



HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED IN THE GROUND UNDER MY SUPERVISION AND THAT THIS PARCEL PLAT REFLECTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.

JACOB J. LUPHER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6606
2/6/2019

LANDTECH
2525 NORTH LOOP WEST SUITE 300
HOUSTON, TX 77008
713-861-7068
TXPE FIRM F-1364 TBPLS-10019100

PARCEL PLAT
SHOWING
PARCEL 2
OLD NEEDVILLE FAIRCHILDS RD.
FORT BEND COUNTY
RECONSTRUCTION PROJECT NO. 17108
FEBRUARY, 2019

PAGE 5 OF 5 SCALE: 1"=50'

EXHIBIT A

**DESCRIPTION OF A 0.0249-ACRE
(1,085 SQ. FT.) PARCEL OF LAND
OUT OF THE H. & T.C. RR CO.
SURVEY SECTION NO. 27,
ABSTRACT NO. 219, CITY OF NEEDVILLE,
FORT BEND COUNTY, TEXAS**

Being a 0.0249-acre (1,085 square feet) parcel of land situated in the H. & T. C. Railroad Company Survey, Section No. 27, Abstract No. 219, City of Needville, Fort Bend County, Texas; said 0.0249 of an acre parcel of land being out of the remainder of a called 1.142-acre tract of land conveyed to Robert William Messina and Dana S. Messina by deed recorded under file no. 2002143807 of the Official Public Records of Fort Bend County (O.P.R.F.B.C.), Texas, being out of Reserve "B", Block One (1) of RWM, a subdivision of record recorded under Slide No. 2364A of the Fort Bend County Plat Records (F.B.C.P.R) and being out of the Henry Banker called 141.265-acre tract of land recorded under Volume 46, Page 609 of the Fort Bend County Deed Records (F.B.C.D.R.); said 0.0249-acre parcel of land being more particularly described by metes and bounds as follows. (Bearing Basis being the Texas Coordinate System, South Central Zone No. 4204, NAD 83. The coordinates shown hereon are surface coordinates and may be reduced to the grid by multiplying by the combined scale factor of 0.999864715. All distances are surface distances in U.S. Survey Feet):

COMMENCING (N= 13,710,247.31, E= 2,976,863.43) at a 1/2-inch iron pipe found for the north corner of Lot Six (6), Block Two (2) of Needville Townhomes, a subdivision of record recorded under F.B.C.C.F. No. 20160205 of the F.B.C.P.R., being the north corner of said Needville Townhomes Subdivision and being the west corner of a called 2.284-acre tract of land conveyed to Luke Lucas and Sandi I. Lucas by deed recorded under F.B.C.C.F. No. 2014056338, O.P.R.F.B.C., Texas;

THENCE, North 41° 52' 50" East, with the northwest line of said 2.284-acre tract of land, at a distance of 223.21 feet pass the north corner of said 2.284-acre tract, being the west corner of a called 1.1417-acre tract of land conveyed to Edgar J. Arceneaux, Jr. by deed recorded under F.B.C.C.F. No. 2016129258 of the O.P.R.F.B.C., Texas and continuing for a total distance of 335.30 feet to a point for the north corner of said called 1.1417-acre tract, being the west corner of aforementioned RWM Subdivision;

THENCE, South 48° 01' 51" East, with the northeast line of said 1.1417-acre tract and with the southwest line of said RWM Subdivision, a distance of 396.12 feet to a 3/8-inch iron rod with cap stamped "LANDTECH" set in the proposed northwest right-of-way line of Old Needville-Fairchilds Road, being the west corner of said parcel herein described and the **POINT OF BEGINNING** having coordinates of **(N= 13,710,232.06, E= 2,977,381.79)**;

EXHIBIT A

- 1) **THENCE**, North 41° 58' 33" East, over and across said RWM Reserve "B" and with the northwest line of said herein described parcel, a distance of 111.57 feet to a 3/8-inch iron rod with cap stamped "LANDTECH" set in the southwest line of the residue of a called 1.3725-acre tract of land conveyed to Karen Elaine Pickett by deed recorded under Volume 1076, Page 104 of the F.B.C.D.R., being in the northeast line of said Reserve "B" of RWM and being the north corner of said parcel herein described;
- 2) **THENCE**, South 48° 01' 36" East, with the northeast line of said Reserve "B", RWM and with the southwest line of the residue of said 1.3725-acre tract, a distance of 9.69 feet to a 5/8-inch iron rod with cap stamped "RPLS 1535-4035" found in the existing northwest right-of-way line of said Old Needville-Fairchilds Road (as occupied) (Right-of-Way width varies per Slide No. 2364A and 2591B, F.B.C.P.R.) for the North corner of said Reserve "A", for the east corner of said Reserve "B" and for the east corner of said herein described parcel, from which a 3/4-inch iron pipe found in the existing right-of-way line of said Old Needville-Fairchilds Road bears South 48° 01' 36" East, a distance of 10.00 feet;
- 3) **THENCE**, South 41° 56' 08" West, with the southeast line of said Reserve "B", with the northeast line of said Reserve "A", with the existing northwest right-of-way line of said Old Needville-Fairchilds Road and with the southeast line of said herein described parcel, a distance of 111.57 feet to a 5/8-inch iron rod with cap stamped "RPLS 1535-4035" found for the south corner;
- 4) **THENCE**, North 48° 01' 51" West, with the northeast line of said 1.1417-acre tract and with the southwest line of said Reserve "B", RWM, a distance of 9.77 feet to the **POINT OF BEGINNING** and containing 0.0249-acre (1,085 Sq. Ft.) of land

EXHIBIT A

This foregoing description is accompanied by a plat of even survey date.

 06 FEB 2019
Date
Jacob J. Lupher
Registered Professional Land Surveyor
Texas Registration No. 6606



Landtech Consultants, Inc.
2525 North Loop West, Suite 300
Houston, Texas 77008 (713) 861-7068
TBPLS Firm No. 10019100

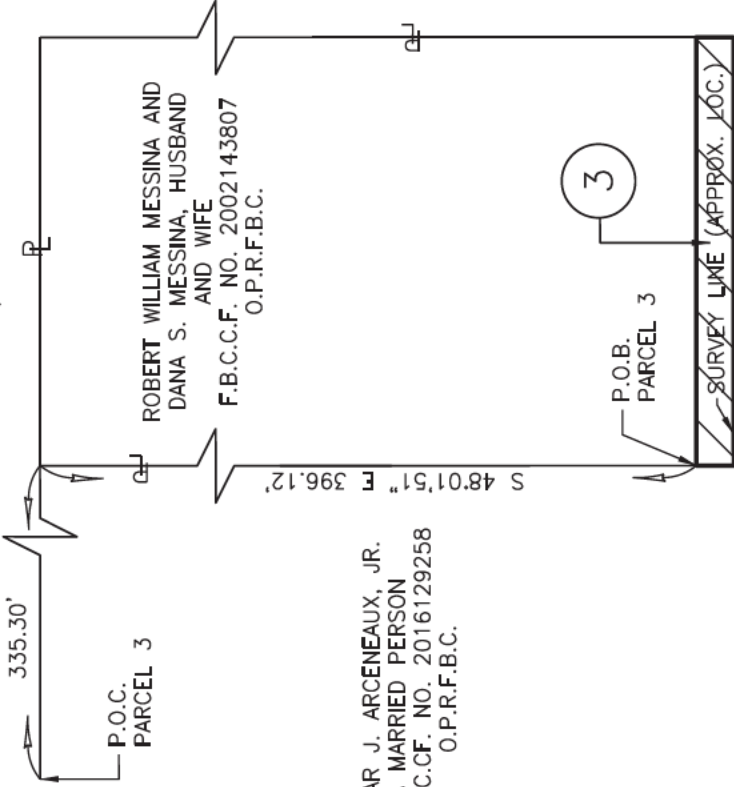
Landtech Project No. 18-2-0156.02

LEGEND

- FUTURE R.O.W. LINE
- EXISTING R.O.W. LINE
- PROPERTY LINE
- SURVEY LINE
- BASELINE
- O.P.R.F.B.C. - OFFICIAL PUBLIC RECORDS
FORT BEND COUNTY
- F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE
- F.B.C.P.R. - FORT BEND COUNTY PLAT RECORDS
- I.R. - IRON ROD
- I.P. - IRON PIPE
- O FOUND / SET (AS NOTED)

**H&T.C. RAILROAD COMPANY SURVEY,
SECTION 27, ABSTRACT NO. 219**

N 41°52'50" E
335.30'



ROBERT WILLIAM MESSINA AND
DANA S. MESSINA, HUSBAND
AND WIFE
F.B.C.C.F. NO. 2002143807
O.P.R.F.B.C.

EDGAR J. ARCENEUX, JR.
A MARRIED PERSON
F.B.C.C.F. NO. 2016129258
O.P.R.F.B.C.

KAREN ELAINE PICKETT
VOL. 1076, PG. 104
F.B.C.D.R.



AREA TABLE (ACRES)		
EXISTING ACRES	TAKING AC./S.F.	REMAINING AC./S.F.
1.040	0.0249 1,085	1.0151 44,217
AREA WITHIN EXISTING ROW	PROPOSED ADDITIONAL ROW	
N/A	0.0249	1,085
N/A		

LANDTECH
2525 NORTH LOOP WEST SUITE 300
HOUSTON, TX 77008
713-861-7068
TXPE.FRM.F-1364.TBPLS-10019100

PARCEL PLAT
SHOWING
PARCEL 3
OLD NEEDVILLE FAIRCHILDS RD.
FORT BEND COUNTY
RECONSTRUCTION PROJECT NO. 17108
FEBRUARY, 2019

PAGE 4 OF 5 SCALE: 1"=50'

**H&T.C. RAILROAD COMPANY SURVEY,
SECTION 35, ABSTRACT NO. 223**

PARENT TRACT INSET



I HEREBY CERTIFY THAT THIS SURVEY
WAS PERFORMED ON THE GROUND UNDER
MY SUPERVISION AND THAT THIS PARCEL
PLAT REPRESENTS THE FACTS AS FOUND
AT THE TIME OF THE SURVEY.

JACOB J. LUPHER
REGISTERED PROFESSIONAL LAND SURVEYOR
2/6/2019
TEXAS REGISTRATION NO. 6606

NOTES:

- 1.) THE SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACTS. ALL ENCUMBRANCES MAY NOT BE SHOWN. ALL RESEARCH WAS DONE BY THIS OFFICE BY RESEARCHING THE OFFICIAL PUBLIC RECORDS AND WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT.
- 2.) ALL SURVEY WORK SHOWN HEREON IS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE NO. 4204, (NAD 83). DISTANCES AND COORDINATES SHOWN HEREON ARE SURFACE AND CAN BE REDUCED TO THE GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9999864715.
- 3.) THE FIELD SURVEY AND TOPOGRAPHIC WORK WAS COMPLETED ON 11 SEPTEMBER, 2018.
- 4.) PROJECT BASELINES PROVIDED BY S. & B INFRASTRUCTURE, LTD. (Old Needville-Fairchild Rd--align.dgn) PROVIDED 05 OCT 2018.
- 5.) THIS PLAT IS ACCOMPANIED BY A DESCRIPTION OF EVEN SURVEY DATE.

EXHIBIT A

**DESCRIPTION OF A 0.1432-ACRE
(6,239 SQ. FT.) PARCEL OF LAND
OUT OF THE H. & T.C. RR CO.
SURVEY SECTION NO. 27,
ABSTRACT NO. 219, CITY OF NEEDVILLE,
FORT BEND COUNTY, TEXAS**

Being a 0.1432-acre (6,239 square feet) parcel of land situated in the H. & T. C. Railroad Company Survey, Section No. 27, Abstract No. 219, City of Needville, Fort Bend County, Texas; said 0.1432 of an acre parcel of land being out of the residue of a called 1.3725-acre tract of land conveyed to Karen Elaine Pickett by deed recorded under Volume 1076, Page 104 of the Fort Bend County Deed Records (F.B.C.D.R.), and being out of the Henry Banker called 141.265-acre tract of land recorded under Volume 46, Page 609 of the (F.B.C.D.R.); said 0.1432-acre parcel of land being more particularly described by metes and bounds as follows. (Bearing Basis being the Texas Coordinate System, South Central Zone No. 4204, NAD 83. The coordinates shown hereon are surface coordinates and may be reduced to the grid by multiplying by the combined scale factor of 0.999864715. All distances are surface distances in U.S. Survey Feet):

COMMENCING (N= 13,710,247.31, E= 2,976,863.43) at a 1/2-inch iron pipe found for the north corner of Lot Six (6), Block Two (2) of Needville Townhomes, a subdivision of record recorded under Fort Bend County Clerk's File (F.B.C.C.F.) No. 20160205 of the Fort Bend County Plat Records (F.B.C.P.R.), being the north corner of said Needville Townhomes Subdivision and being the west corner of a called 2.284-acre tract of land conveyed to Luke Lucas and Sandi I. Lucas by deed recorded under F.B.C.C.F. No. 2014056338, O.P.R.F.B.C., Texas;

THENCE, North 41° 52' 50" East, with the northwest line of said 2.284-acre tract of land, at a distance of 223.23 feet pass the north corner of said 2.284-acre tract, being the west corner of a called 1.1417-acre tract of land conveyed to Edgar J. Arceneaux, Jr. by deed recorded under F.B.C.C.F. No. 2016129258 of the O.P.R.F.B.C., Texas, at a distance of 335.30 feet pass the west corner of RWM Division, a subdivision of record recorded under Slide No. 2364A of the F.B.C.P.R. and continuing for a total distance of 446.90 feet to a point for the west corner of the residue of said called 1.3725-acre tract, being the north corner of aforementioned RWM Subdivision;

THENCE, South 48° 01' 36" East, with the southwest line of the residue of said 1.3725-acre tract and with the northeast line of said RWM Subdivision, a distance of 396.31 feet to a 3/8-inch iron rod with cap stamped "LANDTECH" set in the proposed northwest right-of-way line of Old Needville-Fairchilds Road, being the west corner of said parcel herein described and the **POINT OF BEGINNING** having coordinates of **(N= 13,710,315.01, E= 2,977,456.42)**;

EXHIBIT A

- 1) **THENCE**, North 41° 58' 33" East, over and across the residue of said 1.3725-acre tract and with the northwest line of said herein described parcel, a distance of 125.94 feet to a 3/8-inch iron rod with cap stamped "LANDTECH" set in the northeast line of the residue of said 1.3725-acre tract of land, being in the southwest line of a called 0.0459-acre tract of land conveyed to Marion Bradley Cloud III and wife, Lynda Cloud by deed recorded under F.B.C.C.F. No. 9860224 of the O.P.R.F.B.C., Texas and being the north corner of said parcel herein described, from which a 5/8-inch iron rod with cap stamped "1943-4349-5829" found in the existing northwest right-of-way line of said Old Needville-Fairchilds Road (Right-of-Way width varies at this point per F.B.C.C.F. No.'s 2019014287, 2019003949 and Slide No.'s 2494/A and 2519/B of the F.B.C.P.R.) bears North 48° 03' 16" West, a distance of 6.17 feet;
- 2) **THENCE**, South 48° 03' 16" East, with the northeast line of the residue of said 1.3725-acre tract, with the southwest line of said 0.0459-acre tract and with a westerly line of said Old Needville-Fairchilds Road, at a distance of 19.60 feet pass a 1/2-inch iron rod found in the currently occupied northwest right-of-way line of said Old Needville-Fairchilds Road (A.K.A. School Street) and continuing for a total distance of 49.45 feet to a point for the east corner of said 1.3725-acre residue tract, for the south corner of said 0.0459-acre tract and the east corner of said parcel herein described; said point being situated in the northwest line of the H. & T.C. Railroad Company Survey, Section 35, Abstract No. 223 and the southeast line of said aforementioned Abstract No. 219;
- 3) **THENCE**, South 41° 53' 49" West, with said common survey line and with the southeast line of said 1.3725-acre residue tract and with the southeast line of said herein described parcel, a distance of 125.96 feet to a point for the south corner;
- 4) **THENCE**, North 48° 01' 36" West, with the southwest line of said 1.3725-acre residue tract, at a distance of 29.93 feet pass a 3/4-inch iron pipe found, at a distance of 39.93 feet pass a 5/8-inch iron rod with cap stamped "RPLS 1535-4035" found in the in the currently occupied right-of-way line of said Old Needville-Fairchilds Road, being the east corner of Reserve "B" of said RWM and continuing for a total distance of 49.62 feet to the **POINT OF BEGINNING** and containing 0.1432-acre (6,239 Sq. Ft.) of land, with 0.0864-acre (3,765 sq. ft.) located within the presently occupied and monumented right-of-way of said Old Needville-Fairchilds Road.

EXHIBIT A

This foregoing description is accompanied by a plat of even survey date.

 06 FEB 2019 Date
Jacob J. Lupher
Registered Professional Land Surveyor
Texas Registration No. 6606



Landtech Consultants, Inc.
2525 North Loop West, Suite 300
Houston, Texas 77008 (713) 861-7068
TBPLS Firm No. 10019100

Landtech Project No. 18-2-0156.02

**H&T.C. RAILROAD COMPANY SURVEY,
SECTION 27, ABSTRACT NO. 219**

N 41°52'50" E
446.90'

P.O.C.
PARCEL 4

S 48°01'36" E 396.31'

RWM DMISION
SLIDE NO. 2364 A
F.B.C.P.R.

KAREN ELAINE PICKETT
VOL. 1076, PG. 104
F.B.C.D.R.

MARION BRADLEY CLOUD III
AND WIFE, LYNDA CLOUD
F.B.C.C.F. NO. 9860224
O.P.R.F.B.C.

4

P.O.B.
PARCEL 4

SURVEY LINE (APPROX. LOC.)

OLD NEEDVILLE-FAIRCHILDS RD.
(A.K.A. SCHOOL ST.)(R.O.W. WIDTH VARIES)
**H&T.C. RAILROAD COMPANY SURVEY,
SECTION 35, ABSTRACT NO. 223**

PARENT TRACT INSET



I HEREBY CERTIFY THAT THIS SURVEY
WAS PERFORMED ON THE GROUND UNDER
MY SUPERVISION AND THAT THIS PARCEL
PLAT REPRESENTS THE FACTS AS FOUND
AT THE TIME OF THE SURVEY.

JACOB J. LUPHER
REGISTERED PROFESSIONAL LAND SURVEYOR
2/6/2019
TEXAS REGISTRATION NO. 6606

LEGEND

- FUTURE R.O.W. LINE
- EXISTING R.O.W. LINE
- PROPERTY LINE
- SURVEY LINE
- BASELINE
- O.P.R.F.B.C. - OFFICIAL PUBLIC RECORDS
FORT BEND COUNTY
- F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE
- F.B.C.P.R. - FORT BEND COUNTY PLAT RECORDS
- I.R. - IRON ROD
- I.P. - IRON PIPE
- O FOUND / SET (AS NOTED)



AREA TABLE (ACRES)		
EXISTING ACRES	TAKING AC./S.F.	REMAINING AC./S.F.
1.3266	0.1432	1.1834
	6.239	51.548
AREA WITHIN EXISTING ROW		PROPOSED ADDITIONAL ROW
0.0864		0.0568
3.765		2.474

LANDTECH

2525 NORTH LOOP WEST SUITE 300
HOUSTON, TX 77008
713-861-7068
TXPE.FRM F-1364 TBPLS-10019100

PARCEL PLAT

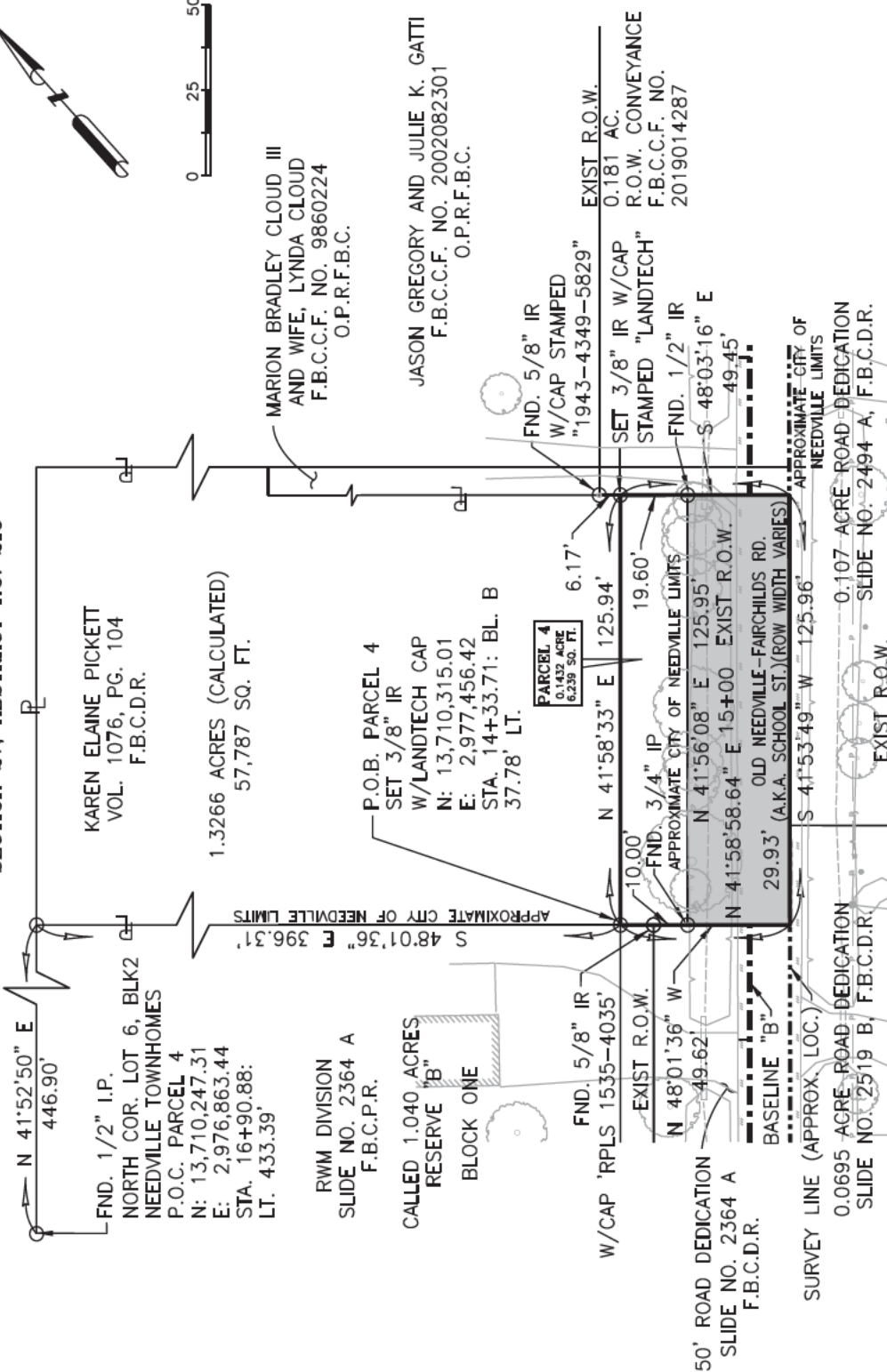
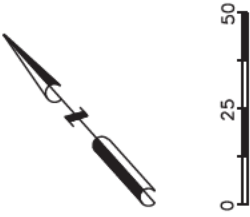
SHOWING
PARCEL 4

OLD NEEDVILLE FAIRCHILDS RD.
FORT BEND COUNTY
RECONSTRUCTION PROJECT NO. 17108
FEBRUARY, 2019

NOTES:

- 1.) THE SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACTS. ALL ENCUMBRANCES MAY NOT BE SHOWN. ALL RESEARCH WAS DONE BY THIS OFFICE BY RESEARCHING THE OFFICIAL PUBLIC RECORDS AND WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT.
- 2.) ALL SURVEY WORK SHOWN HEREON IS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE NO. 4204, (NAD 83). DISTANCES AND COORDINATES SHOWN HEREON ARE SURFACE AND CAN BE REDUCED TO THE GRID FACTOR OF 0.9998864715.
- 3.) THE FIELD SURVEY AND TOPOGRAPHIC WORK WAS COMPLETED ON 11 SEPTEMBER, 2018.
- 4.) PROJECT BASELINES PROVIDED BY S & B INFRASTRUCTURE, LTD. (Old Needville-Fairchild Rd--align.dgn) PROVIDED 05 OCT 2018.
- 5.) THIS PLAT IS ACCOMPANIED BY A DESCRIPTION OF EVEN SURVEY DATE.

H&T.C. RAILROAD COMPANY SURVEY,
SECTION 27, ABSTRACT NO. 219



H&T.C. RAILROAD COMPANY SURVEY,
SECTION 35, ABSTRACT NO. 223



HEREBY CERTIFY THAT THIS SURVEY
WAS PERFORMED ON THE GROUND UNDER
MY SUPERVISION AND THAT THIS PARCEL
PLAT REPRESENTS THE FACTS AS FOUND
AT THE TIME OF THE SURVEY.

JACOB J. LUPER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6606
2/6/2019

LANDTECH
2525 NORTH LOOP WEST SUITE 300
HOUSTON, TX 77008
713-861-7068
TXPE FIRM F-1364 TBPLS-10019100

PARCEL PLAT
SHOWING
PARCEL 4

OLD NEEDVILLE FAIRCHILDS RD.
FORT BEND COUNTY
RECONSTRUCTION PROJECT NO. 17108
FEBRUARY, 2019

EXHIBIT A

**DESCRIPTION OF A 1.856-ACRE
(80,863 SQ. FT.) PARCEL OF LAND
OUT OF THE H. & T.C. RR CO.
SURVEY SECTION NO. 27,
ABSTRACT NO. 219,
FORT BEND COUNTY, TEXAS**

Being a 1.856-acre (80,863 square feet) parcel of land situated in the H. & T. C. Railroad Company Survey, Section No. 27, Abstract No. 219, Fort Bend County, Texas; said 1.856 of an acre parcel of land being out of the residue of a called 18.0-acre tract of land conveyed to Don M. McLeod and Katherine K. McLeod, as trustees of the Don M. McLeod and Katherine K. McLeod revocable living trust by deed recorded under Fort Bend County Clerk's File (F.B.C.C.F.) No. 2008057249 of the Official Public Records of Fort Bend County (O.P.R.F.B.C.), Texas and being out of the Henry Banker called 141.265-acre tract of land recorded under Volume 46, Page 609 of the Fort Bend County Deed Records (F.B.C.D.R.); said 1.856-acre parcel of land being more particularly described by metes and bounds as follows. (Bearing Basis being the Texas Coordinate System, South Central Zone No. 4204, NAD 83. The coordinates shown hereon are surface coordinates and may be reduced to the grid by multiplying by the combined scale factor of 0.999864715. All distances are surface distances in U.S. Survey Feet):

COMMENCING (N= 13,711,617.09, E= 2,978,613.27) at a 5/8-inch iron rod with cap stamped "1943 4349 5829" found for the east corner of the residue of said 18.0-acre tract, being in the occupied northwest right-of-way line of Old Needville-Fairchilds Road (A.K.A. School Street), (Right-of-Way width varies per F.B.C.C.F. No. 2018041826, O.P.R.F.B.C., Texas);

THENCE, South 40° 47' 05" West, with the northwest line of said Old Needville-Fairchilds Road and the southwest line of the residue of said 18.0-acre tract, a distance of 298.80 feet to a 5/8-inch iron rod with cap stamped "1943 4349 5829" found for an angle point;

THENCE, South 42° 04' 02" West, with the southeast line of the residue of said 18.0-acre tract a distance of 314.41 feet to a 3/8-inch iron rod with cap stamped "LANDTECH" set in the northwest right-of-way line of Old Needville-Fairchilds Road, being the east corner of said parcel herein described and the **POINT OF BEGINNING** having coordinates of (N= 13,711,157.44, E= 2,978,207.44);

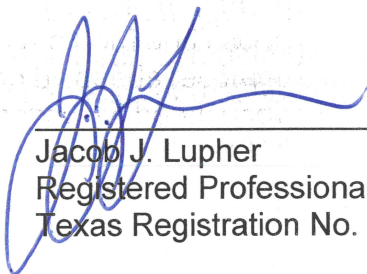
EXHIBIT A

- 1) **THENCE**, continuing South 42° 04' 02" West, with the southeast line of the residue of said 18.0-acre tract, with the northwest line of said Old Needville-Fairchilds Road and with the southeast line of said herein described parcel, a distance of 80.00 feet to a 5/8-inch iron rod with cap stamped "1943 4349 5829" found in the northeast line of a called 10-acre tract of land conveyed to Aaron Mack Ward by deed recorded under F.B.C.C.F. No. 2003001873 of the O.P.R.F.B.C., Texas, for the south corner of said 18.0-acre residue tract and being the south corner of said parcel herein described;
- 2) **THENCE**, North 48° 03' 31" West, with the northeast line of said 10.0-acre tract and with the southwest line of said 18.0-acre residue tract, a distance of 770.44 feet to a 3/8-inch iron rod with cap stamped "LANDTECH" set for an angle point of said herein described parcel, being the south corner of a called 30-foot wide easement conveyed to Fort Bend County for drainage purposes by deed recorded under Volume 2629, Page 2508 F.B.C.D.R., from which a 3" iron pipe found for the north corner of said 10-acre tract and for the east corner of a called 17.234-acre tract of land conveyed to Joyce Buls Otto, Deborah Lynn Otto Ford and Laurie Lane Otto Pollicoff (one-half interest) and to Lee Denny Morgan by deeds recorded under F.B.C.C.F. No. 2011012028 and No. 2018108959, respectively, bears north 48° 03' 31" west, a distance of 26.11 feet;
- 3) **THENCE**, North 41° 56' 29" East, over and across said 18.0-acre residue tract and with the southeast line of said 30-foot wide drainage easement, a distance of 30.00 feet to a 3/8-inch iron rod with cap stamped "LANDTECH" set for the east corner of said 30-foot wide drainage easement and being an interior angle point of said herein described parcel;
- 4) **THENCE**, North 48° 03' 31" West, over and across the residue of said 18.0-acre tract and with the southwest line of said 30-foot wide drainage easement, a distance of 347.48 feet to a 3/8-inch iron rod with cap stamped "LANDTECH" set for an angle point;
- 5) **THENCE**, North 07° 11' 51" West, over and across the residue of said 18.0-acre tract and with the west line of said 30-foot wide drainage easement, a distance of 96.71 feet to a point for the westerly corner of said parcel herein described, located in the south line of a called 60-foot wide easement and right-of-way conveyed to Fort Bend County Drainage District by deed recorded under Volume 345, Page 178 F.B.C.D.R.;

EXHIBIT A

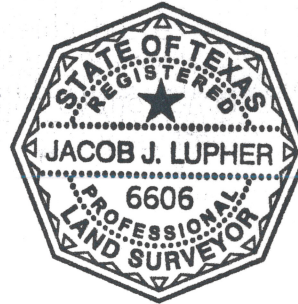
- 6) **THENCE**, North 83° 40' 25" East, over and across the residue of said 18.0-acre tract and with the south line of said 60-foot wide drainage easement, a distance of 16.17 feet to a point for the easterly corner of said herein described parcel;
- 7) **THENCE**, South 00° 58' 29" East, over and across the residue of said 18.0-acre tract, a distance of 34.59 feet to a 3/8-inch iron rod with cap stamped "LANDTECH" set an angle point in the easterly line of said herein described parcel;
- 8) **THENCE**, South 48° 03' 29" East, over and across the residue of said 18.0-acre tract of land and with the northeast line of said herein described parcel, a distance of 1,156.92 feet to the **POINT OF BEGINNING** and containing 1.856-acre (80,863 Sq. Ft.) of land.

This foregoing description is accompanied by a plat of even survey date.



Jacob J. Lupher
Registered Professional Land Surveyor
Texas Registration No. 6606

30 May 2019



Landtech Consultants, Inc.
2525 North Loop West, Suite 300
Houston, Texas 77008 (713) 861-7068
TBPLS Firm No. 10019100

Landtech Project No. 18-2-0156.02

LEGEND

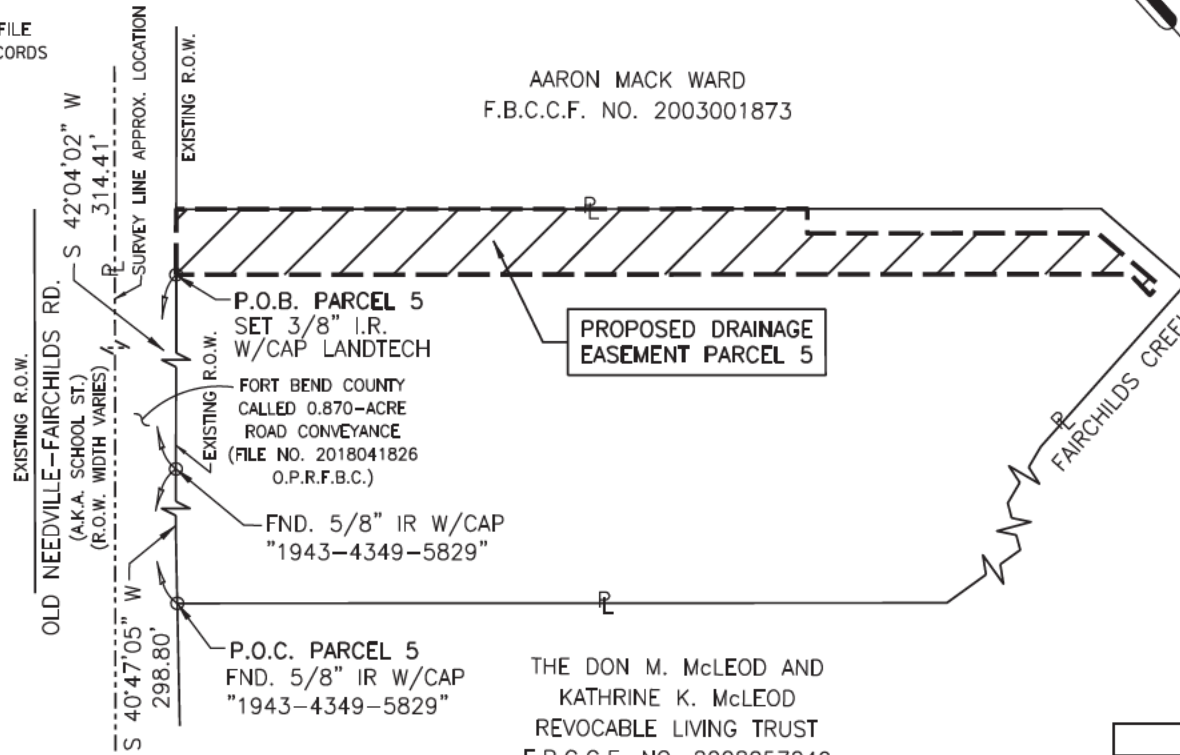
- FUTURE PROPOSED DRAINAGE EASEMENT
- EXISTING R.O.W. LINE
- PROPERTY LINE
- SURVEY LINE
- BASELINE
- O.P.R.F.B.C. - OFFICIAL PUBLIC RECORDS
FORT BEND COUNTY
- F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE
- F.B.C.P.R. - FORT BEND COUNTY PLAT RECORDS
- LR. - IRON ROD
- LP. - IRON PIPE
- FOUND / SET (AS NOTED)

**H&T.C. RAILROAD COMPANY SURVEY,
SECTION 27, ABSTRACT NO. 219**

AARON MACK WARD
F.B.C.C.F. NO. 2003001873



**H&T.C. RAILROAD COMPANY SURVEY,
SECTION 35, ABSTRACT NO. 223**



THE DON M. McLEOD AND
KATHRINE K. McLEOD
REVOCABLE LIVING TRUST
F.B.C.C.F. NO. 2008057249

PARENT TRACT INSET

NOTES:

- 1.) THE SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACTS, ALL ENCUMBRANCES MAY NOT BE SHOWN. ALL RESEARCH WAS DONE BY THIS OFFICE BY RESEARCHING THE OFFICIAL PUBLIC RECORDS AND WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT.
- 2.) ALL SURVEY WORK SHOWN HEREON IS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE NO. 4204, (NAD 83). DISTANCES AND COORDINATES SHOWN HEREON ARE SURFACE AND CAN BE REDUCED TO THE GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999864715.
- 3.) THE FIELD SURVEY AND TOPOGRAPHIC WORK WAS COMPLETED ON 11 SEPTEMBER, 2018.
- 4.) PROJECT BASELINES PROVIDED BY S & B INFRASTRUCTURE, LTD. (Old Needville-Fairchild Rd--align.dgn) PROVIDED 05 OCT 2018.
- 5.) THIS PLAT IS ACCOMPANIED BY A DESCRIPTION OF EVEN SURVEY DATE.



I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PARCEL PLAT REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.

JACOB J. LUPHER 05/30/2019
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6606

AREA TABLE (ACRES)		
EXISTING ACRES	TAKING AC./S.F.	REMAINING AC./S.F.
17.13 CALCD.	1,856 80,863	15,274 665,320
AREA WITHIN EXISTING ROW		PROPOSED ADDITIONAL ROW
N/A		N/A

LANDTECH
2525 NORTH LOOP WEST SUITE 300
HOUSTON, TX 77008
713-861-7068
TXPE FIRM F-1364 TBPLS-10019100

PARCEL PLAT
SHOWING
**PROPOSED DRAINAGE EASEMENT
PARCEL 5**
OLD NEEDVILLE FAIRCHILDS RD.
FORT BEND COUNTY
RECONSTRUCTION PROJECT NO. 17108
FEBRUARY, 2019
PAGE 4 OF 8 SCALE: N.T.S.

H&T.C. RAILROAD COMPANY SURVEY,
SECTION 27, ABSTRACT NO. 219

AARON MACK WARD
F.B.C.C.F. NO. 2003001873 O.P.R.F.B.C.



MATCH LINE SEE PAGE 5

MATCH LINE SEE PAGE 7

N 48°03'31" W 770.44'

N 48° 09' 15.32" W 55+00 BASELINE "D"

PROPOSED DRAINAGE EASEMENT (PARCEL 5)
1.856 ACRES
80,836 SQ. FT.

S 48°03'29" E 1,156.92'

DON M. McLEOD
AND KATHRINE K. McLEOD,
AS TRUSTEES OF
THE DON M. McLEOD AND KATHRINE K. McLEOD
REVOCABLE LIVING TRUST
F.B.C.C.F. NO. 2008057249
O.P.R.F.B.C.
REMAINDER OF CALLED
18.0 ACRES

** 17.13 ACRES
(746,184 SQ. FT.)
CALCULATED

LANDTECH	
2525 NORTH LOOP WEST SUITE 300 HOUSTON, TX 77008 713-861-7068 TXPE FIRM F-1364 TBPLS-10019100	
PARCEL PLAT	
SHOWING PROPOSED DRAINAGE EASEMENT PARCEL 5	
OLD NEEDVILLE FAIRCHILDS RD. FORT BEND COUNTY RECONSTRUCTION PROJECT NO. 17108 FEBRUARY, 2019	
PAGE 6 OF 8	SCALE: 1"=50'

H&T.C. RAILROAD COMPANY SURVEY,
SECTION 27, ABSTRACT NO. 219



JOYCE BULS OTTO, DEBORAH LYNN OTTO FORD
AND LAURIE LANE OTTO POLLICOFF
CALLED UNDIVIDED 1/2 (ONE-HALF) INTEREST IN
CALLED 17.234-ACRES

F.B.C.C.F. NO. 2011012028 O.P.R.F.B.C.
LEE DENNY MORGAN

ALL REAL PROPERTY IN FORT BEND COUNTY
INCLUDING MINERAL AND ROYALTY INTERESTS
PER DISTRIBUTION OF TRUST PROPERTIES

F.B.C.C.F. NO. 2018108959
O.P.R.F.B.C., TEXAS

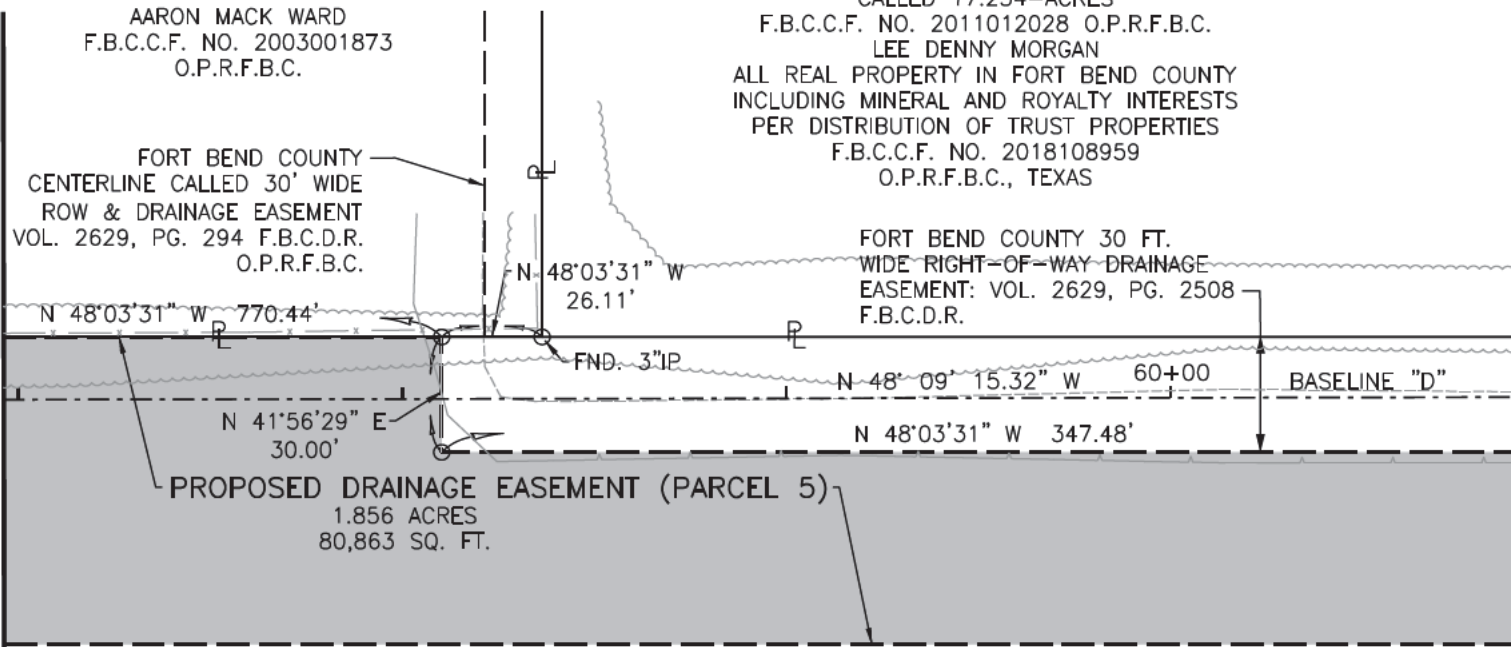
AARON MACK WARD
F.B.C.C.F. NO. 2003001873
O.P.R.F.B.C.

FORT BEND COUNTY
CENTERLINE CALLED 30' WIDE
ROW & DRAINAGE EASEMENT
VOL. 2629, PG. 294 F.B.C.D.R.
O.P.R.F.B.C.

FORT BEND COUNTY 30 FT.
WIDE RIGHT-OF-WAY DRAINAGE
EASEMENT: VOL. 2629, PG. 2508
F.B.C.D.R.

MATCH LINE SEE PAGE 6

MATCH LINE SEE PAGE 8

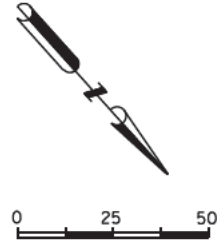


DON M. McLEOD
AND KATHRINE K. McLEOD,
AS TRUSTEES OF
THE DON M. McLEOD AND KATHRINE K. McLEOD
REVOCABLE LIVING TRUST
F.B.C.C.F. NO. 2008057249
O.P.R.F.B.C.
REMAINDER OF CALLED
18.0 ACRES

** 17.13 ACRES
(746,184 SQ. FT.)
CALCULATED

LANDTECH	
2525 NORTH LOOP WEST SUITE 300 HOUSTON, TX 77008 713-861-7068 TXPE FIRM F-1364 TBPLS-10019100	
PARCEL PLAT	
SHOWING PROPOSED DRAINAGE EASEMENT PARCEL 5	
OLD NEEDVILLE FAIRCHILDS RD. FORT BEND COUNTY RECONSTRUCTION PROJECT NO. 17108 FEBRUARY, 2019	
PAGE 7 OF 8	SCALE: 1"=50'

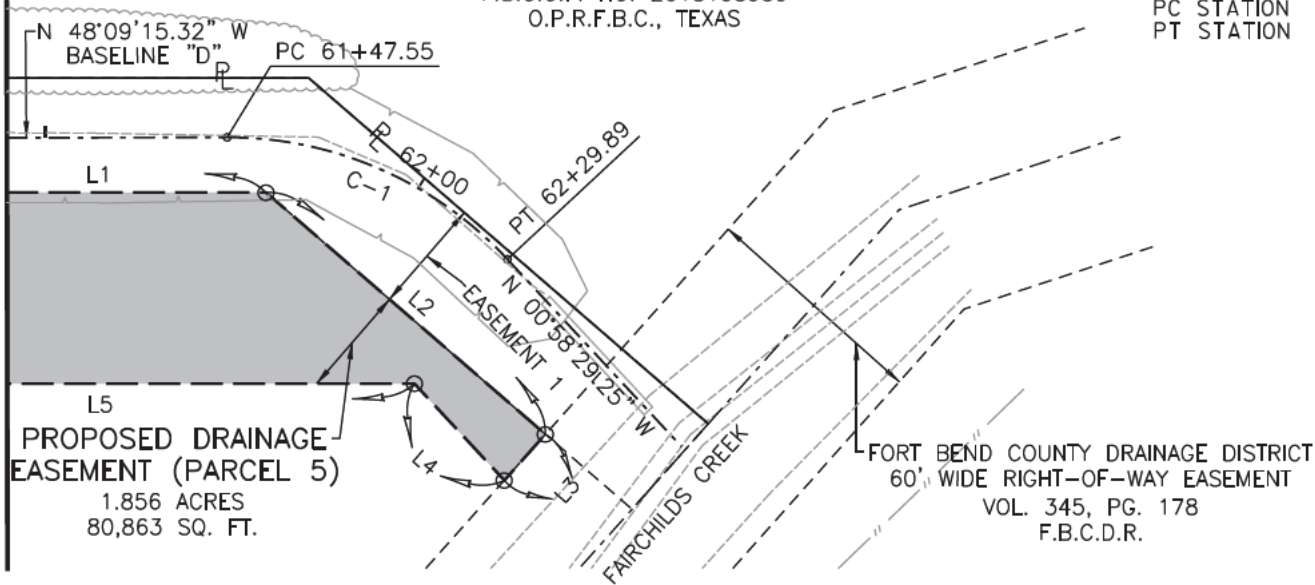
**H&T.C. RAILROAD COMPANY SURVEY,
SECTION 27, ABSTRACT NO. 219**



JOYCE BULS OTTO, DEBORAH LYNN OTTO FORD
AND LAURIE LANE OTTO POLLICOFF
CALLED UNDIVIDED 1/2 (ONE-HALF) INTEREST IN
CALLED 17.234-ACRES
F.B.C.C.F. NO. 2011012028 O.P.R.F.B.C.
LEE DENNY MORGAN
ALL REAL PROPERTY IN FORT BEND COUNTY
INCLUDING MINERAL AND ROYALTY INTERESTS
PER DISTRIBUTION OF TRUST PROPERTIES
F.B.C.C.F. NO. 2018108959
O.P.R.F.B.C., TEXAS

C-IBASELINE D
PI STATION = 61+91.22
DELTA = 47° 10' 46.08" (RT)
DEGREE OF CURVE = 57° 17' 44.81"
TANGENT = 43.67
LENGTH = 82.34
RADIUS = 100.00
PC STATION = 61+47.55
PT STATION = 62+29.89

MATCH LINE SEE PAGE 7



**L5
PROPOSED DRAINAGE
EASEMENT (PARCEL 5)**
1.856 ACRES
80,863 SQ. FT.

**FORT BEND COUNTY DRAINAGE DISTRICT
60' WIDE RIGHT-OF-WAY EASEMENT**
VOL. 345, PG. 178
F.B.C.D.R.

DON M. McLEOD
AND KATHRINE K. McLEOD,
AS TRUSTEES OF
THE DON M. McLEOD AND KATHRINE K. McLEOD
REVOCABLE LIVING TRUST
F.B.C.C.F. NO. 2008057249
O.P.R.F.B.C.
REMAINDER OF CALLED
18.0 ACRES

** 17.13 ACRES
(746,184 SQ. FT.)
CALCULATED

EASEMENT 1
FORT BEND COUNTY 30 FT.
WIDE RIGHT-OF-WAY DRAINAGE
EASEMENT: VOL. 2629, PG. 2508
F.B.C.D.R.

LINE DATA		
LINE	BEARING	LENGTH
L1	N 48°03'31" W	347.48'
L2	N 07°11'51" W	96.71'
L3	N 83°40'25" E	16.17'
L4	S 00°58'29" E	34.59'
L5	S 48°03'29" E	1,156.92'

LANDTECH
2525 NORTH LOOP WEST SUITE 300
HOUSTON, TX 77008
713-861-7068
TXPE FIRM F-1364 TBPLS-10019100

PARCEL PLAT
SHOWING
**PROPOSED DRAINAGE EASEMENT
PARCEL 5**
OLD NEEDVILLE FAIRCHILDS RD.
FORT BEND COUNTY
RECONSTRUCTION PROJECT NO. 17108
FEBRUARY, 2019

PAGE 8 OF 8 SCALE: 1"=50'

EXHIBIT A

**DESCRIPTION OF A 0.0751-ACRE
(3,271 SQ. FT.) PARCEL OF LAND
OUT OF THE H. & T.C. RR CO.
SURVEY SECTION NO. 27,
ABSTRACT NO. 219,
FORT BEND COUNTY, TEXAS**

Being a 0.0751-acre (3,271 square feet) parcel of land situated in the H. & T. C. Railroad Company Survey, Section No. 27, Abstract No. 219, Fort Bend County, Texas; said 0.0751 of an acre parcel of land being out of a called 17.234-acre tract of land conveyed to Joyce Buls Otto, Deborah Lynn Otto Ford and Laurie Lane Otto Pollicoff (called an undivided 1/2 (one-half) interest) by deed recorded under Fort Bend County Clerk's File (F.B.C.C.F.) No. 20011012028 and being out of that certain tract conveyed to Lee Denny Morgan per distribution of Trust filed under F.B.C.C.F. No. 2018108959, all of the Official Public Records of Fort Bend County (O.P.R.F.B.C.), Texas and being out of the Henry Banker called 141.265-acre tract of land recorded under Volume 46, Page 609 of the Fort Bend County Deed Records (F.B.C.D.R.); said 0.0751-acre parcel of land being more particularly described by metes and bounds as follows. (Bearing Basis being the Texas Coordinate System, South Central Zone No. 4204, NAD 83. The coordinates shown hereon are surface coordinates and may be reduced to the grid by multiplying by the combined scale factor of 0.999864715. All distances are surface distances in U.S. Survey Feet):

COMMENCING (N= 13,711,630.45, E= 2,977,561.35) at a 3-inch diameter iron pipe protruding 4 ft. from the ground found for the southerly east corner of said called 17.234-acre tract, being the north corner of the residue of a called 10.0-acre tract of land conveyed to Aaron Mack Ward by deed recorded under F.B.C.C.F. No. 2003001873, being in the southwesterly line of the residue of a called 18.0-acre tract of land conveyed to Don M. McLeod and Katherine McLeod by deed recorded under F.B.C.C.F. No. 2008057249 and being located in the southwesterly line of a called 30-foot wide right-of-way and drainage easement conveyed to Fort Bend County by deed recorded under volume 2629, page 2508 of the Fort Bend County Deed Records (F.B.C.D.R.), all of the O.P.R.F.B.C., Texas;

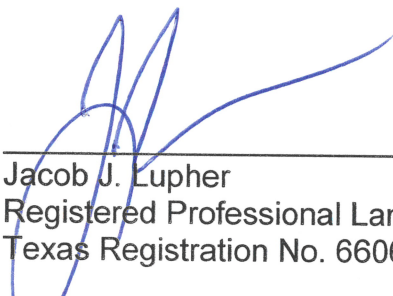
THENCE, North 48° 03' 23" West, with the northeast line of said called 17.234-acre tract and with the southwesterly lines of aforementioned 18 acre residue tract and said 30 foot Drainage Easement, a distance of 332.53 feet to the South corner of said herein described parcel and the **POINT OF BEGINNING** having coordinates of **(N= 13,711,852.71, E= 2,977,314.01)**;

EXHIBIT A

- 1) **THENCE**, North 48° 04' 04" West, over and across said called 17.234-acre tract, a distance of 62.52 feet to a 3/8" iron rod with cap stamped "LANDTECH" set for the west corner and an angle point of said herein described parcel;
- 2) **THENCE**, North 00° 58' 29" West, over and across said called 17.234-acre tract, a distance of 61.94 feet to a point for the northwest corner of said herein described parcel, located in the southerly line of a called 60-foot wide drainage easement conveyed to Fort Bend County Drainage District by deed recorded under volume 345, page 178 of the F.B.C.D.R.;
- 3) **THENCE**, North 83° 39' 44" East, over and across said 17.234-acre tract and with the southerly line of said 60-foot wide drainage easement, a distance of 34.20 feet to a point for the northeast corner of said herein described parcel, being located in the southwesterly line of aforementioned called 18.0-acre residue tract;
- 4) **THENCE**, South 07° 11' 45" East, with the west line of the residue of said 18.0-acre tract of land, with the east line of said 17.234-acre tract and with the east line of said herein described parcel, a distance of 108.34 feet to the **POINT OF BEGINNING** and containing 0.0751-acre (3,271 Sq. Ft.) of land.

This foregoing description is accompanied by a plat of even survey date.

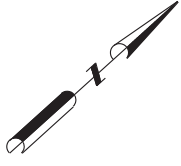




Jacob J. Lupher 30 May 2019
Registered Professional Land Surveyor
Texas Registration No. 6606

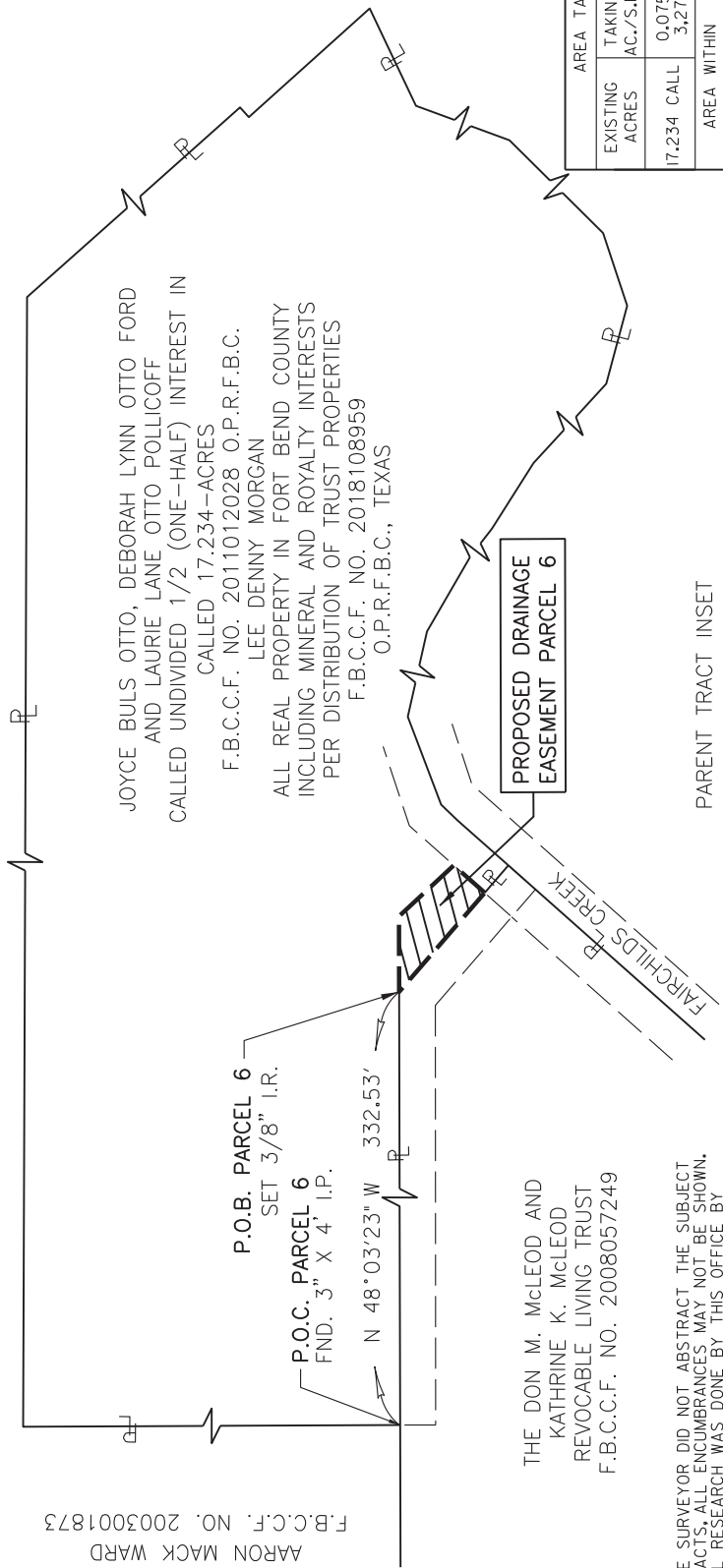
Landtech Consultants, Inc.
2525 North Loop West, Suite 300
Houston, Texas 77008 (713) 861-7068
TBPLS Firm No. 10019100

Landtech Project No. 18-2-0156.02



**H&T.C. RAILROAD COMPANY SURVEY,
SECTION 27, ABSTRACT NO. 219**

- LEGEND**
- FUTURE PROPOSED DRAINAGE EASEMENT
 - EXISTING R.O.W. LINE
 - PROPERTY LINE
 - SURVEY LINE
 - BASELINE
 - O.P.R.F.B.C. - OFFICIAL PUBLIC RECORDS FORT BEND COUNTY
 - F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE
 - F.B.C.P.R. - FORT BEND COUNTY PLAT RECORDS
 - I.R. - IRON ROD
 - I.P. - IRON PIPE
 - O FOUND / SET (AS NOTED)



JOYCE BULLS OTTO, DEBORAH LYNN OTTO FORD
AND LAURIE LANE OTTO POLLICOFF
CALLED UNDIVIDED 1/2 (ONE-HALF) INTEREST IN
CALLED 17.234-ACRES
F.B.C.C.F. NO. 2011012028 O.P.R.F.B.C.
LEE DENNY MORGAN
ALL REAL PROPERTY IN FORT BEND COUNTY
INCLUDING MINERAL AND ROYALTY INTERESTS
PER DISTRIBUTION OF TRUST PROPERTIES
F.B.C.C.F. NO. 2018108959
O.P.R.F.B.C., TEXAS

**PROPOSED DRAINAGE
EASEMENT PARCEL 6**

THE DON M. MCLEOD AND
KATHARINE K. MCLEOD
REVOCABLE LIVING TRUST
F.B.C.C.F. NO. 2008057249

NOTES:

- 1.) THE SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACTS. ALL ENCUMBRANCES MAY NOT BE SHOWN. ALL RESEARCH WAS DONE BY THIS OFFICE BY RESEARCHING THE OFFICIAL PUBLIC RECORDS AND WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT.
- 2.) ALL SURVEY WORK SHOWN HEREON IS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE NO. 4204, (NAD 83). DISTANCES AND COORDINATES SHOWN HEREON ARE SURFACE AND CAN BE REDUCED TO THE GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99986475.
- 3.) THE FIELD SURVEY AND TOPOGRAPHIC WORK WAS COMPLETED ON 11 SEPTEMBER, 2018.
- 4.) PROJECT BASELINES PROVIDED BY S & B INFRASTRUCTURE, LTD. (Old Needville-Fairchild Rd--align.dgn) PROVIDED 05 OCT 2018.
- 5.) THIS PLAT IS ACCOMPANIED BY A DESCRIPTION OF EVEN SURVEY DATE.



I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PARCEL PLAT REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.

JACOB J. LUPHER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6606
05/30/2019

AREA TABLE (ACRES)		REMAINING AC./S.F.	
EXISTING ACRES	TAKING AC./S.F.	17.234	17,159
AREA WITHIN EXISTING ROW	PROPOSED ADDITIONAL ROW	3,271	747,442
N/A		N/A	

LANDTECH
2525 NORTH LOOP WEST SUITE 300
HOUSTON, TX 77008
TXPE FIRM F-1364 TPLS-1001900

PARCEL PLAT
SHOWING
PROPOSED DRAINAGE EASEMENT PARCEL 6
OLD NEEDVILLE FAIRCHILDS RD.
FORT BEND COUNTY
RECONSTRUCTION PROJECT NO. 17108
FEBRUARY, 2019
SCALE: N.T.S.

H&T.C. RAILROAD COMPANY SURVEY, SECTION 27, ABSTRACT NO. 219

JOYCE BULLS OTTO, DEBORAH LYNN OTTO FORD
AND LAURIE LANE OTTO POLLICOFF
CALLED UNDIVIDED 1/2 (ONE-HALF) INTEREST IN
CALLED 17.234-ACRES
F.B.C.C.F. NO. 2011012028 O.P.R.F.B.C.
LEE DENNY MORGAN

ALL REAL PROPERTY IN FORT BEND COUNTY
INCLUDING MINERAL AND ROYALTY INTERESTS
PER DISTRIBUTION OF TRUST PROPERTIES
F.B.C.C.F. NO. 2018108959
O.P.R.F.B.C., TEXAS

P.O.C. PARCEL 6
FND. 3" X 4' IP
N: 13,711,630.45
E: 2,977,561.35
STA. 58+36.42: BL. D
16.07' LT.

P.O.B. PARCEL 6
SET 3/8" IR
W/CAP LANDTECH
N: 13,711,852.71
E: 2,977,314.01
STA. 61+65.87: BL. D
17.47' LT.

**PROPOSED DRAINAGE
EASEMENT (PARCEL 6)**
0.0751 ACRE
3,271 SQ. FT.

C-1 BASELINE D
PI STATION = 61+91.22
DELTA = 47° 10' 46.08" (RT)
DEGREE OF CURVE = 57° 17' 44.81"
TANGENT = 43.67
LENGTH = 82.34
RADIUS = 100.00
PC STATION = 61+47.55
PT STATION = 62+29.89

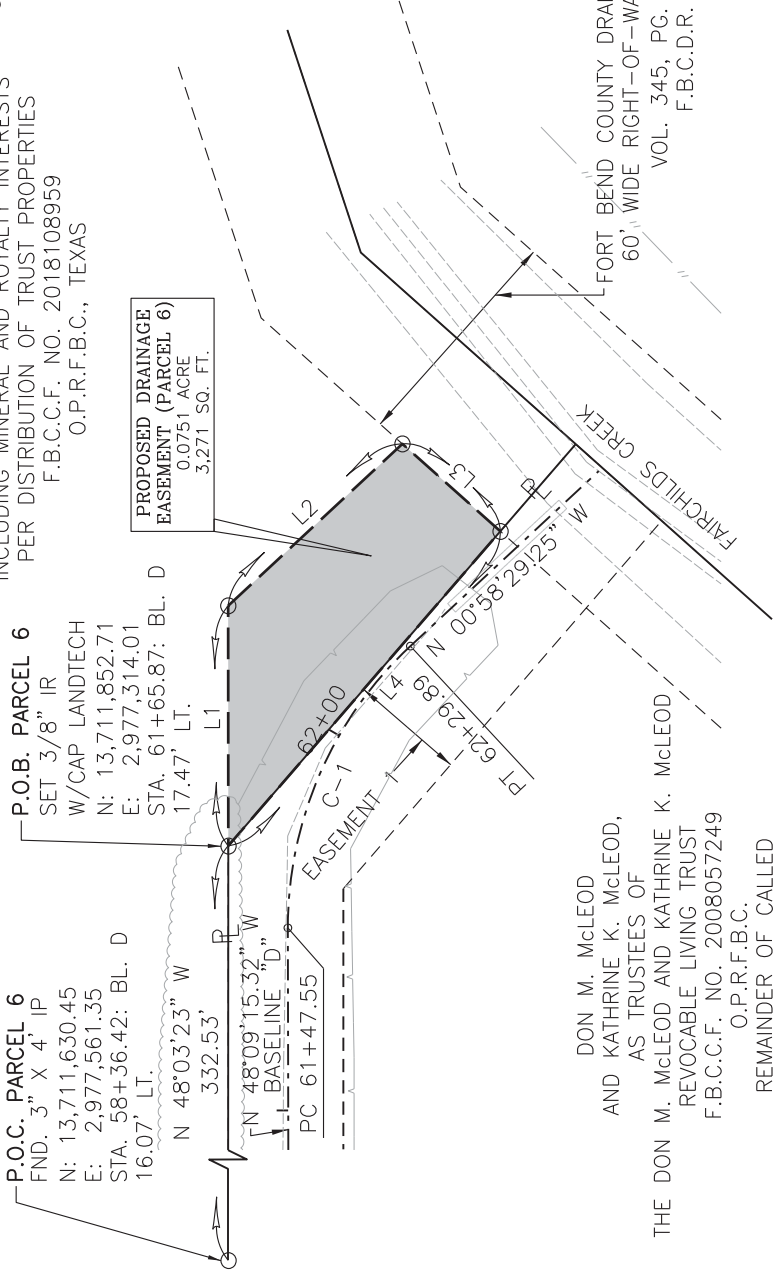
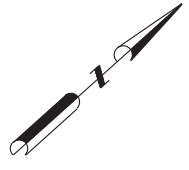
PARCEL 6

DON M. McLEOD
AND KATHRINE K. McLEOD,
AS TRUSTEES OF
THE DON M. McLEOD AND KATHRINE K. McLEOD
REVOCABLE LIVING TRUST
F.B.C.C.F. NO. 2008057249
O.P.R.F.B.C.
REMAINDER OF CALLED
18.0 ACRES

** 17.13 ACRES
(746,184 SQ. FT.)
CALCULATED

EASEMENT 1
FORT BEND COUNTY 30 FT.
WIDE RIGHT-OF-WAY DRAINAGE
EASEMENT: VOL. 2629, PG. 2508
F.B.C.D.R.

FORT BEND COUNTY DRAINAGE DISTRICT
60' WIDE RIGHT-OF-WAY EASEMENT
VOL. 345, PG. 178
F.B.C.D.R.



LINE	BEARING	LENGTH
L1	N 48°04'04" W	62.52'
L2	N 00°58'29" W	61.94'
L3	N 83°39'44" E	34.20'
L4	S 07°11'45" E	108.34'

LANDTECH
2525 NORTH LOOP WEST SUITE 300
HOUSTON, TX 77008
713-861-7068
TXPE_FIRM_F-1364_TBPLS-10019100

PARCEL PLAT
SHOWING
**PROPOSED DRAINAGE EASEMENT
PARCEL 6**
OLD NEEDVILLE FAIRCHILD'S RD.
FORT BEND COUNTY
RECONSTRUCTION PROJECT NO. 17108
FEBRUARY, 2019
SCALE: 1"=50'

EXHIBIT A

Being a 0.1578-acre (6,875 square feet) parcel of land situated in the H. & T. C. Railroad Company Survey, Section No. 27, Abstract No. 219, City of Needville, Fort Bend County, Texas; said 0.1578 of an acre parcel of land being out of a called 1.213-acre tract of land (Tract One) conveyed to Taysir Zahra by deed recorded under Fort Bend County Clerk's File (F.B.C.C.F.) No. 9440984, book 2667, page 1107 of the Fort Bend County Deed Records (F.B.C.D.R.), all of the Official Public Records of Fort Bend County (O.P.R.F.B.C); said 0.1578-acre parcel of land being more particularly described by metes and bounds as follows. (Bearing Basis being the Texas Coordinate System, South Central Zone No. 4204, NAD 83. The coordinates shown hereon are surface coordinates and may be reduced to the grid by multiplying by the combined scale factor of 0.999864715. All distances are surface distances in U.S. Survey Feet):

COMMENCING (N= 13,710,046.16, E= 2,976,683.07) at a 1/2-inch iron pipe found for the northeast corner of Lot Seven (7), Block One (1) of Starnes/Nordt, a subdivision of record recorded under Slide No. 1927B of the Fort Bend County Plat Records (F.B.C.P.R.) and being the north-most west corner of Lot One (1), Block One (1) of Azul Acres, a subdivision of record recorded under Plat No. 20040039 of said F.B.C.P.R.;

THENCE, South 11° 16' 22" East, with the easterly line of Block One of said Starnes/Nordt Subdivision, with the westerly line of Block One of said Azul Acres Subdivision, with the easterly line of a called 0.57394-acre tract of land conveyed to Daniel R. Matthiesen and wife, Lorena Matthiesen by deed recorded under F.B.C.C.F. No. 9372649 of the O.P.R.F.B.C., Texas and with the easterly line of said called 1.213-acre tract, a distance of 482.79 feet to a 5/8" iron with cap stamped "LANDTECH" set for the northeasterly corner and the **POINT OF BEGINNING** of said herein described parcel having coordinates of **(N=13,709,572.68, E=2,976,777.45);**

- 1) **THENCE**, South 11° 16' 22" East, continuing with the easterly line of said called 1.213-acre tract and with the westerly line of said Block One of said Azul Acres Subdivision, at a distance of 23.22 feet pass a 5/8" iron rod found for the south corner of Block One of said Azul Acres and being an angle point in the existing occupied northwest right-of-way line of Old Needville-Fairchilds Road (A.K.A. School Street) (width varies per vol. 33, pg. 208, vol. 34, pg. 276, vol. 262, pg. 553 of the F.B.C.D.R., Plat no. 20040039 of the F.B.C.P.R.), at a distance of 35.73 feet pass a 5/8-inch iron rod with cap stamped "TEAM" found in the easterly line of said called 1.213-acre tract and an angle point in said northwest right of way line, and continuing for a total distance of 74.09 feet to a point for the easterly corner of said herein described parcel;
- 2) **THENCE** South 41° 53' 49" West, with the southeast line of said 1.213-acre tract, a distance of 98.75 feet to a point for the south corner of said parcel herein

EXHIBIT A

described;

- 3) **THENCE** North 48° 10' 29" West, over and across said 1.213-acre tract, at a distance of 30.55 feet pass the existing occupied northwest right-of-way line of said Old Needville-Fairchilds road and continue for a total distance of 40.55 feet to a 3/8-inch iron rod with cap stamped "LANDTECH" set for the west corner of said parcel herein described:
- 4) **THENCE**, North 41° 49' 31" East, over and across said called 1.213-acre tract and with a northwesterly line of said parcel herein described, a distance of 70.95 feet to a 5/8-inch iron rod with cap stamped "LANDTECH" set for an interior corner of said herein described parcel;
- 5) **THENCE**, North 48° 54' 22" West, over and across said called 1.213-acre tract, a distance of 34.99 feet to a 5/8-inch iron rod with cap stamped "LANDTECH" set for the westerly corner of said parcel herein described;
- 6) **THENCE**, North 41° 05' 38" East, over and across said called 1.213-acre tract and with the northwest line of said parcel herein described, a distance of 50.00 feet to 5/8-inch iron rod with cap stamped "LANDTECH" set for an angle point;
- 5) **THENCE**, North 78° 43' 38" East, over and across said called 1.213-acre tract and with the north line of said parcel herein described, a distance of 28.42 feet to the **POINT OF BEGINNING** and containing 0.1578-acre (6,875 square feet) parcel of land.

This foregoing description is accompanied by a plat of even survey date.

EXHIBIT A

A handwritten signature in blue ink, consisting of several loops and a long horizontal stroke at the end, positioned above a horizontal line.

JACOB J. LUPHER (RPLS NO. 6606)

Jacob J. Lupher Revised: 27 May 2020
Registered Professional Land Surveyor
Texas Registration No. 6606

Landtech Consultants, Inc.
2525 North Loop West, Suite 300
Houston, Texas 77008 (713) 861-7068
TBPELS Firm No. 10019100
Landtech Project No. 18-2-0156.05

**H&T.C. RAILROAD COMPANY SURVEY,
SECTION 27, ABSTRACT NO. 219**

- LEGEND**
- FUTURE R.O.W. LINE
 - EXISTING R.O.W. LINE
 - PROPERTY LINE
 - SURVEY LINE
 - BASELINE
 - O.P.R.F.B.C. - OFFICIAL PUBLIC RECORDS
 - F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE
 - F.B.C.P.R. - FORT BEND COUNTY PLAT RECORDS
 - I.R. - IRON ROD
 - I.P. - IRON PIPE
 - O FOUND / SET (AS NOTED)

OSCAR EARL BARBIN AND WIFE,
GEORGIA LYNN BARBIN
RESIDUE OF CALLED 1.213 ACRES
IN EXCHANGE DEED FILED UNDER
BOOK 1941, PG. 0614 F.B.C.D.R.
F.B.C.C.F. NO. 8725908 O.P.R.F.B.C.

DANIEL R. MATTHIENSEN AND WIFE,
LORENA MATTHIENSEN
CALLED 0.57394 ACRE
F.B.C.C.F. NO. 9372649
O.P.R.F.B.C.

TAYSIR ZAHRA
TRACT ONE CALLED 1.213 ACRES
BOOK 2667, PG. 1107 F.B.C.D.R.
F.B.C.C.F. NO. 9440984
O.P.R.F.B.C.

NO.	REVISIONS	DATE	NAME
1	REVISED SIZE OF PROPOSED PARCEL 7	5/27/20	MS

S.H. 36
(R.O.W. WIDTH VARIES)



OLD NEEDVILLE-FAIRCHILDS RD.
(A.K.A. SCHOOL ST.)(R.O.W. WIDTH VARIES)

**H&T.C. RAILROAD COMPANY SURVEY,
SECTION 35, ABSTRACT NO. 223**

- NOTES:**
- THE SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACTS, ALL ENCUMBRANCES MAY NOT BE SHOWN. ALL RESEARCH WAS DONE BY THIS OFFICE BY RESEARCHING THE OFFICIAL PUBLIC RECORDS AND WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT.
 - ALL SURVEY WORK SHOWN HEREON IS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE NO. 4204, (NAD-83). DISTANCES AND COORDINATES SHOWN HEREON ARE SURFACE AND CAN BE REDUCED TO THE GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999864715.
 - THE FIELD SURVEY AND TOPOGRAPHIC WORK WAS COMPLETED ON 11 SEPTEMBER, 2018.
 - PROJECT BASELINES PROVIDED BY S & B INFRASTRUCTURE, LTD. (Old Needville-Fairchild Rd--align.dgn), PROVIDED 05 OCT 2018.
 - THIS PLAT IS ACCOMPANIED BY A DESCRIPTION OF EVEN SURVEY DATE.

6.) NOTICE OF LIS PENDENS FOR TxDOT PARCEL NO.290 CSJ 0188-02-038 RECORDED UNDER CLERK'S FILE NO. 2018010750 O.P.R.F.B.C. (0.0405 AC./1,766 SQ.FT.) EMINENT DOMAIN NO. 18-CCV-061446 STYLED THE STATE OF TEXAS V. TAYSIR ZAHRA ET AL. *NOT ACCOUNTED FOR IN AREA TAKE CHART THIS SHEET.



I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PARCEL PLAT REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.

JACOB J. LUPER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6606
05/14/2020

AREA TABLE (ACRES)	
EXISTING ACRES	1.213
TAKING AC./S.F.	0.1578 6,875
REMAINING AC./S.F.	1.055 45,963
AREA WITHIN EXISTING ROW	0.0775 AC.
PROPOSED ADDITIONAL ROW	0.0803 AC.
	3,499 SQ.FT.
LANDTECH	
2525 NORTH LOOP WEST SUITE 300 HOUSTON, TX 77008 713-861-7068 TXPE FIRM F-1364 TBPLS-10019100	
PARCEL PLAT SHOWING PARCEL 7	
OLD NEEDVILLE FAIRCHILDS RD. FORT BEND COUNTY RECONSTRUCTION PROJECT NO. 17108 MAY, 2020 SCALE: N. T. S.	

