

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 South Post Oak Mobility Project, located beginning at Trammel Fresno Road and ending at Hunter Green Lane, in Fort Bend County, Texas; and,

WHEREAS, Commissioners Court has determined that public necessity and convenience exists for the location, alignment, construction, operation, and maintenance, including appurtenant drainage and detention requirements, of a public project known as the South Post Oak Mobility Project, located beginning at Trammel Fresno Road and ending at Hunter Green Lane, in Fort Bend County, Texas, in accordance with said plans, alignment, and tract identifications which are made a part hereof as Exhibit "1", and now being amended to include the tract identified along such alignment as Exhibit "A" and made a part hereof.

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 South Post Oak Mobility Project, located beginning at Trammel Fresno Road and ending at Hunter Green Lane, in Fort Bend County, Texas, is approved.

IT IS FURTHER ORDERED AND DECREED that public necessity and convenience exist for the public project, known as the South Post Oak Mobility Project, located beginning at Trammel Fresno Road and ending at Hunter Green Lane, in Fort Bend County, Texas, and that the County Engineer be authorized and directed to obtain appraisals, surveys, title information and/or make official offers of specific amount for the purchase of either easement or the fee simple interest in and to the tract(s) situated within such alignment as shown in Exhibit "1" and the tract identified in Exhibit "A" along such alignment, that the County Attorney be authorized and directed, and he is hereby authorized and directed to file or cause to be filed proceedings in eminent domain and to acquire thereby easement or fee simple interest for said purposes in the tract(s) which cannot be acquired as aforesaid by donation, dedication, or purchase.

IT IS FURTHER ORDERED AND DECREED that this 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 Clerk, County Auditor and County Treasurer be authorized and directed to perform any and all necessary acts within their respective spheres of official duties toward the final acquisition of the tract(s) of land, or interest(s) therein, together with the improvement if any, within the said public project known as the South Post Oak Mobility Project, located beginning at Trammel Fresno Road and ending at Hunter Green Lane, in Fort Bend County, Texas and the payment and compensation therefore.

PASSED AND APPROVED this ___ day of _____, 2020.

FORT BEND COUNTY

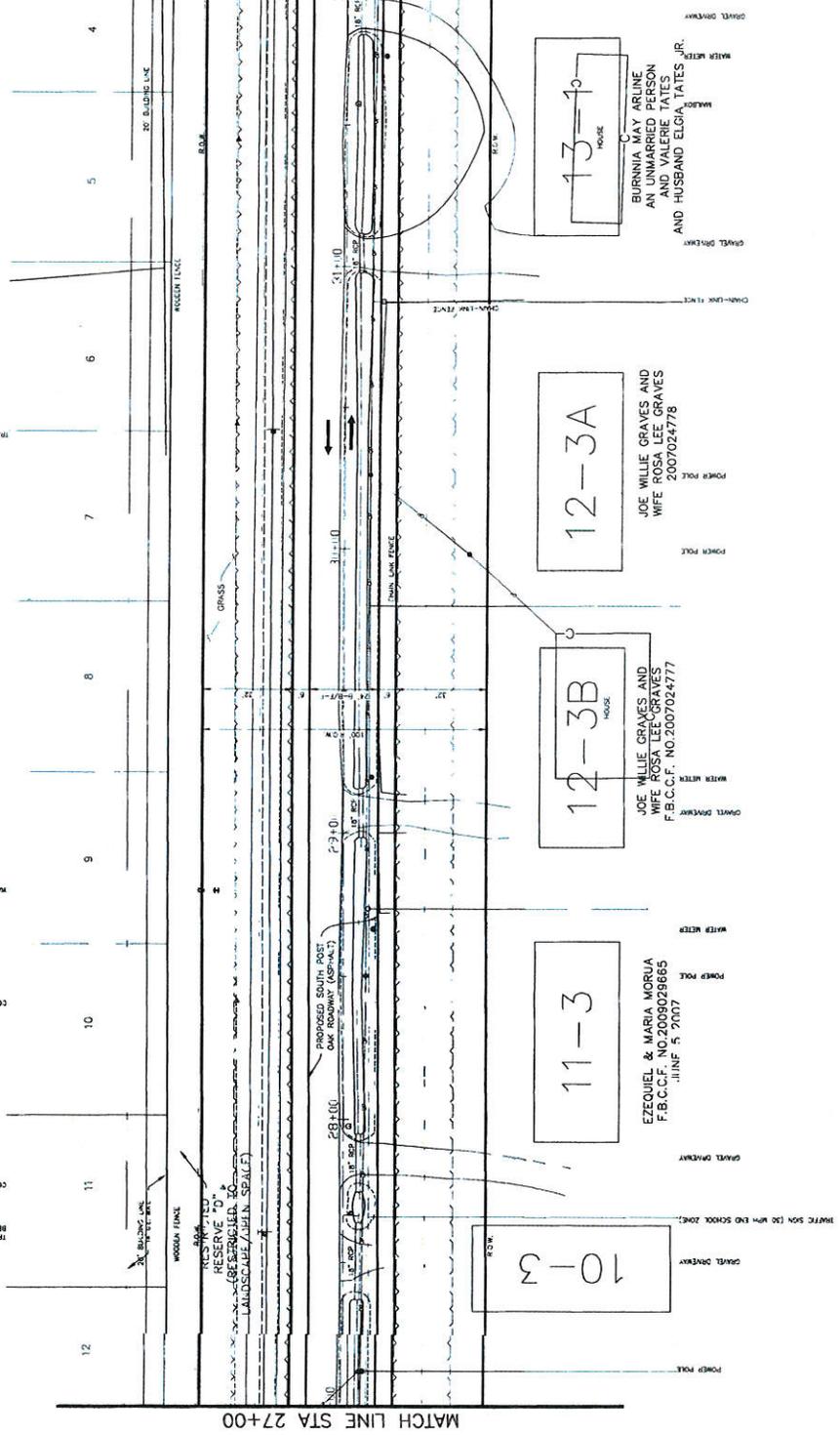
KP George, County Judge

ATTEST:

Laura Richard, County Clerk

**SOUTH POST OAK
MOBILITY PROJECT**

EXHIBIT “1”



DATE	DESCRIPTION

SOUTH POST OAK RD.
PROPOSED ALIGNMENT PLANS

FOR INTERIM REVIEW ONLY
 NOT APPROVED FOR CONSTRUCTION
 RECORD OR FINAL PURPOSES
 DATE: 12/15/2018

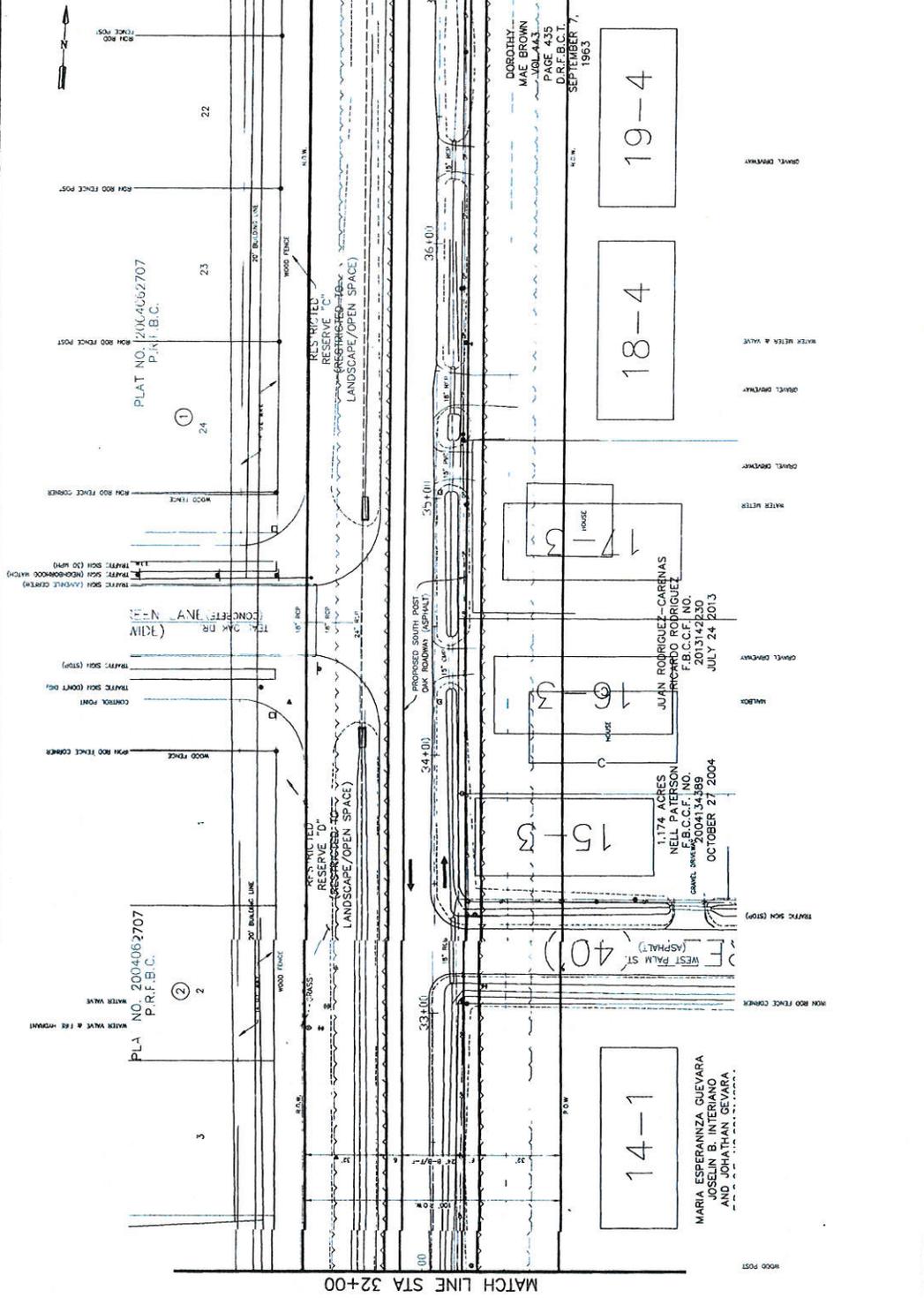
AMANI ENGINEERING, INC.
 5000 SOUTHWEST FREWAY
 HOUSTON, TEXAS 77074
 TEL: (713) 230-5700
 FAX: (713) 230-5700
 SURVEY FIRM NO. 100285-00



**HARRIS COUNTY
 ENGINEERING DEPARTMENT**

NO.	DATE	REVISION

\\harriscountycourts\cadd\181008 - 185 - 3e Post Oak Road\CDR_SouthPostOak.dwg (12/15/2018)



NO.	DATE	BY	REVISION

**HARRIS COUNTY
ENGINEERING DEPARTMENT**



AMANI ENGINEERING, INC.
8300 SWINNEY FREEWAY
HOUSTON, TEXAS 77074
TEL: (713) 270-5700
FAX: (713) 270-5701
DATE: 7/25/2016
SURVEY FIRM NO. 100782-00

PROPOSED ALIGNMENT PLANS

DATE: 7/25/2016
SCALE: 1"=20'
SOUTH POST ON 80

14-1

MARIA ESPERANZA GUEVARA
JOSELIN B. INTERIANO
AND JOTHATHAN GEVARA

15-3

1.74 ACRES
NELL PATERSON
F.B.C.C.F. NO. 2013142230
OCTOBER 27, 2004

17-3

JULIAN RODRIGUEZ-CARENAS
RICARDO RODRIGUEZ
F.B.C.C.F. NO. 2013142230
JULY 24, 2013

18-4

19-4

DOROTELY MAE BROWN
JULY 4, 1963
PAGE 435
D.R.F.B.C.T. SEPTEMBER 7, 1963

MATCH LINE STA 37+00

MATCH LINE STA 32+00



PLAN NO. 2004062707
P.R.F.B.C.

21 20 19 18 17 16 15 14

MATCH LINE STA 37+00

400' FENCE
WOOD FENCE
20' BUSHY W/ 10' FENCE
20' BUSHY W/ 10' FENCE
WOOD FENCE

GRASS
RESERVED LANDSCAPE/OPEN SPACE

PROPOSED SOUTH POST
334.00' DOW ROADWAY (ASPH-17)

401.00
411.00

2.056 ACRES
LANCE SMITH BONIER
160117074
OCTOBER 8, 2015

CYNTHIA B. STEWART ET AL
CAUSE NO. 13-CPR-028840
APRIL 19 1984

RUDOLF WARREN AND
WIFE LOIS MAE WARREN
1964-78 PAGE 476
D.R.F.B.C.T.
NOVEMBER 15 1965

HEIRS OF
LILLIE JOHNSON
F.B.C.F.N.G.
2004/40390
OCTOBER 12 2004

MATCH LINE STA 42+00

26-

25-4

24-4

23-3A

22-3B

21-3B

20-4

20-4

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20-4

20-4

POWER POLE

GRAVEL DRIVEWAY

WATER

WATER METER & VALVE

POWER POLE

ASPHALT/CONCRETE DRIVEWAY

POWER POLE

POWER POLE

GRAVEL DRIVEWAY

POWER POLE

GRAVEL DRIVEWAY

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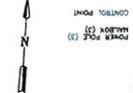
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2



4.421 ACRES
 JOSEPH H. TEMMANT
 VOLUME 2335 PAGE 1428
 D.R.F.C.T.
 SEPTEMBER 4, 1991

0.7415 ACRES
 LUCIANO ANTONIO
 ANTONIA SANCHEZ
 JACINTO SANCHEZ
 CONCEPCION SANCHEZ
 CANILLO DELEON
 JOSE R. TENT-BELLEON
 MARIA G. SANCHEZ
 BENJAMIN SANCHEZ
 2012/0002/02

0.114 ACRES
 FRESHWATER BAPTIST CHURCH
 VOLUME 8 PAGE 655
 DECEMBER 19, 1979

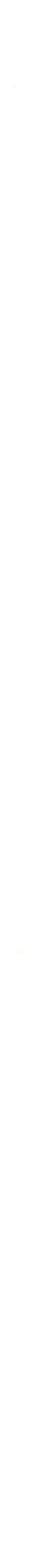
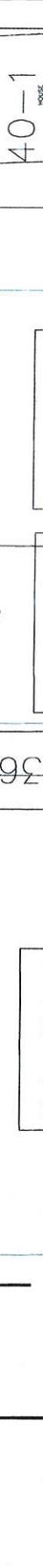
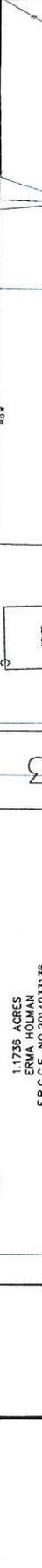
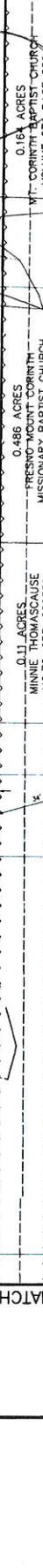
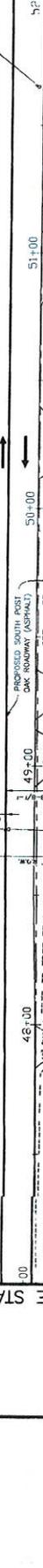
0.486 ACRES
 FRESHWATER BAPTIST CHURCH
 MISSIONARY BAPTIST CHURCH
 VOLUME 8 PAGE 655
 FEBRUARY 24, 1995

0.111 ACRES
 MINNIE THOMASCAUSE
 X0235-C02-005530
 MARCH 5, 1976

1.1736 ACRES
 ERNIE H. AMAN
 F.B.C.C.F. NO. 2014033136
 MARCH 31, 2014

4.421 ACRES
 JOSE GONZALES AND
 WIFE RUTH GONZALES
 F.B.C.C.F. NO. 1995020488
 MARCH 10, 1999

0.7415 ACRES
 LUCIANO ANTONIO
 ANTONIA SANCHEZ
 JACINTO SANCHEZ
 CONCEPCION SANCHEZ
 CANILLO DELEON
 JOSE R. TENT-BELLEON
 MARIA G. SANCHEZ
 BENJAMIN SANCHEZ
 2012/0002/02



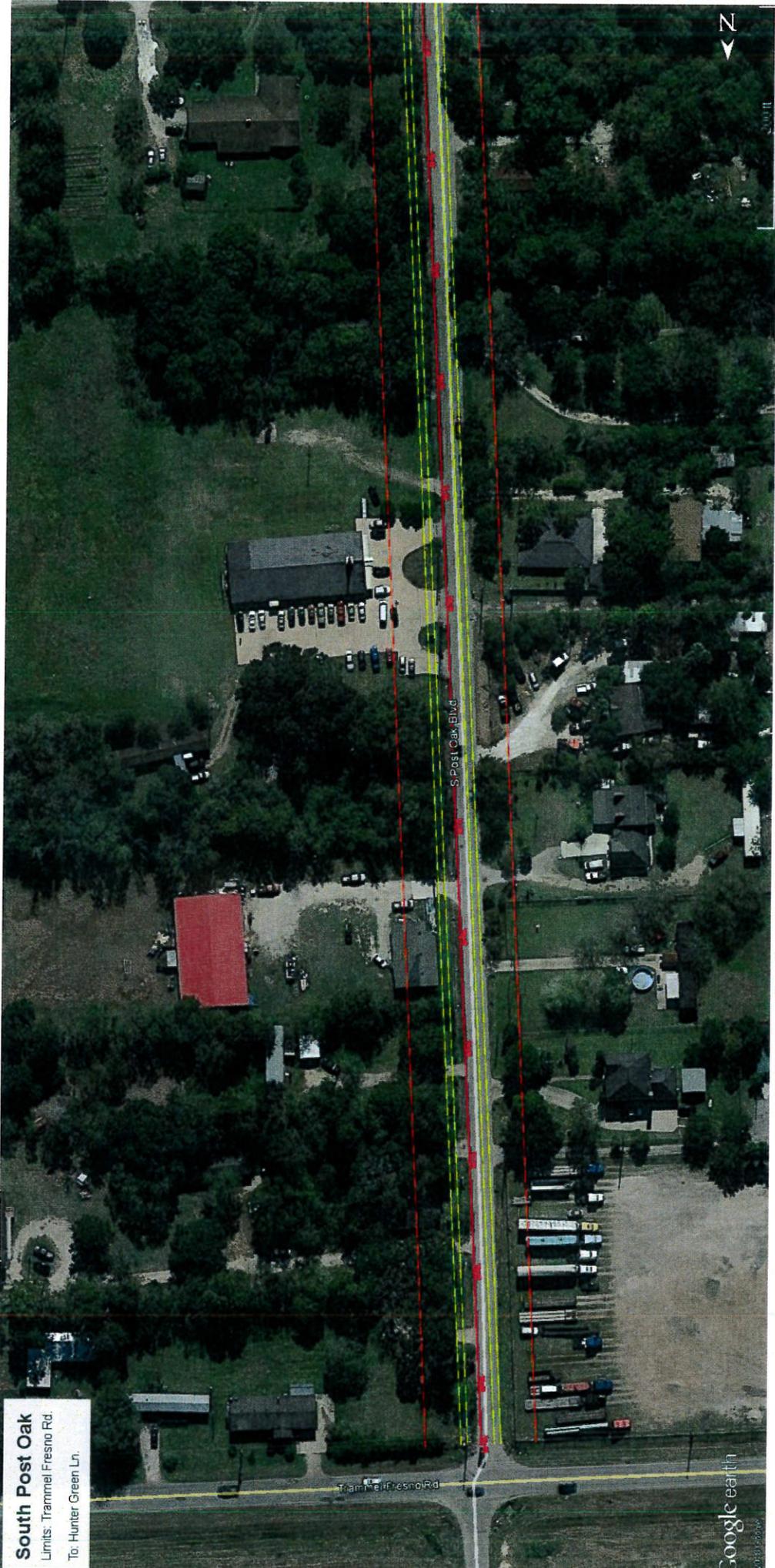
HARRIS COUNTY
 ENGINEERING DEPARTMENT

AMANI ENGINEERING, INC.
 5303 SOUTHWEST FREWAY
 SUITE 600 DALLAS, TEXAS 75204
 TEL: (214) 370-5700
 FAX: (214) 370-5700
 SURVEY PERM. NO. 100282-00

FOR INTERIM REVIEW ONLY
 CONTRACT APPROVED
 AND BOUND FOR PLANNING PURPOSES
 DATE: 12/15/2016

SOUTH POST OAK RD.
 PROPOSED ALIGNMENT PLANS
 DATE: 12/15/2016
 SHEET NO. 3 OF 11

South Post Oak
Limits: Trammel Fresno Rd.
To: Hunter Green Ln.

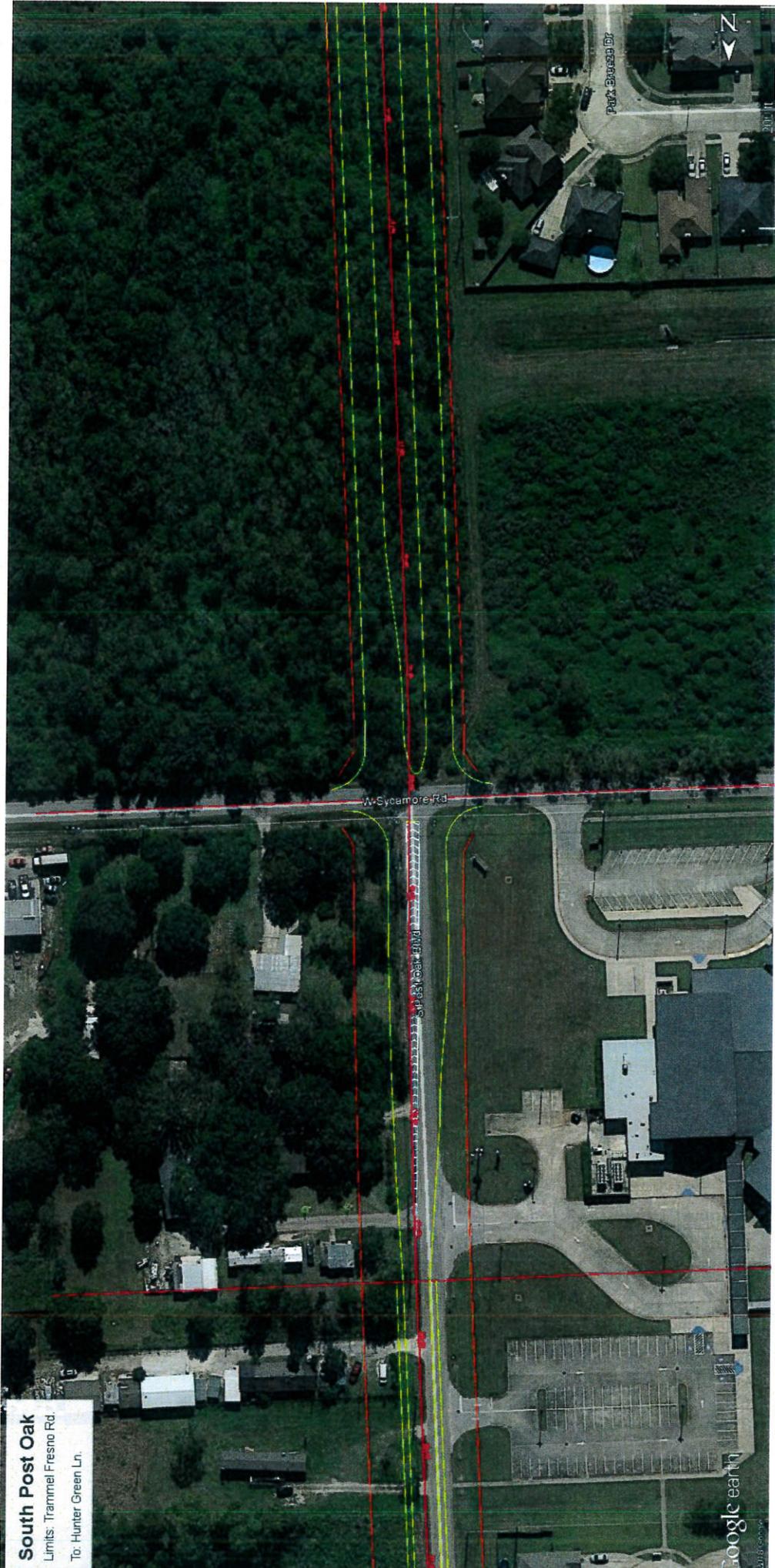


South Post Oak
Limits: Trammel Fresno Rd.
To: Hunter Green Ln.





South Post Oak
Limits: Trammel Fresno Rd.
To: Hunter Green Ln.



South Post Oak
Limits: Trammel Fresno Rd.
To: Hunter Green Ln.



South Post Oak
Limits: Trammel Fresno Rd.
To: Hunter Green Ln.

Arbun View Ln

Gilbard Ln

South Post Oak Blvd

Park Green Dr

Hunter Green Ln

160 Ave. West

Google earth



**SOUTH POST OAK
MOBILITY PROJECT**

EXHIBIT “A”

EXHIBIT "A"

County: Fort Bend
Street: South Post Oak Boulevard
Civilcorp Job No.: 1520100

Page 1 of 3

Property Description for Tract 38A

Being a 4.635 acre tract of land, situated in the Manuel Escalera Survey, Abstract 170, Fort Bend County, Texas, being the residual of a 4.6443 acre tract conveyed from Larry Cattell and Lydia Cattell to 1034 Sycamore L.P., dated August 8, 2018 as recorded in Clerk's File No. 2018097833, Official Records Fort Bend County, Texas, (O.R.F.B.C.T.), said 4.635 acre tract of land being more fully described by metes and bounds as follows:

COMMENCING at a 5/8 inch diameter iron rod with plastic cap found in the East right-of-way line of Windsome Drive (60 foot right-of-way), said iron rod marking the southwest corner of Restricted Reserve "B" of Teal Run Section Ten, an addition to the City of Fresno, Fort Bend County, Texas as recorded in Slide No. 1933A, P.R.F.B.C.T.;

THENCE, North 02 deg. 40 min. 51 sec. West, with the existing East right-of-way line of Windsome Drive, a distance of 110.10 feet to a calculated point for the northwest corner of said Restricted Reserve "B", Teal Run Section Ten, also being in the South line of a 0.540 acre tract of land conveyed to Fort Bend County, dated August 14, 2012 as recorded in Clerk's File No. 2012098515, Official Public Records Fort Bend County, Texas, (O.P.R.F.B.C.T.);

THENCE, North 87 deg. 19 min. 09 sec. East, with the common line of said Restricted Reserve "B", and said 0.540 acre tract, a distance of 5.29 feet to a 5/8 inch diameter iron rod with a plastic cap found for the southwest corner of the herein described tract, said iron rod being the southeast corner of said 0.540 acre tract, having Surface Coordinates of N=13,756,774.92, E=3,091,790.40 and being the **POINT OF BEGINNING**;

THENCE, with the East line of said 0.540 acre tract the following 3 courses;

- (1) North 02 deg. 40 min. 36 sec. West, a distance of 281.88 feet to a 5/8 inch diameter iron rod with plastic cap stamped "CIVILCORP" set for an angle point of the herein described tract and being the beginning of a curve to the right;
- (2) With said curve to the right having a radius of 20.00 feet, an arc length of 31.42 feet, a delta of 01 deg. 30 min. 50 sec., and a chord bearing and length of North 42 deg. 19 min. 24 sec. East, 28.28 feet to a 5/8 inch diameter iron rod with plastic cap found for end of said curve;
- (3) North 02 deg. 40 min 36 sec. West, a distance of 20.00 feet to a 5/8 inch diameter iron rod with plastic cap stamped "CIVILCORP" set for the northwest corner of the herein described parcel and being in the South right-of-way line of Sycamore Street (called 60.2 foot right-of-way) (occupied right-of-way varies);

EXHIBIT "A"

County: Fort Bend
Street: South Post Oak Boulevard
Civilcorp Job No.: 1520100

Page 2 of 3

Property Description for Tract 38A

- (4) **THENCE**, North 87 deg. 19 min. 34 sec. East, with the existing South right-of-way line of said Sycamore Street, a distance of 586.40 feet to a 5/8 inch diameter iron rod with plastic cap stamped "CIVILCORP" set for the northeast corner of the herein described tract, and the northwest corner of a 0.2307 acre tract of land conveyed to Fort Bend County, dated January 21, 2019, as recorded in Clerk File number 2019018547 of said O.P.R.F.B.C.T.;

THENCE, with the West line of said 0.2307 acre tract of land the following two courses;

- (5) South 47 deg. 51 min. 45 sec. East, a distance of 31.85 feet to a 5/8 inch diameter iron rod with plastic cap stamped "CIVILCORP" set for an angle point of the herein described tract;
- (6) South 02 deg. 57 min. 31 sec. East, a distance of 299.36 feet to a to a calculated point for the southeast corner of the herein described tract, also being the southwest corner of said 0.2307 acre tract and the northeast corner of said Restricted Reserve Tract "B", from which a found 5/8 inch diameter iron rod with plastic cap stamped "SURVEY 1" bears North 87 deg. 36 min. 28 sec. East, a distance of 0.41 feet;
- (7) **THENCE**, South 87 deg. 19 min. 09 sec. West, with the North line of said Restricted Reserve Tract "B" a distance of 630.47 feet to the **POINT OF BEGINNING**, containing 4.635 acres of land, more or less.

EXHIBIT "A"

County: Fort Bend
Street: South Post Oak Boulevard
Civilcorp Job No.: 1520100

Page 3 of 3

Property Description for Tract 38A

All bearings and coordinates are based on the Texas Coordinate System, South Central Zone (4204) NAD83. All distances and coordinates shown are surface and may be converted to grid by dividing by a combined adjustment factor of 1.000130.

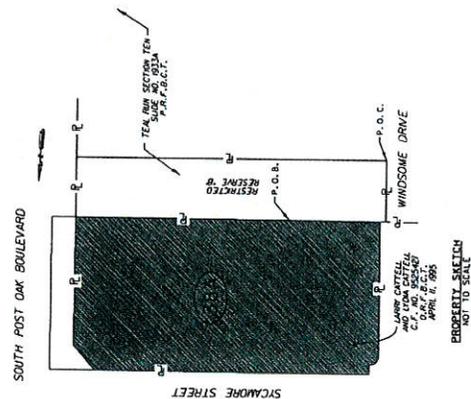
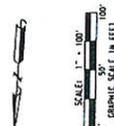
I hereby certify the foregoing legal description was prepared from a survey performed on the ground and that it correctly represents the facts found at the time of the survey. A survey plat of even date herewith accompanies this legal description.



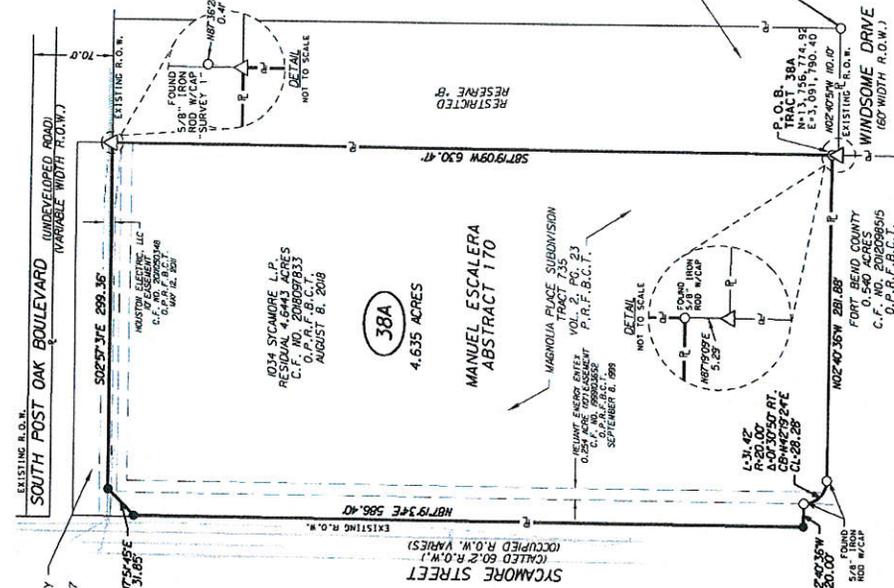
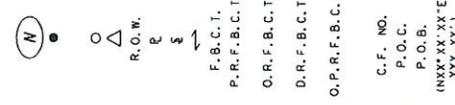
07/24/2020

Brandon M. Absher
Registered Professional Land Surveyor
License No. 6654, State of Texas
CivilCorp, LLC - 4611 E. Airline Suite #300, Victoria, Texas 77904
361-570-7500
TBPLS Firm Registration No. 100576-00

Date: 07/24/2020



- LEGEND**
- TRACT NUMBER
 - SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CIVILCORP"
 - FOUND MONUMENT (AS NOTED)
 - RIGHT-OF-WAY
 - PROPERTY LINE
 - SURVEY/ABSTRACT LINE
 - FEE HOOK
 - FORT BEND COUNTY, TEXAS
 - PLAT RECORDS FORT BEND COUNTY, TEXAS
 - OFFICIAL RECORDS FORT BEND COUNTY, TEXAS
 - DEED RECORDS FORT BEND COUNTY, TEXAS
 - OFFICIAL PUBLIC RECORDS FORT BEND COUNTY, TEXAS
 - CLERK FILE NUMBER
 - P.O.C.
 - POINT OF COMMENCING
 - P.O.B.
 - RECORD BEARING & DISTANCE (IN XX° XX' XX" E XXX.XX')



CivilCorp
 1841 W. STATE ST., SUITE 1001, FORT BEND COUNTY, TEXAS 78162
 TRACT 38A
 SOUTH POST OAK BOULEVARD
 FORT BEND COUNTY

NOTES:
 1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4200), NAD83. ALL COORDINATES AND DISTANCES SHOWN HEREON ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.000130 (FORT BEND COUNTY).
 2. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PLAT.
 3. ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) NUMBER 17090C0101 OF HESNO, FORT BEND COUNTY, TEXAS, COMMUNITY PANEL NUMBER 487, THE SUBJECT PROPERTY IS LOCATED IN ZONE X WHICH IN THIS CASE IS NOT A SPECIAL FLOOD HAZARD AREA.



07/24/2020

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY WAS MADE UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Brandon Absher
 BRANDON M. ABSHER
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS NO. 6654

STONED:
 BRANDON M. ABSHER
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS NO. 6654