

STATE OF TEXAS                   §  
   §  
COUNTY OF FORT BEND       §

A RESOLUTION OF THE COMMISSIONERS COURT OF FORT BEND COUNTY, TEXAS REQUIRING APPROXIMATELY 23.34 ACRES OF LAND TO COMPLY WITH THE CITY OF HOUSTON'S MAJOR THOROUGHFARE AND FREEWAY PLAN.

**BE IT RESOLVED BY THE COMMISSIONERS COURT OF  
FORT BEND COUNTY, TEXAS:**

**Section 1.** The Commissioners Court shall require compliance with the City of Houston's Major Thoroughfare and Freeway Plan for any future development of approximately the certain 23.34 acres of land described in Exhibit A attached hereto and incorporated herein for all purposes.

PASSED and APPROVED on this 7th day of February, 2023.

\_\_\_\_\_  
KP GEORGE, COUNTY JUDGE

ATTEST:

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

## Exhibit "A"

**METES AND BOUNDS DESCRIPTION  
23.341 ACRES (1,016,720 SQUARE FEET)  
THOMAS CRESAP SURVEY, ABSTRACT NUMBER 369  
FORT BEND COUNTY, TEXAS**

Being 23.341 acres (1,016,720 square feet) of land situated in the THOMAS CRESAP SURVEY, Abstract Number 369, Harris County, Texas; being out of and a portion of the remainder of that certain called 37.255 acre tract conveyed to Ward-Brown Partners, LLC by Deed recorded under Fort Bend County Clerk's File Number (F.B.C.C.F. No.) 2010020254; said 23.341 acres of land being more particularly described as follows (Bearings described herein are referenced to the Texas Coordinate System, South Central Zone No. 4204 (NAD83):

**BEGINNING** at an "X" mark in concrete found at the intersection of the west Right-of-Way (R.O.W.) line of Cane Island Parkway (F.B.C.C.F. Nos. 2015142110 and 2019033274, R.O.W. width varies) with the north R.O.W. line of Kingsland Boulevard (Plat No. 20180006 Fort Bend County Plat Records, 50' R.O.W.) and the south line of said 37.255 acre tract, for the southeast corner of the herein described tract;

**THENCE** South 87°58'17" West, along the north R.O.W. line of said Kingsland Boulevard, a distance of 1,108.02 feet to a 5/8-inch iron rod with cap stamped "WINDROSE" found marking the most southern southwest corner of said 37.255 acre tract, and the southeast corner of a called 1.37 acre tract conveyed to Willow Point Municipal Utility District of Fort Bend and Waller Counties by Deed recorded under F.B.C.C.F. No. 2015018492, for the most southern southwest corner of the herein described tract;

**THENCE** North 49°57'56" West, along the common line of said 37.255 acre tract and said 1.37 acre tract, a distance of 75.41 feet to a 5/8-inch iron rod with cap stamped "WINDROSE" found for the most western southwest corner of the herein described tract;

**THENCE** over and across said 37.255 acre tract, the following twelve (12) courses and distances:

North 87°59'31" East, a distance of 64.70 feet to a 5/8-inch iron rod with cap stamped "WINDROSE" found for an interior corner of the herein described tract;

North 02°00'29" West, a distance of 221.63 feet to a 5/8-inch iron rod with cap stamped "KALKOMEY SURVEYING" found marking an exterior corner of the herein described tract;

North 87°59'31" East, a distance of 408.58 feet to a 5/8-inch iron rod with cap stamped "WINDROSE" found marking an interior corner of the herein described tract;

North 02°00'29" West, a distance of 118.42 feet to a 5/8-inch iron rod with cap stamped "WINDROSE" found marking an interior corner of the herein described tract and the beginning of a non-tangent curve to the right;

Along the arc of a curve to the right, having a radius of 25.00 feet, a delta angle of 86°20'52", and whose long chord bears North 48°50'03" West a distance of 34.21 feet, an arc length of 37.68 feet to a 5/8-inch iron rod with cap stamped "WINDROSE" found marking a point of reverse curvature to the left in the west line of the herein described tract;

Along the arc of a curve to the left, having a radius of 311.15 feet, a delta angle of  $23^{\circ}49'12''$ , and whose long chord bears North  $17^{\circ}34'12''$  West a distance of 128.43 feet, an arc length of 129.36 feet to a 5/8-inch iron rod with cap stamped "WINDROSE" found marking a point of reverse curvature to the right in the west line of the herein described tract;

Along the arc of a curve to the right, having a radius of 209.99 feet, a delta angle of  $32^{\circ}15'10''$ , and whose long chord bears North  $22^{\circ}07'21''$  West a distance of 116.65 feet, an arc length of 118.21 feet to a 5/8-inch iron rod with cap stamped "WINDROSE" found marking a point of tangency in the west line of the herein described tract;

North  $04^{\circ}39'23''$  West, a distance of 66.76 feet to a 5/8-inch iron rod with cap stamped "WINDROSE" found for an angle point of the herein described tract;

North  $01^{\circ}20'52''$  West, a distance of 22.44 feet to a 5/8-inch iron rod with cap stamped "WINDROSE" found for an angle point of the herein described tract;

North  $05^{\circ}30'48''$  West, a distance of 228.96 feet to an angle point of the herein described tract, from which a found 5/8-inch iron rod with cap stamped "WINDROSE" bears North  $85^{\circ}14'42''$  West, a distance of 0.39 feet;

North  $01^{\circ}48'33''$  East, a distance of 42.11 feet to a 5/8-inch iron rod with cap stamped "WINDROSE" found for an angle point of the herein described tract;

North  $02^{\circ}00'29''$  West, a distance of 496.41 feet to a 5/8-inch iron rod with cap stamped "WINDROSE" found in the south R.O.W. line of Interstate Highway 10 (Volume 182, Page 359 and Volume 459, Page 249 Fort Bend County Deed Records, R.O.W. width varies) and the north line of said 37.255 acre tract, for the northwest corner of the herein described tract;

THENCE South  $88^{\circ}12'02''$  East, along the south R.O.W. line of said Interstate Highway 10, a distance of 238.44 feet to a 5/8-inch iron rod with cap stamped "TERRA SURVEYING" found for the northwest corner of a called 5.803 acre tract conveyed by Deed to DNJ Houston Investment Partners I, LTD. et al., recorded under F.B.C.C.F. No. 2017004678, and the most northern northeast corner of said 37.255 acre tract and the herein described tract;

THENCE South  $01^{\circ}59'30''$  East, along the common line of said 37.255 acre tract and said 5.803 acre tract, a distance of 446.37 feet to a point for the southwest corner of said 5.803 acre tract, and an interior corner of said 37.255 acre tract and the herein described tract, from which a found 3/4-inch iron rod bears North  $46^{\circ}33'20''$  West, a distance of 0.42 feet;

THENCE North  $88^{\circ}00'30''$  East, along the common line of said 37.255 acre tract and said 5.803 acre tract, a distance of 586.62 feet to a 3/4-inch iron rod found in the west R.O.W. line of Cane Island Parkway (F.B.C.C.F. No. 2014010206, R.O.W. width varies) marking the southeast corner of said 5.803 acre tract and the most eastern northeast corner of said 37.255 acre tract and the herein describe tract;

**THENCE** South 01°57'48" East, along the west R.O.W. line of said Cane Island Parkway, a distance of 172.32 feet to a 5/8-inch iron rod with cap stamped "KALKOMEY SURVEYING" found in the east line of said 37.255 acre tract marking an exterior corner of the R.O.W. line of said Cane Island Parkway and the northwest corner of the 1.0 acre tract conveyed to WB Urban, LLC by Deed recorded under F.B.C.C.F. No. 2018058290 and a west line of the City of Katy city limits line, common with the an interior corner of the herein described tract;

**THENCE** South 01°58'23" East, along said west line, a distance of 741.92 feet, to a 1-inch iron pipe found in the east line of said 37.255 acre tract marking the southwest corner of said 1.0 acre tract and an interior corner of the herein described tract;

**THENCE** South 02°03'60" East, continuing along the aforesaid west R.O.W. line of said Cane Island Parkway, a distance of 4.71 feet to a 5/8-inch iron rod with cap stamped "TERRA SURVEYING" set for the beginning of a non-tangent curve to the left in the east line of the herein described tract;

**THENCE** continuing along the west R.O.W. line of said Cane Island Parkway, the arc of a curve to the left, having a radius of 1,550.00 feet, a delta angle of 01°39'17", and whose long chord bears South 03°25'32" West a distance of 44.76 feet, an arc length of 44.76 feet to a 5/8-inch iron rod with cap stamped "EHRA" found marking an angle point, for an angle point of the herein described tract;

**THENCE** South 09°13'30" West, continuing along the west R.O.W. line of said Cane Island Parkway, a distance of 78.54 feet to the **POINT OF BEGINNING** and containing 23.341 acres (1,016,720 square feet) of land. This description is based on the plat of the ALTA/ACSM Land Title Survey prepared by Terra Surveying Company, Inc., dated September 30, 2019, TSC Project Number 21-1483.

Compiled by: Mark Joseph Piriano, RPLS  
Terra Surveying Company, LLC  
MB23341







## Resolution for Commissioners Court



EXHIBIT A



0 70 140 210 280 Feet

### LEGAL DISCLAIMER

This Geographic Information Systems (GIS) Data is a public resource of general information. The information contained was generated from GIS data maintained by Fort Bend County and different sources and agencies. The County of Fort Bend makes no warranty, representation, or guarantee as to the content, sequence, accuracy, timeliness, or completeness of any of the spatial data or database information provided herein. The County of Fort Bend shall assume no liability for any errors, omissions, or inaccuracies in the information provided, regardless of how caused; or any decision made or action taken or not taken by any person relying on any information or data furnished within. If any errors are detected, please contact the GIS Division of Fort Bend County Engineering so those errors may be corrected.