

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

**ORDER AUTHORIZING PARTIAL LOT CONVEYANCE AND
DEDICATION OF PUBLIC RIGHT-OF-WAY TO THE STATE OF TEXAS**

On the ____ day of _____, 2024, at a duly posted and called meeting of the Commissioners Court of Fort Bend County, Texas, on motion of Commissioner _____, seconded by Commissioner _____, duly put and carried;

WHEREAS, Fort Bend County, Texas is the owner of that certain real property legally described as follows

Block 1, Restricted Reserve “A”, Fort Bend County Westpark Park and Ride, according to the map or plat thereof recorded under Clerk’s File No. 20140036 of the Official Public Records of Fort Bend County, Texas; the same being a 10.783 acre tract of land, more or less, situated in the H.D. Brown Survey, Abstract No. 406, Fort Bend County, Texas, conveyed by Deed to Fort Bend County, Texas under Clerk’s File No. 9276666 of the Official Public Records of Fort Bend County, Texas (the “Property”).

WHEREAS, on or about July 28, 2023, Fort Bend County, Texas (“County”) entered into an Agreement for a Local On-System Improvement Project (“LOSA”) with the State of Texas, acting by and through the Texas Department of Transportation, for the design and construction of a right turn lane from west bound FM 1093 into the Westpark Park & Ride subdivision in Fort Bend County, Texas (the “Project”); and

WHEREAS, pursuant to the terms of the LOSA, County desires to dedicate and convey a 0.2575 acre tract of land out of the Property for public right-of-way purposes for the Project, which 0.2575 acre tract of land abuts the F.M. 1093 right-of-way; and

WHEREAS, pursuant to Chapter 272 of the Texas Local Government Code, the conveyance of this property is not subject to public notice and competitive bidding requirements and may be conveyed for less than fair market value to the State of Texas because the State is a governmental entity with the power of eminent domain; and

WHEREAS, the Fort Bend County Commissioners Court is further authorized to allow conveyances of portions of one or more previously platted lots by metes and bounds description without revising the plat under § 232.010 of the Texas Local Government Code; and

WHEREAS, Subject to acceptance by the State of Texas, County has prepared a “Right-of-Way Dedication Deed” (attached hereto as “Attachment 1”) conveying said 0.2575 acre tract of land to the State of Texas (the “State”) for the Project, which 0.2575 acres is more particularly described by metes and bounds and survey in the attached Right-of-Way Dedication Deed and legally described as follows:

Being a 0.2575 acre tract of land, more or less, out of Block 1, Restricted Reserve “A”, Fort Bend County Westpark Park and Ride, according to the map or plat thereof recorded under Clerk’s File No. 20140036 of the Official Public Records of Fort Bend County, Texas.

WHEREAS, County has further prepared a “Notice of Dedication of Public Right-of-Way” declaring that said 0.2575 acre tract of land out of the Property is dedicated for public right-of-way purposes for the F.M. 1093 right-of-way, which Notice is attached hereto as “Attachment 2.”

NOW THEREFORE, BE IT ORDERED BY THE COMMISSIONERS COURT OF FORT BEND COUNTY, TEXAS the following:

1. Fort Bend County, Texas is authorized to dedicate and convey said 0.2575 acre tract of land, more or less, out of Block 1, Restricted Reserve “A”, Fort Bend County Westpark Park and Ride, Fort Bend County, Texas to the State of Texas for the F.M. 1093 right-of-way without revising the plat recorded under Clerk’s File No. 20140036; and
2. Fort Bend County, Texas hereby dedicates said 0.2575 acre tract of land as public right-of-way for the purpose of conveying said tract to the State of Texas for the F.M. 1093 right-of-way as evidenced by the attached “Notice of Dedication of Public Right-of-Way”; and
3. KP George, County Judge, is hereby authorized to execute, on behalf of Fort Bend County, Texas, the attached “Notice of Dedication of Public Right-of-Way” attached to this Resolution and Order declaring that said 0.2575 acre tract of land is dedicated for public right-of-way purposes; and

4. KP George, County Judge, is hereby authorized to execute, on behalf of Fort Bend County, Texas the attached “Right-of-Way Dedication Deed” conveying all right, title, and interest in and to the 0.2575 acre tract of land to the State of Texas for public right-of-way purposes; and
5. The County Clerk and/or her designees are hereby authorized to record the attached “Notice of Dedication of Public Right-of-Way” in the Official Public Records of Fort Bend County, Texas at no cost; and
6. Subject to the acceptance by the State of Texas, the County Clerk and/or her designees are hereby authorized to record the attached “Right-of-Way Dedication Deed” in the Official Public Records of Fort Bend County, Texas at no cost.

SIGNED and ENTERED this _____ day of _____, 2024.

FORT BEND COUNTY, TEXAS

KP GEORGE,
COUNTY JUDGE

ATTEST:

LAURA RICHARD,
COUNTY CLERK

ATTACHMENT 1

(Right-of-Way Dedication Deed Follows Behind)

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

RIGHT-OF-WAY DEDICATION DEED

Date: _____, 2024

Grantor: FORT BEND COUNTY, TEXAS,
a Political Subdivision of the State of Texas

Grantor's Mailing Address:

c/o County Judge
401 Jackson Street
Richmond, Texas 77469

Grantee: THE STATE OF TEXAS,
Acting by and through the Texas Transportation Commission
and on behalf of the Texas Department of Transportation

Grantee's Mailing Address:

c/o Texas Department of Transportation
125 E. 11 Street
Austin, Texas 78701

Grantee's Authority: The Texas Transportation Commission is authorized under the Texas Transportation Code to purchase land and such other property rights (including requesting that counties and municipalities acquire highway right of way) deemed necessary or convenient to a state highway or turnpike project to be constructed, reconstructed, maintained, widened, straightened, or extended, or to accomplish any purpose related to the location, construction, improvement, maintenance, beautification, preservation, or operation of a state highway or turnpike project. The Texas Transportation Commission is also authorized under the Texas Transportation Code, Chapter 203 to acquire or request to be acquired such other property rights deemed necessary or convenient for the purposes of operating a state highway or turnpike project, with control of access as necessary to facilitate the flow of traffic and promote the public safety

and welfare on both non-controlled facilities and designated controlled access highway and turnpike projects.

Consideration: Ten and 00/100 Dollars (\$10.00) and other valuable consideration.

Property (including any improvements): Being a 0.2575 acre tract of land, more or less, out of Block 1, Restricted Reserve "A", Fort Bend County Westpark Park and Ride, according to the map or plat thereof recorded under Clerk's File No. 20140036 of the Official Public Records of Fort Bend County, Texas; said 0.2575 acre tract of land being more particularly described by metes and bounds and survey attached hereto as Exhibit "A" and incorporated by reference for all intents and purposes (the "Property").

Reservations from Conveyance: Grantee is not acquiring herein, and there is reserved to Grantor and Grantor's heirs, successors, and assigns, all rights, if any, in and to the oil, gas, sulphur, uranium, fissional materials, and other minerals in and under the surface of the Property acquired in this conveyance; provided, however, that Grantee, the State of Texas, is acquiring all surface rights of any kind to or on the Property and Grantor waives all rights of ingress and egress to the surface thereof for the purpose of exploring, developing, mining, or drilling for same. The acquisition of such surface rights shall not prevent the owners of any mineral estate, interest, or lease from extracting all oil, gas, sulphur, uranium, fissional materials, and other minerals from under such Property by directional drilling or other means, so long as no part of the surface of the Property is used or affected and nothing in this reservation shall affect the title and rights of Grantee, its successors, and assigns to take and use all other minerals and materials, thereon, therein, and thereunder.

Exceptions to Conveyance: This conveyance is made by Grantor and accepted by Grantee subject to the following: (1) visible and apparent easements not appearing of record; (2) any discrepancies, conflicts, or shortages in area or boundary lines or any encroachments or any overlapping of improvements which a current survey would show; (3) easements, restrictions, reservations, covenants, conditions, oil and gas leases, and mineral severances presently of record in the Official Public Records of Fort Bend County, Texas, that affect the property, but only to the extent that said items are still valid and in force and effect at this time and enforceable against the State of Texas.

The purpose of this conveyance is to dedicate to the State of Texas a portion of the right-of-way for F.M. 1093 (the "roadway facility") as provided in the attached Exhibit "A" for public use and enjoyment as and for a public street or road, together with the electrical power and telecommunications, gas, water, sanitary, and storm sewer lines constructed thereunder (if any), and is executed by Grantor and accepted by Grantee subject to the terms, conditions and provisions hereof.

Grantor hereby acknowledges that the Property herein conveyed shall become a part of a roadway facility and that Grantor's use of and access to the roadway facility shall be and forever remain subject to the same regulation by legally constituted authority as applies to the public's use thereof, and Grantor further acknowledges that the design and operation of such roadway facility may require that rights of ingress and egress and the right of direct access to and from Grantor's remaining property (if any) to said roadway facility shall hereafter be governed by the provisions set out in Exhibit "B" attached hereto and incorporated by reference for all intents and purposes; SAVE AND EXCEPT in the event access, or access points may be specifically allowed or permitted in said Exhibit "B", such access shall be subject to such regulation as is determined by the State of Texas, if any, to be necessary in the interest of public safety and in compliance with approved engineering principles and practices and subject to compliance with any other applicable state, local municipal, or county zoning, platting, and/or permit requirements.

Grantor, for the Consideration and subject to the Reservations from Conveyance and Exceptions to Conveyance and Warranty, GRANTS, GIVES, and CONVEYS to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's successors, and assigns forever. Grantor binds Grantor and Grantor's successors and assigns to warrant and forever defend all and singular the Property to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through or under Grantor, but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

If current ad valorem taxes on the Property have not been prorated at the time of closing, Grantor and Grantee shall be responsible for payment of its respective share thereof based on period of ownership. Grantee, as a governmental entity, shall be responsible for applying and perfecting any exemption for which it is entitled relating to period of ownership.

{Execution Pages Follow}

Executed on the date of the acknowledgment herein below taken, to be effective as of the date above.

GRANTOR:

FORT BEND COUNTY, TEXAS,
a political subdivision of the State of Texas

By: _____
KP George, County Judge

Acknowledgement

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

This instrument was acknowledged before me on the ____ day of _____, 2024, by KP George, County Judge of Fort Bend County, Texas, a political subdivision of the State of Texas, on behalf of said County.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

ACCEPTED:

GRANTEE:

THE STATE OF TEXAS,

Acting by and through the Texas Transportation Commission
and on behalf of the Texas Department of Transportation

By: _____

Name: _____

Title: _____

Acknowledgement

THE STATE OF TEXAS §

§

COUNTY OF TRAVIS §

This instrument was acknowledged before me on the _____ day of _____,
2024, by _____, _____, of the State of
Texas, acting by and through the Texas Transportation Commission and on behalf of the
Texas Department of Transportation, on behalf of the State of Texas.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

After Recording Please Return To:

The State of Texas
c/o Texas Department of Transportation
125 E. 11 Street
Austin, Texas 78701

EXHIBIT A

(Metes and Bounds and Survey Follow Behind)

FIELD NOTES FOR 0.2575 OF ONE ACRE OR 11,217 SQUARE FEET OF LAND BEING OUT OF BLOCK 1, RESTRICTED RESERVE "A", FORT BEND COUNTY WESTPARK PARK AND RIDE, AS RECORDED IN PLAT NUMBER 20140036 OF THE FORT BEND COUNTY PLAT RECORDS (F.B.C.P.R.) AND ALSO BEING OUT OF A TRACT OF LAND DESCRIBED IN DEED TO COUNTY OF FORT BEND, TEXAS RECORDED IN FILE NO. 9276666 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS (O.P.R.F.B.C., TX) LOCATED IN THE H. D. BROWN SURVEY, ABSTRACT NO. 406, FORT BEND COUNTY, TEXAS: (Bearings are referenced to the Texas Coordinate System of 1983, South Central Zone (NAD 83)):

COMMENCING at the southeast corner of a certain tract of land conveyed to Centerpoint Energy, Inc. by deed recorded under Volume 739, Page 751 of the Fort Bend County Deed Records (F.B.C.D.R.), said corner also being in the northerly right-of-way line of Farm to Market (F.M.) 1093, 100.0 feet wide, recorded under Volume 175, Page 211 of the F.B.C.D.R., from which a found 1/2-inch iron pipe bears North 53°29' West, 0.4 feet;

THENCE South 83°03'35" West, along the north right-of-way line of said F.M. 1093 and the south line of said Centerpoint Energy, Inc. tract, a distance of 375.51 feet to a 5/8-inch iron rod found for the **POINT OF BEGINNING**, the southwest corner of said Centerpoint Energy, Inc. tract and the southeast corner of said Block 1, said County of Fort Bend, Texas tract and the herein described tract;

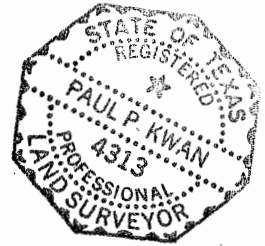
THENCE South 83°03'35" West, continuing along the north right-of-way line of said F.M. 1093 and the south line of said Block 1 and said County of Fort Bend, Texas tract, a distance of 702.30 feet to a 3/8-inch iron rod with cap stamped "Landtech" found for the southeast corner of a certain tract of land conveyed to Bonaventure Retail II, LLC, recorded in File No. 201505470 of the O.P.R.F.B.C., TX and the southwest corner of said Block 1, said County of Fort Bend, Texas tract and the herein described tract;

THENCE North 06°56'25" West, along the east line of said Bonaventure Retail II, LLC tract and the west line of said Block 1 and said County of Fort Bend, Texas tract, a distance of 16.00 feet to a 3/8-inch iron rod with cap stamped "Landtech" set for the northwest corner of the herein described tract;

THENCE North 83°03'35" East, parallel to and 16.00 feet north of the north right-of-way line of said F.M. 1093 and the south line of said Block 1 and said County of Fort Bend, Texas tract, a distance of 699.84 feet to a 5/8-inch iron rod with cap stamped "Landtech" found in the west line of said Centerpoint Energy, Inc. tract and the east line of said Block 1 and said County of Fort Bend, Texas tract for the northeast corner of the herein described tract;

THENCE South 15°40'12" East, along the west line of said Centerpoint Energy, Inc. tract and the east line of said Block 1 and said County of Fort Bend, Texas tract, a distance of 16.19 feet to the POINT OF BEGINNING and containing 0.2575 of one acre or 11,217 square feet of land.

Paul P. Kwan 6/1/2022
Paul P. Kwan
Texas Registered Professional Land Surveyor No. 4313, TBPLS Firm No. 10019100
This metes and bounds description is accompanied by a separate plat.
Landtech, Inc. - 2525 North Loop West, Suite 300, Houston, TX 77008
Phone: 713-861-7068
S:\2022\2220075\DCRP\0.2575AC STRIP.DOC
Project 2220075.00 - Drawing No. 1936-C-



H. D. BROWN SURVEY, A - 406

UNITED STATES OF AMERICA
VOL. 225, PG. 26, F.B.C.D.R.

FND. 5/8" IR W/ CAP STAMPED "RPLS 4728"
FND. 1/2" IR BEARS S 03°51' W, 0.5'

CUBESMART, L.P.
FILE NO. 2015054570
O.P.R.F.B.C., TX

FND. 3/8" IR

COUNTY OF FORT BEND, TEXAS
FILE NO. 9276666
O.P.R.F.B.C., TX

BLOCK 1
RESTRICTED RESERVE "A"
FORT BEND COUNTY WESTPARK PARK
AND RIDE
PLAT NUMBER 20140036
FORT BEND COUNTY PLAT RECORDS

BONAVENTURE RETAIL II, LLC
FILE NO. 2015054570
O.P.R.F.B.C., TX

0.2575 AC.
11,217 SQ. FT.

FND. 3/8" IR W/ CAP
STAMPED "LANDTECH"

PROPOSED DEDICATION TO TxDOT FOR
RIGHT-OF-WAY PURPOSE.

N 83°03'35"E 699.84'

S 83°03'35"W 702.30'

FARM TO MARKET (T.M.) 1093
100' WIDE PER VOL. 175, PG. 211,
F.B.C.D.R.

FND. 3/8" IR W/ CAP
STAMPED "LANDTECH"

S 83°03'35"W
308.47'

FND. 3/8" IR W/ CAP STAMPED "LANDTECH"
FND. 1" IP BEARS N 34°33' W, 0.5'
FND. 5/8" IR BEARS S 87°20' W, 0.5'

180' WIDE EASEMENT
VOL. 437 PG. 116
F.B.C.D.R.
RELEASE OF EASEMENT
VOL. 420 PG. 466
VOL. 1927 PG. 356
F.B.C.D.R.

CENTERPOINT ENERGY, INC.
VOL. 738 PG. 571
F.B.C.D.R.

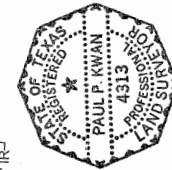
HOUGHTON RD.
50' WIDE R.O.W VOL. 169, PG. 64
F.B.C.D.R.

POB
FND. 1/2" IP
BEARS
N 83°29' W, 0.4'

S 83°03'35"W 375.51'

FND. 5/8" IR

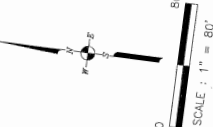
POB
FND. 5/8" IR W/ CAP
STAMPED "LANDTECH"



Paul P. Kwan
6/1/2022

SURVEY FOR 0.2575 OF ONE ACRE OR 11,217 SQUARE FEET OF LAND BEING OUT OF BLOCK 1, RESTRICTED RESERVE "A", FORT BEND COUNTY WESTPARK PARK AND RIDE, AS RECORDED IN PLAT NUMBER 20140036 OF THE FORT BEND COUNTY PLAT RECORDS (F.B.C.P.R.) AND ALSO BEING OUT OF A TRACT OF LAND DESCRIBED IN DEED TO COUNTY OF FORT BEND, TEXAS RECORDED IN FILE NO. 9276666 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS (O.P.R.F.B.C., TX) LOCATED IN THE H. D. BROWN SURVEY, ABSTRACT NO. 406, FORT BEND COUNTY, TEXAS.

- LEGEND
- F.B.C.D.R.
 - O SET
 - FND.
 - IP
 - IRON PIPE
 - IRON ROD
 - PG.
 - PAGE
 - VOL.
 - VOLUME
 - SQ. FT.
 - AC.
 - O.P.R.F.B.C., TX
 - OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS



NOTES:
BEARINGS ARE REFERENCED TO THE TEXAS
COORDINATE SYSTEM OF 1983, SOUTH
CENTRAL ZONE (NAD 83)

LINE TABLE	
L1	= N 06°59'25" W 16.00'
L2	= S 15°40'12" E 18.71'

LANDTECH

2525 North Loop West, Suite 300,
Houston, Texas 77008
T: 713-861-7068
F: 713-861-4131

TBPERS Registration No. 10019100

DATE: JUNE 1, 2022
SCALE: 1" = 80'
DRAWING No.:
JOB No.: 2220075
SHEET No.: 1 OF 1

PLotted by: LANDTECH, DATED: JUN 01, 2022

EXHIBIT B

Access is permitted to the roadway facility from the remainder of Grantor's abutting property.

ATTACHMENT 2

(Notice of Dedication of Public Right-of-Way Follows Behind)

NOTICE OF DEDICATION OF PUBLIC RIGHT-OF-WAY

THE STATE OF TEXAS §
 § KNOW ALL PERSONS BY THESES PRESENTS:
COUNTY OF FORT BEND §

THAT this Notice of Dedication of Public Right-of-Way declares that Fort Bend County, Texas (“County”), a political subdivision of the State of Texas, desires to dedicate certain real property for public right-of-way purposes for the F.M. 1093 right-of way as authorized by Resolution and Order of the Fort Bend County Commissioners Court on December 19, 2023 and as further provided in that certain Agreement for a Local On-System Improvement Project with the State of Texas, acting by and through the Texas Department of Transportation, executed on or about July 28, 2023 for the design and construction of a right turn lane from west bound F.M. 1093 into the Westpark Park & Ride subdivision in Fort Bend County, Texas.

WHEREAS, County is the owner of the following described real property located in Fort Bend County, Texas:

Block 1, Restricted Reserve “A”, Fort Bend County Westpark Park and Ride, according to the map or plat thereof recorded under Clerk’s File No. 20140036 of the Official Public Records of Fort Bend County, Texas; the same being a 10.783 acre tract of land, more or less, situated in the H.D. Brown Survey, Abstract No. 406, Fort Bend County, Texas, conveyed by Deed to Fort Bend County, Texas under Clerk’s File No. 9276666 of the Official Public Records of Fort Bend County, Texas.

WHEREAS, County desires to dedicate the following tract of land out of the above-described property for public right-of-way purposes for the F.M. 1093 right-of-way:

Being a 0.2575 acre tract of land, more or less, out of Block 1, Restricted Reserve “A”, Fort Bend County Westpark Park and Ride, according to the map or plat thereof recorded under Clerk’s File No. 20140036 of the Official Public Records of Fort Bend County, Texas; said 0.2575 acre tract of land being more fully described by metes and bounds and survey attached hereto as Exhibit “A” and fully incorporated by reference herein.

NOW THEREFORE, County does hereby dedicate the above-referenced 0.2575 acre tract of land for public right-of-way purposes for the F.M.1093 right-of-way for public use and enjoyment as and for a public street or road as authorized by Resolution and Order of the Fort Bend County Commissioners Court on December 19, 2023 and as further provided in that certain Agreement for a Local On-System Improvement Project with the State of Texas, acting by and through the Texas Department of Transportation, executed on or about July 28, 2023 for the design and construction of a right turn lane from west bound F.M. 1093 into the Westpark Park & Ride subdivision in Fort Bend County, Texas.

This Dedication shall not otherwise terminate or adversely affect the established and existing private easement rights of any person(s), if any, presently of record in the Official Public Records of Fort Bend County, Texas. Additionally, the right-of-way dedicated herein is further subject to all: (1) visible and apparent easements not appearing of record, (2) any discrepancies, conflicts, or shortages in area or boundary lines or any encroachments or any overlapping of improvements which a current survey would show; and (3) easements, restrictions, reservations, covenants, conditions, oil and gas leases, and mineral severances presently of record in the Official Public Records of Fort Bend County, Texas, that affect the property, but only to the extent that said items are still valid and in force and effect at this time and enforceable against the State of Texas or a political subdivision of the State of Texas.

Nothing contained in this Dedication shall restrict or prevent County from conveying all or any portion of said 0.2575 acre tract of land by Deed to the State of Texas for public right-of-way purposes.

{Execution Page Follows}

SIGNED and ENTERED this _____ day of _____, 2024.

FORT BEND COUNTY, TEXAS,
a political subdivision of the State of Texas

By: _____
KP George, County Judge

Acknowledgement

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

This instrument was acknowledged before me on the _____ day of _____, 2024, by KP George, County Judge of Fort Bend County, Texas, a political subdivision of the State of Texas, on behalf of said County.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

EXHIBIT A

(Metes and Bounds and Survey Follow Behind)

FIELD NOTES FOR 0.2575 OF ONE ACRE OR 11,217 SQUARE FEET OF LAND BEING OUT OF BLOCK 1, RESTRICTED RESERVE "A", FORT BEND COUNTY WESTPARK PARK AND RIDE, AS RECORDED IN PLAT NUMBER 20140036 OF THE FORT BEND COUNTY PLAT RECORDS (F.B.C.P.R.) AND ALSO BEING OUT OF A TRACT OF LAND DESCRIBED IN DEED TO COUNTY OF FORT BEND, TEXAS RECORDED IN FILE NO. 9276666 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS (O.P.R.F.B.C., TX) LOCATED IN THE H. D. BROWN SURVEY, ABSTRACT NO. 406, FORT BEND COUNTY, TEXAS: (Bearings are referenced to the Texas Coordinate System of 1983, South Central Zone (NAD 83)):

COMMENCING at the southeast corner of a certain tract of land conveyed to Centerpoint Energy, Inc. by deed recorded under Volume 739, Page 751 of the Fort Bend County Deed Records (F.B.C.D.R.), said corner also being in the northerly right-of-way line of Farm to Market (F.M.) 1093, 100.0 feet wide, recorded under Volume 175, Page 211 of the F.B.C.D.R., from which a found 1/2-inch iron pipe bears North 53°29' West, 0.4 feet;

THENCE South 83°03'35" West, along the north right-of-way line of said F.M. 1093 and the south line of said Centerpoint Energy, Inc. tract, a distance of 375.51 feet to a 5/8-inch iron rod found for the **POINT OF BEGINNING**, the southwest corner of said Centerpoint Energy, Inc. tract and the southeast corner of said Block 1, said County of Fort Bend, Texas tract and the herein described tract;

THENCE South 83°03'35" West, continuing along the north right-of-way line of said F.M. 1093 and the south line of said Block 1 and said County of Fort Bend, Texas tract, a distance of 702.30 feet to a 3/8-inch iron rod with cap stamped "Landtech" found for the southeast corner of a certain tract of land conveyed to Bonaventure Retail II, LLC, recorded in File No. 201505470 of the O.P.R.F.B.C., TX and the southwest corner of said Block 1, said County of Fort Bend, Texas tract and the herein described tract;

THENCE North 06°56'25" West, along the east line of said Bonaventure Retail II, LLC tract and the west line of said Block 1 and said County of Fort Bend, Texas tract, a distance of 16.00 feet to a 3/8-inch iron rod with cap stamped "Landtech" set for the northwest corner of the herein described tract;

THENCE North 83°03'35" East, parallel to and 16.00 feet north of the north right-of-way line of said F.M. 1093 and the south line of said Block 1 and said County of Fort Bend, Texas tract, a distance of 699.84 feet to a 5/8-inch iron rod with cap stamped "Landtech" found in the west line of said Centerpoint Energy, Inc. tract and the east line of said Block 1 and said County of Fort Bend, Texas tract for the northeast corner of the herein described tract;

THENCE South 15°40'12" East, along the west line of said Centerpoint Energy, Inc. tract and the east line of said Block 1 and said County of Fort Bend, Texas tract, a distance of 16.19 feet to the POINT OF BEGINNING and containing 0.2575 of one acre or 11,217 square feet of land.

Paul P. Kwan 6/1/2022
Paul P. Kwan
Texas Registered Professional Land Surveyor No. 4313, TBPLS Firm No. 10019100
This metes and bounds description is accompanied by a separate plat.
Landtech, Inc. - 2525 North Loop West, Suite 300, Houston, TX 77008
Phone: 713-861-7068
S:\2022\2220075\DCRP\0.2575AC STRIP.DOC
Project 2220075.00 - Drawing No. 1936-C-



H. D. BROWN SURVEY, A - 406

UNITED STATES OF AMERICA
VOL. 225, PG. 26, F.B.C.D.R.

FND. 5/8" IR W/ CAP STAMPED "RPLS 4728"
FND. 1/2" IR BEARS S 03°51' W, 0.5'

CUBESMART, L.P.
FILE NO. 2015054570
O.P.R.F.B.C., TX

FND. 3/8" IR

COUNTY OF FORT BEND, TEXAS
FILE NO. 9276666
O.P.R.F.B.C., TX

BLOCK 1
RESTRICTED RESERVE "A"
FORT BEND COUNTY WESTPARK PARK
AND RIDE
PLAT NUMBER 20140036
FORT BEND COUNTY PLAT RECORDS

BONAVENTURE RETAIL II, LLC
FILE NO. 2015054570
O.P.R.F.B.C., TX

0.2575 AC.
11,217 SQ. FT.

FND. 3/8" IR W/ CAP
STAMPED "LANDTECH"

PROPOSED DEDICATION TO TYPED FOR
RIGHT-OF-WAY PURPOSE.

N 83°03'35"E 699.84'

S 83°03'35"W 702.30'

FARM TO MARKET (T.M.) 1093
100' WIDE PER VOL. 175, PG. 211,
F.B.C.D.R.

FND. 3/8" IR W/ CAP
STAMPED "LANDTECH"

308.47'

S 83°03'35"W 375.51'

POB
FND. 5/8" IR W/ CAP
STAMPED "LANDTECH"

FND. 5/8" IR

L2

POC
FND. 1/2" IP
BEARS
N 83°29' W, 0.4'

HOUGHTON RD.
F.B.C.D.R.
50' WIDE R.O.W VOL. 169, PG. 64

CENTERPOINT ENERGY, INC.
VOL. 738 PG. 571
F.B.C.D.R.

180' WIDE EASEMENT
VOL. 437 PG. 116
F.B.C.D.R.
RELEASE OF EASEMENT
VOL. 420 PG. 466
VOL. 1927 PG. 356
F.B.C.D.R.

LEGEND
F.B.C.D.R.
O SET
FND. IP
IRON PIPE
IRON ROD
PAGE
VOL. VOLUME
SQ. FT.
AC.
O.P.R.F.B.C., TX
OFFICIAL PUBLIC RECORDS OF
FORT BEND COUNTY, TEXAS

NOTES:
BEARINGS ARE REFERENCED TO THE TEXAS
COORDINATE SYSTEM OF 1983, SOUTH
CENTRAL ZONE (NAD 83)

LINE TABLE	
L1 = N 06°59'25" W 16.00'	
L2 = S 15°40'12" E 18.71'	



Paul P. Kwan
6/1/2022

LANDTECH

2525 North Loop West, Suite 300,
Houston, Texas 77008
T: 713-861-7068
F: 713-861-4131

TBPELS Registration No. 10019100

DATE: JUNE 1, 2022
SCALE: 1" = 80'
DRAWING No.:
JOB No.: 2220075
SHEET No.: 1 OF 1

SURVEY FOR 0.2575 OF ONE ACRE OR 11,217 SQUARE FEET OF LAND BEING OUT OF BLOCK 1, RESTRICTED RESERVE "A", FORT BEND COUNTY WESTPARK PARK AND RIDE, AS RECORDED IN PLAT NUMBER 20140036 OF THE FORT BEND COUNTY PLAT RECORDS (F.B.C.P.R.) AND ALSO BEING OUT OF A TRACT OF LAND DESCRIBED IN DEED TO COUNTY OF FORT BEND, TEXAS RECORDED IN FILE NO. 9276666 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS (O.P.R.F.B.C., TX) LOCATED IN THE H. D. BROWN SURVEY, ABSTRACT NO. 406, FORT BEND COUNTY, TEXAS.