



COUNTY ATTORNEY
Fort Bend County, Texas

BRIDGETTE SMITH-LAWSON
County Attorney

(281) 341-4555
Fax (281) 341-4557

LETTER OF REVIEW

On January 20, 2025, the County Attorney's Office reviewed the following document:

- Right of Way Easement from BGM Land Investments, Ltd; 25-Drng-100300

Comments:

The above-referenced document (which is attached hereto) has been reviewed by our office and is approved as to legal form.

Should you have any questions, you please contact me at (281) 344-3930.

/s/ Jennifer L. Fox,
Assistant County Attorney

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

**FORT BEND COUNTY DRAINAGE DISTRICT
RIGHT OF WAY EASEMENT**

THE STATE OF TEXAS
COUNTY OF FORT BEND,

GRANTOR: **BGM Land Investments, Ltd**
15915 Katy FWY, STE 405
Houston, TX 77094-1710

(hereinafter called GRANTOR, whether one or more) for and in consideration of the benefits to be derived on account of and from the construction, operation, and maintenance by Fort Bend County Drainage District, of the drainage canal and system upon and through the land hereafter described, the sufficiency of which is hereby acknowledged and confessed, has granted, bargained, sold and conveyed, and by these presents hereby grants, bargains, sells and conveys unto said Fort Bend County Drainage District, a Special District organized under the laws of the state of Texas, (hereinafter called the DISTRICT), of Fort Bend County, Texas, a right of way and easement for the purpose of constructing, maintaining, operating, repairing and re-constructing a drainage canal, including drains, ditches, laterals and levees, upon, over, and through and across the land of GRANTOR along the route hereinafter designated, and said land being situated in Fort Bend County, Texas, to wit:

The DISTRICT shall have an additional easement totaling 1.3367 acre adjacent to the northerly side of an existing easement 140 feet in width previously recorded within Volume 323, Page 221 of the Deed Records of Fort Bend County, Texas, and more particularly described within the attachment labeled **EXHIBIT "A"**

The DISTRICT shall have an additional easement totaling 1.3515 acre adjacent to the southerly side of an existing easement 140 feet in width previously recorded within Volume 323, Page 221 of the Deed Records of Fort Bend County, Texas, and more particularly described within the attachment labeled **EXHIBIT "B"**

During channel construction and during channel maintenance operation, the DISTRICT is authorized to spread spoil dirt and excavated material, operate machinery and do any necessary clearing, upon the premises of GRANTOR immediately adjoining the easement as above described. The GRANTOR reserves the right to have the DISTRICT either spread or stockpile excess excavated material generated from the channel expansion or modification at locations mutually agreed upon by the GRANTOR and the DISTRICT.

GRANTOR reserves the right to elect to dispose of the GRANTOR'S stockpiled excess material generated from any modified or expanded channel excavation or bridge repair, modification, or replacement in a manner that does not interfere with the DISTRICT'S use of and access to the easement and right of way for the purposes herein described.

The DISTRICT shall have all rights and benefits necessary or convenient for the full enjoyment or use of the rights herein granted, with the right of ingress and egress to and from said drainage canal right-of-way, provided, however, that after construction of said drainage canal, said right of ingress and egress of the DISTRICT shall be limited to the said right of way and to existing roads and passageways. The DISTRICT is given the right from time to time to cut and remove all trees, undergrowth, and abate other obstruction, upon said canal right of way, that may injure, endanger, or interfere with the construction, operation, maintenance and repair of said drainage canal.

The DISTRICT agrees during the life of this easement to repair all damage to roads, passageways and fences resulting from the DISTRICT'S use in going to and from said easement and right of way, and to restore the same to the previously existing condition as near as possible.

GRANTOR reserves the right to use the facilities offered by the drainage canal for the disposal of surface waters, rain, or any excess waters collecting upon his land, and in such connection GRANTOR has the right in the manner provided by law and at his own expense to construct and provide ditches, drains and laterals connecting his said land or portions thereof with the drainage canal.

GRANTOR reserves the oil, gas and sulphur in and under the land covered by this easement, provided however, that during the life of this easement no mining or drilling operations shall be conducted upon the surface of the area included in the easement right of way above described.

It is agreed that if at a future time the DISTRICT, its successors or assigns, shall permanently cease to use said drainage canal right of way for the purposes herein contained, and shall permanently abandon the same, then and in such event the said right of way above described, together with all rights and interests held by the DISTRICT by reason of this instrument, shall revert, pass to and vest in the said GRANTOR, his heirs or assigns.

TO HAVE AND TO HOLD said right of way and easement herein granted, unto the said DISTRICT, its successors or assigns.

EXECUTED this the 22nd day of November, 2024.

JASON B ERVIN, CFO
Name, Title (Printed)

Jason B Ervin
Signature

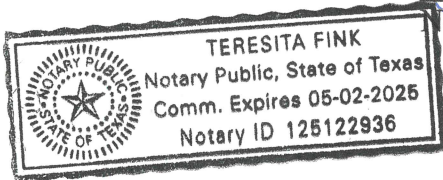
STATE OF TEXAS

COUNTY OF FORT BEND

BEFORE ME Teresita Fink, in and for
Fort Bend County, Texas, on this day personally appeared JASON B. ERVIN
known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged
to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This 22nd day of
November, 2024.

Teresita Fink
Notary Public



August 22, 2022

Drainage Easement 55

***1.3367 acres of land in the Angus J. James Survey, Abstract No. 37
Fort Bend County, Texas***

Being 1.3367 acres (58,226 square feet) of land in the Angus J. James Survey, Abstract No. 37, Fort Bend County, Texas; said 1.3367 acre tract being out of the residue of a called 50.730 acre tract described in a deed from Douglas R. Koenig and wife, Linda S. Dolnik Koenig, to BGM Land Investments, Ltd., recorded under Fort Bend County Clerk's File (F.B.C.C.F.) No. 2006130433, Official Public Records of Fort Bend County (O.P.R.F.B.C.); said 1.3367 acre tract of land being more particularly described by metes and bounds as follows with bearings referenced to the Texas Coordinate System, South Central Zone, North American Datum of 1983 (NAD 83), 2011 Adjustment, Epoch 2010.00, which coordinates and distances shown hereon are surface values in U.S. Survey Feet and may be converted to grid by multiplying by a scale factor of 0.99986701753:

COMMENCING at a 1/2-inch iron pipe found, having coordinates of N=13,741,242.63, E=2,980,831.47, for the northeast corner of Restricted Reserve "A", Block 1, Briarwood Crossing Section 10, recorded under Plat No. 20200054, Plat Records of Fort Bend County, and the northwest corner of the residue of a called 52.73 acre tract described in deeds from C. W. Meyer and wife, Lillie A. Meyer, to Viola Nordt, recorded in Volume 465, Page 215, Volume 597, Page 171, Volume 600, Page 652, and Volume 602, Page 762, Fort Bend County Deed Records (F.B.C.D.R.), and described in a deed from Viola Nordt to William H. Nordt (1/2 interest), recorded under F.B.C.C.F. No. 8520032, Volume 1659, Page 786, Official Records of Fort Bend County;

THENCE, South 41°52'59" West, along the southeast boundary line of said Restricted Reserve "A" and the northwest boundary line of the residue of said 52.73 acre tract, at a distance of 1,636.71 feet pass the southeast corner of said Restricted Reserve "A" and the northeast corner of the residue of said 50.730 acre tract, continuing for a total distance of 1,737.17 feet to a 3/8-inch iron rod with "Landtech" cap set in the proposed northeast drainage easement for the northeast corner of the herein described tract and the **POINT OF BEGINNING** having coordinates of N=13,739,953.01, E=2,979,675.05;

1. **THENCE**, South 41°52'59" West, along the southeast boundary line of the residue of said 50.730 acre tract and the northwest boundary line of the residue of said 52.73 acre tract, a distance of 45.01 feet to a point in the existing northeast line of Fort Bend County Drainage District (F.B.C.D.D.) 140 feet wide drainage canal and right-of-way easement, recorded in Volume 323, Page 221, F.B.C.D.R., for the southeast corner of the herein described tract and being in a curve to the left whose center bears South 42°59'06" West, 320.00 feet;

THENCE, along the existing northeast line of said F.B.C.D.D. easement the following thirteen (13) courses and distances:

2. Around said curve to the left having a radius of 320.00 feet, an arc length of 32.98 feet, a central angle of $05^{\circ}54'21''$, and a chord which bears North $49^{\circ}58'04''$ West, 32.97 feet to the point of tangency;
3. North $52^{\circ}55'15''$ West, a distance of 61.59 feet to the point of curvature of a curve to the left;
4. Around said curve to the left having a radius of 320.00 feet, an arc length of 114.23 feet, a central angle of $20^{\circ}27'10''$, and a chord which bears North $63^{\circ}08'50''$ West, 113.62 feet to the point of tangency;
5. North $73^{\circ}22'25''$ West, a distance of 45.92 feet to the point of curvature of a curve to the left;
6. Around said curve to the left having a radius of 185.00 feet, an arc length of 255.73 feet, a central angle of $79^{\circ}12'06''$, and a chord which bears South $67^{\circ}01'32''$ West, 235.85 feet to the point of tangency;
7. South $27^{\circ}25'28''$ West, a distance of 253.08 feet to the point of curvature of a curve to the right;
8. Around said curve to the right having a radius of 180.00 feet, an arc length of 69.11 feet, a central angle of $21^{\circ}59'56''$, and a chord which bears South $38^{\circ}25'26''$ West, 68.69 feet to the point of tangency;
9. South $49^{\circ}25'24''$ West, a distance of 29.06 feet to the point of curvature of a curve to the right;
10. Around said curve to the right having a radius of 5.00 feet, an arc length of 9.21 feet, a central angle of $105^{\circ}33'46''$, and a chord which bears North $77^{\circ}47'42''$ West, 7.96 feet to the point of tangency;
11. North $25^{\circ}00'49''$ West, a distance of 133.75 feet to the point of curvature of a curve to the left;
12. Around said curve to the left having a radius of 320.00 feet, an arc length of 149.14 feet, a central angle of $26^{\circ}42'14''$, and a chord which bears North $38^{\circ}21'56''$ West, 147.79 feet to the point of tangency;
13. North $51^{\circ}43'03''$ West, a distance of 123.38 feet to the point of curvature of a curve to the right;

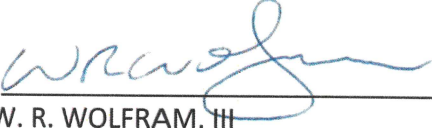
14. Around said curve to the left having a radius of 280.00 feet, an arc length of 31.15 feet, a central angle of $06^{\circ}22'25''$, and a chord which bears North $48^{\circ}31'51''$ West, 31.13 feet to a point in the northwest boundary line of the residue of said 50.730 acre tract and the southeast boundary of the residue of a called 155 acre tract described in a deed from Louis Band to Gilbert Band, Calvin Band and Leona Band Hausler, recorded in Volume 468, Page 368, F.B.C.D.R., Volume 540, Page 130, F.B.C.D.R. and Volume 562, Page 296, F.B.C.D.R. for the southwest corner of the herein described tract;
15. **THENCE**, North $41^{\circ}50'36''$ East, along the northwest boundary line of the residue of said 50.730 acre tract and the southeast boundary line of the residue of said 155 acre tract, a distance of 45.06 feet to a 3/8-inch iron rod with "Landtech" cap set in said proposed northeast drainage easement, having coordinates of N=13,740,022.29, E= 2,978,780.60, for the northwest corner of the herein described tract and being in a curve to the left whose center bears North $45^{\circ}11'43''$ East, 235.00 feet;

THENCE, along said proposed drainage easement the following eleven (11) courses and distances:

16. Around said curve to the left having a radius of 235.00 feet, an arc length of 28.35 feet, a central angle of $06^{\circ}54'46''$, and a chord which bears South $48^{\circ}15'40''$ East, 28.34 feet to a 3/8-inch iron rod with "Landtech" cap set for the point of tangency;
17. South $51^{\circ}43'03''$ East, a distance of 123.38 feet to a 3/8-inch iron rod with "Landtech" cap set for the point of curvature of a curve to the right;
18. Around said curve to the right having a radius of 365.00 feet, an arc length of 170.12 feet, a central angle of $26^{\circ}42'14''$, and a chord which bears South $38^{\circ}21'56''$ East, 168.58 feet to a 3/8-inch iron rod with "Landtech" cap set for the point of tangency;
19. South $25^{\circ}00'49''$ East, a distance of 78.81 feet to a 3/8-inch iron rod with "Landtech" cap set for an angle point and the beginning of a curve to the left whose center bears North $50^{\circ}54'30''$ West, 135.00 feet;
20. Around said curve to the left having a radius of 135.00 feet, an arc length of 27.49 feet, a central angle of $11^{\circ}40'01''$, and a chord which bears North $33^{\circ}15'29''$ East, 27.44 feet to a 3/8-inch iron rod with "Landtech" cap set for the point of tangency;
21. North $27^{\circ}25'28''$ East, a distance of 253.08 feet to a 3/8-inch iron rod with "Landtech" cap set for the point of curvature of a curve to the right;
22. Around said curve to the right having a radius of 230.00 feet, an arc length of 317.94 feet, a central angle of $79^{\circ}12'06''$, and a chord which bears North $67^{\circ}01'32''$ East, 293.22 feet to a 3/8-inch iron rod with "Landtech" cap set for the point of tangency;

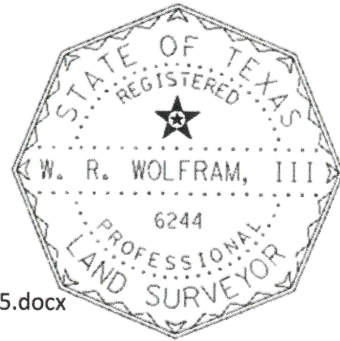
23. South 73°22'25" East, a distance of 45.92 feet to a 3/8-inch iron rod with "Landtech" cap set for the point of curvature of a curve to the right;
24. Around said curve to the right having a radius of 365.00 feet, an arc length of 130.29 feet, a central angle of 20°27'10", and a chord which bears South 63°08'50" East, 129.60 feet to a 3/8-inch iron rod with "Landtech" cap set for the point of tangency;
25. South 52°55'15" East, a distance of 61.59 feet to a 3/8-inch iron rod with "Landtech" cap set for the point of curvature of a curve to the right;
26. Around said curve to the right having a radius of 365.00 feet, an arc length of 36.76 feet, a central angle of 05°46'12", and a chord which bears South 50°02'09" East, 36.74 feet to the **POINT OF BEGINNING** and containing 1.3367 acres (58,226 square feet) of land.

A separate Plat accompanies this Metes and Bounds description.


W. R. WOLFRAM, III **08-22-2022**
Date

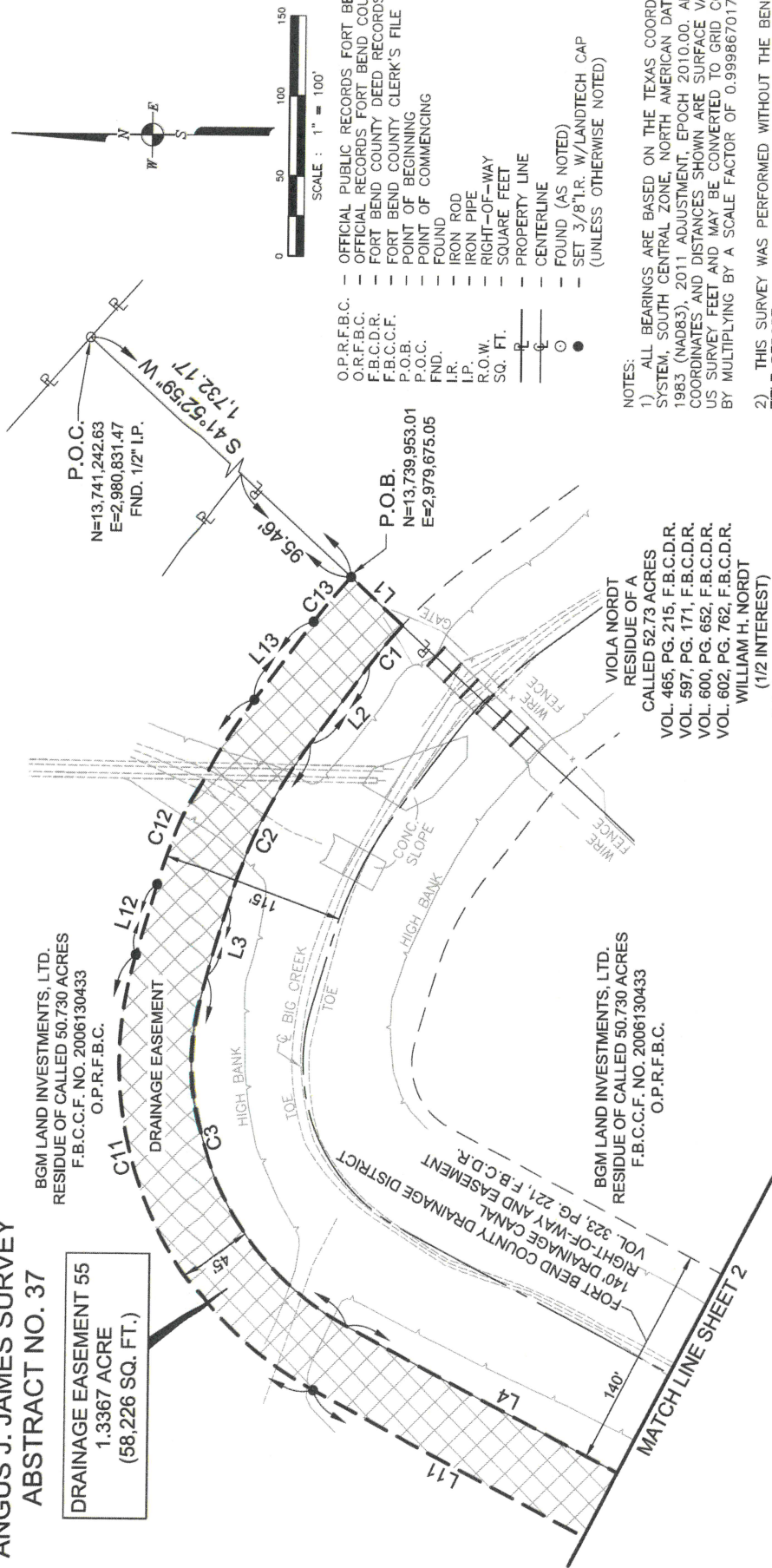
Texas Registered Professional Land Surveyor No. 6244

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DRAINAGE EASEMENT 55
1.3367 ACRE
(58,226 SQ. FT.)

BGM LAND INVESTMENTS, LTD.
RESIDUE OF CALLED 50.730 ACRES
F.B.C.C.F. NO. 2006130433
O.P.R.F.B.C.

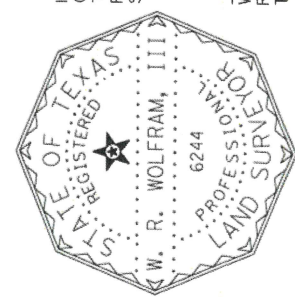


LINE	BEARING	DISTANCE
L1	S 41°52'59" W	45.01'
L2	N 52°55'15" W	61.59'
L3	N 73°22'25" W	45.92'
L4	S 27°25'52" W	253.08'
L11	N 27°25'52" E	253.08'
L12	S 73°22'25" E	45.92'
L13	S 52°55'15" E	61.59'

CURVE	RADIUS	LENGTH	DELTA	CHORD
C1	320.00'	32.98'	05°54'21"	N 49°58'04" W 32.97'
C2	320.00'	114.23'	20°27'10"	N 63°08'50" W 113.62'
C3	185.00'	255.73'	79°12'06"	S 67°01'32" W 235.85'
C11	230.00'	317.94'	79°12'06"	N 67°01'32" E 293.22'
C12	365.00'	130.29'	20°27'10"	S 63°08'50" E 129.60'
C13	365.00'	36.76'	05°46'12"	S 50°02'09" E 36.74'

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PLAT REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.
SURVEY DATE: AUGUST, 2022

08-22-2022
WILLIAM R. WOLFRAM, III
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6244



O.P.R.F.B.C. — OFFICIAL PUBLIC RECORDS FORT BEND COUNTY
 O.R.F.B.C. — OFFICIAL RECORDS FORT BEND COUNTY
 F.B.C.D.R. — FORT BEND COUNTY DEED RECORDS
 F.B.C.C.F. — FORT BEND COUNTY CLERK'S FILE
 P.O.B. — POINT OF BEGINNING
 P.O.C. — POINT OF COMMENCING
 F.N.D. — FOUND
 I.R. — IRON ROD
 I.P. — IRON PIPE
 R.O.W. — RIGHT-OF-WAY
 SQ. FT. — SQUARE FEET
 P. — PROPERTY LINE
 C. — CENTERLINE
 F. — FOUND (AS NOTED)
 SET 3/8" I.R. W/LANDTECH CAP (UNLESS OTHERWISE NOTED)

NOTES:

- 1) ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83), 2011 ADJUSTMENT, EPOCH 2010.00. ALL COORDINATES AND DISTANCES SHOWN ARE SURFACE VALUES IN U.S. SURVEY FEET AND MAY BE CONVERTED TO GRID COORDINATES BY MULTIPLYING BY A SCALE FACTOR OF 0.99986701753.
- 2) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.
- 3) FIELD SURVEYS WERE PERFORMED BETWEEN AUGUST, 2021 AND AUGUST, 2022.

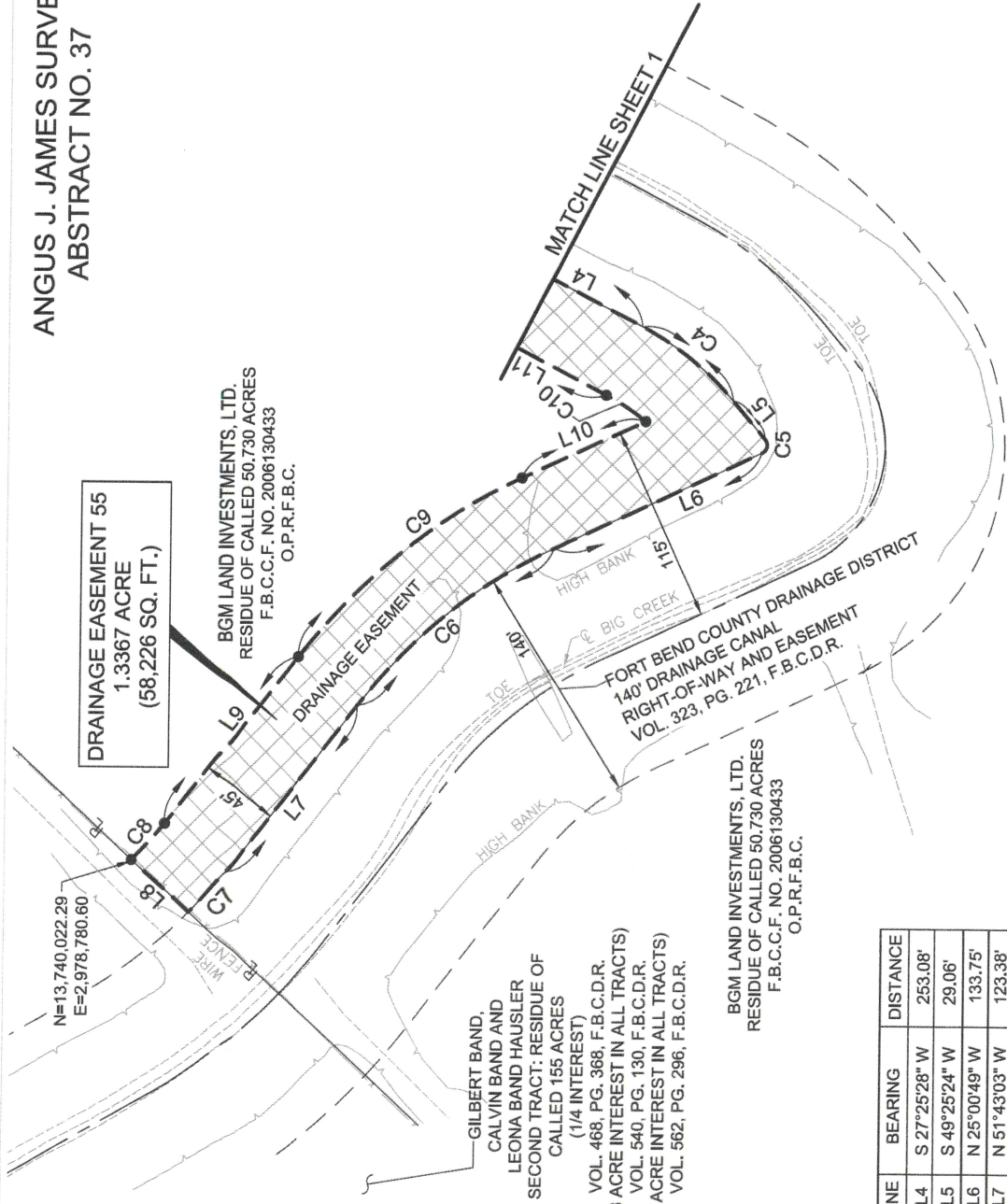
4) A SEPARATE METES & BOUNDS ACCOMPANIES THIS PLAT

LANDTECH
2525 North Loop West, Suite 300,
Houston, Texas 77008
T: 713-861-7068 F: 713-861-4131
TBPELS Registration No. 10019100

PROPOSED DRAINAGE EASEMENT 55
1.3367 ACRE (58,226 SQ. FT.) TRACT OF LAND IN THE ANGUS J.
JAMES SURVEY, ABSTRACT NO. 37
FORT BEND COUNTY, TEXAS

DATE: AUGUST 22, 2022	SCALE: 1" = 100'
DRAWING No.: 981-A—	SHEET No: 1 OF 2

ANGUS J. JAMES SURVEY ABSTRACT NO. 37



DRAINAGE EASEMENT 55
1.3367 ACRE
(58,226 SQ. FT.)

BGM LAND INVESTMENTS, LTD.
RESIDUE OF CALLED 50.730 ACRES
F.B.C.C.F. NO. 2006130433
O.P.R.F.B.C.

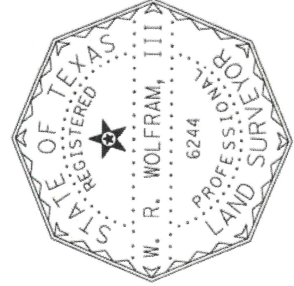
GILBERT BAND,
CALVIN BAND AND
LEONA BAND HAUSLER
SECOND TRACT: RESIDUE OF
CALLED 155 ACRES
(1/4 INTEREST)
VOL. 468, PG. 368, F.B.C.D.R.
(18 ACRE INTEREST IN ALL TRACTS)
VOL. 540, PG. 130, F.B.C.D.R.
(6 ACRE INTEREST IN ALL TRACTS)
VOL. 562, PG. 296, F.B.C.D.R.

BGM LAND INVESTMENTS, LTD.
RESIDUE OF CALLED 50.730 ACRES
F.B.C.C.F. NO. 2006130433
O.P.R.F.B.C.

FORT BEND COUNTY DRAINAGE DISTRICT
140' DRAINAGE CANAL
RIGHT-OF-WAY AND EASEMENT
VOL. 323, PG. 221, F.B.C.D.R.

LINE	BEARING	DISTANCE
L4	S 27°25'28" W	253.08'
L5	S 49°25'24" W	29.06'
L6	N 25°00'49" W	133.75'
L7	N 51°43'03" W	123.38'
L8	N 41°50'36" E	45.06'
L9	S 51°43'03" E	123.38'
L10	S 25°00'49" E	78.81'
L11	N 27°25'28" E	253.08'

CURVE	RADIUS	LENGTH	DELTA	CHORD
C4	180.00'	69.11'	21°59'56"	S 38°25'26" W 68.69'
C5	5.00'	9.21'	105°33'46"	N 77°47'42" W 7.96'
C6	320.00'	149.14'	26°42'14"	N 38°21'56" W 147.79'
C7	280.00'	31.15'	06°22'25"	N 48°31'51" W 31.13'
C8	235.00'	28.35'	06°54'46"	S 48°15'40" E 28.34'
C9	365.00'	170.12'	26°42'14"	S 38°21'56" E 168.58'
C10	135.00'	27.49'	11°40'01"	N 33°15'29" E 27.44'



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ON THE GROUND UNDER MY SUPERVISION AND
THAT THIS PLAT REPRESENTS THE FACTS AS
FOUND AT THE TIME OF THE SURVEY.
SURVEY DATE: AUGUST, 2022

W. R. Wolfgram, III
WILLIAM R. WOLFGRAM, III
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6244
08-22-2022



- O.P.R.F.B.C.
O.R.F.B.C.
F.B.C.D.R.
F.B.C.C.F.
P.O.B.
P.O.C.
F.N.D.
I.R.
I.P.
R.O.W.
SQ. FT.
- OFFICIAL PUBLIC RECORDS FORT BEND COUNTY
— OFFICIAL RECORDS FORT BEND COUNTY
— FORT BEND COUNTY DEED RECORDS
— FORT BEND COUNTY CLERK'S FILE
— POINT OF BEGINNING
— FOUND
— IRON ROD
— IRON PIPE
— RIGHT-OF-WAY
— SQUARE FEET
— PROPERTY LINE
— CENTERLINE
— FOUND (AS NOTED)
— SET 3/8" I.R. W/LANDTECH CAP
(UNLESS OTHERWISE NOTED)

NOTES:

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- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.
- FIELD SURVEYS WERE PERFORMED BETWEEN AUGUST, 2021 AND AUGUST, 2022
- A SEPARATE METES & BOUNDS ACCOMPANIES THIS PLAT

LANDTECH
2525 North Loop West, Suite 300,
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T: 713-861-7068 F: 713-861-4131
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PROPOSED DRAINAGE EASEMENT 55
1.3367 ACRE (58,226 SQ. FT.), TRACT OF LAND IN THE ANGUS J.
JAMES SURVEY, ABSTRACT NO. 37
FORT BEND COUNTY, TEXAS

DATE: AUGUST 22, 2022	SCALE: 1" = 100'
DRAWING No.: 981-A-	SHEET No.: 2 OF 2

August 22, 2022

Drainage Easement 56

***1.3515 acres of land in the Angus J. James Survey, Abstract No. 37
Fort Bend County, Texas***

Being 1.3515 acres (58,870 square feet) of land in the Angus J. James Survey, Abstract No. 37, Fort Bend County, Texas; said 1.3515 acre tract being out of the residue of a called 50.730 acre tract described in a deed from Douglas R. Koenig and wife, Linda S. Dolnik Koenig, to BGM Land Investments, Ltd., recorded under Fort Bend County Clerk's File (F.B.C.C.F.) No. 2006130433, Official Public Records of Fort Bend County (O.P.R.F.B.C.); said 1.3515 acre tract of land being more particularly described by metes and bounds as follows with bearings referenced to the Texas Coordinate System, South Central Zone, North American Datum of 1983 (NAD 83), 2011 Adjustment, Epoch 2010.00, which coordinates and distances shown hereon are surface values in U.S. Survey Feet and may be converted to grid by multiplying by a scale factor of 0.99986701753:

COMMENCING at a 5/8-inch iron rod with TxDOT aluminum cap found, having coordinates of N=13,739,444.70, E=2,978,263.39, in the existing northeast right-of-way line of Spur 10 (width varies per F.B.C.C.F. Nos. 2011121787 and 2013002783, O.P.R.F.B.C.) for the southeast corner of the residue of a called 155 acre tract described in a deed from Louis Band to Gilbert Band, Calvin Band and Leona Band Hausler, recorded in Volume 468, Page 368, Fort Bend County Deed Records (F.B.C.D.R.), Volume 540, Page 130, F.B.C.D.R. and Volume 562, Page 296, F.B.C.D.R.;

THENCE, North 41°50'36" East, along the southeast boundary line of the residue of said 155 acre tract, at a distance of 114.81 feet pass a 3/8-inch iron rod found 1.22 feet right, at a distance of 174.14 feet pass a 3/4-inch iron pipe found bent for the southwest corner of the residue of said 50.730 acre tract, continuing for a total distance of 545.12 feet to a 3/8-inch iron rod with "Landtech" cap set in the proposed southwest drainage easement for the southwest corner of the herein described tract and the **POINT OF BEGINNING** having coordinates of N=13,739,850.80, E=2,978,627.03;

1. **THENCE**, North 41°50'36" East, continuing along the northwest boundary line of the residue of said 50.730 acre tract and the southeast boundary line of the residue of said 155 acre tract, a distance of 45.02 feet to a point in the existing southwest line of Fort Bend County Drainage District (F.B.C.D.D.) 140 feet wide drainage canal and right-of-way easement, recorded in Volume 323, Page 221, F.B.C.D.R., for the northwest corner of the herein described tract and being in a curve to the left whose center bears North 43°43'05" East, 420.00 feet;

THENCE, along the existing southwest line of said F.B.C.D.D. easement the following thirteen (13) courses and distances:

2. Around said curve to the left having a radius of 420.00 feet, an arc length of 39.84 feet, a central angle of $05^{\circ}26'08''$, and a chord which bears South $48^{\circ}59'59''$ East, 39.83 feet to the point of tangency;
3. South $51^{\circ}43'03''$ East, a distance of 123.38 feet to the point of curvature of a curve to the right;
4. Around said curve to the right having a radius of 180.00 feet, an arc length of 83.89 feet, a central angle of $26^{\circ}42'14''$, and a chord which bears South $38^{\circ}21'56''$ East, 83.14 feet to the point of tangency;
5. South $25^{\circ}00'49''$ East, a distance of 133.75 feet to the point of curvature of a curve to the left;
6. Around said curve to the left having a radius of 145.00 feet, an arc length of 267.15 feet, a central angle of $105^{\circ}33'46''$, and a chord which bears South $77^{\circ}47'42''$ East, 230.94 feet to the point of tangency;
7. North $49^{\circ}25'24''$ East, a distance of 29.06 feet to the point of curvature of a curve to the left;
8. Around said curve to the left having a radius of 320.00 feet, an arc length of 122.87 feet, a central angle of $21^{\circ}59'56''$, and a chord which bears North $38^{\circ}25'26''$ East, 122.11 feet to the point of tangency;
9. North $27^{\circ}25'28''$ East, a distance of 253.08 feet to the point of curvature of a curve to the right;
10. Around said curve to the right having a radius of 45.00 feet, an arc length of 62.20 feet, a central angle of $79^{\circ}12'06''$, and a chord which bears North $67^{\circ}01'32''$ East, 57.37 feet to the point of tangency;
11. South $73^{\circ}22'25''$ East, a distance of 45.92 feet to the point of curvature of a curve to the right;
12. Around said curve to the right having a radius of 180.00 feet, an arc length of 64.25 feet, a central angle of $20^{\circ}27'10''$, and a chord which bears South $63^{\circ}08'50''$ East, 63.91 feet to the point of tangency;
13. South $52^{\circ}55'15''$ East, a distance of 61.59 feet to the point of curvature of a curve to the right;

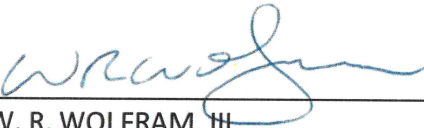
14. Around said curve to the right having a radius of 180.00 feet, an arc length of 21.25 feet, a central angle of $06^{\circ}45'48''$, and a chord which bears South $49^{\circ}32'21''$ East, 21.24 feet to a point in the southeast boundary line of the residue of said 50.730 acre tract and the northwest boundary line of the residue of a called 52.73 acre tract described in deeds from C. W. Meyer and wife, Lillie A. Meyer, to Viola Nordt, recorded in Volume 465, Page 215, Volume 597, Page 171, Volume 600, Page 652, and Volume 602, Page 762, F.B.C.D.R., and described in a deed from Viola Nordt to William H. Nordt (1/2 interest), recorded under F.B.C.C.F. No. 8520032, Volume 1659, Page 786, Official Records of Fort Bend County;
15. **THENCE**, South $41^{\circ}52'59''$ West, along the southeast boundary line of the residue of said 50.730 acre tract and the northwest boundary line of the residue of said 52.73 acre tract, a distance of 45.04 feet to a 3/8-inch iron rod with "Landtech" cap set in said proposed southwest drainage easement, having coordinates of $N=13,739,781.71$, $E=2,979,521.44$, for the southeast corner of the herein described tract and being in a curve to the left whose center bears South $44^{\circ}29'46''$ West, 135.00 feet;

THENCE, along said proposed drainage easement the following twelve (12) courses and distances:

16. Around said curve to the left having a radius of 135.00 feet, an arc length of 17.48 feet, a central angle of $07^{\circ}25'01''$, and a chord which bears North $49^{\circ}12'44''$ West, 17.46 feet to a 3/8-inch iron rod with "Landtech" cap set for the point of tangency;
17. North $52^{\circ}55'15''$ West, a distance of 61.59 feet to a 3/8-inch iron rod with "Landtech" cap set for the point of curvature of a curve to the left;
18. Around said curve to the left having a radius of 135.00 feet, an arc length of 48.19 feet, a central angle of $20^{\circ}27'10''$, and a chord which bears North $63^{\circ}08'50''$ West, 47.94 feet to a 3/8-inch iron rod with "Landtech" cap set for the point of tangency;
19. North $73^{\circ}22'25''$ West, a distance of 45.92 feet to a 3/8-inch iron rod with "Landtech" cap set for an angle point;
20. South $27^{\circ}25'28''$ West, a distance of 253.08 feet to a 3/8-inch iron rod with "Landtech" cap set for the point of curvature of a curve to the right;
21. Around said curve to the right having a radius of 365.00 feet, an arc length of 140.14 feet, a central angle of $21^{\circ}59'56''$, and a chord which bears South $38^{\circ}25'26''$ West, 139.28 feet to a 3/8-inch iron rod with "Landtech" cap set for the point of tangency;
22. South $49^{\circ}25'24''$ West, a distance of 29.06 feet to a 3/8-inch iron rod with "Landtech" cap set for the point of curvature of a curve to the right;

23. Around said curve to the right having a radius of 190.00 feet, an arc length of 350.06 feet, a central angle of $105^{\circ}33'46''$, and a chord which bears North $77^{\circ}47'42''$ West, 302.61 feet to a 3/8-inch iron rod with "Landtech" cap set for the point of tangency;
24. North $25^{\circ}00'49''$ West, a distance of 133.75 feet to a 3/8-inch iron rod with "Landtech" cap set for the point of curvature of a curve to the left;
25. Around said curve to the left having a radius of 135.00 feet, an arc length of 62.92 feet, a central angle of $26^{\circ}42'14''$, and a chord which bears North $38^{\circ}21'56''$ West, 62.35 feet to a 3/8-inch iron rod with "Landtech" cap set for the point of tangency;
26. North $51^{\circ}43'03''$ West, a distance of 123.38 feet to a 3/8-inch iron rod with "Landtech" cap set for the point of curvature of a curve to the right;
27. Around said curve to the right having a radius of 465.00 feet, an arc length of 42.64 feet, a central angle of $05^{\circ}15'15''$, and a chord which bears North $49^{\circ}05'26''$ West, 42.63 feet to the **POINT OF BEGINNING** and containing 1.3515 acres (58,870 square feet) of land.

A separate Plat accompanies this Metes and Bounds description.


W. R. WOLFRAM, III **08-22-2022**
Date

Texas Registered Professional Land Surveyor No. 6244

S:\2021\2120085\SURVEY\Drainage Easement Descriptions\Drainage Easement 56.docx



GILBERT BAND, CALVIN BAND AND
LEONA BAND HAUSLER
SECOND TRACT: RESIDUE OF
CALLED 155 ACRES
(1/4 INTEREST)
VOL. 468, PG. 368, F.B.C.D.R.
(18 ACRE INTEREST IN ALL TRACTS)
VOL. 540, PG. 130, F.B.C.D.R.
(6 ACRE INTEREST IN ALL TRACTS)
VOL. 562, PG. 296, F.B.C.D.R.

ANGUS J. JAMES SURVEY ABSTRACT NO. 37



SCALE : 1" = 100'

- O.P.R.F.B.C. - OFFICIAL PUBLIC RECORDS FORT BEND COUNTY
- O.R.F.B.C. - OFFICIAL RECORDS FORT BEND COUNTY
- F.B.C.D.R. - FORT BEND COUNTY DEED RECORDS
- F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCING
- FND. - FOUND
- I.R. - IRON ROD
- I.P. - IRON PIPE
- R.O.W. - RIGHT-OF-WAY
- SQ. FT. - SQUARE FEET
- P — PROPERTY LINE
- C — CENTERLINE
- - FOUND (AS NOTED)
- - SET 3/8" I.R. W/LANDTECH CAP (UNLESS OTHERWISE NOTED)

NOTES:

- 1) ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83), 2011 ADJUSTMENT, EPOCH 2010.00. ALL COORDINATES AND DISTANCES SHOWN ARE SURFACE VALUES IN US SURVEY FEET AND MAY BE CONVERTED TO GRID COORDINATES BY MULTIPLYING BY A SCALE FACTOR OF 0.99986701753.
- 2) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.
- 3) FIELD SURVEYS WERE PERFORMED BETWEEN AUGUST, 2021 AND AUGUST, 2022
- 4) A SEPARATE METES & BOUNDS ACCOMPANIES THIS PLAT

P.O.B.
N=13,739,850.80
E=2,978,627.03

N 41°50'36" E
545.12'

FND. 3/4" I.P.
(BENT)

FND. 3/8" I.R.
(BENT) 1.22' RIGHT

P.O.C.
N=13,739,444.70
E=2,978,263.39
FND. 5/8" I.R. W/ TXDOT
ALUMINUM CAP

EXISTING R.O.W.

SPUR 10
(WIDTH VARIES PER
F.B.C.C.F. NOS. 201121787 AND
2013002783, O.P.R.F.B.C.)

BGM LAND INVESTMENTS, LTD.
RESIDUE OF CALLED 50.730 ACRES
F.B.C.C.F. NO. 2006130433
O.P.R.F.B.C.

DRAINAGE EASEMENT 56
1.3515 ACRE
(58,870 SQ. FT.)

LINE	BEARING	DISTANCE
L1	N 41°50'36" E	45.02'
L2	S 51°43'03" E	123.38'
L3	S 25°00'49" E	133.75'
L13	N 25°00'49" W	133.75'
L14	N 51°43'03" W	123.38'

CURVE	RADIUS	LENGTH	DELTA	CHORD
C1	420.00'	39.84'	05°26'08"	S 48°59'59" E 39.83'
C2	180.00'	83.89'	26°42'14"	S 38°21'56" E 83.14'
C3	145.00'	267.15'	105°33'46"	S 77°47'42" E 230.94'
C11	190.00'	350.06'	105°33'46"	N 77°47'42" W 302.61'
C12	135.00'	62.92'	26°42'14"	N 38°21'56" W 62.35'
C13	465.00'	42.64'	05°15'15"	N 49°05'26" W 42.63'



I HEREBY CERTIFY THAT THIS SURVEY WAS MADE
ON THE GROUND UNDER MY SUPERVISION AND
THAT THIS PLAT REPRESENTS THE FACTS AS
FOUND AT THE TIME OF THE SURVEY.
SURVEY DATE: AUGUST, 2022

W. R. Wolfram, III
08-28-2022
WILLIAM R. WOLFRAM, III
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6244

LANDTECH

2525 North Loop West, Suite 300,
Houston, Texas 77008

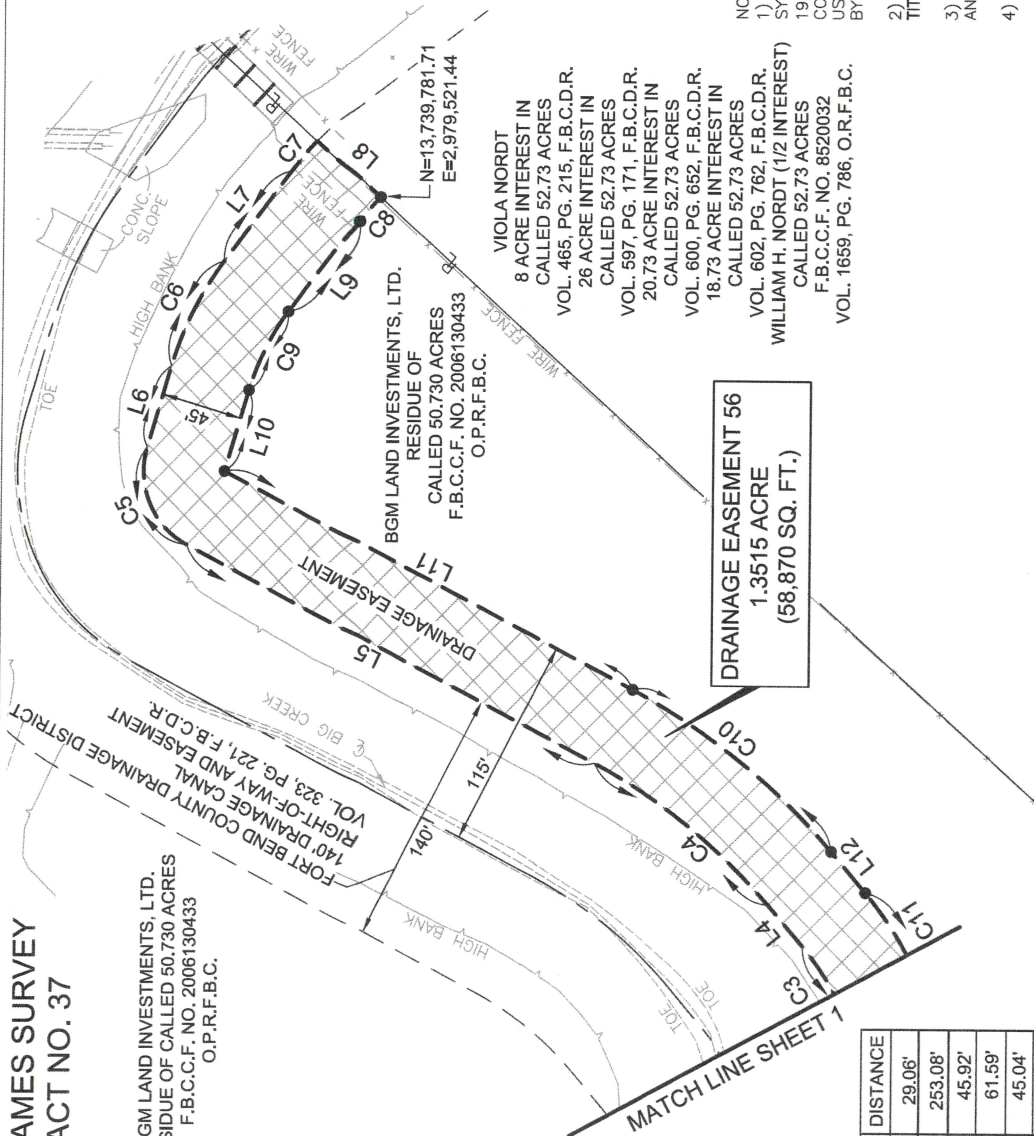
T: 713-861-7068 F: 713-861-4131
TBPELS Registration No. 10019100

PROPOSED DRAINAGE EASEMENT 56
1.3515 ACRE (58,870 SQ. FT.) TRACT OF LAND IN THE ANGUS J.
JAMES SURVEY, ABSTRACT NO. 37
FORT BEND COUNTY, TEXAS

DATE: AUGUST 22, 2022	SCALE: 1" = 100'
DRAWING No.: 981-A-_____	SHEET No.: 1 OF 2

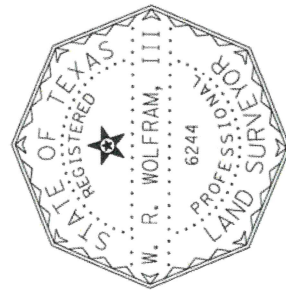
ANGUS J. JAMES SURVEY ABSTRACT NO. 37

BGM LAND INVESTMENTS, LTD.
RESIDUE OF CALLED 50.730 ACRES
F.B.C.C.F. NO. 2006130433
O.P.R.F.B.C.



LINE	BEARING	DISTANCE
L4	N 49°25'24" E	29.06'
L5	N 27°25'28" E	253.08'
L6	S 73°22'25" E	45.92'
L7	S 52°55'15" E	61.59'
L8	S 41°52'59" W	45.04'
L9	N 52°55'15" W	61.59'
L10	N 73°22'25" W	45.92'
L11	S 27°25'28" W	253.08'
L12	S 49°25'24" W	29.06'

CURVE	RADIUS	LENGTH	DELTA	CHORD
C3	145.00'	267.15'	105°33'46"	S 77°47'42" E 230.94'
C4	320.00'	122.87'	21°59'56"	N 38°25'26" E 122.11'
C5	45.00'	62.20'	79°12'06"	N 67°01'32" E 57.37'
C6	180.00'	64.25'	20°27'10"	S 63°08'50" E 63.91'
C7	180.00'	21.25'	06°45'48"	S 49°32'21" E 21.24'
C8	135.00'	17.48'	07°25'01"	N 49°12'44" W 17.46'
C9	135.00'	48.19'	20°27'10"	N 63°08'50" W 47.94'
C10	365.00'	140.14'	21°59'56"	S 38°25'26" W 139.28'
C11	190.00'	350.06'	105°33'46"	N 77°47'42" W 302.61'



I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PLAT REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.
SURVEY DATE: AUGUST, 2022

W. R. Wolfram, III
WILLIAM R. WOLFRAM, III
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6244
08-22-2022

- O.P.R.F.B.C.
O.R.F.B.C.
F.B.C.D.R.
F.B.C.C.F.
P.O.B.
P.O.C.
FND.
I.R.
I.P.
R.O.W.
SQ. FT.
— C —
— P —
— O —
— ● —
- OFFICIAL PUBLIC RECORDS FORT BEND COUNTY
— OFFICIAL RECORDS FORT BEND COUNTY
— FORT BEND COUNTY DEED RECORDS
— FORT BEND COUNTY CLERK'S FILE
— POINT OF BEGINNING
— FOUND
— IRON ROD
— IRON PIPE
— RIGHT-OF-WAY
— SQUARE FEET
— PROPERTY LINE
— CENTERLINE
— FOUND (AS NOTED)
— SET 3/8" I.R. W/LANDTECH CAP (UNLESS OTHERWISE NOTED)

NOTES:

- ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83), 2011 ADJUSTMENT, EPOCH 2010.00. ALL COORDINATES AND DISTANCES SHOWN ARE SURFACE VALUES IN US SURVEY FEET AND MAY BE CONVERTED TO GRID COORDINATES BY MULTIPLYING BY A SCALE FACTOR OF 0.99986701753.
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- FIELD SURVEYS WERE PERFORMED BETWEEN AUGUST, 2021 AND AUGUST, 2022
- A SEPARATE METES & BOUNDS ACCOMPANIES THIS PLAT

LANDTECH
2525 North Loop West, Suite 300,
Houston, Texas 77008
T: 713-861-7068 F: 713-861-4131
TBPELS Registration No. 10019100

PROPOSED DRAINAGE EASEMENT 56
1.3515 ACRE (58,870 SQ. FT.) TRACT OF LAND IN THE ANGUS J. JAMES SURVEY, ABSTRACT NO. 37 FORT BEND COUNTY, TEXAS

DATE: AUGUST 22, 2022 SCALE: 1" = 100'
DRAWING No.: 981-A- SHEET No.: 2 OF 2



DRAINAGE DISTRICT

Fort Bend County, Texas

- INVOLUNTARY ACQUISITION -

- Purchase Offer Form -

Locality: Fort Bend County

Contract No. 20-065-092-C257

Fort Bend County proposes to purchase easements on your property located along the existing drainage easement of Big Creek in Rosenberg, Fort Bend County, Texas 77471 and further described as:

Drainage Easement 55

Being 1.3367 acres (58,226 square feet) of land in the Angus J. James Survey, Abstract No. 37, Fort Bend County, Texas; said 1.3367 acre tract being out of the residue of a called 50.730 acre tract described in a deed from Douglas R. Koenig and wife, Linda S. Dolnik Koenig, to BGM Land Investments, Ltd., recorded under Fort Bend County Clerk's File (F.B.C.C.F.) No. 2006130433, Official Public Records of Fort Bend County (O.P.R.F.B.C.).

Drainage Easement 56

Being 1.3515 acres (58,870 square feet) of land in the Angus J. James Survey, Abstract No. 37, Fort Bend County, Texas; said 1.3515 acre tract being out of the residue of a called 50.730 acre tract described in a deed from Douglas R. Koenig and wife, Linda S. Dolnik Koenig, to BGM Land Investments, Ltd., recorded under Fort Bend County Clerk's File (F.B.C.C.F.) No. 2006130433, Official Public Records of Fort Bend County (O.P.R.F.B.C.).

Fort Bend County hereby offers a price amount of \$263,467.00 to obtain easements on this property. **Please indicate on the form below if you would like to accept the price amount or would like to proceed with negotiations.**

☒ I accept the purchase offer of two hundred sixty-three thousand, four hundred sixty-seven dollars and zero cents (\$263,467.00) for the easements on 2.6882 acres of Easements 55 and 56.

☐ I do **not** accept the purchase offer of two hundred sixty-three thousand, four hundred sixty-seven dollars and zero cents (\$263,467.00) for the easements on 2.6882 acres of Easements 55 and 56 and wish to negotiate.

Owner: BGM Land Investment

Signature: [Signature]

Date: 10/31/24