

## ASSIGNMENT OF EASEMENTS WITHOUT WARRANTY

STATE OF TEXAS           §  
                                      §  
COUNTY OF FORT BEND   §

Highway FM 359  
RCSJ 0543-02-083

**THE STATE OF TEXAS, acting by and through the Texas Transportation Commission and on behalf of the Texas Department of Transportation,** hereinafter referred to as “**Grantor,**” pursuant to Minute Order [Number] passed by the Texas Transportation Commission on May 21, 2025, as shown by the official minutes of the Texas Transportation Commission, in consideration of the conveyance of certain real property to Grantor by **FORT BEND COUNTY, TEXAS,** hereinafter referred to as “**Grantee,**” the receipt and sufficiency of which is hereby acknowledged and confessed and for which no lien is retained, either express or implied, has this day Sold and by these presents does Grant, Bargain, Sell, Convey, and Assign unto Grantee all of Grantor’s right, title, and interest in and to the right of way easements encumbering that certain tract or parcel of land situated in Fort Bend County, Texas, that is described in Exhibit A attached hereto and made a part hereof (such tract or parcel of land, hereinafter referred to as the “**Tract**”).

Anything herein to the contrary notwithstanding, this assignment is made subject to the rights of any and all existing public utilities or common carriers in accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, § 202.029. Any required adjustment will be at no cost to Grantor. In addition, this conveyance is subject to all matters of public record and to all easements, leases, agreements, licenses, or other interests which affect the Tract, and to any matter which would be disclosed by title examination, survey, investigation, or inquiry, including, but not limited to, the rights of parties in possession.

This instrument is given specifically to assign **a portion** of the right of way easements granted to the State of Texas by those certain Right of Way Easements recorded in Volume 243, at Page 137, Volume 243, at Page 261, and Volume 243, at Page 159, of the Deed Records of Fort Bend County, Texas.

BY THE ACCEPTANCE OF THIS ASSIGNMENT, GRANTEE ACKNOWLEDGES AND AGREES THAT GRANTEE HAS THOROUGHLY INSPECTED AND EXAMINED THE TRACT TO THE EXTENT DEEMED NECESSARY BY THE GRANTEE IN ORDER TO ENABLE THE GRANTEE TO EVALUATE THE ACQUISITION OF THE EASEMENTS ENCUMBERING THE TRACT. GRANTEE REPRESENTS THAT GRANTEE IS RELYING SOLELY ON GRANTEE’S OWN EXPERTISE AND THAT OF ITS CONSULTANTS (IF ANY), AND THAT GRANTEE HAS CONDUCTED SUCH INSPECTIONS AND INVESTIGATIONS OF THE TRACT, INCLUDING, BUT NOT LIMITED TO, THE PHYSICAL AND ENVIRONMENTAL CONDITIONS THEREOF, AND IS RELYING UPON THE SAME, AND HEREBY ASSUMES THE RISK OF ANY ADVERSE MATTERS, INCLUDING, BUT NOT LIMITED TO, ADVERSE PHYSICAL AND ENVIRONMENTAL CONDITIONS THAT MAY NOT HAVE BEEN REVEALED BY GRANTEE’S INSPECTIONS AND INVESTIGATIONS. GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT GRANTEE IS ACQUIRING THE EASEMENTS ENCUMBERING THE TRACT ON AN “AS IS, WHERE IS” AND “WITH ALL FAULTS” BASIS, WITHOUT REPRESENTATIONS, WARRANTIES, OR COVENANTS, EXPRESS OR IMPLIED, OF ANY KIND OR NATURE. GRANTEE HEREBY WAIVES AND RELINQUISHES ALL RIGHTS AND PRIVILEGES ARISING OUT OF, OR WITH RESPECT OR IN RELATION TO, ANY REPRESENTATIONS, WARRANTIES, OR COVENANTS, WHETHER EXPRESS OR IMPLIED, WHICH MAY HAVE BEEN MADE OR GIVEN, OR WHICH MAY HAVE BEEN DEEMED TO HAVE BEEN MADE OR GIVEN, BY GRANTOR OR ANY OF ITS REPRESENTATIVES. GRANTEE HEREBY ASSUMES ALL RISK AND LIABILITY (AND AGREES THAT GRANTOR SHALL NOT BE LIABLE FOR ANY SPECIAL, DIRECT, INDIRECT, CONSEQUENTIAL, OR

OTHER DAMAGES) RESULTING OR ARISING FROM GRANTEE'S USE, MAINTENANCE, REPAIR, OR OPERATION OF THE TRACT.

WITHOUT LIMITING THE GENERAL PROVISIONS ABOVE, IT IS UNDERSTOOD AND AGREED THAT GRANTOR IS NOT MAKING AND SPECIFICALLY DISCLAIMS ANY WARRANTIES OR REPRESENTATIONS OF ANY KIND OR CHARACTER, EXPRESS OR IMPLIED, AS TO (a) MATTERS OF TITLE; (b) ZONING; (c) TAX CONSEQUENCES; (d) PHYSICAL OR ENVIRONMENTAL CONDITIONS; (e) AVAILABILITY OF ACCESS, INGRESS, OR EGRESS; (f) OPERATING HISTORY OR PROJECTIONS; (g) VALUATION; (h) AVAILABILITY AND ADEQUACY OF UTILITIES; (i) GOVERNMENTAL APPROVALS; (j) GOVERNMENTAL REGULATIONS OR ANY OTHER MATTER OR THING RELATING TO OR AFFECTING THE EASEMENT ENCUMBERING THE TRACT, INCLUDING, WITHOUT LIMITATION: (1) THE VALUE, CONDITION, MERCHANTABILITY, MARKETABILITY, PROFITABILITY, SUITABILITY, OR FITNESS OF THE EASEMENTS FOR A PARTICULAR USE OR PURPOSE; (2) THE MANNER OR QUALITY OF THE CONSTRUCTION OR MATERIALS, IF ANY, INCORPORATED INTO ANY OF THE TRACT; AND (3) THE MANNER, QUALITY, STATE OF REPAIR OR LACK OF REPAIR OF THE TRACT. GRANTEE FURTHER EXPRESSLY ACKNOWLEDGES AND AGREES THAT GRANTOR IS NOT REPRESENTING OR WARRANTING THAT ANYTHING CAN OR WILL BE ACCOMPLISHED THROUGH GRANTEE'S OR GRANTOR'S EFFORTS WITH REGARD TO THE PLANNING, PLATTING, OR ZONING PROCESS OF ANY GOVERNMENTAL AUTHORITIES, BOARDS, OR ENTITIES. GRANTEE FURTHER ACKNOWLEDGES THAT GRANTOR HAS NOT WARRANTED, AND DOES NOT HEREBY WARRANT, THAT THE TRACT NOW OR IN THE FUTURE WILL MEET OR COMPLY WITH THE REQUIREMENTS OF ANY SAFETY CODE, ENVIRONMENTAL LAW, OR REGULATION OF ANY STATE OR FEDERAL AUTHORITY OR JURISDICTION.

This Assignment of Easements Without Warranty is expressly made by Grantor and accepted by Grantee without any warranty of title of any kind, oral or written, express or implied, whether existing by common law, by statute, or any other manner. Grantee expressly agrees that the implied covenants set forth in § 5.023 of the Texas Property Code are not applicable to this Assignment of Easements Without Warranty.

**TO HAVE AND TO HOLD** the easements encumbering the Tract, together with all and singular the rights and appurtenances thereto in any way belonging, unto said Grantee and Grantee's heirs, successors, and assigns forever, subject to the reservations and exceptions described herein.

**IN TESTIMONY WHEREOF**, I have caused the Seal of the State to be affixed.

Executed this \_\_\_\_\_ day of \_\_\_\_\_ 2025.

\_\_\_\_\_  
GREG ABBOTT  
GOVERNOR OF TEXAS

Recommended for Approval:

\_\_\_\_\_  
Marc D. Williams, P.E.  
Executive Director

Attest:

\_\_\_\_\_  
Jane Nelson  
Secretary of State

Approved:

Ken Paxton  
Attorney General

By: \_\_\_\_\_  
Carter Cole  
Assistant Attorney General

**NOTE TO COUNTY CLERK: PROPERTY CODE § 12.006 AUTHORIZES THE  
RECORDATION OF THIS INSTRUMENT WITHOUT FURTHER ACKNOWLEDGMENT OR  
PROOF OF THE SIGNATURE OF THE GOVERNOR.**

Address of Grantee:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

EXHIBIT "A"

County: Fort Bend  
Highway: F. M. Highway 359  
RCSJ: 0543-02-083  
Limits: FM 1093 to south of Gaston Road

December 19, 2023  
Tract 1  
Page 1 of 12

PROPERTY DESCRIPTION FOR TRACT 1

**BEING** an 11.0891 acre (483,040 sq. ft.) tract of land situated in the Robert H. Kuykendall Survey, Abstract 274, and the John Foster 2-½ Leagues Grant, Abstract 26, Fort Bend County, Texas, being a portion of that certain called 7.39 acre tract (Tract 1) in Right-of-Way Easement from Mason Briscoe to the State of Texas recorded in Volume 243, Page 137, Deed Records, Fort Bend County, Texas, all of that certain called 4.06 acre tract (Tract 1) in Right-of-Way Easement from Mason Briscoe to the State of Texas recorded in Volume 243, Page 261, Deed Records, Fort Bend County, Texas, a portion of that certain called 5.76 acre tract (Tract 2) in Right-of-Way Easement from Mason Briscoe to the State of Texas recorded in Volume 243, Page 261, Deed Records, Fort Bend County, Texas, and a portion of that certain called 9.15 acre tract (Tract 2) in Right-of-Way Easement from Kate Briscoe Hicks to the State of Texas recorded in Volume 243, Page 159, Deed Records, Fort Bend County, Texas, said 11.0891 acre tract being a portion of the existing F. M. Highway 359, and being more particularly described by metes and bounds as follows:

**Beginning** at a 5/8 inch iron rod found in the east existing right-of-way line of F. M. Highway 359 (called 80-feet wide), for the southeast corner and **Place of Beginning** of the herein described tract, same being the northwest corner of an adjoining called 100.000 acre tract recorded under County Clerk's File Number 2005058326, Official Public Records, Fort Bend County, Texas, and the southwest corner of the adjoining residue of a called 231.53 acre tract recorded under County Clerk's File Number 2019095366, Official Public Records, Fort Bend County, Texas, having coordinates of X = 2,972,550.04, Y = 13,809,297.89;

- 1) **Thence** crossing said called F. M. Highway 359, South 87 degrees 30 minutes 22 seconds West, a distance of 55.40 feet to a point in said right-of-way for the lower southwest corner of the herein described tract, being in a non-tangent curve to the left;
- 2) **Thence** along said non-tangent curve to the left, having a central angle of 03 degrees 02 minutes 02 seconds, a radius of 1,745.00 feet, at 87.27 feet pass the lower northeast corner of an adjoining called 11.07 acre tract recorded under County Clerk's File Number 2023076445, Official Public Records, Fort Bend County, Texas, and continuing for a total arc length of 92.40 feet, and a chord bearing and distance of North 17 degrees 56 minutes 50 seconds West, 92.39 feet to a 5/8 inch iron rod with TxDOT aluminum cap set for corner, said point being in the existing west right-of-way line of F. M. Highway 359;
- 3) **Thence** along the existing west right-of-way line of F. M. Highway 359, same being the east line of the adjoining residue of a called 200.00 acre tract recorded under County Clerk's File Number 2019095366, Official Public Records, Fort Bend County, Texas, North 02 degrees 30 minutes 18 seconds West, a distance of 2,189.74 feet to a point at the beginning of a non-tangent curve to left, from which point a found 5/8 inch iron bears North 83 degrees 53 minutes 35 seconds East, 2.62 feet;

EXHIBIT "A"

December 19, 2023

Tract 1

Page 2 of 12

- 4) **Thence** along said non-tangent curve to the left, having a central angle of 89 degrees 22 minutes 35 seconds, an arc length of 750.16 feet, a radius of 480.90 feet, and a chord bearing and distance of North 47 degrees 08 minutes 11 seconds West, 676.38 feet to a 5/8 inch iron rod found in the south right-of-way line of F.M. Highway 359 (called 80-foot wide), same being the north line of said called 200.00 acre tract;
- 5) **Thence** along the south right-of-way line of F. M. Highway 359, being the north line of said residue of a called 200 acre tract, South 87 degrees 49 minutes 30 seconds West, a distance of 1,583.95 feet to a 5/8 inch iron rod with TxDOT aluminum cap set in a non-tangent curve to the right for the upper southwest corner of the herein described tract, being the upper northeast corner of the aforementioned adjoining called 11.07 acre tract, from which point a found ½ inch iron rod bears South 87 degrees 49 minutes 30 seconds West, 114.45 feet;

**Thence** crossing said called F.M. Highway 359, and establishing the west line of the herein described tract to points at the following courses and distances:

- 6) Along said non-tangent curve to the right, having a central angle of 06 degrees 01 minute 30 seconds, an arc length of 203.47 feet, a radius of 1,935.00 feet, and a chord bearing and distance of North 04 degrees 36 minutes 45 seconds West, 203.38 feet;
- 7) North 01 degree 36 minutes 00 seconds West, a distance of 207.95 feet to a point in the east right-of-way line of F. M. Highway 359, being the south line of an adjoining called 71.6804 acre tract recorded under County Clerk's File Number 2008009794, Official Public Records, Fort Bend County, Texas, and being in a non-tangent curve to the left, from which point a found ½ inch iron rod bears North 10 degrees 56 minutes 53 seconds West, 159.16 feet;
- 8) Along said non-tangent curve to the left, being the north right-of-way line of F. M. Highway 359, having a central angle of 71 degrees 42 minutes 36 seconds, an arc length of 601.88 feet, a radius of 480.90 feet, and a chord bearing and distance of South 56 degrees 19 minutes 12 seconds East, 563.36 feet to a point from which a found ¾ inch iron rod bears North 14 degrees 46 minutes 49 seconds East, 1.11 feet;
- 9) **Thence** along the north right-of-way line of F. M. Highway 359, North 87 degrees 49 minutes 30 seconds East, at 585.85 feet pass a 5/8 inch iron rod found 0.14 feet right of said line for the southeast corner of said adjoining called 71.6804 acre tract, same being the southwest corner of Lot 1 of Covey Trails (Unrecorded), at 788.93 feet pass a 5/8 inch iron found 0.25 feet right of said line for the southeast corner of said adjoining called Lot 1, same being the southwest cutback corner of Kittyhawk West (called 60-foot wide), and continuing for a total distance of 1,688.64 feet to a point for the northeast corner of the herein described tract and the northeast corner of F. M. Highway 359, said point being in the north right-of-way line of Fulshear-Gaston Road (width varies) recorded in Volume 62, Page 611, and Volume 438, Page 49, Deed Records, Fort Bend County, Texas, from which point a found ¾ inch iron pipe bears North 87 degrees 49 minutes 30 seconds East, 266.86 feet;

EXHIBIT "A"

December 19, 2023

Tract 1

Page 3 of 12

10) **Thence** along the east right-of-way line of F. M. Highway 359, crossing said Fulshear-Gaston Road (width varies), South 02 degrees 30 minutes 18 seconds East, at 79.21 feet pass a 5/8 inch iron rod found for the northwest corner of the adjoining Candela Sec 3, according to map or plat thereof recorded under County Clerk's File Number 20200199, Plat Records, Fort Bend County, Texas, at 1,021.22 feet pass a 3/4 inch iron rod with cap marked "Quiddity" found for the southwest corner of said adjoining called Candela Sec 3, same being the northwest corner of Candela Heights Drive (called 60-feet wide) of Candela Sec 1, according to map or plat thereof recorded under County Clerk's File Number 20200190, Plat Records, Fort Bend County, Texas, at 1,141.22 feet pass a 3/4 inch iron rod with cap marked "Quiddity" found for the southwest corner of said adjoining called Candela Heights Drive, same being the northwest corner of Candela Recreation Center, according to map or plat thereof recorded under County Clerk's File Number 20200189, Plat Records, Fort Bend County, Texas, at 1,491.85 feet pass a 3/4 inch iron rod with cap marked "Quiddity" found for the southwest corner of said adjoining called Candela Recreation Center, same being the northwest corner of Candela Sec 2, according to map or plat thereof recorded under County Clerk's File Number 20200207, Plat Records, Fort Bend County, Texas, at 1,963.24 feet pass a 3/4 inch iron rod with cap marked "Quiddity" found for the southwest corner of said Candela Sec 2, same being the northwest corner of the aforementioned adjoining residue of a called 231.53 acre tract, and continuing for a total distance of 2,838.10 feet to the **Place of Beginning** and containing 11.0891 acres of land, more or less.

All bearings shown hereon are based on the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.


Coordinates shown hereon are referenced to the Texas State Plane Coordinate System, South Central Zone (4204), North American Datum of 1983 (NAD83). Scale factor = 1.00013

A plat of even date accompanies this property description.

Job Number 16338-0062-00

Quiddity Engineering, LLC  
1229 Corporate Drive, Suite 100  
Rosenberg, TX 77471  
(281) 342-2033  
Texas Board of Professional Land  
Surveying Registration No. 10046100



  
Acting By/Through Chris D. Kalkomey  
Registered Professional Land Surveyor  
No. 5869  
CDKalkomey@quiddity.com

DJH RANCHING, LP &  
CAT HIL FULSHEAR, LLC  
CALLED 378.40 ACRES  
C.C.F. NO. 2017112484  
O.P.R.F.B.C.T.  
DESC. IN  
VOL. 340, PG. 285  
D.R.F.B.C.T.  
**McKINNON ROAD**

DJH RANCHING, LP  
CALLED 339.60 ACRES  
C.C.F. NO. 2017112484  
O.P.R.F.B.C.T.

PARCEL  
00072826  
11.7035 AC.  
PROPOSED  
F.M. HIGHWAY 359

**CANDELA REAL ESTATE, LLC**  
CALLED 3.30 ACRES  
C.C.F. NO. 2023033755  
O.P.R.F.B.C.T.

**JDS NURSERY LLC**  
RESIDUE CALLED  
231.53 ACRES  
C.C.F. NO. 2019095366  
O.P.R.F.B.C.T.

**MARK AND LISA HAAG LIVING TRUST**  
CALLED 10.075 ACRES  
C.C.F. NO. 2011016693  
O.P.R.F.B.C.T.

**JDS NURSERY LLC**  
RESIDUE CALLED 200.00 ACRES  
C.C.F. NO. 2019095366  
O.P.R.F.B.C.T.

**TRACT 1**  
**11.0891 ACRES**  
483,040 SQ. FT.

**CANDELA VENTURES, LLC**  
RESIDUE CALLED 7.34 ACRES  
C.C.F. NO. 2020019389  
O.P.R.F.B.C.T.

**POARCH/SWINBANK LIMITED PARTNERSHIP**  
RESIDUE CALLED  
100.000 ACRES  
C.C.F. NO. 2005058326  
O.P.R.F.B.C.T.

**PARKWAY FELLOWSHIP OF KATY**  
CALLED 71.6804 ACRES  
C.C.F. NO. 2008009794  
O.P.R.F.B.C.T.

**CANDELA HEIGHTS DRIVE STREET DEDICATION SEC 2**  
C.C.F. NO. 20230001  
P.R.F.B.C.T.

**CANDELA RECREATION CENTER**  
C.C.F. NO. 20200189  
P.R.F.B.C.T.

**CANDELA SEC 2**  
C.C.F. NO. 20200207  
P.R.F.B.C.T.

NORTH  
SCALE: N.T.S.

LEGEND:

AC  
C.C.F.  
D.R.F.B.C.T.

IP  
IR  
MK  
NO.  
N.T.S.  
O.P.R.F.B.C.T.

P.O.B.  
R.O.W.

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ACRE  
COUNTY CLERKS FILE  
DEED RECORDS FORT BEND  
COUNTY TEXAS  
IRON PIPE  
IRON ROD  
MARKED  
NUMBER  
NOT TO SCALE  
OFFICIAL PUBLIC RECORDS FORT  
BEND COUNTY TEXAS  
POINT OF BEGINNING  
RIGHT OF WAY  
WATER METER  
LIGHT POLE  
POWER POLE  
GUY ANCHOR  
TELE. PEDESTAL  
SIGN  
PIPELINE MARKER  
TELE. VAULT  
MANHOLE  
GAS LINE  
UNDERGROUND CABLE  
OVERHEAD ELEC. LINE  
EDGE OF ASPHALT  
SET 5/8" IRON ROD WITH  
TXDOT ALUMINUM CAP



**QUIDDITY**

Texas Board of Professional Engineers and Land Surveyors Reg. No. 10046100  
1229 Corporate Drive, Suite 100 • Rosenberg, TX 77471 • 281.342.2033



**Texas Department of Transportation**  
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PLAT SHOWING

TRACT 1

FARM TO MARKET 359

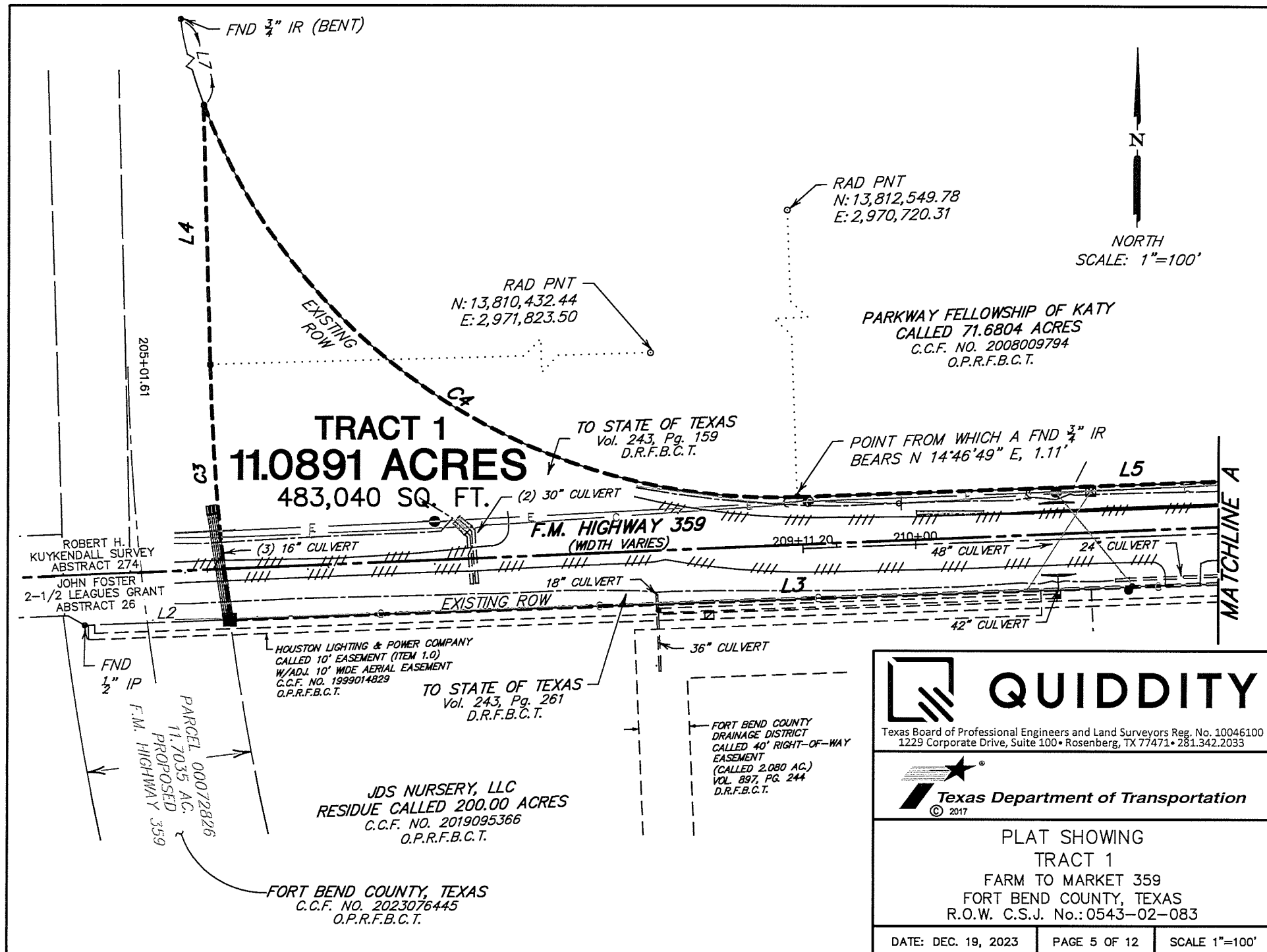
FORT BEND COUNTY, TEXAS


R.O.W. C.S.J. No.: 0543-02-083

DATE: DEC. 19, 2023


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SCALE N.T.S.



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PLAT SHOWING  
TRACT 1  
FARM TO MARKET 359  
FORT BEND COUNTY, TEXAS  
R.O.W. C.S.J. No.: 0543-02-083

DATE: DEC. 19, 2023	PAGE 5 OF 12	SCALE 1"=100'
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PARKWAY FELLOWSHIP  
OF KATY  
CALLED 71.6804 ACRES  
C.C.F. NO. 2008009794  
O.P.R.F.B.C.T.

MARK HAAG  
& LISA HAAG  
RESIDUE CALLED 10.075 ACRES  
C.C.F. NO. 2011016693  
O.P.R.F.B.C.T.

ROBERT A. WALSH  
CALLED 1.6206 ACRES  
C.C.F. NO. 9651907  
O.P.R.F.B.C.T.

PREFERRED LIFESTYLE, LLC  
CALLED 1.7048 ACRES  
C.C.F. NO. 2021051913  
O.P.R.F.B.C.T.

NORTH  
SCALE: 1"=100'

MATCHLINE A

TRACT 1  
11.0891 ACRES  
483,040 SQ. FT.

JDS NURSERY, LLC  
RESIDUE CALLED 200.00 ACRES  
C.C.F. NO. 2019095366  
O.P.R.F.B.C.T.

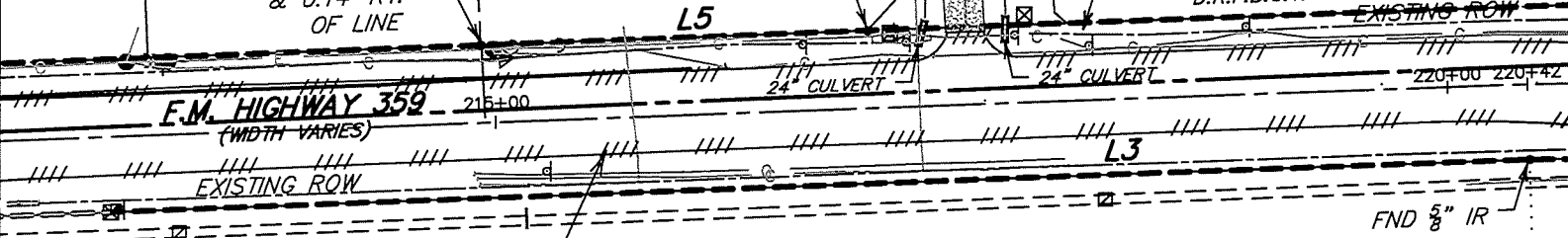
COVEY TRAILS  
(UNRECORDED)  
LOT 1


KITTYHAWK WEST  
(60' ROW)

LOT 24

TO STATE OF TEXAS  
Vol. 243, Pg. 159  
D.R.F.B.C.T.


MATCHLINE B





# QUIDDITY

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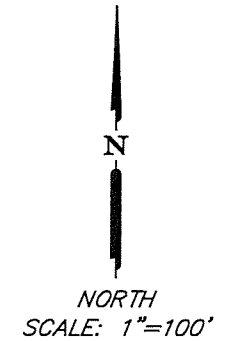
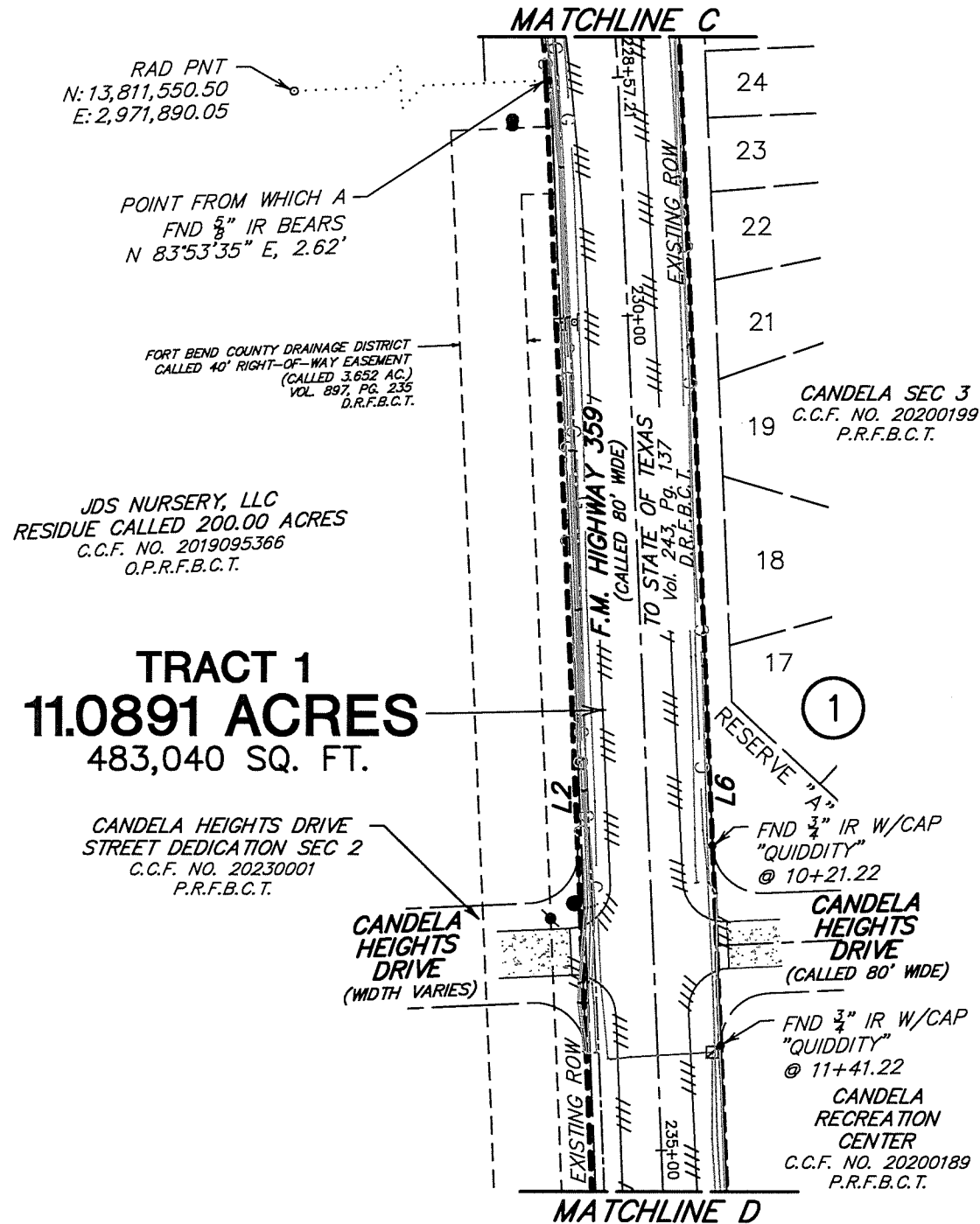


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PLAT SHOWING  
TRACT 1  
FARM TO MARKET 359  
FORT BEND COUNTY, TEXAS  
R.O.W. C.S.J. No.: 0543-02-083

DATE: DEC. 19, 2023	PAGE 6 OF 12	SCALE 1"=100'
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SCALE 1"=100'



<h1 style="margin: 0;">QUIDDITY</h1> <p style="font-size: 0.8em; margin: 0;">Texas Board of Professional Engineers and Land Surveyors Reg. No. 10046100 1229 Corporate Drive, Suite 100 • Rosenberg, TX 77471 • 281.342.2033</p>		
<p style="font-weight: bold; margin: 0;">Texas Department of Transportation</p> <p style="font-size: 0.7em; margin: 0;">© 2017</p>		
<p style="font-weight: bold; margin: 0;">PLAT SHOWING</p> <p style="margin: 0;">TRACT 1</p> <p style="margin: 0;">FARM TO MARKET 359</p> <p style="margin: 0;">FORT BEND COUNTY, TEXAS</p> <p style="margin: 0;">R.O.W. C.S.J. No.: 0543-02-083</p>		
DATE: DEC. 19, 2023	PAGE 8 OF 12	SCALE 1"=100'

**TRACT 1**  
**11.0891 ACRES**  
 483,040 SQ. FT.

JDS NURSERY, LLC  
 RESIDUE CALLED 200.00 ACRES  
 C.C.F. NO. 2019095366  
 O.P.R.F.B.C.T.

FORT BEND COUNTY DRAINAGE DISTRICT  
 CALLED 40' RIGHT-OF-WAY EASEMENT  
 (CALLED 3.652 AC.)  
 VOL. 897, PG. 235  
 D.R.F.B.C.T.

**MATCHLINE D**

F.M. HIGHWAY 359  
 (CALLED 80' WIDE)

TO STATE OF TEXAS  
 Vol. 243, Pg. 137  
 D.R.F.B.C.T.

L2

L6

RESERVE "D"

34

33

32

31

30

1

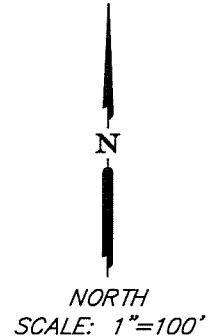
29



**MATCHLINE E**

CANDELA  
 RECREATION  
 CENTER  
 C.C.F. NO. 20200189  
 P.R.F.B.C.T.

FND  $\frac{3}{4}$ " IR W/CAP  
 "QUIDDITY"  
 @ 14+91.85

CANDELA SEC 2  
 C.C.F. NO. 20200207  
 P.R.F.B.C.T.



 <b>QUIDDITY</b>		
<small>Texas Board of Professional Engineers and Land Surveyors Reg. No. 10046100          1229 Corporate Drive, Suite 100 • Rosenberg, TX 77471 • 281.342.2033</small>		
 <b>Texas Department of Transportation</b> <small>© 2017</small>		
PLAT SHOWING TRACT 1 FARM TO MARKET 359 FORT BEND COUNTY, TEXAS R.O.W. C.S.J. No.: 0543-02-083		
DATE: DEC. 19, 2023	PAGE 9 OF 12	SCALE 1"=100'

**TRACT 1**  
**11.0891 ACRES**  
 483,040 SQ. FT.

JDS NURSERY, LLC  
 RESIDUE CALLED 200.00 ACRES  
 C.C.F. NO. 2019095366  
 O.P.R.F.B.C.T.

FORT BEND COUNTY DRAINAGE DISTRICT  
 CALLED 40' RIGHT-OF-WAY EASEMENT  
 (CALLED 3.652 AC.)  
 VOL. 897, PG. 235  
 D.R.F.B.C.T.

PARCEL 00072826  
 11.7035 AC.  
 PROPOSED  
 F.M. HIGHWAY 359

**MATCHLINE E**

**MATCHLINE F**

29

FND 3/4" IR W/CAP  
 "QUIDDITY"  
 @ 19+63.24

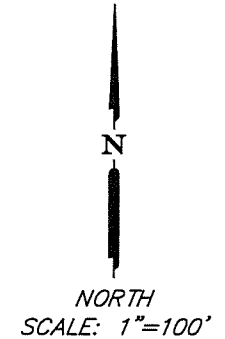
245+00

97



L2

EXISTING ROW F.M. HIGHWAY 359  
 (CALLED 80' WIDE)

TO STATE OF TEXAS  
 Vol. 243, Pg. 137  
 D.R.F.B.C.T.



CANDELA SEC 11  
 C.C.F. NO. 20230067  
 P.R.F.B.C.T.

 <b>QUIDDITY</b> <small>Texas Board of Professional Engineers and Land Surveyors Reg. No. 10046100          1229 Corporate Drive, Suite 100 • Rosenberg, TX 77471 • 281.342.2033</small>		
 <b>Texas Department of Transportation</b> <small>© 2017</small>		
PLAT SHOWING TRACT 1 FARM TO MARKET 359 FORT BEND COUNTY, TEXAS R.O.W. C.S.J. No.: 0543-02-083		
DATE: DEC. 19, 2023	PAGE 10 OF 12	SCALE 1"=100'

**TRACT 1**  
**11.0891 ACRES**  
 483,040 SQ. FT.

FORT BEND COUNTY, TEXAS  
 C.C.F. NO. 2023076445  
 O.P.R.F.B.C.T.

PARCEL 000172826  
 11.7035 AC.  
 PROPOSED  
 F.M. HIGHWAY 359

FORT BEND COUNTY DRAINAGE DISTRICT  
 CALLED 40' RIGHT-OF-WAY EASEMENT  
 (CALLED 3.652 AC.)  
 VOL. 897, PG. 235  
 D.R.F.B.C.T.

JDS NURSERY, LLC  
 RESIDUE CALLED 200.00 ACRES  
 C.C.F. NO. 2019095366  
 O.P.R.F.B.C.T.

**MATCHLINE F**

TO STATE OF TEXAS  
 Vol. 243, Pg. 137  
 D.R.F.B.C.T.

CANDELA SEC 11  
 C.C.F. NO. 20230067  
 P.R.F.B.C.T.

**P.O.B.**  
 FND  $\frac{5}{8}$ " IR  
 N: 13,809,297.89  
 E: 2,972,550.04

POARCH/SWNBANK LIMITED  
 PARTNERSHIP  
 RESIDUE CALLED 100.000 ACRES  
 C.C.F. NO. 2005058326  
 O.P.R.F.B.C.T.

NORTH  
 SCALE: 1"=100'



**QUIDDITY**

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**Texas Department of Transportation**  
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PLAT SHOWING  
 TRACT 1  
 FARM TO MARKET 359  
 FORT BEND COUNTY, TEXAS  
 R.O.W. C.S.J. No.: 0543-02-083

DATE: DEC. 19, 2023    PAGE 11 OF 12    SCALE 1"=100'

CURVE	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	03°02'02"	1,745.00'	92.40'	N 17°56'50" W	92.39'	46.21'
C2	89°22'35"	480.90'	750.16'	N 47°08'11" W	676.38'	475.70'
C3	06°01'30"	1,935.00'	203.47'	N 04°36'45" W	203.38'	101.83'
C4	71°42'36"	480.90'	601.88'	S 56°19'12" E	563.36'	347.54'

LINE	BEARING	DISTANCE
L1	S 87°30'22" W	55.40'
L2	N 02°30'18" W	2,189.74'
L3	S 87°49'30" W	1,583.95'
L4	N 01°36'00" W	207.95'
L5	N 87°49'30" E	1,688.64'
L6	S 02°30'18" E	2,838.10'
L7	N 10°56'53" W	159.16'

# GENERAL NOTES:

- Bearings are based upon the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.
- Coordinates shown are Surface, divide by 1.00013 to convert to grid.
- Monuments described And set may be replaced with a TxDOT Type II right-of-way marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.
- A property description of even date accompanies this plat.



## ACREAGE TABLE

EXISTING ACREAGE	TAKING AC/S.F.	REMAINING	
		LEFT	RIGHT
11.0891	11.0891 AC 483,040 S.F.	N/A	N/A



# QUIDDITY

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## PLAT SHOWING

### TRACT 1

FARM TO MARKET 359  
FORT BEND COUNTY, TEXAS  
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SCALE N.T.S.