

THE STATE OF TEXAS §
 §
 COUNTY OF FORT BEND §

**RESOLUTION AND ORDER DECREERING THE ACQUISITION OF
 PROPERTY TO BE A PUBLIC NECESSITY AND AUTHORIZING THE
 ACQUISITION AND PAYMENT OF COMPENSATION**

WHEREAS, on the 22 day of June, 2010, at a regular meeting of the Commissioners Court of Fort Bend County, Texas, sitting as the governing body of Fort Bend County, upon motion of Commissioner Morris, seconded by Commissioner Prestage, duly put and carried:

RESOLUTION

RESOLVED THAT WHEREAS, the Commissioners Court has received and reviewed the plans for a public project known as the South Post Oak Boulevard Widening Project No. 763, located from McKeever Road to State Highway 6, in Fort Bend County, Texas; and,

WHEREAS, Commissioners Court has determined that public necessity and convenience exists for the location, alignment, construction, operation, and maintenance of a public project known as South Post Oak Boulevard Widening Project No. 763, located from McKeever Road to State Highway 6, in Fort Bend County, Texas, in accordance with said plans, alignment, and tract identifications which are part hereof:

ORDER

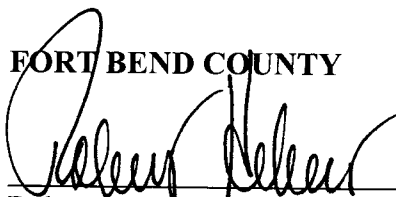
NOW THEREFORE, IT IS ORDERED AND DECREED that the plans for the location, alignment, construction, operation, and maintenance of the public project known as South Post Oak Boulevard Widening Project No. 763, located from McKeever Road to State Highway 6, in Fort Bend County, Texas, is approved.

IT IS FURTHER ORDERED AND DECREED that public necessity and convenience exist for the public project, known as South Post Oak Boulevard Widening Project No. 763, located from McKeever Road to State Highway 6, in Fort Bend County, Texas, and


that the County Engineer be authorized and directed to obtain appraisals, surveys, title information and/or make official offers of specific amount for the purchase of either easement or the fee simple interest in and to the tract(s) situated within such alignment [survey(s) attached]; that the County Attorney be authorized and directed, and he is hereby authorized and directed to file or cause to be filed proceedings in eminent domain and to acquire thereby easement or fee simple interest for said purposes in the tract(s) which cannot be acquired as aforesaid by donation, dedication, or purchase.

IT IS FURTHER ORDERED AND DECREED that the County Judge or designated representative be authorized and directed to sign any papers or agreements associated with closing the purchase(s); the County Attorney, County Clerk, County Auditor and County Treasurer be authorized and directed to perform any and all necessary acts within their respective spheres of official duties toward the final acquisition of the tract(s) of land, or interest(s) therein, together with the improvement if any, within the said public project known as South Post Oak Boulevard Widening Project No. 763, located from McKeever Road to State Highway 6, Fort Bend County, Texas and the payment and compensation therefore.

PASSED AND APPROVED this 22 day of June, 2010.

FORT BEND COUNTY

Robert E. Hebert, County Judge

ATTEST:



Dianne Wilson, County Clerk

October 15, 2009
Job No. 1704-0901-2010

DESCRIPTION OF
1.415 ACRES (61,633 SQUARE FEET)
DRAINAGE EASEMENT
(20 FEET WIDE)

Being a 1.415 acre (61,633 square feet) tract of land located in the Thomas Barnett Survey, Abstract 7, Fort Bend County, Texas, being part of that certain called 98.1708 acre tract conveyed to Tejas Avco, Inc. by an instrument of record under File Number 1999033788, Official Public Records, Fort Bend County, Texas (F.B.C.O.P.R.) and that certain called 69.8168 acre tract conveyed to Tejas Avco, Inc. by an instrument of record under File Number 1999033784, F.B.C.O.P.R., said 1.415 acre tract being more particularly described by metes and bounds as follows, all bearings referenced to the Texas State Plane Coordinate System, South Central Zone, NAD 83;

COMMENCING for reference at a 5/8" iron rod with cap stamped "KALKOMEY SURVEYING" found for the southeast corner of said 98.1708 acre tract and the southwest corner of said 69.8168 acre tract, same being on the north line of that certain tract (called 200 feet wide) conveyed to Roy Edison Thigpen, IV by an instrument of record under File Number 2008031110, F.B.C.O.P.R.;

Thence, South 87° 27' 53" West, along the south line of said 98.1708 acre tract and the north line of said Thigpen tract, 263.37 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for the POINT OF BEGINNING of the herein described tract;

Thence, South 87° 27' 53" West, continuing along the south line of said 98.1708 acre tract and the north line of said Thigpen tract, 20.00 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;

Thence, North 02° 33' 48" West, departing said north and south lines, 17.45 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner, the beginning of a curve;

1.415 Acre

October 15, 2009
Job No. 1704-0901-2010

Thence, 930.80 feet along the arc of a tangent curve to the right having a radius of 625.00 feet, a central angle of $85^{\circ} 19' 47''$, and a chord that bears North $40^{\circ} 06' 05''$ East, 847.14 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;

Thence, North $82^{\circ} 45' 58''$ East, 200.00 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner, the beginning of a curve;

Thence, 1901.77 feet along the arc of a tangent curve to the left having a radius of 2050.00 feet, a central angle of $53^{\circ} 09' 10''$, and a chord that bears North $56^{\circ} 11' 23''$ East, 1834.30 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;

Thence, North $74^{\circ} 11' 23''$ East, 35.40 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner on the north line of the aforementioned 69.8168 acre tract, said point being on the south right-of-way line of State Highway 6 as described in Volume 147, Page, 373, of the Deed Records of Fort Bend County, and File Numbers 2000049372, 2000053293, and 2000072615, F.B.C.O.P.R., from which a 5/8-inch iron rod found for the common north corner of said 69.8168 and 98.1708 acre tracts bears North $60^{\circ} 53' 12''$ West, 1327.12 feet;

Thence, South $60^{\circ} 53' 12''$ East, along the north line of said 69.8168 acre tract and said south right-of-way, 28.32 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;

Thence, South $74^{\circ} 11' 23''$ West, departing the north line of said 69.8168 acre tract and said south right-of-way, 47.28 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner, the beginning of a curve;

Thence, 1912.11 feet along the arc of a non-tangent curve to the right having a radius of 2070.00 feet, a central angle of $52^{\circ} 55' 32''$, and a chord that bears South $56^{\circ} 18' 12''$ West, 1844.85 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;

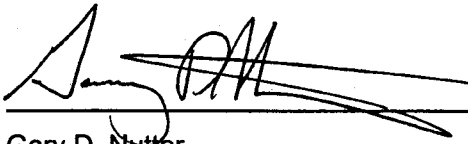
Thence, South $82^{\circ} 45' 58''$ West, 200.00 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner, the beginning of a curve;

1.415 Acre

October 15, 2009
Job No. 1704-0901-2010

Thence, 901.02 feet along the arc of a tangent curve to the left having a radius of 605.00 feet, a central angle of $85^{\circ} 19' 47''$, and a chord that bears South $40^{\circ} 06' 05''$ West, 820.03 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;

Thence, South $02^{\circ} 33' 48''$ East, 17.46 feet to the POINT OF BEGINNING and containing 1.415 acres (61,633 square feet) of land.

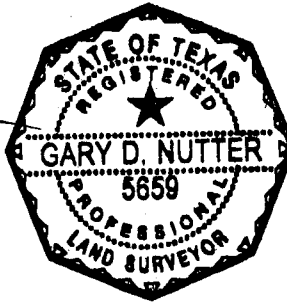


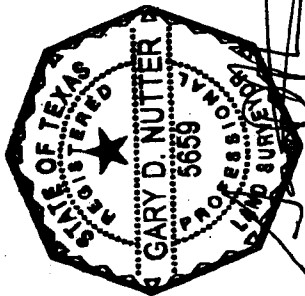
Gary D. Nutter

Register Professional Land Surveyor,

Texas Registration Number 5659

LJA Engineering & Surveying, Inc.





TEJAS AVCO, INC.
CALLED 98.1708 ACRES
FILE NO. 1999033788
F.B.C.O.P.R.

TEJAS AVCO, INC.
CALLED 69.8168 ACRES
FILE NO. 1999033784
F.B.C.O.P.R.

TEJAS AVCO, INC.
CALLED 43.1290 ACRES
FILE NO. 1999033787
F.B.C.O.P.R.

EXHIBIT OF 1.415 ACRES (61,633 S.F.) DRAINAGE EASEMENT (20 FEET WIDE) IN THE

THOMAS BARNETT SURVEY, A-7
FORT BEND COUNTY, TEXAS

OCTOBER 2009 JOB NO. 1704-0901-2010

LJA Engineering & Surveying, Inc.
2929 Briarpark Drive
Suite 600
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026

SHEET 1 OF 2

NOTE:

- 1. All bearings referenced to the Texas State Plane Coordinate System, South Central Zone, NAD 83.
- 2. "C.M." Denotes controlling monuments.
- 3. ● Denotes a Set 5/8" I.R. W/Cap stamped "LJA ENG"

CURVE TABLE

Curve	Radius	Tangent	Chord	Arc	Delta	Chord Bearing
1	625.00'	576.02'	847.14'	930.80'	85° 19' 47"	N40° 06' 05" E
2	2050.00'	1025.51'	1834.30'	1901.77'	53° 09' 10"	N56° 11' 23" E
3	2070.00'	1030.38'	1844.85'	1912.11'	52° 55' 32"	S56° 18' 12" W
4	605.00'	557.59'	820.03'	901.02'	85° 19' 47"	S40° 06' 05" W

LINE TABLE

Line	Bearing	Distance
1	S87° 27' 53" W	263.37'
2	S87° 27' 53" W	20.00'
3	N02° 33' 48" W	17.45'
4	N82° 45' 58" E	200.00'
5	N74° 11' 23" E	35.40'
6	S60° 53' 12" E	28.32'
7	S74° 11' 23" W	47.28'
8	S82° 45' 58" W	200.00'
9	S02° 33' 48" E	17.46'

EXHIBIT OF
1.415 ACRES (61,633 S.F.)
DRAINAGE EASEMENT
(20 FEET WIDE)

IN THE
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SHEET 2 OF 2

October 15, 2009
Job No. 1704-0901-2010

DESCRIPTION OF
1.445 ACRES (62,956 SQUARE FEET)
DRAINAGE EASEMENT
(20 FEET WIDE)

Being a 1.445 acre (62,956 square feet) tract of land located in the Thomas Barnett Survey, Abstract 7, Fort Bend County, Texas, being part of that certain called 98.1708 acre tract conveyed to Tejas Avco, Inc. by an instrument of record under File Number 1999033788, Official Public Records, Fort Bend County, Texas (F.B.C.O.P.R.) and that certain called 69.8168 acre tract conveyed to Tejas Avco, Inc. by an instrument of record under File Number 1999033784, F.B.C.O.P.R., said 1.445 acre tract being more particularly described by metes and bounds as follows, all bearings referenced to the Texas State Plane Coordinate System, South Central Zone, NAD 83;

COMMENCING for reference at a 5/8" iron rod with cap stamped "KALKOMEY SURVEYING" found for the southeast corner of said 98.1708 acre tract and the southwest corner of said 69.8168 acre tract, same being on the north line of that certain tract (called 200 feet wide) conveyed to Roy Edison Thigpen, IV by an instrument of record under File Number 2008031110, F.B.C.O.P.R.;

Thence, South 87° 27' 53" West, along the south line of said 98.1708 acre tract and the north line of said Thigpen tract, 383.37 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for the POINT OF BEGINNING of the herein described tract;

Thence, South 87° 27' 53" West, continuing along the south line of said 98.1708 acre tract and the north line of said Thigpen tract, 20.00 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;

Thence, North 02° 33' 48" West, departing said north and south lines, 17.39 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner, the beginning of a curve;

1.445 Acre

October 15, 2009
Job No. 1704-0901-2010

Thence, 1109.52 feet along the arc of a tangent curve to the right having a radius of 745.00 feet, a central angle of $85^{\circ} 19' 47''$, and a chord that bears North $40^{\circ} 06' 05''$ East, 1009.79 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;

Thence, North $82^{\circ} 45' 58''$ East, 200.00 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner, the beginning of a curve;

Thence, 1781.22 feet along the arc of a tangent curve to the left having a radius of 1930.00 feet, a central angle of $52^{\circ} 52' 45''$, and a chord that bears North $56^{\circ} 19' 36''$ East, 1718.68 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;

Thence, North $15^{\circ} 48' 22''$ West, 46.85 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner on the north line of the aforementioned 69.8168 acre tract, said point being on the south right-of-way line of State Highway 6 as described in Volume 147, Page, 373, of the Deed Records of Fort Bend County, and File Numbers 2000049372, 2000053293, and 2000072615, F.B.C.O.P.R., from which a 5/8-inch iron rod found for the common north corner of said 69.8168 and 98.1708 acre tracts bears North $60^{\circ} 53' 12''$ West, 1148.87 feet;

Thence, South $60^{\circ} 53' 12''$ East, along the north line of said 69.8168 acre tract and said south right-of-way, 28.24 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;

Thence, South $15^{\circ} 48' 22''$ East, departing the north line of said 69.8168 acre tract and said south right-of-way, 35.31 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner, the beginning of a curve;

Thence, 1808.13 feet along the arc of a non-tangent curve to the right having a radius of 1950.00 feet, a central angle of $53^{\circ} 07' 38''$, and a chord that bears South $56^{\circ} 12' 09''$ West, 1744.04 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;


Thence, South $82^{\circ} 45' 58''$ West, 200.00 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner, the beginning of a curve;

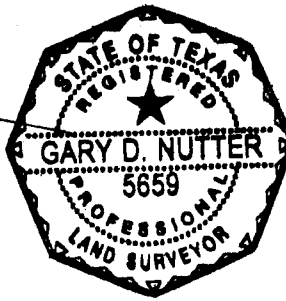
1.445 Acre

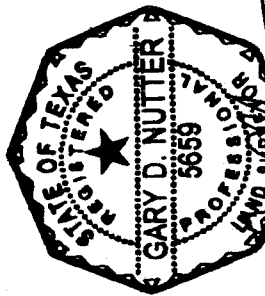
October 15, 2009
Job No. 1704-0901-2010

Thence, 1079.73 feet along the arc of a tangent curve to the left having a radius of 725.00 feet, a central angle of $85^{\circ} 19' 47''$, and a chord that bears South $40^{\circ} 06' 05''$ West, 982.68 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;

Thence, South $02^{\circ} 33' 48''$ East, 17.40 feet to the POINT OF BEGINNING and containing 1.445 acres (62,956 square feet) of land.


Gary D. Nutter
Register Professional Land Surveyor,
Texas Registration Number 5659
LJA Engineering & Surveying, Inc.





TEJAS AVCO, INC.
CALLED 98.1708 ACRES
FILE NO. 1999033788
F.B.C.O.P.R.

TEJAS AVCO, INC.
CALLED 69.8168 ACRES
FILE NO. 1999033784
F.B.C.O.P.R.

TEJAS AVCO, INC.
CALLED 43.1290 ACRES
FILE NO. 1999033787
F.B.C.O.P.R.

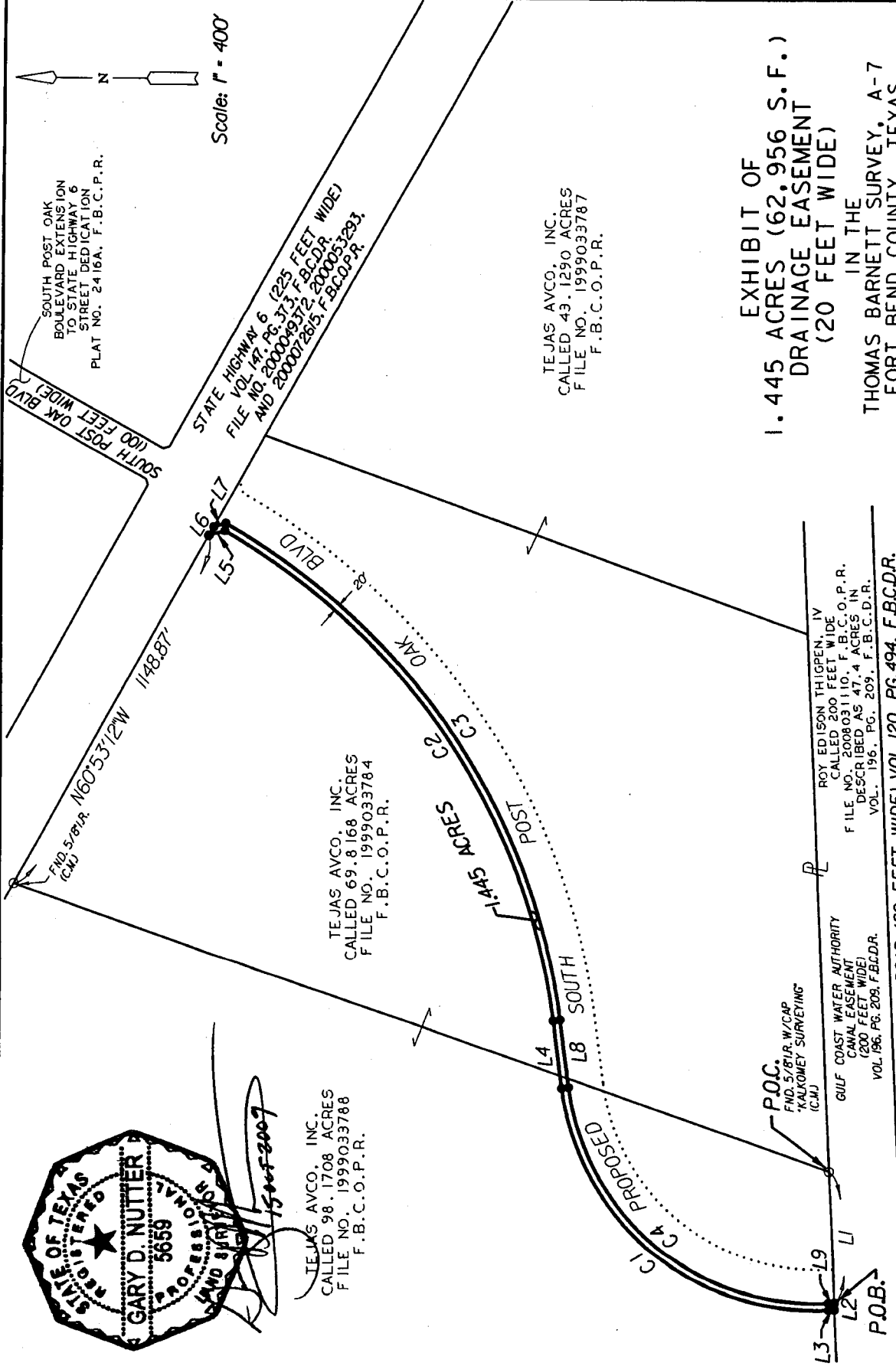


EXHIBIT OF
1.445 ACRES (62.956 S.F.)
DRAINAGE EASEMENT
(20 FEET WIDE)
IN THE
THOMAS BARNETT SURVEY, A-7
FORT BEND COUNTY, TEXAS

OCTOBER 2009 JOB NO. 1704-0901-2010

LJA Engineering & Surveying, Inc.

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Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026

NOTE:

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2. "C.M." Denotes controlling monuments.
3. ● Denotes a Set 5/8" I.R.W./Cap stamped "LJA ENG"

CURVE TABLE

Curve	Radius	Tangent	Chord	Arc	Delta	Chord Bearing
1	745.00'	686.62'	1009.79'	1109.52'	85° 19' 47"	N40° 06' 05"E
2	1930.00'	959.72'	1718.68'	1781.22'	52° 52' 45"	N56° 19' 36"E
3	1950.00'	974.94'	1744.04'	1808.13'	53° 07' 38"	S56° 12' 09"W
4	725.00'	668.19'	982.68'	1079.73'	85° 19' 47"	S40° 06' 05"W

LINE TABLE

Line	Bearing	Distance
1	S87° 27' 53"W	383.37'
2	S87° 27' 53"W	20.00'
3	N02° 33' 48"W	17.39'
4	N82° 45' 58"E	200.00'
5	N15° 48' 22"W	46.85'
6	S60° 53' 12"E	28.24'
7	S15° 48' 22"E	35.31'
8	S82° 45' 58"W	200.00'
9	S02° 33' 48"E	17.40'

EXHIBIT OF
1.445 ACRES (62.956 S.F.)
DRAINAGE EASEMENT
(20 FEET WIDE)

IN THE
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October 15, 2009
Job No. 1704-0901-2010

DESCRIPTION OF
7.137 ACRES (310,889 SQUARE FEET)
PROPOSED
SOUTH POST OAK BOULEVARD
(WIDTH VARIES)

Being a 7.137 acre (310,889 square feet) tract of land located in the Thomas Barnett Survey, Abstract 7, Fort Bend County, Texas, being part of that certain called 98.1708 acre tract conveyed to Tejas Avco, Inc. by an instrument of record under File Number 1999033788, Official Public Records, Fort Bend County, Texas (F.B.C.O.P.R.) and that certain called 69.8168 acre tract conveyed to Tejas Avco, Inc. by an instrument of record under File Number 1999033784, F.B.C.O.P.R., said 7.137 acre tract being more particularly described by metes and bounds as follows, all bearings referenced to the Texas State Plane Coordinate System, South Central Zone, NAD 83;

COMMENCING for reference at a 5/8" iron rod with cap stamped "KALKOMEY SURVEYING" found for the southeast corner of said 98.1708 acre tract and the southwest corner of said 69.8168 acre tract, same being on the north line of that certain tract (called 200 feet wide) conveyed to Roy Edison Thigpen, IV by an instrument of record under File Number 2008031110, F.B.C.O.P.R.;

Thence, South $87^{\circ} 27' 53''$ West, along the south line of said 98.1708 acre tract and the north line of said Thigpen tract, 283.37 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for the POINT OF BEGINNING of the herein described tract;

Thence, South $87^{\circ} 27' 53''$ West, continuing along the south line of said 98.1708 acre tract and the north line of said Thigpen tract, 100.00 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;

Thence, North $02^{\circ} 33' 48''$ West, departing said north and south lines, 17.40 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner, the beginning of a curve;

Thence, 1079.73 feet along the arc of a tangent curve to the right having a radius of 725.00 feet, a central angle of $85^{\circ} 19' 47''$, and a chord that bears North $40^{\circ} 06' 05''$ East, 982.68 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;

Thence, North $82^{\circ} 45' 58''$ East, 200.00 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner, the beginning of a curve;

Thence, 1808.13 feet along the arc of a tangent curve to the left having a radius of 1950.00 feet, a central angle of $53^{\circ} 07' 38''$, and a chord that bears North $56^{\circ} 12' 09''$ East, 1744.04 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;

Thence, North $15^{\circ} 48' 22''$ West, 35.31 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner on the north line of the aforementioned 69.8168 acre tract, said point being on the south right-of-way line of State Highway 6 as described in Volume 147, Page, 373, of the Deed Records of Fort Bend County, and File Numbers 2000049372, 2000053293, and 2000072615, F.B.C.O.P.R., from which a 5/8-inch iron rod found for the common north corner of said 69.8168 and 98.1708 acre tracts bears North $60^{\circ} 53' 12''$ West, 1177.12 feet;

Thence, South $60^{\circ} 53' 12''$ East, along the north line of said 69.8168 acre tract and said south right-of-way, 150.00 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;

Thence, South $74^{\circ} 11' 23''$ West, departing said north line and said south right-of-way line, 35.40 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner, the beginning of a curve;

Thence, 1901.77 feet along the arc of a non-tangent curve to the right having a radius of 2050.00 feet, a central angle of $53^{\circ} 09' 10''$, and a chord that bears South $56^{\circ} 11' 23''$ West, 1834.30 feet to a point for corner;

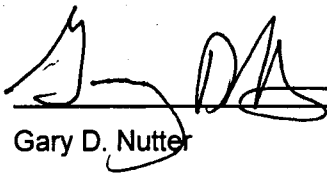
Thence, South $82^{\circ} 45' 58''$ West, 200.00 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner, the beginning of a curve;

7.137 Acres

October 15, 2009
Job No. 1704-0901-2010

Thence, 930.80 feet along the arc of a tangent curve to the left having a radius of 625.00 feet, a central angle of $85^{\circ} 19' 47''$, and a chord that bears South $40^{\circ} 06' 05''$ West, 847.13 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;

Thence, South $02^{\circ} 33' 48''$ East, 17.45 feet to the POINT OF BEGINNING and containing 7.137 acres (310,889 square feet) of land.

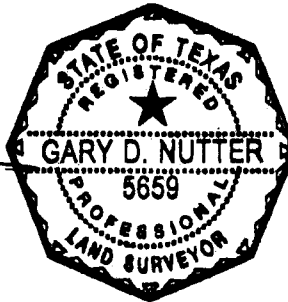


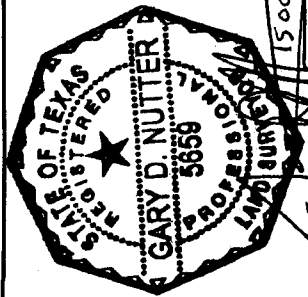
Gary D. Nutter

Registered Professional Land Surveyor,

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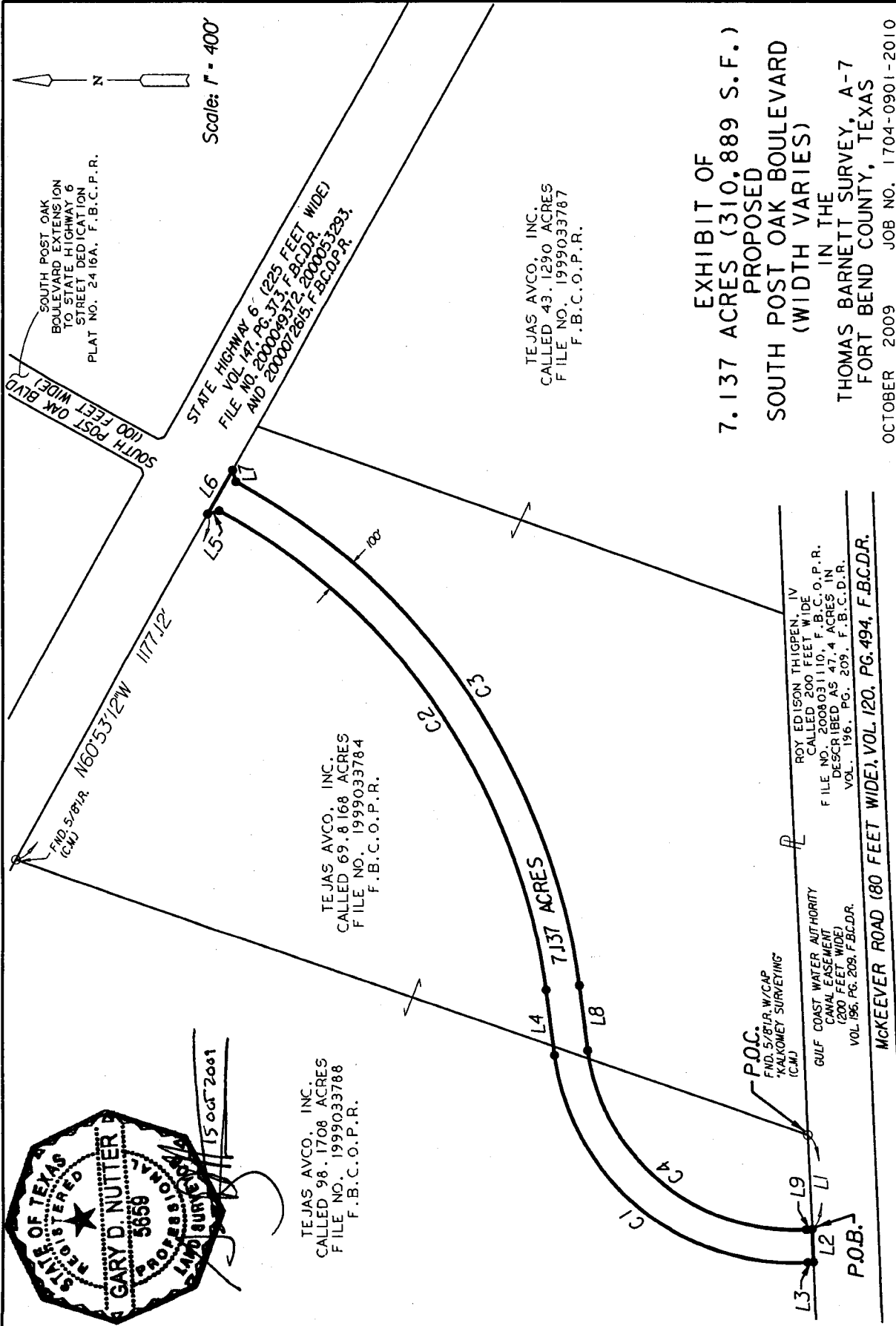


EXHIBIT OF
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SOUTH POST OAK BOULEVARD
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NOTE:

1. All bearings referenced to the Texas State Plane Coordinate System, South Central Zone, NAD 83.
2. "C.M." Denotes controlling monuments.
3. ● Denotes a Set 5/8" I.R.W./Cap stamped "LJA ENG"

SHEET 1 OF 2

CURVE TABLE

Curve	Radius	Tangent	Chord	Arc	Delta	Chord Bearing
1	725.00'	668.19'	982.68'	1079.73'	85°19'47"	N40°06'05"E
2	1950.00'	974.94'	1744.04'	1808.13'	53°07'38"	N56°12'09"E
3	2050.00'	1025.51'	1834.30'	1901.77'	53°09'10"	S56°11'23"W
4	625.00'	576.02'	847.13'	930.80'	85°19'47"	S40°06'05"W

LINE TABLE

Line	Bearing	Distance
1	S87°27'53"W	283.37'
2	S87°27'53"W	100.00'
3	N02°33'48"W	17.40'
4	N82°45'58"E	200.00'
5	N15°48'22"W	35.31'
6	S60°53'12"E	150.00'
7	S74°11'23"W	35.40'
8	S82°45'58"W	200.00'
9	S02°33'48"E	17.45'

EXHIBIT OF
7.137 ACRES (310,889 S.F.)
PROPOSED
SOUTH POST OAK BOULEVARD
(WIDTH VARIES)

IN THE
THOMAS BARNETT SURVEY, A-7
FORT BEND COUNTY, TEXAS

OCTOBER 2009 JOB NO. 1704-0901-2010

LJA Engineering & Surveying, Inc.
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