

**NOTICE OF PUBLIC HEARING ESTABLISHING  
FORT BEND COUNTY EMERGENCY SERVICES DISTRICT NO. 7**

NOTICE IS GIVEN that the Commissioners Court of Fort Bend County, Texas, will conduct a hearing on Tuesday, February 10, 2015 at 1 p.m. in Commissioners Courtroom, 401 Jackson St., 2nd Floor, Richmond, Texas, on the PETITION FOR AN EMERGENCY SERVICES DISTRICT seeking to create FORT BEND COUNTY EMERGENCY SERVICES DISTRICT. 7 , in Precinct 1.

The District is to be created and to operate under Article III, Section 48-e of the Texas Constitution, as proposed by S.J.R. No. 27, Acts of the 70th Legislature, Regular Session, 1987, and adopted by the Voters at an election held November 3, 1987. The designated boundaries of the proposed District, are described below.

Each person who has an interest in the creation of the FORT BEND COUNTY EMERGENCY SERVICES DISTRICT NO. 7 may attend the public hearing and present grounds for or against the creation of the District.

Submitted by  
Laura Richard  
Fort Bend County Clerk

**BOUNDARIES OF THE PROPOSED FORT BEND COUNTY  
EMERGENCY SERVICES DISTRICT NO. 7**

Being a description of a tract of land comprised of approximately 2,795-acres and defining the boundary of Pecan Grove Emergency Services District (E.S.D.) located in Fort Bend County, Texas; said 2,795-acre tract being more particularly described as follows:

**BEGINNING** at a point located in the intersection of the east right-of-way line of Pitts Road with the north right-of-way line of the G.H. & S.A. Railroad, being the southeast corner of said tract herein described;

**THENCE** in a Southwesterly direction, with the northerly right-of-way line of said G.H. & S.A. Railroad and with the southerly line of said tract herein described, a distance of approximately 595 feet to a point of curvature of a curve to the left;

**THENCE** continuing Southwesterly, with the northerly right-of-way line of said G.H. & S.A. Railroad, with the southerly line of said tract herein described and with the arc of said curve to the left, an arc length of approximately 700 feet to the south most southwest corner of said tract herein described, being the southeast corner of a called 25.806-acre tract of land conveyed to C.M. Carver,

Trustee by deed recorded under volume 970, page 49 of the Fort Bend County Deed Records (F.B.C.D.R.) and being the southwest corner of a called 2.560-acre tract of land conveyed to Rosalio Zelaya and Lucinda Zelaya by virtue of deed recorded under Fort Bend County Clerk's File (F.B.C.C.F.) No. 2007146673 of the Official Public Records of Real Property of Fort Bend County (O.P.R.R.P.F.B.C.), Texas;

**THENCE** in a Northerly direction, departing said northerly right-of-way line of said G.H. & S.A. Railroad, with a westerly line of said tract herein described and with the easterly line of the following tracts of land:

Said 25.806-acre tract conveyed to C.M. Carver, Trustee by deed recorded under Volume 970, Page 49 of the F.B.C.D.R.; a called 2.00067-acre tract of land conveyed to the City of Richmond, Texas by deed recorded under F.B.C.C.F. No. 2006103734; a called 7.0095-acre tract of land conveyed to James C. Smith and wife, Sheryl Ann Smith by deed recorded under F.B.C.C.F. No. 9886477, Tracts 1 and 2 (each called 7.000 acres) of land conveyed to Frank's Nursery, LLC by deed recorded under F.B.C.C.F. No. 2012027616; the remainder of a called 28.431-acre tract of land conveyed to Quazi's Sims, Inc. by deed recorded under F.B.C.C.F. No. 9625539, the plat of Shadow Grove Estates, a subdivision of record recorded under Slide No. 1992-A of the O.P.R.R.P.F.B.C., Texas;

With the westerly lines of the following tracts of land:

Said 2.560-acre tract of land conveyed to Rosalio Zelaya and Lucinda Zelaya by deed recorded under F.B.C.C.F. No. 2007146673; a called 29.045-acre tract of land conveyed to Dos Bros, LLC by deed recorded under F.B.C.C.F. No. 2006100712; a called 21.9980-acre tract of land conveyed to Wilfred Bresseur and wife, Judy Bresseur by deed recorded under F.B.C.C.F. No. 9744169; the remainder of a called 11.580-acre tract of land conveyed to Catherine W. Dalrymple by deed recorded under F.B.C.C.F. No. 2006033076; a distance of approximately 2,520 feet to the northwest corner of said Shadow Grove Estates and being an interior angle point of said herein described tract;

**THENCE** in a Westerly direction, with the south line of a called 16.152-acre tract of land conveyed to Eustice Avon Hail II by deed recorded under volume 1971, page 1446 of the F.B.C.D.R., with the north line of said Shadow Grove Estates and with a southerly line of said tract herein described, a distance of approximately 1,420 feet to a southwest corner of said herein described tract, being located in the east right-of-way line of F.M. Road 359, A.K.A (Mason Road);

**THENCE** in a Northerly direction with the east right of way line of said Mason Road and with the westerly line of said tract herein described the following courses and distances:

Northerly, a distance of approximately 775 feet to an angle point;

Northerly, a distance of approximately 1,330 feet to an angle point;

Northerly, a distance of approximately 315 feet to an angle point,

Northerly, a distance of approximately 1,295 feet to an angle point,

Northerly, a distance of approximately 965 feet to an angle point,

Northerly, a distance of approximately 3,825 feet to an angle point,

**THENCE** Northerly, a distance of approximately 4,790 feet to an angle point located in said east right-of-way line of said Mason Road at its intersection with the southeasterly right-of-way line of Farmer Road, for an interior angle point of said tract herein described;

**THENCE** in a westerly direction, with a southerly line of said tract herein described, over and across said Farmer Road right-of-way a distance of approximately 135 feet to an angle point of said tract herein described, being located in the northwesterly right-of-way line of said Farmer Road and the easterly right-of-way line of said Mason Road, said point being the southwest corner of Grove, Section 6, a subdivision of record recorded under Slide No. 631-A of the Plat Records of Fort Bend County (P.R.F.B.C.), Texas, of the O.P.R.R.P.F.B.C.;

**THENCE** continuing Northerly, departing the northwesterly right-of-way line of said Farmer Road, with the east right-of-way line of said Mason Road, with the westerly line of said Grove, Section 6 and with the westerly line of said herein described tract, a distance of approximately 1,135 feet to an angle point of said tract herein described, being the northwest corner of said Grove, Section 6;

**THENCE** in a Northeasterly direction, with the north line of said Grove, Section 6 and with a southerly line of said tract herein described, a distance of approximately 285 feet to the northeast corner of said Grove, Section 6;

**THENCE** in a Southerly direction, with a west line of said Grove, Section 6 and with the westerly line of said tract herein described, a distance of approximately 40 feet to a point for the northern most northwest corner of Grove, Section 7, a subdivision of record recorded under Slide No. 632-A of the P.R.F.B.C., Texas, being an interior angle point of said tract herein described;

**THENCE** in a Northeasterly direction, with a southerly line of said tract herein described and with the northerly line of said Grove, Section 7, a distance of approximately 570 feet to an angle point in the northerly line of said Grove, Section 7, being an angle point in a southerly line of said tract herein described;

**THENCE** in a Northeasterly direction, with a southerly line of said tract herein described and with the northerly line of said Grove, Section 7, a distance of approximately 95 feet to an angle point in the northerly line of said Grove, Section 7, being an angle point in a southerly line of said tract herein described, located in the westerly right-of-way line of said Farmer Road;

**THENCE** in a Northerly direction, with the westerly line of said herein described tract and the westerly right-of-way line of said Farmer Road, a distance of approximately 255 feet to a point for the beginning of a curve to the right, located in the westerly line of said tract herein described;

**THENCE** in a Northeasterly direction with the arc of said curve to the right, with the westerly right-of-way line of said Farmer Road and with the westerly line of said tract herein described, an arc length of approximately 340 feet to a point for corner of said herein described tract and the end of said curve;

**THENCE** in a Northeasterly direction, with the westerly right-of-way line of said Farmer Road and with the westerly line of said tract herein described, a distance of approximately 120 feet to an angle point of said herein described tract;

**THENCE** Easterly, with a southerly line of said tract herein described and with the westerly right-of-way line of said Farmer Road, a distance of approximately 465 feet to a point for the beginning of a curve to the left;

**THENCE** in a Northeasterly direction, with the westerly right-of-way line of said Farmer Road and with the westerly line of said herein described tract, with the arc of said curve to the left an arc length of approximately 190 feet to an angle point of said tract herein described and the end of said curve;

**THENCE** Northerly, with the westerly right-of-way line of said Farmer Road and with the westerly line of said tract herein described, a distance of approximately 2,540 feet to a point located in the intersecting southeasterly right-of-way line of said Mason Road, for an angle point of said tract herein described;

**THENCE** Northerly, with the westerly line of said tract herein described, departing said westerly line of Farmer Road and over and across said Mason Road a distance of approximately 245 feet to an angle point of said tract herein described, located in the westerly right-of-way line of said Mason Road and being the beginning of a curve to the right;

**THENCE** in a Northeasterly direction, with the westerly line of said tract herein described and with the westerly right-of-way line of said Mason Road, with the arc of said curve to the right an arc length of approximately 1,345 feet to an angle point of said tract herein described and end of said curve, being the beginning of a curve to the left;

**THENCE** in a Northeasterly direction, with the westerly line of said tract herein described and with the westerly right-of-way line of said Mason Road, with the arc of said curve to the left an arc length of approximately 1,160 feet to an angle point in the westerly line of said tract herein described;

**THENCE** in a generally Northerly direction with the westerly line of said tract herein described and the westerly right-of-way line of said Mason Road the following courses and distances:

Northerly, a distance of approximately 235 feet to an angle point;

Northwesterly, a distance of approximately 85 feet to an angle point;

Northerly, a distance of approximately 405 feet to an angle point;

Northeasterly, a distance of approximately 60 feet to an angle point,

**THENCE** Northerly, with the westerly right-of-way line of said Mason Road and with the westerly line of said tract herein described, a distance of approximately 980 feet to the northwest corner of said tract herein described, located in the south right-of-way line of Morton Road;

**THENCE** Easterly, with the northerly line of said tract herein described and with the southerly right-of-way line of said Morton Road, a distance of approximately 3,300 feet to an angle point of said tract herein described;

**THENCE** Easterly, with the northerly line of said tract herein described and with the southerly right-of-way line of said Morton Road, a distance of approximately 3,475 feet to the northeast corner of said tract herein described, located in the westerly right-of-way line of Harlem Road;

**THENCE** Southerly, with the westerly right-of-way line of said Harlem Road and with an easterly line of said tract herein described, a distance of approximately 2,740 feet to a southerly northeast corner of said herein described tract, located in the southerly right-of-way line of the Grand Parkway;

**THENCE** Northwesterly, with the southerly right-of-way line of said Grand Parkway, a distance of approximately 45 feet to an angle point of said tract herein described, being located at the beginning of a curve to the left;

**THENCE** in a Northwesterly direction, with the southerly right-of-way line of said Grand Parkway, with a northerly line of said tract herein described and with the arc of said curve to the left, an arc length of approximately 1,265 feet to an angle point of said herein described tract and the end of said curve;

**THENCE** Westerly, with a northerly line of said tract herein described and with the southerly right-of-way line of said Grand Parkway, a distance of approximately 660 feet to an angle point of said herein described tract;

**THENCE** Westerly, with a northerly line of said herein described tract and with the southerly right-of-way line of said Grand Parkway, a distance of approximately 1,690 feet to the northeast corner of Waterside Estates, Section 6, a subdivision of record recorded under Slide No. 2068-B of the P.R.F.B.C., Texas, of the O.P.R.R.P.F.B.C. and for an interior angle point of said tract herein described;

**THENCE** Southerly, with the easterly line of said Waterside Estates, Section 6, with the easterly line of Waterside Estates, Section 3, a subdivision of record recorded under Slide No. 1951-B of the P.R.F.B.C., with the easterly line of Waterside Estates, Section 4, a subdivision of record recorded under Slide No. 2069-B of the P.R.F.B.C., with the east line of Waterside Estates, Section 9, a subdivision of record recorded under Slide No. 2421-A of the P.R.F.B.C., with the east line of a called 7-1/2-acre tract of land conveyed to Ike McDonald and Kizzie McDonald by virtue of deed recorded under volume 224, page 449 of the F.B.C.D.R., with the east line of a called 10.64-acre tract of land conveyed to Richard L. Leiker and wife, Catherine A. Leiker by virtue of deed recorded under volume 2492, page 723 of the F.B.C.D.R., all of the O.P.R.R.P.F.B.C., Texas and with an easterly line of said tract herein described, a distance of approximately 6,655 feet to an angle point of said tract herein described;

**THENCE** Westerly, with a southerly line of said herein described tract, with a southerly line of said 10.64-acre tract, with a southerly line of a called 10.986-acre tract of land conveyed to Chad Lawrence Workman and Stephanie L. Workman by virtue of deed recorded under F.B.C.C.F. No. 2008104879, with the southerly line of a called 1.409-acre tract of land conveyed to Margie Payne Watkins and husband, Isiah Watkins by virtue of deed recorded under volume 1122, page 286 of the F.B.C.D.R., with the southerly line of Grove, Section 8, a subdivision of record recorded under Slide No. 832-A of the P.R.F.B.C., all of the O.P.R.R.P.F.B.C., Texas, a distance of approximately 2,660 feet to an interior angle point of said tract herein described;

**THENCE** Southerly, with an easterly line of said tract herein described and with the easterly line of said Grove, Section 8, with the easterly line of Grove, Section 7, a subdivision of record recorded under Slide No. 632-A of the P.R.F.B.C., with the easterly line of Grove, Section 6, a subdivision of record

recorded under Slide No. 631-A of the P.R.F.B.C. and with the easterly line of Grove, Section 11, a subdivision of record recorded under Slide No. 1015-A of the P.R.F.B.C., all of the O.P.R.R.P.F.B.C., Texas, a distance of approximately 2,940 feet to an interior angle point of said tract herein described, being the Northwest corner of Pecan Grove Plantation, Section 12, a subdivision of record recorded under slide No. 1051-A of the P.R.F.B.C., O.P.R.R.P.F.B.C., Texas;

**THENCE** Easterly, with a southerly line of said tract herein described, with the north line of said Pecan Grove Plantation, Section 12, with the north line of Pecan Grove Plantation, Section 22, a subdivision of record recorded under Slide No. 1247-B of the P.R.F.B.C., of the O.P.R.R.P.F.B.C., Texas, a distance of approximately 2,670 feet to the northeast corner of said Pecan Grove Plantation, Section 22 and for a southeast corner of said tract herein described;

**THENCE** Southerly, with an easterly line of said tract herein described, with the east line of said Pecan Grove Plantation, Section 22, with the east line of Pecan Grove Plantation, Section 16, a subdivision of record recorded under Slide No. 1096-B of the P.R.F.B.C., with the east line of Pecan Grove Plantation, Section 8, a subdivision of record recorded under Slide No. 643-A of the P.R.F.B.C., all of the O.P.R.R.P.F.B.C., Texas, a distance of approximately 2,980 feet to an interior angle point of said herein described tract, located in the north line of Pecan Grove Plantation, Section 5, a subdivision of record recorded under Slide No. 639-A of the P.R.F.B.C., O.P.R.R.P.F.B.C., Texas;

**THENCE** Easterly, with a southerly line of said tract herein described and with the northerly line of said Pecan Grove Plantation, Section 5, a distance of approximately 1,705 feet to the northeast corner of said Pecan Grove Plantation, Section 5, being a southeast corner of said herein described tract;

**THENCE** Southerly, with the east line of said Pecan Grove Plantation, Section 5 and with an easterly line of said tract herein described, a distance of approximately 140 feet to an interior angle point of said herein described tract, located in the north right-of-way line of Plantation Drive;

**THENCE** Easterly, with a southerly line of said herein described tract and with the north right- of-way line of said Plantation Drive, a distance of approximately 1,880 feet to a southeasterly corner of said tract herein described, located in the west right-of-way line of said Harlem Road;

**THENCE** Southerly, with the westerly right-of-way line of said Harlem Road, with an easterly line of said herein described tract and with an east line of Plantation Crossing Subdivision, recorded under Slide No. 2047-A of the P.R.F.B.C., of the O.P.R.R.P.F.B.C., Texas, a distance of approximately 590 feet to the southeast corner of said Plantation Crossing Subdivision, being a southeast corner of said tract herein described;

**THENCE** Westerly, with the southerly line of said Plantation Crossing Subdivision and with a southerly line of said herein described tract, a distance of approximately 1,890 feet to an interior angle point of said tract herein described, located in the east line of said Pecan Grove Plantation, Section 5;

**THENCE** Southerly, with the east line of said Pecan Grove Plantation, Section 5, with the east line of Pecan Grove Plantation, Section 4, a subdivision of record recorded under Slide No. 439-A of the P.R.F.B.C., of the O.P.R.R.P.F.B.C., Texas and with an easterly line of said tract herein described, a distance of approximately 1,885 feet to a southeast corner of said herein described tract, being a southeasterly corner of said Pecan Grove, Section 4;

**THENCE** Westerly, with a southerly line of said herein described tract and with a southerly line of said Pecan Grove Plantation, Section 4, a distance of approximately 705 feet to an interior angle point of said tract herein described;

**THENCE** Southerly, with an easterly line of said herein described tract, with an easterly line of said Pecan Grove Plantation, Section 4, with an east line of Grove, Section 9, a subdivision of record recorded under Slide No. 629-B of the P.R.F.B.C., with the east line of Grove, Section 3, a subdivision of record recorded under Slide No. 389-B of the P.R.F.B.C., with the east line of Grove, Section 4, a subdivision of record recorded under slide No. 501-A of the P.R.F.B.C. and with the east line of Grove, Section 5, a subdivision of record recorded under Slide No. 554-A of the P.R.F.B.C., all of the O.P.R.R.P.F.B.C., Texas, a distance of approximately 4,590 feet to the southeast corner of said Grove, Section 5, for a southeast corner of said tract herein described;

**THENCE** Westerly, with a southerly line of said herein described tract, with a southerly line of said Grove, Section 5, with the south line of Plantation Meadows Subdivision, recorded under volume 751, page 182 of the F.B.C.D.R. and with the south line of a called 39.8846-acre tract of land conveyed to Frank L. Beard and wife, Deborah A. Beard by virtue of deed recorded under volume 2166, page 1939 of the F.B.C.D.R., all of the O.P.R.R.P.F.B.C., Texas, a distance of approximately 3,720 feet to the southwest corner of said 39.8846-acre tract, located in the east right-of-way line of said Pitts Road, for an interior angle point of said tract herein described;

**THENCE** Southerly, with the east right-of-way line of said Pitts Road and an easterly line of said tract herein described, a distance of approximately 3,200 feet to the **POINT OF BEGINNING** and containing approximately 2,795 acres of land.