

## SURVEY PERMIT

The undersigned grants to Union Pacific Railroad Company, its consultants, agents, contractors, sub-contractors and their employees, permission and license to enter the premises of the undersigned for the purpose of conducting surveys and investigating the suitability of the premises (including performing environmental and other studies as needed) for the construction and use of railroad facilities, subject to the condition that compensation will be paid by Union Pacific Railroad Company for damage to property and/or crops caused by these entry activities.

FURTHER, Union Pacific Railroad Company shall protect, defend, indemnify and hold the undersigned, harmless from and against each and every suit, demand or cause of action and any and all liabilities, expenses, liens, losses, claims, damages, costs (including court costs and attorneys' fees) for or based upon personal injury, death, or property damage to the extent caused by the negligence or willful misconduct of Union Pacific Railroad Company or its employees, agents, and contractors, in connection with their entry on the land of the undersigned to perform the survey.

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Signature of Authorizing Party

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Full Name of Record Owner(s)

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Name of Person Authorizing Survey and  
Relationship to Record Owner



May 15, 2015

Fort Bend County  
309 S 4<sup>th</sup> St #6  
Richmond, TX 77469-3506

Re: Your Property Located in Richmond, Fort Bend County, Texas

To Whom It May Concern:

Union Pacific Railroad Company ("Union Pacific") is proposing a bridge replacement project along the existing mainline railroad track in Richmond, TX.

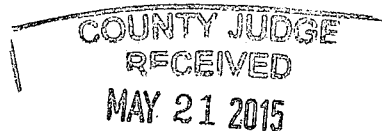
At this point, Union Pacific is trying to contact the owners that may have property in this area to gain permission for surveying access near the right-of-way of the existing railroad track. According to the enclosed assessor report, you own property along the existing railroad right-of-way. Union Pacific would like to request survey access to an approximate 30 foot strip of your property that runs along the railroad right-of-way.

Please contact me at your earliest convenience at 402-544-5433, or [knkohler@up.com](mailto:knkohler@up.com), to discuss Union Pacific's project plans and right-of-entry request. I look forward to the opportunity to speak with you.

Sincerely,

A handwritten signature in black ink, appearing to be "K Kohler".

Kevin Kohler  
Senior Manager – Acquisitions



Enclosure

# Property Detail Report

For Property Located At :  
**106 S 9TH ST, RICHMOND, TX 77469**



Bldg Card: 000 of 002

## Owner Information

Owner Name: FT-BEND COUNTY  
 Mailing Address: 309 S 4TH ST #6, RICHMOND TX 77469-3506 C001  
 Vesting Codes: //

## Location Information

Legal Description: RICHMOND , BLOCK 126, LOT 8-11, EXEMPT  
 County: FORT BEND, TX APN: 7395-00-126-0041-901  
 Census Tract / Block: 6749.00 / 2 Alternate APN: R112730  
 Township-Range-Sect: Subdivision: RICHMOND  
 Legal Book/Page: Map Reference: A-097-G / FORT BEND SOUTH  
 Legal Lot: 8 Tract #: S01  
 Legal Block: 126 School District: LAMAR CONSOLIDATED ISD  
 Market Area: 30 School District Name: RICHMOND  
 Neighbor Code: R15AIS Munic/Township:

## Owner Transfer Information

Recording/Sale Date: / Deed Type:  
 Sale Price: 1st Mtg Document #:  
 Document #:

## Last Market Sale Information

Recording/Sale Date: / 1st Mtg Amount/Type: /  
 Sale Price: 1st Mtg Int. Rate/Type: /  
 Sale Type: 1st Mtg Document #: /  
 Document #: 2nd Mtg Amount/Type: /  
 Deed Type: 2nd Mtg Int. Rate/Type: /  
 Transfer Document #: Price Per SqFt:  
 New Construction: Multi/Split Sale:  
 Title Company:  
 Lender:  
 Seller Name:

## Prior Sale Information

Prior Rec/Sale Date: / Prior Lender:  
 Prior Sale Price: Prior 1st Mtg Amt/Type: /  
 Prior Doc Number: Prior 1st Mtg Rate/Type: /  
 Prior Deed Type:

## Property Characteristics

Year Built / Eff:	1977 / 1977	Total Rooms/Offices	Garage Area:
Gross Area:	4,400	Total Restrooms:	Garage Capacity:
Building Area:	4,400	Roof Type:	Parking Spaces:
Tot Adj Area:		Roof Material:	Heat Type:
Above Grade:		Construction:	Air Cond:
# of Stories:		Foundation:	Pool:
Other Improvements:		Exterior wall:	Quality:
		Basement Area:	Condition:

## Site Information

Zoning:		Acres:	0.29	County Use:	
Lot Area:	12,600	Lot Width/Depth:	x	State Use:	EXEMPT VETERANS (XV)
Land Use:	TAX EXEMPT	Commercial Units:		Water Type:	TYPE UNKNOWN
Site Influence:		Sewer Type:	TYPE UNKNOWN	Building Class:	DG

## Tax Information

Total Value:	\$200,960	Assessed Year:	2014	Property Tax:	\$5,335.11
Land Value:	\$75,600	Improved %:	62%	Tax Area:	G01
Improvement Value:	\$125,360	Tax Year:	2014	Tax Exemption:	MISC/140
Total Taxable Value:					

## FORT BEND CENTRAL APPRAISAL DISTRICT

Property	Owner	Property Address	2015 Assessed Value
R112730	FT BEND COUNTY	106 S 9TH ST	\$201,410

## 2015 GENERAL INFORMATION

Property Status	Active
Property Type	Real Exempt
Legal Description	RICHMOND , BLOCK 126, LOT 8-11, EXEMPT
Neighborhood	Richmond Industrial Whse Storage
Account	7395-00-126-0041-901
Total Land Area	12,600 Sq. Ft
Total Improvement Main Area	0 Sq. Ft

## 2015 OWNER INFORMATION

Owner Name	Ft Bend County
Owner ID	O0284282
Exemptions	Exempt Property
Percent Ownership	100%
Mailing Address	309 S 4TH ST ## 6 RICHMOND, TX 77469-3506
Email Address	

## 2015 VALUE INFORMATION

Improvement Homesite Value	\$0
Improvement Non-Homesite Value	\$125,810
Total Improvement Market Value	\$125,810
Land Homesite Value	\$0
Land Non-Homesite Value	\$75,600
Land Agricultural Market Value	\$0
Total Land Market Value	\$75,600
Total Market Value	\$201,410
Agricultural Use	\$0
Total Appraised Value	\$201,410
Homestead Cap Loss	-\$0
Total Assessed Value	\$201,410

2015 ENTITIES & EXEMPTIONS

TAXING ENTITY	EXEMPTIONS	AMOUNT	TAXABLE VALUE	TAX RATE PER 100	TAX CEILING
C15- City of Richmond	Other	\$201,410	\$0	0.77	0
CAD- Fort Bend Central Appraisal District	Other	\$201,410	\$0	0	0
D01- Fort Bend Drng	Other	\$201,410	\$0	0.022	0
G01- Ft Bend Co Gen	Other	\$201,410	\$0	0.47276	0
S01- Lamar CISD	Other	\$201,410	\$0	1.39005	0
SM106- West Fort Bend Management District	Other	\$201,410	\$0	0	0
<b>TOTALS</b>			<b>2.65481</b>		

2015 IMPROVEMENTS

Improvement #1 State Code Homesite Total Main Area Market Value  
 - XV - Other Exemptions (not reported elsewhere) No - \$102,320

RECORD	TYPE	YEAR BUILT	SQ. FT	VALUE	ADD'L INFO
1	Warehouse, Shell, P.e. Lt St Fr	1977	2,400	\$98,960	∨ Details
2	Canopy Roof/slab	-	150	\$510	∨ Details
3	Paving Concrete	-	3,000	\$2,850	∨ Details

Improvement #2 State Code Homesite Total Main Area Market Value  
 - XV - Other Exemptions (not reported elsewhere) No - \$23,490

RECORD	TYPE	YEAR BUILT	SQ. FT	VALUE	ADD'L INFO
1	Warehouse, Shell, P.e. Lt St Fr	-	2,000	\$23,490	∨ Details
2	Enclosure (25% Office, 75% Similar To Retail)	-	2,400	\$0	∨ Details

2015 LAND SEGMENTS

LAND SEGMENT TYPE	STATE CODE	HOMESITE	MARKET VALUE	AG USE LOSS	LAND SIZE
1 - Commercial Primary	XV - Other Exemptions (not reported elsewhere)	No	\$75,600	\$0	12,600 Sq. ft

## VALUE HISTORY

YEAR	IMPROVEMENT	LAND	MARKET	AG LOSS	APPRAISED	HS CAP LOSS	ASSESSED
2014	\$125,360	\$75,600	\$200,960	\$0	\$200,960	\$0	\$200,960
2013	\$125,360	\$75,600	\$200,960	\$0	\$200,960	\$0	\$200,960
2012	\$232,910	\$75,600	\$308,510	\$0	\$308,510	\$0	\$308,510
2011	\$232,910	\$75,600	\$308,510	\$0	\$308,510	\$0	\$308,510
2010	\$244,550	\$75,600	\$320,150	\$0	\$320,150	\$0	\$320,150

## SALES HISTORY

DEED DATE	SELLER	BUYER	INSTR #	VOLUME/PAGE
	ELLIOTT JAMES L OR RICHARD	Ft Bend County	-	2268/2434

## Disclaimer

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