

MOTION
FM 359 ROAD WIDENING PROJECT

I move that Fort Bend County, by record vote, authorize the use of the power of eminent domain to acquire all needed right-of-way for the FM 359 Road Widening Project from River Trace Drive to Highway 90-A in Fort Bend County, Texas BY ADOPTION OF THE RESOLUTION AND ORDER DECREERING THE ACQUISITION OF PROPERTY TO BE A PUBLIC NECESSITY AND AUTHORIZING THE ACQUISITION AND PAYMENT OF COMPENSATION for the public purpose of widening, aligning, construction, operation and maintenance of the FM 359 Road Widening Project including appurtenant drainage and detention required for said project. This motion applies to any and all parcels of land that must be condemned along the FM 359 Road Widening Project.

Roll Call Vote:

	Yes	No
Precinct 1	<u>✓</u>	_____
Precinct 2	<u>✓</u>	_____
Precinct 3	<u>✓</u>	_____
Precinct 4	<u>✓</u>	_____
County Judge	<u>✓</u>	_____

Date of Vote 10-27-15

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 27 day of October, 2015, 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 Morison, seconded by Commissioner Meyers, and upon record vote, passed 5 votes in favor and 0 opposed:

RESOLUTION

RESOLVED THAT WHEREAS, the Commissioners Court has received and reviewed the plans for a public project known as the FM 359 Road Widening Project from River Trace Drive to Highway 90-A 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 FM 359 Road Widening Project from River Trace Drive to Highway 90-A in Fort Bend County, Texas, in accordance with said plans, alignment, and tract identifications which are part hereof as Exhibit "A."

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 FM 359 Road Widening Project from River Trace Drive to Highway 90-A 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 FM 359 Road Widening Project from River Trace Drive to Highway 90-A 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 [as shown as Exhibit "A"]; 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 FM 359 Road Widening Project from River Trace Drive to Highway 90-A in Fort Bend County, Texas and the payment and compensation therefore.

PASSED AND APPROVED this 27 day of October, 2015.

FORT BEND COUNTY

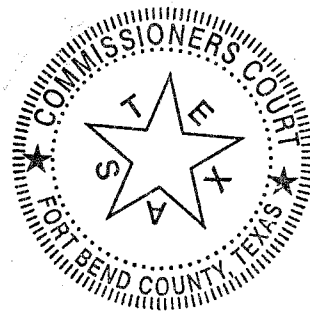


Robert E. Hebert, County Judge

ATTEST:



Laura Richard, County Clerk



FED. PROJ. NO.	6
STATE	TEXAS
COUNTY	FORT BEND
DIST.	12
SECT.	02
JOB NO.	0543
HWY. NO.	056
FILE NO.	FM359

STATE OF TEXAS DEPARTMENT OF TRANSPORTATION

PLANS OF PROPOSED RIGHT OF WAY PROJECT

FORT BEND COUNTY

FM 359

RCSJ: 0543-02-056

CCSJ: 0543-02-047

LIMITS: FROM WEST OF FARMER ROAD
TO US 90A

NET LENGTH OF THE PROJECT= 12,564.38 FEET= 2.380 MILES
STA E0: STA 685+58.13 BK= STA 683+66.30 AH

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	PARCEL INDEX SHEET
3	SURVEY CONTROL DATA
4-15	R. O. W. MAPS

NOTES:

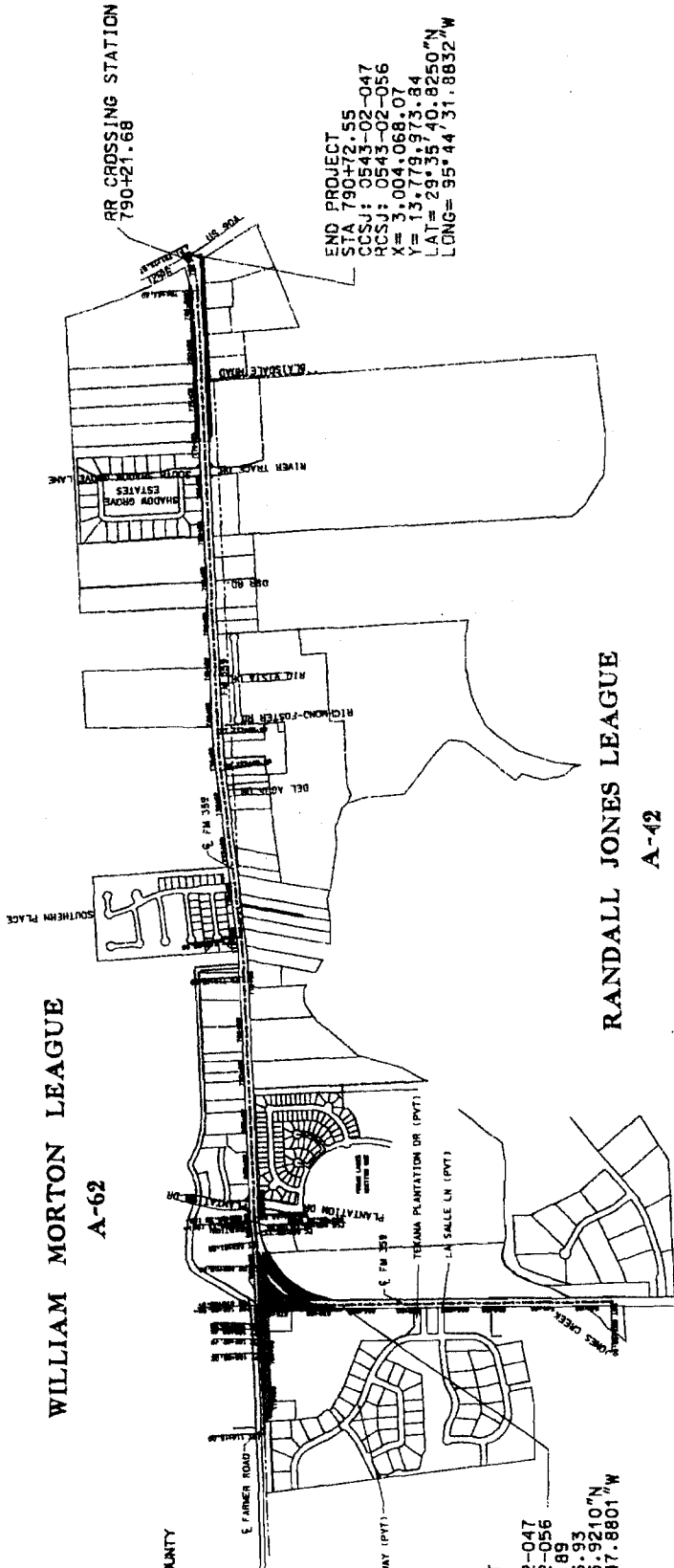
- ALL BEARINGS & COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE NAD 83 (1983 ADJ.). ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A CORNER ADJUSTMENT FACTOR OF 1.00013.
- ABSTRACTING BY: COURTHOUSE SPECIALISTS 4/08 TO 5/08 AND UPDATED 2/07.
- ALL COORDINATES FOR CONTROL POINTS WERE CALCULATED FROM SURVEY CONTROL DATA PROVIDED BY THE TEXAS DEPARTMENT OF TRANSPORTATION FROM THE NATIONAL GEODETIC SURVEY (NGS) MONUMENTS HCCS07 AND HCCS08.
- GROUND SURVEYS WERE CONDUCTED JUNE 2007.

- LEGEND:**
- CENTERLINE
 - EXISTING ROW LINE
 - PROPOSED ROW LINE
 - PROPERTY LINE
 - SURVEY LINE
 - MATCH LINE
 - EASEMENT/BUILDING LINE
 - FOUND TxDOT ROW MARKER
 - SET TxDOT ROW MARKER
 - FOUND (AS DESCRIBED)
 - ① SET (AS DESCRIBED)
 - PARCEL NUMBER

ABBREVIATIONS:

- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- P.T. POINT OF TANGENCY
- FND I.R. FOUND IRON ROD
- FND I.P. FOUND IRON PIPE
- P.U.E. PUBLIC UTILITY EASEMENT
- W.L.E. WATER LINE EASEMENT
- B.L. BUILDING LINE
- L.S.E. LANDSCAPE EASEMENT
- S/O STATION AND OFFSET
- DRFBC DEED RECORDS FORT BEND COUNTY
- PRFBC PLAT RECORDS FORT BEND COUNTY
- OPRFBC OFFICIAL PUBLIC RECORDS FORT BEND COUNTY
- CCS* COUNTY CLERK'S FILE NO.
- FBC FORT BEND COUNTY

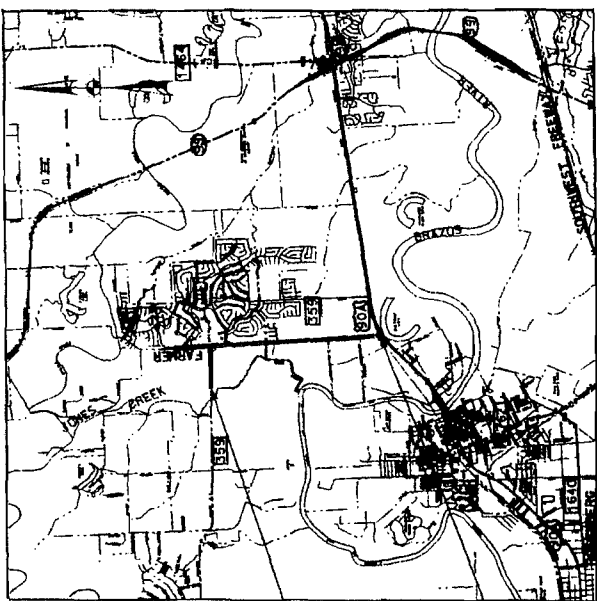
BEGIN PROJECT
STA 667+00
CCSJ: 0543-02-047
RCSJ: 0543-02-056
X= 3,002,332.89
Y= 13,791,556.93
LAT= 29° 17' 35.3210" N
LONG= 95° 44' 47.5801" W



END PROJECT
STA 790+72.55
CCSJ: 0543-02-047
RCSJ: 0543-02-056
X= 3,004,068.07
Y= 13,779,973.84
LAT= 29° 35' 40.8250" N
LONG= 95° 44' 31.8832" W

SCALE: 1" = 1000 FEET

THIS MAP IS AN INTERNAL TxDOT DOCUMENT.
IT IS NOT TO BE USED FOR
ANY OTHER PURPOSE.



VICINITY MAP
SCALE: 1" = 1 MILE

RECOMMENDED FOR ACQUISITION
OF RIGHT OF WAY

For E. Walker, R.L.S.
DISTRICT SURVEYOR OR ROW ADMINISTRATOR DATE: 02-25-2008

APPROVED FOR ACQUISITION
OF RIGHT OF WAY

Allyson A. Walker
AREA ENGINEER OR DESIGN ENGINEER DATE: 2-25-08

[Signature]
DISTRICT ENGINEER

Exhibit
"A"

APPROVED FOR ACQUISITION
OF RIGHT OF WAY
[Signature]
DISTRICT ENGINEER DATE: 2/25/08

STATE OF TEXAS DEPARTMENT OF TRANSPORTATION

FED. PROJ. NO.	FEDERAL AID PROJECT NO.	SHEET NO.
6		1A
STATE	DIST.	COUNTY
TEXAS	12	FORT BEND
COM. SECT.	JOB	ROUTE NO.
0543	02	FM 359
0543	02	047

REVISIONS:
 1. 10/07/08 - Revised 'Begin Project' station, north-south, existing, left side & land use, and project net length.
 2. 06/30/18 - Added Parcel 106. Increased stationing to Parcel 12, 13, 14, 15, 16, 17, 18, 20 & 21 and decreased stationing to Parcel 17. Revised coordinate callouts to bearing (B) & existing (E), and bearing (B) and Highway No. callouts.

PLANS OF PROPOSED RIGHT OF WAY PROJECT FORT BEND COUNTY

FM 359
 RCSJ: 0543-02-056
 CCSJ: 0543-02-047

LIMITS: FROM WEST OF FARMER ROAD
TO US 90A

NET LENGTH OF THE PROJECT = 12,764.38 FEET = 2.417 MILES
 STA EQ: STA 685+58.13 BK = STA 683+66.30 AH

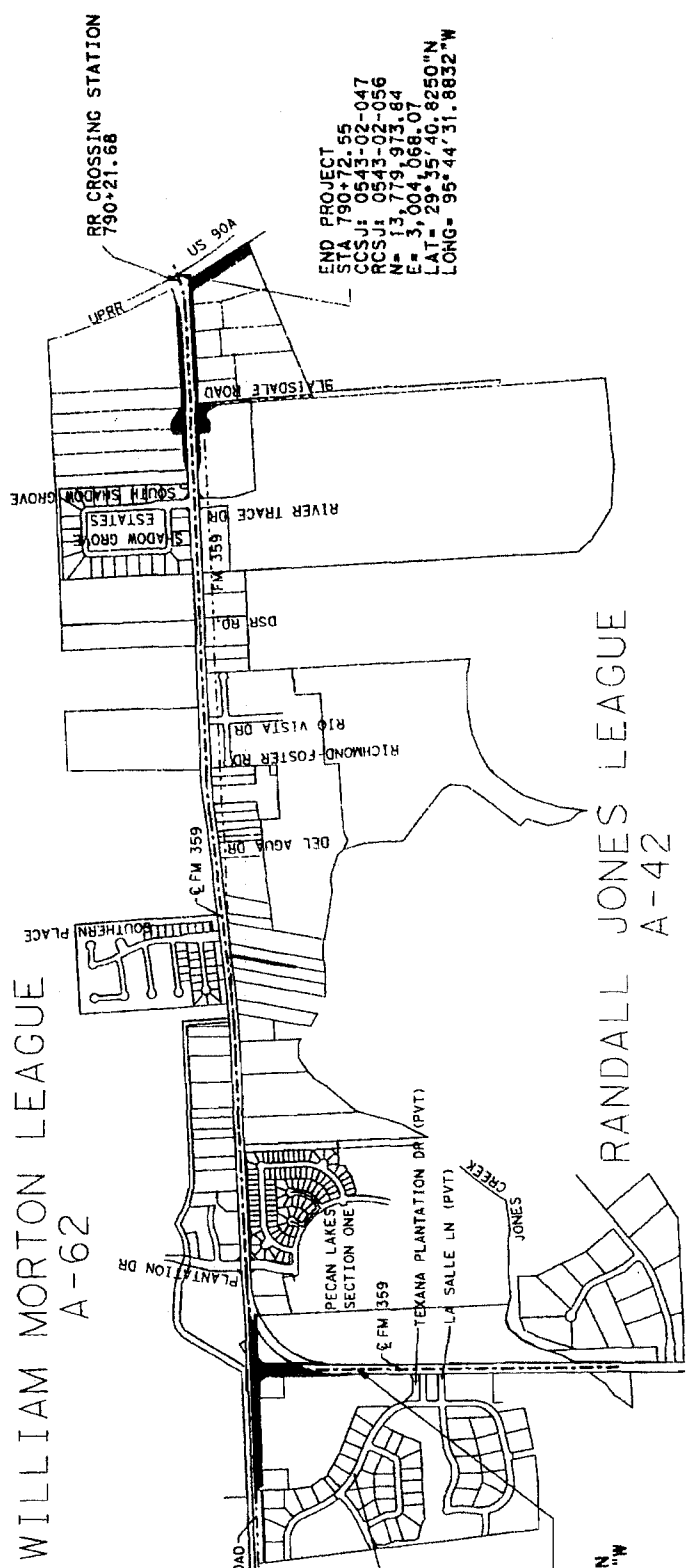
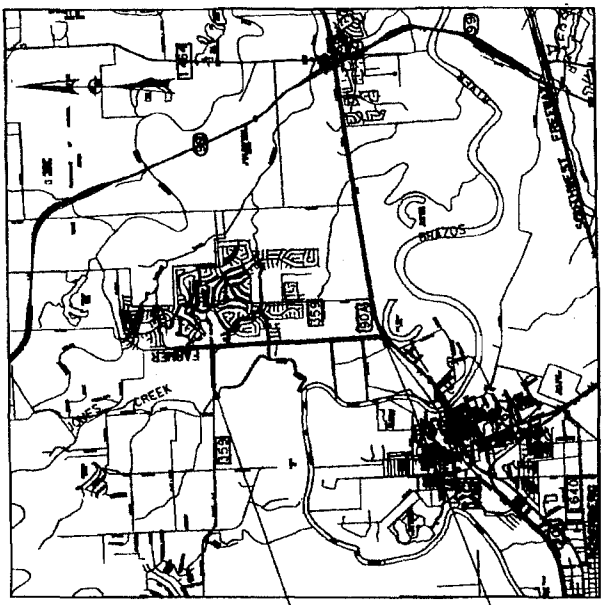
INDEX OF SHEETS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	PARCEL INDEX SHEET
3	SURVEY CONTROL DATA
4-15	R.O.W. MAPS

- NOTES:
- ALL BEARINGS & COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM SOUTH CENTRAL ZONE NAD 83 (1983 ADJ.). ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00013.
 - ABSTRACTING BY: COURTHOUSE SPECIALISTS 4/06 TO 5/06, AND UPDATED 2/07.
 - ALL COORDINATES FOR CONTROL POINTS WERE CALCULATED FROM CLOSED TRAVERSES TIED TO GLOBAL POSITION STATIONS (GPS) ESTABLISHED FROM THE NATIONAL GEODETIC SURVEY (NGS) MONUMENTS H95067 AND H95069.
 - GROUND SURVEYS WERE CONDUCTED JUNE 2007.

- LEGEND:
- CENTERLINE
 - EXISTING ROW LINE
 - PROPOSED ROW LINE
 - PROPERTY LINE
 - SURVEY LINE
 - MATCH LINE
 - EASEMENT/BUILDING LINE
 - FOUND TPOOT ROW MARKER
 - SET TPOOT ROW MARKER
 - FOUND (AS DESCRIBED)
 - SET (AS DESCRIBED)
 - PARCEL NUMBER

- ABBREVIATIONS:
- P.O.B.
 - P.O.C.
 - P.C.
 - P.T.
 - FND I.P.
 - FND I.P.
 - P.U.E.
 - B.L.E.
 - B.L.
 - L.S.E.
 - S/O
 - DRFBC
 - PRFBC
 - OPRFBC
 - CCF#
 - FBC



END PROJECT
 STA 790+72.55
 CCSJ: 0543-02-047
 RCSJ: 0543-02-056
 N = 13,779,973.84
 E = 3,004,068.07
 LAT = 29° 35' 40.8250" N
 LONG = 95° 44' 31.8832" W

BEGIN PROJECT
 STA 665+00
 CCSJ: 0543-02-047
 RCSJ: 0543-02-056
 N = 13,791,554.13
 E = 3,002,132.92
 LAT = 29° 37' 35.9480" N
 LONG = 95° 44' 50.1460" W

SCALE:
 1" = 1000' (22"x34" SHEET)
 1" = 2000' (11"x17" SHEET)

RECOMMENDED FOR ACQUISITION
OF RIGHT OF WAY

DISTRICT SURVEYOR OR ROW ADMINISTRATOR DATE

APPROVED FOR ACQUISITION
OF RIGHT OF WAY

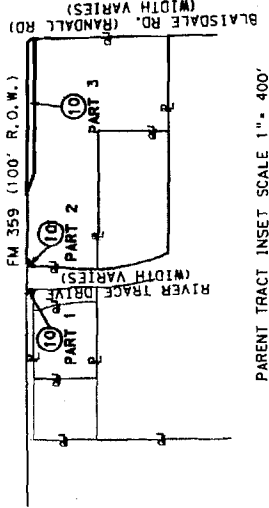
AREA ENGINEER OR DESIGN ENGINEER DATE

FINAL APPROVAL

DISTRICT ENGINEER

DATE

THIS MAP IS AN INTERNAL TPOOT DOCUMENT.
ITS CONTENTS SHALL NOT BE USED FOR
ANY OTHER PURPOSE.



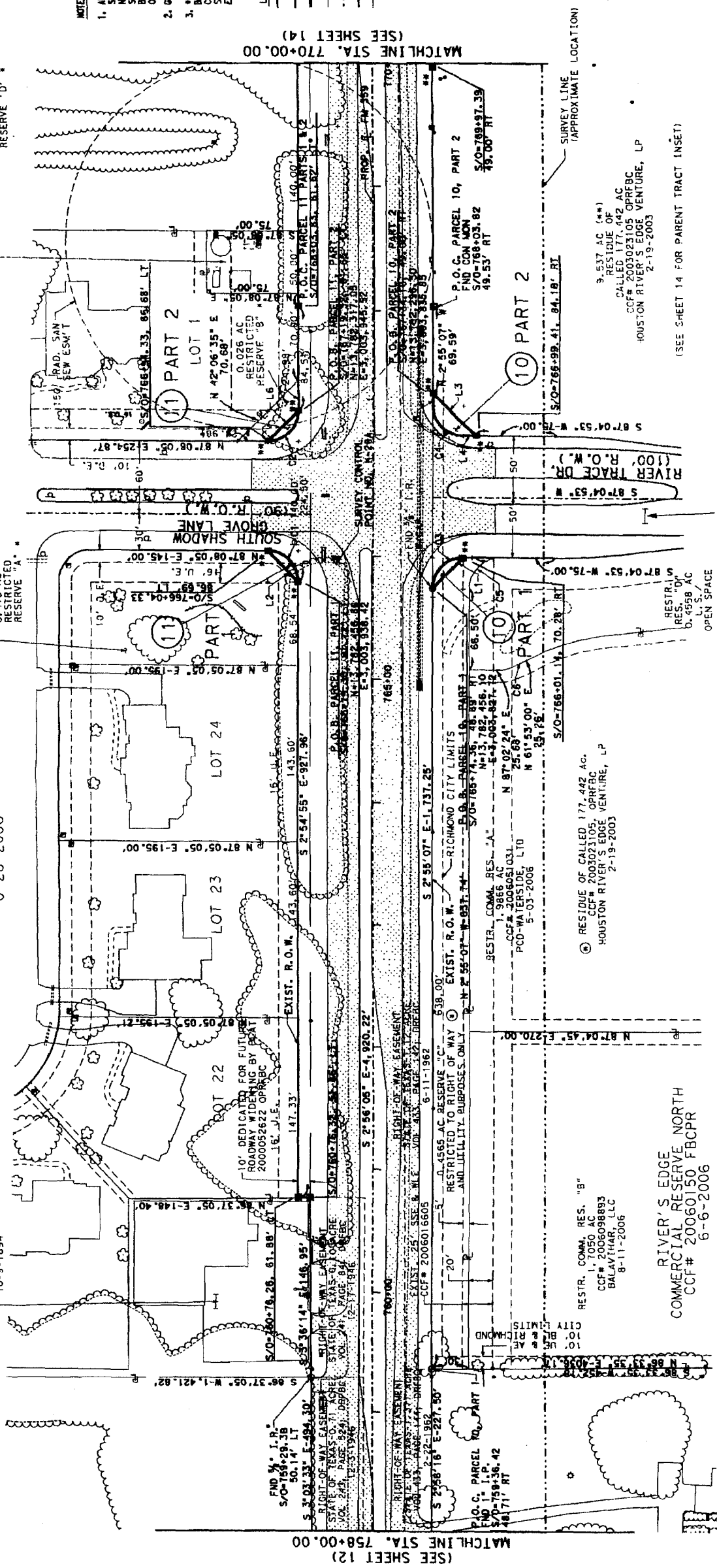
PARENT TRACT INSET SCALE 1" = 400'

LOT	BLOCK	OPRFBC FILE NO.	DATE EXECUTED
1	1	2004114519	9-16-2004
22	1	2005034913	3-29-2006
23	1	2003123026	9-4-2003
24	1	2004087846	7-20-2004

WILLIAM MORTON LEAGUE A-62

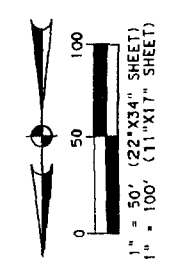
SHADOW GROVE ESTATES
SLIDE NO. 2012/A PRFBC
6-28-2000

0.5 AC
VOL. 2, PG. 243 FBCOR
ZION WATCH TOWER
MISSIONARY BAPTIST CHURCH
10-9-1894



MATCHLINE STA. 758+00.00 (SEE SHEET 12)

MATCHLINE STA. 770+00.00 (SEE SHEET 14)



SHADOW GROVE ESTATES HOMEOWNERS' ASSOCIATION CCF# 2003159266 OPRFBC 10-28-2003

0.086 AC RESTRICTED RESERVE "C" AQUASOURCE DEVELOPMENT CO. CCF# 200106743 OPRFBC 10-10-2001

0.413 AC RESTRICTED RESERVE "A"

5.410 AC RESTRICTED RESERVE "D"

NOTES

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- GROUND SURVEYS WERE CONDUCTED JUNE 2007.
- ** THE MONUMENT DESCRIBED AND SET IN THIS CALL MAY BE REPLACED WITH A TADOT TYPE II ROW MARKER UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR EITHER EMPLOYED OR RETAINED BY TADOT.

- LEGEND
- CENTER LINE
 - EXISTING R. O. W. LINE
 - PROPOSED R. O. W. LINE
 - PROPERTY LINE
 - SURVEY LINE
 - MATCH LINE
 - EASEMENT/ BUILDING LINE
 - FOUND TADOT ROW MARKER
 - SET TADOT ROW MARKER
 - FOUND (AS DESCRIBED)
 - SET (AS DESCRIBED)
 - PARCEL NUMBER

RANDALL JONES LEAGUE A-42

RIVER'S EDGE
COMMERCIAL RESERVE NORTH
CCF# 20060150 FBCPR
6-6-2006

PARCEL	EXIST AC	LOT	BLOCK OR RES.	OWNER	TYPE OF CONY	CONVEYANCE FILE NO.	TAKING AC/5F	REMAINDER LEFT	REMAINDER RIGHT
10 PART 1	0.4565		RES. "C"	HOUSTON RIVER'S EDGE VENTURE, LP		0.0041/178	0.4524		
10 PART 2	9.537 (88)		RES. "C"	HOUSTON RIVER'S EDGE VENTURE, LP		0.4265/18,579	9.100		
TOTAL (1, 2 & 3)	9.994			HOUSTON RIVER'S EDGE VENTURE, LP	R. O. W. DEED	2008126571	0.4418/19,237	0.409	9.5824
11 PART 1	0.413		RES. "A"	SHADOW GROVE ESTATES HOMEOWNERS' ASSOC.		0.0041/178	0.409		
11 PART 2	0.026		RES. "B"	SHADOW GROVE ESTATES HOMEOWNERS' ASSOC.		0.0041/179	0.022		

(88) CALCULATED APPROXIMATELY 1.973 ACRES IN THE WILLIAM MORTON LEAGUE ABSTRACT 62 APPROXIMATELY 7.564 ACRES IN THE RANDALL JONES LEAGUE ABSTRACT 42 TOTAL 9.537 ACRES

(8) REMAINDER OF 9.537 ACRE RESERVE TRACT

PARCEL NO.	BEARING & DISTANCE
10 PART 1	L1 = N 42°04'31" E-35.36'
10 PART 1	L2 = S 47°53'23" E-35.34'
10 PART 2	L3 = N 48°17'11" W-49.55'
10 PART 2	L4 = N 87°04'53" E-10.26'
10 PART 2	L5 = S 2°55'07" E-9.81'
10 PART 2	L6 = S 42°06'38" W-35.37'

PARCEL NO.	BEARING & DISTANCE
C1	D = 89°57'01" R = 25.00 L = 39.25 CH = N 47°53'28" W-35.34' CH = S 47°55'07" E-35.36'
C2	D = 90°03'00" R = 25.00 L = 39.25 CH = N 42°06'38" E-35.37' CH = S 42°04'45" W-35.36'
C3	D = 90°00'25" R = 25.00 L = 39.25 CH = S 42°04'37" W-35.38' CH = N 74°21'46" E-9.36'

RIVER'S EDGE SECTION ONE CCF# 20040101 FBCPR 5-25-2004

(SEE SHEET 14 FOR PARENT TRACT INSET)

REVISION

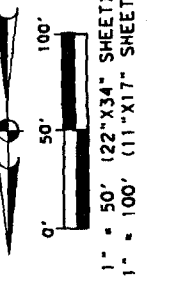
- 06/19/10 - Add Lot Level based information for F.M. 359 R.O.W.
- 06/20/10 - Parcel 10 - Part 1, 2 & 3 have been conveyed to TADOT and the conveyance information included in the table. Revised coordinate callouts to matching (10) & bearing (18.7) and bearing (30.6) and Highway No. callouts.

KUO
KURTZ & ASSOCIATES, INC.
10709 Richmond Ave., Suite 110
Houston, TX 77036
(713) 979-7900
www.kuoassociates.com

R. O. W. MAP

DATE	5/20/10	FEDERAL AID PROJECT NO.	500
SCALE	6"	STATE	TEXAS
		DIST.	12
		COUNTY	FORT BEND
		TRACT	1

FM 359 CENTER LINE CURVE DATA
 CURVE CL359-6 (C-6)
 PI STA = 789+26.50
 M = 13,780,109.61
 R = 3,003,996.95
 E = 1,273.30
 D = 23°02'47"
 L = 512.17
 CH = 5 14°27'28" E-508.72'

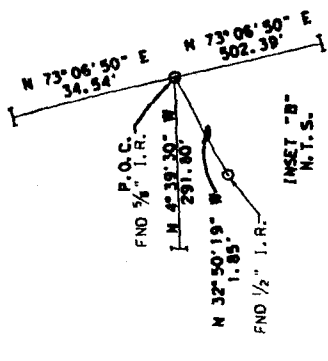


NOTES:

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- GROUND SURVEYS WERE CONDUCTED JUNE 2007.
- THE MONUMENT DESCRIBED AND SET IN THIS CALL MAY BE REPLACED WITH A TXDOT TYPE II ROW MARKER UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR EITHER EMPLOYED OR RETAINED BY TXDOT.

LEGEND:

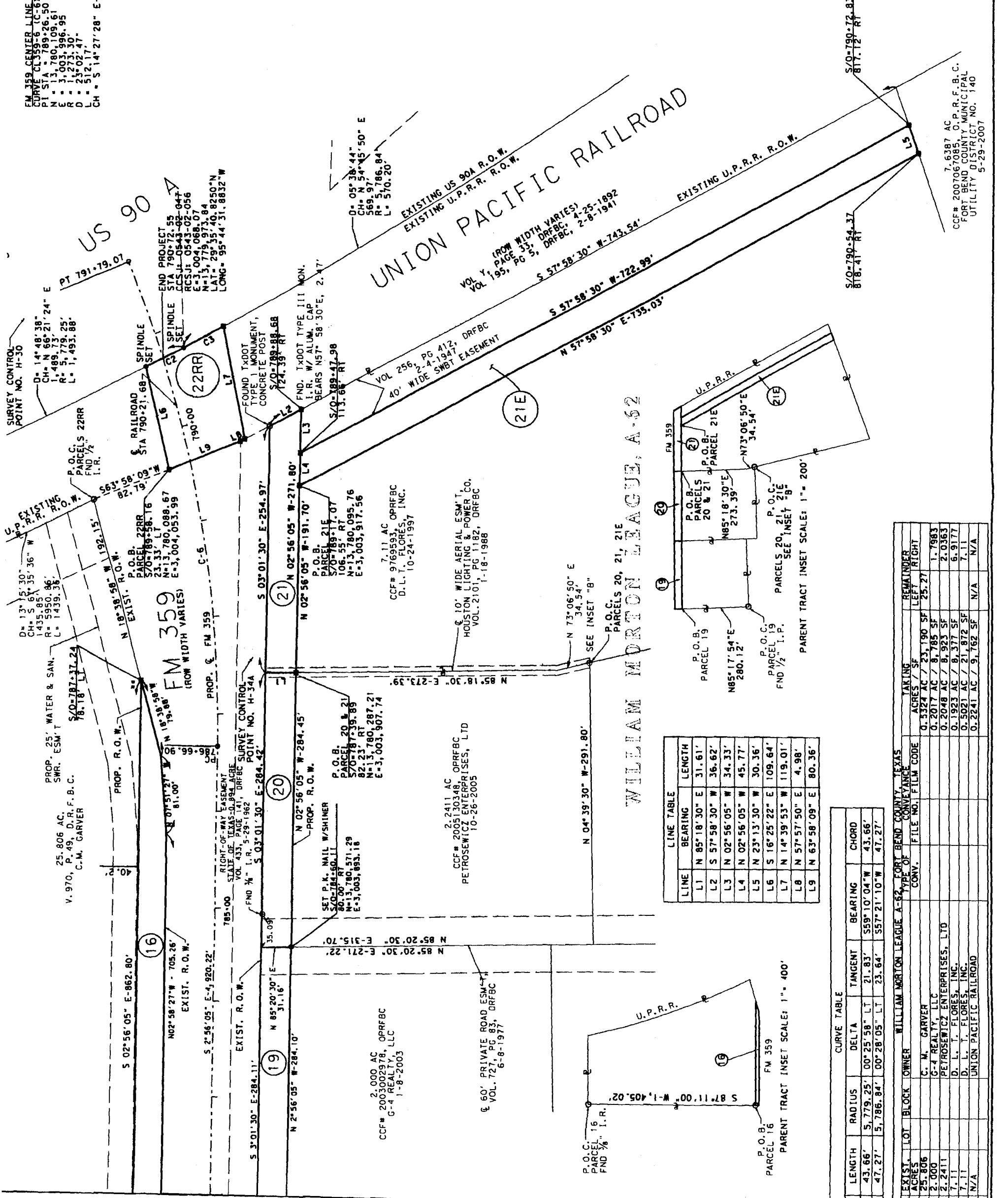
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- FND TXDOT ROW MARKER
- SET TXDOT ROW MARKER
- FND (AS DESCRIBED)
- SET (AS DESCRIBED)
- PARCEL NUMBER



REVISIONS:
 1. 05/15/14 - Additional Dead Information for F.M. 359 R.O.W.
 2. 10/20/16 - Decreased bearing to Parcel 16 and added LAT., LONG. to "End Project" station.
 3. 05/30/19 - Increased bearing to Parcel 16, 18, 19, 20 & 21. Revised coordinate callouts to Northing (N) & Easting (E), and Bearing Scale and Highway No. callout.
 4. 05/13/14 - Added Parcel 20m, and added Parcel 21E.
 5. 05/30/19 - Increased bearing to Parcel 16, 18, 19, 20 & 21. Revised coordinate callouts to Northing (N) & Easting (E), and Bearing Scale and Highway No. callout.

Kuo & Associates, Inc.
 Consulting Engineers & Surveyors
 10708 Alameda Ave., Suite 115, Houston, Texas 77036
 PH: (713) 975-4100 FAX: (713) 975-0089

FILE NO.	AID PROJECT NO.	SHEET NO.
6		15
STATE	DIST.	COUNTY
TEXAS	12	FORT BEND
COMT.	SECT.	JOB
0543	02	056
		HIGHWAY NO.
		FM359



LINE TABLE

LINE	BEARING	LENGTH
L1	N 85°18'30" E	31.61'
L2	S 57°58'30" W	36.62'
L3	N 02°56'05" W	34.33'
L4	N 02°56'05" W	45.77'
L5	N 23°13'30" W	30.36'
L6	S 16°25'22" E	109.64'
L7	N 14°39'53" W	119.01'
L8	N 57°57'50" E	4.98'
L9	N 63°58'09" E	80.36'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C2	43.66'	5,779.25'	00°25'58" LT	21.83'	S59°10'04" W	43.66'
C3	47.27'	5,786.84'	00°28'05" LT	23.64'	S57°21'10" W	47.27'

PARCEL EXIST. LOT BLOCK OWNER WILLIAM MORTON LEAGUE A-62 FORT BEND COUNTY TEXAS TYPE OF CONVEYANCE

NO.	ACRES	TAKING	REMAINDER
		ACRES / SF	LEFT / RIGHT
16	0.5323 AC / 23,190 SF	25.27'	
19	0.2077 AC / 8,785 SF	1.7983	
20	0.2048 AC / 8,923 SF	2.0363	
21	0.1923 AC / 8,377 SF	6.9177	
21E	0.5021 AC / 21,872 SF	7.11	
22RR	0.2241 AC / 9,762 SF	N/A	N/A

7.6387 AC
 CCF# 2007067085, O.P.R.F.B.C.
 FORT BEND COUNTY MUNICIPAL
 UTILITY DISTRICT NO. 140
 5-29-2007

MATCHLINE STA. 741+00