

53 PGS  
RES

2017073169

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 21 day of June, 2017, 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 Morales, seconded by Commissioner Prustage, and upon record vote, passed 5 votes in favor 0 votes opposed:

**RESOLUTION**

**RESOLVED THAT WHEREAS**, the Commissioners Court has received and reviewed the plans for a public project known as the Sansbury Boulevard Segment 2 Project, located from Williams Way to Grand Estates Drive, 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, including appurtenant drainage and detention requirements, of a public project known as the Sansbury Boulevard Segment 2 Project, located from Williams Way to Grand Estates Drive, in Fort Bend County, Texas, in accordance with said plans, alignment, and tract identifications which are made a part hereof as Exhibit A:

**ORDER**

**NOW THEREFORE, IT IS ORDERED AND DECREED** that the plans for the location, alignment, construction, operation, and maintenance, including appurtenant drainage and detention requirements, of the public project known as the Sansbury Boulevard Segment 2 Project, located from Williams Way to Grand Estates Drive, in Fort Bend County, Texas, is approved.

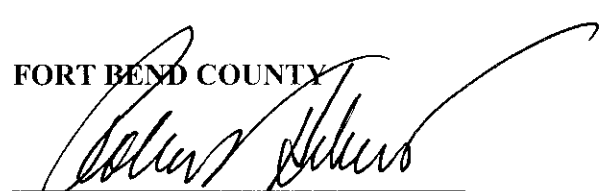
**IT IS FURTHER ORDERED AND DECREED** that public necessity and convenience exist for the public project, known as the Sansbury Boulevard Segment 2 Project, located from Williams Way to Grand Estates Drive, in Fort Bend County, Texas, and that the County Engineer be

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 in 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 this Resolution and Order apply to any and all parcels of land that must be condemned for this project, 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 the Sansbury Boulevard Segment 2 Project, located from Williams Way to Grand Estates Drive, in Fort Bend County, Texas and the payment and compensation therefore.

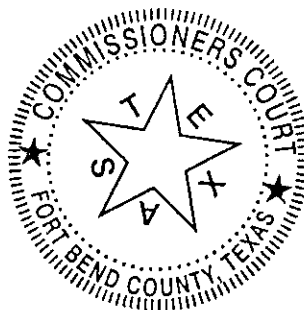
**PASSED AND APPROVED** this 27 day of June, 2017.

**FORT BEND COUNTY**

  
Robert E. Hebert, County Judge

ATTEST:

  
\_\_\_\_\_  
Laura Richard, County Clerk



# EXHIBIT "A"

Page 1 of 3

## PARCEL 1

DESCRIPTION OF A TRACT OF LAND CONTAINING  
2.3121 ACRES (100,716 SQUARE FEET) SITUATED IN  
THE JOSEPH KUYKENDAHL LEAGUE, A-49  
FORT BEND COUNTY, TEXAS

Being a tract of land containing 2.3121 acres (100,716 square feet) situated in the Joseph Kuykendahl League, A-49, Fort Bend County, Texas, being a portion of Lot 5, J.W. Blakely Subdivision, a subdivision recorded in Volume Q, Page 554 of the Fort Bend County Deed Records and being out of and a part of a called 3.761-acre tract conveyed unto TD Phan Ltd. by deed recorded under County Clerk's File No. 2008088570 and being out of and a part of a called 4.0525-acre tract conveyed unto TDPhan, Ltd. by deed recorded under County Clerk's File No. 2007049506, both of the Official Public Record of Fort Bend County, Texas. Said 2.3121-acre tract being more particularly described by metes and bounds as follows:

Note: The bearings referenced herein are grid values, based on the Texas Coordinate System of 1983 (NAD83, 2011 Adjustment), South Central Zone. All coordinates shown herein are grid values. Multiply by a combined adjustment factor of 1.00013 to convert to surface values.

**COMMENCING FOR REFERENCE** at a point located in the existing southeasterly right-of-way line of Williams Way (120 feet wide, recorded in Volume 1059, Page 622 and Volume 2720, Page 362, both of the Deed Records of Fort Bend County, Texas and under County Clerk's File No. 8541747 of the Official Public Records of Fort Bend County, Texas) for the southwest corner of said 3.761-acre tract and for the northwest corner of Reserve "K" of the Retreat at Sovereign Shores, a subdivision of recorded under Plat Number 20070041, of the Plat Records of Fort Bend County, Texas, from which a found 1-inch iron pipe bears South 60° 32" East, a distance of 0.33 feet;

THENCE North 21° 57' 27" East with the existing southeasterly right-of-way line of said Williams Way and the northwesterly line of said 3.761-acre tract, a distance of 44.48 feet to a 5/8-inch iron rod with yellow cap stamped "Cobb Fendley & Associates" set at the intersection of the southeasterly right-of-way line of said Williams Way and the proposed southeasterly right-of-way line of Sansbury Boulevard (width varies) for the southwesterly corner of the herein described tract and for the **POINT OF BEGINNING** having grid coordinates of X=3,011,509.93, and Y=13,764,826.14;

THENCE North 21° 57' 27" East continuing with the existing southeasterly right-of-way line of said Williams Way and the northwesterly line of said 3.761-acre tract, a distance 182.00 feet to a 5/8-inch iron rod with yellow cap stamped "Cobb Fendley & Associates" set in the proposed northwesterly right-of-way line of said Sansbury Boulevard for the northwesterly corner of said herein described tract;

THENCE along the proposed northwesterly right-of-way line of said Sansbury Boulevard the following courses and distances:

1. South  $23^{\circ} 02' 33''$  East, a distance of 35.36 feet to a set 5/8-inch iron rod with plastic cap stamped "Cobb Fendley & Associates" for corner;
2. South  $68^{\circ} 02' 33''$  East, a distance of 239.69 feet to a set 5/8-inch iron rod with yellow cap stamped "Cobb Fendley & Associates" for corner;
3. South  $63^{\circ} 05' 54''$  East, a distance of 100.00 feet to a set 5/8-inch iron rod with plastic cap stamped "Cobb Fendley & Associates" for corner, and being the beginning of a non-tangent curve to the left;
4. Easterly, with the arc of said non-tangent curve to the left having a radius of 1,140.00 feet and a central angle of  $22^{\circ} 04' 51''$  (chord bears South  $83^{\circ} 29' 49''$  East, a distance of 436.62 feet) at an arc length of 60.27 feet passing the northerly line of said 3.761-acre tract and the southerly line of said 4.0525-acre tract, continuing for a total arc length of 439.34 feet to a 5/8-inch iron rod with yellow cap stamped "Cobb Fendley & Associates" set in the easterly line of said 4.0525-acre tract, the westerly line of the residue of a called 93.056-acre tract conveyed unto Lakes of Williams Ranch, Ltd. by deed recorded under County Clerk's File No. 2005100129 of the Official Public Records of Fort Bend County, Texas, for the northeasterly corner of herein described tract, said point being South  $21^{\circ} 45' 45''$  West, a distance of 90.39 feet from a found 1/2-inch iron rod located at the northeast corner of said 4.0525-acre tract;

THENCE South  $21^{\circ} 45' 45''$  West with the easterly line of said 4.0525-acre tract, the westerly line of the residue of said 93.056-acre tract, a distance of 132.33 feet to a set 5/8-inch iron rod with yellow cap stamped "Cobb Fendley & Associates" in the proposed southeasterly right-of-way line of said Sansbury Boulevard for the southeasterly corner of herein described tract and for the beginning of a non-tangent curve to the right, said point being South  $21^{\circ} 45' 45''$  West, a distance of 14.01 feet from a found 5/8-inch iron rod located at the northeast corner of said 3.761-acre tract;

THENCE along the proposed southeasterly right-of-way line of said Sansbury Boulevard the following courses and distances:

1. Westerly, with the arc of said non-tangent curve to the right having a radius of 1,260.00 feet and a central angle of  $23^{\circ} 49' 40''$  (chord bears North  $79^{\circ} 57' 23''$  West, a distance of 520.23 feet) for an arc distance of 524.00 feet to a 5/8-inch iron rod with yellow cap stamped "Cobb Fendley & Associates" set for a point of tangency;
2. North  $68^{\circ} 02' 33''$  West, a distance of 251.58 feet to a set 5/8-inch iron rod with cap stamped "Cobb Fendley & Associates" for corner;

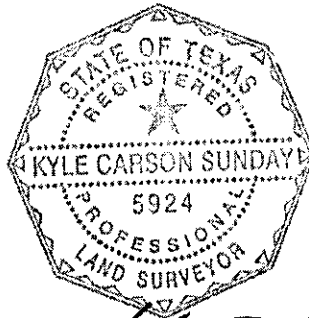
3. South 66° 57' 27" West, a distance of 35.36 feet to the **POINT OF BEGINNING** and containing 2.3121 acres (100,716 square feet).

Note: This metes and bounds description is referenced to a survey drawing prepared by Cobb, Fendley & Associates, Inc. of even date.

**Cobb, Fendley & Associates, Inc.**  
TBPLS Firm Registration No. 100467  
13430 Northwest Freeway, Suite 1100  
Houston, Texas 77040  
Phone: 713-462-3242

Job No. 1711-006-01

April 12, 2017



A handwritten signature in black ink, appearing to read "KCS", written over the bottom portion of the professional seal.

NOTES:

1. ALL BEARINGS AND COORDINATES SHOWN HEREIN ARE GRID VALUES, REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983. TEXAS SOUTH CENTRAL ZONE NO. 4204, NAD 83, 2011 COORDINATES MAY BE BROUGHT TO SURFACE VALUES BY APPLYING A SURFACE ADJUSTMENT FACTOR OF 1.00013.
2. ALL VERTICAL DATUM REFERENCED HEREIN IS BASED ON NAVD83 VALUES. REFERENCE BENCHMARK IS NATIONAL GEODETIC SURVEY MONUMENT PID NO. AM4730, LOCATED ON THE FRONT OF THE HISTORIC COURTHOUSE BUILDING IN THE CITY OF RICHMOND, TEXAS.
3. ALL FIELD INFORMATION SHOWN HEREON IS BASED ON AN ON-THE-GROUND SURVEY PERFORMED BY COBB, FENDLEY & ASSOCIATES, INC., DURING THE MONTHS OF APRIL AND MAY, 2015.
4. 5/8-INCH IRON RODS WITH YELLOW CAPS STAMPED "COBB FENDLEY & ASSOCIATES" SET AT ALL TRACT CORNERS UNLESS NOTED OTHERWISE.
5. ALL PARCELS ARE REFERENCED TO METES AND BOUNDS DESCRIPTIONS PREPARED BY COBB, FENDLEY & ASSOCIATES, INC. OF EVEN DATE.
6. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS/HER BEST KNOWLEDGE, INFORMATION AND BELIEF.
7. SQUARE FOOTAGE AREA SHOWN HEREON IS FOR INFORMATION ONLY AND SURVEYOR DOES NOT CERTIFY ACCURACY OF SURVEY TO NEAREST SQUARE FOOT.

FLOODPLAIN INFORMATION

THE PROPERTY SHOWN HEREON (EITHER IN TOTAL OR A PORTION) IS LOCATED IN THE FOLLOWING ZONE(S) BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 4815C0265L, LAST REVISED APRIL 2, 2014:

SHADED ZONE X - AREAS OF 0.2% ANNUAL CHANCE FLOOD AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

ZONE AF (FLOODWAY) - THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS.

ELEVATIONS WERE NOT OBTAINED ON THE SUBJECT TRACT TO DETERMINE THE FLOOD ZONES

DETERMINATION OF THE FLOOD ZONE IS BASED ON THE GRAPHICAL DELINEATION OF THE ZONES AS DEPICTED ON THE FLOOD PLAIN MAPS.

IF THIS PROPERTY IS NOT WITHIN AN IDENTIFIED FLOOD HAZARD AREA, THIS INFORMATION DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOODPLAIN INFORMATION SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

AREA SUMMARY

AREA SUMMARY						REMAINDER (CALC)	
PARCEL	EXISTING	OWNER	FILE NO./F.C. NO.	TOTAL	TAKING	LEFT	RIGHT
1	4.0525 (CALLED)	TD PHAM, LTD.	FILE NO. 2007049506	2.3121 AC.	0.3998 AC. 17,414 SQ.FT.	3.3590 AC.	N/A
	3.761 (CALLED)	TD PHAM, LTD.	FILE NO. 2008086570	100.716 SQ.FT.	1.8098 AC. 78,833 SQ.FT.	0.0379 AC.	1.8168 AC.

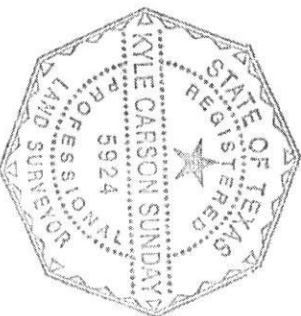
SURVEYOR'S CERTIFICATE

IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION DURING THE MONTHS OF APRIL AND MAY, 2015 AND THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS OF PRACTICE OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

WITNESS MY HAND AND SEAL THIS 12TH DAY OF APRIL, 2017, AT HOUSTON, TEXAS.

*[Signature]*

KYLE CARSON SUNDAY  
REGISTERED PROFESSIONAL LAND SURVEYOR #5924



**CobbFendley**

TBPE Firm Registration No. 274  
TBPE Firm Registration No. 100467  
13430 Northwest Freeway, Suite 1100  
Houston, Texas 77040  
713.462.3242 | fax 713.462.3262  
www.cobbfendley.com

**FORT BEND COUNTY  
MOBILITY PROJECTS**

**SANSBURY BOULEVARD**

**PROPOSED RIGHT-OF-WAY  
FORT BEND COUNTY, TEXAS**

**PARCEL 1**

SCALE: 1"=40'-0"	DATE: 03/28/2017	BY: [Signature]
NO. 1	DESCRIPTION	DATE
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100	DESCRIPTION	DATE

FND 5/8" I.R.  
(CM)  
EXISTING R.O.W.

FND 1/2" I.R.  
(N49° 01' E, 0.96')  
120.00'  
EXISTING R.O.W.

S 23°02'33" E 4.0525 ACRES  
FILE NO. 2007049506  
O.P.R.F.B.C.  
S 68°02'33" E 239.69'  
PROPOSED R.O.W.

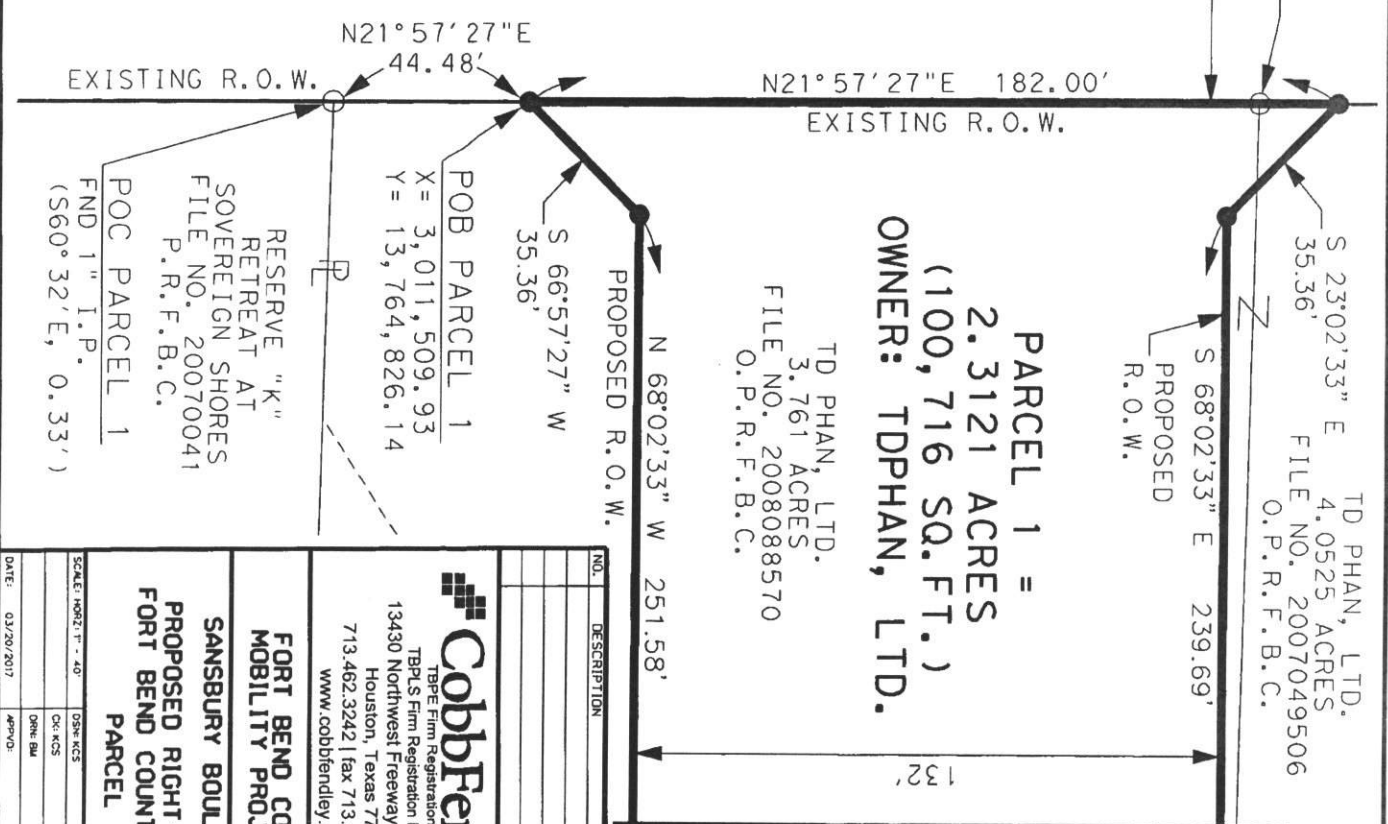
MANFORD BOULEVARD  
(120' WIDE)

SOVEREIGN SHORES ESTATES  
FILE NO. 2364B,  
P.R.F.B.C.  
FILE NO. 2002103700  
P.R.F.B.C.

EXISTING R.O.W.  
FND 5/8" I.R.  
(CM)  
LOT 1  
BLOCK 5  
EXISTING R.O.W.

WILLIAMS WAY  
120' WIDE  
VOL. 1059, PG. 622 D.R.F.B.C.  
VOL. 2720, PG. 362 D.R.F.B.C.  
FILE NO. 8541747 O.P.R.F.B.C.

JOSEPH KUYKENDAHLE LEAGUE  
ABSTRACT NO. 49



PARCEL 1 =  
2.3121 ACRES  
(100,716 SQ. FT.)  
OWNER: TDPHAN, LTD.  
TD PHAN, LTD.  
3.761 ACRES  
FILE NO. 2008088570  
O.P.R.F.B.C.

RESERVE "K"  
RETREAT AT  
SOVEREIGN SHORES  
FILE NO. 20070041  
P.R.F.B.C.  
POC PARCEL 1  
FND 1" I.P.  
(S60° 32' E, 0.33')

NO.	DESCRIPTION	DATE

**CobbFendley**  
TBPE Firm Registration No. 274  
TBPE S. Firm Registration No. 100467  
13430 Northwest Freeway, Suite 1100  
Houston, Texas 77040  
713.462.3242 | fax 713.462.3262  
www.cobbfendley.com

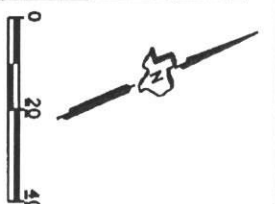
**FORT BEND COUNTY  
MOBILITY PROJECTS**

**SANSBURY BOULEVARD**


**PROPOSED RIGHT-OF-WAY  
FORT BEND COUNTY, TEXAS**

**PARCEL 1**

SCALE: HORIZONTAL - 40'	DATE: 03/20/2017
DATE: 03/20/2017	APPROV: [Signature]
DATE: 03/20/2017	APPROV: [Signature]
DATE: 03/20/2017	APPROV: [Signature]



NO.	DESCRIPTION	DATE



**CobbFendley**

TBP&E Firm Registration No. 274  
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 713.462.3242 | fax 713.462.3262  
[www.cobbblendley.com](http://www.cobbblendley.com)

**FORT BEND COUNTY  
MOBILITY PROJECTS**

**SANSBURY BOULEVARD**

**PROPOSED RIGHT-OF-WAY  
FORT BEND COUNTY, TEXAS  
PARCEL 1**

SCALE: MON2:1" = 40'	DATE: 03/20/2017	APP'N: [blank]	DATE: [blank]
DATE: 03/20/2017	APP'N: [blank]	DATE: [blank]	DATE: [blank]

SCALE: MON2:1" = 40'	DATE: 03/20/2017	APP'N: [blank]	DATE: [blank]
DATE: 03/20/2017	APP'N: [blank]	DATE: [blank]	DATE: [blank]



FND 1/2" I.R.  
(CM)

100' DRAINAGE EASEMENT  
MIDDLE BAYOU  
FORT BEND COUNTY  
DRAINAGE DISTRICT  
356 PG. 516  
VOL. D.R.F.B.C.

A=439.34'  
R=1,140.00'  
D=22°04'51"  
CB=S 83°29'49" E  
CH=438.62'

PROPOSED R.O.W.

TD PHAN, LTD.  
4.0525 ACRES  
FILE NO. 2007049506  
O.P.R.F.B.C.

TD PHAN, LTD.  
3.761 ACRES  
FILE NO. 2008088570  
O.P.R.F.B.C.

FND 5/8" I.R.  
(CM)

S21°45'45"W  
90.39'  
30.71'

PROPOSED  
R.O.W.



RESIDUE OF 93.056 ACRES  
LAKES OF WILLIAMS RANCH, LTD.  
FILE NO. 2005100129  
O.P.F.R.B.C.

9.925 ACRES  
FORT BEND COUNTY  
DRAINAGE DISTRICT  
FILE NO. 2010097931  
O.P.R.F.B.C.

PARCEL 1 =  
2.3121 ACRES  
(100,716 SQ.FT.)  
OWNER: TDPHAN, LTD.

PROPOSED R.O.W.

JOSEPH KUYKENDAHL LEAGUE  
ABSTRACT NO. 49

A=524.00'  
R=1,260.00'  
D=23°49'40"  
CB=N 79°57'23" W  
CH=520.23'

**CobbFendley**  
TBP Firm Registration No. 214  
TBPUS Firm Registration No. 100467  
13430 Northwest Freeway, Suite 1100  
Houston, Texas 77040  
713.462.3242 | fax 713.462.3262  
www.cobbendley.com

FORT BEND COUNTY  
MOBILITY PROJECTS

SANSBURY BOULEVARD  
PROPOSED RIGHT-OF-WAY  
FORT BEND COUNTY, TEXAS  
PARCEL 1

SCALE: HORIZ. 1" = 40'	DATE: 03/18/2017
DATE: 03/18/2017	APPROV.:
DATE: 03/18/2017	APPROV.:
DATE: 03/18/2017	APPROV.:
DATE: 03/18/2017	APPROV.:

## PARCEL 2A

DESCRIPTION OF A TRACT OF LAND CONTAINING  
1.6375 ACRES (71,328 SQUARE FEET) SITUATED IN  
THE JOSEPH KUYKENDAHL LEAGUE, A-49  
FORT BEND COUNTY, TEXAS

Being a tract of land containing 1.6375 acres (71,328 square feet) situated in the Joseph Kuykendahl League, A-49, Fort Bend County, Texas, being a part of Lot 5 and Lot 6 of the J.W. Blakely subdivision, recorded under Volume Q, Page 554 of the Deed Records of Fort Bend County, Texas, and a part of a 33.5075-acre (Tract I) conveyed unto The Estates at Lakes of Williams Ranch, Ltd., recorded under County Clerk's File No. 2016134407 of the Official Public Records of Fort Bend County, Texas. Said 1.6375-acre tract being more particularly described by metes and bounds as follows:

Note: The bearings referenced herein are grid values based on the Texas Coordinate System of 1983 (NAD83, 2011 Adjustment), South Central Zone. All coordinates shown herein are grid values. Multiply by a combined adjustment factor of 1.00013 to convert to surface values.

**COMMENCING FOR REFERENCE** at a found 1/2-inch iron rod located at the northeast corner of a called 4.0525-acre tract conveyed unto TDPHAN, Ltd., by deed recorded under County Clerk's File No. 2007049506 of the Official Public Records of Fort Bend County, Texas, and being in the southwest property line of the residue of a called 63.107-acre tract conveyed unto Williams Way Partnership, Ltd., by deed recorded under County Clerk's File No. 9680818 of the Official Public Records of Fort Bend County, Texas;

THENCE South 21° 45' 45" West with the southeasterly property line of said 4.0525-acre tract and the westerly property line of the residue of said Williams Way Partnership, Ltd. tract, a distance of 59.68 feet to a 5/8-inch iron rod with yellow cap stamped "Cobb Fendley & Associates" set in the proposed northwesterly right-of-way line of Sansbury Boulevard (width varies) for the northwesterly corner of herein described tract, for the beginning of a non-tangent curve to the left and **POINT OF BEGINNING**, having grid coordinates of X=3,012,348.39 and Y=13,762,806.61;

THENCE in a northeasterly direction, along the proposed northerly right-of-way line of said Sansbury Boulevard, same being the south property line of said residue of 63.107-acre tract, and the north line of said 33.5075-acre tract, with the arc of said non-tangent curve to the left having a radius of 2,060.00 feet and a central angle of 10° 09' 18" (chord bears North 76° 56' 23" East, a distance of 364.63 feet) for an arc distance of 365.11 feet to a set 5/8-inch iron rod with plastic cap stamped "Cobb Fendley & Associates", for the northwest corner of a 2.2741-acre tract conveyed unto Fort Bend County M.U.D. No. 116, by deed recorded under County Clerk's File No. 2016130081 of the Official Public Records of Fort Bend County, Texas;

THENCE South 71° 00' 45" East with the northeast property line of said 33.5075-acre tract, same being the southwest property line of said 2.2741-acre tract, a distance of 126.67 feet to a set 5/8-inch iron rod with plastic cap stamped "Cobb Fendley & Associates", for corner;

THENCE South 28° 16' 02" East continuing with the northeast property line of said 33.5075-acre tract, same being the southwest property line of said 2.2741-acre tract, a distance of 47.44 feet to a set 5/8-inch iron rod with plastic cap stamped "Cobb Fendley & Associates", in the proposed southerly right-of-way line of said Sansbury Boulevard, for the easternmost corner of said tract herein described, and for the beginning of a non-tangent curve to the right;

THENCE along the proposed southerly right-of-way line of said Sansbury Boulevard, with the arc of said non-tangent curve to the right having a radius of 1,260.00 feet and a central angle of 26° 30' 57" (chord bears South 74° 52' 18" West, a distance of 577.93 feet) for an arc distance of 583.11 feet to a 5/8-inch iron rod with yellow cap stamped "Cobb Fendley & Associates" set in the northwesterly line of the of said 33.5075-acre tract, and the southeasterly line of a called 3.761-acre tract conveyed unto TD PHAN, Ltd., by deed recorded under County Clerk's File No. 2008088570 of the Official Public Records of Fort Bend County, Texas, for the southwesterly corner of herein described tract;

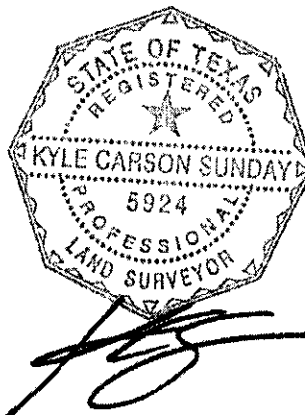
THENCE North 21° 45' 45" East with the northwesterly line of said 33.5075-acre tract, and the southeasterly line of said 3.761-acre tract, at a distance of 14.01 feet passing a 5/8-inch iron rod found for the northeasterly corner of said 3.761-acre tract, same being the southeasterly corner of said 4.0525-acre tract, continuing for a total distance of 163.05 feet to the **POINT OF BEGINNING** and containing 1.6375 acres (71,328 square feet).

Note: This metes and bounds description is referenced to a survey drawing prepared by Cobb, Fendley & Associates, Inc. of even date.

**Cobb, Fendley & Associates, Inc.**  
TBPLS Firm Registration No. 100467  
13430 Northwest Freeway, Suite 1100  
Houston, Texas 77040  
Phone: 713-462-3242

Job No. 1711-006-01

April 18, 2017



1. ALL BEARINGS AND COORDINATES SHOWN HEREIN ARE GRID VALUES, REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983. COORDINATES FOR THE SURFACE ARE SHOWN IN THE SURFACE COORDINATE TABLES. SOUTH CENTRAL ZONE NO. 4204, NAD 83 (2011) COORDINATES MAY BE BROUGHT TO SURFACE VALUES BY APPLYING A SURFACE ADJUSTMENT FACTOR OF 1.00013.

2. ALL VERTICAL DATUM REFERENCED HEREIN IS BASED ON 1988 NAD83 VALUES. REFERENCE BENCHMARK IS NATIONAL GEODETIC SURVEY MONUMENT PID NO. AMW730, LOCATED ON THE FRONT OF THE HISTORIC COURTHOUSE BUILDING IN THE CITY OF RICHMOND, TEXAS.
3. ALL FIELD INFORMATION SHOWN HEREON IS BASED ON AN "ON-THE-GROUND" SURVEY PERFORMED BY COBB, FENDLEY & ASSOCIATES, INC., DURING THE MONTHS OF APRIL AND MAY, 2015.
4. 5/8-INCH IRON RODS WITH YELLOW CAPS STAMPED "COBB FENDLEY & ASSOCIATES" SET AT ALL TRACT CORNERS UNLESS NOTED OTHERWISE.
5. ALL PARCELS ARE REFERENCED TO METES AND BOUNDS DESCRIPTIONS PREPARED BY COBB, FENDLEY & ASSOCIATES, INC. OF EVEN DATE.
6. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS/HER BEST KNOWLEDGE, INFORMATION AND BELIEF.
7. SQUARE FOOTAGE AREA SHOWN HEREON IS FOR INFORMATION ONLY AND SURVEYOR DOES NOT CERTIFY ACCURACY OF SURVEY TO NEAREST SQUARE FOOT.

THE PROPERTY SHOWN HEREON (EITHER IN TOTAL OR A PORTION) IS LOCATED IN THE FOLLOWING ZONE(S) BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 8157C0265L, LAST REVISED APRIL 2, 2014:

SHADE ZONE X - AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

ZONE AE (FLOODWAY) - THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS.

ELEVATIONS WERE NOT OBTAINED ON THE SUBJECT TRACT TO DETERMINE THE FLOOD ZONES

DETERMINATION OF THE FLOOD ZONE IS BASED ON THE GRAPHICAL DELINEATION OF THE ZONES AS DEPICTED ON THE FLOOD PLAIN MAPS.

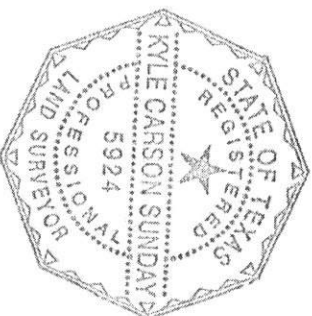
IF THIS PROPERTY IS NOT WITHIN AN IDENTIFIED FLOOD HAZARD AREA, THIS INFORMATION DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE PROTECTED FROM FLOODING AND/OR FLOOD DAMAGE. ON RARE OCCASIONS, CANAL FLOODS CAN OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOODPLAIN INFORMATION SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

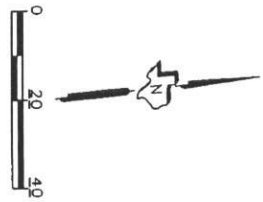
AREA SUMMARY					
PARCEL	EXISTING	OWNER	FILE NO./F.C. NO.	TAKING	REMAINING
2A	33,5075 AC. (TRACT D)	THE ESTATES AT LAMES OF WILLIAMS RANCH, LTD.	FILE NO. 2016134407	16375 AC. 71,528 SQ. FT.	31,8700 AC.

IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION DURING THE MONTHS OF APRIL AND MAY, 2015 AND THAT THIS SURVEY SUBSTANTIALLY COMPLES WITH THE CURRENT STANDARDS OF PRACTICE OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.


WITNESS MY HAND AND SEAL THIS 16TH DAY OF APRIL, 2017, AT  
HOUSTON, TEXAS.

KYLE CARSON SUNDAY  
REGISTERED PROFESSIONAL LAND SURVEYOR #59224

[illegible]



NO.	DESCRIPTION	DATE



# CobbFendley

TBE Firm Registration No. 274  
 TBPLS Firm Registration No. 100467  
 13430 Northwest Freeway, Suite 1100  
 Houston, Texas 77040  
 713.462.3242 | fax 713.462.3262  
[www.cobbhendley.com](http://www.cobbhendley.com)

FORT BEND COUNTY  
 MOBILITY PROJECTS

SANSBURY BOULEVARD

PROPOSED RIGHT-OF-WAY  
 FORT BEND COUNTY, TEXAS  
 PARCEL 2A

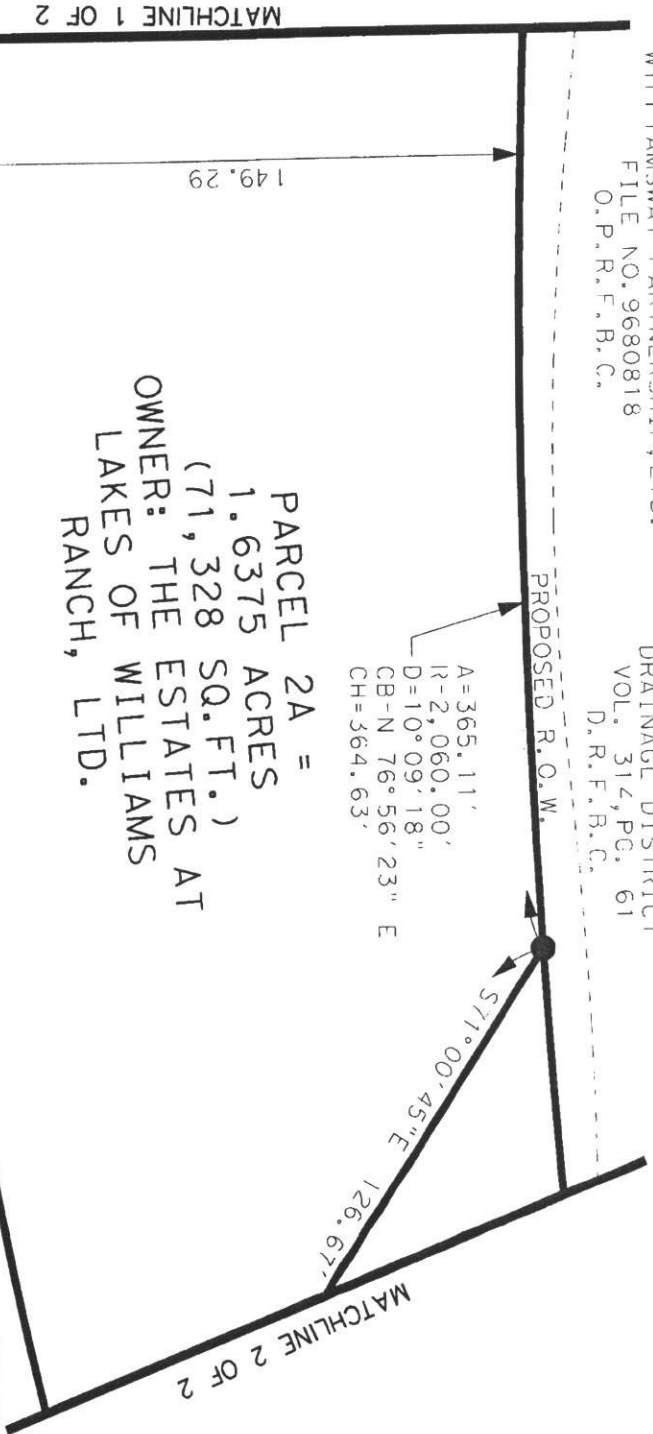
STATE MAPS T - 40'	DEN KCS	HWY NO.
	CRK KCS	
	PDM BA	SHEET NO.
DATE 01.20.2017	APPVD	82 OF 84

40' DRAINAGE EASEMENT  
FORT BEND COUNTY  
DRAINAGE DISTRICT  
VOL. 314, PG. 61  
D. R. F. B. C.

PARCEL 2A =  
1.6375 ACRES  
(71, 328 SQ.FT.)  
OWNER: THE ESTATES AT  
LAKES OF WILLIAMS  
RANCH, LTD.

31.8700 ACRES (CAI C.)  
RESIDUE OF 33.5075 ACRES. (TRACT 1)  
THE ESTATES AT  
LAKES OF WILLIAMS RANCH, LTD.  
FILE NO. 2016134407  
O.P.R.F.B.C.

JOSEPH KUYKENDahl LEAGUE  
ABSTRACT No. 49

[illegible]

40' DRAINAGE EASEMENT  
 FORT BEND COUNTY  
 DRAINAGE DISTRICT  
 VOL. 314, PG. 61  
 D.P.R.F.B.C.

WILLIAMS WAY PARTNERSHIP, LTD.  
 RESIDUE OF CALLED 63.107 ACRE  
 FILE NO. 9680818  
 O.P.R.F.B.C.

PROPOSED R.O.W.

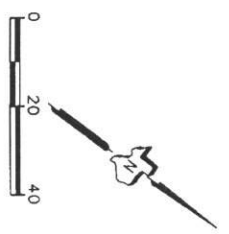
PARCEL 2A =  
 1.6375 ACRES  
 (71,328 SQ.FT.)  
 OWNER: THE ESTATES AT  
 LAKES OF WILLIAMS  
 RANCH, LTD.

S71°00'45"E  
 126.67'  
 S28°16'02"E  
 47.44'

2.2741 ACRES  
 FORT BEND COUNTY M.U.D. NO. 116  
 FILE NO. 2016130081  
 O.P.R.F.B.C.


4.0528 ACRES (CALC.)  
 RESIDUE OF 4.6041 ACRES (TRACT 11)  
 THE ESTATES AT  
 LAKES OF WILLIAMS RANCH, LTD.  
 FILE NO. 2016134407  
 O.P.R.F.B.C.

PROPOSED R.O.W.



JOSEPH KUYKENDAHLE LEAGUE  
 ABSTRACT NO. 49

NO.	DESCRIPTION	DATE



TBPE Firm Registration No. 274  
 TBPE Plus Firm Registration No. 100467  
 13430 Northwest Freeway, Suite 1100  
 Houston, Texas 77040  
 713.462.3242 | fax 713.462.3262  
 www.cobbfendley.com

**FORT BEND COUNTY**  
**MOBILITY PROJECTS**

**SANSBURY BOULEVARD**

**PROPOSED RIGHT-OF-WAY**  
**FORT BEND COUNTY, TEXAS**  
**PARCEL 2A**

SCALE: 1" = 40'	DSM KCS	HWY NO.
	CK/KCS	
	DSM BM	SHEET NO.
DATE: 03/20/2017	APP'D:	84 OF 84

## **PARCEL 6**

**DESCRIPTION OF A TRACT OF LAND CONTAINING  
0.4833 ACRES (21,054 SQUARE FEET) SITUATED IN  
THE JOSEPH KUYKENDAHL LEAGUE, A-49  
FORT BEND COUNTY, TEXAS**

Being a tract of land containing 0.4833 acres (21,054 square feet) situated in the Joseph Kuykendahl League, A-49, Fort Bend County, Texas, being a part of Lot 5 and Lot 6 of the J.W. Blakely subdivision, recorded under Volume Q, Page 554 of the Deed Records of Fort Bend County, Texas, and a part of a 2.2741-acre tract conveyed unto Fort Bend County M.U.D. No. 116, by deed recorded under County Clerk's File No. 2016130081 of the Official Public Records of Fort Bend County, Texas. Said 0.4833-acre tract being more particularly described by metes and bounds as follows:

Note: The bearings referenced herein are grid values based on the Texas Coordinate System of 1983 (NAD83, 2011 Adjustment), South Central Zone. All coordinates shown herein are grid values. Multiply by a combined adjustment factor of 1.00013 to convert to surface values.

**COMMENCING FOR REFERENCE** at a found 1/2-inch iron rod located at the northeast corner of a called 4.0525-acre tract conveyed unto TDPHAN, Ltd., by deed recorded under County Clerk's File No. 2007049506 of the Official Public Records of Fort Bend County, Texas, and being in the southwest property line of the residue of a called 63.107-acre tract conveyed unto Williams Way Partnership, Ltd., by deed recorded under County Clerk's File No. 9680818 of the Official Public Records of Fort Bend County, Texas;

**THENCE** South 21° 45' 45" West with the southeasterly property line of said 4.0525-acre tract and the westerly property line of the residue of said Williams Way Partnership, Ltd. tract, a distance of 59.68 feet to a 5/8-inch iron rod with yellow cap stamped "Cobb Fendley & Associates" set in the proposed northwesterly right-of-way line of Sansbury Boulevard (width varies) for the northwesterly corner of a 33.5075-acre tract (Tract I) conveyed unto The Estates at Lakes of Williams Ranch, Ltd., by deed recorded under County Clerk's File No. 2016134407 of the Official Public Records of Fort Bend County, Texas, for the beginning of a non-tangent curve to the left;



THENCE in a northeasterly direction, with the proposed northerly right-of-way line of said Sansbury Boulevard, same being the south property line of said residue of 63.107-acre tract, and the north line of said 33.5075-acre tract, with the arc of said non-tangent curve to the left having a radius of 2,060.00 feet and a central angle of  $10^{\circ} 09' 18''$  (chord bears North  $76^{\circ} 56' 23''$  East, a distance of 364.63 feet) for an arc distance of 365.11 feet to a set 5/8-inch iron rod with plastic cap stamped "Cobb Fendley & Associates", for the northwest corner of said 2.2741-acre tract, for the westernmost corner of said tract herein described and **POINT OF BEGINNING**, having grid coordinates of X=3,012,703.55 and Y=13,762,889.00;

THENCE continuing in a northeasterly direction, with the proposed northerly right-of-way line of said Sansbury Boulevard, same being the south property line of said residue of 63.107-acre tract, and the north line of said 2.2741-acre tract, and with said curve to the left having a radius of 2,060.00 feet and a central angle of  $07^{\circ} 46' 01''$  (chord bears North  $67^{\circ} 58' 44''$  East, a distance of 279.03 feet) for an arc distance of 279.25 feet to a set 5/8-inch iron rod with plastic cap stamped "Cobb Fendley & Associates", for the northernmost corner of said 2.2741-acre tract, and for the westernmost corner of a 4.6041-acre tract (Tract II) conveyed unto The Estates at Lakes of Williams Ranch, Ltd., by deed recorded under County Clerk's File No. 2016134407 of the Official Public Records of Fort Bend County, Texas, and for the northernmost corner of said tract herein described;

THENCE South  $12^{\circ} 57' 38''$  West, with the easterly property line of said 2.2741-acre tract and the westerly property line of said 4.6041-acre tract, a distance of 85.57 feet to a set 5/8-inch iron rod with plastic cap stamped "Cobb Fendley & Associates", for corner;

THENCE South  $28^{\circ} 16' 02''$  East, continuing with the common property line of said 2.2741-acre tract and said 4.6041-acre tract, a distance of 38.21 feet to a set 5/8-inch iron rod with plastic cap stamped "Cobb Fendley & Associates", for corner in the proposed southerly right-of-way line of said Sansbury Boulevard, and the beginning of a non-tangent curve to the right;

THENCE with the proposed southerly right-of-way line of said Sansbury Boulevard, with the arc of said non-tangent curve to the right having a radius of 1,260.00 feet and a central angle of  $06^{\circ} 09' 06''$  (chord bears South  $58^{\circ} 32' 17''$  West, a distance of 135.28 feet) for an arc distance of 135.28 feet to a 5/8-inch iron rod with yellow cap stamped "Cobb Fendley & Associates" set in the westerly property line of said 2.2741-acre tract, same being the easterly property line of said 33.5075-acre tract;

THENCE North  $28^{\circ} 16' 02''$  West, continuing with the common property line between said 2.2741-acre tract and said 33.5075-acre tract, a distance of 47.44 feet to a set 5/8-inch iron rod with plastic cap stamped "Cobb Fendley & Associates", for corner;

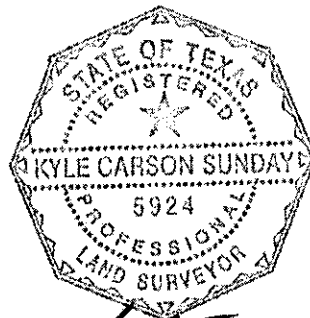
THENCE North 71° 00' 45" West, continuing with the common property line between said 2.2741-acre tract and said 33.5075-acre tract, a distance of 126.67 feet to the **POINT OF BEGINNING** and containing 0.4833 acres (21,054 square feet).

Note: This metes and bounds description is referenced to a survey drawing prepared by Cobb, Fendley & Associates, Inc. of even date.

**Cobb, Fendley & Associates, Inc.**  
TBPLS Firm Registration No. 100467  
13430 Northwest Freeway, Suite 1100  
Houston, Texas 77040  
Phone: 713-462-3242

Job No. 1711-006-01

April 18, 2017



A handwritten signature in black ink, appearing to read "KCS", written over the bottom portion of the professional seal.

NOTES:

1. ALL BEARINGS AND COORDINATES SHOWN HEREIN ARE GRID VALUES, REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983. VALUES, REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, MAY BE BROUGHT TO SURFACE VALUES BY APPLYING A SURFACE ADJUSTMENT FACTOR OF 1.00013.
2. ALL VERTICAL DATUM REFERENCED HEREIN IS BASED ON NAVD83 VALUES. REFERENCE BEING TO THE NATIONAL GEODETIC SURVEY MONUMENT PLOTTING STATION LOCATED ON THE FRONT OF THE HISTORIC COORHOUSE BUILDING IN THE CITY OF RICHMOND, TEXAS.
3. ALL FIELD INFORMATION SHOWN HEREON IS BASED ON AN "ON-THE-GROUND" SURVEY PERFORMED BY COBB, FENDLEY & ASSOCIATES, INC., DURING THE MONTHS OF APRIL AND MAY, 2015.
4. 5/8-INCH IRON RODS WITH YELLOW CAPS STAMPED "COBB FENDLEY & ASSOCIATES" SET AT ALL TRACT CORNERS UNLESS NOTED OTHERWISE.
5. ALL PARCELS ARE REFERENCED TO METES AND BOUNDS DESCRIPTIONS PREPARED BY COBB, FENDLEY & ASSOCIATES, INC. OF EVEN DATE.
6. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS/HER BEST KNOWLEDGE, INFORMATION AND BELIEF.
7. SQUARE FOOTAGE AREA SHOWN HEREON IS FOR INFORMATION ONLY AND SURVEYOR DOES NOT CARRY ACCURACY OF SURVEY TO NEAREST SQUARE FOOT.

FLOODPLAIN INFORMATION

THE PROPERTY SHOWN HEREON (EITHER IN TOTAL OR A PORTION) IS LOCATED IN THE FOLLOWING ZONE(S) BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 48151C0265L, LAST REVISED APRIL 2, 2014:

SHADED ZONE X - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

ZONE AE (FLOODWAY) - THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS.

ELEVATIONS WERE NOT OBTAINED ON THE SUBJECT TRACT TO DETERMINE THE FLOOD ZONES. DETERMINATION OF THE FLOOD ZONE IS BASED ON THE GRAPHICAL DELINEATION OF THE ZONES AS DEPICTED ON THE FLOOD PLAIN MAPS.

IF THIS PROPERTY IS NOT WITHIN AN IDENTIFIED FLOOD HAZARD AREA, THIS INFORMATION DOES NOT MEAN THAT THE PROPERTY OR ANY STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. FLOOD DAMAGE OCCASIONALLY CAN OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOODPLAIN INFORMATION SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

AREA SUMMARY

PARCEL	EXISTING	OWNER	FILE NO./F.C. NO.	TAKING	REMAINING
6	2.2741 AC.	FORT BEND COUNTY, TEXAS	FILE NO. 2016130081	0.4833 AC. (21,034 SQ. FT.)	1.7908 AC. (CALC.)

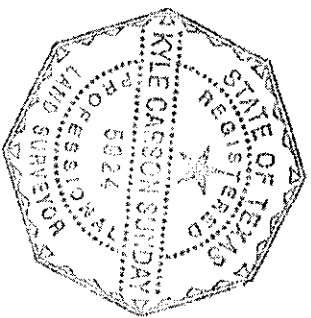
SURVEYOR'S CERTIFICATE

IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION DURING THE MONTHS OF APRIL AND MAY 2015, AND THAT THIS SURVEY SUBSTANTIALLY COMPLETES WITH THE CURRENT STANDARDS OF PRACTICE OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

WITNESS MY HAND AND SEAL THIS 18TH DAY OF APRIL, 2017, AT HOUSTON, TEXAS.

*[Signature]*

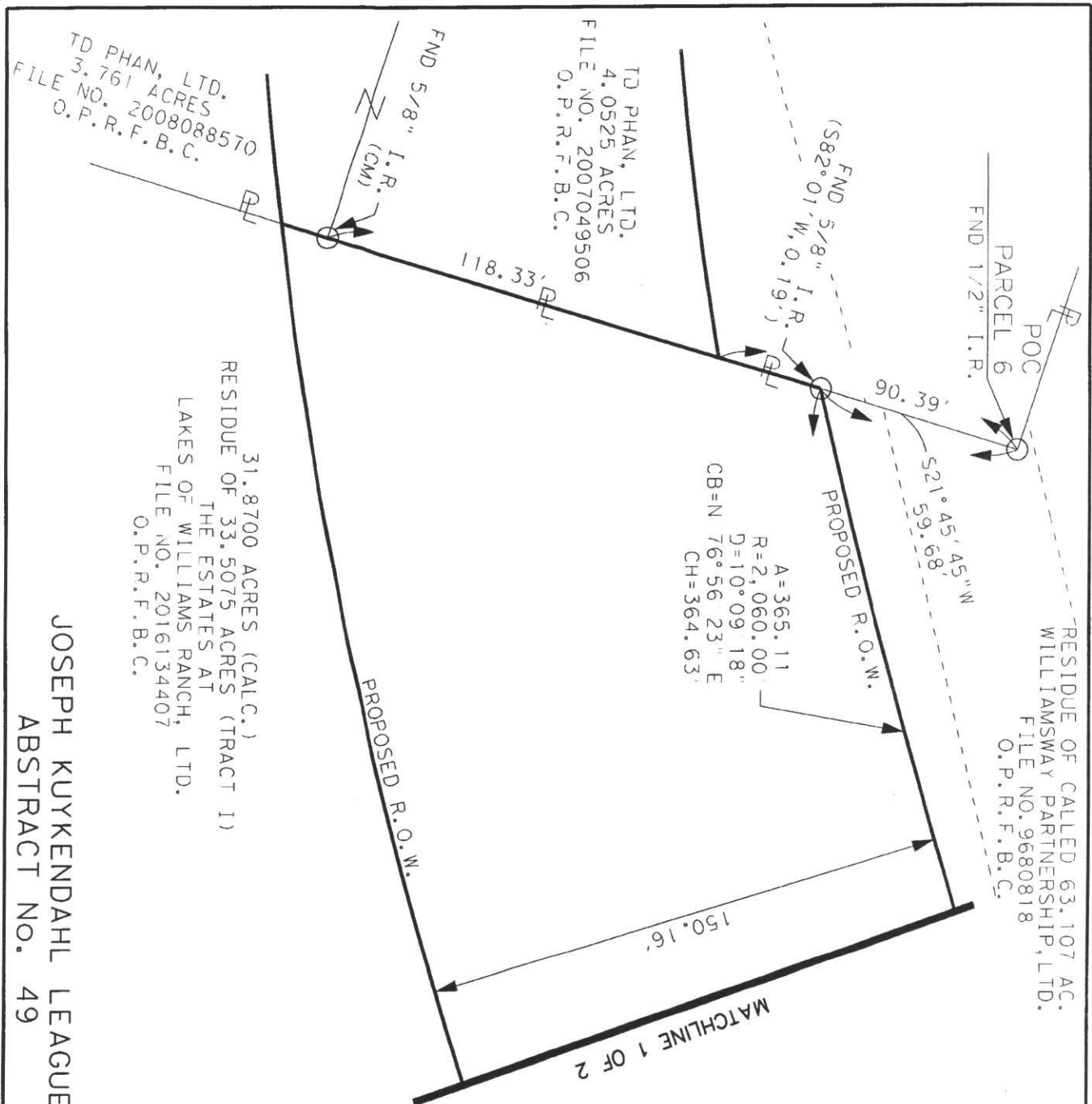
KYLE CARSON SUNDAY  
REGISTERED PROFESSIONAL LAND SURVEYOR #5924



TS&PE Firm Registration No. 274  
T&P&S Firm Registration No. 100467  
13430 Northwest Freeway, Suite 1100  
Houston, Texas 77040  
713.462.3242 | fax 713.462.3262  
www.cobbfendley.com

FORT BEND COUNTY  
MOBILITY PROJECTS  
SANSBURY BOULEVARD  
PROPOSED RIGHT-OF-WAY  
FORT BEND COUNTY, TEXAS  
PARCEL 6

NO.	DESCRIPTION	DATE
1	1708-10-10	1708-10-10
2	1708-10-10	1708-10-10
3	1708-10-10	1708-10-10
4	1708-10-10	1708-10-10
5	1708-10-10	1708-10-10
6	1708-10-10	1708-10-10
7	1708-10-10	1708-10-10
8	1708-10-10	1708-10-10
9	1708-10-10	1708-10-10
10	1708-10-10	1708-10-10



NO.	DESCRIPTION	DATE

**CobbFendley**  
 TBPE Firm Registration No. 274  
 TBPLS Firm Registration No. 100467  
 13430 Northwest Freeway, Suite 1100  
 Houston, Texas 77040  
 713.462.3242 | fax 713.462.3262  
[www.cobbhendley.com](http://www.cobbhendley.com)

**FORT BEND COUNTY**  
**MOBILITY PROJECTS**  
**SANSBURY BOULEVARD**  
**PROPOSED RIGHT-OF-WAY**  
**FORT BEND COUNTY, TEXAS**  
**PARCEL 6**

SCALE: HORIZ. 1" = 40'	DSN: KCS	INVT: NO
DATE: 03/20/2017	CK: KCS	SHEET: NO
APPROV: [Signature]	DRN: BW	82 OF 84

RESIDUE OF CALLED 63.107 AC.  
WILLAMSWAY PARTNERSHIP, LTD.  
FILE NO. 9680818  
O.P.R.F.B.C.

40 DRAINAGE EASEMENT  
FORT BEND COUNTY  
DRAINAGE DISTRICT  
VOL. 314, PG. 61  
D.R.F.B.C.

A=279.25'  
R=2,060.00'  
D=07°46'01" E  
CB=N 67°58'44" E  
CH=279.03'

PROPOSED R.O.W.

POB PARCEL 6  
X=3,012,703.55  
Y=13,762,889.00

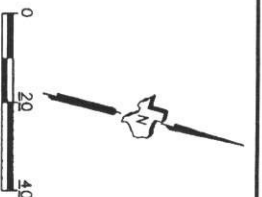
A=365.11'  
R=2,060.00'  
D=10°09'18" E  
CB=N 76°56'23" E  
CH=364.63

MATCHLINE 2 OF 2

PROPOSED R.O.W.

31.8700 ACRES (CALC.)  
RESIDUE OF 33.5075 ACRES (TRACT I)  
THE ESTATES AT  
LAKES OF WILLIAMS RANCH, LTD.  
FILE NO. 2016134407  
O.P.R.F.B.C.

JOSEPH KUYKENDAHL LEAGUE  
ABSTRACT NO. 49



NO.	DESCRIPTION	DATE

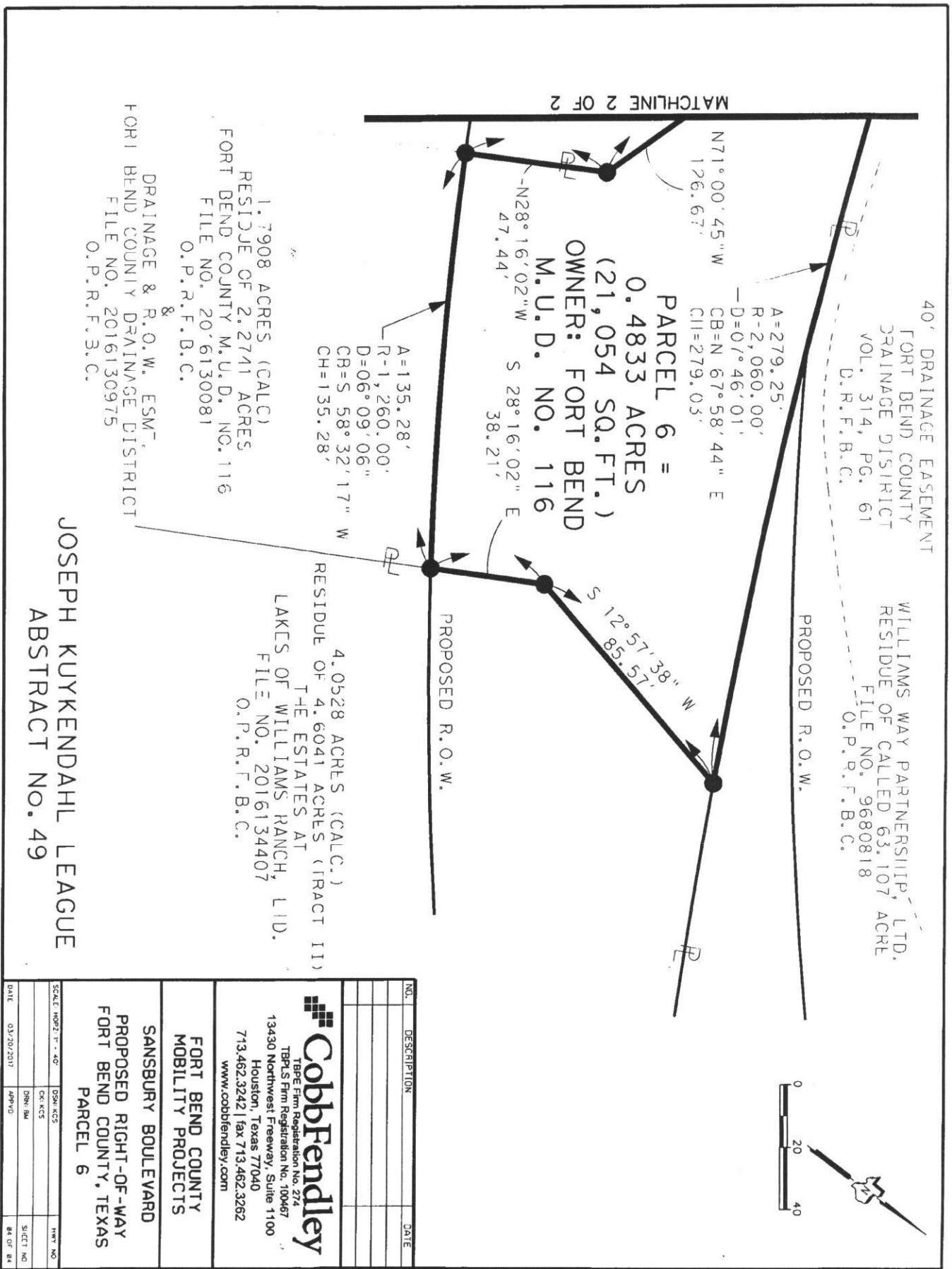
**CobbFendley**  
TBE Firm Registration No. 274  
TBE Plus Firm Registration No. 100467  
13430 Northwest Freeway, Suite 1100  
Houston, Texas 77040  
713.462.3242 | fax 713.462.3262  
www.cobbendley.com

FORT BEND COUNTY  
MOBILITY PROJECTS

SANSBURY BOULEVARD

PROPOSED RIGHT-OF-WAY  
FORT BEND COUNTY, TEXAS  
PARCEL 6

SCALE: HORIZ. 1" = 40'	DSM KCS	HWY NO.
CK: KCS		
DRW: BW		
DATE: 03/20/2017	APPROV:	SHEET NO. 03 OF 04



1.7908 ACRES (CALC)  
 RESIDUE OF 2.2741 ACRES  
 FORT BEND COUNTY M.U.D. NO. 116  
 FILE NO. 2016130081  
 O.P.R.F.B.C.

PARCEL 6 =  
 0.4833 ACRES  
 (21,054 SQ.FT.)  
 OWNER: FORT BEND  
 M.U.D. NO. 116

4.0528 ACRES (CALC.)  
 RESIDUE OF 4.6041 ACRES (TRACT 11)  
 THE ESTATES AT  
 LAKES OF WILLIAMS RANCH, L.L.D.  
 FILE NO. 2016134407  
 O.P.R.F.B.C.

JOSEPH KUYKENDAHLE LEAGUE  
 ABSTRACT NO. 49

NO.	DESCRIPTION	DATE

TYPE Firm Registration No. 274  
 TBRLS Firm Registration No. 100467  
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 Houston, Texas 77040  
 713.462.3242 | fax 713.462.3262  
[www.cobbfendley.com](http://www.cobbfendley.com)

SCALE: HORIZ. 1" = 40'	DATE: 03/20/2017
DRN: KCS	APP: VD
DRN: KM	SHEET NO. 84 OF 84

**FORT BEND COUNTY**  
**MOBILITY PROJECTS**  
**SANSBURY BOULEVARD**  
**PROPOSED RIGHT-OF-WAY**  
**FORT BEND COUNTY, TEXAS**  
**PARCEL 6**

**PARCEL 2B**

**DESCRIPTION OF A TRACT OF LAND CONTAINING  
0.5513 ACRES (24,013 SQUARE FEET) SITUATED IN  
THE JOSEPH KUYKENDAHL LEAGUE, A-49  
FORT BEND COUNTY, TEXAS**

Being a tract of land containing 0.5513 acres (24,013 square feet) situated in the Joseph Kuykendahl League, A-49, Fort Bend County, Texas, being a part of Lot 5 and Lot 6 of the J.W. Blakely subdivision, recorded under Volume Q, Page 554 of the Deed Records of Fort Bend County, Texas, and a part of a 4.6041-acre (Tract II) conveyed unto The Estates at Lakes of Williams Ranch, Ltd., recorded under County Clerk's File No. 2016134407 of the Official Public Records of Fort Bend County, Texas. Said 0.5513-acre tract being more particularly described by metes and bounds as follows:

Note: The bearings referenced herein are grid values based on the Texas Coordinate System of 1983 (NAD83, 2011 Adjustment), South Central Zone. All coordinates shown herein are grid values. Multiply by a combined adjustment factor of 1.00013 to convert to surface values.

**COMMENCING FOR REFERENCE** at a found 1/2-inch iron rod located at the northeast corner of a called 4.0525-acre tract conveyed unto TDPHAN, Ltd., by deed recorded under County Clerk's File No. 2007049506 of the Official Public Records of Fort Bend County, Texas, and being in the southwest property line of the residue of a called 63.107-acre tract conveyed unto Williams Way Partnership, Ltd., by deed recorded under County Clerk's File No. 9680818 of the Official Public Records of Fort Bend County, Texas;

THENCE South 21° 45' 45" West with the southeasterly property line of said 4.0525-acre tract and the westerly property line of the residue of said Williams Way Partnership, Ltd. tract, a distance of 59.68 feet to a set 5/8-inch iron rod with yellow cap stamped "Cobb Fendley & Associates" in the northerly property line of a 33.5075-acre tract conveyed unto The Estates at Lakes of Williams Ranch, Ltd., by deed recorded under County Clerk's File No. 2016134407 of the Official Public Records of Fort Bend County, Texas, same being the proposed northerly right-of-way line of Sansbury Boulevard (width varies), and for the beginning of a non-tangent curve to the left;

THENCE in a northeasterly direction, with the proposed northerly right-of-way line of said Sansbury Boulevard, same being the south property line of said residue of 63.107-acre tract, and the north line of said 33.5075-acre tract, with the arc of said non-tangent curve to the left having a radius of 2,060.00 feet and a central angle of 17° 55' 18" (chord bears North 73° 03' 23" East, a distance of 641.73 feet), at an arc distance of 365.11 feet passing the westernmost corner of a 2.2741-acre tract conveyed unto Fort Bend County M.U.D. No. 116, by deed recorded under County Clerk's File No. 2016130081 of the Official Public Records of Fort Bend County, Texas, and continuing for a total arc distance of 644.36 feet to a set 5/8-inch iron rod with plastic cap stamped "Cobb Fendley & Associates", for the northeast corner of said 2.2741-acre tract, for the westernmost corner of said tract herein described, and **POINT OF BEGINNING**, having grid coordinates of X= 3,012,962.19 and Y= 13,762,993.61;

THENCE in a northeasterly direction, continuing with the proposed northerly right-of-way line of said Sansbury Boulevard, same being the south property line of said residue of 63.107-acre tract, and the north line of said 4.6041-acre tract, with said curve to the left having a radius of 2,060.00 feet and a central angle of 12° 55' 32" (chord bears North 57° 37' 58" East, a distance of 463.74 feet), at an arc distance of 464.72 to a found 5/8-inch iron rod for the northernmost corner of said 4.6041-acre tract, and for the westernmost corner of Lakes of Williams Ranch, Section 1, a subdivision plat recorded under File No. 20060158 of the Plat Records of Fort Bend County, Texas;

THENCE with the proposed southerly right-of-way line of said Sansbury Boulevard, the following courses and distances:

- a. South 44° 42' 49" West, a distance of 300.96 feet to a set 5/8-inch iron rod with plastic cap stamped "Cobb Fendley & Associates", for the beginning of a tangent curve to the right;
- b. Westerly with the arc of said tangent curve to the right having a radius of 1,260.00 feet and a central angle of 10° 44' 55" (chord bears South 50° 05' 17" West, a distance of 236.03 feet) for an arc distance of 236.37 feet to a 5/8-inch iron rod with yellow cap stamped "Cobb Fendley & Associates" set in the westerly line of the of said 4.6041-acre tract, same being the easterly line of said 2.2741-acre tract, for the southernmost corner of said tract herein described;

THENCE North 28° 16' 02" West, with the easterly line of said 2.2741-acre tract and the westerly line of said 4.6041-acre tract, a distance of 38.21 feet to a set 5/8-inch iron rod with plastic cap stamped "Cobb Fendley & Associates", for corner;

THENCE North 12° 57' 38" East with the westerly line of said 4.6041-acre tract and the easterly line of said 2.2741-acre tract, a distance of 85.57 feet to the **POINT OF BEGINNING** and containing 0.5513 acres (24,013 square feet).

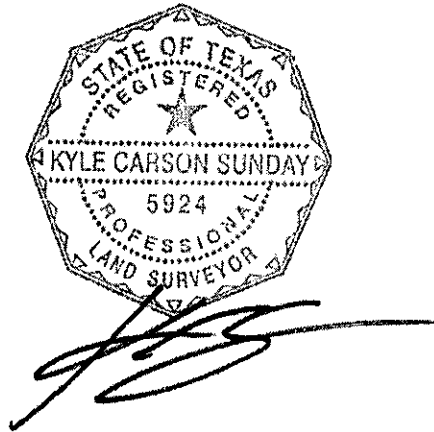


Note: This metes and bounds description is referenced to a survey drawing prepared by Cobb, Fendley & Associates, Inc. of even date.

**Cobb, Fendley & Associates, Inc.**  
TBPLS Firm Registration No. 100467  
13430 Northwest Freeway, Suite 1100  
Houston, Texas 77040  
Phone: 713-462-3242

Job No. 1711-006-01

April 18, 2017



NOTES:

1. ALL BEARINGS AND COORDINATES SHOWN HEREIN ARE GRID VALUES REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983. TEXAS SOUTH CENTRAL ZONE NO. 4204. NAD 83 COORDINATES MAY BE BROUGHT TO SURFACE VALUES BY APPLYING A SURFACE ADJUSTMENT FACTOR OF 1.00013.
2. ALL VERTICAL DATUM REFERENCED HEREIN IS BASED ON NAVD83 VALUES. REFERENCE BENCHMARK IS NATIONAL GEODETIC SURVEY MONUMENT PID NO. AM4730, LOCATED ON THE FRONT OF THE HISTORIC COURTHOUSE BUILDING IN THE CITY OF RICHMOND, TEXAS.
3. ALL FIELD INFORMATION SHOWN HEREON IS BASED ON AN "ON-THE-GROUND" SURVEY PERFORMED BY COBB, FENDLEY & ASSOCIATES, INC., DURING THE MONTHS OF APRIL AND MAY, 2015.
4. 5/8-INCH IRON RODS WITH YELLOW CAPS STAMPED "COBB FENDLEY & ASSOCIATES" SET AT ALL TRACT CORNERS UNLESS NOTED OTHERWISE.
5. ALL PARCELS ARE REFERENCED TO METES AND BOUNDS DESCRIPTIONS PREPARED BY COBB, FENDLEY & ASSOCIATES, INC. OF EVEN DATE.
6. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS/HER BEST KNOWLEDGE, INFORMATION AND BELIEF.
7. SQUARE FOOTAGE AREA SHOWN HEREON IS FOR INFORMATION ONLY AND SURVEYOR DOES NOT CERTIFY ACCURACY OF SURVEY TO NEAREST SQUARE FOOT.

AREA SUMMARY

PARCEL	EXISTING	OWNER	FILE NO./F.C. NO.	TAXING	REMARKS
2B	4.6041 AC. (TRACT II)	THE ESTATES AT LAKES OF WILLIAMS RANCH, LTD.	FILE NO. 2016134407	0.5513 AC. 24.013 SQ. FT.	4.0528 AC.

FLOODPLAIN INFORMATION

THE PROPERTY SHOWN HEREON (EITHER IN TOTAL OR A PORTION) IS LOCATED IN THE FOLLOWING ZONE(S) BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 481510265L, LAST REVISED APRIL 2, 2014:

SHADED ZONE X - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

ZONE AE (FLOODWAY) - THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS.

ELEVATIONS WERE NOT OBTAINED ON THE SUBJECT TRACT TO DETERMINE THE FLOOD ZONES. IF THIS PROPERTY IS NOT WITHIN AN IDENTIFIED FLOOD HAZARD AREA, THIS INFORMATION DOES NOT IMPLY THAT THE PROPERTY AND/OR ITS STRUCTURES WILL BE FREE FROM FLOODING OR FLOOD DAMAGE ON PART OR ALL OF THE PROPERTY. GREATER FLOODS CAN OCCUR CAUSING THIS FLOODPLAIN INFORMATION SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

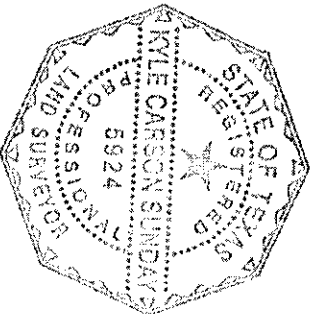
SURVEYOR'S CERTIFICATE

IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION DURING THE MONTHS OF APRIL AND MAY, 2015 AND THAT THIS SURVEY SUBSTANTIALLY COMPLETES WITH THE CURRENT STANDARDS OF PRACTICE OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

WITNESS MY HAND AND SEAL THIS 18TH DAY OF APRIL, 2017, AT HOUSTON, TEXAS.

*[Signature]*

KYLE CARSON SUNDAY  
REGISTERED PROFESSIONAL LAND SURVEYOR #5924



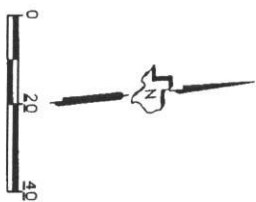
**CobbFendley**  
TSP# Firm Registration No. 274  
TSP#S Firm Registration No. 100467  
13430 Northwest Freeway, Suite 1100  
Houston, Texas 77040  
713.462.3242 | fax 713.462.3262  
www.cobbhendley.com

FORT BEND COUNTY  
MOBILITY PROJECTS

SANSBURY BOULEVARD  
PROPOSED RIGHT-OF-WAY  
FORT BEND COUNTY, TEXAS

PARCEL 2B

NO.	DESCRIPTION	DATE
1	13430 NW Freeway, Suite 1100, Houston, TX 77040	4/18/17
2	13430 NW Freeway, Suite 1100, Houston, TX 77040	4/18/17
3	13430 NW Freeway, Suite 1100, Houston, TX 77040	4/18/17
4	13430 NW Freeway, Suite 1100, Houston, TX 77040	4/18/17
5	13430 NW Freeway, Suite 1100, Houston, TX 77040	4/18/17
6	13430 NW Freeway, Suite 1100, Houston, TX 77040	4/18/17
7	13430 NW Freeway, Suite 1100, Houston, TX 77040	4/18/17
8	13430 NW Freeway, Suite 1100, Houston, TX 77040	4/18/17
9	13430 NW Freeway, Suite 1100, Houston, TX 77040	4/18/17
10	13430 NW Freeway, Suite 1100, Houston, TX 77040	4/18/17

[illegible]

O. P. R. F. R. C.

D. R. E. C.

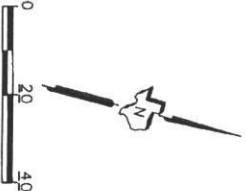
PROPOSED R.O.W.

365.11'

A=64.4, 36'  
R-2, 060, 00'  
D=17.55, 18"  
CB-N 73.03, 23" E  
CH=641, 13'

135.78

MATCHLINE 2 OF 3



MATCHLINE 1 OF 3

PROPOSED R.O.W.

31,8700 ACRES (CALC.)  
RESIDUE OF 33.5075 ACRES (TRACT IN  
THE ESTATES AT  
LAKES OF WILLIAMS RANCH, LTD.  
FILE NO. 2016134407  
O.P.R.F.B.C.

JOSEPH KUYKENDahl LEAGUE  
ABSTRACT No. 49

[illegible]



MATCHLINE 3 OF 3

A=236.37'  
-R=1,260.00'  
D=10°44'55"  
CB=S 50°05'17" W  
CH=236.03'

PROPOSED R.O.W. S44° 42' 49" W 300.96

PROPOSED R.O.W.

LAKE OF WILLIAMS RANCH  
SECTION 1  
FILE NO. 20060158  
P.R.F.B.C.  
NO. 1

FILE NO. 20060158  
P.R.F.B.C.

A diagram of a horizontal beam supported at both ends. A central point load is indicated by a downward arrow labeled  $F_{ND} \ 5/8" \ I.R.$  (CM). At each support, there is an upward reaction force represented by an arrow. A horizontal line passes through the center of the beam, and a vertical line passes through the point of application of the load, intersecting at the center of the beam.

4.0528 ACRES (CALC.)  
RESIDUE OF 4.6041 ACRES (TRACT 11)  
THE ESTATES AT  
LAKES OF WILLIAMS RANCH, LTD.  
FILE NO. 201613407  
O.P.R.F.B.C.

JOSEPH KUYKENDAHLE LEAGUE  
ABSTRACT No. 49[illegible]

### PARCEL 3

**DESCRIPTION OF A TRACT OF LAND CONTAINING  
1.9331 ACRES (84,206 SQUARE FEET) SITUATED IN  
THE JOSEPH KUYKENDAHL LEAGUE, A-49  
FORT BEND COUNTY, TEXAS**

Being a tract of land containing 1.9331 acres (84,206 square feet) situated in the Joseph Kuykendahl League, A-49, Fort Bend County, Texas, being a part of Lot 5 and Lot 6 of the J.W. Blakely subdivision, recorded under Volume Q, Page 554 of the Deed Records of Fort Bend County, Texas, and a part of the residue of a called 63.107-acre tract conveyed unto Williams Way Partnership, Ltd., by deed recorded under County Clerk's File No. 9680818 of the Official Public Records of Fort Bend County, Texas. Said 1.9331-acre tract being more particularly described by metes and bounds as follows:

Note: The bearings referenced herein are grid values based on the Texas Coordinate System of 1983 (NAD83, 2011 Adjustment), South Central Zone. All coordinates shown herein are grid values. Multiply by a combined adjustment factor of 1.00013 to convert to surface values.

**COMMENCING FOR REFERENCE** at a found 1/2-inch iron rod located for the northeast corner of a called 4.0525-acre tract conveyed unto TDPHAN, Ltd., by deed recorded under County Clerk's File No. 2007049506 of the Official Public Records of Fort Bend County, Texas, for an angle point in the southerly line of the residue of said 63.107-acre tract,;

**THENCE** South 21° 45' 45" West with the east line of said 4.0525-acre tract and the west line of said residue of 63.107-acre tract, a distance of 59.68 feet to a point for the for the northwesterly corner of the residue of a called 93.056-acre tract as conveyed unto Lakes of Williams Ranch, Ltd., by deed recorded under County Clerk's File No. 2005100129 of the Official Public Records of Fort Bend County, Texas, and for the beginning of a non-tangent curve to the left from which a found 5/8-inch iron rod bears South 82° 01' West, a distance of 0.19 feet;

**THENCE** Northeasterly with the south line of the residue of said 63.107-acre tract, the north line of the residue of said 93.056-acre tract and said non-tangent curve to the left having a radius of 2,060.00 feet and a central angle of 13° 54' 27" (chord bears North 75° 03' 48" East, a distance of 498.80 feet) for an arc distance of 500.03 feet to a 5/8-inch iron rod with yellow cap stamped "Cobb Fendley & Associates" set in the proposed northwesterly right-of-way line of Sansbury Boulevard (width varies) for the southwesterly corner of herein described tract, for a non-radial point of compound curvature to the left, and for the **POINT OF BEGINNING** having grid coordinates of X=3,012,830.27 and Y=13,762,935.16;

THENCE in a northeasterly direction with said non-radial curve to the left having a radius of 1,140.00 feet and a central angle of  $14^{\circ} 29' 55''$  (chord bears North  $51^{\circ} 57' 47''$  East, a distance of 287.71 feet) for an arc distance of 288.47 feet to a set 5/8-inch iron rod with plastic cap stamped "Cobb Fendley & Associates", for a point of tangency;

THENCE North  $44^{\circ} 42' 50''$  East, with the proposed northerly right-of-way line of Sansbury Boulevard, a distance of 643.58 feet to a set 5/8-inch iron rod with plastic cap stamped "Cobb Fendley & Associates", for corner in the southwest property line of Oakbend Medical Center Subdivision, a subdivision plat recorded under County Clerk's File No. 20080119 of the Plat Records of Fort Bend County, Texas, and for the northernmost corner of said tract herein described;

THENCE South  $67^{\circ} 53' 24''$  East, with the northeasterly line of the residue of said 63.107-acre tract and the southwesterly line of said Oakbend Medical Center Subdivision, at a distance of 7.91 feet passing a 1/2-inch iron pipe found for the southerly corner of said Oakbend Medical Center Subdivision and for the westerly corner of the residue of a called 274.2319-acre tract as conveyed unto 274 Brazos, Ltd., by deed recorded under County Clerk's File No. 1999020603 of the Official Public Records of Fort Bend County, Texas, from which a found 5/8-inch iron rod bears North  $29^{\circ} 49'$  West, a distance of 0.98 feet, continuing with the northeasterly line of the residue of said 63.107-acre tract and the southwesterly line of the residue of said 274.2319-acre tract for a total distance of 114.09 feet to a 1/2-inch iron pipe found for the easterly corner of the residue of said 63.107-acre tract, for an angle point in the southwesterly line of the residue of said 274.2319-acre tract and for an angle point in the northeasterly line of herein described tract;

THENCE South  $21^{\circ} 56' 28''$  West continuing with the northeasterly line of the residue of said 63.107-acre tract and the southwesterly line of the residue of said 274.2319-acre tract, a distance of 67.46 feet to a 5/8-inch iron rod with yellow cap stamped "Cobb Fendley & Associates" set in the proposed southeasterly right-of-way line of said Sansbury Boulevard and in the northwesterly line of Reserve "B" of Lakes of Williams Ranch, Section One, a subdivision of record recorded under Plat Number 20060158 of the Plat Records of Fort Bend County, Texas, for a corner in the southeasterly line of the residue of said 63.107-acre tract, for the southerly corner of the residue of said 274.2319-acre tract and for a corner in the southeasterly line of herein described tract;

THENCE along the proposed southeasterly right-of-way line of said Sansbury Boulevard the following courses and distances.



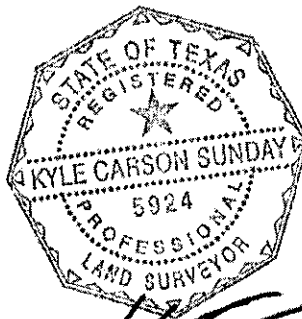
1. South  $43^{\circ} 20' 32''$  West with the southeasterly line of the residue of said 63.107-acre tract and the northwesterly line of said Reserve "B", a distance of 43.33 feet to a 5/8-inch iron rod with yellow cap stamped "Cobb Fendley & Associates" set for the beginning of a tangent curve to the right;
2. Southwesterly continuing with the southeasterly line of the residue of said 63.107-acre tract, the northwesterly line of said Reserve "B" and with the arc of said tangent curve to the right having a radius of 2,060.00 feet and a central angle of  $24^{\circ} 46' 03''$  (chord bears South  $55^{\circ} 43' 34''$  West, a distance of 883.57 feet) at an arc distance of 281.44 feet passing a 5/8-inch iron rod found for the westerly corner of said Reserve "B" and for the northeasterly corner of the residue of said 93.056-acre tract, continuing with the southeasterly line of the residue of said 63.107-acre tract and the northwesterly line of the residue of said 93.056-acre tract for a total arc distance of 890.49 feet to the **POINT OF BEGINNING** and containing 1.9331 acres (84,206 square feet).

Note: This metes and bounds description is referenced to a survey drawing prepared by Cobb, Fendley & Associates, Inc. of even date.

**Cobb, Fendley & Associates, Inc.**  
TBPLS Firm Registration No. 100467  
13430 Northwest Freeway, Suite 1100  
Houston, Texas 77040  
Phone: 713-462-3242

Job No. 1711-006-01

April 12, 2017



A handwritten signature in black ink, appearing to read "KCS", written over the bottom portion of the professional seal.

NOTES:

1. ALL BEARINGS AND COORDINATES SHOWN HEREIN ARE GRID VALUES, REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH CENTRAL ZONE NO. 4204, NAD 83 (2011) COORDINATES MAY BE BROUGHT TO SURFACE VALUES BY APPLYING A SURFACE ADJUSTMENT FACTOR OF 1.00013.
2. ALL VERTICAL DATUM REFERENCED HEREIN IS BASED ON NAD83 VALUES. REFERENCE BENCHMARK IS NATIONAL GEODETIC SURVEY MONUMENT PID NO. AW4750, LOCATED ON THE FRONT OF THE HISTORIC COURTHOUSE BUILDING IN THE CITY OF RICHMOND, TEXAS.
3. ALL FIELD INFORMATION SHOWN HEREON IS BASED ON AN ON-THE-GROUND SURVEY PERFORMED BY COBB, FENDLEY & ASSOCIATES, INC., DURING THE MONTHS OF APRIL AND MAY, 2015.
4. 5/8-INCH IRON RODS WITH YELLOW CAPS STAMPED "COBB FENDLEY & ASSOCIATES" SET AT ALL TRACT CORNERS UNLESS NOTED OTHERWISE.
5. ALL PARCELS ARE REFERENCED TO METES AND BOUNDS DESCRIPTIONS PREPARED BY COBB, FENDLEY & ASSOCIATES, INC. OF EVEN DATE.
6. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS/HER BEST KNOWLEDGE, INFORMATION AND BELIEF.
7. SQUARE FOOTAGE AREA SHOWN HEREON IS FOR INFORMATION ONLY AND SURVEYOR DOES NOT CERTIFY ACCURACY OF SURVEY TO NEAREST SQUARE FOOT.

FLOODPLAIN INFORMATION

THE PROPERTY SHOWN HEREON (EITHER IN TOTAL OR A PORTION) IS LOCATED IN THE FOLLOWING ZONE(S) BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 481570265L, LAST REVISED APRIL 2, 2014:

**SHADED ZONE X -** AREAS OF 0.2% ANNUAL CHANCE FLOOD AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

**ZONE AE (FLOODWAY):** THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS.

ELEVATIONS WERE NOT OBTAINED ON THE SUBJECT TRACT TO DETERMINE THE FLOOD ZONES

DETERMINATION OF THE FLOOD ZONE IS BASED ON THE GRAPHICAL DELINEATION OF THE ZONES AS DEPICTED ON THE FLOOD PLAIN MAPS.

IF THIS PROPERTY IS NOT WITHIN AN IDENTIFIED FLOOD HAZARD AREA, THIS INFORMATION DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS GREATER FLOODS CAN OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOODPLAIN INFORMATION SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

AREA SUMMARY				
PARCEL	EXISTING	OWNER	FILE NO./F.C. NO.	TAKING
3	23.553 AC (CALCULATED)	WILLIAMS WAY PARTNERSHIP, LTD.	FILE NO. 9680818	19331 AC 84,208 SQ. FT. 21620 AC.

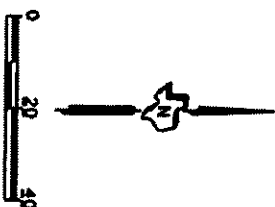
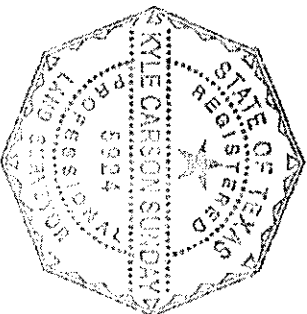
SURVEYOR'S CERTIFICATE

IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION DURING THE MONTHS OF APRIL AND MAY, 2015 AND THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS OF PRACTICE OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

WITNESS MY HAND AND SEAL THIS 12TH DAY OF APRIL, 2017, AT HOUSTON, TEXAS.

*[Signature]*

KYLE CARSON SUNDAY  
REGISTERED PROFESSIONAL LAND SURVEYOR - 5924



**CobbFendley**  
TBPE Firm Registration No. 274  
13430 Northwest Freeway, Suite 1100  
Houston, Texas 77040  
713.462.3242 | fax 713.462.3262  
www.cobbendley.com

**FORT BEND COUNTY  
MOBILITY PROJECTS**

**SANSBURY BOULEVARD  
PROPOSED RIGHT-OF-WAY  
FORT BEND COUNTY, TEXAS**

PARCEL 3

NO.	DESCRIPTION	DATE
1	DATE	
2	DATE	
3	DATE	
4	DATE	
5	DATE	
6	DATE	
7	DATE	
8	DATE	
9	DATE	
10	DATE	



A=288.47'  
 R=1,140.00'  
 D=14°29'55"  
 CB=N 51°57'47" E  
 CH=287.71'

WILLIAMS WAY PARTNERSHIP, LTD.  
 RESIDUE OF CALLED 63.107 ACRE  
 FILE NO. 9680818  
 O.P.R.F.B.C.

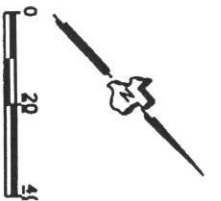
N44°42'50"E 643.58'  
 PROPOSED R.O.W.

PARCEL 3 =  
 1.9331 ACRE  
 (84,206 SQ.FT.)  
 OWNER: WILLIAMS WAY  
 PARTNERSHIP, LTD.

A=890.49'  
 R=2,060.00'  
 D=24°46'03"  
 CB=S 55°43'34" W  
 CH=883.57'

RESIDUE OF 93.056 ACRES  
 LAKES OF WILLIAMS RANCH, LTD.  
 FILE NO. 2005100129  
 O.P.F.R.B.C.

JOSEPH KUYKENDAHL LEAGUE  
 ABSTRACT NO. 49



MATCHLINE 2 OF 3

NO.	DESCRIPTION	DATE

**CobbFendley**

TBPE Firm Registration No. 274  
 TBPLS Firm Registration No. 100467  
 13430 Northwest Freeway, Suite 1100  
 Houston, Texas 77040  
 713.462.3242 | fax 713.462.3262  
 www.cobbfendley.com

**FORT BEND COUNTY  
 MOBILITY PROJECTS**

**SANSBURY BOULEVARD**

**PROPOSED RIGHT-OF-WAY  
 FORT BEND COUNTY, TEXAS**

**PARCEL 3**

SCALE: HORIZ. 1" = 40'	DATE: 03/20/2017
DESIGNED BY: DSK/KCS	CHECKED BY: DSK
DRAWN BY: DSK	DATE: 03/20/2017
APP'D: DSK	DATE: 03/20/2017

WILLIAMS WAY PARTNERSHIP, LTD.  
 RESIDUE OF CALLED 63.107 ACRE  
 FILE NO. 9680818  
 O.P.R.F.B.C.

PARCEL 3 =  
 1.9331 ACRE  
 (84,206 SQ.FT.)  
 OWNER: WILLIAMS WAY  
 PARTNERSHIP, LTD.

N44°42'50"E 643.58'  
 PROPOSED R.O.W.

MATCHLINE 2 OF 3

MATCHLINE 3 OF 3

END 5/8" I.R.  
 (CM)

PROPOSED R.O.W. 281.44'

RESERVE "B"

A=890.49'  
 R=2,060.00'  
 D=24°46'03"  
 CB=S 55°43'34" W  
 CH=883.57'

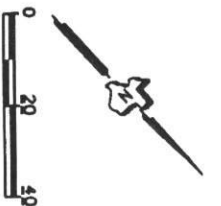
LOT 7

LOT 6

LOT 8

RESIDUE OF 93.056 ACRES  
 LAKES OF WILLIAMS RANCH, LTD.  
 FILE NO. 2005100129  
 O.P.F.R.B.C.

LAKES OF WILLIAMS RANCH  
 SECTION 1  
 FILE NO. 20060158  
 P.R.F.B.C.  
 JOSEPH KUYKENDAHLE LEAGUE  
 ABSTRACT NO. 49



NO.	DESCRIPTION	DATE

**CobbFendley**

TBPE Firm Registration No. 274  
 TBPLS Firm Registration No. 100467  
 13430 Northwest Freeway, Suite 1100  
 Houston, Texas 77040  
 713.462.3242 | fax 713.462.3262  
 www.cobbfendley.com

**FORT BEND COUNTY  
 MOBILITY PROJECTS**

**SANSBURY BOULEVARD**

**PROPOSED RIGHT-OF-WAY  
 FORT BEND COUNTY, TEXAS**

**PARCEL 3**

SCALE: HORIZ. 1" = 40'	DRAWN: KCS	HWY 1
	CHECKED: KCS	
	DATE: 03/20/2017	
	APP'D: [Signature]	

WILLIAMS WAY PARTNERSHIP, LTD.  
RESIDUE OF CALLED 63.107 ACRE  
FILE NO. 9680818  
O.P.R.F.B.C.

OAKBEND MEDICAL  
CENTER  
SUBDIVISION  
FILE NO. 20080119  
O.P.R.F.B.C.

N44° 42' 50" E 643.58'

PROPOSED R.O.W.

FND 1 1/2" I.P. (CM)  
FND 5/8" I.R.  
(N29° 49' W, 0.98')

S67° 53' 24" E 106.18'  
114.09'  
FND 1 1/2" I.P. (CM)

PARCEL 3 =  
1.9331 ACRE  
(84,206 SQ.FT.)  
OWNER: WILLIAMS WAY  
PARTNERSHIP, LTD.

274 BRAZOS, LTD.  
RESIDUE OF  
CALLED 274.2319 ACRE  
FILE NO. 1999020603  
O.P.R.F.B.C.

MATCHLINE 3 OF 3

281.44' D  
A=890.49'  
R=2,060.00'  
D=24° 46' 03"  
CB=S 55° 43' 34" W  
CH=883.57'  
PROPOSED  
R.O.W.

S43° 20' 32" W 43.33'  
RESERVE "B"  
LAKES OF WILLIAMS RANCH  
SECTION 1  
FILE NO. 20060158  
P.R.F.B.C.

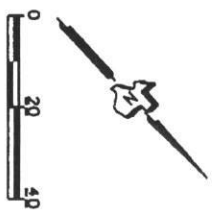
LOT 6

LOT 5

LOT 4

LOT 3

JOSEPH KUYKENDAHLE LEAGUE  
ABSTRACT NO. 49



NO.	DESCRIPTION	DATE

**CobbFendley**  
TBPE Firm Registration No. 274  
13430 Northwest Freeway, Suite 1100  
Houston, Texas 77040  
713.462.3242 | fax 713.462.3262  
www.cobbendley.com

FORT BEND COUNTY  
MOBILITY PROJECTS

SANSBURY BOULEVARD

PROPOSED RIGHT-OF-WAY  
FORT BEND COUNTY, TEXAS

PARCEL 3

SCALE: HORIZ. 1" = 40'	DATE: 03/20/2017
DRAWN BY: [blank]	CHECKED BY: [blank]
DATE: 03/20/2017	DATE: 03/20/2017

## **PARCEL 4**

**DESCRIPTION OF A TRACT OF LAND CONTAINING  
0.0293 ACRE (1,276 SQUARE FEET) SITUATED IN  
THE JOSEPH KUYKENDAHL LEAGUE, A-49  
FORT BEND COUNTY, TEXAS**

Being a tract of land containing 0.0293 acre (1,276 square feet) situated in the Joseph Kuykendahl League, A-49, Fort Bend County, Texas, being a part of Lot 5 and Lot 6 of the J.W. Blakely subdivision, recorded under Volume Q, Page 554 of the Deed Records of Fort Bend County, Texas, and part of Oakbend Medical Center Subdivision as recorded under County Clerk's File No. 20080119 of the Plat Records of Fort Bend County, Texas, and also being a part of a called 16.642-acre tract as conveyed unto Oakbend Medical Center by deed recorded under County Clerk's File No. 2008028394 of the Official Public Records of Fort Bend County, Texas. Said 0.0293-acre tract being more particularly described by metes and bounds as follows:

Note: The bearings referenced herein are grid values based on the Texas Coordinate System of 1983 (NAD83, 2011 Adjustment), South Central Zone. All coordinates shown herein are grid values. Multiply by a combined adjustment factor of 1.00013 to convert to surface values.

**COMMENCING FOR REFERENCE** at a 1/2-inch iron pipe found for an angle point in the southwesterly line of the residue of a called 274.2319-acre tract as conveyed unto 274 Brazos, Ltd., by deed recorded under County Clerk's File No. 1999020603 of the Official Public Records of Fort Bend County, Texas, and for the easterly corner of the residue of a called 63.107-acre tract as conveyed unto Williams Way Partnership, Ltd., by deed recorded under County Clerk's File No. 9680818 of the Official Public Records of Fort Bend County, Texas;

THENCE North 67° 53' 24" West with the southwesterly line of the residue of said 274.2319-acre tract and the northeasterly line of the residue of said 63.107-acre tract, a distance of 106.18 feet to a 1/2-inch iron pipe found for the southerly corner of said Oakbend Medical Center Subdivision, for the westerly corner of the residue of said 274.2319-acre tract, for the southerly corner of herein described tract and for the **POINT OF BEGINNING** having grid coordinates of X=3,013,516.91 and Y=13,763,566.72, from which a found 5/8-inch iron rod bears North 29° 49" West, a distance of 0.98 feet;

THENCE North 67° 53' 24" West with the southwesterly line of said Oakbend Medical Center Subdivision and northeasterly line of the residue of said 63.107-acre tract, a distance of 7.91 feet to a 5/8-inch iron rod with yellow cap stamped "Cobb Fendley & Associates" set in the proposed northwesterly right-of-way line of Sansbury Boulevard (width varies) for the westerly corner of the herein described tract;

THENCE North 44° 42' 50" East with the proposed northwesterly right-of-way line of said Sansbury Boulevard, a distance of 30.05 feet to a 5/8-inch iron rod with yellow cap stamped "Cobb Fendley & Associates" set for the beginning of tangent curve to the right;

THENCE Northeasterly continuing with the proposed northwesterly right-of-way line of said Sansbury Boulevard and with said tangent curve to the right having a radius of 2,060.00 feet and a central angle of 04° 30' 23" (chord bears North 46° 58' 01" East, a distance of 161.98 feet) for an arc distance of 162.02 feet to a 5/8-inch iron rod with yellow cap stamped "Cobb Fendley & Associates" for the point of tangency;

THENCE North 49° 13' 13" East, continuing with the proposed northwesterly right-of-way line of said Sansbury Boulevard, a distance of 105.75 feet to a 5/8-inch iron rod with yellow cap stamped "Cobb Fendley & Associates" set in the southeasterly line of said Oakbend Medical Center Subdivision and the northwesterly line of the residue of said 274.2319-acre tract for the easterly corner of herein described tract and for the beginning of a non-tangent curve to the left;

THENCE Southwesterly with the southeasterly line of said Oakbend Medical Center Subdivision, the northwesterly line of the residue of said 274.2319-acre tract and with said non-tangent curve to the left having a radius of 2,060.00 feet and a central angle of 04° 05' 37" (chord bears South 47° 10' 24" West, a distance of 147.15 feet) for an arc distance of 147.18 feet to a 5/8-inch iron rod with yellow cap stamped "Cobb Fendley & Associates" set for the point of tangency;

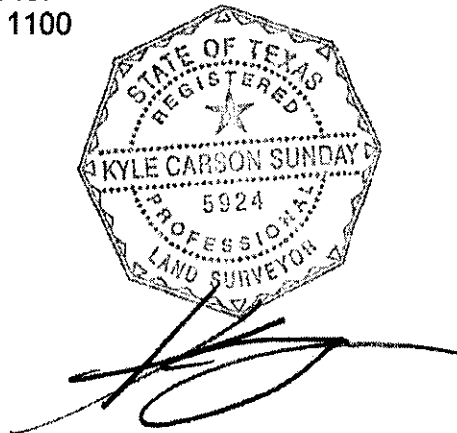
THENCE South 45° 07' 36" West continuing with the southeasterly line of said Oakbend Medical Center Subdivision and the northwesterly of the residue of said 274.2319-acre tract, a distance of 147.28 feet to the **POINT OF BEGINNING** and containing 0.0293 acre (1,276 square feet).

Note: This metes and bounds description is referenced to a survey drawing prepared by Cobb, Fendley & Associates, Inc. of even date.

**Cobb, Fendley & Associates, Inc.**  
TBPLS Firm Registration No. 100467  
13430 Northwest Freeway, Suite 1100  
Houston, Texas 77040  
Phone: 713-462-3242

Job No. 1711-006-01

April 12, 2017





NOTES:

1. ALL BEARINGS AND COORDINATES SHOWN HEREIN ARE GRID VALUES, REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH CENTRAL ZONE NO. 4204, NAD 83 (2011) COORDINATES MAY BE BROUGHT TO SURFACE VALUES BY APPLYING A SURFACE ADJUSTMENT FACTOR OF 1.00013.
2. ALL VERTICAL DATUM REFERENCED HEREIN IS BASED ON NAD83 VALUES. REFERENCE BENCHMARK IS NATIONAL GEODETIC SURVEY MONUMENT PID NO. A4750, LOCATED ON THE FRONT OF THE HISTORIC COURTHOUSE BUILDING IN THE CITY OF RICHMOND, TEXAS.
3. ALL FIELD INFORMATION SHOWN HEREON IS BASED ON AN ON-THE-GROUND SURVEY PERFORMED BY COBB, FENDLEY & ASSOCIATES, INC., DURING THE MONTHS OF APRIL AND MAY, 2015.
4. 5/8-INCH IRON RODS WITH YELLOW CAPS STAMPED "COBB FENDLEY & ASSOCIATES" SET AT ALL TRACT CORNERS UNLESS NOTED OTHERWISE.
5. ALL PARCELS ARE REFERENCED TO METES AND BOUNDS DESCRIPTIONS PREPARED BY COBB, FENDLEY & ASSOCIATES, INC. OF EARTH DATE.
6. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS/HER BEST KNOWLEDGE, INFORMATION AND BELIEF.
7. SQUARE FOOTAGE AREA SHOWN HEREON IS FOR INFORMATION ONLY AND SURVEYOR DOES NOT CERTIFY ACCURACY OF SURVEY TO NEAREST SQUARE FOOT.

FLOODPLAIN INFORMATION

THE PROPERTY SHOWN HEREON (EITHER IN TOTAL OR A PORTION) IS LOCATED IN THE FOLLOWING ZONE(S) BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 48157C0265L, LAST REVISED APRIL 2, 2014:

SHADED ZONE X - AREAS OF 0.2% ANNUAL CHANCE FLOOD AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

ZONE A (FLOODWAY) - THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS.

ELEVATIONS WERE NOT OBTAINED ON THE SUBJECT TRACT TO DETERMINE THE FLOOD ZONES. DETERMINATION OF THE FLOOD ZONE IS BASED ON THE GRAPHICAL DELINEATION OF THE ZONES AS DEPICTED ON THE FLOOD PLAIN MAPS.

IF THIS PROPERTY IS NOT WITHIN AN IDENTIFIED FLOOD HAZARD AREA, THIS INFORMATION DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOODPLAIN INFORMATION SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

AREA SUMMARY

PARCEL	EXISTING	OWNER	FILE NO./F.C. NO.	TAKING	REMAINING
4	16,642 AC. (CALLED)	OMBEKO MEDICAL CENTER	FILE NO. 2008028394	0.0793 AC. 1276 SQ. FT.	16.615

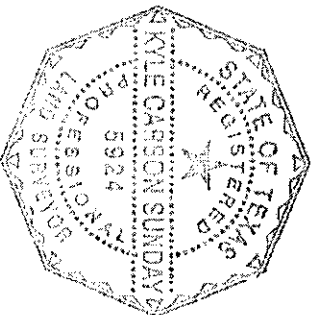
SURVEYOR'S CERTIFICATE

I, MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION DURING THE MONTHS OF APRIL AND MAY, 2015 AND THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS OF PRACTICE OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

WITNESS MY HAND AND SEAL THIS 12TH DAY OF APRIL, 2017, AT HOUSTON, TEXAS.

*[Signature]*

KYLE CARSON SUNDAY  
REGISTERED PROFESSIONAL LAND SURVEYOR - 5924



**CobbFendley**  
TRPE Firm Registration No. 274  
TRPLS Firm Registration No. 100467

13430 Northwest Freeway, Suite 1100  
Houston, Texas 77040  
713.462.3242 | fax 713.462.3262  
www.cobbhendley.com

**FORT BEND COUNTY  
MOBILITY PROJECTS**

**SANSBURY BOULEVARD  
PROPOSED RIGHT-OF-WAY  
FORT BEND COUNTY, TEXAS**

**PARCEL 4**

SCALE: HORIZ. 1" = 40'	DSB: KCS	INSTR: NO
	CH: KCS	
DATE: 03/20/2017	APP'D: NO	SHEET NO: 1 OF 2

OAKBEND MEDICAL CENTER  
 CALLED 16.642 ACRES  
 FILE NO. 2008028394  
 O.P.R.F.B.C.

OAKBEND MEDICAL  
 CENTER SUBDIVISION  
 FILE NO. 20080119  
 P.R.F.B.C.

**PARCEL 4 =**  
**0.0293 ACRES**  
**(1,276 SQ.FT.)**  
**OWNER: OAKBEND**  
**MEDICAL CENTER**

WILLIAMS WAY PARTNERSHIP, LTD.  
 RESIDUE OF CALLED 63.107 ACRE  
 FILE NO. 9680818  
 O.P.R.F.B.C.

POB PARCEL 4  
 FND 1 1/2" I.P. (CM)  
 FND 5/8" I.R.  
 (N29°49'W, 0.98')  
 X=3,013,516.91  
 Y=13,763,566.72

274 BRAZOS, LTD.  
 RESIDUE OF  
 CALLED 274.2319 ACRE  
 FILE NO. 1999020603  
 O.P.R.F.B.C.

LAKE OF WILLIAMS RANCH  
 SECTION 1  
 FILE NO. 20060158  
 P.R.F.B.C.

PROPOSED R.O.W.

POC PARCEL 4  
 FND 1 1/2" I.P.



N49°13'13"E  
 105.75'

PROPOSED R.O.W.  
 A=162.02'  
 R=2,060.00'  
 D=04°30'23"  
 CB=N 46°58'01" E  
 CH=161.98'

A=147.18'  
 R=2,060.00'  
 D=04°05'37"  
 CB=S 47°10'24" W  
 CH=147.15'

N44°42'50"E  
 30.05'

S45°07'36"W 147.28'

PROPOSED R.O.W.

POB PARCEL 4  
 FND 1 1/2" I.P. (CM)  
 FND 5/8" I.R.  
 (N29°49'W, 0.98')  
 X=3,013,516.91  
 Y=13,763,566.72



TRIPLE FIRM REGISTRATION NO. 274  
 TBPLUS FIRM REGISTRATION NO. 100467  
 13430 Northwest Freeway, Suite 1100  
 Houston, Texas 77040  
 713.462.3242 | fax 713.462.3262  
 www.cobbhendley.com

**FORT BEND COUNTY**  
**MOBILITY PROJECTS**

**SANSBURY BOULEVARD**

**PROPOSED RIGHT-OF-WAY**  
**FORT BEND COUNTY, TEXAS**  
**PARCEL 4**

SCALE: HORIZ. 1" = 40'	DATE: 03/20/2017
DRAWN BY: [blank]	APP'D BY: [blank]
CHECKED BY: [blank]	SHEET NO. 02 OF 02
DATE: 03/20/2017	APP'D BY: [blank]

## PARCEL 5

DESCRIPTION OF A TRACT OF LAND CONTAINING  
1.0929 ACRES (47,608 SQUARE FEET) SITUATED IN  
THE JOSEPH KUYKENDAHL LEAGUE, A-49  
FORT BEND COUNTY, TEXAS

Being a tract of land containing 1.0929 acres (47,608 square feet) situated in the Joseph Kuykendahl League, A-49, Fort Bend County, Texas, being a part of Lot 5 and Lot 6 of the J.W. Blakely subdivision, recorded under Volume Q, Page 554 of the Deed Records of Fort Bend County, Texas, and part of the residue of a called 274.2319-acre tract as conveyed unto 274 Brazos, Ltd., by deed recorded under County Clerk's File No. 1999020603 of the Official Public Records of Fort Bend County, Texas. Said 1.0929-acre tract being more particularly described by metes and bounds as follows:

*Note: The bearings and coordinates referenced herein are grid values, based on the Texas Coordinate System of 1983 (NAD83, 2011 Adjustment), South Central Zone No. 4204. Multiply coordinates by a combined adjustment factor of 1.00013 to convert to surface values.*

**BEGINNING** at a found 1/2-inch iron pipe for an angle point in the southwesterly line of the residue of said 274.2319-acre tract, for the easterly corner of the residue of a called 63.107-acre tract as conveyed unto Williams Way Partnership, Ltd., by deed recorded under County Clerk's File No. 9680818 of the Official Public Records of Fort Bend County, Texas, and for an angle point in the southwesterly line of herein described tract having grid coordinates of X=3,013,615.27 and Y=13,763,526.76;

THENCE North 67° 53' 24" West with the southwesterly line of the residue of said 274.2319-acre tract and the northeasterly line of the residue of said 63.107-acre tract, a distance of 106.18 feet to a found 1/2-inch iron pipe for the southerly corner of Oakbend Medical Center Subdivision as recorded under County Clerk's File No. 20080119 of the Plat Records of Fort Bend County, Texas, for the westerly corner of the residue of said 274.2319-acre tract and for the northwesterly corner of herein described tract, from which a found 5/8-inch iron rod bears North 29° 49" West, a distance of 0.98 feet;

THENCE North 45° 07' 36" East, with the northwesterly line of the residue of said 274.2319-acre tract and the southeasterly line of said Oakbend Medical Center Subdivision, a distance of 147.28 feet to a point for the beginning of a tangent curve to the right from which a found 5/8-inch iron rod bears South 39° 47' 00" West, a distance of 0.31 feet;

THENCE Northeasterly continuing with the northwesterly line of the residue of said 274.2319-acre tract, the southeasterly line of said Oakbend Medical Center Subdivision and with said tangent curve to the right having a radius of 2,060.00 feet and a central angle of  $07^{\circ} 38' 53''$  (chord bears North  $48^{\circ} 57' 02''$  East, a distance of 274.77 feet) at an arc distance of 147.13 feet passing a found 5/8-inch iron rod with yellow cap stamped "Cobb Fendley & Associates" at the intersection with the proposed northwesterly right-of-way line of Sansbury Boulevard (width varies), and continuing with the northwesterly line of the residue of said 274.2139-acre tract and with said curve to the right for a total arc length of 274.98 feet to a point located in the existing southwesterly right-of-way line of Grand Estates Drive (100 feet wide, recorded under County Clerk's File No. 20060158 of the Official Public Records of Fort Bend County, Texas) for the northerly corner of herein described tract, from which a found 5/8-inch iron rod bears South  $80^{\circ} 56''$  East, a distance of 0.39 feet;

THENCE South  $37^{\circ} 10' 34''$  East, with the southwesterly right-of-way line of said Grand Estates Drive, a distance of 120.00 feet to a found 5/8-inch iron rod with yellow cap stamped "Cobb Fendley & Associates" in the proposed southeasterly right-of-way line of said Sansbury Boulevard, in the southeasterly line of the residue of said 274.2319-acre tract and the northwesterly line of Reserve "B" of Lakes of Williams Ranch, Sec. 1 as recorded under County Clerk's File No. 20060158 of the Plat Records of Fort Bend County, Texas, for the easterly corner of herein described tract and for the beginning of a non-tangent curve to the left;

THENCE Southwesterly with the proposed southeasterly right-of-way line of said Sansbury Boulevard, the southeasterly line of the residue of said 274.2319-acre tract, the northwesterly line of said Reserve "B" and with said non-tangent curve to the left having a radius of 1,940.00 feet and a central angle of  $09^{\circ} 25' 46''$  (chord bears South  $48^{\circ} 03' 25''$  West, a distance of 318.92 feet) for an arc length of 319.28 feet to a 5/8-inch iron rod with yellow cap stamped "Cobb Fendley & Associates" set for a point of tangency;

THENCE South  $43^{\circ} 20' 32''$  West, continuing with the proposed southeasterly right-of-way line of said Sansbury Boulevard, the southeasterly line of the residue of said 274.2319-acre tract and the northwesterly line of said Reserve "B", a distance of 107.42 feet to a found 5/8-inch iron rod with yellow cap stamped "Cobb Fendley & Associates" for a corner in the southeasterly line of the residue of said 63.107-acre tract, for the southerly corner of the residue of said 274.2319-acre tract and for the southerly corner of herein described tract;

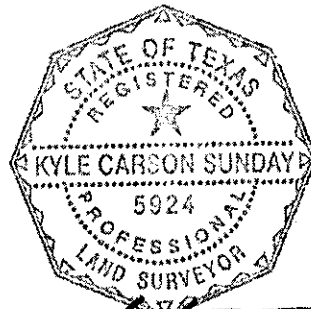
THENCE North 21° 56' 28" East with the southwesterly line of the residue of said 274.2319-acre tract and the southeasterly line of the residue of said 63.107-acre tract, a distance of 67.46 feet to the **POINT OF BEGINNING** and containing 1.0929 acres (47,608 square feet).

Note: This metes and bounds description is referenced to a survey drawing prepared by Cobb, Fendley & Associates, Inc. of even date.

**Cobb, Fendley & Associates, Inc.**  
TBPLS Firm Registration No. 100467  
13430 Northwest Freeway, Suite 1100  
Houston, Texas 77040  
Phone: 713-462-3242

Job No. 1711-006-01

April 12, 2017



A handwritten signature in black ink, appearing to read "K. Sunday", written over the bottom portion of the professional seal.

NOTES:

1. ALL BEARINGS AND COORDINATES SHOWN HEREIN ARE GRID VALUES, REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH CENTRAL ZONE, NO. 4204, NAD 83 (2011) COORDINATES MAY BE BROUGHT TO SURFACE VALUES BY APPLYING A SURFACE ADJUSTMENT FACTOR OF 1.00013.
2. ALL VERTICAL DATUM REFERENCED HEREIN IS BASED ON NAVD83 VALUES. REFERENCE BENCHMARK IS NATIONAL GEODETIC SURVEY MONUMENT PID NO. AM4720, LOCATED ON THE FRONT OF THE HISTORIC COURTHOUSE BUILDING IN THE CITY OF RICHMOND, TEXAS.
3. ALL FIELD INFORMATION SHOWN HEREON IS BASED ON AN ON-THE-GROUND SURVEY PERFORMED BY COBB, FENDLEY & ASSOCIATES, INC., DURING THE MONTHS OF APRIL AND MAY, 2015.
4. 5/8-INCH IRON RODS WITH YELLOW CAPS STAMPED "COBB FENDLEY & ASSOCIATES" SET AT ALL TRACT CORNERS UNLESS NOTED OTHERWISE.
5. ALL PARCELS ARE REFERENCED TO METES AND BOUNDS DESCRIPTIONS PREPARED BY COBB, FENDLEY & ASSOCIATES, INC. OF EVEN DATE.
6. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS/HER BEST KNOWLEDGE, INFORMATION AND BELIEF.
7. SQUARE FOOTAGE AREA SHOWN HEREON IS FOR INFORMATION ONLY AND SURVEYOR DOES NOT CERTIFY ACCURACY OF SURVEY TO NEAREST SQUARE FOOT.

AREA SUMMARY					
PARCEL	EXISTING	OWNER	FILE NO./F. C. NO.	TAKING	REMAINING
5	1,0929 AC (CALCULATED)	274 BRAZOS, LTD.	FILE NO. 1999020605	1,0929 AC, 47,808 SQ. FT.	NONE

FLOODPLAIN INFORMATION

THE PROPERTY SHOWN HEREON (EITHER IN TOTAL OR A PORTION) IS LOCATED IN THE FOLLOWING ZONE(S) BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP 48157C02651L, LAST REVISED APRIL 2, 2014:

SHADED ZONE X - AREAS OF 0.22 ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

ZONE AE (FLOODWAY) - THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS.

ELEVATIONS WERE NOT OBTAINED ON THE SUBJECT TRACT TO DETERMINE THE FLOOD ZONES. DETERMINATION OF THE FLOOD ZONE IS BASED ON THE GRAPHICAL DELINEATION OF THE ZONES AS DEPICTED ON THE FLOOD PLAIN MAPS.

IF THIS PROPERTY IS NOT WITHIN AN IDENTIFIED FLOOD HAZARD AREA, THIS INFORMATION DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, OR RARE OCCASIONS, GREATER FLOODS CAN OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOODPLAIN INFORMATION SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

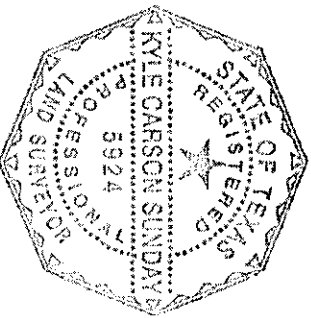
SURVEYOR'S CERTIFICATE

IN MY PROFESSIONAL OPINION, THIS PLAN REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION DURING THE MONTHS OF APRIL AND MAY 2015 AND THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS OF PRACTICE OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

WITNESS MY HAND AND SEAL THIS 12TH DAY OF APRIL, 2017, AT HOUSTON, TEXAS.

*[Signature]*

KYLE CARSON SUNDAY  
REGISTERED PROFESSIONAL LAND SURVEYOR • 5924



**CobbFendley**

TYPE Firm Registration No. 274  
13430 Northwest Freeway, Suite 1100  
Houston, Texas 77040  
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www.cobbhendley.com

FORT BEND COUNTY  
MOBILITY PROJECTS

SANSBURY BOULEVARD

PROPOSED RIGHT-OF-WAY  
FORT BEND COUNTY, TEXAS

PARCEL 5

SCALE	DATE	BY	CHK'D	APP'D	DATE
1" = 40'	03/20/2017	ASD	AKS	AKS	03/20/2017
DATE	03/20/2017	APP'D	AKS	AKS	03/20/2017

# JOSEPH KUYKENDAHLE LEAGUE ABSTRACT NO. 49

OAKBEND MEDICAL  
CENTER

OAKBEND MEDICAL CENTER  
SUBDIVISION  
FILE NO. 20080119  
P.R.F.B.C.

FND 1 1/2" I.P. (CM)  
FND 5/8" I.R.  
(N29°49'00"W, 0.98')

FND 5/8" I.R.  
(S39°47'00"W, 0.31')  
A=274.98'  
R=2,060.00'  
D=07°38'53"  
CB=N 48°57'02" E  
CH=274.77'

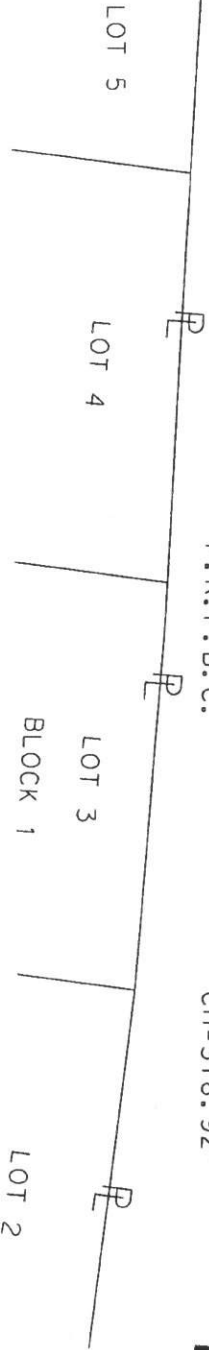
WILLIAMS WAY PARTNERSHIP, LTD.  
RESIDUE OF CALLED 63.107 ACRE  
FILE NO. 9680818  
O.P.R.F.B.C.

PARCEL 5 =  
1.0929 ACRE  
(47,608 SQ.FT.)  
OWNER: 274 BRAZOS LTD.

POB PARCEL 5  
FND 1 1/2" I.P. (CM)  
X=3,013,615.27  
Y=13,763,526.76  
274 BRAZOS, LTD.  
RESIDUE OF  
CALLED 274.2319 ACRE  
FILE NO. 1999020603  
O.P.R.F.B.C.

LAKE OF WILLIAMS  
RANCH SEC. 1  
FILE NO. 20060158  
P.R.F.B.C.

PROPOSED R.O.W.  
A=319.28'  
R=1,940.00'  
D=09°25'46"  
CB=S 48°03'25" W  
CH=318.92'



MATCHLINE 1 OF 1



**CobbFendley**  
TBPE Firm Registration No. 274  
13430 Northwest Freeway, Suite 1100  
Houston, Texas 77040  
713.462.3242 | fax 713.462.3262  
www.cobbendley.com

**FORT BEND COUNTY  
MOBILITY PROJECTS**

**SANSBURY BOULEVARD  
PROPOSED RIGHT-OF-WAY  
FORT BEND COUNTY, TEXAS**

**PARCEL 5**

SCALE: HORIZ. 1" = 40'	DATE: 11/01/2016
DESIGNED BY: JCS	CHECKED BY: JCS
DRAWN BY: JCS	APPROVED BY: JCS
SHEET NO. 2 OF 3	

OAKBEND MEDICAL  
CENTER  
SUBDIVISION  
FILE NO. 20080119  
P.R.F.B.C.

OAKBEND MEDICAL CENTER  
CALLED 16.642 ACRES  
FILE NO. 2008028394  
O.P.R.F.B.C.

JOSEPH KUYKENDAH  
LEAGUE  
ABSTRACT No. 49

A=274.98'  
R=2,060.00'  
D=07°38'53"  
CB=N 48°57'02" E  
CH=274.77'

FND 5/8" I.R.  
(S80°56'E,  
0.39')

PROPOSED R.O.W.  
0.39'

GRAND ESTATES DRIVE  
(100' WIDE)  
FILE NO. 20060158  
O.P.R.F.B.C.

PARCEL 5 =  
1.0929 ACRE  
(47,608 SQ.FT.)  
OWNER: 274 BRAZOS LTD.

274 BRAZOS, LTD.  
RESIDUE OF  
CALLED 274.2319 ACRE  
FILE NO. 1999020603  
O.P.R.F.B.C.

SANSBURY  
BOULEVARD  
(120' WIDE)  
FILE NO. 20060158  
O.P.R.F.B.C.

0 20 40



MATCHLINE 1 OF 1

120'

L=147.13'

EXISTING R.O.W.  
S37°10'34"E 120.00'

N54°57'29"E  
139.71'

FND 5/8" I.R.  
(CM)

A=319.28' PROPOSED R.O.W.  
R=1,940.00'  
D=09°25'46"  
CB=S 48°03'25" W  
CH=318.92' RESERVE "B"

LAKE OF WILLIAMS RANCH

SEC. 1  
FILE NO. 20060158  
P.R.F.B.C.

GRAND ESTATES  
DRIVE  
(VARIABLE  
WIDTH)

EXISTING  
R.O.W.

LOT 2

LOT 1

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TAPES Firm Registration No. 274  
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Houston, Texas 77040  
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FORT BEND COUNTY  
MOBILITY PROJECTS

SANSBURY BOULEVARD  
PROPOSED RIGHT-OF-WAY  
FORT BEND COUNTY, TEXAS

PARCEL 5

SCALE: HORIZ. 1" = 40'	DSN: KCS	HWY: NO.
DATE: 11/01/2016	APP'D:	SHEET NO.
		3 OF 3

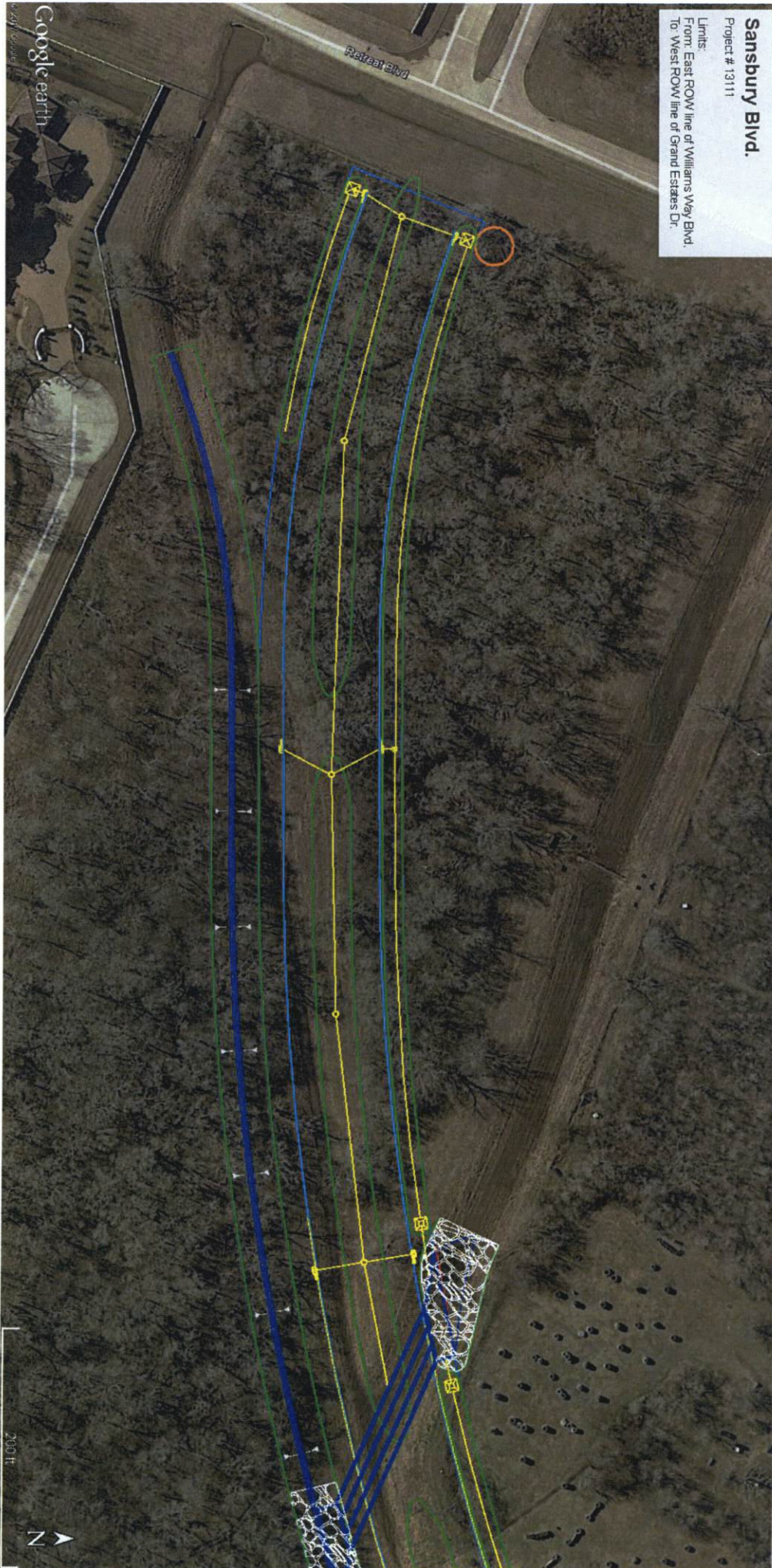


**Sansbury Blvd.**

Project # 13111

Limits:

From: East ROW line of Williams Way Blvd.  
To: West ROW line of Grand Estates Dr.





Project # 13111

Limits:

From: East ROW line of Williams Way Blvd.

To: West ROW line of Grand Estates Dr.

### Limits:

From: East ROW line of Williams Way Blvd.  
To: West ROW line of Grand Estates Dr.



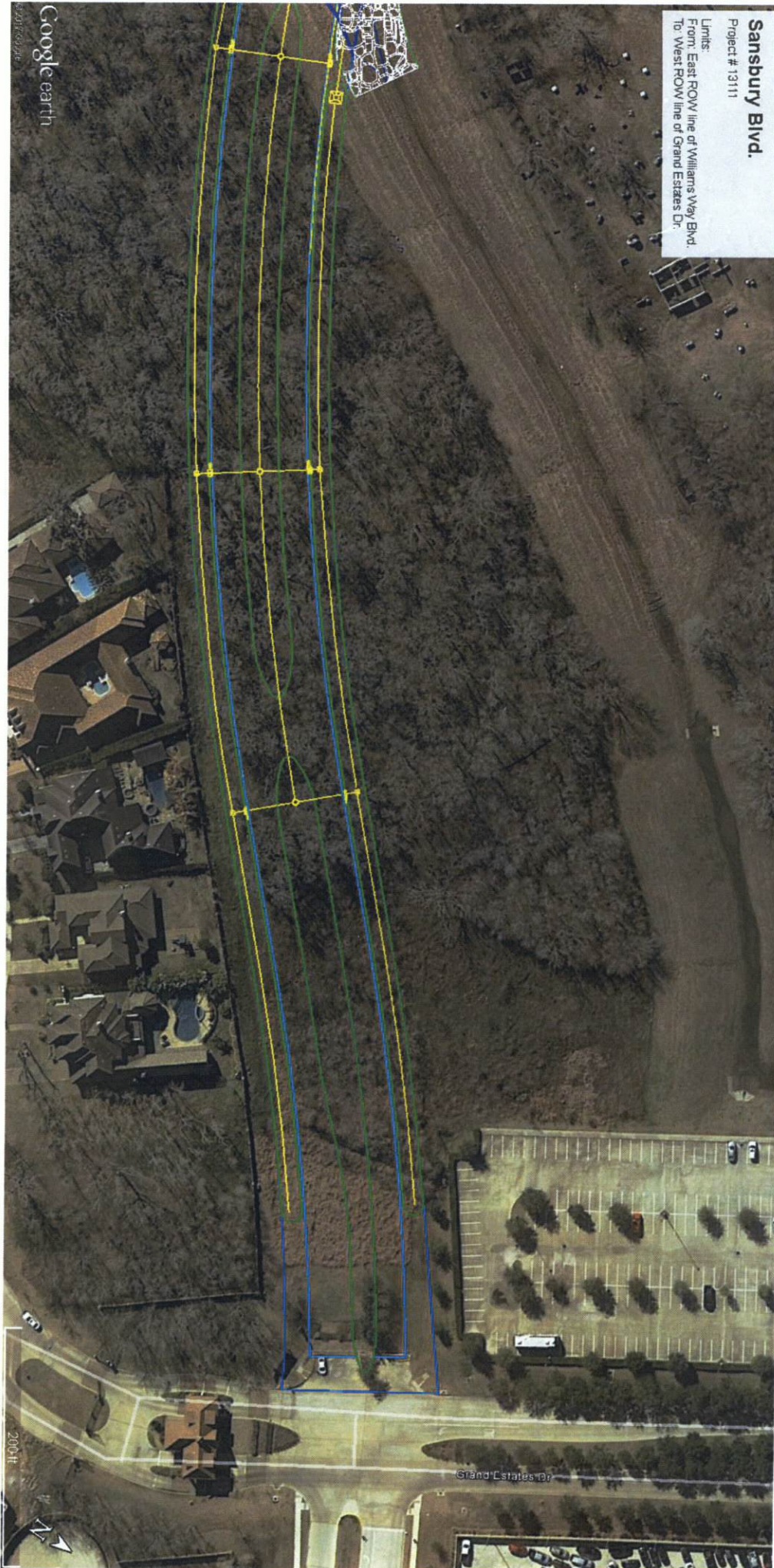


**Sansbury Blvd.**

Project # 13111

Limits:

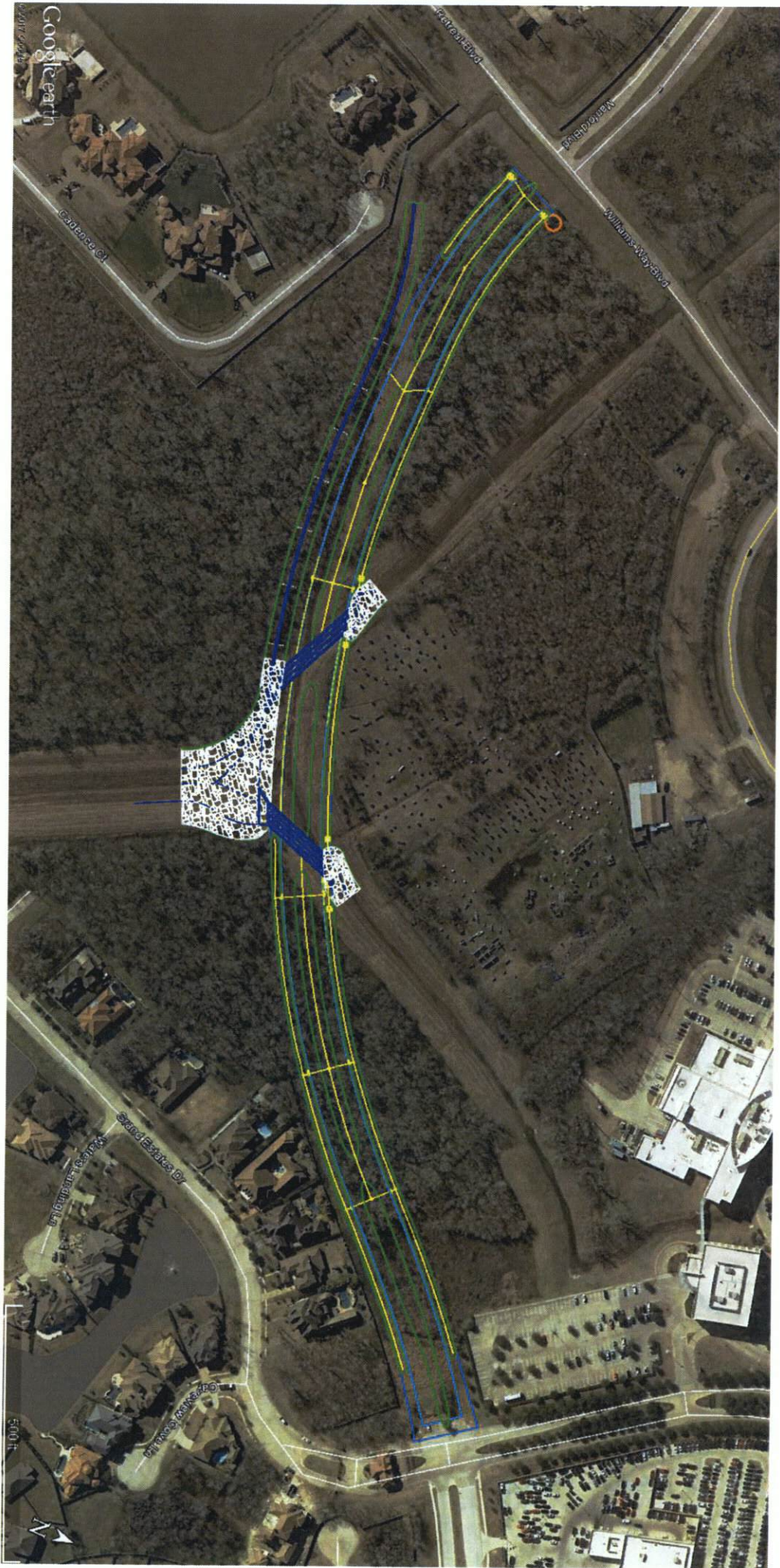
From: East ROW line of Williams Way Blvd.  
To: West ROW line of Grand Estates Dr.



Google earth

2004





**FILED AND RECORDED**  
**OFFICIAL PUBLIC RECORDS**

*Laura Richard*



Laura Richard, County Clerk  
Fort Bend County, Texas

June 30, 2017 04:07:40 PM

FEE: \$0.00 SB  
RES

2017073169