

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 11th day of September, 2018, 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 Meyers, seconded by Commissioner Patterson, 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 Westpark Park and Ride Project, Precinct 3, 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 Westpark Park and Ride Project beginning 1,665.7 feet East of Mason Road North of Westpark/1093 and ending 5,000 feet East of Mason Road North of Westpark/FM 1093 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 Westpark Park and Ride Project beginning 1,665.7 feet East of Mason Road North of Westpark/1093 and ending 5,000 feet East of Mason Road North of Westpark/FM 1093, in Fort Bend County, Texas, is approved.

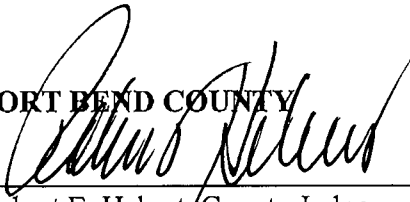
IT IS FURTHER ORDERED AND DECREED that public necessity and convenience exist for the public project, known as the Westpark Park and Ride Project beginning 1,665.7 feet East of Mason Road North of Westpark/1093 and ending 5,000 feet East of Mason Road North of Westpark/FM 1093 in Fort Bend County, Texas, 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 Westpark Park and Ride Project beginning 1,665.7 feet East of Mason Road North of Westpark/1093 and ending 5,000 feet East of Mason Road North of Westpark/FM 1093, in Fort Bend County, Texas and the payment and compensation therefore.

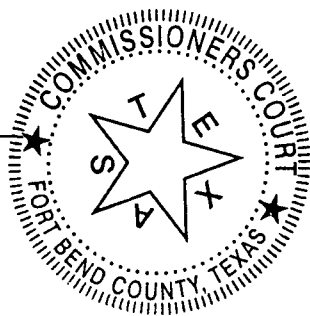
PASSED AND APPROVED this 11th day of September, 2018.

FORT BEND COUNTY


Robert E. Hebert, County Judge

ATTEST:


Laura Richard, County Clerk



15 FEET SANITARY SEWER EASEMENT (JAC)

FIELD NOTES FOR 0.2246 OF AN ACRE OR 9,784 SQUARE FEET OF LAND BEING OUT OF A CALL 2.328 ACRES TRACT 1 AND A CALL 3.475 ACRES TRACT 2 OF J.A.C. INTERESTS, LTD. AND CUMMINS CHILDREN 1992 TRUST, AS RECORDED IN FILE NO. 2007058419 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF FORT BEND COUNTY, TEXAS (O.P.R.R.P.F.B.C., TX.), IN THE H. D. BROWN SURVEY, ABSTRACT NO. 406, FORT BEND COUNTY, TEXAS [Bearings are referenced to the Texas Coordinate System of 1983, South Central Zone (NAD83). The coordinates shown hereon are State Plane Grid Coordinate and may be brought to surface by applying the combined scale factor of 0.999870017]:

COMMENCING at a 5/8-inch iron rod (X= 3,004,242.24, Y= 13,818,304.72) found on the west line of a certain tract of land conveyed to Robert F. McBee, Trustee and Ellen Lloyd Cummins, as recorded in File No. 2003063957, O.P.R.R.P.F.B.C., TX. for the northeast corner of said Tract 1 and the southeast corner of said Tract 2;

THENCE South 06°57'11" East, along the west line of said Robert F. McBee, Trustee and Ellen Lloyd Cummins tract and the east line of said Tract 1, a distance of 378.73 feet to a 3/8-inch iron rod with "Landtech" cap set for the **POINT OF BEGINNING** (X= 3,004,288.09, Y= 13,817,928.83) and the northeast corner of the herein described easement;

THENCE South 06°57'11" East, continuing along the west line of said Robert F. McBee, Trustee and Ellen Lloyd Cummins tract and the east line of said Tract 1, a distance of 15.00 feet to a 3/8-inch iron rod with "Landtech" cap set for the southeast corner of the herein described easement;

THENCE South 83°02'49" West, parallel to and 10.00 feet north of the south line of said Tract 1 and the north right-of-way line of F.M. 1093 [100.0 feet wide per Volume 175, Page 211, Fort Bend County Deed Records (F.B.C.D.R.)], a distance of 251.18 feet to a 3/8-inch iron rod with "Landtech" cap set on the east line of a certain tract of land conveyed to Harris-Fort Bend Emergency Services District No. 100, as recorded in File No. 2000027847, O.P.R.R.P.F.B.C., TX. and the west line of said Tract 1 for the southwest corner of the herein described easement (from which a found 5/8-inch iron rod with cap bears South 06°57'11" East, 10.00 feet);

THENCE North 06°57'11" West, along the west line of said Tract 1 and the east line of said Harris-Fort Bend Emergency Services District No. 100 tract, a distance of 416.07 feet to a 3/8-inch iron rod with "Landtech" cap set for the northwest corner of the herein described easement (from which a found 5/8-inch iron rod bears South 06°57'11" East, 22.34 feet);



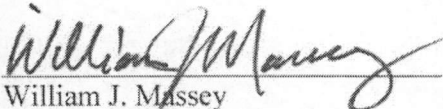
15 FEET SANITARY SEWER EASEMENT (JAC)

THENCE North 82°51'06" East, a distance of 15.00 feet to a 3/8-inch iron rod with "Landtech" cap set for the most northerly northeast corner of the herein described easement;

THENCE South 06°57'11" East, parallel to and 15.00 feet east of the east line of said Harris-Fort Bend Emergency Services District No. 100 tract and the west line of said Tract 1, a distance of 401.12 feet to a 3/8-inch iron rod with "Landtech" cap set for an ell corner of the herein described easement;

THENCE North 83°02'49" East, parallel to and 25.00 feet north of the south line of said Tract 1 and the north right-of-way line of said F.M. 1093, a distance of 236.18 feet to the **POINT OF BEGINNING** and containing 0.2246 of an acre or 9,784 square feet of land.

Drawing No. 1936-C-1725
Job No. 1010102.03
February 24, 2016



William J. Massey
Registered Professional Land Surveyor No. 4793



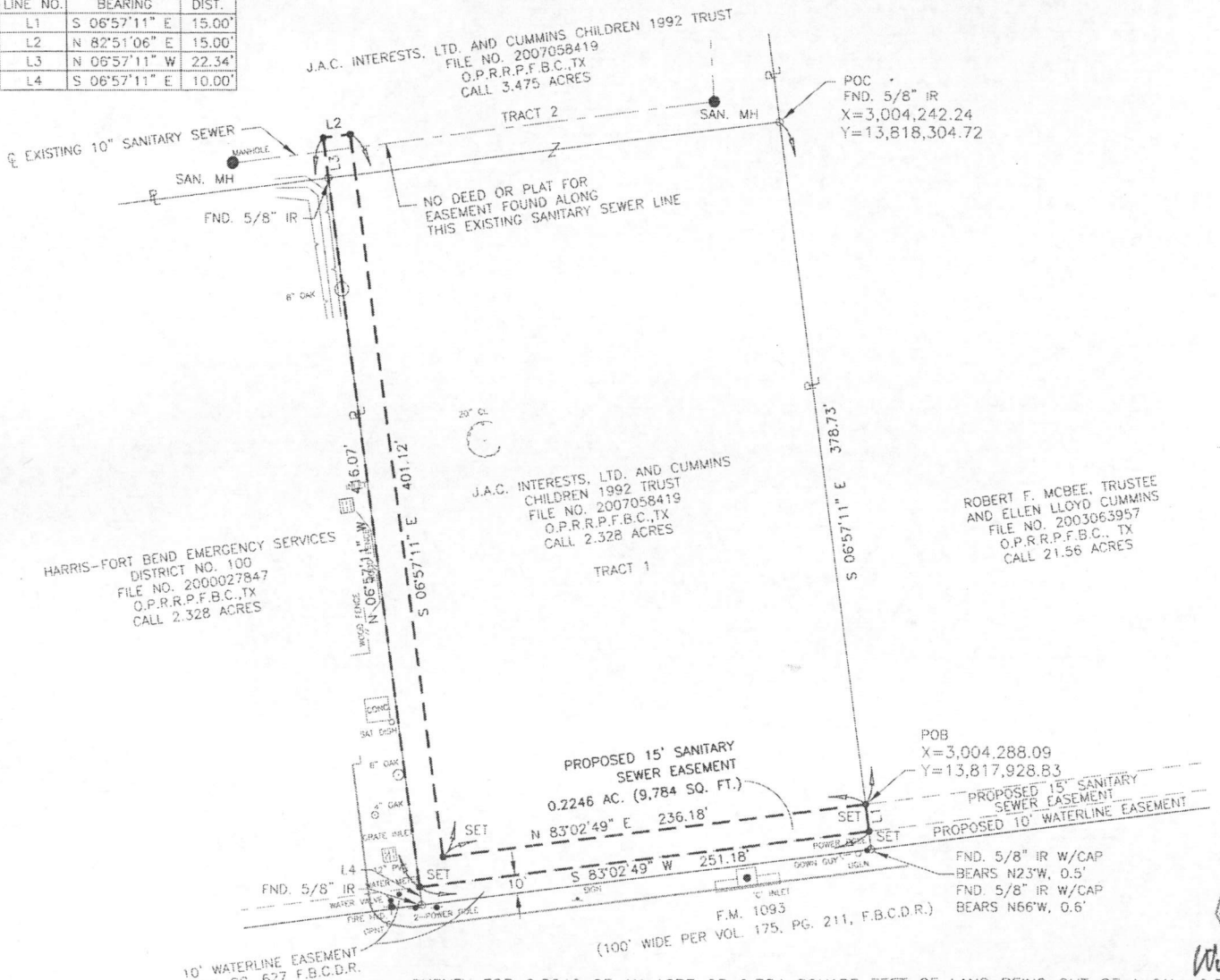
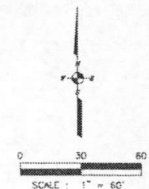
Landtech Consultants, Inc.
TBPLS Firm Registration Certificate No. 10019100
2525 North Loop West, Suite 300, Houston, Texas 77008
Phone: 713-861-7068

This metes and bounds description is accompanied by a separate plat.

S:\2010\1010102\03 EASEMENTS\DCRP\SSE JAC.DOC

H. D. BROWN SURVEY, A - 406

LINE NO.	BEARING	DIST.
L1	S 06°57'11" E	15.00'
L2	N 82°51'06" E	15.00'
L3	N 06°57'11" W	22.34'
L4	S 06°57'11" E	10.00'



- LEGEND**
- POB POINT OF BEGINNING
 - POC POINT OF COMMENCING
 - F.B.C.D.R. FORT BEND COUNTY DEED RECORDS
 - SET SET 3/8" IR W/CAP STAMPED "LANDTECH"
 - FND. FOUND
 - IP IRON PIPE
 - IR IRON ROD
 - PG. PAGE
 - VOL. VOLUME
 - SQ. FT. SQUARE FEET
 - AC. ACRE
 - CONC. CONCRETE
 - O.P.R.R.P.F.B.C.TX OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF FORT BEND COUNTY, TEXAS

- NOTES:**
1. BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (NAD83).
 2. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE COMBINED SCALE FACTOR OF 0.999870017
 3. THIS PLAT IS ACCOMPANIED BY A SEPARATE METES AND BOUNDS DESCRIPTION.

ROBERT F. MCBEE, TRUSTEE
AND ELLEN LLOYD CUMMINS
FILE NO. 2003063957
O.P.R.R.P.F.B.C., TX
CALL 21.56 ACRES

HARRIS-FORT BEND EMERGENCY SERVICES
DISTRICT NO. 100
FILE NO. 2000027847
O.P.R.R.P.F.B.C., TX
CALL 2.328 ACRES

J.A.C. INTERESTS, LTD. AND CUMMINS
CHILDREN 1992 TRUST
FILE NO. 2007058419
O.P.R.R.P.F.B.C., TX
CALL 3.228 ACRES

J.A.C. INTERESTS, LTD. AND CUMMINS CHILDREN 1992 TRUST
FILE NO. 2007058419
O.P.R.R.P.F.B.C., TX
CALL 3.475 ACRES



DATE: 4/13/2016 REVISED ACREAGE & SQ. FT.

LANDTECH CONSULTANTS, INC.
Civil Engineering • Land Surveying
2525 North Loop West
Suite 300
Houston, Texas 77008
Tel. (713) 861-7068 Fax (713) 861-4131

SURVEY FOR 0.2246 OF AN ACRE OR 9,784 SQUARE FEET OF LAND BEING OUT OF A CALL 3.228 ACRES TRACT 1 AND A CALL 3.475 ACRES TRACT 2 OF J.A.C. INTERESTS, LTD. AND CUMMINS CHILDREN 1992 TRUST, AS RECORDED IN FILE NO. 2007058419 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF FORT BEND COUNTY, TEXAS (O.P.R.R.P.F.B.C., TX.), IN THE H. D. BROWN SURVEY, ABSTRACT NO. 406, FORT BEND COUNTY, TEXAS

TBPLS NO. 10019100
DATE: FEBRUARY, 2016
SCALE: 1"=60'
DWG No.: 1936-C-1725
JOB No.: 1010102.03
SHEET: 1 OF 1

15 FEET SANITARY SEWER EASEMENT (CUMMINS)

FIELD NOTES FOR 0.4487 OF AN ACRE OR 19,546 SQUARE FEET OF LAND BEING OUT OF A CALL 21.56 ACRES OF LAND DESCRIBED IN DEED TO ROBERT F. MCBEE, TRUSTEE AND ELLEN LLOYD CUMMINS, AS RECORDED IN FILE NO. 2003063957 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF FORT BEND COUNTY, TEXAS (O.P.R.R.P.F.B.C., TX.), IN THE H. D. BROWN SURVEY, ABSTRACT NO. 406, FORT BEND COUNTY, TEXAS [Bearings are referenced to the Texas Coordinate System of 1983, South Central Zone (NAD83). The coordinates shown hereon are State Plane Grid Coordinate and may be brought to surface by applying the combined scale factor of 0.999870017]:

COMMENCING at the northeast corner (X= 3,005,497.03, Y= 13,818,779.64) of said Robert F. McBee, Trustee and Ellen Lloyd Cummins tract and the northwest corner of a certain tract of land conveyed to Cubesmart, L.P., as recorded in File No. 2013153425, O.P.R.R.P.F.B.C., TX (from which a found 5/8-inch iron rod bears South 81°West, 1.1 feet);

THENCE South 06°56'25" East, along the west line of said Cubesmart, L.P. tract and the east line of said Robert F. McBee, Trustee and Ellen Lloyd Cummins tract, a distance of 698.29 feet to a 3/8-inch iron rod with "Landtech" cap set for the **POINT OF BEGINNING** (X=3,005,581.40, Y= 13,818,086.55) and the northeast corner of the herein described easement;

THENCE South 06°56'25" East, continuing along the east line of said Robert F. McBee, Trustee and Ellen Lloyd Cummins tract and the west line of said Cubesmart, L.P. tract, a distance of 15.00 feet to a 3/8-inch iron rod with "Landtech" cap set for the southeast corner of the herein described easement;

THENCE South 83°02'49" West, parallel to and 10.00 feet north of the north right-of-way line of F.M. 1093 [100.0 feet wide per Volume 175, Page 211, Fort Bend County Deed Records (F.B.C.D.R.)] and the south line of said Robert F. McBee, Trustee and Ellen Lloyd Cummins tract, a distance of 1303.06 feet to a 3/8-inch iron rod with "Landtech" cap set on the east line of a call 2.328 acres Tract 1 of J.A.C. Interests, LTD and Cummins Children 1992 Trust, as recorded in File No. 2007058419, O.P.R.R.P.F.B.C., TX. and the west line of said Robert F. McBee, Trustee and Ellen Lloyd Cummins tract for the southwest corner of the herein described easement;

15 FEET SANITARY SEWER EASEMENT (CUMMINS)

THENCE North 06°57'11" West, along the west line of said Robert F. McBee, Trustee and Ellen Lloyd Cummins tract and the east line of said Tract 1, a distance of 15.00 feet to a 3/8-inch iron rod with "Landtech" cap set for the northwest corner of the herein described easement;

THENCE North 83°02'49" East, parallel to and 25.00 feet north of the north right-of-way line of said F.M. 1093 and the south line of said Robert F. McBee, Trustee and Ellen Lloyd Cummins tract, a distance of 1303.07 feet to the **POINT OF BEGINNING** and containing 0.4487 of an acre or 19,546 square feet of land.

Drawing No. 1936-C-1723

Job No. 1010102.03

February 24, 2016



William J. Massey

Registered Professional Land Surveyor No. 4793



Landtech Consultants, Inc.

TBPLS Firm Registration Certificate No. 10019100

2525 North Loop West, Suite 300, Houston, Texas 77008

Phone: 713-861-7068

This metes and bounds description is accompanied by a separate plat.

S:\2010\1010102\03 EASEMENTS\DCR\PSSE CUMMINS.DOC

H. D. BROWN SURVEY, A - 406

LINE NO.	BEARING	DIST.
LC	N 08°57'11" W	13.00'



LC	LINE	LINE TABLE
POB	POINT OF BEGINNING	
FOC	FOUNT OF COMMENCEMENT	
F.S.D.O.L.	FOUNT BEND COUNTY DEED RECORDS	
SET	SET 3/8" IR W/CAP STAMPED "LANDTECH"	
FND.	FOUND	
IP	IRON PIPE	
IR	IRON ROD	
PG.	PAGE	
VOL.	VOLUME	
SG. FT.	SQUARE FEET	
AC.	ACRE	
CONC.	CONCRETE	
O.P.A.R.P.F.B.C.TX	OFFICIAL PUBLIC RECORDS OF REAL ESTATE OF FORT BEND COUNTY, TEXAS	

- NOTES:
1. BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (NAD83).
 2. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE COMBINED SCALE FACTOR OF 0.999870017
 3. THIS PLAN IS ACCOMPANIED BY A SEPARATE METES AND BOUNDS DESCRIPTION.

LANDTECH CONSULTANTS, INC.
 Civil Engineering & Land Surveying
 2525 North Loop West
 Suite 300
 Houston, Texas 77008
 Tel. (713) 861-7000 Fax (713) 861-4431

DEPL. NO. 10049100
 DATE: FEBRUARY, 1988
 SCALE: 1"=40'
 DTD. NO. 1432-C-1123
 JOB NO. 100500-02
 SHEET: 1 OF 2



JAC. INTERESTS, LEE AND CUMMINS TRACTS

FND. 5/8" IR

ROBERT F. MOBLE, TRUSTEE AND EILEEN LLOYD CUMMINS
 FILE NO. 2003083957
 O.P.R.P.F.B.C. TX
 CALL 21.58 ACRES

PROPOSED 18" SANITARY SEWER EASEMENT
 0.4487 AC. (19,846 SQ. FT.)

N 83°02'49" E 1,303.07'

S 83°02'49" W 1,303.06'

PROPOSED 10" WATERLINE EASEMENT

F.M. 1083
 (100' WIDE PER VOL. 128, PG. 211, F.B.C.D.R.)

FND. 5/8" IR W/CAP BEARS N23°W, 0.5'
 FND. 5/6" IR W/CAP BEARS N88°W, 0.6'
 10" WATERLINE EASEMENT VOL. 1956, PG. 627 F.B.C.D.R.

MATCH LINE

PROPOSED LIFT STATION SITE

FIELD NOTES FOR 0.1610 OF AN ACRE OR 7,000 SQUARE FEET OF LAND BEING OUT OF A CALL 21.56 ACRES OF LAND DESCRIBED IN DEED TO ROBERT F. MCBEE, TRUSTEE AND ELLEN LLOYD CUMMINS, AS RECORDED IN FILE NO. 2003063957 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF FORT BEND COUNTY, TEXAS (O.P.R.R.P.F.B.C., TX.), IN THE H. D. BROWN SURVEY, ABSTRACT NO. 406, FORT BEND COUNTY, TEXAS [Bearings are referenced to the Texas Coordinate System of 1983, South Central Zone (NAD83). The coordinates shown hereon are State Plane Grid Coordinate and may be brought to surface by applying the combined scale factor of 0.999870017]:

BEGINNING at a 3/8-inch iron rod (X= 3,005,584.42, Y= 13,818,061.74) with "Landtech" cap found on the north right-of-way line of F.M. 1093 [100.0 feet wide per Volume 175, Page 211, Fort Bend County Deed Records (F.B.C.D.R.)] for the southeast corner of said Robert F. McBee, Trustee and Ellen Lloyd Cummins tract and the southwest corner of a certain tract of land conveyed to Cubesmart, L.P., as recorded in File No. 2013153425, O.P.R.R.P.F.B.C., TX. (from which a found 1/2-inch iron rod bears North 16° West, 1.5 feet);

THENCE South 83°02'49" West, along the north right-of-way line of said F.M. 1093 and the south line of said Robert F. McBee, Trustee and Ellen Lloyd Cummins tract, a distance of 70.00 feet to a 3/8-inch iron rod with "Landtech" cap set for the southwest corner of the herein described parcel;

THENCE North 06°56'25" West, parallel to and 70.00 feet west of the east line of said Robert F. McBee, Trustee and Ellen Lloyd Cummins tract and the west line of said Cubesmart, L.P. tract, a distance of 100.00 feet to a 3/8-inch iron rod with "Landtech" cap set for the northwest corner of the herein described parcel;

THENCE North 83°02'49" East, parallel to and 100.00 feet north of the north right-of-way line of said F.M. 1093 and the south line of said Robert F. McBee, Trustee and Ellen Lloyd Cummins tract, a distance of 70.00 feet to a 3/8-inch iron rod with "Landtech" cap set for the northeast corner of the herein described parcel;

THENCE South 06°56'25" East, along the east line of said Robert F. McBee, Trustee and Ellen Lloyd Cummins tract and the west line of said Cubesmart, L.P. tract, a distance of 100.00 feet to the **POINT OF BEGINNING** and containing 0.1610 of an acre or 7,000 square feet of land.

Drawing No. 1936-C-1885

Job No. 1820021.00

February 2016 (Revised 03/22/2018 Lift Station Moved)

(Revised 05/15/2018 Metes and Bound Description Header Revised)

Paul P. Kwan
PAUL P. KWAN
4313 15 2018

Paul P. Kwan - Registered Professional Land Surveyor No. 4313

TBPLS Firm Registration Certificate No. 10019100

Landtech, Inc.-2525 North Loop West, Suite 300, Houston, Texas 77008, Phone: 713-861-7068

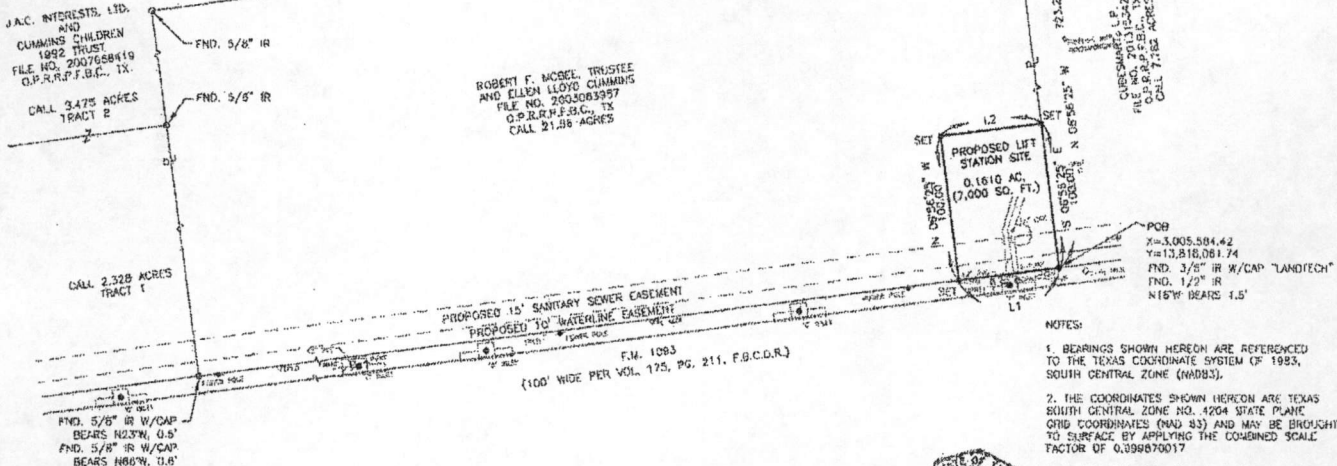
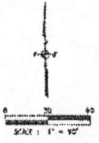
This metes and bounds description is accompanied by a separate plat.

S:\2018\1820021\BNDY\LIFT STATION.DOC

P406.2

H. D. BROWN SURVEY, A - 406

LINE NO.	BEARING	DIST.
L1	S 83°02'48" W	70.00'
L2	N 83°02'48" E	70.00'



- NOTES:
1. BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM (CS 1983, SOUTH CENTRAL ZONE (NAD83)).
 2. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE COMBINED SCALE FACTOR OF 0.999870017.
 3. THIS PLAT IS ACCOMPANIED BY A SEPARATE METES AND BOUNDS DESCRIPTION.

REVISED: 03/22/2018 (LIFT STATION MOVED)
 REVISED: 02/16/2016 (ADDED COORDINATES)

LANDTECH CONSULTANTS, INC.
 Civil Engineering & Land Surveying
 2625 North Loop West
 Suite 300
 Houston, Texas 77008
 Tel: (713) 861-7000 Fax: (713) 861-4130

PLAT NO. 10931970
 DATE: 11/09/10
 SHEET: 1 OF 1
 DWS: JAS
 DWG. NO.: 103-2-050
 JOB NO.: 1000114



Paul K. Kwam
 31281 B

SURVEY FOR 0.1610 OF AN ACRE OR 7,000 SQUARE FEET OF LAND BEING OUT OF A CALL 21.96 ACRES OF LAND DESCRIBED IN DEED TO ROBERT F. MOBEZ, TRUSTEE AND ELLEN LLOYD CUMMINS, AS RECORDED IN FILE NO. 2003063957 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF FORT BEND COUNTY, TEXAS (O.P.R.P.F.B.C., TX), IN THE H. D. BROWN SURVEY, ABSTRACT NO. 406, FORT BEND COUNTY, TEXAS

- LEGEND
- POB POINT OF BEGINNING
 - F.B.C.D.R. FORT BEND COUNTY DEED RECORDS
 - SET SET 3/8" IR W/CAP STAMPER "LANDTECH"
 - FIG. FOUND
 - P. BGN PPE BGN PPE
 - IR BGN ROD BGN ROD
 - PG. PAGE
 - VOL. VOLUME
 - SQ. FT. SQUARE FEET
 - AC. ACRES
 - CONC. CONCRETE
 - O.P.R.P.F.B.C., TX OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF FORT BEND COUNTY, TEXAS
 - F.B.C.P.R. FORT BEND COUNTY PLAT RECORDS

F.M. 1083
 (100' WIDE PER VOL. 125, PG. 211, F.B.C.D.R.)

10 FEET WATERLINE EASEMENT (CUMMINS)

FIELD NOTES FOR 0.2991 OF AN ACRE OR 13,031 SQUARE FEET OF LAND BEING OUT OF A CALL 21.56 ACRES OF LAND DESCRIBED IN DEED TO ROBERT F. MCBEE, TRUSTEE AND ELLEN LLOYD CUMMINS, AS RECORDED IN FILE NO. 2003063957 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF FORT BEND COUNTY, TEXAS (O.P.R.R.P.F.B.C., TX.), IN THE H. D. BROWN SURVEY, ABSTRACT NO. 406, FORT BEND COUNTY, TEXAS [Bearings are referenced to the Texas Coordinate System of 1983, South Central Zone (NAD83). The coordinates shown hereon are State Plane Grid Coordinate and may be brought to surface by applying the combined scale factor of 0.999870017]:

COMMENCING at the northeast corner (X= 3,005,497.03, Y= 13,818,779.64) of said Robert F. McBee, Trustee and Ellen Lloyd Cummins tract and the northwest corner of a certain tract of land conveyed to Cubesmart, L.P., as recorded in File No. 2013153425, O.P.R.R.P.F.B.C., TX (from which a found 5/8-inch iron rod bears South 81° West, 1.1 feet);

THENCE South 06°56'25" East, along the west line of said Cubesmart, L.P. tract and the east line of said Robert F. McBee, Trustee and Ellen Lloyd Cummins tract, a distance of 713.29 feet to a 3/8-inch iron rod with "Landtech" cap set the **POINT OF BEGINNING** (X= 3,005,583.21, Y= 13,818,071.66) and the northeast corner of the herein described easement;

THENCE South 06°56'25" East, continuing along the west line of said Cubesmart, L.P. tract and the east line of said Robert F. McBee, Trustee and Ellen Lloyd Cummins tract, a distance of 10.00 feet to a 3/8-inch iron rod with "Landtech" cap found on the north right-of-way line of F.M. 1093 [100.0 feet wide per Volume 175, Page 211, Fort Bend County Deed Records (F.B.C.D.R.)] for the southeast corner of said Robert F. McBee, Trustee and Ellen Lloyd Cummins tract and the southwest corner of said Cubesmart, L.P. tract (from which a found 1/2-inch iron rod bears North 16° West, 1.5 feet);

THENCE South 83°02'49" West, along the north right-of-way line of said F.M. 1093 and the south line of said Robert F. McBee, Trustee and Ellen Lloyd Cummins tract, a distance of 1303.06 feet to a point for the southeast corner of a call 2.328 acres Tract 1 of J.A.C. Interests, LTD and Cummins Children 1992 Trust, as recorded in File No. 2007058419, O.P.R.R.P.F.B.C., TX. and the southwest corner of said Robert F. McBee, Trustee and Ellen Lloyd Cummins tract and the herein described easement (from which a found 5/8-inch iron rod with cap bears North 23° West, 0.50 feet and a found 5/8-inch iron rod with cap bears North 66° West, 0.60 feet);

P 406 02

10 FEET WATERLINE EASEMENT (CUMMINS)

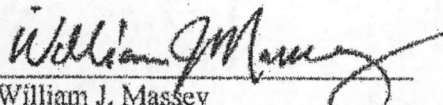
THENCE North 06°57'11" West, along the west line of said Robert F. McBee, Trustee and Ellen Lloyd Cummins tract and the east line of said Tract 1, a distance of 10.00 feet to a 3/8-inch iron rod with "Landtech" cap set for the northwest corner of the herein described easement;

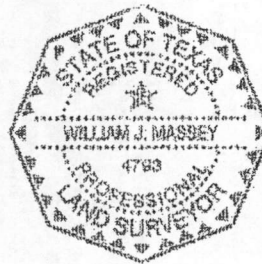
THENCE North 83°02'49" East, parallel to and 10.00 feet north of the north right-of-way line of said F.M. 1093 and the south line of said Robert F. McBee, Trustee and Ellen Lloyd Cummins tract, a distance of 1303.06 feet to the **POINT OF BEGINNING** and containing 0.2991 of an acre or 13,031 square feet of land.

Drawing No. 1936-C-1724

Job No. 1010102.03

February 24, 2016


William J. Massey
Registered Professional Land Surveyor No. 4793



Landtech Consultants, Inc.
TBPLS Firm Registration Certificate No. 10019100
2525 North Loop West, Suite 300, Houston, Texas 77008
Phone: 713-861-7068

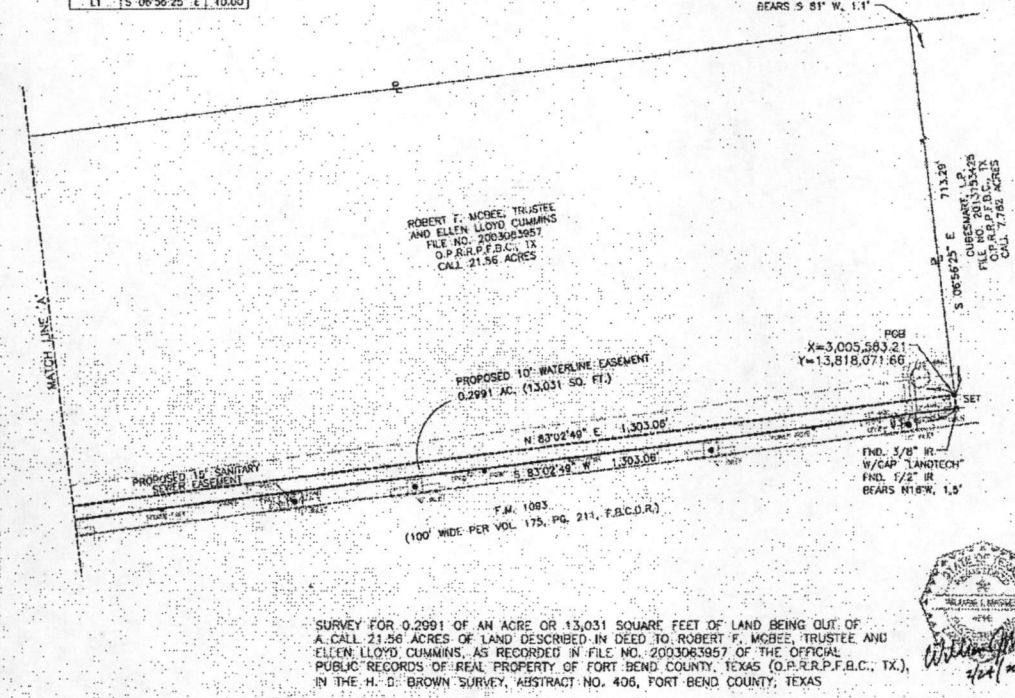
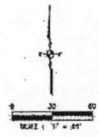
This metes and bounds description is accompanied by a separate plat.

S:\2010\1010102\03 EASEMENTS\DCR\PWLE CUMMINS.DOC

H. D. BROWN SURVEY, A - 406

LINE NO.	BEARING	DIST.
L1	S 06°56'25" E	10.00

POC:
NE CORNER CALL 21.56 AC.
X=3,005,497.03
Y=13,818,779.64
END. 5/8" IR
BEARS S 81° W, 1.1'



LEGEND

POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
F.B.C.D.R.	FORT BEND COUNTY DEED RECORDS
• SET	SET 3/8" IR W/CAP STAMPED 'LANDTECH'
END.	END
IP	IRON PIPE
IR	IRON ROD
PL	PLATE
VOL.	VOLUME
SQ. FT.	SQUARE FEET
AC.	ACRE
CONC.	CONCRETE
O.P.R.P.F.B.C., TX	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF FORT BEND COUNTY, TEXAS

- NOTES:
1. BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (NAD83).
 2. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE COMBINED SCALE FACTOR OF 0.999870017
 3. THIS PLAN IS ACCOMPANIED BY A SEPARATE METES AND BOUNDS DESCRIPTION.

SURVEY FOR 0.2991 OF AN ACRE OR 13,031 SQUARE FEET OF LAND BEING OUT OF A CALL 21.56 ACRES OF LAND DESCRIBED IN DEED TO ROBERT F. MOORE, TRUSTEE AND ELLEN LLOYD CUMMINS, AS RECORDED IN FILE NO. 2003063957 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF FORT BEND COUNTY, TEXAS (O.P.R.P.F.B.C., TX), IN THE H. D. BROWN SURVEY, ABSTRACT NO. 406, FORT BEND COUNTY, TEXAS

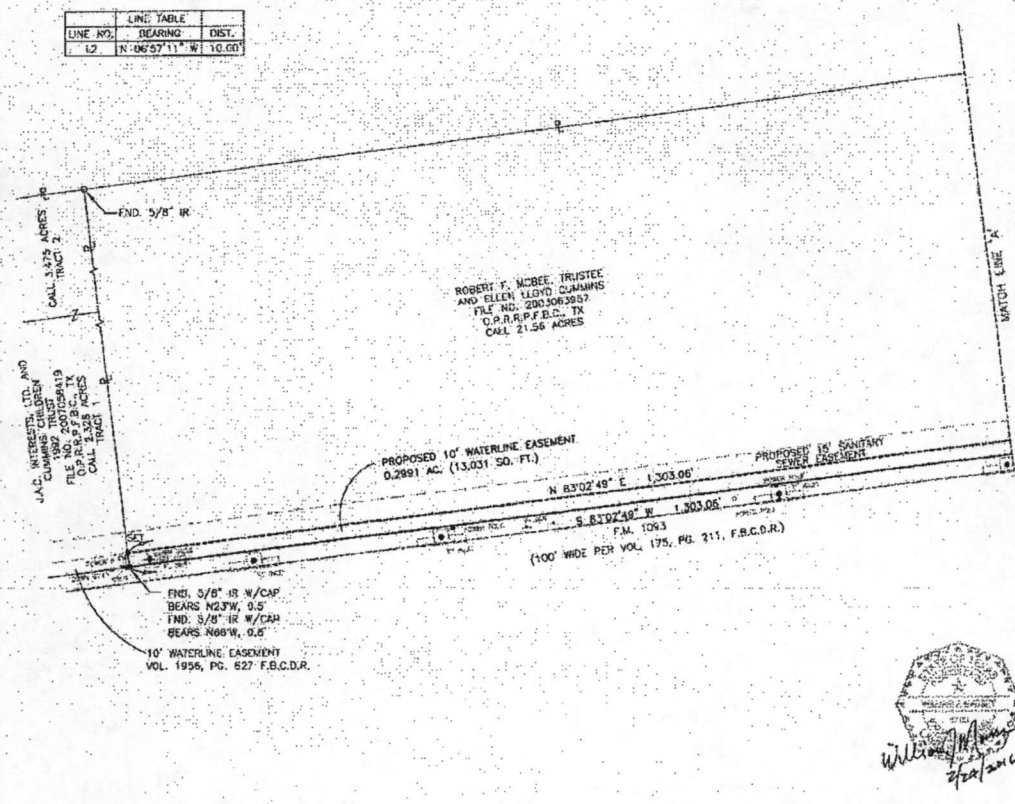
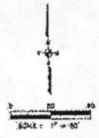


LANDTECH CONSULTANTS, INC.
Civil Engineering & Land Surveying
2525 North Loop West
Suite 300
Houston, Texas 77008
Tel: (713) 861-7008 Fax: (713) 861-4101

ISPLS NO. 10091800
DATE: FEBRUARY, 2016
SCALE: 1"=40'
DWG NO.: 1826-C-0724
JOB NO.: 18100201
SHEET: 1 OF 2

H. D. BROWN SURVEY, A - 406

LINE NO.	BEARING	DIST.
L2	N 06°57'11" W	10.00



LEGEND

POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
F.B.C.D.R.	FORT BEND COUNTY DEED RECORDS
• SET	SET 3/8" IR W/CAP STAMPED 'LANDTECH'
END.	END
IP	IRON PIPE
IR	IRON ROD
PL	PLATE
VOL.	VOLUME
SQ. FT.	SQUARE FEET
AC.	ACRE
CONC.	CONCRETE
O.P.R.P.F.B.C., TX	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF FORT BEND COUNTY, TEXAS

- NOTES:
1. BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (NAD83).
 2. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE COMBINED SCALE FACTOR OF 0.999870017
 3. THIS PLAN IS ACCOMPANIED BY A SEPARATE METES AND BOUNDS DESCRIPTION.

SURVEY FOR 0.2991 OF AN ACRE OR 13,031 SQUARE FEET OF LAND BEING OUT OF A CALL 21.56 ACRES OF LAND DESCRIBED IN DEED TO ROBERT F. MOORE, TRUSTEE AND ELLEN LLOYD CUMMINS, AS RECORDED IN FILE NO. 2003063957 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF FORT BEND COUNTY, TEXAS (O.P.R.P.F.B.C., TX), IN THE H. D. BROWN SURVEY, ABSTRACT NO. 406, FORT BEND COUNTY, TEXAS



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Civil Engineering & Land Surveying
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Suite 300
Houston, Texas 77008
Tel: (713) 861-7008 Fax: (713) 861-4101

ISPLS NO. 10091800
DATE: FEBRUARY, 2016
SCALE: 1"=40'
DWG NO.: 1826-C-0724
JOB NO.: 18100201
SHEET: 2 OF 2

15 FEET SANITARY SEWER EASEMENT (CUBESMART)

FIELD NOTES FOR 0.1171 OF AN ACRE OR 5,100 SQUARE FEET OF LAND BEING OUT OF A CALL 7.782 ACRES TRACT OF LAND DESCRIBED IN DEED TO CUBESMART, L.P., AS RECORDED IN FILE NO. 2013153425 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF FORT BEND COUNTY, TEXAS (O.P.R.R.P.F.B.C., TX.), IN THE H. D. BROWN SURVEY, ABSTRACT NO. 406, FORT BEND COUNTY, TEXAS [Bearings are referenced to the Texas Coordinate System of 1983, South Central Zone (NAD83). The coordinates shown hereon are State Plane Grid Coordinate and may be brought to surface by applying the combined scale factor of 0.999870017]:

COMMENCING at the northwest corner (X= 3,005,497.03, Y= 13,818,779.64) of said Cubesmart, L.P. tract and the northeast corner of a certain tract of land conveyed to Robert F. McBee, Trustee and Ellen Lloyd Cummins, as recorded in File No. 2003063957, O.P.R.R.P.F.B.C., TX (from which a found 5/8-inch iron rod bears South 81°West, 1.1 feet);

THENCE South 06°56'25" East, along the common property line of said Cubesmart, L.P. tract and said Robert F. McBee, Trustee and Ellen Lloyd Cummins tract, a distance of 698.29 feet to a 3/8-inch iron rod with "Landtech" cap set for the **POINT OF BEGINNING** (X= 3,005,581.40, Y= 13,818,086.55) and the northwest corner of the herein described easement;

THENCE North 83°02'49" East, parallel to and 25.00 feet north of the north right-of-way line of F.M. 1093 [100.0 feet wide per Volume 175, Page 211, Fort Bend County Deed Records (F.B.C.D.R.)] and the south line of said Cubesmart, L.P. tract, a distance of 340.00 feet to a 3/8-inch iron rod with "Landtech" cap set on the east line of said Cubesmart, L.P. tract and the west line of a certain tract of land conveyed to Vincere Cinco Business Park, L.L.C., as recorded in File No. 2011116995, O.P.R.R.P.F.B.C., TX. for the northeast corner of the herein described easement;

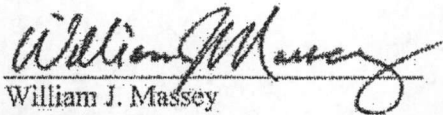
THENCE South 06°56'25" East, along the east line of said Cubesmart, L.P. tract and the west line of said Vincere Cinco Business Park, L.L.C. tract, a distance of 15.00 feet to a 3/8-inch iron rod with "Landtech" cap set for the southeast corner of the herein described easement;

THENCE South 83°02'49" West, parallel to and 10.00 feet north of the north right-of-way line of said F.M. 1093 and the south line of said Cubesmart, L.P. tract, a distance of 340.00 feet to a 3/8-inch iron rod with "Landtech" cap set on the east line of said Robert F. McBee, Trustee and Ellen Lloyd Cummins tract and the west line of said Cubesmart, L.P. tract for the southwest corner of the herein described easement;

15 FEET SANITARY SEWER EASEMENT (CUBESMART)

THENCE North 06°56'25" West, along the east line of said Robert F. McBee, Trustee and Ellen Lloyd Cummins tract and the west line of said Cubesmart, L.P. tract, a distance of 15.00 feet to the POINT OF BEGINNING and containing 0.1171 of an acre or 5,100 square feet of land.

Drawing No. 1936-C-1722
Job No. 1010102.03
February 24, 2016



William J. Massey
Registered Professional Land Surveyor No. 4793



Landtech Consultants, Inc.
TBPLS Firm Registration Certificate No. 10019100
2525 North Loop West, Suite 300, Houston, Texas 77008
Phone: 713-861-7068

This metes and bounds description is accompanied by a separate plat.

S:\2010\1010102\03 BASEMENTS\DCRP\15SE CUBESMART.DOC

H. D. BROWN SURVEY, A - 406

POC:
NW CORNER CALL 7.782 AC.
X=3,005,497.03
Y=13,818,779.64
FND. 5/8" IR
BEARS S 81° W. 1.1'

FND. 5/8" IR
W/CAP "RPLS 4729"
FND. 1/2" IR
BEARS S 04° W. 0.8'



ROBERT F. MOORE, TRUSTEE
AND ELLEN LLOYD CUMMINS
FILE NO. 2003293397
O.P.R.R.P.F.B.C., TX
CALL 21.56 ACRES

CUBESMART, L.P.
FILE NO. 2013153425
O.P.R.R.P.F.B.C., TX
CALL 7.782 ACRES

VINCERE CINGO BUSINESS
PARK, L.L.C.
FILE NO. 201110995
O.P.R.R.P.F.B.C., TX
2,008 ACRES RESIDUAL TRACT

- LEGEND**
- POB POINT OF BEGINNING
 - POC POINT OF COMMENCING
 - F.B.C.D.R. FORT BEND COUNTY DEED RECORDS
 - SET SET 1/8" R W/CAP STAMPED "LANDTECH"
 - FND. FOUND
 - IR IRON PIPE
 - R IRON ROD
 - PG. PAGE
 - VOL. VOLUME
 - 90 FT. SQUARE FEET
 - AC. ACRE
 - CONTC. CONTINUED
 - O.P.R.R.P.F.B.C., TX OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF FORT BEND COUNTY, TEXAS

- NOTES:**
1. BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (NAD83).
 2. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE COMBINED SCALE FACTOR OF 0.999870017
 3. THIS PLAT IS ACCOMPANIED BY A SEPARATE METES AND BOUNDS DESCRIPTION.

LINE NO.	BEARING	DIST.
LI	S 04°56'25" E	15.00'
LII	N 08°58'25" W	15.00'

POB
X=3,005,581.40
Y=13,818,086.55

PROPOSED 15" SANITARY
SEWER EASEMENT
0.1171 AC. (5,100 SQ. FT.)

PROPOSED 10" WATERLINE
EASEMENT

F.M. 1093
(100' WIDE PER VOL. 175, PG. 211, F.B.C.D.R.)



SURVEY FOR 0.1171 OF AN ACRE OR 5,100 SQUARE FEET OF LAND BEING OUT OF A CALL 7.782 ACRES OF LAND DESCRIBED IN DEED TO CUBESMART, L.P., AS RECORDED IN FILE NO. 2013153425 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF FORT BEND COUNTY, TEXAS (O.P.R.R.P.F.B.C., TX), IN THE H. D. BROWN SURVEY, ABSTRACT NO. 406, FORT BEND COUNTY, TEXAS

LANDTECH CONSULTANTS, INC.
Civil Engineering & Land Surveying
2825 North Loop West
Suite 300
Houston, Texas 77008
Tel: (713) 861-7088 Fax: (713) 861-4181

100% S.W. 1609100
DATE: FEBRUARY 4, 2016
SCALE: 1"=40'
DWG. NO.: 1036-C-1728
JOB NO.: 1000028-03
SHEET: 1 OF 1

10 FEET WATERLINE EASEMENT (CUBESMART)

FIELD NOTES FOR 0.0781 OF AN ACRE OR 3,400 SQUARE FEET OF LAND BEING OUT OF A CALL 7.782 ACRES OF LAND DESCRIBED IN DEED TO CUBESMART, L.P., AS RECORDED IN FILE NO. 2013153425 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF FORT BEND COUNTY, TEXAS (O.P.R.R.P.F.B.C., TX.), IN THE H. D. BROWN SURVEY, ABSTRACT NO. 406, FORT BEND COUNTY, TEXAS [Bearings are referenced to the Texas Coordinate System of 1983, South Central Zone (NAD83). The coordinates shown hereon are State Plane Grid Coordinate and may be brought to surface by applying the combined scale factor of 0.999870017]:

COMMENCING at the northwest corner (X= 3,005,497.03, Y= 13,818,779.64) of said Cubesmart, L.P. tract and the northeast corner of a certain tract of land conveyed to Robert F. McBee, Trustee and Ellen Lloyd Cummins, as recorded in File No. 2003063957, O.P.R.R.P.F.B.C., TX (from which a found 5/8-inch iron rod bears South 81°West, 1.1 feet);

THENCE South 06°56'25" East, along the common property line of said Cubesmart, L.P. tract and said Robert F. McBee, Trustee and Ellen Lloyd Cummins tract, a distance of 713.29 feet to a 3/8-inch iron rod with "Landtech" cap set for the **POINT OF BEGINNING** (X= 3,005,583.21, Y= 13,818,071.66) and the northwest corner of the herein described easement;

THENCE North 83°02'49" East, parallel to and 10.00 feet north of the north right-of-way line of F.M. 1093 [100.0 feet wide per Volume 175, Page 211, Fort Bend County Deed Records (F.B.C.D.R.)] and the south line of said Cubesmart, L.P. tract, a distance of 340.00 feet to a 3/8-inch iron rod with "Landtech" cap set on the east line of said Cubesmart, L.P. tract and the west line of a certain tract of land conveyed to Vincere Cinco Business Park, L.L.C., as recorded in File No. 2011116995, O.P.R.R.P.F.B.C., TX. for the northeast corner of the herein described easement;

THENCE South 06°56'25" East, along the east line of said Cubesmart, L.P. tract and the west line of said Vincere Cinco Business Park, L.L.C. tract, a distance of 10.00 feet to a 3/8-inch iron rod with "Landtech" cap set on the north right-of-way line of said F.M. 1093 for the southwest corner of said Vincere Cinco Business Park, L.L.C. tract and the southeast corner of said Cubesmart, L.P. tract and the herein described easement;

P 406.03

10 FEET WATERLINE EASEMENT (CUBESMART)

THENCE South 83°02'49" West, along the south line of said Cubesmart, L.P. tract and the north right-of-way line of said F.M. 1093, a distance of 340.00 feet to a 3/8-inch iron rod with "Landtech" cap found for the southeast corner of said Robert F. McBee, Trustee and Ellen Lloyd Cummins tract and the southwest corner of said Cubesmart, L.P. tract and the herein described easement (from which a found 1/2-inch iron rod bears North 16° West, 1.5 feet);

THENCE North 06°56'25" West, along the east line of said Robert F. McBee, Trustee and Ellen Lloyd Cummins tract and the west line of said Cubesmart, L.P. tract, a distance of 10.00 feet to the **POINT OF BEGINNING** and containing 0.0781 of an acre or 3,400 square feet of land.

Drawing No. 1936-C-1721
Job No. 1010102.03
February 24, 2016



William J. Massey
William J. Massey
Registered Professional Land Surveyor No. 4793

Landtech Consultants, Inc.
TBPLS Firm Registration Certificate No. 10019100
2525 North Loop West, Suite 300, Houston, Texas 77008
Phone: 713-861-7068

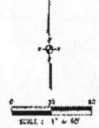
This metes and bounds description is accompanied by a separate plat.

S:\2010\1010102\03 EASEMENTS\DCRP\WLE CUBESMART.DOC

H. D. BROWN SURVEY, A - 406

POC:
NW CORNER CALL 7.782 AC.
X=3,005,487.03
Y=13,818,779.84
FND. 5/8" IR
BEARS S 81° W, 1.1'

FND. 5/8" IR
W/CAP TPLS 4729"
FND. 1/2" IR
BEARS S 04° W, 0.8'



ROBERT F. MOBEZ, TRUSTEE
AND ELLEN LLOYD CUMMANS
FILE NO. 2003063957
O.P.R.P.F.B.C., TX
CALL 21.56 ACRES

CUBESMART, L.P.
FILE NO. 2013153425
O.P.R.P.F.B.C., TX
CALL 7.782 ACRES

YANCERE CINCO BUSINESS
PARK, L.L.C.
FILE NO. 2011169295
O.P.R.P.F.B.C., TX
2.086 ACRES RESIDUE TRACT

30' EASEMENT
TO HUNTON PIPE AND CONDUIT
AND W. F.C.D.R.
VOL. 182, PG. 117

30' EASEMENT
TO HUNTON PIPE AND CONDUIT
AND W. F.C.D.R.
VOL. 182, PG. 117

PROPOSED 40" WATERLINE EASEMENT
0.0361 AC. (3,400 SQ. FT.)

PROPOSED 18" SANITARY
SEWER EASEMENT

POB
X=3,005,583.21
Y=13,818,071.86

FND. 3/8" IR
W/CAP "LANDTECH"
FND. 1/2" IR
BEARS N18°W, 1.5'

F.M. 1093
(100' WIDE PER VOL. 175, PG. 211, F.B.C.D.R.)

LEGEND

- POB POINT OF BEGINNING
- POC POINT OF CORNERING
- F.B.C.D.R. FORT BEND COUNTY DEED RECORDS
- SET SET 3/8" BY 1/4" CAP STAMPED "LANDTECH"
- FND. FOUND
- IR IRON PIPE
- IR IRON ROD
- PC. PAGE
- VOL. VOLUME
- SQ. FT. SQUARE FEET
- AC. ACRES
- CONC. CONCRETE
- O.P.R.P.F.B.C., TX OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF FORT BEND COUNTY, TEXAS

NOTES:

1. BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (NAD83).
2. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE COMBINED SCALE FACTOR OF 0.999870017.
3. THIS PLAN IS ACCOMPANIED BY A SEPARATE METERS AND BOUNDS DESCRIPTION.

LINE NO.	BEARING	DIST.
1.1	N 06°56'25" W	10.00'
1.2	S 05°36'28" E	10.00'



LANDTECH CONSULTANTS, INC.
Civil Engineering • Land Surveying
2626 North Loop West
Suite 300
Houston, Texas 77008
Tel. (713) 881-7008 Fax (713) 881-4101

MAPLE NO. 10019300
DATE: FEBRUARY, 2016
SCALE: 1"=40'
JOB NO.: 1516-01-1721
JOB DATE: 10/29/2015
SHEET: 1 OF 1

SURVEY FOR 0.0781 OF AN ACRE OR 3,400 SQUARE FEET OF LAND BEING OUT OF A CALL 7.782 ACRES OF LAND DESCRIBED IN DEED TO CUBESMART, L.P., AS RECORDED IN FILE NO. 2013153425 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF FORT BEND COUNTY, TEXAS (O.P.R.P.F.B.C., TX), IN THE H. D. BROWN SURVEY, ABSTRACT NO. 406, FORT BEND COUNTY, TEXAS

15 FEET SANITARY SEWER EASEMENT (BONAVENTURE)

FIELD NOTES FOR 0.1062 OF AN ACRE OR 4,627 SQUARE FEET OF LAND BEING OUT OF A 3.000 ACRES TRACT OF LAND DESCRIBED IN DEED TO BONAVENTURE RETAIL II, LLC, AS RECORDED IN FILE NO. 2015054570 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF FORT BEND COUNTY, TEXAS (O.P.R.R.P.F.B.C., TX.), IN THE H. D. BROWN SURVEY, ABSTRACT NO. 406, FORT BEND COUNTY, TEXAS [Bearings are referenced to the Texas Coordinate System of 1983, South Central Zone (NAD83). The coordinates shown hereon are State Plane Grid Coordinate and may be brought to surface by applying the combined scale factor of 0.999870017]:

COMMENCING at a 3/8-inch iron rod (X= 3,006,176.85, Y= 13,818,560.71) found on the west line of Fort Bend County Westpark Park And Ride, as recorded in Plat No. 20140036 of the Fort Bend County Plat Records (F.B.C.P.R.) and a certain tract of land conveyed to County of Fort Bend, Texas, as recorded in Volume 2476, Page 1402 of the Fort Bend County Deed Records (F.B.C.D.R.) for the northeast corner of said Bonaventure Retail II, LLC tract and the most easterly southeast corner of a certain tract of land conveyed to Cubesmart, L.P., as recorded in File No. 2013153425, O.P.R.R.P.F.B.C., TX.;

THENCE South 06°56'25" East, along the west line of said Fort Bend County Westpark Park And Ride and said County of Fort Bend, Texas tract and the east line of said Bonaventure Retail II, LLC tract, a distance of 398.64 feet to a 3/8-inch iron rod with "Landtech" cap set for the **POINT OF BEGINNING** (X= 3,006,225.02, Y= 13,818,165.04) and the northeast corner of the herein described easement;

THENCE South 06°56'25" East, continuing along the west line of said Fort Bend County Westpark Park And Ride and said County of Fort Bend, Texas tract and the east line of said Bonaventure Retail II, LLC tract, a distance of 15.00 feet to a 3/8-inch iron rod with "Landtech" cap set for the southeast corner of the herein described easement;

THENCE South 83°02'49" West, parallel to and 10.0 feet north of the south line of said Bonaventure Retail II, LLC tract and the north right-of-way line of F.M 1093 [100.0 feet wide per Volume 175, Page 211, Fort Bend County Deed Records (F.B.C.D.R.)], a distance of 308.47 feet to a 3/8-inch iron rod with "Landtech" cap set on the west line of said Bonaventure Retail II, LLC tract and the east line of said Cubesmart, L.P. tract for the southwest corner of the herein described easement;

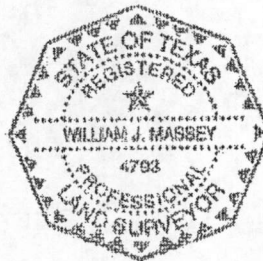
P 406 04

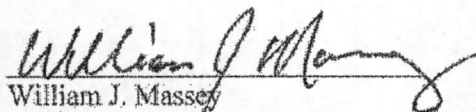
15 FEET SANITARY SEWER EASEMENT (BONAVENTURE)

THENCE North 06°56'25" West, along the west line of said Bonaventure Retail II, LLC tract and the east line of said Cubesmart, L.P. tract, a distance of 15.00 feet to a 3/8-inch iron rod with "Landtech" cap set for the northwest corner of the herein described easement;

THENCE North 83°02'49" East, parallel to 25.00 feet north of the south line of said Bonaventure Retail II, LLC tract, a distance of 308.47 feet to the **POINT OF BEGINNING** and containing 0.1062 of an acre or 4,627 square feet of land.

Drawing No. 1936-C-1720
Job No. 1010102.03
February 24, 2016
Updated: June 01, 2016




William J. Massey
Registered Professional Land Surveyor No. 4793

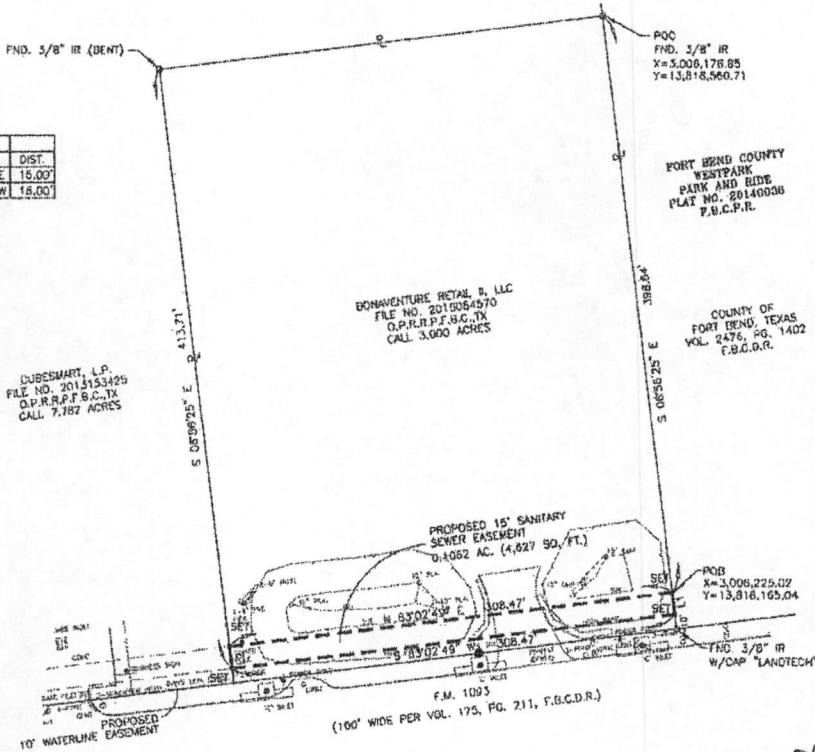
Landtech Consultants, Inc.
TBPLS Firm Registration Certificate No. 10019100
2525 North Loop West, Suite 300, Houston, Texas 77008
Phone: 713-861-7068

This metes and bounds description is accompanied by a separate plat.

S:\2010\1010102\03 EASEMENTS\DCR\ASSE BONAVENTURE.DOC

H. D. BROWN SURVEY, A - 406

LINE TABLE		
LINE NO.	BEARING	DIST.
L1	S 08°56'25" E	16.00'
L2	N 08°56'25" W	16.00'



- LEGEND
- POB POINT OF BEGINNING
 - POC POINT OF COMMENCING
 - F.B.C.D.R. FORT BEND COUNTY DEED RECORDS
 - DET SET 3/8" IR W/CAP STAMPED "LANDTECH"
 - FUND FOUND
 - IR IRON PIPE
 - IR IRON ROD
 - PL PLAGE
 - VOL VOLUME
 - SQ. FT. SQUARE FEET
 - AC. ACRE
 - CONC. CONCRETE
 - O.P.R.R.P.F.B.C., TX OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF FORT BEND COUNTY, TEXAS
 - F.B.C.P.R. FORT BEND COUNTY PLAT RECORDS

- NOTES:
1. BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (NAD83).
 2. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE COMBINED SCALE FACTOR OF 0.9999870017
 3. THIS PLAT IS ACCOMPANIED BY A SEPARATE METES AND BOUNDS DESCRIPTION.



UPDATED: 06-01-2016 09:50:49

LANDTECH CONSULTANTS, INC.
 Civil Engineering & Land Surveying
 2525 North Loop West
 Suite 300
 Houston, Texas 77008
 Tel: (713) 865-7000 Fax: (713) 861-4101

HPMS NO. 1001890
 DATE: 1/18/2016
 SCALE: 1"=50'
 DWG NO: 1728-L-1720
 JOB NO: 150801.03
 SHEET: 1 OF 1

SURVEY FOR 0.1062 OF AN ACRE OR 4,627 SQUARE FEET OF LAND BEING OUT OF A 3.000 ACRES TRACT OF LAND DESCRIBED IN DEED TO BONAVENTURE RETAIL II, L.L.C. AS RECORDED IN FILE NO. 2011116995 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF FORT BEND COUNTY, TEXAS (O.P.R.R.P.F.B.C.,TX), IN THE H. D. BROWN SURVEY, ABSTRACT NO. 406, FORT BEND COUNTY, TEXAS.

10 FEET WATERLINE EASEMENT (BONAVENTURE)

FIELD NOTES FOR 0.0708 OF AN ACRE OR 3,085 SQUARE FEET OF LAND BEING OUT OF A 3.000 ACRES TRACT OF LAND DESCRIBED IN DEED TO BONAVENTURE RETAIL II, LLC, AS RECORDED IN FILE NO. 2015054570 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF FORT BEND COUNTY, TEXAS (O.P.R.R.P.F.B.C., TX.), IN THE H. D. BROWN SURVEY, ABSTRACT NO. 406, FORT BEND COUNTY, TEXAS [Bearings are referenced to the Texas Coordinate System of 1983, South Central Zone (NAD83). The coordinates shown hereon are State Plane Grid Coordinate and may be brought to surface by applying the combined scale factor of 0.999870017]:

COMMENCING at a 3/8-inch iron rod (X= 3,006,176.85, Y= 13,818,560.71) found on the west line of Fort Bend County Westpark Park And Ride, as recorded in Plat No. 20140036 of the Fort Bend County Plat Records (F.B.C.P.R.) and a certain tract of land conveyed to County of Fort Bend, Texas, as recorded in Volume 2476, Page 1402 of the Fort Bend County Deed Records (F.B.C.D.R.) for the northeast corner of said Bonaventure Retail II, LLC tract and the most easterly southeast corner of a certain tract of land conveyed to Cubesmart, L.P., as recorded in File No. 2013153425, O.P.R.R.P.F.B.C., TX.;

THENCE South 06°56'25" East, along the west line of said Fort Bend County Westpark Park And Ride and said County of Fort Bend, Texas tract and the east line of said Bonaventure Retail II, LLC tract, a distance of 413.64 feet to a 3/8-inch iron rod with "Landtech" cap set for the **POINT OF BEGINNING** (X= 3,006,226.83, Y= 13,818,150.16) and the northeast corner of the herein described easement;

THENCE South 06°56'25" East, continuing along the west line of said Fort Bend County Westpark Park And Ride and said County of Fort Bend, Texas tract and the east line of said Bonaventure Retail II, LLC tract, a distance of 10.00 feet to a 3/8-inch iron rod with "Landtech" cap found on the north right-of-way line of F.M. 1093 [100.0 feet wide per Volume 175, Page 211, Fort Bend County Deed Records (F.B.C.D.R.)] for the southwest corner of said Fort Bend County Westpark Park And Ride and said County of Fort Bend, Texas tract and the southeast corner of said Bonaventure Retail II, LLC tract and the herein described easement;

THENCE South 83°02'49" West, along the north right-of-way line of said F.M. 1093 and the south line of said Bonaventure Retail II, LLC tract, a distance of 308.47 feet to a 5/8-inch iron rod with "RWP1855" cap found for the most southerly southeast corner of said Cubesmart, L.P. tract and the southwest corner of said Bonaventure Retail II, LLC tract and the herein described easement;

THENCE North 06°56'25" West, along the west line of said Bonaventure Retail II, LLC tract and the east line of said Cubesmart, L.P. tract, a distance of 10.00 feet to a 3/8-inch iron rod with "Landtech" cap set for the northwest corner of the herein described easement;

P 406 04

10 FEET WATERLINE EASEMENT (BONAVENTURE)

THENCE North 83°02'49" East, parallel to and 10.00 feet north of the north right-of-way line of said F.M. 1093 and the south line of said Bonaventure Retail II, LLC tract, a distance of 308.47 feet to the **POINT OF BEGINNING** and containing 0.0708 of an acre or 3,085 square feet of land.

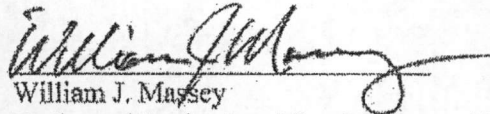
Drawing No. 1936-C-1726

Job No. 1010102.03

February 24, 2016

Updated: June 01, 2016





William J. Massey

Registered Professional Land Surveyor No. 4793

Landtech Consultants, Inc.

TBPLS Firm Registration Certificate No. 10019100

2525 North Loop West, Suite 300, Houston, Texas 77008

Phone: 713-861-7068

This metes and bounds description is accompanied by a separate plat.

S:\2010\1010102\03 EASEMENTS\DCRP\WLE BONAVENTURE.DOC

H. D. BROWN SURVEY, A - 406

PND. 3/8" IR (BENT)

POC
PND. 3/8" IR
X=3,000,178.85
Y=13,818,560.71



LINE NO.	BEARING	DIST.
L1	S 08°56'25" E	10.00'
L2	N 08°56'25" W	10.00'

FORT BEND COUNTY
WESTPARK
PARK AND RIDE
PLAT NO. 20140086
F.B.C.P.R.

LEGEND	
POB	POINT OF BEGINNING
POC	POINT OF COMMENCING
F.B.C.P.R.	FORT BEND COUNTY DEED RECORDS
• SET	SET 1/8" IR W/CAP STAMPED "LANDTECH"
PND.	FOUND
IR	IRON PIPE
IR	IRON ROD
PC	FACE
VOL.	VOLUME
SQ. FT.	SQUARE FEET
AC.	ACRE
CONC.	CONCRETE
O.P.R.R.P.F.B.C., TX	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF FORT BEND COUNTY, TEXAS
F.B.C.P.R.	FORT BEND COUNTY PLAT RECORDS

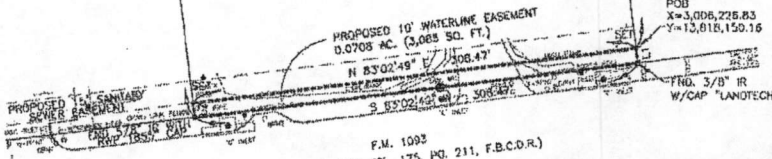
BONAVENTURE RETAIL II, LLC
FILE NO. 2015054570
O.P.R.R.P.F.B.C., TX
CALL 3.000 ACRES

COUNTY OF
FORT BEND, TEXAS
VOL. 2476, PG. 1402
F.B.C.D.R.

QUESHART, L.P.
FILE NO. 2013153425
O.P.R.R.P.F.B.C., TX
CALL 7.782 ACRES.

NOTES:

1. BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (NAD83).
2. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE COMBINED SCALE FACTOR OF 0.999870017
3. THIS PLAT IS ACCOMPANIED BY A SEPARATE METES AND BOUNDS DESCRIPTION.



POB
X=3,006,225.83
Y=13,818,150.16

F.M. 1093
(100' WIDE PER VOL. 175, PG. 211, F.B.C.D.R.)



UPDATED: 05-01-2016 09:28:45

LANDTECH CONSULTANTS, INC.
Civil Engineering & Land Surveying
2526 North Loop West
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TABLE NO. 10019100
DATE: FEBRUARY, 2016
SCALE: 1"=50'
DWG. NO.: 1836-C-1726
CDD. NO.: 1810102.03
D/SEC: 1 OF 1

SURVEY FOR 0.0708 OF AN ACRE OR 3,085 SQUARE FEET OF LAND BEING OUT OF A 3.000 ACRES TRACT OF LAND DESCRIBED IN DEED TO BONAVENTURE RETAIL II, LLC, AS RECORDED IN FILE NO. 2015054570 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF FORT BEND COUNTY, TEXAS (O.P.R.R.P.F.B.C., TX), IN THE H. D. BROWN SURVEY, ABSTRACT NO. 406, FORT BEND COUNTY, TEXAS

MOTION
WESTPARK PARK AND RIDE

I move that Fort Bend County, by record vote, authorize the use of the power of eminent domain to acquire all needed right-of-way for the Westpark Park and Ride, located beginning 1,665.7 feet East of Mason Road North of Westpark/1093 and ending 5,000 feet East of Mason Road North of Westpark/FM 1093, in Fort Bend County, Texas BY ADOPTION OF THE RESOLUTION AND ORDER DECREERING THE ACQUISITION OF PROPERTY TO BE A PUBLIC NECESSITY AND AUTHORIZING THE ACQUISITION AND PAYMENT OF COMPENSATION for the public purpose of widening, aligning, construction, operation and maintenance of the Westpark Park and Ride including appurtenant drainage and detention required for said project. This motion applies to any and all parcels of land that must be condemned along the Westpark Park and Ride.

Roll Call Vote:

	Yes	No
Precinct 1	<u>✓</u>	_____
Precinct 2	<u>✓</u>	_____
Precinct 3	<u>✓</u>	_____
Precinct 4	<u>✓</u>	_____
County Judge	<u>✓</u>	_____
Date of Vote	<u>9-11-18</u>	