

MOTION
BURNEY-OLD RICHMOND ROAD PROJECT #17207

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 Burney-Old Richmond Road Project #17207, located beginning at West Bellfort and ending at Belknap Road, 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 Burney-Old Richmond Road Project #17207 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 Burney-Old Richmond Road Project #17207.

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 March 24, 2019

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 26th day of March, 2019, 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 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 Burney – Old Richmond Road Project 17207, Precinct 2, 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 Burney – Old Richmond Road Project #17207 beginning at West Bellfort and ending at Belknap Road 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 Burney – Old Richmond Road Project #17207 beginning at West Bellfort and ending at Belknap Road 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 Burney – Old Richmond Road Project #17207 beginning at West Bellfort and ending at Belknap Road 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 Burney – Old Richmond Road Project #17207 beginning at West Bellfort and ending at Belknap Road in Fort Bend County, Texas and the payment and compensation therefore.

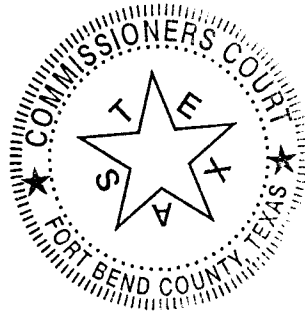
PASSED AND APPROVED this 26th day of March, 2019.

FORT BEND COUNTY

KP George
KP George, County Judge

ATTEST:

Laura Richard
Laura Richard, County Clerk



Burney-Old Richmond Road
Parcel No. 1
Henry J. Brown
0.0509 Acre

PROPERTY DESCRIPTION FOR PARCEL NO. 1

Being all that 0.0509 acre (2,219 square foot) tract of land out of the Benjamin M. George Survey, Abstract Number 175, located in Fort Bend County, Texas, and being part of Lot 16, Block 5, Townewest Section Four recorded under Instrument Number 1175749 of the Fort Bend County Map Records (F.B.C.M.R) and a part of a tract of land described in Assumption Deed with Owelty Lien to Henry J. Brown recorded under Clerk's File Number 9820443 of the Official Public Records of Fort Bend County, Texas (O.P.R.F.B.C.T.) and being more particularly described as follows: (All bearings and coordinates shown hereon are based on the Texas Coordinate System, South Central Zone 4204, NAD 83 and were obtained with Virtual Reference Station Global Positioning Satellite Equipment. Coordinates may be converted to grid by dividing by a scale factor of 1.00013)

COMMENCING at the common east corner of Lot 16 and the southwest corner of Lot 17 of said Block 5, said corner being on the north right-of-way of Towneway Drive (a 60-foot wide right-of-way);

THENCE, North 30 Degrees 40 Minutes 27 Seconds West, with the common northeast line of said Lot 16 and the southwest line of said Lot 17, a distance of 129.68 feet to a corner (unable to set) for the POINT OF BEGINNING of the herein described tract of land (N:13,808,779.71, E:3,035,901.40);

THENCE, over and across said Lot 16, the following two (2) courses and distances:

1. South 59 Degrees 10 Minutes 50 Seconds West, departing said common line, a distance of 49.33 feet to a corner (unable to set);
2. South 38 degrees 07 minutes 47 seconds West, a distance of 49.32 feet to a corner (unable to set) on the common west line of said Lot 16 and the east line of Common Area of said Block 5;

THENCE, North 02 Degrees 37 Minutes 03 Seconds West, with the common west line of Lot 16 and the east line of said Common Area, a distance of 65.24 feet to a 5/8-inch set iron rod with a yellow plastic cap stamped "HALFF" set for the common northwest corner of said Lot 16 and the northeast corner of said Common Area, said corner being at the intersection of the south right-of-way line of Old Richmond Road (a variable width right-of-way) and the east right-of-way line of Burney Road (a variable width right-of-way);

THENCE, North 86 Degrees 56 Minutes 22 Seconds East, with the north line of said Lot 16 and the south right-of-way line of said Old Richmond Road, a distance of 72.94 feet to a corner (unable to set) for the common northeast corner of said Lot 16 and the northwest corner of said Lot 17

THENCE, South 30 Degrees 40 Minutes 27 Seconds East, departing the south right-of-way line of said Old Richmond Road, and with the common northeast line of said Lot 16 and the southwest line of said Lot 17, a distance of 5.81 feet to the POINT OF BEGINNING and containing 0.0509 acres (2,219 square feet) of land.

G. J. Suthan *Dec. 5/2018*

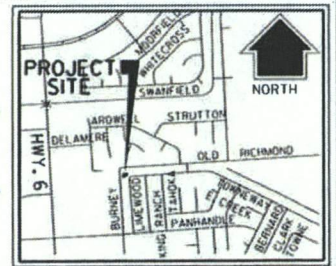
Getsy J. Suthan
Registered Professional Land Surveyor
Texas Registration No. 6449
GSuthan@Halff.com
TBPLS Firm No. 10029600



JOHN LEVERTON
SURVEY ABSTRACT
NUMBER 402

PLAT OF EXHIBIT "A"

OLD RICHMOND ROAD
(VARIABLE WIDTH R.O.W.)



APPROXIMATE ABSTRACT LINE

PARCEL 1
2,219 SQ. FT.
OR
0.0509 ACRES

APPROXIMATE ABSTRACT LINE

BURNEY ROAD
(VARIABLE WIDTH R.O.W.)

DOW CHEMICAL CO. PIPELINE EASEMENT
VOL. 574, PG. 789 & VOL. 227, PG. 358, F.B.C.D.R.

N86°56'22"E
72.94'

S30°40'27"E
5.81'

N86°56'22"E
1,006.36'

3/4" FIR
(C.M.)

80'

LOCATION MAP
NOT TO SCALE

1/2" FIR
(C.M.)

LOT 1

16' BUILDING LINE &
UTILITY EASEMENT
INST. NO. 1175749
F.B.C.D.R.

TOWNEWAY
DRIVE

POINT OF
BEGINNING

BLOCK 5

LOT 17

LOT 18

LOT 19

UNABLE TO
SET

LOT 16

LOT 15

16' BUILDING LINE &
UTILITY EASEMENT
INST. NO. 1175749
F.B.C.D.R.

POINT OF
COMMENCING

TOWNEWAY
DRIVE
(60' WIDE R.O.W.)

AINTRUSH
LANE
(60' WIDE R.O.W.)

TOWNWEST
SECTION FOUR
INSTRUMENT NO. 1175749
F.B.C.D.R.
VOLUME 22 PAGE 54
F.B.C.M.R.

BENJAMIN
W. GEORGE
SURVEY ABSTRACT
NUMBER 175



G. Sutha
Dec. 5/2018

Notes:

1. The Basis of Bearing is the Texas Coordinate System of 1983, South Central Zone (4204), North American Datum of 1983 (NAD83) 2011 Adjustment, Epoch 2010.00.
2. All distances are US Survey Feet, displayed in surface values and may be converted to grid by dividing by the combined adjustment factor of 1.00013 (TxDOT Fort Bend County Scale Factor).
3. A Legal description of even date herewith accompanies the Exhibit plat.

LEGEND

FIR	FOUND IRON ROD
VOL.	VOLUME
PG.	PAGE
(C.M.)	CONTROL MONUMENT
R.O.W.	RIGHT-OF-WAY
F.B.C.D.R.	FORT BEND COUNTY DEED RECORDS
F.B.C.M.R.	FORT BEND COUNTY MAP RECORDS
O	SET 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED 'HALFF' UNLESS OTHERWISE NOTED.

PARCEL 1
2,219 SQ. FT. OR
0.0509 ACRES

SITUATED IN THE
BENJAMIN W. GEORGE SURVEY,
ABSTRACT NO. 175
FORT BEND COUNTY, TEXAS



TBPLS FIRM NO. 10029600
HALFF ASSOCIATES, INC. ENGINEERS - SURVEYORS
1201 NORTH BOWSER ROAD - RICHARDSON, TEXAS - 75081-2275
SCALE: 1"=100' 214-346-6200 AVO. 34105 NOVEMBER, 2018

Closure Report

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Parcel PARC01: 10008 10009 10005 10004 10007 10008

10008 to 10009:	South 59 degrees 10 minutes 50 seconds West	Dist. 49.33
10009 to 10005:	South 38 degrees 07 minutes 47 seconds West	Dist. 49.32
10005 to 10004:	North 02 degrees 37 minutes 03 seconds West	Dist. 65.24
10004 to 10007:	North 86 degrees 56 minutes 22 seconds East	Dist. 72.94
10007 to 10008:	South 30 degrees 40 minutes 27 seconds East	Dist. 5.81

Perimeter: 242.64

Area: 2219 sq. ft., Acres: 0.0509

Error North: -0.00 Error East: 0.00

Error bearing: North 89 degrees 00 minutes 09 seconds west Total Dist. Error: 0.00

Error of Closure: 1:56138

Burney-Old Richmond Road
Parcel No. 2
Tracy Jones and Andrew Jones
0.0016 Acre

PROPERTY DESCRIPTION FOR PARCEL NO. 2

Being all that 0.0016 acre (70 square foot) tract of land out of the Benjamin M. George Survey, Abstract Number 175, located in Fort Bend County, Texas, and being part of Lot 17, Block 5, Townewest Section Four recorded under Instrument Number 1175749 of the Fort Bend County Map Records (F.B.C.M.R) and a part of a tract of land described in Quitclaim Deed to Tracy Jones and Andrew Jones recorded under Clerk's File Number 2000039636 of the Official Public Records of Fort Bend County, Texas (O.P.R.F.B.C.T.) and being more particularly described as follows: (All bearings and coordinates shown hereon are based on the Texas Coordinate System, South Central Zone 4204, NAD 83 and were obtained with Virtual Reference Station Global Positioning Satellite Equipment. Coordinates may be converted to grid by dividing by a scale factor of 1.00013)


COMMENCING at the common east corner of Lot 16 and the southwest corner of Lot 17 of said Block 5, said corner being on the north right-of-way of Towneway Drive (a 60-foot wide right-of-way);

THENCE, North 30 Degrees 40 Minutes 27 Seconds West, with the common southwest line of said Lot 17 and northeast line of said Lot 16, a distance of 129.68 feet to a corner (unable to set) for the POINT OF BEGINNING of the herein described tract of land (N:13,808,779.71, E:3,035,901.40);

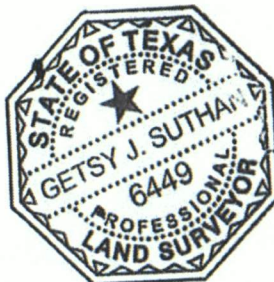
THENCE, North 30 Degrees 40 Minutes 27 Seconds West, with said common line, a distance of 5.81 feet to a corner (unable to set) for the common northwest corner of said Lot 17 and the northeast corner of said Lot 16, said corner being on the south right-of-way line of Old Richmond Road (a variable width right-of-way);

THENCE, North 86 Degrees 56 Minutes 22 Seconds East, with the north line of said Lot 17 and the south right-of-way line of said Old Richmond Road, a distance of 27.02 feet to a corner (unable to set);

THENCE, South 74 Degrees 59 Minutes 36 Seconds West, departing the north line of said Lot 17 and the south right-of-way line of said Old Richmond Road, and over and across said Lot 17, a distance of 24.87 feet to the POINT OF BEGINNING and containing 0.0016 acres (70 square feet) of land.

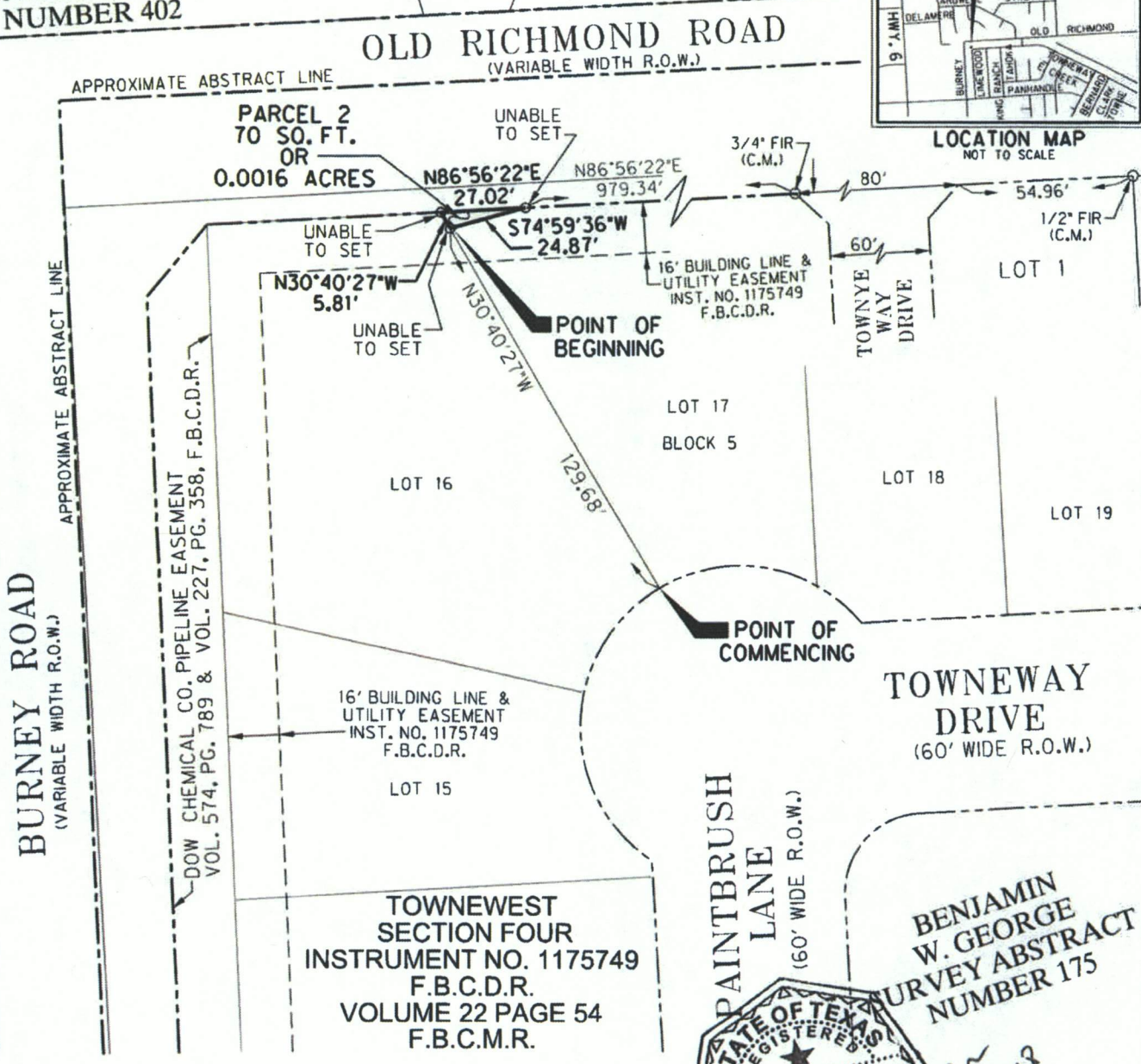
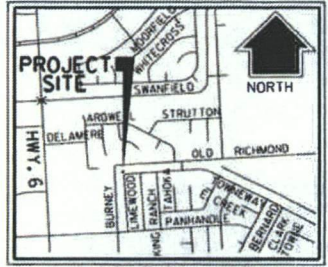
 Dec. 5/2018

Getsy J. Suthan
Registered Professional Land Surveyor
Texas Registration No. 6449
GSuthan@Halff.com
TBPLS Firm No. 10029600



JOHN LEVERTON SURVEY ABSTRACT NUMBER 402

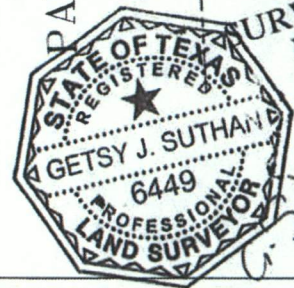
PLAT OF EXHIBIT "A"



Notes:
 1. The Basis of Bearing is the Texas Coordinate System of 1983, South Central Zone (4204), North American Datum of 1983 (NAD83) 2011 Adjustment, Epoch 2010.00.
 2. All distances are US Survey Feet, displayed in surface values and may be converted to grid by dividing by the combined adjustment factor of 1.00013 (TxDOT Fort Bend County Scale Factor).
 3. A Legal description of even date herewith accompanies the Exhibit plat.

LEGEND

FIR	FOUND IRON ROD
VOL.	VOLUME
PG.	PAGE
(C.M.)	CONTROL MONUMENT
R.O.W.	RIGHT-OF-WAY
F.B.C.D.R.	FORT BEND COUNTY DEED RECORDS
F.B.C.M.R.	FORT BEND COUNTY MAP RECORDS
O	SET 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED 'HALFF' UNLESS OTHERWISE NOTED.



BENJAMIN W. GEORGE SURVEY ABSTRACT NUMBER 175

PARCEL 2
70 SQ. FT. OR
0.0016 ACRES
 SITUATED IN THE
BENJAMIN W. GEORGE SURVEY,
ABSTRACT NO. 175
FORT BEND COUNTY, TEXAS

HALFF
 TBPLS FIRM NO. 10029600
 HALFF ASSOCIATES, INC. ENGINEERS - SURVEYORS
 1201 NORTH BOWSER ROAD - RICHARDSON, TEXAS - 75081-2275
 SCALE: 1"=100' 214-346-6200 AVO. 34105 NOVEMBER, 2018

Closure Report

Parcel PARC02: 10008 10007 10010 10008

10008 to 10007: North 30 degrees 40 minutes 27 seconds West Dist. 5.81
10007 to 10010: North 86 degrees 56 minutes 22 seconds East Dist. 27.02
10010 to 10008: South 74 degrees 59 minutes 36 seconds West Dist. 24.87

Perimeter: 57.70

Area: 70 sq. ft., Acres: 0.0016

Error North: 0.00 Error East: -0.00

Error bearing: South 88 degrees 50 minutes 10 seconds East Total Dist. Error: 0.00

Error of Closure: 1:13209

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Subject to the General Notes shown:

- The information shown hereon has been prepared as the result of an on the ground survey completed between June and August 2018.
- This survey was prepared without the benefit of a current Commitment for Title Insurance or Abstractor's Certification and therefore easements or encumbrances may exist which are not shown hereon. No research of the Public Records of Fort Bend County, Texas regarding these easements or encumbrances was performed by Half Associates, Inc.
- Bearings and coordinates shown hereon are based on the Texas Coordinate System, South Central Zone, NAD 83 and were obtained with Virtual Reference Station Global Positioning Satellite Equipment. Grid coordinates may be converted to surface by applying a scale factor of 1.00013.
- At the request of the client, the approximate boundary lines shown hereon are based on a best-fit of monuments observed within the adjacent subdivision plats referenced hereon. The surveyor has relied on the copies of record plats describing the adjoining tracts used to support the determination of the location of the intended boundaries of the land surveyed. No deed research or additional boundary analysis was performed by Half Associates, Inc. to verify the right-of-way. Half Associates, Inc. does not warrant that the approximate boundary lines shown hereon are correct and accepts no liability for the use thereof for design purposes. The found monuments shown hereon indicated (C.M.) are controlling monuments on which this survey is referenced.
- According to Map No. 48157C0145L of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Harris County, Texas and Incorporated Areas, dated April 2, 2014, the project area is situated within: Unshaded Zone X defined as areas determined to be outside the 0.2% annual chance floodplain (500-year flood).
- Elevations shown hereon are based on National Geodetic Survey Monument Designation A 1212, PID No. AW4725 with a published elevation of 78.18 feet NAVD 88.
Temporary Benchmark "A" being a Box-cul located on an inlet located near the northwest corner of W. Bellfort Blvd and Burney Rd. Elevation = 86.71 feet.

Temporary Benchmark "B" being a Box-cul located on an inlet located on the southside of Panhandle Dr and the projected centerline of Paintbrush Ln. Elevation = 85.47 feet.

Temporary Benchmark "C" being a "PK" nail set in the east face of a 12" Elm tree located near a fence corner in the northwest corner of Burney Rd at the 90-degree turn. Elevation = 87.62 feet.

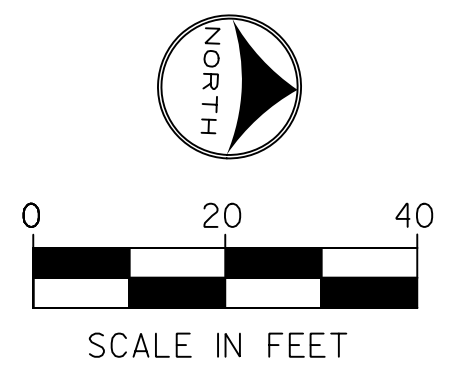
The improvements shown hereon represent the outline visible at ground level. The Surveyor has not located any underground buildings, overhead protrusions or improvements not obvious and located at ground level, unless otherwise noted.

Fences shown hereon are graphic only, with dimensional ties shown at specific locations where they were physically measured. The fence line may meander between said measured locations. The dimensions showing the distance between the fence and the property line also indicates which side of the property line the fence is on.

Lone Star 811, a one-call notification center, was contacted on June 14, 2018 to provide notification to utility facility owners/operators to locate their underground utilities, as indicated by ticket number(s) 581567934.

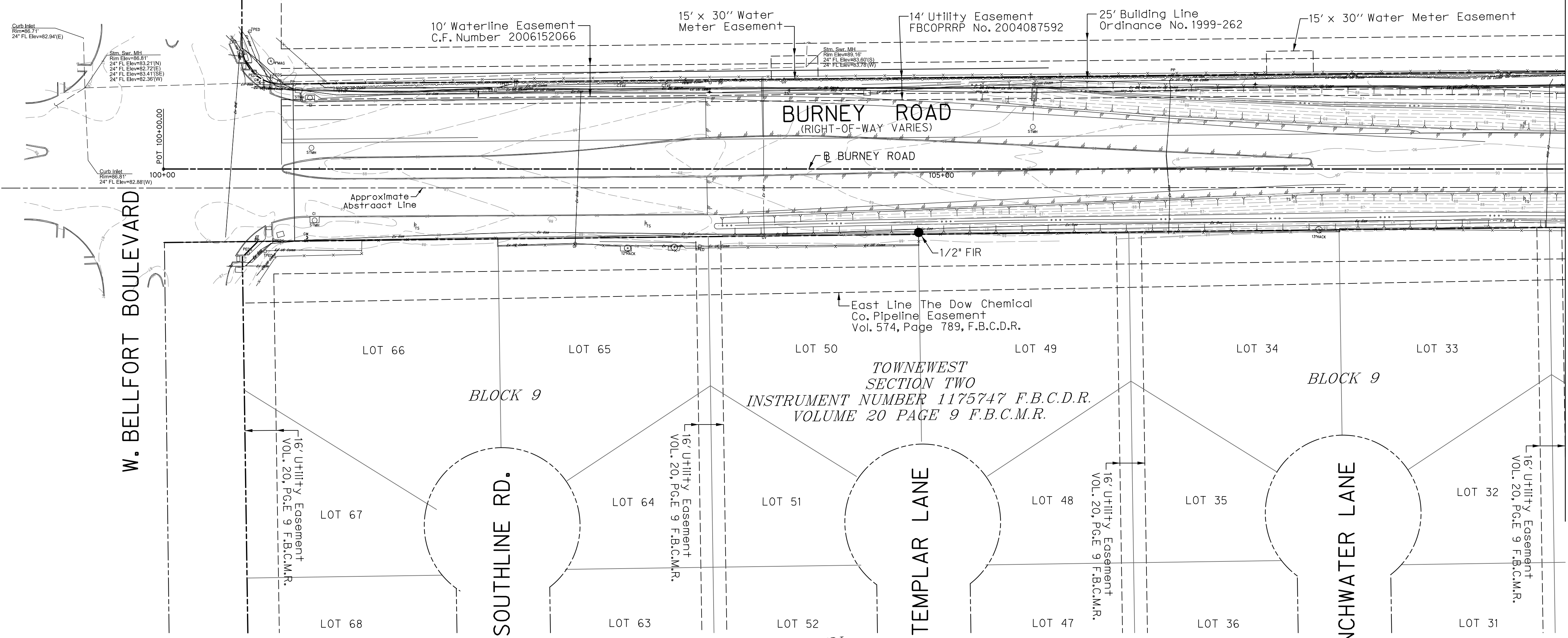
The utility appurtenances and one-call marks shown hereon include those visible at the time of the survey shall be deemed approximate in nature and may not be all inclusive. Half expressly disclaims responsibility for the accuracy or reliability of marks performed/provided by others. No attempt has been made to obtain or show data concerning existence, size, depth, condition, capacity or location of any utility existing on or adjacent to the site, whether private, municipal or public owned. Records research and/or a SUE investigation have not been performed.

Half expressly disclaims responsibility for new utility installations, modifications or adjustments to existing utilities after August 2018, because of limited utility record information and the possibility of non-conductive/un-toneable utilities, such as HDPE or PVC lines. Half cannot guarantee all utilities have been found and marked within the project limits, unless otherwise noted, utility line limits depicted represent field designating limits and not end points of utilities.



ALEX HODGE SURVEY,
ABSTRACT NO. 194

WOODBIDGE APARTMENTS
INSTRUMENT NUMBER 20080120 F.B.C.D.R.



MATCH LINE STA 109+00
SEE SHEET 2 OF 6

BENCHMARK:
FLOODPLAIN REFERENCE MARK SGR-RM019 IS A BRASS DISK IN GRASS. IT CAN BE LOCATED FROM THE INTERSECTION OF ELDRIDGE PARK ENTRANCE AND ELDRIDGE ROAD (FM 1876), BEING 0.1 MILES WEST ON ELDRIDGE PARK ENTRANCE DRIVE AT THE NORTH END IN THE CENTER OF THE ESPLANADE.
PUBLISHED ELEVATION: 85.37 FEET (NAVD88, ADJUSTED 2001, GEOID 99)

- NOTES:**
- THE BASIS OF BEARING OF THE CONTROL POINTS SHOWN HEREON ARE BASED ON THE STATE OF TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE 4204.
 - THE COORDINATES SHOWN HEREON ARE BASED ON THE STATE OF TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE 4204. THEY ARE GRID COORDINATES AND THEY CAN BE BROUGHT TO SURFACE BY MULTIPLYING THEIR COORDINATES WITH A COMBINED SCALE FACTOR OF 1.00013. ALL DISTANCES SHOWN BETWEEN THE CONTROL POINTS ARE SURFACE DISTANCES.

LEGEND:

---	ROW LINE
---	BASE LINE
---	EXISTING LOT LINE
---	EXISTING EASEMENT LINE
---	EXISTING GAS LINE
---	EXISTING TELEPHONE
---	OVERHEAD ELECTRIC LINE
---	AT&T FIBER OPTIC CABLE
●	FORT BEND COUNTY DEED RECORDS FOUND IRON ROD

SURVEYED BY:
HALFF
TBPLS REG# 10029006
TBPLS FIRM# F-312
14800 ST. MARY'S LANE, SUITE 100
HOUSTON, TEXAS 77078-2943
TEL (713) 585-2450
FAX (281) 319-3259

NOTE:
SEE GENERAL CONSTRUCTION NOTES FOR ADDITIONAL INFORMATION.

NOTE:
UTILITIES ARE SHOWN IN AN APPROXIMATE LOCATION ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION PRIOR TO COMMENCING WORK.



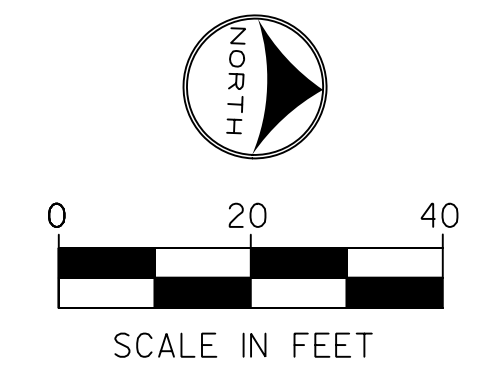
PREPARED BY:
HRGreen
11011 RICHMOND AVE, SUITE 200
HOUSTON, TX 77042
(713) 965-9996
(713) 965-0044 FAX
HRGreen.com
Firm No. F-11278

FORT BEND COUNTY - ENGINEERING DEPARTMENT
BURNEY - OLD RICHMOND

DRAWN BY: JLM
CHECKED BY: VK

DATE: 12/5/2018
REV.:

SHEET NUMBER
1 OF 6



WOODBIDGE
OF
FORT BEND COUNTY
SECTION 14
INSTRUMENT NUMBER 20040036 F.B.C.D.R.

ALEX HODGE SURVEY,
ABSTRACT NO. 194

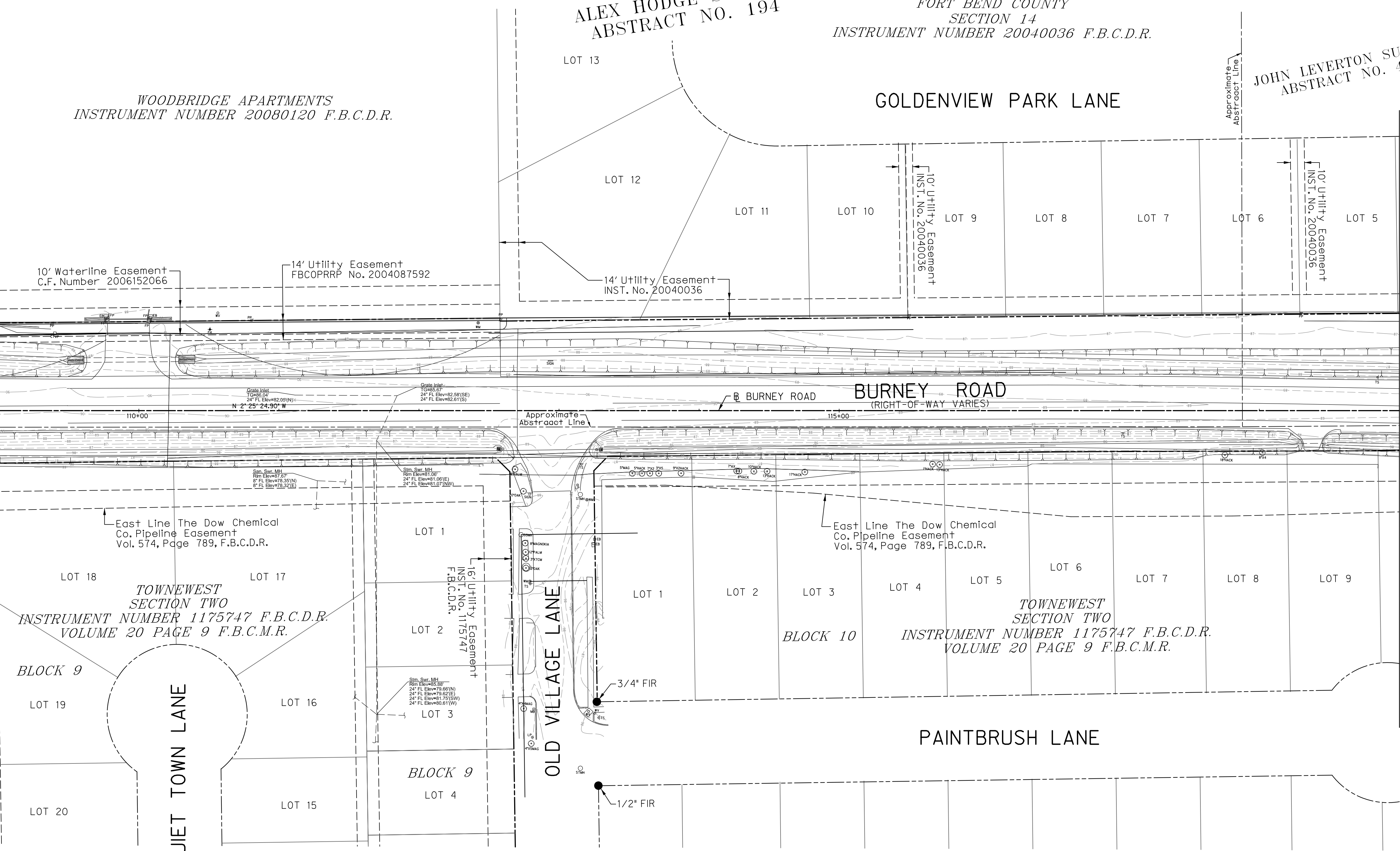
JOHN LEVERTON SURVEY,
ABSTRACT NO. 402

WOODBIDGE APARTMENTS
INSTRUMENT NUMBER 20080120 F.B.C.D.R.

GOLDENVIEW PARK LANE

MATCH LINE STA 109+00
SEE SHEET 1 OF 6

MATCH LINE STA 119+00
SEE SHEET 3 OF 6



BENCHMARK:
FLOODPLAIN REFERENCE MARK SGR-RM019 IS A BRASS DISK IN GRASS. IT CAN BE LOCATED FROM THE INTERSECTION OF ELDRIDGE PARK ENTRANCE AND ELDRIDGE ROAD (FM 1876), BEING 0.1 MILES WEST ON ELDRIDGE PARK ENTRANCE DRIVE AT THE NORTH END IN THE CENTER OF THE ESPLANADE.
PUBLISHED ELEVATION: 85.37 FEET (NAVD88, ADJUSTED 2001, GEOID 99)

- NOTES:**
1. THE BASIS OF BEARING OF THE CONTROL POINTS SHOWN HEREON ARE BASED ON THE STATE OF TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE 4204.
 2. THE COORDINATES SHOWN HEREON ARE BASED ON THE STATE OF TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE 4204. THEY ARE GRID COORDINATES AND THEY CAN BE BROUGHT TO SURFACE BY MULTIPLYING THEIR COORDINATES WITH A COMBINED SCALE FACTOR OF 1.00013. ALL DISTANCES SHOWN BETWEEN THE CONTROL POINTS ARE SURFACE DISTANCES.

LEGEND:

PLAN	
	ROW LINE
	BASE LINE
	EXISTING LOT LINE
	EXISTING EASEMENT LINE
	EXISTING GAS LINE
	EXISTING TELEPHONE
	OVERHEAD ELECTRIC LINE
	AT&T FIBER OPTIC CABLE
	FBCDR FORT BEND COUNTY DEED RECORDS
	FOUND IRON ROD

SURVEYED BY:
HALFF
TBP/S REG# 10029006
TBP/S FIRM# F-312
14800 ST. MARY'S LANE, SUITE 160
HOUSTON, TEXAS 77077-0943
TEL (713) 585-2450
FAX (281) 316-5259

NOTE:
SEE GENERAL CONSTRUCTION NOTES FOR ADDITIONAL INFORMATION.

NOTE:
UTILITIES ARE SHOWN IN AN APPROXIMATE LOCATION ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION PRIOR TO COMMENCING WORK.



PREPARED BY:
HRGreen
11011 RICHMOND AVE, SUITE 200
HOUSTON, TX 77042
(713) 965-9996
(713) 965-0044 FAX
HRGreen.com
Firm No. F-11278

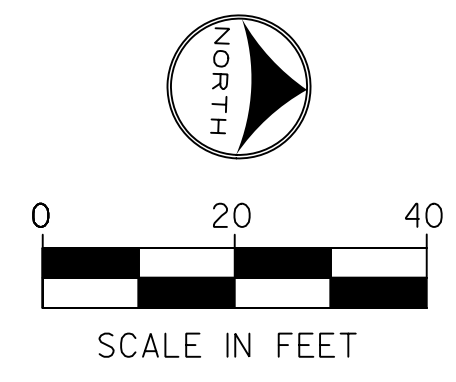
FORT BEND COUNTY - ENGINEERING DEPARTMENT
BURNLEY - OLD RICHMOND

DRAWN BY: JLM
CHECKED BY: VK

DATE: 12/5/2018
REV.:

SHEET NUMBER
2 OF 6

BENJAMIN M. GEORGE SURVEY,
ABSTRACT NO. 175



WOODBIDGE
OF
FORT BEND COUNTY
SECTION 14
INSTRUMENT NUMBER 20040036 F.B.C.D.R.

JOHN LEVERTON SURVEY,
ABSTRACT NO. 402

KINGSBRIDGE ESTATES
INSTRUMENT NUMBER 20010154 F.B.C.D.R.

GOLDENVIEW
PARK LANE
LOT 2
LOT 3
LOT 4
BLOCK 1

HALSTON DRIVE

LOT 29 LOT 28 LOT 27 LOT 26 LOT 25 LOT 24 LOT 23 LOT 22 LOT 21 LOT 20

BLOCK 1

14' Utility Easement
INST. No. 20040036

14' Utility Easement
INST. No. 20010154 F.B.C.D.R.

Dow Chemical Company
Pipeline Easement
Vol. 854, Page 61, F.B.C.D.R.

MATCH LINE STA 119+00
SEE SHEET 2 OF 6

HOLLIES DR.
MATCH LINE STA 129+00
SEE SHEET 4 OF 6

BURNEY ROAD

BURNEY ROAD
(RIGHT-OF-WAY VARIES)

OLD RICHMOND ROAD

East Line The Dow Chemical
Co. Pipeline Easement
Vol. 574, Page 789, F.B.C.D.R.

Dow Chemical Company Pipeline Easement
Vol. 574, Page 789 & Vol. 227, Pg. 358, F.B.C.D.R.

LOT 10
BLOCK 10

LOT 1 LOT 2 LOT 3 LOT 4 LOT 5 LOT 6 LOT 7 LOT 8 LOT 9 LOT 10 LOT 11

BLOCK 5

TOWNWEST
SECTION FOUR
INSTRUMENT NUMBER 1175749 F.B.C.D.R.
VOLUME 22 PAGE 54 F.B.C.M.R.

24' FL Elev=81.29(E)

24' FL Elev=80.94(E)
24' FL Elev=81.33(W)

BLOCK 4
LOT 3

PAINTBRUSH LANE

LOT 12
TOWNWEST
SECTION TWO
INSTRUMENT NUMBER 1175747 F.B.C.D.R.
VOLUME 20 PAGE 9 F.B.C.M.R.

BENJAMIN M. GEORGE SURVEY,
ABSTRACT NO. 175

BENCHMARK:
FLOODPLAIN REFERENCE MARK SGR-RM019 IS A BRASS DISK IN GRASS. IT CAN BE LOCATED FROM THE INTERSECTION OF ELDRIDGE PARK ENTRANCE AND ELDRIDGE ROAD (FM 1876), BEING 0.1 MILES WEST ON ELDRIDGE PARK ENTRANCE DRIVE AT THE NORTH END IN THE CENTER OF THE ESPLANADE.
PUBLISHED ELEVATION: 85.37 FEET (NAVD88, ADJUSTED 2001, GEOID 99)

NOTES:
1. THE BASIS OF BEARING OF THE CONTROL POINTS SHOWN HEREON ARE BASED ON THE STATE OF TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE 4204.
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LEGEND:

PLAN	DESCRIPTION
---	ROW LINE
---	BASE LINE
---	EXISTING LOT LINE
---	EXISTING EASEMENT LINE
---	EXISTING GAS LINE
---	EXISTING TELEPHONE
---	OVERHEAD ELECTRIC LINE
---	AT&T FIBER OPTIC CABLE
---	FBCDR
●	FORT BEND COUNTY DEED RECORDS FOUND IRON ROD

SURVEYED BY:
HALFF

NOTE:
SEE GENERAL CONSTRUCTION NOTES FOR ADDITIONAL INFORMATION.

NOTE:
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HOUSTON, TX 77042
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(713) 965-0044 FAX
HRGreen.com
Firm No. F-11278

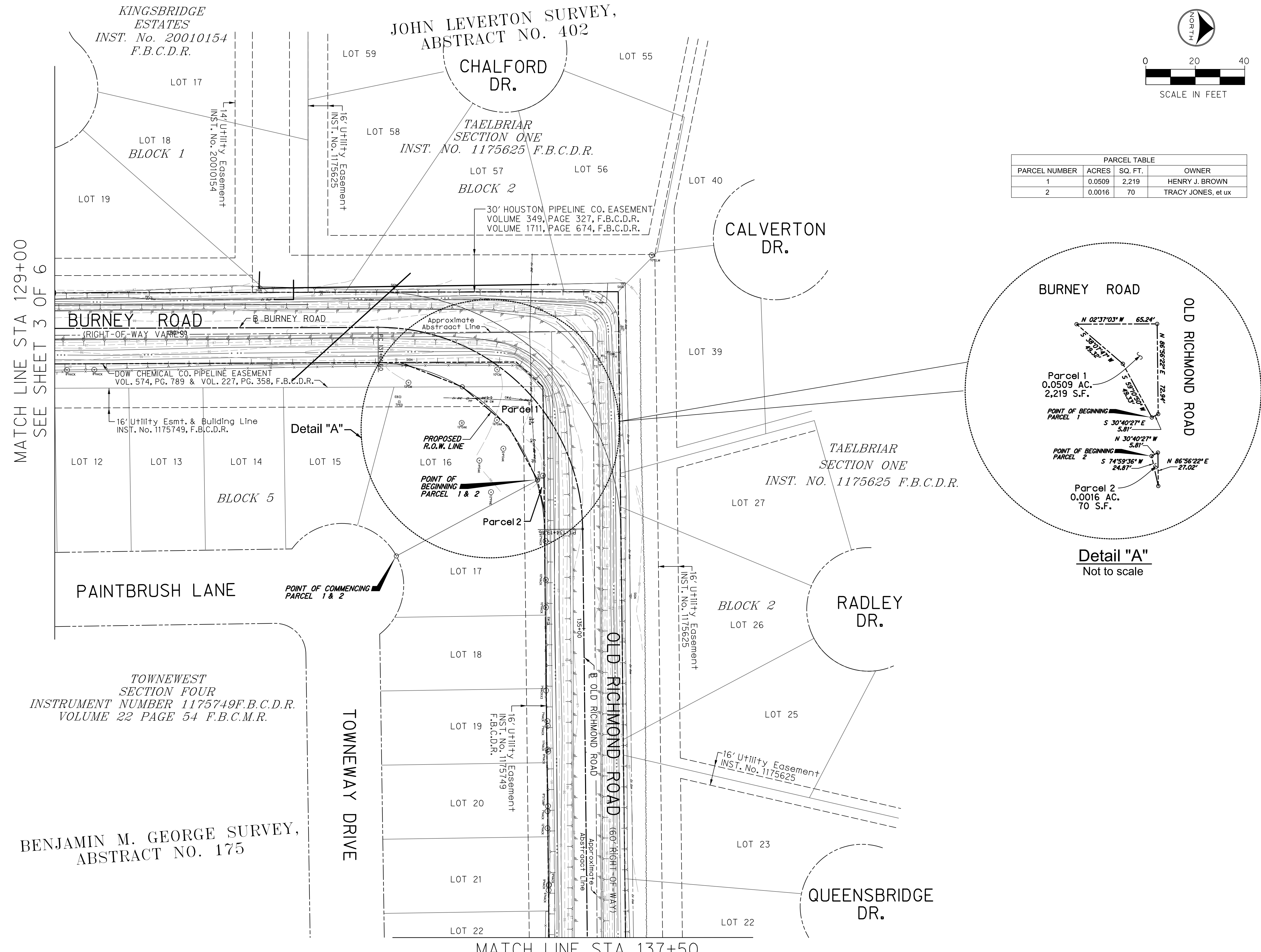
FORT BEND COUNTY - ENGINEERING DEPARTMENT
BURNEY - OLD RICHMOND

DRAWN BY: JLM
CHECKED BY: VK

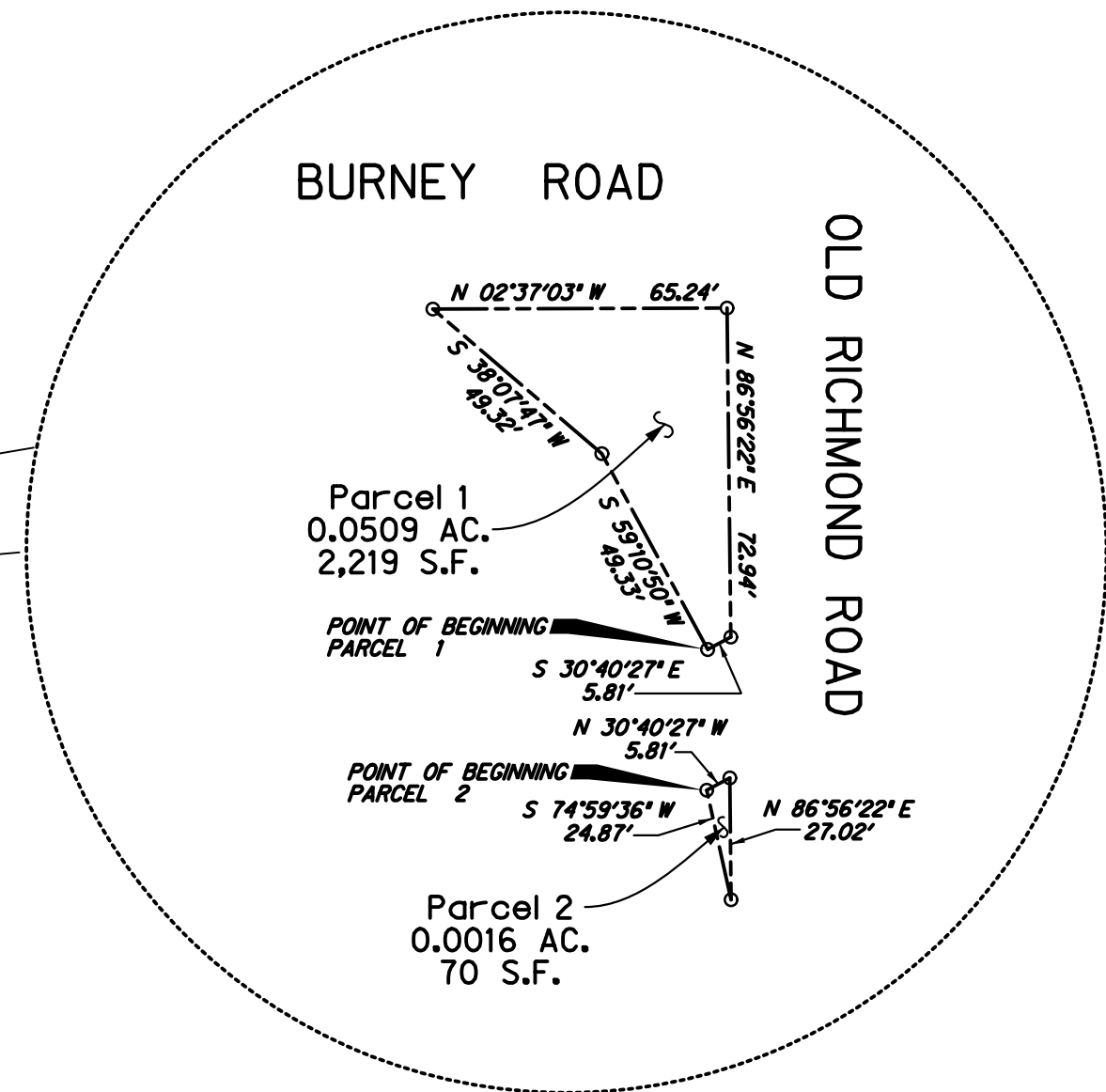
DATE: 12/5/2018
REV.:

SHEET NUMBER
3 OF 6

12/5/2018
 \$FILE\$
 ah435



PARCEL TABLE			
PARCEL NUMBER	ACRES	SQ. FT.	OWNER
1	0.0509	2,219	HENRY J. BROWN
2	0.0016	70	TRACY JONES, et ux



Detail "A"
 Not to scale

BENCHMARK:
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LEGEND:

---	PLAN	---	ROW LINE
---		---	BASE LINE
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---		---	AT&T FIBER OPTIC CABLE
●	FBCDR	●	FORT BEND COUNTY DEED RECORDS
●	AC.	●	FOUND IRON ROD
S.F.	S. F.	●	ACREAGE
		●	SQUARE FOOT

SURVEYED BY:
 HALFF

NOTE:
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PREPARED BY:
 HRGreen
 Firm No. F-11278

FORT BEND COUNTY - ENGINEERING DEPARTMENT
 BURNEY - OLD RICHMOND

DRAWN BY: JLM
 CHECKED BY: VK

DATE: 12/5/2018
 REV.:

SHEET NUMBER
 4 OF 6

MATCH LINE STA 129+00
 SEE SHEET 3 OF 6

MATCH LINE STA 137+50
 SEE SHEET 5 OF 6

Subject to the General Notes shown:

- The information shown hereon has been prepared as the result of an on the ground survey completed between June and August 2018.
- This survey was prepared without the benefit of a current Commitment for Title Insurance or Abstractor's Certification and therefore easements or encumbrances may exist which are not shown hereon. No research of the Public Records of Fort Bend County, Texas regarding these easements or encumbrances was performed by Half Associates, Inc.
- Bearings and coordinates shown hereon are based on the Texas Coordinate System, South Central Zone, NAD 83 and were obtained with Virtual Reference Station Global Positioning Satellite Equipment. Grid coordinates may be converted to surface by applying a scale factor of 1.00013.
- At the request of the client, the approximate boundary lines shown hereon are based on a best-fit of monuments observed within the adjacent subdivision plats referenced hereon. The surveyor has relied on the copies of record plats describing the adjoining tracts used to support the determination of the location of the intended boundaries of the land surveyed. No deed research or additional boundary analysis was performed by Half Associates, Inc. to verify the right-of-way. Half Associates, Inc. does not warrant that the approximate boundary lines shown hereon are correct and accepts no liability for the use thereof for design purposes. The found monuments shown hereon indicated (C.M.) are controlling monuments on which this survey is referenced.
- According to Map No. 48157C0145L of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Harris County, Texas and Incorporated Areas, dated April 2, 2014, the project area is situated within: Unshaded Zone X defined as areas determined to be outside the 0.2% annual chance floodplain (500-year flood).
- Elevations shown hereon are based on National Geodetic Survey Monument Designation A 1212, PID No. AW4725 with a published elevation of 78.18 feet NAVD 88.
Temporary Benchmark "A" being a Box-cul located on an inlet located near the northwest corner of W. Bellfort Blvd and Burney Rd. Elevation = 86.71 feet.

Temporary Benchmark "B" being a Box-cul located on an inlet located on the southside of Panhandle Dr and the projected centerline of Paintbrush Ln. Elevation = 85.47 feet.

Temporary Benchmark "C" being a "PK" nail set in the east face of a 12" Elm tree located near a fence corner in the northwest corner of Burney Rd at the 90-degree turn. Elevation = 87.62 feet.

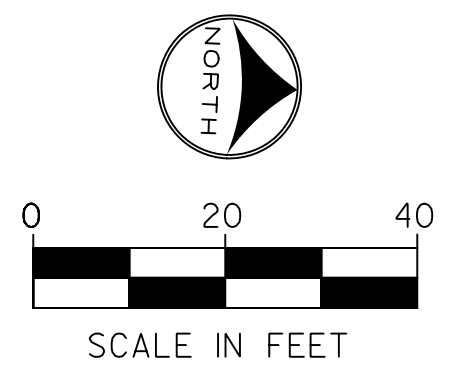
The improvements shown hereon represent the outline visible at ground level. The Surveyor has not located any underground buildings, overhead protrusions or improvements not obvious and located at ground level, unless otherwise noted.

Fences shown hereon are graphic only, with dimensional ties shown at specific locations where they were physically measured. The fence line may meander between said measured locations. The dimensions showing the distance between the fence and the property line also indicates which side of the property line the fence is on.

Lone Star 811, a one-call notification center, was contacted on June 14, 2018 to provide notification to utility facility owners/operators to locate their underground utilities, as indicated by ticket number(s) 581567934.

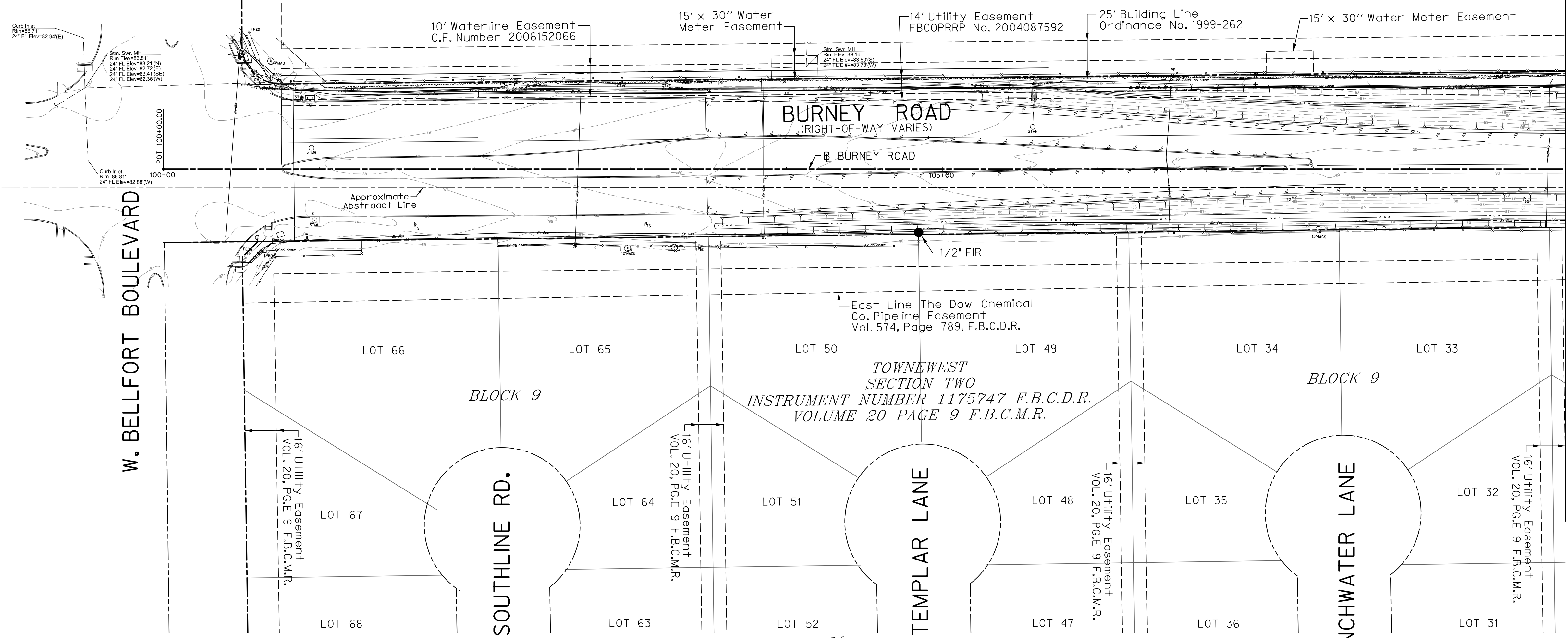
The utility appurtenances and one-call marks shown hereon include those visible at the time of the survey shall be deemed approximate in nature and may not be all inclusive. Half expressly disclaims responsibility for the accuracy or reliability of marks performed/provided by others. No attempt has been made to obtain or show data concerning existence, size, depth, condition, capacity or location of any utility existing on or adjacent to the site, whether private, municipal or public owned. Records research and/or a SUE investigation have not been performed.

Half expressly disclaims responsibility for new utility installations, modifications or adjustments to existing utilities after August 2018, because of limited utility record information and the possibility of non-conductive/un-toneable utilities, such as HDPE or PVC lines. Half cannot guarantee all utilities have been found and marked within the project limits, unless otherwise noted, utility line limits depicted represent field designating limits and not end points of utilities.



ALEX HODGE SURVEY,
ABSTRACT NO. 194

WOODBIDGE APARTMENTS
INSTRUMENT NUMBER 20080120 F.B.C.D.R.



MATCH LINE STA 109+00
SEE SHEET 2 OF 6

BENCHMARK:
FLOODPLAIN REFERENCE MARK SGR-RM019 IS A BRASS DISK IN GRASS. IT CAN BE LOCATED FROM THE INTERSECTION OF ELDRIDGE PARK ENTRANCE AND ELDRIDGE ROAD (FM 1876), BEING 0.1 MILES WEST ON ELDRIDGE PARK ENTRANCE DRIVE AT THE NORTH END IN THE CENTER OF THE ESPLANADE.
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LEGEND:

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---	EXISTING EASEMENT LINE
---	EXISTING GAS LINE
---	EXISTING TELEPHONE
---	OVERHEAD ELECTRIC LINE
---	AT&T FIBER OPTIC CABLE
●	FORT BEND COUNTY DEED RECORDS FOUND IRON ROD

SURVEYED BY:
HALFF
TBPLS REG# 10029006
TBPLS FRM# F-312
14800 ST. MARY'S LANE, SUITE 100
HOUSTON, TEXAS 77078-2943
TEL (713) 585-2450
FAX (281) 319-3259

NOTE:
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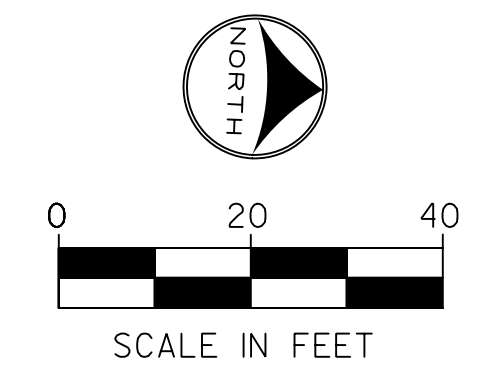
PREPARED BY:
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(713) 965-0044 FAX
HRGreen.com
Firm No. F-11278

FORT BEND COUNTY - ENGINEERING DEPARTMENT
BURNEY - OLD RICHMOND

DRAWN BY: JLM
CHECKED BY: VK

DATE: 12/5/2018
REV.:

SHEET NUMBER
1 OF 6



WOODBIDGE
OF
FORT BEND COUNTY
SECTION 14
INSTRUMENT NUMBER 20040036 F.B.C.D.R.

ALEX HODGE SURVEY,
ABSTRACT NO. 194

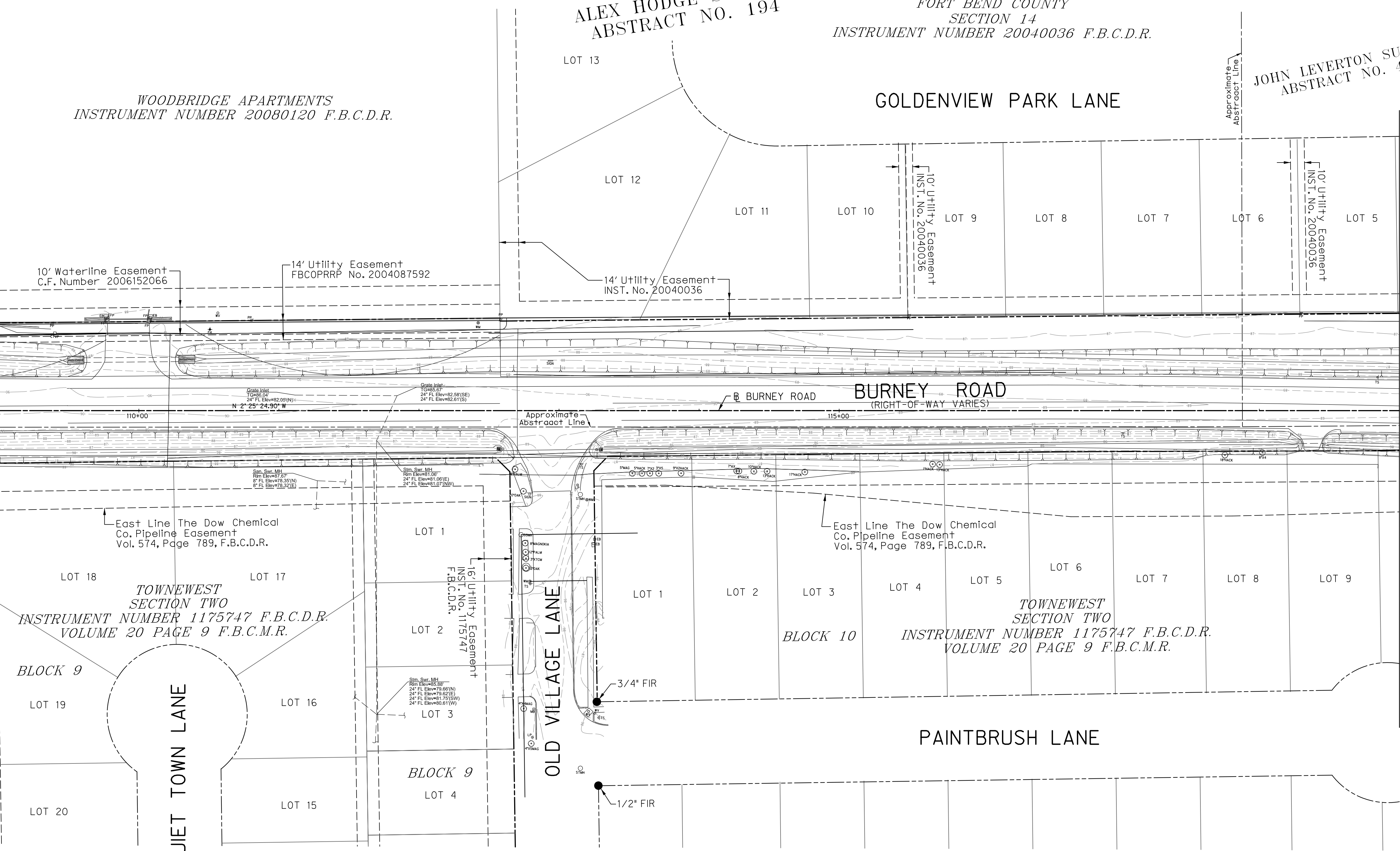
JOHN LEVERTON SURVEY,
ABSTRACT NO. 402

WOODBIDGE APARTMENTS
INSTRUMENT NUMBER 20080120 F.B.C.D.R.

GOLDENVIEW PARK LANE

MATCH LINE STA 109+00
SEE SHEET 1 OF 6

MATCH LINE STA 119+00
SEE SHEET 3 OF 6



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LEGEND:

PLAN	
--- (dashed line)	ROW LINE
--- (dashed line)	BASE LINE
--- (dashed line)	EXISTING LOT LINE
--- (dashed line)	EXISTING EASEMENT LINE
--- (dashed line)	EXISTING GAS LINE
--- (dashed line)	EXISTING TELEPHONE
--- (dashed line)	OVERHEAD ELECTRIC LINE
--- (dashed line)	AT&T FIBER OPTIC CABLE
● (black dot)	FORT BEND COUNTY DEED RECORDS
● (black dot)	FOUND IRON ROD

SURVEYED BY:
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TBP/S REG# 10029006
TBP/S FIRM# F-312
14800 ST. MARY'S LANE, SUITE 100
HOUSTON, TEXAS 77077-0943
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FAX (281) 316-5259

NOTE:
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FORT BEND COUNTY - ENGINEERING DEPARTMENT
BURNLEY - OLD RICHMOND

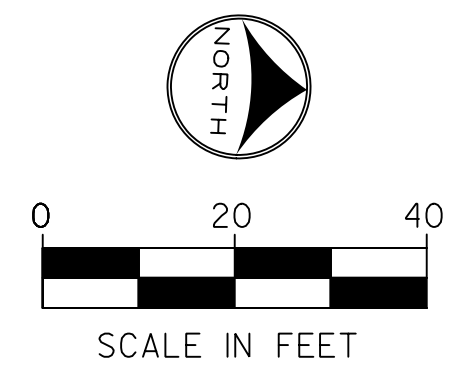
DRAWN BY: JLM
CHECKED BY: VK

DATE: 12/5/2018
REV.:

SHEET NUMBER
2 OF 6

12/5/2018
FILED
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BENJAMIN M. GEORGE SURVEY,
ABSTRACT NO. 175



WOODBIDGE
OF
FORT BEND COUNTY
SECTION 14
INSTRUMENT NUMBER 20040036 F.B.C.D.R.

JOHN LEVERTON SURVEY,
ABSTRACT NO. 402

KINGSBRIDGE ESTATES
INSTRUMENT NUMBER 20010154 F.B.C.D.R.

GOLDENVIEW
PARK LANE
LOT 2
LOT 4
LOT 3

PANHANDLE DRIVE

HALSTON DRIVE

HOLLIES DR.

BLOCK 1

BLOCK 1

LOT 29 LOT 28 LOT 27 LOT 26 LOT 25 LOT 24 LOT 23 LOT 22 LOT 21 LOT 20

14' Utility Easement
INST. No. 20040036

14' Utility Easement
INST. No. 20010154 F.B.C.D.R.

Dow Chemical Company
Pipeline Easement
Vol. 854, Page 61, F.B.C.D.R.

MATCH LINE STA 119+00
SEE SHEET 2 OF 6

MATCH LINE STA 129+00
SEE SHEET 4 OF 6

BURNEY ROAD

BURNEY ROAD
(RIGHT-OF-WAY VARIES)

OLD RICHMOND ROAD

East Line The Dow Chemical
Co. Pipeline Easement
Vol. 574, Page 789, F.B.C.D.R.

Dow Chemical Company Pipeline Easement
Vol. 574, Page 789 & Vol. 227, Pg. 358, F.B.C.D.R.

3/4" FIR

5/8" FIR

5/8" FIR

LOT 10
BLOCK 10

BLOCK 5

LOT 1 LOT 2 LOT 3 LOT 4 LOT 5 LOT 6 LOT 7 LOT 8 LOT 9 LOT 10 LOT 11

LOT 11

LOT 2

TOWNWEST
SECTION FOUR
INSTRUMENT NUMBER 1175749 F.B.C.D.R.
VOLUME 22 PAGE 54 F.B.C.M.R.

BLOCK 4
LOT 3

PAINTBRUSH LANE

1/2" FIR

5/8" FIR

LOT 12
TOWNWEST
SECTION TWO
INSTRUMENT NUMBER 1175747 F.B.C.D.R.
VOLUME 20 PAGE 9 F.B.C.M.R.

BENJAMIN M. GEORGE SURVEY,
ABSTRACT NO. 175

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---	AT&T FIBER OPTIC CABLE
---	FBCDR
●	FORT BEND COUNTY DEED RECORDS FOUND IRON ROD

SURVEYED BY:
HALFF
TBPIS REG# 10029006
TBPIS FIRM# F-312
14800 ST. MARY'S LANE, SUITE 100
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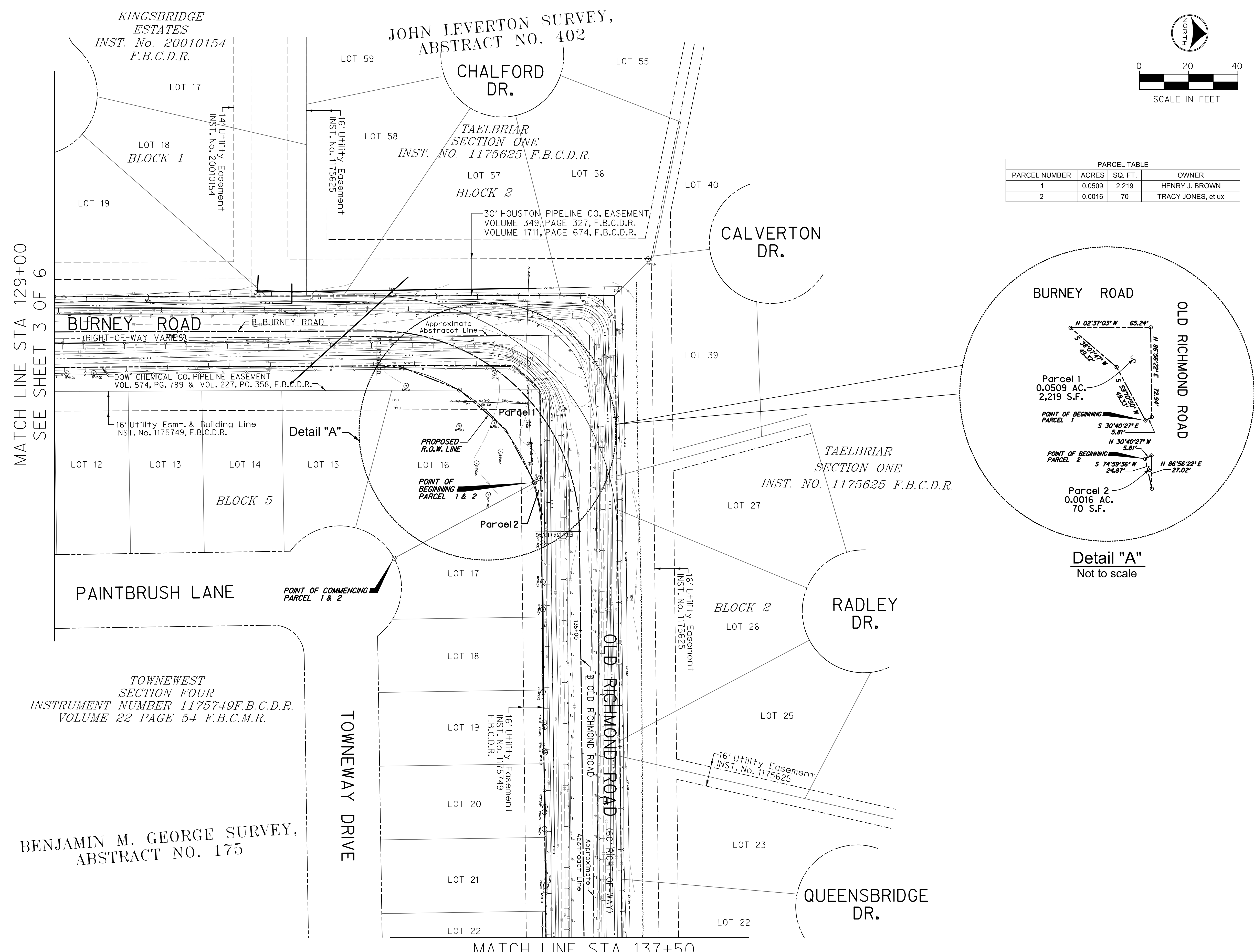
FORT BEND COUNTY - ENGINEERING DEPARTMENT
BURNEY - OLD RICHMOND

DRAWN BY: JLM
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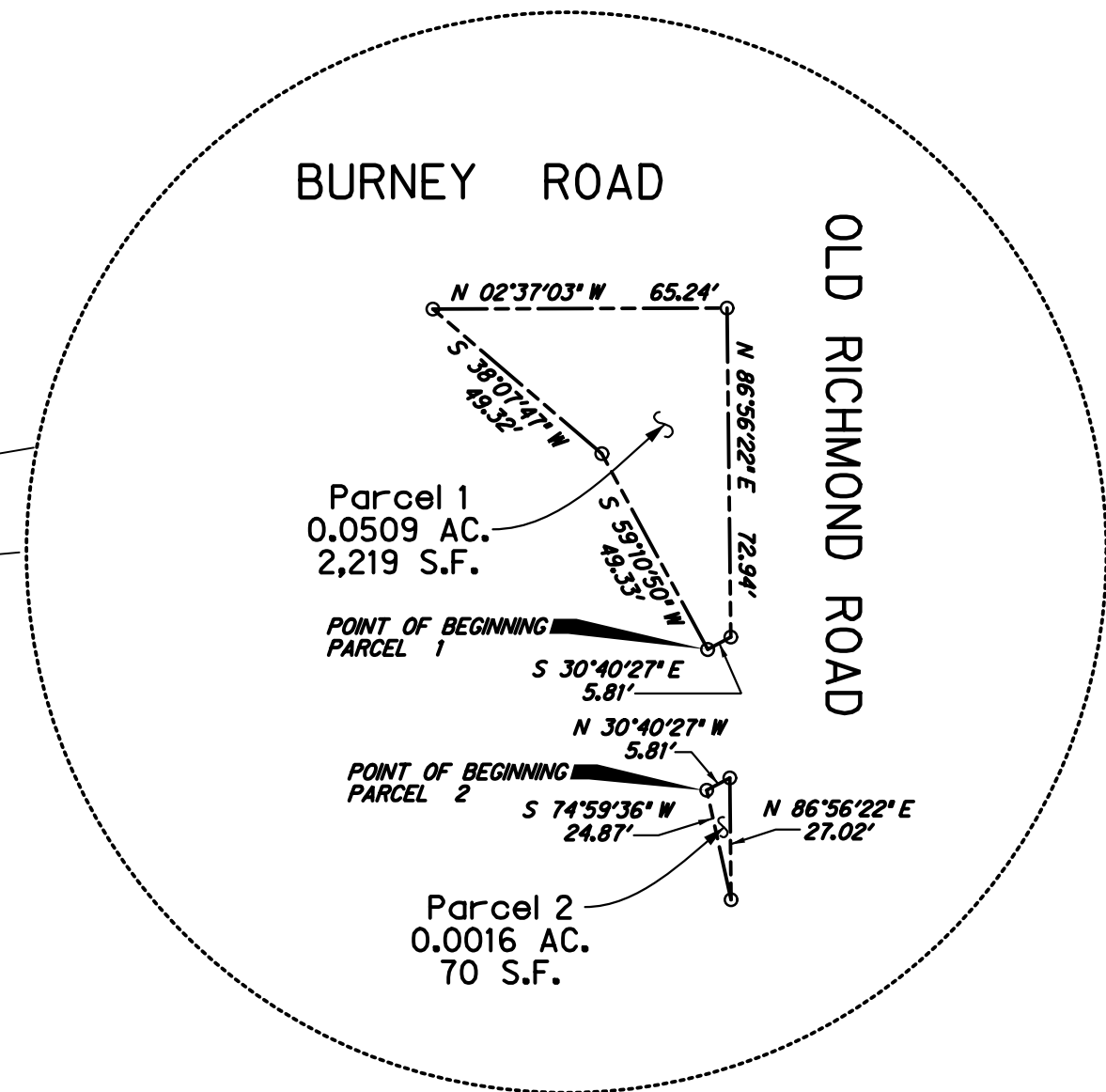
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PARCEL NUMBER	ACRES	SQ. FT.	OWNER
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Detail "A"
 Not to scale

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			SQUARE FOOT

SURVEYED BY:
 HALFF

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 Firm No. F-11278

FORT BEND COUNTY - ENGINEERING DEPARTMENT
 BURNEY - OLD RICHMOND

DRAWN BY: JLM
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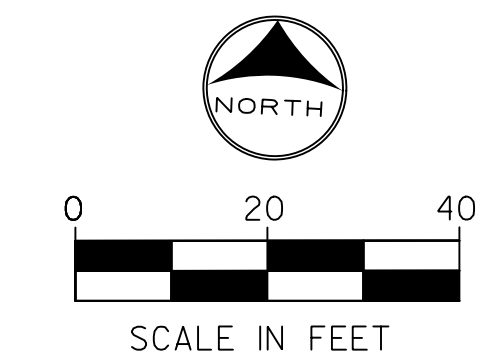
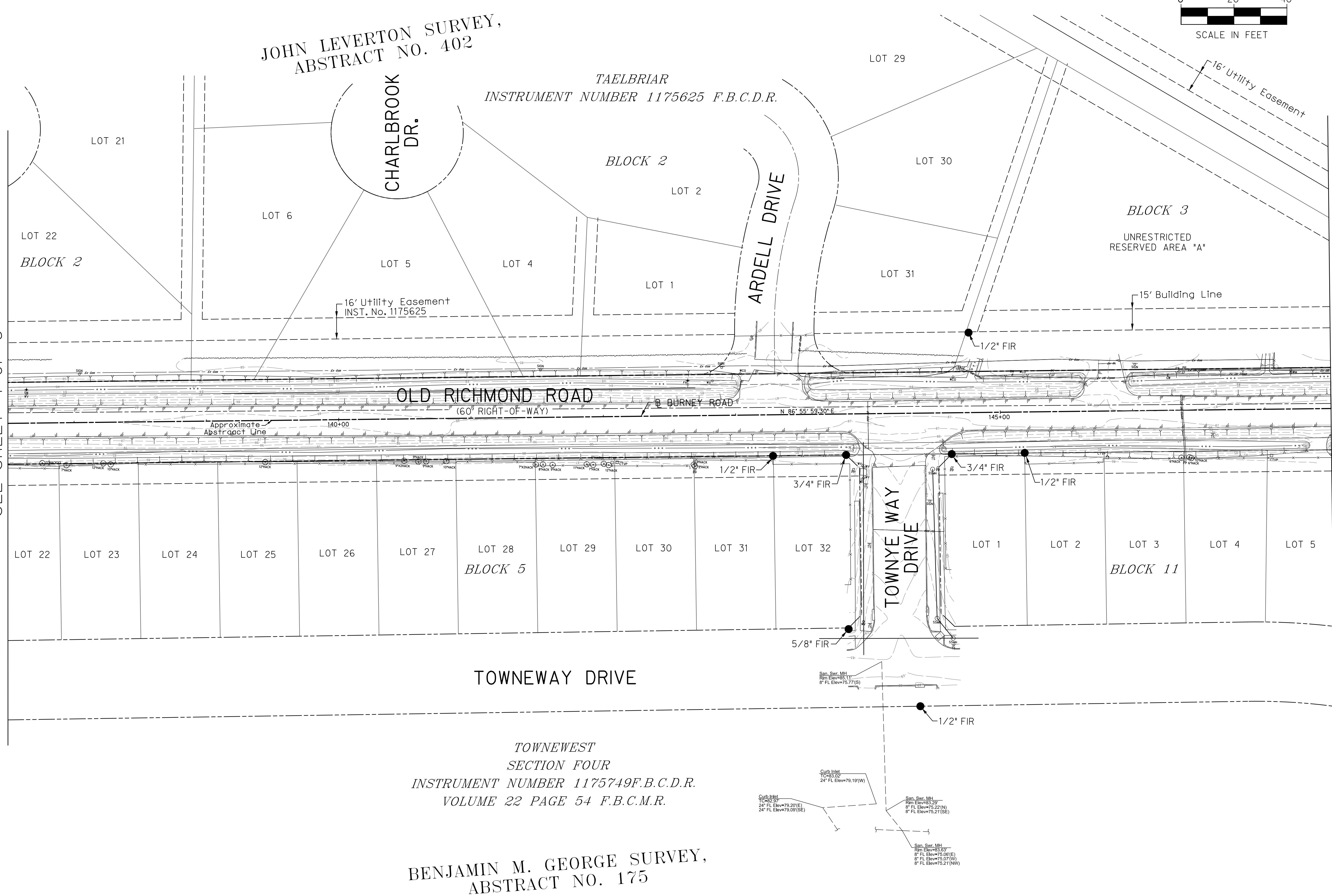
SHEET NUMBER
 4 OF 6

MATCH LINE STA 129+00
 SEE SHEET 3 OF 6

MATCH LINE STA 137+50
 SEE SHEET 5 OF 6

MATCH LINE STA 137+50
 SEE SHEET 4 OF 6

MATCH LINE STA 147+50
 SEE SHEET 6 OF 6



JOHN LEVERTON SURVEY,
 ABSTRACT NO. 402

TAE LBRIAR
 INSTRUMENT NUMBER 1175625 F.B.C.D.R.

OLD RICHMOND ROAD
 (60' RIGHT-OF-WAY)

TOWNEWEST
 SECTION FOUR
 INSTRUMENT NUMBER 1175749 F.B.C.D.R.
 VOLUME 22 PAGE 54 F.B.C.M.R.

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 ABSTRACT NO. 175

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SURVEYED BY:
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 TBPE FRM# F-312
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FORT BEND COUNTY - ENGINEERING DEPARTMENT
 BURNEY - OLD RICHMOND

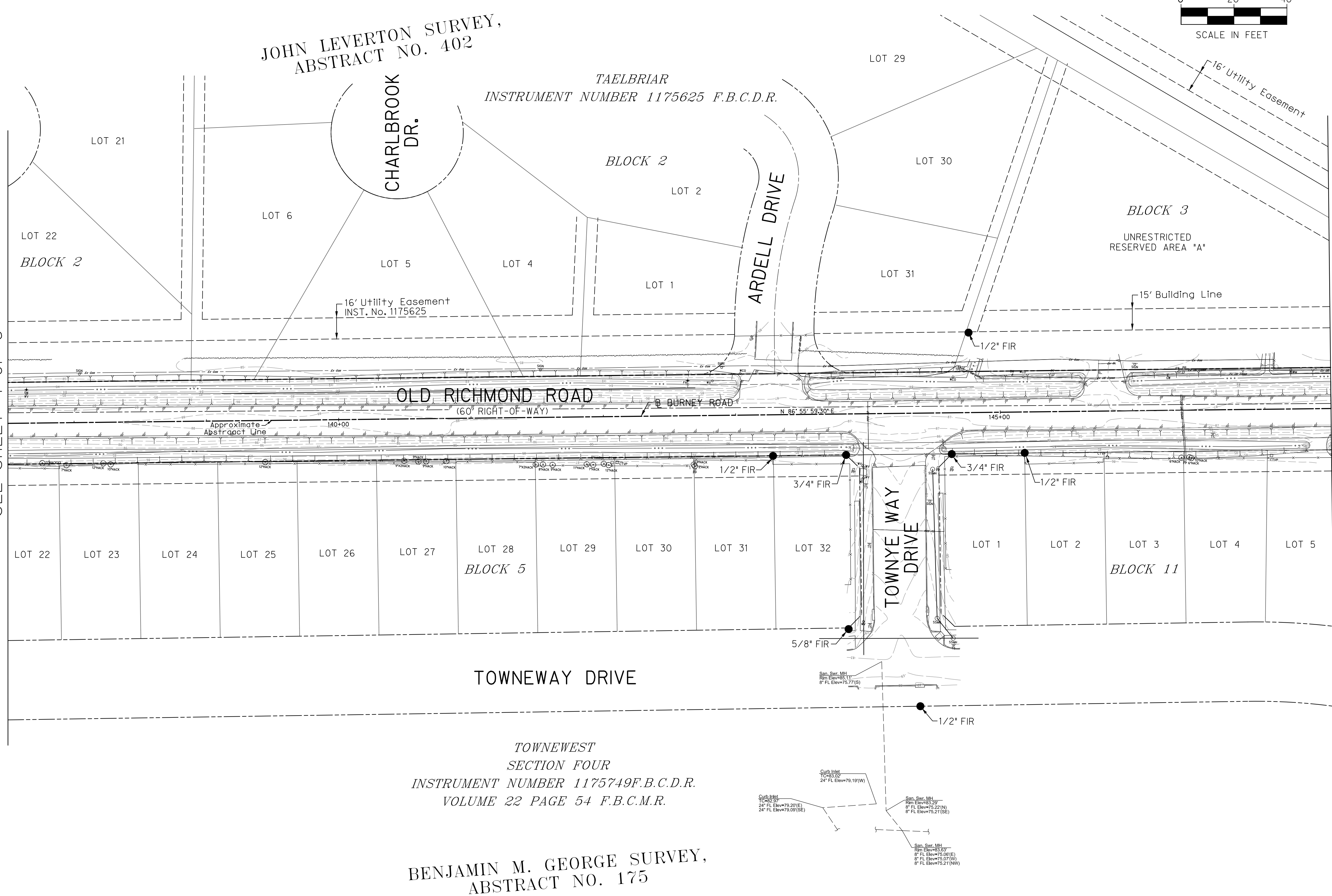
DRAWN BY: JLM
 CHECKED BY: VK

DATE: 12/5/2018
 REV.:

SHEET NUMBER
 5 OF 6

MATCH LINE STA 137+50
 SEE SHEET 4 OF 6

MATCH LINE STA 147+50
 SEE SHEET 6 OF 6



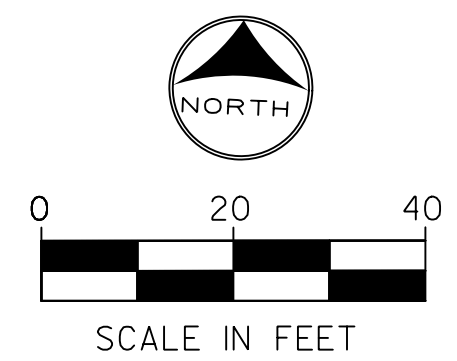
JOHN LEVERTON SURVEY,
 ABSTRACT NO. 402

TAE LBRIAR
 INSTRUMENT NUMBER 1175625 F.B.C.D.R.

OLD RICHMOND ROAD
 (60' RIGHT-OF-WAY)

TOWNWEST
 SECTION FOUR
 INSTRUMENT NUMBER 1175749 F.B.C.D.R.
 VOLUME 22 PAGE 54 F.B.C.M.R.

BENJAMIN M. GEORGE SURVEY,
 ABSTRACT NO. 175



BENCHMARK:
 FLOODPLAIN REFERENCE MARK SGR-RM019 IS A BRASS DISK IN GRASS. IT CAN BE LOCATED FROM THE INTERSECTION OF ELDRIDGE PARK ENTRANCE AND ELDRIDGE ROAD (FM 1876), BEING 0.1 MILES WEST ON ELDRIDGE PARK ENTRANCE DRIVE AT THE NORTH END IN THE CENTER OF THE ESPLANADE.
 PUBLISHED ELEVATION: 85.37 FEET (NAVD88, ADJUSTED 2001, GEOID 99)

- NOTES:**
1. THE BASIS OF BEARING OF THE CONTROL POINTS SHOWN HEREON ARE BASED ON THE STATE OF TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE 4204.
 2. THE COORDINATES SHOWN HEREON ARE BASED ON THE STATE OF TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE 4204. THEY ARE GRID COORDINATES AND THEY CAN BE BROUGHT TO SURFACE BY MULTIPLYING THEIR COORDINATES WITH A COMBINED SCALE FACTOR OF 1.00013. ALL DISTANCES SHOWN BETWEEN THE CONTROL POINTS ARE SURFACE DISTANCES.

LEGEND:

PLAN	
	ROW LINE
	BASE LINE
	EXISTING LOT LINE
	EXISTING EASEMENT LINE
	EXISTING GAS LINE
	EXISTING TELEPHONE
	OVERHEAD ELECTRIC LINE
	AT&T FIBER OPTIC CABLE
	FBCDR
	FORT BEND COUNTY DEED RECORDS FOUND IRON ROD

SURVEYED BY:

 TBP/LS REG# 10029006
 TBP/LS FIRM# F-312
 14800 ST. MARY'S LANE, SUITE 160
 HOUSTON, TEXAS 77078-0943
 TEL (713) 585-2450
 FAX (281) 316-5259

NOTE:
 SEE GENERAL CONSTRUCTION NOTES FOR ADDITIONAL INFORMATION.

NOTE:
 UTILITIES ARE SHOWN IN AN APPROXIMATE LOCATION ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION PRIOR TO COMMENCING WORK.



PREPARED BY:

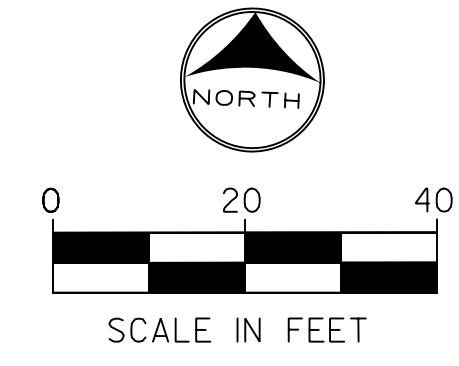
 11011 RICHMOND AVE, SUITE 200
 HOUSTON, TX 77042
 (713) 965-9996
 (713) 965-0044 FAX
 HRGreen.com
 Firm No. F-11278

FORT BEND COUNTY - ENGINEERING DEPARTMENT
 BURNEY - OLD RICHMOND

DRAWN BY: JLM
 CHECKED BY: VK

DATE: 12/5/2018
 REV.:

SHEET NUMBER
 5 OF 6



BENCHMARK:
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PLAN	
---	ROW LINE
---	BASE LINE
---	EXISTING LOT LINE
---	EXISTING EASEMENT LINE
---	EXISTING GAS LINE
---	EXISTING TELEPHONE
---	OVERHEAD ELECTRIC LINE
---	AT&T FIBER OPTIC CABLE
●	FBCDR
●	FORT BEND COUNTY DEED RECORDS
●	FOUND IRON ROD

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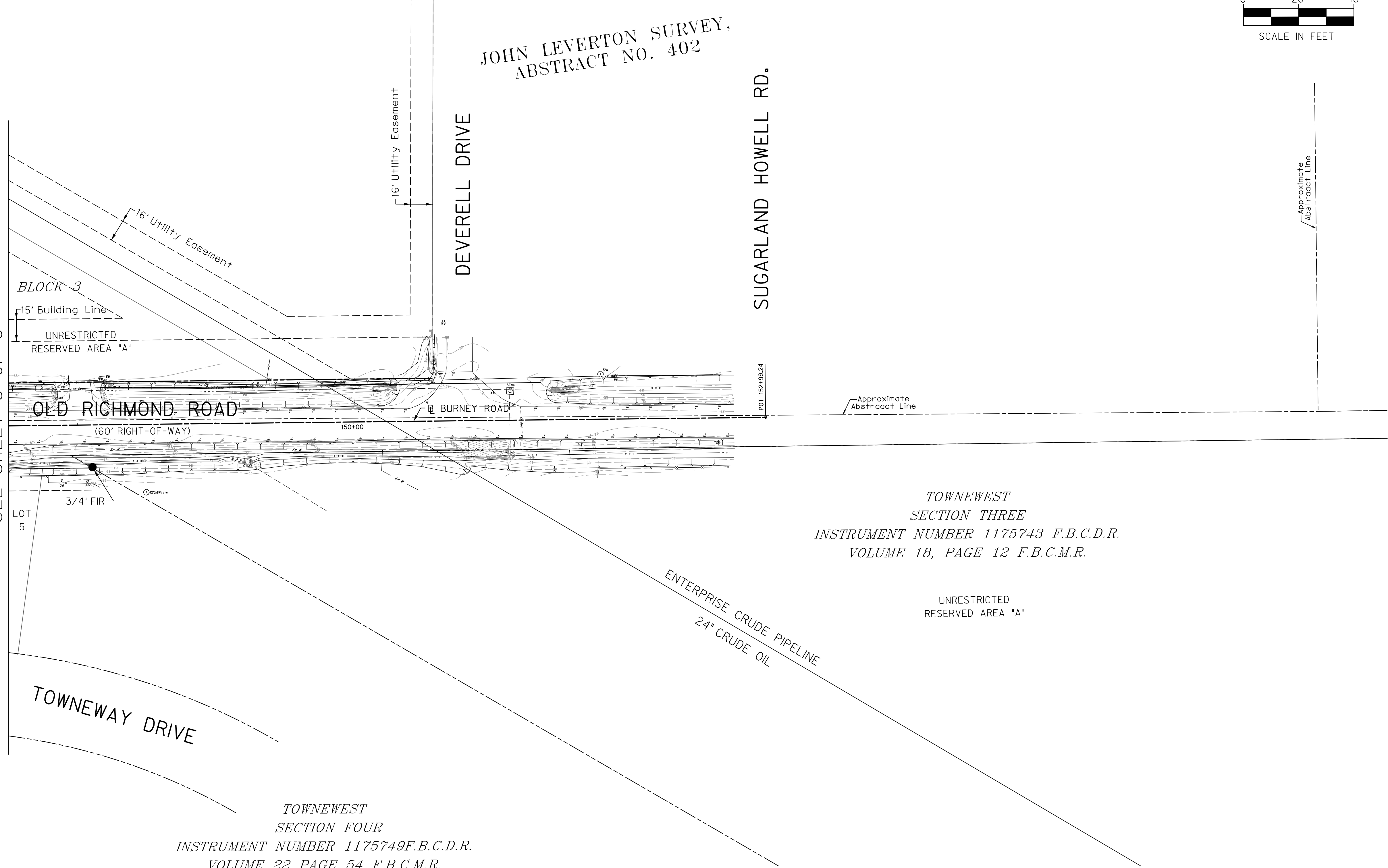
FORT BEND COUNTY - ENGINEERING DEPARTMENT
 BURNEY - OLD RICHMOND
 ROADWAY PLAN & PROFILE
 ROADWAY PLAN & PROFILE
 ROADWAY PLAN & PROFILE

DRAWN BY: JLM
CHECKED BY: VK

DATE: 12/5/2018
REV.:

SHEET NUMBER
 6 OF 6

MATCH LINE STA 147+50
 SEE SHEET 5 OF 6



JOHN LEVERTON SURVEY,
 ABSTRACT NO. 402

TOWNEWEST
 SECTION THREE
 INSTRUMENT NUMBER 1175743 F.B.C.D.R.
 VOLUME 18, PAGE 12 F.B.C.M.R.

UNRESTRICTED
 RESERVED AREA "A"

TOWNEWEST
 SECTION FOUR
 INSTRUMENT NUMBER 1175749 F.B.C.D.R.
 VOLUME 22 PAGE 54 F.B.C.M.R.

BENJAMIN M. GEORGE SURVEY,
 ABSTRACT NO. 175