

THE STATE OF TEXAS           §  
   §  
 COUNTY OF FORT BEND       §

**AMENDED RESOLUTION AND ORDER DECREERING THE ACQUISITION OF  
 PROPERTY TO BE A PUBLIC NECESSITY AND AUTHORIZING THE  
 ACQUISITION AND PAYMENT OF COMPENSATION**

**WHEREAS**, on the 25 day of August, 2020, 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 Prestage, seconded by Commissioner Meyers, and upon record vote, passed 4 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 South Post Oak Mobility Project, located beginning at Trammel Fresno Road and ending at Hunter Green Lane, 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 South Post Oak Mobility Project, located beginning at Trammel Fresno Road and ending at Hunter Green Lane, in Fort Bend County, Texas, in accordance with said plans, alignment, and tract identifications which are made a part hereof as Exhibit "1", and now being amended to include the tract identified along such alignment as Exhibit "A" and made a part hereof.

**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 South Post Oak Mobility Project, located beginning at Trammel Fresno Road and ending at Hunter Green Lane, 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 South Post Oak Mobility Project, located beginning at Trammel Fresno Road and ending at Hunter Green Lane, 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 "1" and the tract identified in Exhibit "A" along such alignment, 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 Amended 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 South Post Oak Mobility Project, located beginning at Trammel Fresno Road and ending at Hunter Green Lane, in Fort Bend County, Texas and the payment and compensation therefore.

**PASSED AND APPROVED** this 25 day of August, 2020.

**FORT BEND COUNTY**

*KP George*

\_\_\_\_\_  
KP George, County Judge

ATTEST:

*Laura Richard*

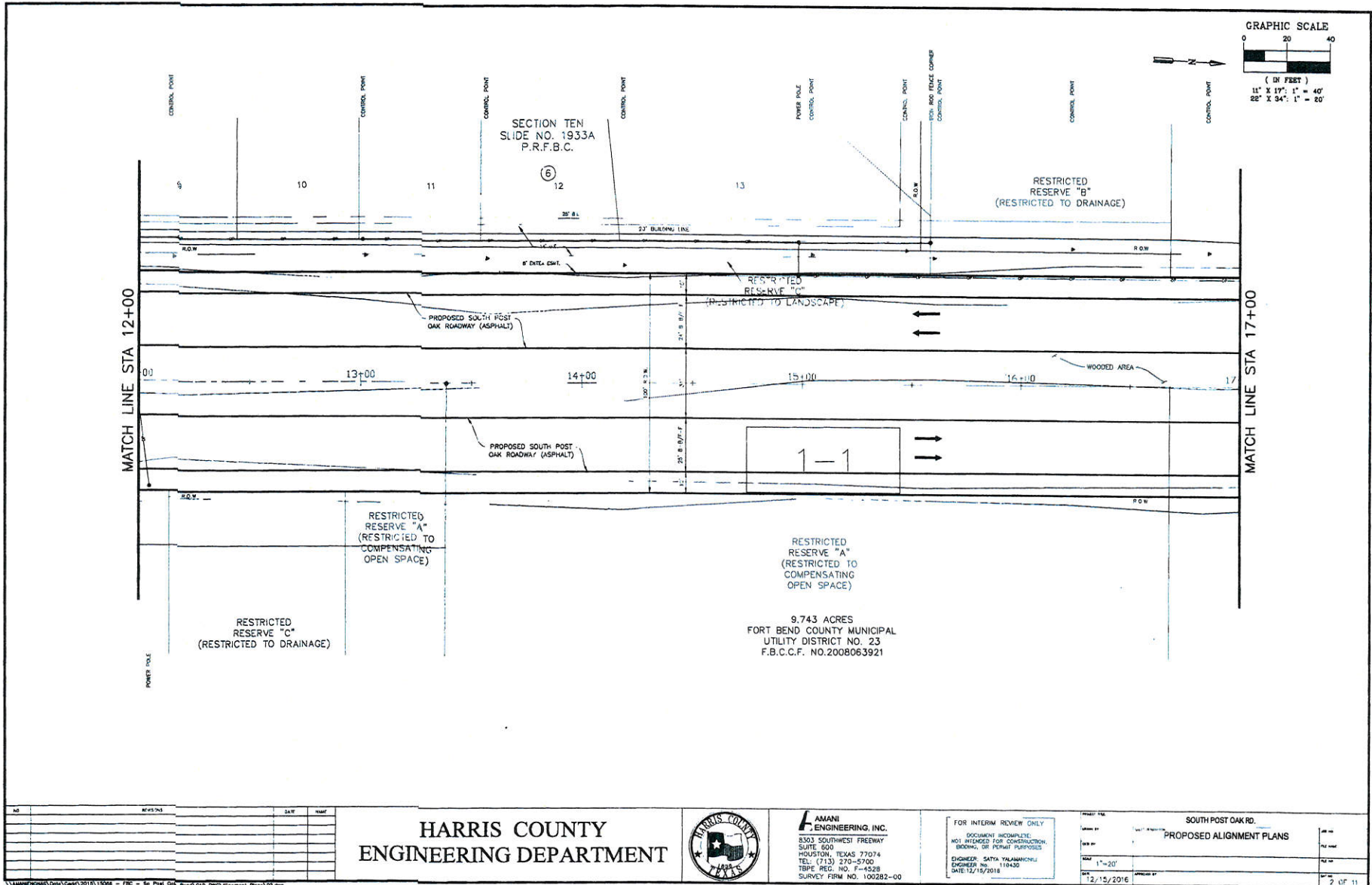
\_\_\_\_\_  
Laura Richard, County Clerk



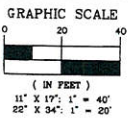
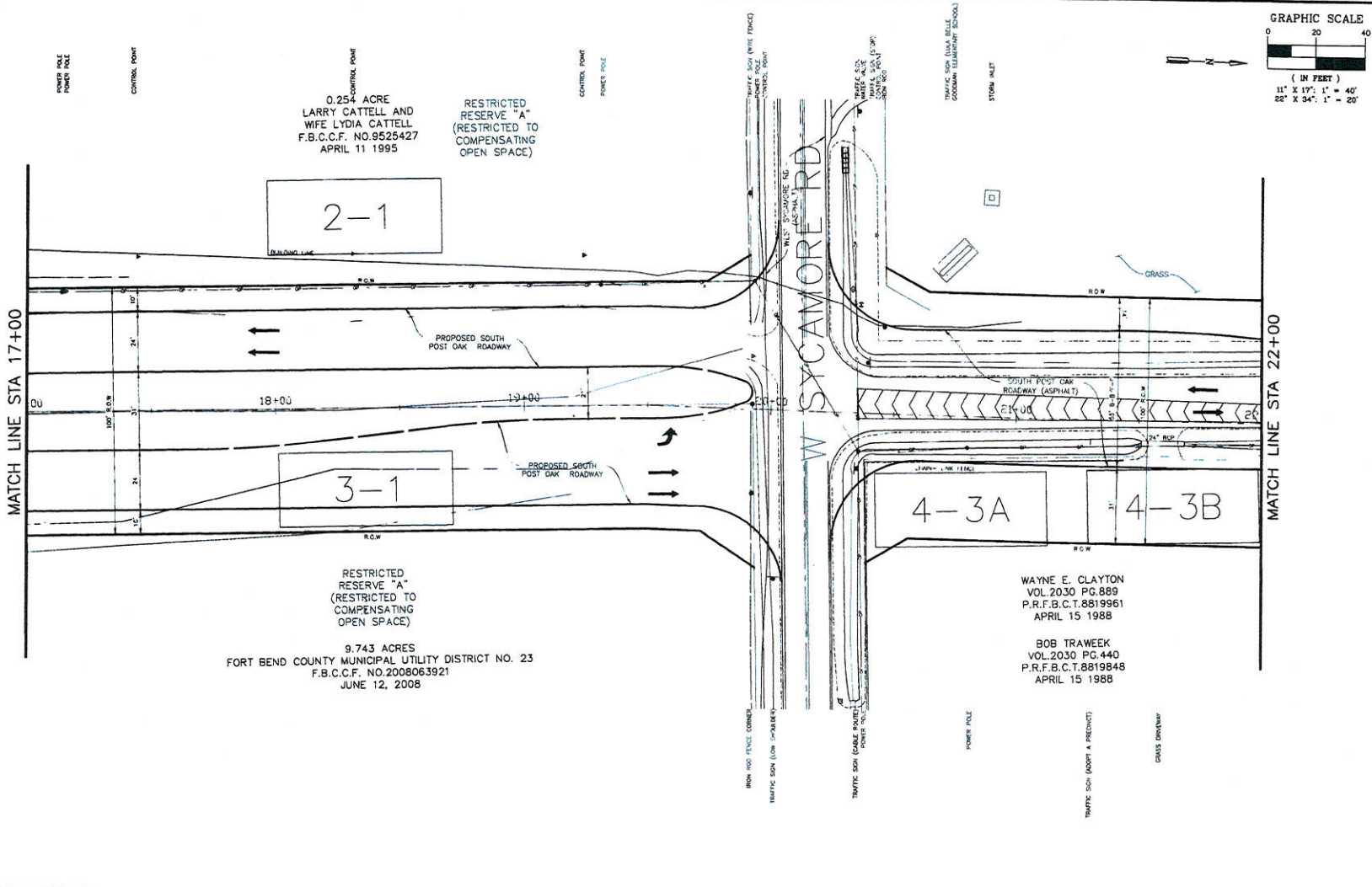
**SOUTH POST OAK  
MOBILITY PROJECT**

**EXHIBIT “1”**





\\harris\hond\Draw\Case\2019\15068 - FBC - So Post Oak Road\CAD Draw\Alignment Plans\02.dwg



0.254 ACRE  
LARRY CATTELL AND  
WIFE LYDIA CATTELL  
F.B.C.C.F. NO.9525427  
APRIL 11 1995

RESTRICTED  
RESERVE "A"  
(RESTRICTED TO  
COMPENSATING  
OPEN SPACE)

RESTRICTED  
RESERVE "A"  
(RESTRICTED TO  
COMPENSATING  
OPEN SPACE)

9.743 ACRES  
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 23  
F.B.C.C.F. NO.2008063921  
JUNE 12, 2008

WAYNE E. CLAYTON  
VOL.2030 PG.889  
P.R.F.B.C.T.8819861  
APRIL 15 1988

BOB TRAWEEK  
VOL.2030 PG.440  
P.R.F.B.C.T.8819848  
APRIL 15 1988

NO	REVISED	DATE	BY

**HARRIS COUNTY  
ENGINEERING DEPARTMENT**

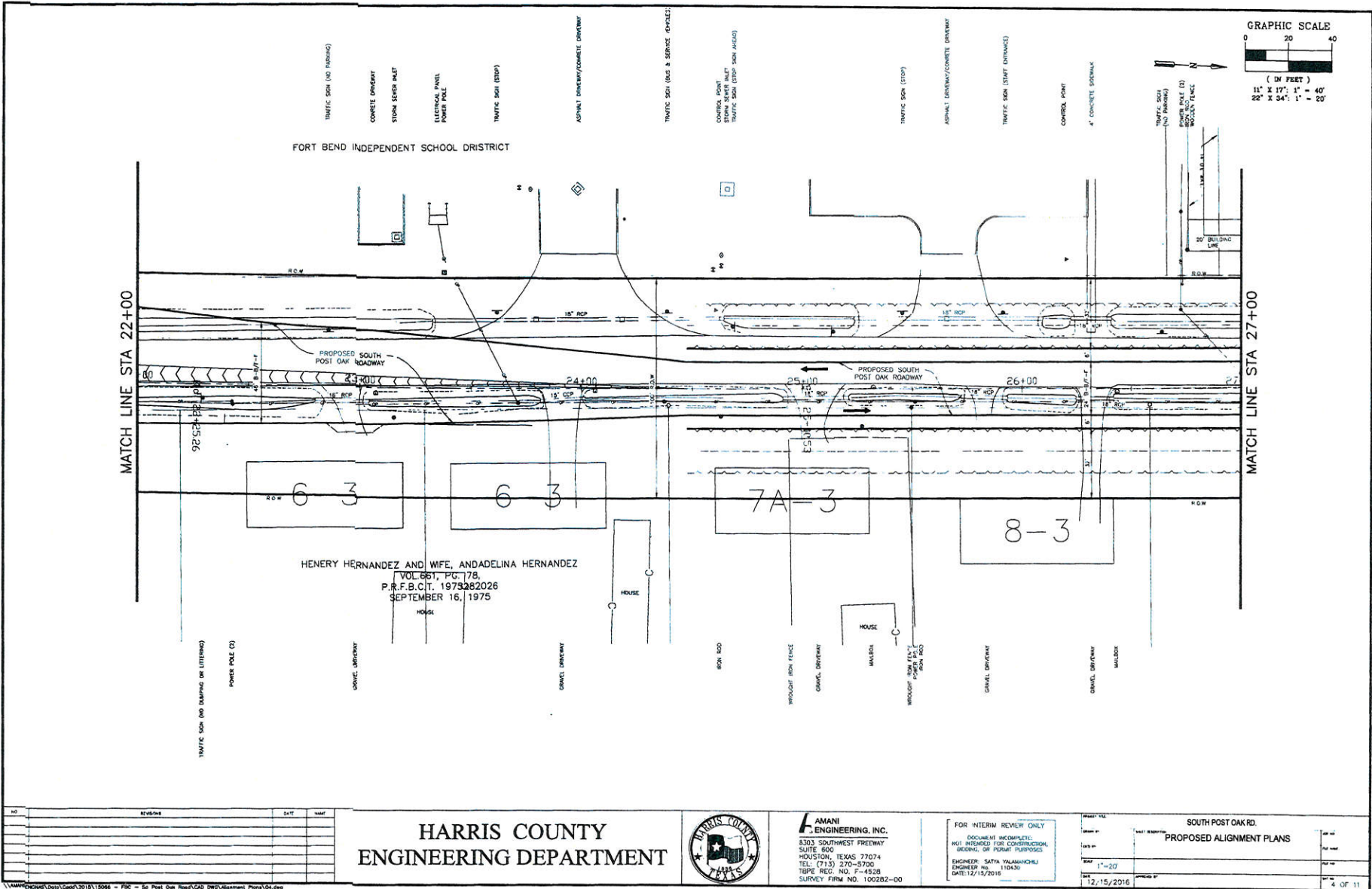


**AMANI ENGINEERING, INC.**  
8303 SOUTHWEST FREeway  
SUITE 800  
HOUSTON, TEXAS 77074  
TEL: (713) 270-5700  
TELE FAX: NO. F-4528  
SURVEY FROM NO. 100282-00

FOR INTERIM REVIEW ONLY  
DOCUMENT INCOMPLETE.  
NOT INTENDED FOR CONSTRUCTION,  
BIDDING, OR PERMIT PURPOSES.  
ENGINEER: SATYA YALAMANCHILI  
ENGINEER NO. 110940  
DATE: 12/15/2016

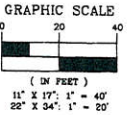
SOUTH POST OAK RD.	
PROPOSED ALIGNMENT PLANS	
DATE	12/15/2016
SCALE	1" = 20'
PROJECT NO.	
DATE	
BY	
CHECKED BY	
APPROVED BY	

\\AMANI\ENR\Draw\Coord\2015\19066 - FBC - S# Post Oak Road\CAD\DWG\Department Plans\03.dwg



FORT BEND INDEPENDENT SCHOOL DISTRICT

HENERY HERNANDEZ AND WIFE, ANADELINA HERNANDEZ  
 VOL 661, P.C. 178,  
 P.R.F.B.C.T. 1973282026  
 SEPTEMBER 16, 1975



HARRIS COUNTY  
 ENGINEERING DEPARTMENT

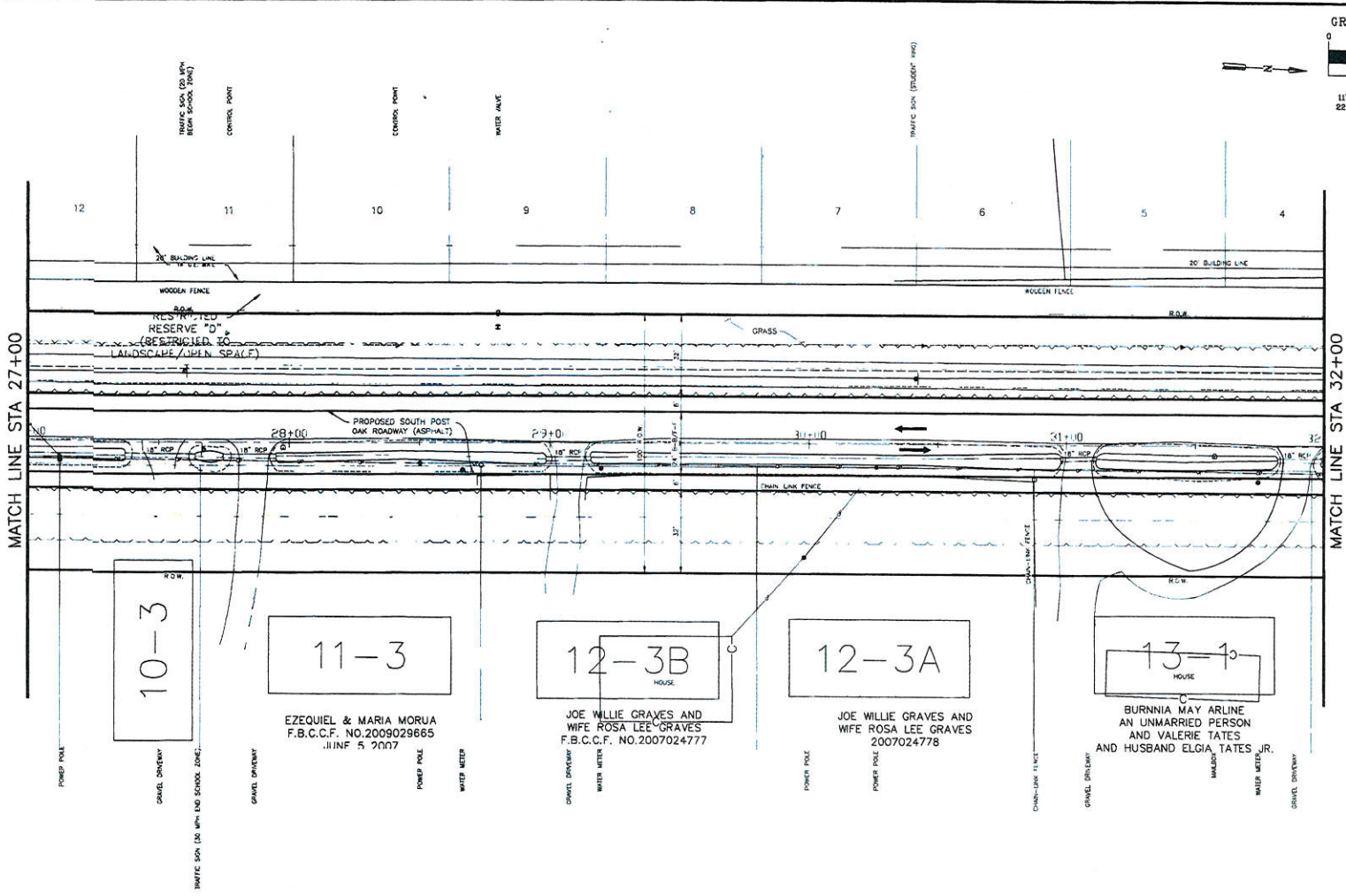
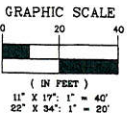


**LAMANI ENGINEERING, INC.**  
 8303 SOUTHWEST FREEWAY  
 SUITE 600  
 HOUSTON, TEXAS 77074  
 TEL: (713) 270-5700  
 TAPE REC. NO. F-4528  
 SURVEY FIRM NO. 100282-00

FOR INTERIM REVIEW ONLY  
 DOCUMENT INCOMPLETE  
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 BIDDING, OR PERMIT PURPOSES  
 ENGINEER: SATYA YALAMANNCHILI  
 ENGINEER NO. 110630  
 DATE: 12/15/2016

SOUTH POST OAK RD.		PROPOSED ALIGNMENT PLANS	
DATE	12/15/2016	SCALE	1"=20'
PROJECT NO.		SHEET NO.	4 OF 11

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NO	REVISED	DATE	BY

**HARRIS COUNTY  
ENGINEERING DEPARTMENT**

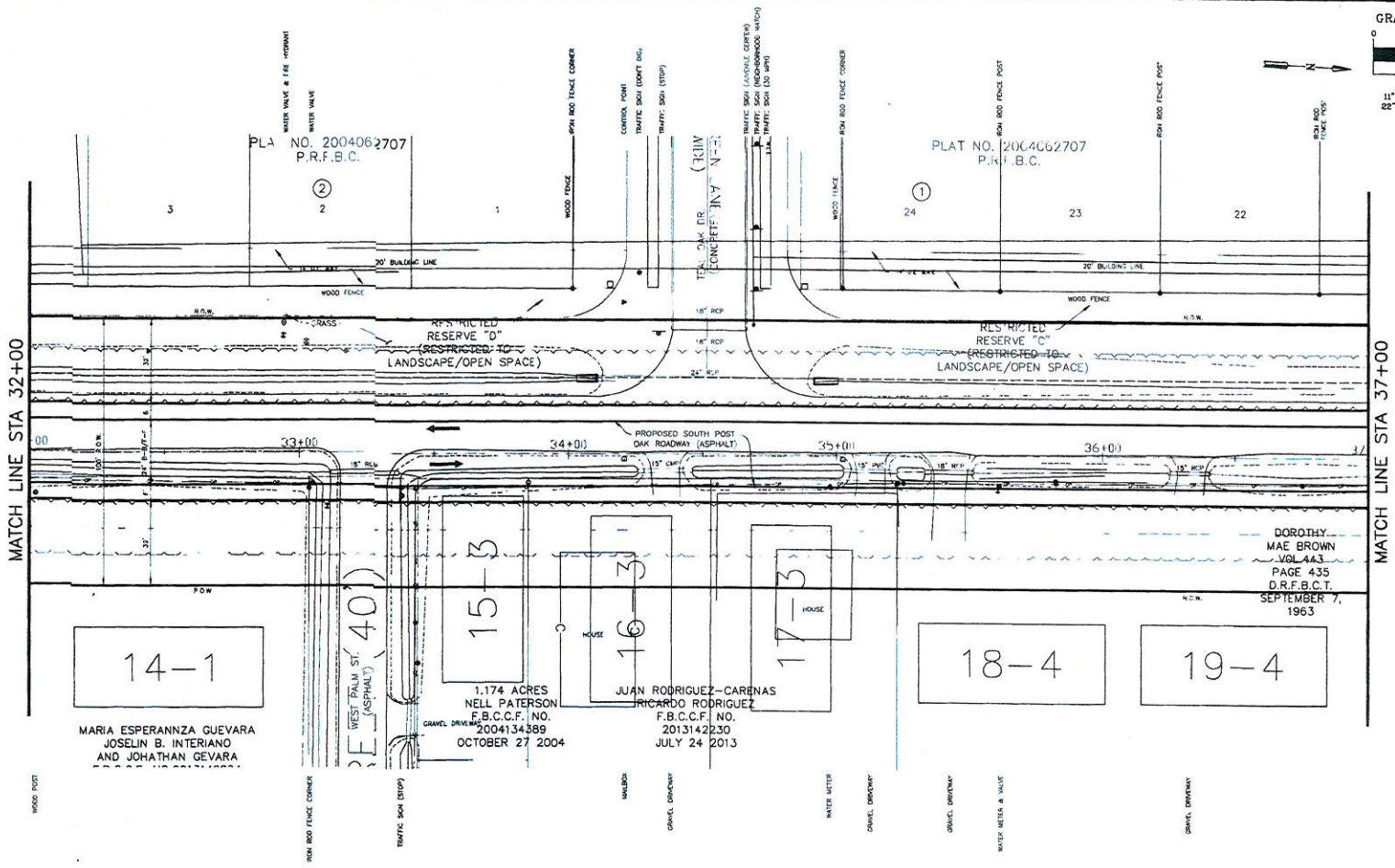
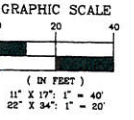


**LAMANI  
ENGINEERING, INC.**  
8303 SOUTHWEST FREEWAY  
SUITE 800  
HOUSTON, TEXAS 77074  
TEL: (713) 270-5700  
TSR# REC. NO. F-4528  
SURVEY FIRM NO. 100282-00

FOR INTERIM REVIEW ONLY  
DOCUMENT INCOMPLETE  
NOT INTENDED FOR CONSTRUCTION,  
BIDDING, OR PERMIT PURPOSES  
ENGINEER: DATTA YALAMANCHU  
ENGINEER NO.: 119430  
DATE: 12/15/2018

PROJECT TITLE	DATE	SCALE	DATE
SOUTH POST OAK RD. PROPOSED ALIGNMENT PLANS	12/15/2018	1"=20'	12/15/2018
DATE	SCALE	DATE	SCALE

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NO.	REVISED	DATE	BY

**HARRIS COUNTY  
 ENGINEERING DEPARTMENT**

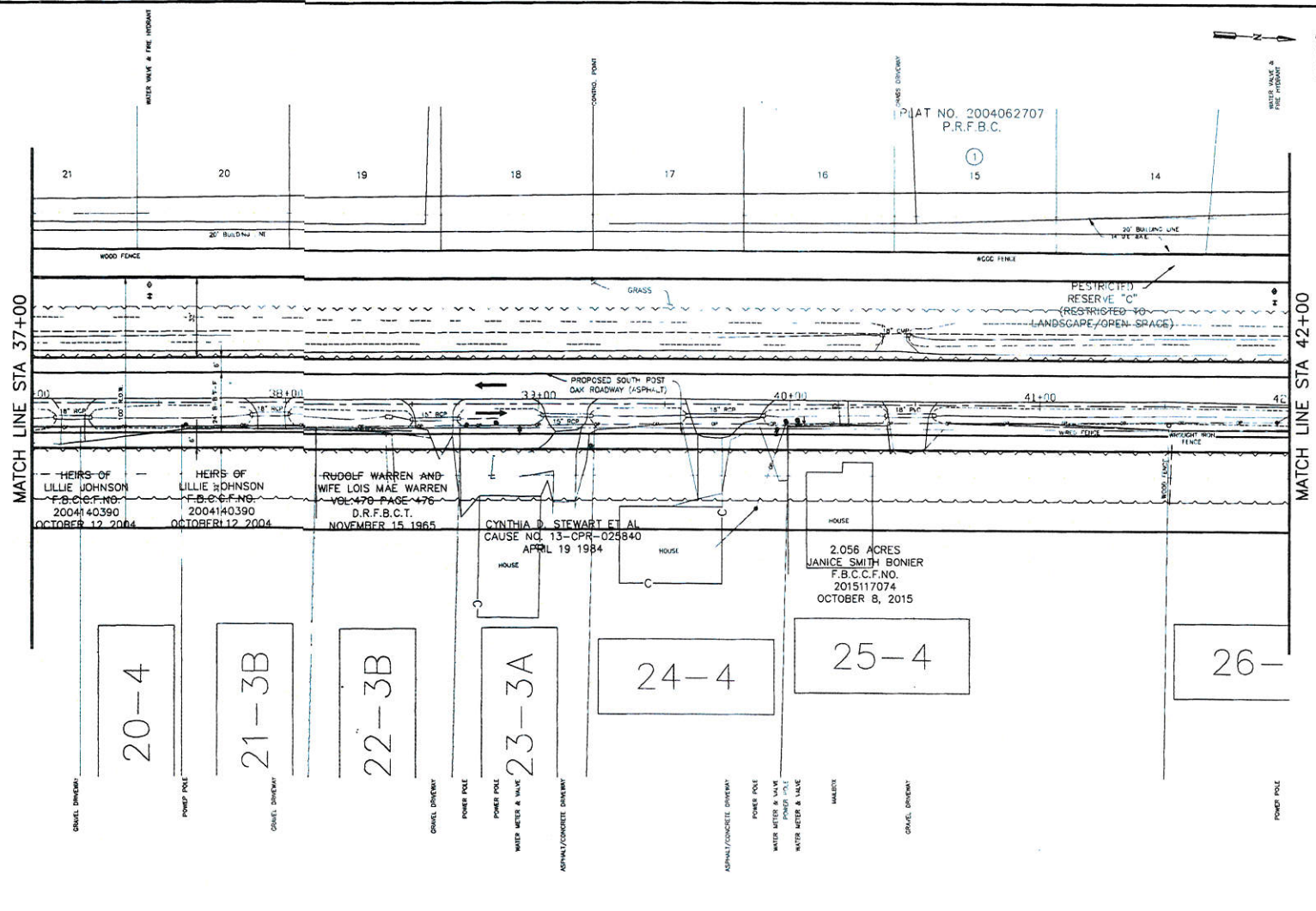
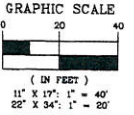


**AMANI ENGINEERING, INC.**  
 8303 SOUTHWEST FREDWAY  
 SUITE 600  
 HOUSTON, TEXAS 77074  
 TEL: (713) 270-5700  
 TYPE REC. NO. F-4228  
 SURVEY FIRM NO. 100282-00

FOR INTERIM REVIEW ONLY  
 DOCUMENT INCOMPLETE  
 NOT INTENDED FOR CONSTRUCTION,  
 RECORDS, OR PERMIT PURPOSES  
 ENGINEER: SATYA VALAMANCHILI  
 ENGINEER NO. 110430  
 DATE: 12/15/2016

PROJECT TITLE		DATE
SOUTH POST OAK RD. PROPOSED ALIGNMENT PLANS		12/15/2016
DESIGNED BY		
CHECKED BY		
SCALE	1"=20'	
DATE	12/15/2016	

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MATCH LINE STA 37+00

MATCH LINE STA 42+00

HEIRS OF LILLIE JOHNSON  
F.B.C.C.F. NO. 2004140390  
OCTOBER 12, 2004

HEIRS OF LILLIE JOHNSON  
F.B.C.C.F. NO. 2004140390  
OCTOBER 12, 2004

RUDOLF WARREN AND WIFE LOIS MAE WARREN  
VOL. 476 PAGE 476  
D.R.F.B.C.T.  
NOVEMBER 15, 1965

CYNTHIA D. STEWART ET AL  
CAUSE NO. 13-CPR-025840  
APRIL 19, 1984

2.056 ACRES  
JANICE SMITH BONIER  
F.B.C.C.F. NO. 2015117074  
OCTOBER 8, 2015

20-4

21-3B

22-3B

23-3A

24-4

25-4

26-

NO.	REV./DATE	DATE	BY

**HARRIS COUNTY  
ENGINEERING DEPARTMENT**



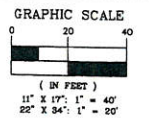
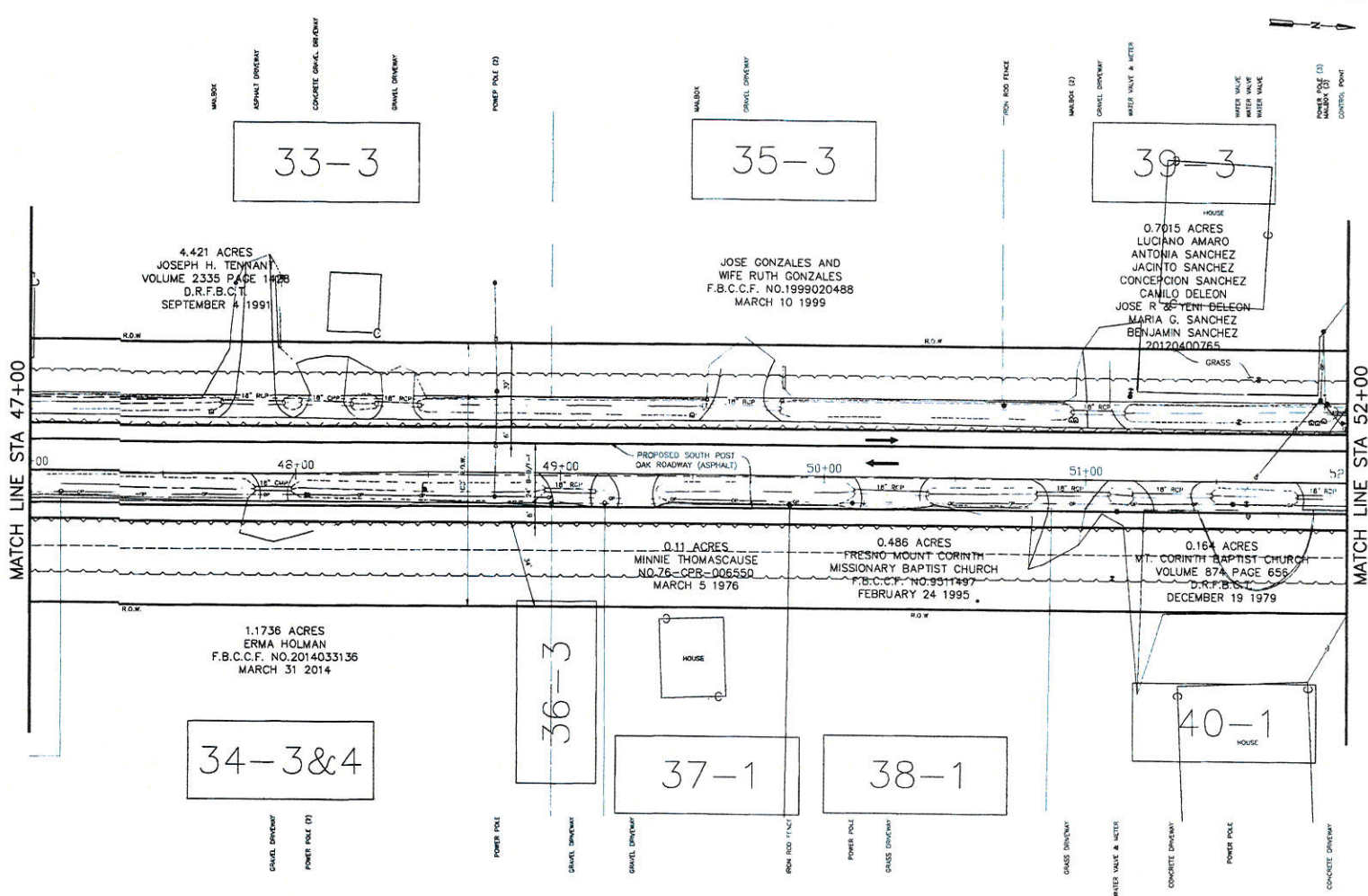
**AMANI ENGINEERING, INC.**  
8303 SOUTHWEST FREeway  
SUITE 600  
HOUSTON, TEXAS 77074  
TEL: (713) 270-5700  
TBP# REG. NO. F-4528  
SURVEY FIRM NO. 102282-00

FOR INTERIM REVIEW ONLY  
DOCUMENT INCOMPLETE.  
NOT INTENDED FOR CONSTRUCTION,  
BIDDING, OR PERMITS PURPOSES  
ENGINEER: SATYA YAJAMANORU  
ENGINEER No. 119130  
DATE: 12/15/2015

PROJECT TITLE	DATE	BY	DATE
SOUTH POST OAK RD. PROPOSED ALIGNMENT PLANS			
SCALE: 1"=20'			
DATE: 12/15/2015			

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MATCH LINE STA 47+00

MATCH LINE STA 52+00

NO.	REV.	DATE	BY

**HARRIS COUNTY  
ENGINEERING DEPARTMENT**



**AMANI ENGINEERING, INC.**  
 8303 SOUTHWEST FREEWAY  
 SUITE 600  
 HOUSTON, TEXAS 77074  
 TEL: (713) 270-5700  
 TBP# REC. NO. F-4528  
 SURVEY FIRM NO. 100282-00

FOR INTERIM REVIEW ONLY  
 DOCUMENT INCOMPLETE.  
 NOT INTENDED FOR CONSTRUCTION,  
 BIDDING, OR PERMIT PURPOSES.  
 ENGINEER: SATYA YALAMANCHILI  
 ENGINEER NO. 118430  
 DATE: 12/15/2016

SOUTH POST OAK RD.	
PROPOSED ALIGNMENT PLANS	
Scale:	1" = 20'
Date:	12/15/2016
Sheet No.:	3 OF 11

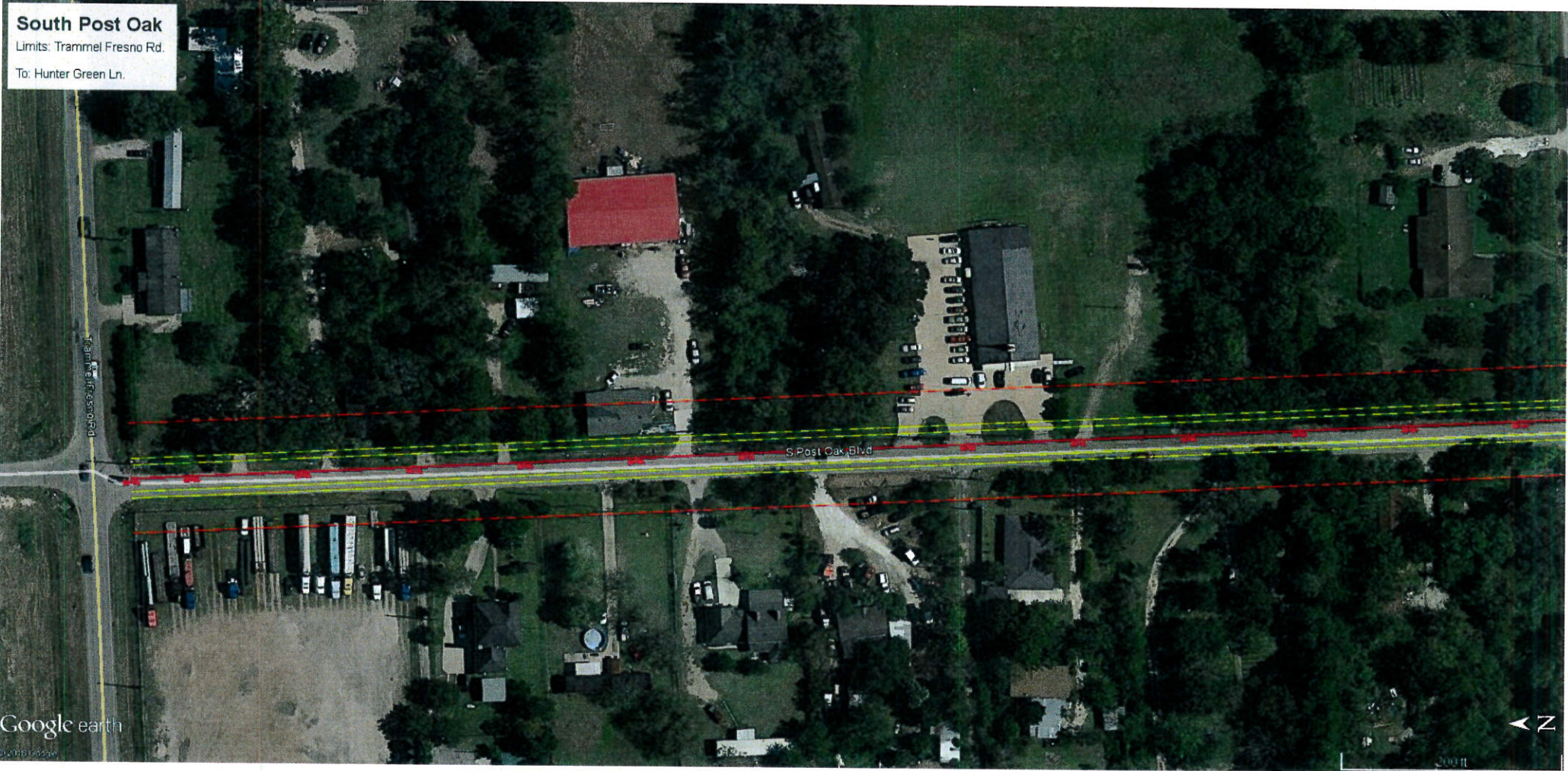
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**South Post Oak**

Limits: Trammel Fresno Rd.

To: Hunter Green Ln.



**South Post Oak**

Limits: Trammel Fresno Rd.

To: Hunter Green Ln.



Google earth



**South Post Oak**

Limits: Trammel Fresno Rd.

To: Hunter Green Ln.



Google earth

Hawthorn Glen Ct

Trammel Blvd

S Post Oak Blvd

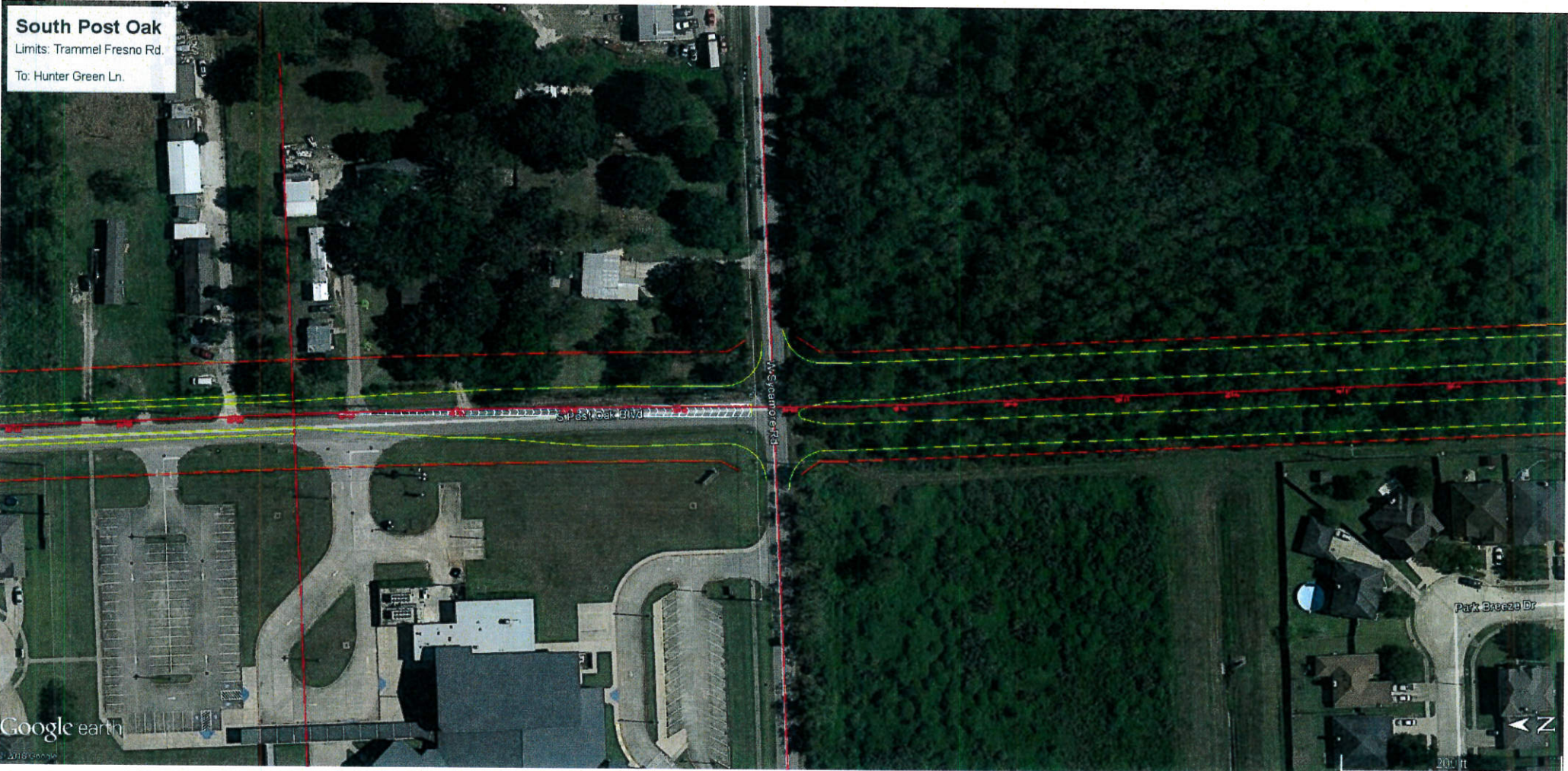
200 ft



**South Post Oak**

Limits: Trammel Fresno Rd.

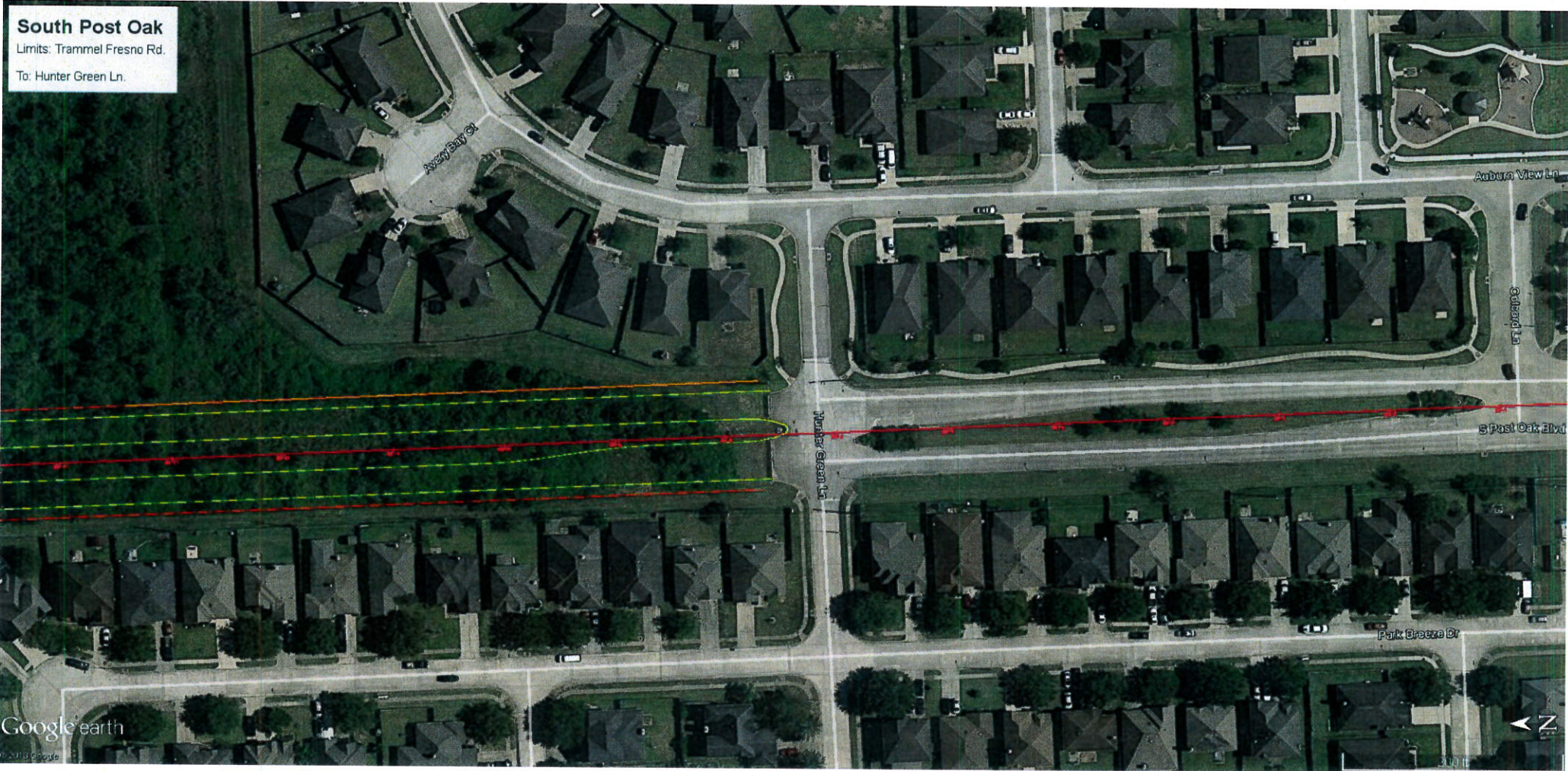
To: Hunter Green Ln.



**South Post Oak**

Limits: Trammel Fresno Rd.

To: Hunter Green Ln.



**SOUTH POST OAK  
MOBILITY PROJECT**

**EXHIBIT “A”**

EXHIBIT "A"

County: Fort Bend  
Street: South Post Oak Boulevard  
Civilcorp Job No.: 1520100

Page 1 of 3

Property Description for Tract 38A

Being a 4.635 acre tract of land, situated in the Manuel Escalera Survey, Abstract 170, Fort Bend County, Texas, being the residual of a 4.6443 acre tract conveyed from Larry Cattell and Lydia Cattell to 1034 Sycamore L.P., dated August 8, 2018 as recorded in Clerk's File No. 2018097833, Official Records Fort Bend County, Texas, (O.R.F.B.C.T.), said 4.635 acre tract of land being more fully described by metes and bounds as follows:

**COMMENCING** at a 5/8 inch diameter iron rod with plastic cap found in the East right-of-way line of Windsome Drive (60 foot right-of-way), said iron rod marking the southwest corner of Restricted Reserve "B" of Teal Run Section Ten, an addition to the City of Fresno, Fort Bend County, Texas as recorded in Slide No. 1933A, P.R.F.B.C.T.;

**THENCE**, North 02 deg. 40 min. 51 sec. West, with the existing East right-of-way line of Windsome Drive, a distance of 110.10 feet to a calculated point for the northwest corner of said Restricted Reserve "B", Teal Run Section Ten, also being in the South line of a 0.540 acre tract of land conveyed to Fort Bend County, dated August 14, 2012 as recorded in Clerk's File No. 2012098515, Official Public Records Fort Bend County, Texas, (O.P.R.F.B.C.T.);

**THENCE**, North 87 deg. 19 min. 09 sec. East, with the common line of said Restricted Reserve "B", and said 0.540 acre tract, a distance of 5.29 feet to a 5/8 inch diameter iron rod with a plastic cap found for the southwest corner of the herein described tract, said iron rod being the southeast corner of said 0.540 acre tract, having Surface Coordinates of N=13,756,774.92, E=3,091,790.40 and being the **POINT OF BEGINNING**;

**THENCE**, with the East line of said 0.540 acre tract the following 3 courses;

- (1) North 02 deg. 40 min. 36 sec. West, a distance of 281.88 feet to a 5/8 inch diameter iron rod with plastic cap stamped "CIVILCORP" set for an angle point of the herein described tract and being the beginning of a curve to the right;
- (2) With said curve to the right having a radius of 20.00 feet, an arc length of 31.42 feet, a delta of 01 deg. 30 min. 50 sec., and a chord bearing and length of North 42 deg. 19 min. 24 sec. East, 28.28 feet to a 5/8 inch diameter iron rod with plastic cap found for end of said curve;
- (3) North 02 deg. 40 min 36 sec. West, a distance of 20.00 feet to a 5/8 inch diameter iron rod with plastic cap stamped "CIVILCORP" set for the northwest corner of the herein described parcel and being in the South right-of-way line of Sycamore Street (called 60.2 foot right-of-way) (occupied right-of-way varies);

EXHIBIT "A"

County: Fort Bend  
Street: South Post Oak Boulevard  
Civilcorp Job No.: 1520100

Page 2 of 3

Property Description for Tract 38A

- (4) **THENCE**, North 87 deg. 19 min. 34 sec. East, with the existing South right-of-way line of said Sycamore Street, a distance of 586.40 feet to a 5/8 inch diameter iron rod with plastic cap stamped "CIVILCORP" set for the northeast corner of the herein described tract, and the northwest corner of a 0.2307 acre tract of land conveyed to Fort Bend County, dated January 21, 2019, as recorded in Clerk File number 2019018547 of said O.P.R.F.B.C.T.;

**THENCE**, with the West line of said 0.2307 acre tract of land the following two courses;

- (5) South 47 deg. 51 min. 45 sec. East, a distance of 31.85 feet to a 5/8 inch diameter iron rod with plastic cap stamped "CIVILCORP" set for an angle point of the herein described tract;
- (6) South 02 deg. 57 min. 31 sec. East, a distance of 299.36 feet to a to a calculated point for the southeast corner of the herein described tract, also being the southwest corner of said 0.2307 acre tract and the northeast corner of said Restricted Reserve Tract "B", from which a found 5/8 inch diameter iron rod with plastic cap stamped "SURVEY 1" bears North 87 deg. 36 min. 28 sec. East, a distance of 0.41 feet;
- (7) **THENCE**, South 87 deg. 19 min. 09 sec. West, with the North line of said Restricted Reserve Tract "B" a distance of 630.47 feet to the **POINT OF BEGINNING**, containing 4.635 acres of land, more or less.

EXHIBIT "A"

County: Fort Bend  
Street: South Post Oak Boulevard  
Civilcorp Job No.: 1520100

Page 3 of 3

Property Description for Tract 38A

All bearings and coordinates are based on the Texas Coordinate System, South Central Zone (4204) NAD83. All distances and coordinates shown are surface and may be converted to grid by dividing by a combined adjustment factor of 1.000130.

I hereby certify the foregoing legal description was prepared from a survey performed on the ground and that it correctly represents the facts found at the time of the survey. A survey plat of even date herewith accompanies this legal description.

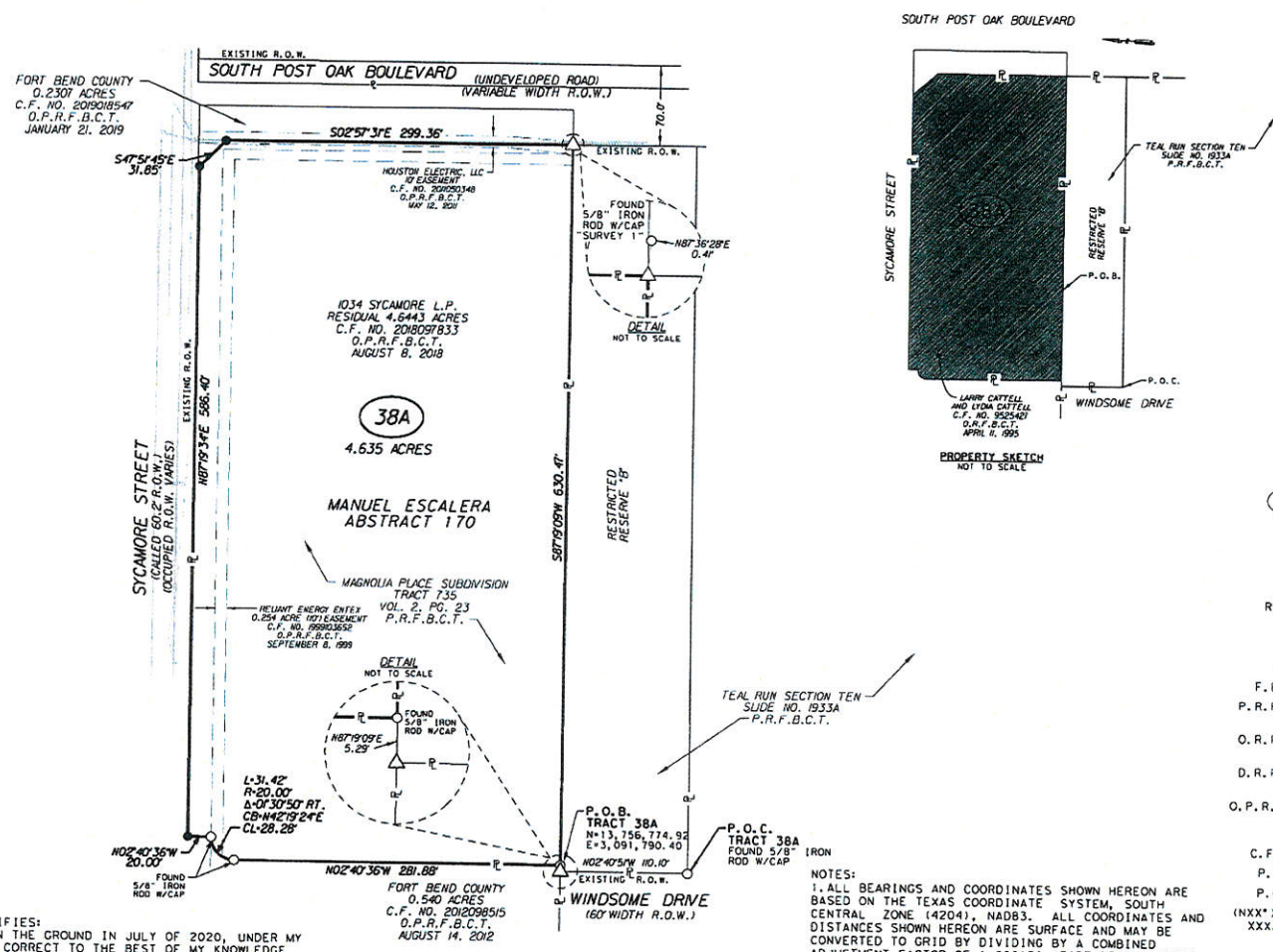
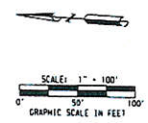


07/24/2020

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Brandon M. Absher  
Registered Professional Land Surveyor  
License No. 6654, State of Texas  
CivilCorp, LLC - 4611 E. Airline Suite #300, Victoria, Texas 77904  
361-570-7500  
TBPLS Firm Registration No. 100576-00

Date: 07/24/2020



07/24/2020

THE UNDERSIGNED HEREBY CERTIFIES:  
 THAT THIS SURVEY WAS MADE ON THE GROUND IN JULY OF 2020, UNDER MY  
 SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE  
 AND BELIEF.

*Brandon Absher*

SIGNED: BRANDON M. ABSHER  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS No. 6654

- LEGEND**
- (N) TRACT NUMBER
  - SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CIVILCORP"
  - FOUND MONUMENT (AS NOTED)
  - △ CALCULATED POINT
  - R. O. W. RIGHT-OF-WAY
  - P. O. B. PROPERTY LINE
  - ⊥ SURVEY/ABSTRACT LINE
  - ↔ FEE HOOK
  - F. B. C. T. FORT BEND COUNTY, TEXAS
  - P. R. F. B. C. T. PLAT RECORDS FORT BEND COUNTY, TEXAS
  - O. R. F. B. C. T. OFFICIAL RECORDS FORT BEND COUNTY, TEXAS
  - D. R. F. B. C. T. DEED RECORDS FORT BEND COUNTY, TEXAS
  - O. P. R. F. B. C. T. OFFICIAL PUBLIC RECORDS FORT BEND COUNTY, TEXAS
  - C. F. NO. CLERK FILE NUMBER
  - P. O. C. POINT OF COMMENCING
  - P. O. B. POINT OF BEGINNING
  - (NXX°XX'XX"E XXX.XX')
  - RECORD BEARING & DISTANCE

- NOTES:
- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD83. ALL COORDINATES AND DISTANCES SHOWN HEREON ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.000130 (FORT BEND COUNTY).
  - A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PLAT.
  - ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR THE CITY OF FRESNO, FORT BEND COUNTY, TEXAS, COMMUNITY PANEL NUMBER 48157C 0315 L, MAP REVISED APRIL 2, 2014, THE SUBJECT PROPERTY IS LOCATED IN ZONE X WHICH IN THIS CASE IS NOT A SPECIAL FLOOD HAZARD AREA.

**CivilCorp**  
4611 BARLING ROAD, SUITE 100, FORT BEND COUNTY, TEXAS 77906  
 TPM REGISTRATION #07-10283 | TOLLY REGISTRATION #1004-10001-06

**TRACT 38A**  
**SOUTH POST OAK BOULEVARD**  
**FORT BEND COUNTY**

SCALE:	JOB NUMBER:	DATE:	DRAWING:
1" = 40'	1520100	7/24/2020	1 OF 1

DATE: 7/24/2020 4:59:18 PM FILE: L:\CIVILCORP\LLC\SURVEY\1520100 South Post Oak Blvd\Drawings\Parcel\TRACT\_38A.dwg