

THE STATE OF TEXAS §

COUNTY OF FORT BEND §

**ORDER AUTHORIZING SETTLEMENT OF POTENTIAL CONDEMNATION SUIT**

On this 8 day of December, 2020, the Commissioners Court of Fort Bend County, Texas, being convened at a regular meeting of the Court, sitting as the governing body of Fort Bend County, upon motion of Commissioner Prostige, second by Commissioner Myers, duly put and carried, IT IS HEREBY ORDERED that:

The County Attorney is hereby authorized to enter into and satisfy a negotiated settlement to acquire certain real property for cash and other agreed consideration in lieu of condemnation, and to thereby discharge its constitutional obligation to pay just compensation for the taking of certain Property for public use, including any and all damages or alleged damages to the landowner's remainder property, general damages, expenses, fees, cost to cure and/or other costs incurred or to be incurred by the landowner (Dean N. Carpenter and/or his agents, successors or assigns) pertaining to such Property. The Property being acquired is more fully identified by metes and bounds as attached in Exhibit "A" attached hereto and made a part hereof for all purposes. The landowner's remainder property is identified as the residue of Fort Bend County Tax Assessor Collector Parcel No. #103479.

The County Judge is hereby authorized to execute and deliver the settlement agreement recommended for approval by the County Attorney in the above referenced case and to approve such terms and provisions for the full and final settlement of all matters set forth therein. The cash consideration amount approved is \$144,000.00.

Settlement funds will be charged to  
Funding Account # 762622888 64600 P622-18oldrich 32000

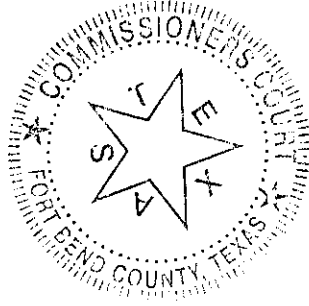
FORT BEND COUNTY

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

ATTEST:



Laura Richard, County Clerk



# **EXHIBIT**

**A**

DESCRIPTION OF A PARCEL OF LAND CONTAINING  
0.0771 ACRES (3,358.5 SQUARE FEET) SITUATED  
IN THE J. LEVERTON SURVEY, A-402 IN  
FORT BEND COUNTY, TEXAS

Being a parcel of land containing 0.0771 acre (3,358.5 square feet) situated in the J. Leverton Survey, A-402 in Fort Bend County, Texas, and out of Lot 63 of Richmond Road Farms, a subdivision plat recorded under Volume 228, Page 90 of the Plat Records of Fort Bend County, Texas, same also being out of a called 14.6452 acre tract of land as conveyed unto Dean N. Carpenter by deed executed December 31, 2019 as recorded under County Clerk's File No. 2020028314 of the Official Public Records of Real Property of Fort Bend County, Texas. Said 0.0771-acre tract being more particularly described by metes and bounds as follows:

*\*Note: All bearings and coordinates cited herein are Grid bearings, referenced to the Texas State Plane Coordinate System of 1983, South Central Zone No. 4204 (NAD83, 2011).*

**BEGINNING** at a set 5/8-inch iron rod with plastic cap stamped "Cobb Fendley & Associates" located on the northerly right-of-way line of a public road known as Old Richmond Road (60 foot wide per Vol. 18, Pg 12 of the Plat Records of Fort Bend County) for the southwest corner of the parcel herein described and having grid coordinates of N = 13,807,167.52 and E = 3,037,736.00;

THENCE North 02° 54' 13" West with the proposed northerly right-of-way line of said Old Richmond Road, a distance of 10.00 feet to a set 5/8-inch iron rod with plastic cap stamped "Cobb Fendley & Associates" for the northwest corner of said parcel herein described;

THENCE North 87° 05' 47" East continuing with the proposed north right-of-way line of said Old Richmond Road, a distance of 335.22 feet to a point on the east line of said 14.6452 acre tract for the northeast corner of the herein described parcel, same being the southwest corner of Lot 4, Block 1 of Sugarfield, Section 1, a subdivision plat recorded under File No. 20040091 of the Plat Records of Fort Bend County, from which a found 5/8-inch iron rod bears North 02° 54' 13" West, 0.39 feet;

THENCE South 07° 55' 18" East, with the existing northerly right-of-way line of said Old Richmond Road and the east line of said 14.6452-acre tract, a distance of 10.04 feet to a set 5/8-inch iron rod with plastic cap stamped "Cobb Fendley & Associates" for the southeast corner of said 14.6452-acre tract and the southeast corner of the parcel herein described;

THENCE South 87° 05' 47" West with the existing northerly right-of-way line of said Old Richmond Road, a distance of 336.10 feet to the **POINT OF BEGINNING** and containing 0.0771 acres (3,358.5 square feet) of land, more or less.

Notes:

1. Square footage area shown is for information only and surveyor does not certify accuracy of survey to nearest square foot.
2. This metes and bounds description is referenced to a survey drawing prepared by Cobb, Fendley & Associates, Inc. of even date.

**Cobb, Fendley & Associates, Inc.**

TBPELS Firm Registration No. 100467  
13430 Northwest Freeway, Suite 1100  
Houston, Texas 77040  
Phone: (713) 462-3242

Job No. 1802-053-01  
Original Date: October 15, 2020  
Revised: October 28, 2020



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

JOHN LEVERTON SURVEY  
A-402

RICHMOND ROAD FARMS  
VOL. 228, PG. 90 P.R.F.B.C.  
VOL. 21, PG. 29, M.R.H.C.

DEAN N. CARPENTER  
CALLED 14.8452 ACRES  
FILE NO. 2020028314  
O.P.R.F.B.C.

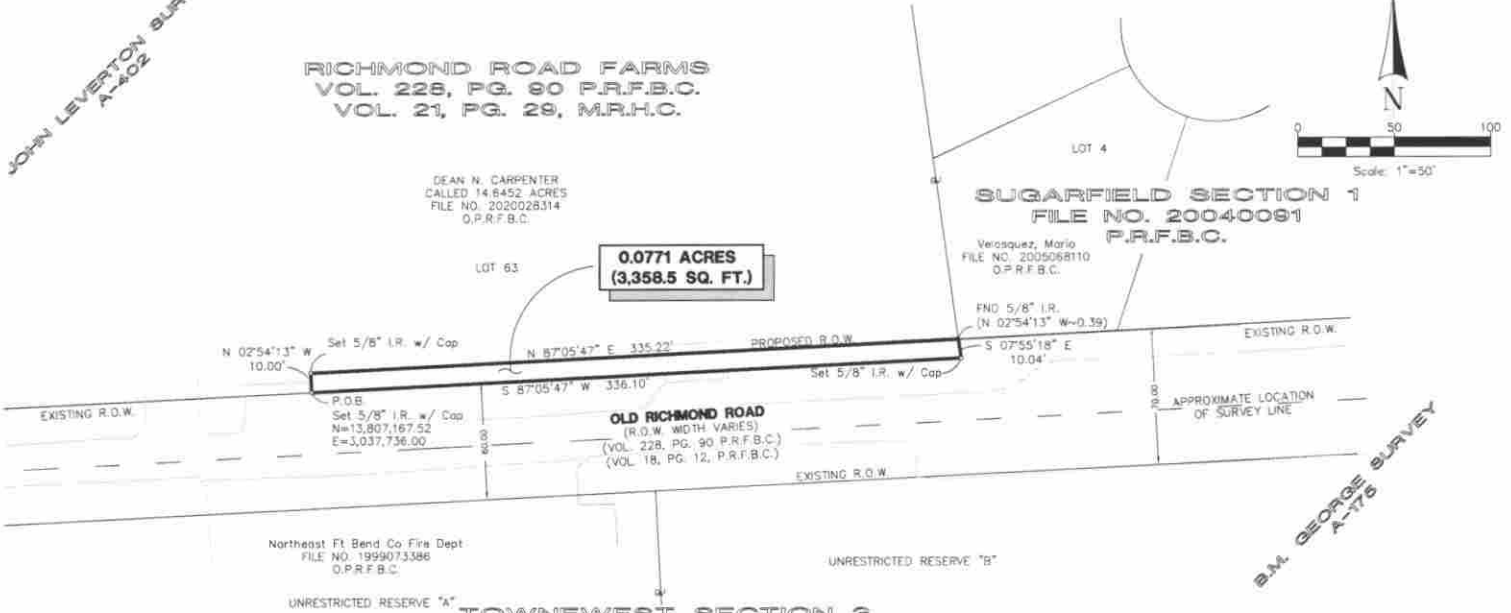
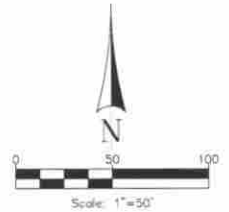
0.0771 ACRES  
(3,358.5 SQ. FT.)

SUGARFIELD SECTION 1  
FILE NO. 20040091  
P.R.F.B.C.

Verosquez, Mario  
FILE NO. 2005068110  
O.P.R.F.B.C.

FND 5/8" I.R.  
(N 02°54'13" W=0.39)

S 07°55'18" E  
10.04'



B.M. GEORGE SURVEY  
A-116

- NOTES:**
- ALL BEARINGS SHOWN HEREON ARE GRID VALUES REFERENCED TO NAD83(2011), HOLDING NOS GPS CORN STATIONS ADKS, NEIP, TWE AND TWS. ALL COORDINATES SHOWN HEREON ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SCALE FACTOR OF 1.00013.
  - THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE INSURANCE POLICY REPORT. THEREFORE THERE MAY BE EASEMENTS AND OR OTHER RESTRICTIVE COVENANTS OF RECORD WHICH ARE NOT SHOWN HEREON WHICH MAY AFFECT SUBJECT PROPERTY.
  - THIS SURVEY IS REFERENCED TO A METES AND BOUNDS DESCRIPTION OF EVEN DATE.
  - ALL CORNERS ARE SET 5/8-INCH IRON RODS WITH CAP STAMPED "COBB FENDLEY & ASSOCIATES" OR MARKED WITH OTHER SUITABLE MATERIAL.

**SURVEYOR'S CERTIFICATE**

IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY AND TOPOGRAPHIC SURVEY CONDUCTED UNDER MY SUPERVISION ON FEBRUARY 21ST, 2019 AND THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE MINIMUM STANDARDS OF PRACTICE AS ESTABLISHED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

WITNESS MY HAND AND SEAL ON THIS FIFTEENTH DAY OF OCTOBER, 2020 AT HOUSTON, TEXAS.

*Kyle Carson Sunday*  
KYLE C. SUNDAY  
REGISTERED PROFESSIONAL LAND SURVEYOR #5924



PROJECT	PARCEL PLAT SHOWING A 0.0771 ACRE TRACT SITUATED IN THE JOHN LEVERTON SURVEY, A-402, IN FORT BEND COUNTY, TEXAS.
LOCATION	OLD RICHMOND ROAD
 CobbFendley TBPE Firm Registration No. 274 TBPLS Firm Registration No. 100467 13430 Northwest Freeway, Suite 1100 Houston, Texas 77040 713.462.3242   fax 713.462.3262   www.cobbfendley.com	
SCALE: 1"=50'	DATE: 10-15-2020
SHEET 1	OF 1