

THE STATE OF TEXAS §

COUNTY OF FORT BEND §

**ORDER AUTHORIZING PURCHASE OF LAND PARCELS IN LIEU OF
CONDEMNATION**

On this 22nd day of March, 2022, 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 Meyers, second by Commissioner DeMerchant, duly put and carried:

IT IS HEREBY ORDERED that the County Attorney and/or her designee is authorized to accept the unconditional written offer of the landowners on the letterhead of their legal counsel, L. Andrew ("Andy") Dunham, dated March 18, 2022 (attached hereto as Exhibit "A"), to sell all of their direct and indirect interests, as heirs, trustees, and/or beneficiaries in the following parcels of land involved in the John Sharp Drive Segment 2, Project #17407; specifically, Parcel 1 presently owned by Rebecca Schumann Braeuer, Sandra Schumann Turner, and Jeffrey Thomas Schumann, as Successor Co-Trustees of The Alice J. Schumann Family Trust, and Parcels 3, 3D, 4, 4D and 5 presently owned in various undivided interests by Timothy Lee Schumann, Sandra Schumann Turner, Kathleen Schumann Neuland (a/k/a/ Kathleen Schumann) and Jeffrey Thomas Schumann. The purchase price to be paid for all such Parcels in lieu of condemnation and in satisfaction of all remainder damages, if any, is the total combined sum of One Million Five Hundred Thousand Dollars (\$1,500,000) without regard to the division of such combined sum amongst the referenced landowners as they may now or later agree based on their interests in such Parcels or otherwise.

IT IS FURTHER ORDERED that the County Judge and/or the County Attorney and/or her designee be authorized to exchange such purchase funds for appropriate Deeds and other instruments deemed necessary by the County Attorney in order to vest in the County the fee simple title to such Parcels Nos. 1, 3, 3D, 4, 4D and 5 as described in the surveys made by Tejas Surveying,

Inc. on Project #17407, John Sharp Drive Segment 2. Copies of all such pertinent surveys are attached hereto as Exhibits "1," "3," "3D," "4," "4D" and "5," and are incorporated herein by reference.

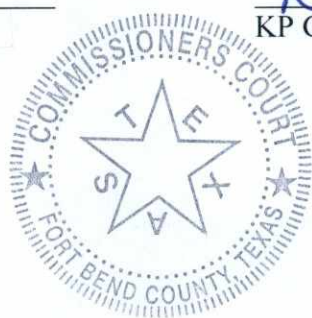
IT IS FURTHER ORDERED that the County Attorney and/or her designee be authorized to execute and deliver any and all associated documents, pleadings, and/or related instruments to effectuate such purchase, and the County Clerk is authorized to record said documents at no cost.

The entire combined purchase price of One Million Five Hundred Thousand Dollars (\$1,500,000) will be made payable to the landowners' attorney L. Andrew ("Andy") Dunham in trust for the landowners, or as otherwise directed in writing by the landowners within the next ten days, and is to be exchanged for all necessary closing documents. Acquisition funds are to be charged to Fund Account **762622888 64500 P622-18OWENS2** (Mobility Bonds).

ATTEST:

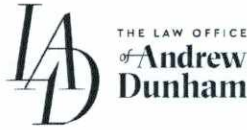
Laura Richard
Laura Richard, County Clerk

FORT BEND COUNTY
KP George
KP George, County Judge



EXHIBIT

A



March 18, 2022

via email to Sal.LoPiccolo@fortbendcountytexas.gov

Mr. Sal P. LoPiccolo, II
Assistant County Attorney
Fort Bend County Attorney's Office
Litigation Section
401 Jackson Street, 3rd Floor
Richmond, Texas 77469

Re: Offer to purchase portions of four (4) parcels of land off of FM 1464 in Fort Bend County, Texas for continuation of John Sharp Drive (collectively the "Schumann Parcels").

Sal:

I am writing this letter on behalf of Timothy Schumann, Sandy Turner, Kathleen Neuland, and Jeffrey Schumann (collectively, the "Schumanns"), both individually and as heirs of the estates of Robert and Alice Schumann, and as trustees and beneficiaries of the Alice Schumann Trust. The Schumanns own, directly, or indirectly, all of the Schumann Parcels, and they have authorized me to make a counter-offer to the County's proposal as provided below.

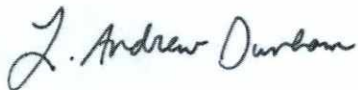
First, the Schumanns want to thank the County and you personally for the efforts you have made to explain the eminent domain process, both from the County's side and what it involves for the landowners. Your time to meet with the family has been invaluable in helping them to understand the process, and it is greatly appreciated.

The Schumanns have consulted with a number of professionals and others with experience in this process to try to determine a fair counter to the County's proposal. In their discussions, they believe that there are comparable properties to the Schumann Parcels that would support a substantially higher valuation for the property than the County's proposal, and that they would be able to find a qualified appraiser to present such a

valuation, if that became necessary. However, they do understand and appreciate the risks involved in a hearing before the Commissioner's Court or any appeals that may result from that from either side, and the substantial cost, delay, and uncertainty that would entail. With all that in mind, the Schumanns demand **\$1,500,000.00** in payment for the Schumann Parcels. The Schumanns believe that, while the Schumann Parcels are worth considerably more than this, the demand price is fair to both them and the County, considering the potential costs and uncertainty involved for the parties. Please discuss this offer with the appropriate County representatives, and I look forward to the County's response.

Please call with any questions.

Best regards,



L. Andrew "Andy" Dunham
on behalf of Timothy Schumann, Sandy Turner, Kathleen Neuland, and
Jeffrey Schumann

LAD

EXHIBIT

1

EXHIBIT "1"

METES AND BOUNDS DESCRIPTION
1.193 ACRES (51,970 SQ. FT.)
OUT OF CALLED 21.7311 ACRE TRACT
JESSE H. CARTWRIGHT LEAGUE, A-16
FORT BEND COUNTY, TEXAS

Being a tract or parcel of land containing 1.193 acres (51,970 square feet), more less, situated in the Jesse H. Cartwright League, Abstract No. 16, in Fort Bend County, Texas, said 1.193 acre tract being out of that certain tract called 21.7311 acres conveyed to the Alice J. Schumann Family Trust, by special warranty deed effectively dated May 31, 2014, recorded in Fort Bend County Clerk's File No. 2004131531, of the Official Public Records of Fort Bend County, Texas, said 1.193 acre parcel being more particularly described by metes and bounds as follows (with all bearings referenced to the Texas Coordinate System, South Central Zone, NAD '83):

COMMENCING (N=13,788,921.79, E=3,022,466.21) at an aluminum TxDOT disk found in the east right-of-way line of F. M. 1464 (150 feet wide) as dedicated in Vol. 275, Pg. 244 and Vol. 275, Pg. 269, of the Deed Records of Fort Bend County, and widened on the west side as described in Fort Bend County Clerk's File No. 2010050011, and on the east side under eminent domain proceedings in Fort Bend County Civil Courts, Case 10-CCV-041822, adjudicated on April 8, 2013, being the northeast corner of that certain tract called 0.4469 acres awarded to the State of Texas and Fort Bend County in said eminent domain case, being also the northwest corner of the residue of said 21.7311 acre tract;

THENCE South 00°27'50" East along the east line of said 0.4469 acre tract, being the west line of the residue of said 21.7311 acre tract, a distance of 381.49 feet to a 5/8-inch capped iron rod set for the most northerly cut-back corner on the proposed north right-of-way line of John Sharp Drive for the **POINT OF BEGINNING** (N=13,788,540.31, E=3,022,469.30) and most northerly corner of the herein described 1.193 acre tract:

THENCE crossing said 21.7311 acre tract along the proposed northerly right-of-way line of said John Sharp Drive, the following two courses and distances:

South 44°51'25" East, a distance of 35.74 feet to a 5/8-inch iron rod with a Tejas cap set for the most easterly cut-back corner;

In an easterly direction, a distance of 581.19 feet, following the arc of a curve to the right having a radius of 1580.00 feet and a central angle of $21^{\circ}04'33''$ (Ch= $S78^{\circ}15'03''E$, 577.92 feet) to a 5/8-inch iron rod with a Tejas cap set in the southerly line of said 21.7311 acre tract, being also the northerly line of that certain tract called 16.135 acres, conveyed to Robert F. Schumann, recorded in Fort Bend County Clerk's File No. 2004131529, of the Official Public Records of Fort Bend County, Texas;

THENCE South $87^{\circ}20'10''$ West (called West) along the south line of said 21.7311 acre tract and the north line of said 16.135 acre tract, a distance of 475.65 feet to a 5/8-inch iron rod with a Tejas cap set for an angle point in the southerly line of said 21.7311 acre tract and the herein described parcel, being a westerly corner of said 16.135 acre tract, in the northeasterly line of that certain tract called 1.043 acres, conveyed to Fort Bend County Municipal Utility District No. 25, recorded in Fort Bend County Clerk's File No. 2007093641, of the Official Public Records of Fort Bend County, Texas;

THENCE North $68^{\circ}28'40''$ West (called $N68^{\circ}28'45''W$) along the southwesterly line of said 21.7311 acre tract and the northeasterly line of said 1.043 acre tract, a distance of 123.53 feet to an aluminum TxDOT disk found for the westerly corner common to the residue of said 21.7311 acre tract and said 1.043 acre tract, in the east right-of-way line of said F. M. 1464, for the southwest corner of the herein described parcel;

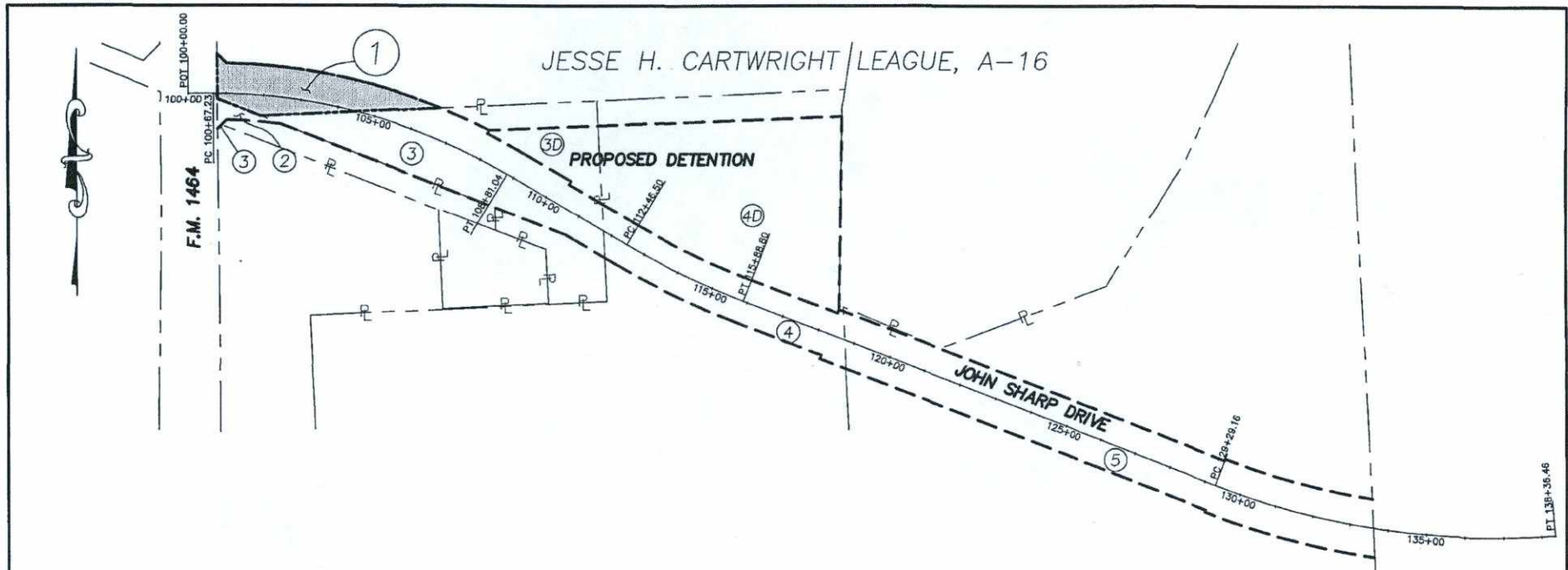
THENCE North $00^{\circ}27'50''$ West, along the east right-of-way line of said F. M. 1464, being the west line of the residue of said 21.7311 acre tract, a distance of 119.81 feet to the POINT OF BEGINNING and containing 1.193 acres (51,970 square feet) of land, more or less.

Note: This description is accompanied by a plat of survey of even date herewith. All iron rods set with Tejas caps are stamped with "RPLS 4079".

All distances and coordinates shown hereon are surface. To convert to grid, multiply by a scale factor = 0.9998700169.

TEJAS SURVEYING, INC.
Firm No. 10031300
Ph: 281 240-9099
Job No. 61-1803 Parcel 1



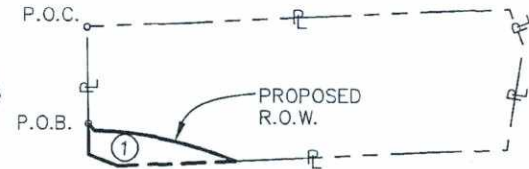
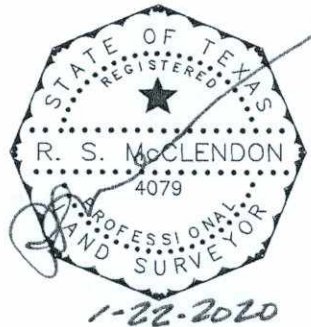


NOTES:

- 1 THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD '83. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE SURFACE. TO CONVERT TO GRID MULTIPLY BY 0.9998700169.
2. THIS SURVEY IS ACCOMPANIED BY A METES AND BOUNDS DESCRIPTION OF EVEN DATE HERewith.
3. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A LIMITED TITLE CERTIFICATE PREPARED BY COURTHOUSE SPECIALISTS, CERT. NO. 1933587A-1, DATED NOVEMBER 22, 2019.
4. UNLESS OTHERWISE NOTED, 5/8-INCH IRON RODS WITH YELLOW CADS STAMPED "RPLS 4079" SET AT ALL PARCEL CORNERS.

LEGEND

- IP - IRON PIPE
- IR - IRON ROD
- FND - FOUND
- PL - PROPERTY LINE
- P.O.C. - POINT OF COMMENCING
- P.O.B. - POINT OF BEGINNING
- VOL. - VOLUME
- PG. - PAGE
- F.N. - FILE NUMBER
- F.B.C.C - FORT BEND COUNTY CLERK
- D.R.F.B.C. - DEED RECORDS OF FORT BEND COUNTY
- P.R.F.B.C. - PLAT RECORDS OF FORT BEND COUNTY
- O.P.R.F.B.C. - OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY



INSET
N.T.S.

PARCEL PLAT
SHOWING
PARCEL 1

JOHN SHARP DRIVE
FORT BEND COUNTY, TEXAS

TEJAS SURVEYING, INC. FIRM NO. 10031300 1810 FIRST OAKS ST., SUITE 220 RICHMOND, TX 77406 PH: 281 240-9099 rsm@mrsurveyor.com	OWNER	EXISTING	TAKING	REMAINDER ACREAGE	
	ALICE J. SCHUMANN, FAMILY TRUST	ACRES	ACRES/S.F.	LEFT	RIGHT
		21.7311	1.193/51,970	20.54	0

P.O.C.
FND TxDOT DISK

JESSE H. CARTWRIGHT LEAGUE, A-16

ALICE J. SCHUMANN FAMILY TRUST
CALLED 21.7311 ACRES
F.B.C.C. FILE NO. 2004131531
O.P.R.F.B.C.
5-31-2004

$L=581.19'$
 $R=1,580.00'$
 $\Delta=21^{\circ}04'33''$
 $CH=S78^{\circ}15'03''E$
 $577.92'$

P.O.B.
 $N=13,788,540.31$
 $E=3,022,469.30$
STA.=0+76.56, 105.00' LT

AT&T Telephone Conduit

RESIDUE OF
10' SANITARY SEWER ESMT.
F.B.C.C. FILE NO. 2001103545,
O.P.R.F.B.C.

AT&T FOC Marker

48" Oak

PROPOSED BASELINE
JOHN SHARP DRIVE

TEXAS DEPARTMENT OF CORRECTION
CALLED 1.1503 ACRES
15' ACCESS ESMT
VOL. 1831, PG. 2158
D.R.F.B.C.

$S87^{\circ}20'10''W$
 $475.65'$

MATCH LINE STA. 103+00.00

ROBERT F. SCHUMANN
CALLED 16.135 ACRES
F.B.C.C. FILE NO. 2004131529
O.P.R.F.B.C.
5-31-2004

FORT BEND COUNTY
MUNICIPAL UTILITY DISTRICT NO. 25
CALLED 1.043 ACRES
F.B.C.C. FILE NO. 2007093641
O.P.R.F.B.C.
9-05-2002

GTE MOBILNET
CALLED 0.0588 ACRES
20' ACCESS ESMT
F.B.C.C. FILE NO. 9463207
D.R.F.B.C.

LINE	BEARING	DISTANCE
L1	S 44°51'25" E	35.74'
L2	N 68°28'40" W	123.53'
L3	N 00°27'50" W	119.81'

PARCEL PLAT
SHOWING

PARCEL 1

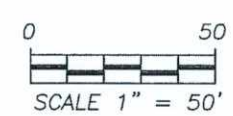
JOHN SHARP DRIVE
FORT BEND COUNTY, TEXAS

PARCEL DETAIL

PAGE 4 OF 5

Ramp
Ditch Top
Centerpoint Energy Gas Line
Ditch Top
Brick
POT 100+00.00
F.M. 1464 (150' WIDE)
VOL. 275, PG. 244, D.R.F.B.C.
VOL. 275, PG. 269, D.R.F.B.C.
F.B.C.C. FILE NO. 2006157509
FORT BEND COUNTY CIVIL
COURT CASE 10-CCV-041822

Ramp
Ditch Top
Centerpoint Pipeline Marker
T.D.C Natural Gas Line
Telephone Conduit
Brick
Concrete Pavement
Ditch Top
Water Line
Overhead Electric
GAS



JESSE H. CARTWRIGHT LEAGUE, A-16

ALICE J. SCHUMANN FAMILY TRUST
CALLED 21.7311 ACRES
F.B.C.C. FILE NO. 2004131531
O.P.R.F.B.C.
5-31-2004

$L=581.19'$
 $R=1,580.00'$
 $\Delta=21^{\circ}04'33''$
 $CH=S78^{\circ}15'03''E$
 $577.92'$

MATCH LINE STA. 103+00.00

1

PROPOSED R.O.W.

PROPOSED BASELINE
JOHN SHARP DRIVE

$S87^{\circ}20'10''W$

$475.65'$

105+00

PROPOSED R.O.W.

ROBERT F. SCHUMANN
CALLED 16.135 ACRES
F.B.C.C. FILE NO. 2004131529
O.P.R.F.B.C.
5-31-2004

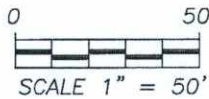
PARCEL PLAT
SHOWING

PARCEL 1

JOHN SHARP DRIVE
FORT BEND COUNTY, TEXAS

PARCEL DETAIL

PAGE 5 OF 5



EXHIBIT

3

EXHIBIT "3"
METES AND BOUNDS DESCRIPTION
2.854 ACRES (124,302 SQ. FT.)
OUT OF CALLED 16.135 ACRE TRACT
JESSE H. CARTWRIGHT LEAGUE, A-16
FORT BEND COUNTY, TEXAS

Being a tract or parcel of land containing 2.854 acres (124,302 square feet), more less, situated in the Jesse H. Cartwright League, Abstract No. 16, in Fort Bend County, Texas, said 2.854 acre tract being out of that certain tract called 16.135 acres conveyed to Robert F. Schumann, by special warranty deed effectively dated May 31, 2004, recorded in Fort Bend County Clerk's File No. 2004131529 of the Official Public Records of Fort Bend County, Texas, said 2.854 acre parcel being more particularly described in two parts by metes and bounds as follows (with all bearings referenced to the Texas Coordinate System, South Central Zone, NAD '83):

Part 1: 0.0020 Acres (87 Square Feet)

COMMENCING (N=13,788,126.31, E=3,023,052.77) at corner fence post found for a southeasterly corner of said that certain 1.043 acre tract conveyed to Fort Bend County Municipal Utility District No. 25, described in Fort Bend County Clerk's File No. 2007093641, being in the west line of that certain Water Plant Site No. 3, called 1.315 acres, also described in Fort Bend County Clerk's File No. 2007093641, being an interior corner of the residue of said 16.135 acre tract;

THENCE North 68°28'40" West (called N68°28'45"W) along the southwesterly line of said 1.043 acre tract, being a northeasterly line of the residue of said 16.135 acre tract, a distance of 613.47 feet to a 5/8-inch capped iron rod set on the proposed south right-of-way line of John Sharp Drive for the **POINT OF BEGINNING** (N=13,788,351.37, E=3,022,482.07) and easterly corner of the herein described 0.0020 acre parcel:

THENCE South 45°12'57" West with the proposed south right-of-way line of said John Sharp Drive, a distance of 15.71 feet to a 5/8-inch iron rod with a Tejas cap set in the east right-of-way line of F.M. 1464 (150 feet wide) as dedicated in Vol. 275, Pg. 244 and Vol. 275, Pg. 269, of the Deed Records of Fort Bend County, and widened on the west side as described in Fort Bend County Clerk's File No. 2010050011, and on the east side under eminent domain proceedings in

Fort Bend County Civil Court Case 10-CCV-041822, adjudicated on April 8, 2013, being the south corner of the herein described parcel;

THENCE North 00°27'50" West, along the east right-of-way line of said F.M. 1464, being the west line of the residue of said 16.135 acre tract, a distance of 15.51 feet to a 5/8-inch iron rod with a Tejas cap set in the southwest line of said 1.043 acre tract, being the northeast line of the residue of said 16.135 acre tract, for the north corner of the herein described parcel;

THENCE South 68°28'40" East (called S68°28'45"E) along the southwesterly line of said 1.043 acre tract, being a northeasterly line of the residue of said 16.135 acre tract, a distance of 12.12 feet to the POINT OF BEGINNING containing 0.0020 acres (87 square feet) of land in Part 1;

Part 2: 2.852 Acres (124,215 Square Feet)

COMMENCING (N=13,787,879.58, E=3,023,495.18) at 5/8-inch iron rod found for the most easterly southeasterly corner of said 16.135 acre tract, being also an interior corner of that certain tract called 40.00 acres conveyed to Timothy Lee Schumann, et al, described in Fort Bend County Clerk's File No. 2003074811;

THENCE North 02°39'50" West (called North) along the easterly line of said 16.135 acre tract, being a westerly line of said 40.00 acre tract, a distance of 117.63 feet to a 5/8-inch capped iron rod set on the proposed south right-of-way line of John Sharp Drive for the **POINT OF BEGINNING** (N=13,787,997.09, E=3,023,489.72) and southeast corner of the herein described 2.852 acre parcel;

THENCE along the proposed south right-of-way line of said John Sharp Drive, the following two courses and distances:

North 58°58'42" West, a distance of 120.65 feet to a 5/8-inch capped iron rod set for an angle point;

North 68°28'42" West, at 199.15 feet, pass the northeast corner of that certain tract called 1.043 acres conveyed to Fort Bend County Municipal Utility District No. 25, as described in Fort Bend County Clerk's File No. 2007093641, and continue along the northeast line of said 1.043 acre tract, in all a distance of 861.18 feet to a 5/8-inch capped iron rod set at an intersect with the north line of said 16.135 acre tract, for the westerly corner of the herein described parcel;

THENCE North $87^{\circ}20'10''$ East along the north line of said 16.135 acre tract, being the south line of that certain tract called 21.7311 acres conveyed to the Alice J. Schumann, Family Trust, as described in Fort Bend County Clerk's File No. 2004131531, a distance of 475.65 feet to a 5/8-inch capped iron rod set at an intersect with the proposed north right-of-way line of said John Sharp Drive;

THENCE along the proposed north right-of-way line of said John Sharp Drive, the following six courses and distances:

In a southeasterly direction, a distance of 132.27 feet following the arc of a curve to the right, having a radius of 1,580.00 feet and a central angle of $04^{\circ}47'48''$ ($Ch=S65^{\circ}18'52''E$, 132.23') to a 5/8-inch capped iron rod set for a transition in the right-of-way width;

South $27^{\circ}55'34''$ West, a distance of 10.00 feet to a 5/8-inch capped iron rod set for a transition in the right-of-way width;

In a southeasterly direction, a distance of 108.05 feet following the arc of a curve to the right, having a radius of 1,570.00 feet and a central angle of $03^{\circ}56'35''$ ($Ch=S60^{\circ}57'00''E$, 108.03') to a 5/8-inch capped iron rod set for a point of tangency;

South $58^{\circ}58'42''$ East, a distance of 153.89 feet to a 5/8-inch capped iron rod set for a transition in the right-of-way width;

South $31^{\circ}01'18''$ West, a distance of 10.00 feet to a 5/8-inch capped iron rod set for a transition in the right-of-way width;

South $58^{\circ}58'42''$ East, a distance of 100.43 feet to a 5/8-inch capped iron rod set at an intersect with the east line of said 16.135 acre tract, being the west line of said 40.00 acre tract;

THENCE South $02^{\circ}39'50''$ East (called South) along the easterly line of said 16.135 acre tract, being a westerly line of said 40.00 acre tract, a distance of 144.21 feet to the POINT OF BEGINNING and containing 2.852 acres (124,215 square feet) of land in Part 2, and containing a total area of 2.854 acres (124,302 square feet) of land, more or less.

Fort Bend County Mobility Project
John Sharp Drive:
FM 1464 to Sugar Land City Limits

December 5, 2019
Parcel 3

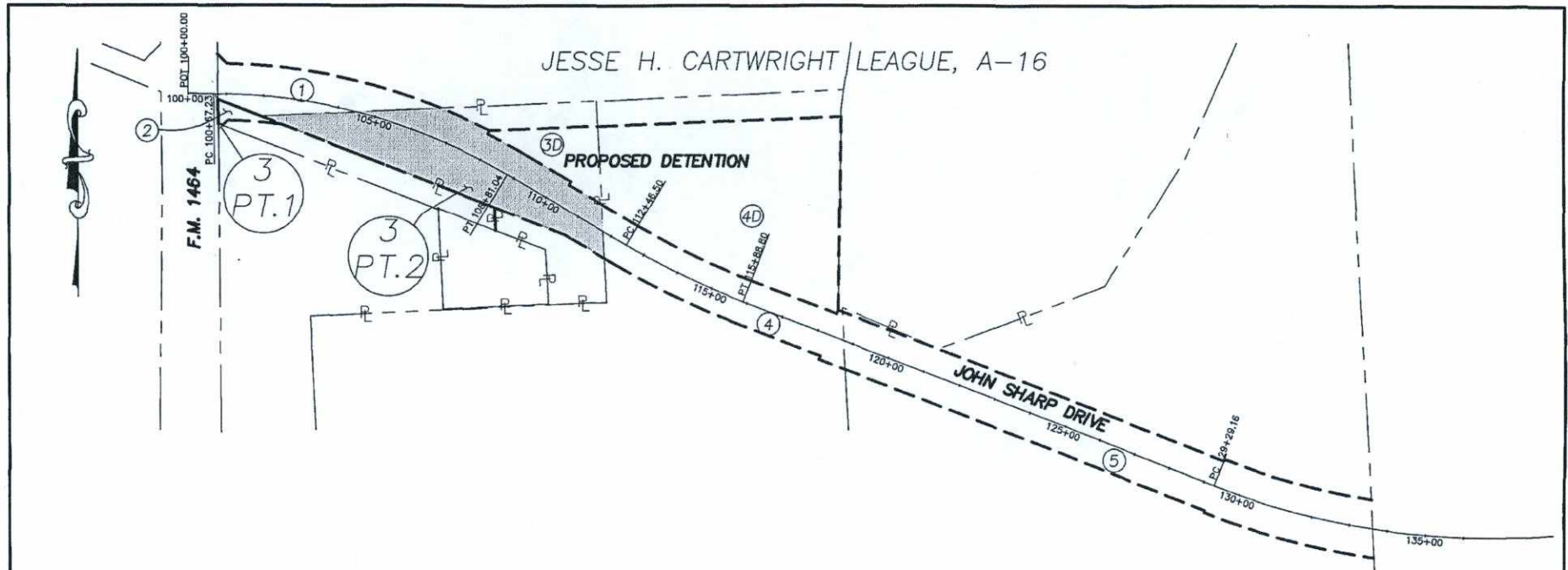
Note: This description is accompanied by a plat of survey of even date herewith. All iron rods set with Tejas caps are stamped with "RPLS 4079".

All distances and coordinates shown hereon are surface. To convert to grid, multiply by a scale factor = 0.9998700169.

TEJAS SURVEYING, INC.
Firm No. 10031300
Ph: 281 240-9099
Job No. 61-1803 Parcel 3



1-22-2020



NOTES:

- 1 THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD '83. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE SURFACE. TO CONVERT TO GRID MULTIPLY BY 0.9998700169.
- 2 THIS SURVEY IS ACCOMPANIED BY A METES AND BOUNDS DESCRIPTION OF EVEN DATE HEREWITH.
- 3 THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A LIMITED TITLE CERTIFICATE PREPARED BY COURTHOUSE SPECIALISTS, CERT. NO. 1933587A-2, DATED NOVEMBER 22, 2019.
- 4 UNLESS OTHERWISE NOTED, 5/8-INCH IRON RODS WITH YELLOW CADS STAMPED "RPLS 4079" SET AT ALL PARCEL CORNERS.

LEGEND

- IP - IRON PIPE
- IR - IRON ROD
- FND - FOUND
- PL - PROPERTY LINE
- P.O.C. - POINT OF COMMENCING
- P.O.B. - POINT OF BEGINNING
- VOL. - VOLUME
- PG. - PAGE
- F.N. - FILE NUMBER
- F.B.C.C - FORT BEND COUNTY CLERK
- D.R.F.B.C. - DEED RECORDS OF FORT BEND COUNTY
- P.R.F.B.C. - PLAT RECORDS OF FORT BEND COUNTY
- O.P.R.F.B.C. - OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY



1-22-2020

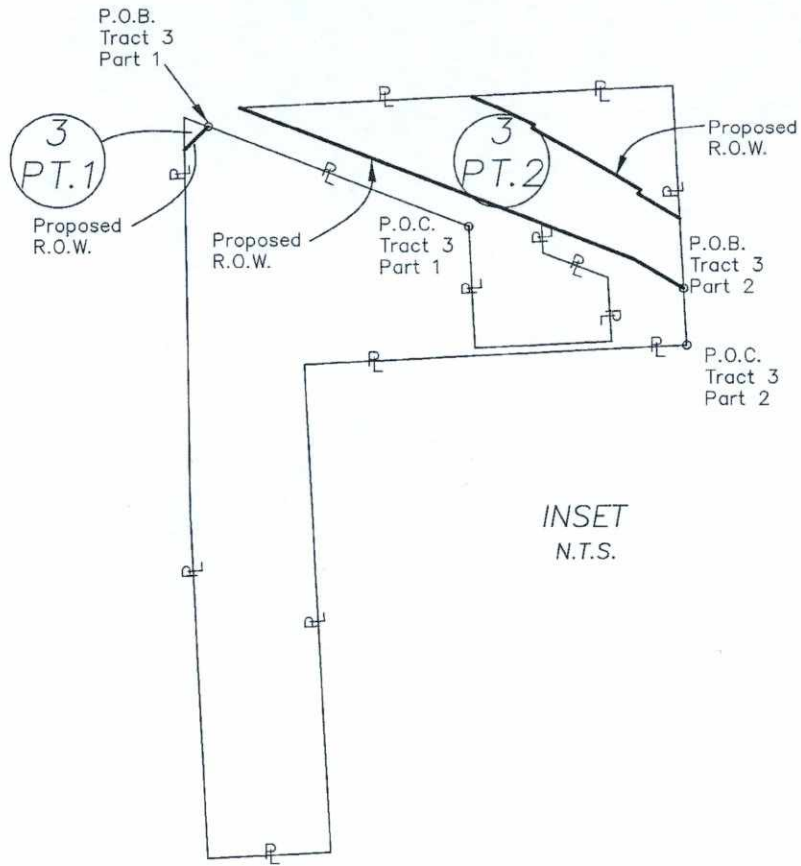
TAKING		ACRES/S.F.
PART 1	PART 2	TOTAL
0.0020/87	2.852/124,215	2.854/124,302

PARCEL PLAT
 SHOWING
PARCEL 3 PART 1
AND 2
JOHN SHARP DRIVE
FORT BEND COUNTY, TEXAS

PARCEL VICINITY MAP PAGE 5 OF 10

TEJAS SURVEYING, INC. FIRM NO. 10031300 1810 FIRST OAKS ST., SUITE 220 RICHMOND, TX 77406 PH: 281 240-9099 rsm@mrsurveyor.com	OWNER	EXISTING	TAKING	REMAINDER ACREAGE	
	ROBERT F. SCHUMANN	ACRES CALC. 15.884	ACRES/S.F. 2.854/124,302	LEFT 1.223	RIGHT 11.81

JESSE H. CARTWRIGHT LEAGUE, A-16



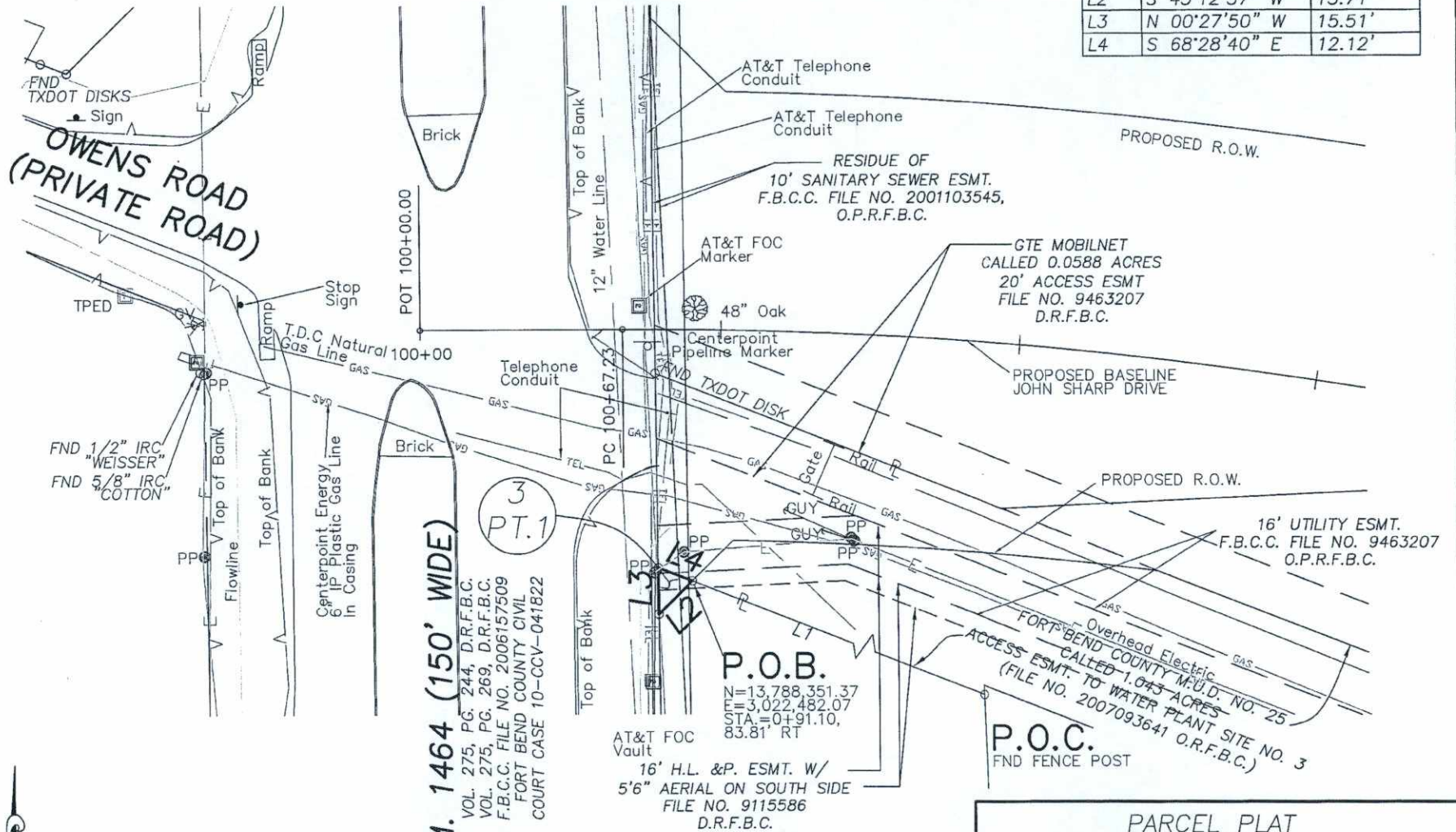
0 50
SCALE 1" = 50'

PARCEL PLAT
SHOWING
**PARCEL 3 PART 1
AND 2**
JOHN SHARP DRIVE
FORT BEND COUNTY, TEXAS

PARCEL VICINITY MAP PAGE 6 OF 10

JESSE H. CARTWRIGHT LEAGUE, A-16

LINE	BEARING	DISTANCE
L1	N 68°28'40" W	613.47'
L2	S 45°12'57" W	15.71'
L3	N 00°27'50" W	15.51'
L4	S 68°28'40" E	12.12'

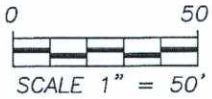


F.M. 1464 (150' WIDE)
 VOL. 275, PG. 244, D.R.F.B.C.
 VOL. 275, PG. 269, D.R.F.B.C.
 F.B.C.C. FILE NO. 2006157509
 FORT BEND COUNTY CIVIL
 COURT CASE 10-CCV-041822

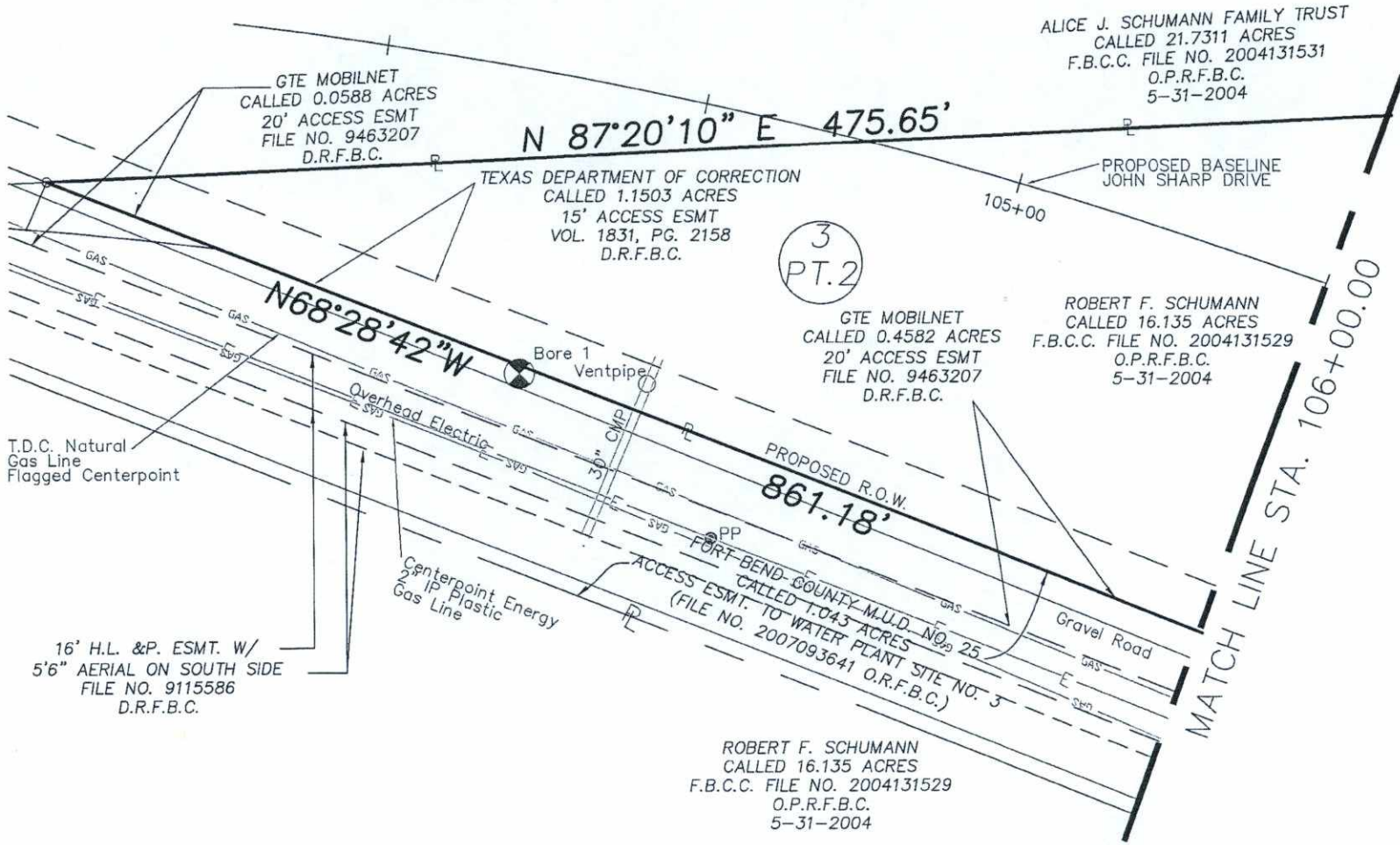
P.O.B.
 N=13,788,351.37
 E=3,022,482.07
 STA=0+91.10,
 83.81' RT
 16' H.L. & P. ESMT. W/
 5'6" AERIAL ON SOUTH SIDE
 FILE NO. 9115586
 D.R.F.B.C.

P.O.C.
 FND FENCE POST

PARCEL PLAT
 SHOWING
PARCEL 3 PART 1
 JOHN SHARP DRIVE
 FORT BEND COUNTY, TEXAS
 PARCEL DETAIL PAGE 7 OF 10



JESSE H. CARTWRIGHT LEAGUE, A-16



ALICE J. SCHUMANN FAMILY TRUST
 CALLED 21.7311 ACRES
 F.B.C.C. FILE NO. 2004131531
 O.P.R.F.B.C.
 5-31-2004

GTE MOBILNET
 CALLED 0.0588 ACRES
 20' ACCESS ESMT
 FILE NO. 9463207
 D.R.F.B.C.

TEXAS DEPARTMENT OF CORRECTION
 CALLED 1.1503 ACRES
 15' ACCESS ESMT
 VOL. 1831, PG. 2158
 D.R.F.B.C.

3
 PT. 2

GTE MOBILNET
 CALLED 0.4582 ACRES
 20' ACCESS ESMT
 FILE NO. 9463207
 D.R.F.B.C.

ROBERT F. SCHUMANN
 CALLED 16.135 ACRES
 F.B.C.C. FILE NO. 2004131529
 O.P.R.F.B.C.
 5-31-2004

T.D.C. Natural
 Gas Line
 Flagged Centerpoint

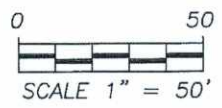
16' H.L. & P. ESMT. W/
 5'6" AERIAL ON SOUTH SIDE
 FILE NO. 9115586
 D.R.F.B.C.

Centerpoint Energy
 2" IP Plastic
 Gas Line

ACCESS ESMT. TO WATER PLANT SITE NO. 3
 (FILE NO. 2007093641 O.R.F.B.C.)

ROBERT F. SCHUMANN
 CALLED 16.135 ACRES
 F.B.C.C. FILE NO. 2004131529
 O.P.R.F.B.C.
 5-31-2004

MATCH LINE STA. 106+00.00



PARCEL PLAT
 SHOWING
PARCEL 3 PART 2

JOHN SHARP DRIVE
 FORT BEND COUNTY, TEXAS

 PARCEL DETAIL PAGE 8 OF 10

N 87°20'10" E
475.65'

JESSE H. CARTWRIGHT LEAGUE, A-16

ROBERT F. SCHUMANN
CALLED 16.135 ACRES
F.B.C.C. FILE NO. 2004131529
O.P.R.F.B.C.
5-31-2004

S58°58'42"E
153.89'

MATCH LINE STA. 106+00.00

PROPOSED BASELINE
JOHN SHARP DRIVE

3
PT. 2

TEXAS DEPARTMENT OF CORRECTION
CALLED 1.1503 ACRES
15' ACCESS ESMT
VOL. 1831, PG. 2158
D.R.F.B.C.

Top of Bank
Flowline
Top of Bank
PT 108+81.04

MATCH LINE STA. 109+00.00

PROPOSED R.O.W.

N68°28'42"W 861.18'

Gravel Road

Bore 2

Overhead Electric

12" Water Line

Top of Bank

FND Fence Post

18" RCP

7' Chain Link Fence

GTE MOBILNET
CALLED 0.4111 ACRES
16' UTILITY ESMT.
FILE NO. 9463207
D.R.F.B.C.

FORT BEND COUNTY M.U.D. NO. 25
CALLED 1.043 ACRES
ACCESS ESMT. TO WATER PLANT SITE NO. 3
(FILE NO. 2007093641 O.R.F.B.C.)

LINE	BEARING	DISTANCE
L1	N 58°58'42" W	120.65'
L2	S 27°55'34" W	10.00'
L3	S 31°01'18" W	10.00'
L4	S 58°58'42" E	100.43'
L5	N 02°39'50" W	117.63'

PARCEL PLAT
SHOWING
PARCEL 3 PART 2

JOHN SHARP DRIVE
FORT BEND COUNTY, TEXAS

PARCEL DETAIL

PAGE 9 OF 10

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	132.27'	1,580.00'	4°47'48"	S 65°18'52" E	132.23'
C2	108.05'	1,570.00'	3°56'35"	S 60°57'00" E	108.03'

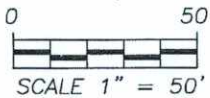


EXHIBIT
3D

EXHIBIT "3D"
METES AND BOUNDS DESCRIPTION
0.7259 ACRES (31,619 SQ. FT.)
OUT OF CALLED 16.135 ACRE TRACT
JESSE H. CARTWRIGHT LEAGUE, A-16
FORT BEND COUNTY, TEXAS

Being a tract or parcel of land containing 0.7259 acres (31,619 square feet), more less, situated in the Jesse H. Cartwright League, Abstract No. 16, in Fort Bend County, Texas, said 0.7259 acre tract being out of that certain tract called 16.135 acres conveyed to Robert F. Schumann, by special warranty deed effectively dated May 31, 2004, recorded in Fort Bend County Clerk's File No. 2004131529 of the Official Public Records of Fort Bend County, Texas, said 0.7259 acre parcel being more particularly described by metes and bounds as follows (with all bearings referenced to the Texas Coordinate System, South Central Zone, NAD '83):

COMMENCING (N=13,787,879.58, E=3,023,495.18) at 5/8-inch iron rod found for the most easterly southeasterly corner of said 16.135 acre tract, being also an interior corner of that certain tract called 40.00 acres conveyed to Timothy Lee Schumann, et al, described in Fort Bend County Clerk's File No. 2003074811;

THENCE North 02°39'50" West (called North) along the easterly line of said 16.135 acre tract, being a westerly line of said 40.00 acre tract, at a distance of 117.63 feet, pass a 5/8-inch capped iron rod set on the proposed south right-of-way line of John Sharp Drive, and continue, in all a distance of 261.85 feet to a 5/8-inch capped iron rod set on the proposed north right-of-way line of John Sharp Drive for the **POINT OF BEGINNING** (N=13,788,141.15, E=3,023,483.02) and southeast corner of the herein described 2.852 acre parcel;

THENCE along the proposed north right-of-way line of said John Sharp Drive, the following five courses and distances:

North 58°58'42" West, a distance of 100.43 feet to a 5/8-inch capped iron rod set for a transition in the right-of-way width;

North 31°01'18" East, a distance of 10.00 feet to a 5/8-inch capped iron rod set for a transition in the right-of-way width;

North 58°58'42" West, a distance of 153.89 feet to a 5/8-inch capped iron rod set for a point of curvature;

In a northwesterly direction, a distance of 108.05 feet following the arc of a curve to the left, having a radius of 1,570.00 feet and a central angle of 03°56'35" (Ch=N60°57'00"W, 108.03') to a 5/8-inch capped iron rod set for a transition in the right-of-way width, being also the southwest corner of the herein described parcel;

North 27°55'34" East, a distance of 10.00 feet to a 5/8-inch capped iron rod set for a transition in the right-of-way width, being also the northwest corner of the herein described parcel;

THENCE North 87°43'40" East crossing said 16.135 acre tract, a distance of 292.89 feet to a 5/8-inch capped iron rod set at an intersect with the east line of said 16.135 acre tract, being the west line of said 40.00 acre tract, for the northeast corner of the herein described parcel;

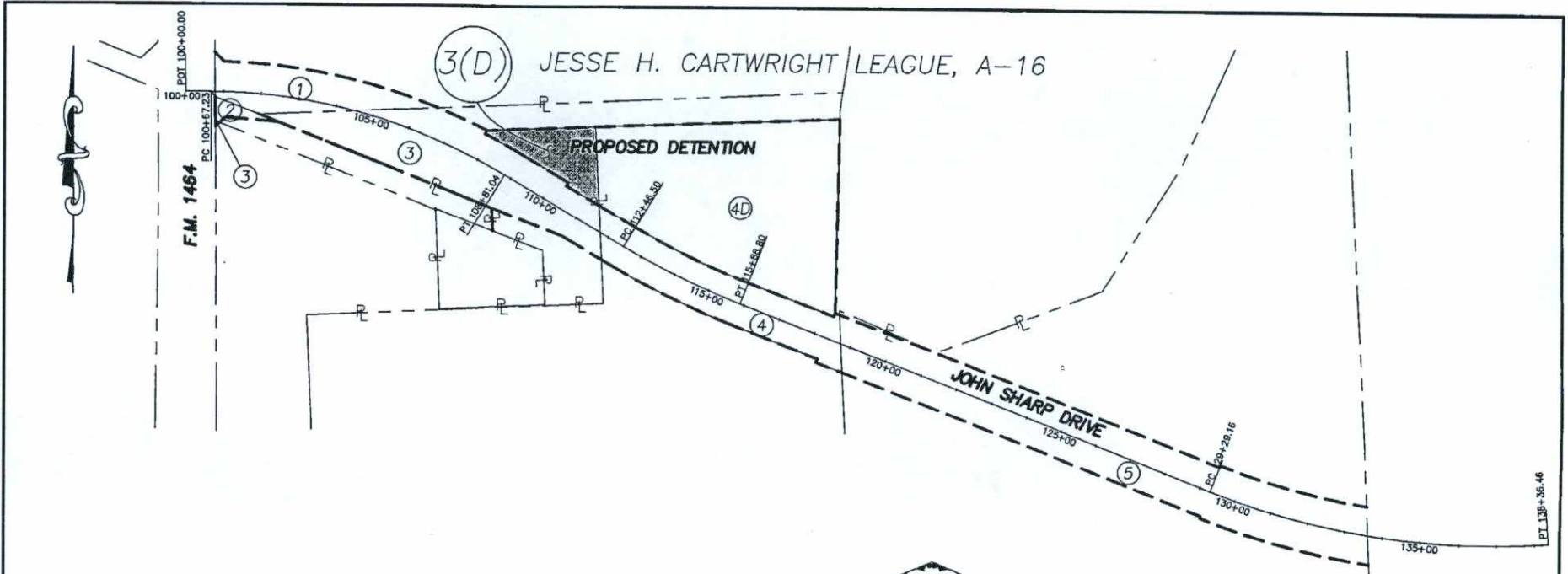
THENCE South 02°39'50" East (called South) along the east line of said 16.135 acre tract, being a west line of said 40.00 acre tract, a distance of 212.77 feet to the POINT OF BEGINNING and containing 2.852 acres (124,215 square feet) of land in Part 2, and containing a total area of 0.7259 acres (31,619 square feet) of land, more or less.

Note: This description is accompanied by a plat of survey of even date herewith. All iron rods set with Tejas caps are stamped with "RPLS 4079".

All distances and coordinates shown hereon are surface. To convert to grid, multiply by a scale factor = 0.9998700169.

TEJAS SURVEYING, INC.
Firm No. 10031300
Ph: 281 240-9099
Job No. 61-1803 Parcel 3(D)

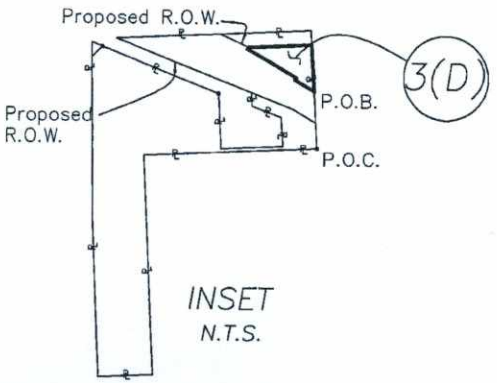




- NOTES:
- 1 THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD '83. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE SURFACE. TO CONVERT TO GRID MULTIPLY BY 0.9998700169.
 2. THIS SURVEY IS ACCOMPANIED BY A METES AND BOUNDS DESCRIPTION OF EVEN DATE HEREWITH.
 3. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A LIMITED TITLE CERTIFICATE PREPARED BY COURTHOUSE SPECIALISTS, CERT. NO. 1933587A-2, DATED NOVEMBER 22, 2019.
 4. UNLESS OTHERWISE NOTED, 5/8-INCH IRON RODS WITH YELLOW CADS STAMPED "RPLS 4079" SET AT ALL PARCEL CORNERS.

LEGEND

- IP - IRON PIPE
- IR - IRON ROD
- FND - FOUND
- R - PROPERTY LINE
- P.O.C. - POINT OF COMMENCING
- P.O.B. - POINT OF BEGINNING
- VOL. - VOLUME
- PG. - PAGE
- F.N. - FILE NUMBER
- F.B.C.C - FORT BEND COUNTY CLERK
- F.B.C.D.R. - FORT BEND COUNTY DEED RECORDS
- F.B.C.P.R. - FORT BEND COUNTY PLAT RECORDS
- F.B.C.O.P.R. - FORT BEND COUNTY OFFICIAL PUBLIC RECORDS



* DOES NOT INCLUDE R.O.W. TAKING 2.854 AC/124.302 S.F.

TEJAS SURVEYING, INC. FIRM NO. 10031300 1810 FIRST OAKS ST., SUITE 220 RICHMOND, TX 77406 PH: 281 240-9099 rsm@mrsurveyor.com	OWNER	EXISTING	* TAKING	REMAINDER ACREAGE	
	ROBERT F. SCHUMANN	ACRES	ACRES/S.F.	LEFT	RIGHT
		15.884	0.7259/31,619	0.4971	11.81

PARCEL PLAT
SHOWING
PARCEL 3(D)

JOHN SHARP DRIVE
FORT BEND COUNTY, TEXAS

PARCEL VINCINTY MAP PAGE 3 OF 4

JESSE H. CARTWRIGHT LEAGUE, A-16

ROBERT F. SCHUMANN
CALLED 16.135 ACRES
F.B.C.C. FILE NO. 200413529
O.P.R.F.B.C.
5-31-2004

N87°43'40"E
292.89'

TIMOTHY LEE SCHUMANN, ET AL
CALLED 40.00 ACRES
F.B.C.C. FILE NO. 2003074811,
O.R.F.B.C.
06-04-2003

3(D)

PROPOSED BASELINE
JOHN SHARP DRIVE

P.O.B.
N=13,788,141.15
E=3,023,483.02
STA.=111+35.36, 60.00' LT.

TIMOTHY LEE SCHUMANN, ET AL
CALLED 40.00 ACRES
F.B.C.C. FILE NO. 2003074811,
O.R.F.B.C.
06-04-2003

TEXAS DEPARTMENT OF CORRECTION
CALLED 1.1503 ACRES
15' ACCESS EASE
VOL. 1831, PG. 2158
D.R.F.B.C.T.

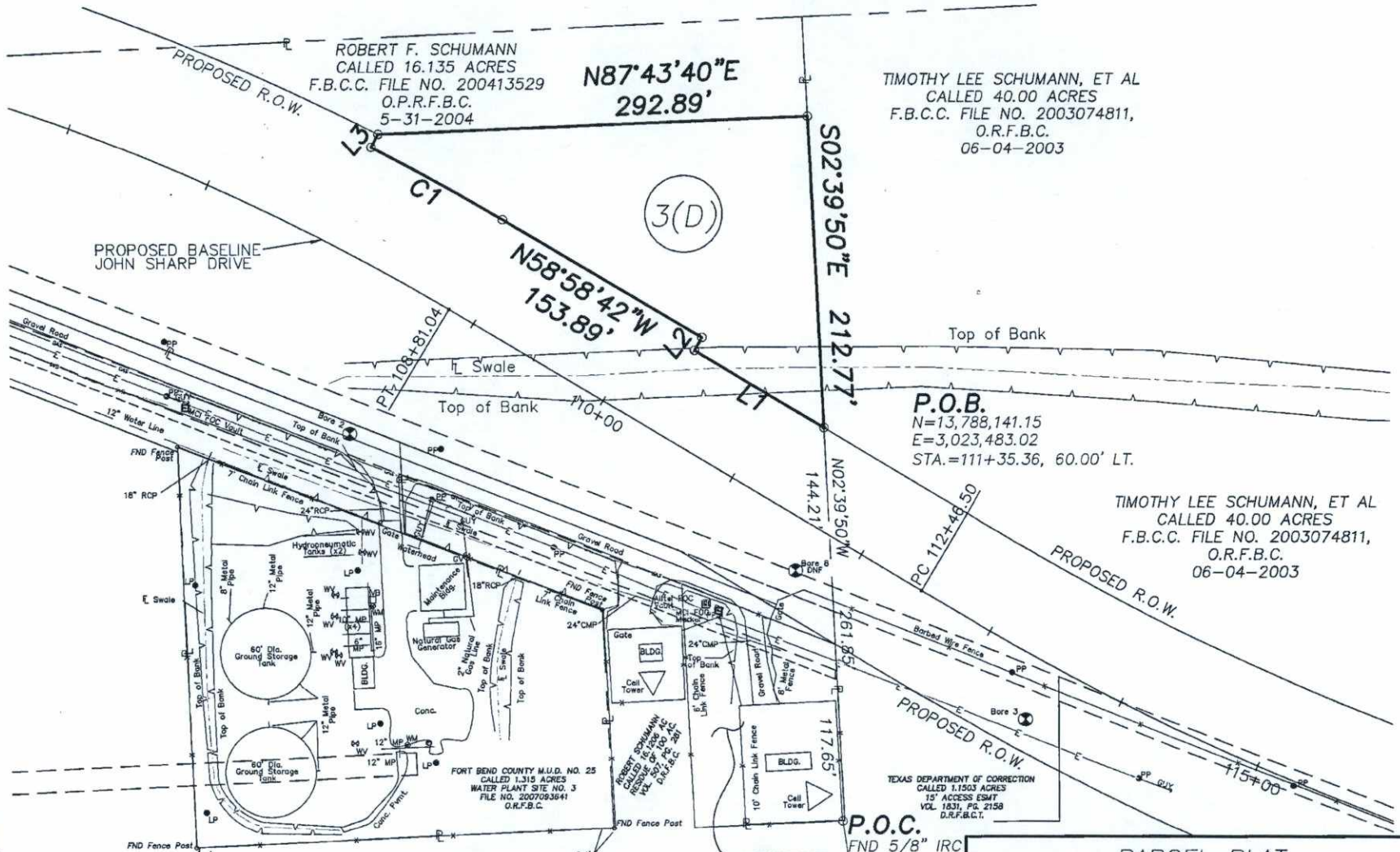
P.O.C.
FND 5/8" IRC

PARCEL PLAT
SHOWING
PARCEL 3(D)

FORT BEND COUNTY, TEXAS

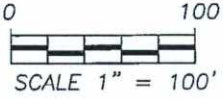
PARCEL DETAIL

PAGE 4 OF 4



LINE	BEARING	DISTANCE
L1	N 58°58'42" W	100.43'
L2	N 31°01'18" E	10.00'
L3	N 27°55'34" E	10.00'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	108.05'	1,570.00'	3°56'35"	N 60°57'00" W	108.03'



EXHIBIT

4

EXHIBIT "4"

**METES AND BOUNDS DESCRIPTION
1.944 ACRES (84,700 SQ. FT.)
OUT OF CALLED 40.00 ACRE TRACT
JESSE H. CARTWRIGHT LEAGUE, A-16
FORT BEND COUNTY, TEXAS**

Being a tract or parcel of land containing 1.944 acres (84,700 square feet), more less, situated in the Jesse H. Cartwright League, Abstract No. 16, in Fort Bend County, Texas, said 1.944 acre tract being out of that certain tract called 40.00 acres conveyed to Timothy Lee Schumann, Sandra Schumann Turner, Kathleen Schumann Neuland, and Jeffrey Thomas Schumann, by deed of distribution dated June 4, 2003, recorded in Fort Bend County Clerk's File No. 2003074811, of the Official Public Records of Fort Bend County, Texas, said 1.944 acre parcel being more particularly described by metes and bounds as follows (with all bearings referenced to the Texas Coordinate System, South Central Zone, NAD '83):

COMMENCING (N=13,787,879.58, E=3,023,495.18) at 5/8-inch iron rod found for an interior corner of said 40.00 acre tract, being also the most easterly southeasterly corner of that certain tract called 16.135 acres conveyed to Robert F. Schumann, described in Fort Bend County Clerk's File No. 2004131529 of the Official Public Records of Fort Bend County, Texas;

THENCE North 02°39'50" West (called North) along the westerly line of said 40.00 acre tract, being also the easterly line of said 16.135 acre tract, a distance of 117.63 feet to a 5/8-inch capped iron rod set on the proposed south right-of-way line of John Sharp Drive for the **POINT OF BEGINNING** (N=13,787,997.09, E=3,023,489.72) and southwest corner of the herein described 1.944 acre parcel;

THENCE continuing North 02°39'50" West (called North) along the westerly line of said 40.00 acre tract, being the easterly line of said 16.135 acre tract, a distance of 144.21 feet to a 5/8-inch capped iron rod set at an intersect with the proposed north right-of-way line of said John Sharp Drive;

THENCE along the proposed north right-of-way line of said John Sharp Drive, the following five courses and distances:

South 58°58'42" East, a distance of 111.14 feet to a 5/8-inch capped iron rod set for a point of curvature;

In a southeasterly direction, a distance of 332.04 feet following the arc of a curve to the left, having a radius of 1,940.00 feet and a central angle of 09°48'23" (Ch=S63°52'54"E, 331.63') to a 5/8-inch capped iron rod set for a point of tangency;

South 68°47'05" East, a distance of 241.54 feet to a 5/8-inch capped iron rod set for a transition in the right-of-way width;

North 21°12'55" East, a distance of 10.00 feet to a 5/8-inch capped iron rod set for a point of transition in the right-of-way width;

South 68°47'05" East, a distance of 12.59 feet to a 5/8-inch capped iron rod set in the east line of said 40.00 acre tract, being also the west line of that certain tract called 40.0 acres conveyed to Timothy Lee Schumann, Sandra Schumann Turner, Kathleen Schumann Neuland, and Jeffrey Thomas Schumann, by deed of distribution dated June 4, 2003, recorded in Fort Bend County Clerk's File No. 2003074810, of the Official Public Records of Fort Bend County, Texas, for the northeast corner of the herein described parcel;

THENCE South 02°39'50" East along the east line of said 40.00 acre tract and the west line of said 40.0 acre tract, a distance of 153.11 feet to the a 5/8-inch capped iron rod set at an intersect with the south right-of-way line of said John Sharp Drive, for the southeast corner of the herein described parcel;

THENCE along the proposed south right-of-way line of said John Sharp Drive, the following five courses and distances:

North 68°47'05" West, a distance of 74.57 feet to a 5/8-inch capped iron rod set for a transition in the right-of-way width;

North 21°12'55" East, a distance of 10.00 feet to a 5/8-inch capped iron rod set for a transition in the right-of-way width;

North 68°47'05" West, a distance of 241.54 feet to a 5/8-inch capped iron rod set for a point of curvature;

Fort Bend County Mobility Project
John Sharp Drive:
FM 1464 to Sugar Land City Limits

December 5, 2019
Parcel 4

In a northwesterly direction, a distance of 352.57 feet following the arc of a curve to the right, having a radius of 2,060.00 feet and a central angle of $09^{\circ}48'23''$ ($Ch=N63^{\circ}52'54''W$, 352.14') to a 5/8-inch capped iron rod set for a point of tangency;

North $58^{\circ}58'42''$ West, a distance of 31.15 feet to the POINT OF BEGINNING and containing 1.944 acres (84,700 square feet) of land, more or less.

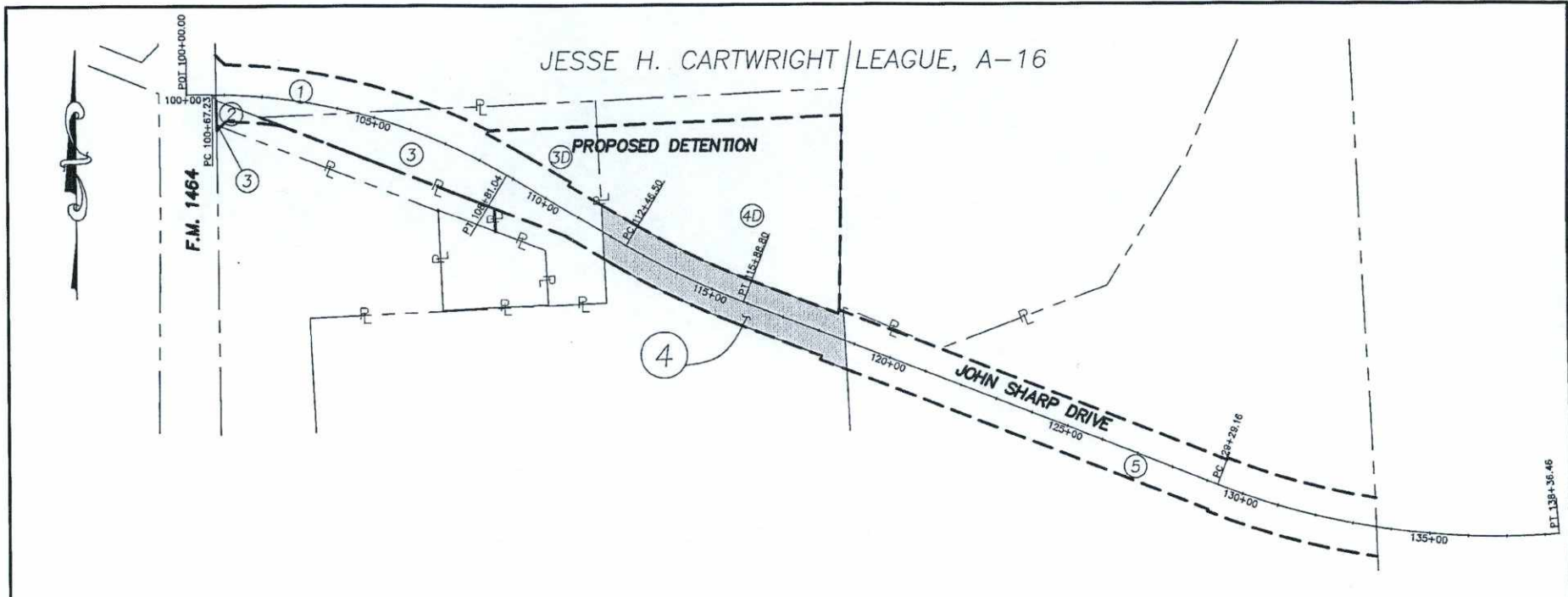
Note: This description is accompanied by a plat of survey of even date herewith. All iron rods set with Tejas caps are stamped with "RPLS 4079".

All distances and coordinates shown hereon are surface. To convert to grid, multiply by a scale factor = 0.9998700169.

TEJAS SURVEYING, INC.
Firm No. 10031300
Ph: 281 240-9099
Job No. 61-1803 Parcel 4



1-22-2020

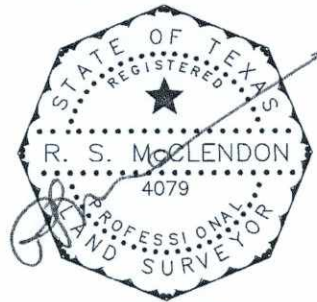


NOTES:

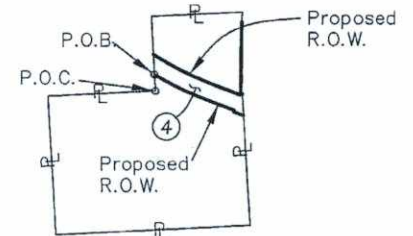
- 1 THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD '83. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE SURFACE. TO CONVERT TO GRID MULTIPLY BY 0.9998700169.
2. THIS SURVEY IS ACCOMPANIED BY A METES AND BOUNDS DESCRIPTION OF EVEN DATE HERewith.
3. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A LIMITED TITLE CERTIFICATE PREPARED BY COURTHOUSE SPECIALISTS, CERT. NO. 1933587A-3, DATED NOVEMBER 22, 2019.
4. UNLESS OTHERWISE NOTED, 5/8-INCH IRON RODS WITH YELLOW CADS STAMPED "RPLS 4079" SET AT ALL PARCEL CORNERS.

LEGEND

- IP - IRON PIPE
- IR - IRON ROD
- FND - FOUND
- PL - PROPERTY LINE
- P.O.C. - POINT OF COMMENCING
- P.O.B. - POINT OF BEGINNING
- VOL. - VOLUME
- PG. - PAGE
- F.N. - FILE NUMBER
- F.B.C.C - FORT BEND COUNTY CLERK
- D.R.F.B.C. - DEED RECORDS OF FORT BEND COUNTY
- P.R.F.B.C. - PLAT RECORDS OF FORT BEND COUNTY
- O.P.R.F.B.C. - OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY



1-22-2020



PARCEL PLAT
SHOWING
PARCEL 4

JOHN SHARP DRIVE
FORT BEND COUNTY, TEXAS

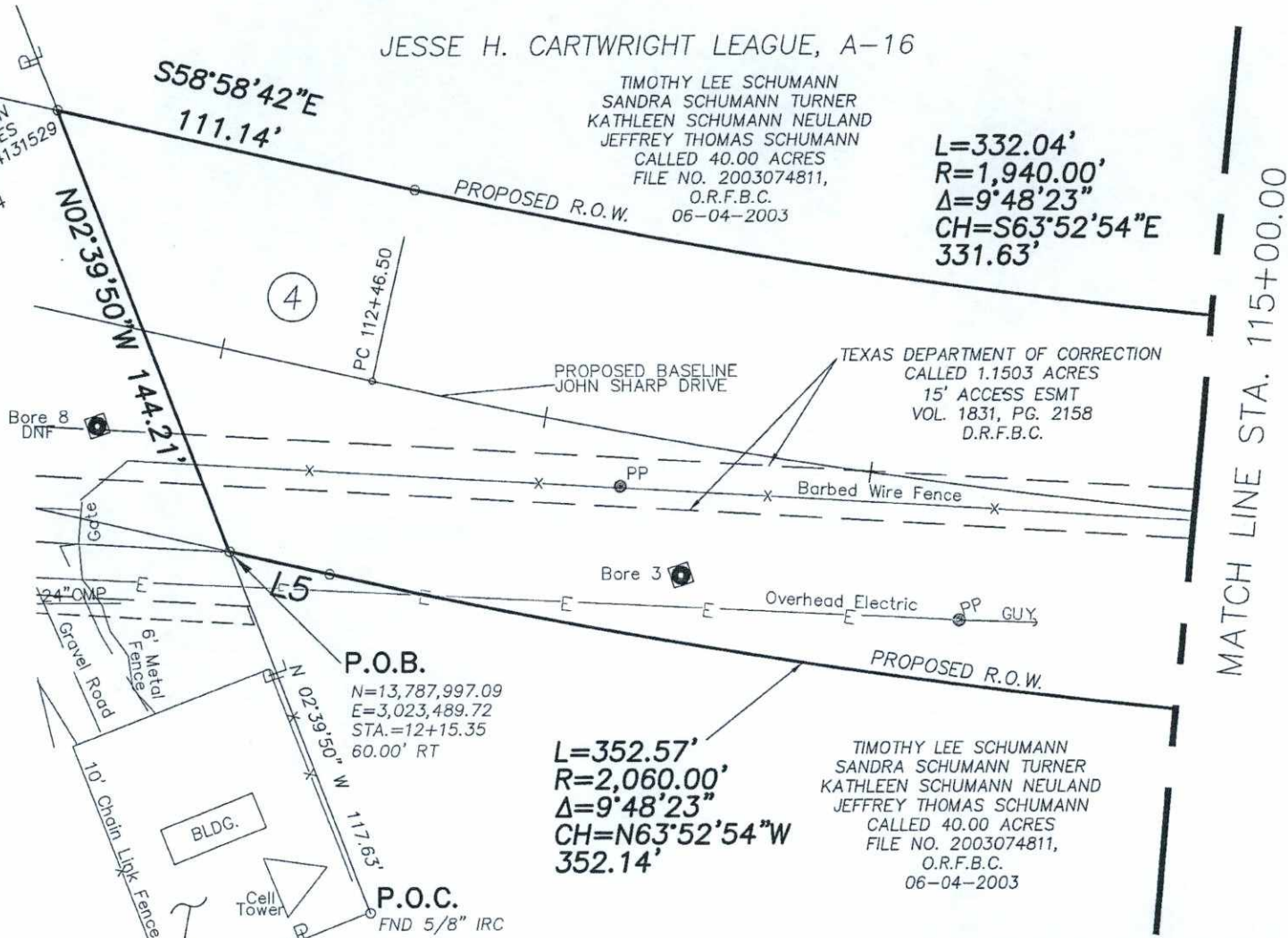
TEJAS SURVEYING, INC. FIRM NO. 10031300 1810 FIRST OAKS ST., SUITE 220 RICHMOND, TX 77406 PH: 281 240-9099 rsm@mrsurveyor.com	OWNER	EXISTING	TAKING	REMAINDER ACREAGE	
	TIMOTHY L. SCHUMANN, JEFFREY T. SCHUMANN, KATHLEEN S. NEULAND SANDRA S. TURNER	ACRES	ACRES/S.F.	LEFT	RIGHT
		40.00	1.944/84,700	6.550	31.50

JESSE H. CARTWRIGHT LEAGUE, A-16

TIMOTHY LEE SCHUMANN
SANDRA SCHUMANN TURNER
KATHLEEN SCHUMANN NEULAND
JEFFREY THOMAS SCHUMANN
CALLED 40.00 ACRES
FILE NO. 2003074811,
O.R.F.B.C.
06-04-2003

$L=332.04'$
 $R=1,940.00'$
 $\Delta=9^{\circ}48'23''$
 $CH=S63^{\circ}52'54''E$
 $331.63'$

ROBERT F. SCHUMANN
CALLED 16.135 ACRES
FILE NO. 2004131529
O.P.R.F.B.C.
5-31-2004



4

Bore 8
DNF

PROPOSED BASELINE
JOHN SHARP DRIVE

TEXAS DEPARTMENT OF CORRECTION
CALLED 1.1503 ACRES
15' ACCESS ESMT
VOL. 1831, PG. 2158
D.R.F.B.C.

Barbed Wire Fence

Bore 3

Overhead Electric

PROPOSED R.O.W.

P.O.B.
N=13,787,997.09
E=3,023,489.72
STA.=12+15.35
60.00' RT

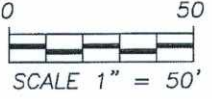
$L=352.57'$
 $R=2,060.00'$
 $\Delta=9^{\circ}48'23''$
 $CH=N63^{\circ}52'54''W$
 $352.14'$

TIMOTHY LEE SCHUMANN
SANDRA SCHUMANN TURNER
KATHLEEN SCHUMANN NEULAND
JEFFREY THOMAS SCHUMANN
CALLED 40.00 ACRES
FILE NO. 2003074811,
O.R.F.B.C.
06-04-2003

P.O.C.
FND 5/8" IRC

GTE MOBILNET LEASE
CALLED 0.3214 ACRES
SUGAR LAND SITE
FILE NO. 9463207
D.R.F.B.C.

MATCH LINE STA. 115+00.00



LINE	BEARING	DISTANCE
L1	N 21°12'55" E	10.00'
L2	S 68°47'05" E	12.59'
L3	N 68°47'05" W	74.57'
L4	N 21°12'55" E	10.00'
L5	N 58°58'42" W	31.15'

PARCEL PLAT
SHOWING
PARCEL 4

JOHN SHARP DRIVE
FORT BEND COUNTY, TEXAS

PARCEL DETAIL PAGE 5 OF 6

JESSE H. CARTWRIGHT LEAGUE, A-16

GULF COAST WATER AUTHORITY,
 FKA BRAZOS RIVER AUTHORITY,
 AMERICAN CANAL COMPANY OF TEXAS,
 AMERICAN RICE GROWERS COOP ASSOCIATION,
 BRAZOS VALLEY IRRIGATION COMPANY,
 VOL. 2059, PG. 2245
 O.R.F.B.C.
 VOL. 395, PG. 650
 D.R.F.B.C.
 VOL. 387, PG. 165,
 D.R.F.B.C.

TIMOTHY LEE SCHUMANN
 SANDRA SCHUMANN TURNER
 KATHLEEN SCHUMANN NEULAND
 JEFFREY THOMAS SCHUMANN
 CALLED 40.00 ACRES
 FILE NO. 2003074811,
 O.R.F.B.C.
 06-04-2003

TIMOTHY LEE SCHUMANN ET AL
 CALLED 40.0 ACRES
 FILE NO. 2003074810
 O.P.R.F.B.C.
 06-04-2003

TEXAS DEPARTMENT OF CORRECTION
 CALLED 1.1503 ACRES
 15' ACCESS ESMT
 VOL. 1831, PG. 2158
 D.R.F.B.C.

TIMOTHY LEE SCHUMANN
 SANDRA SCHUMANN TURNER
 KATHLEEN SCHUMANN NEULAND
 JEFFREY THOMAS SCHUMANN
 CALLED 40.00 ACRES
 FILE NO. 2003074811,
 O.R.F.B.C.
 06-04-2003

$L=332.04'$
 $R=1,940.00'$
 $\Delta=9^{\circ}48'23''$
 $CH=S63^{\circ}52'54''E$
 $331.63'$

$L=352.57'$
 $R=2,060.00'$
 $\Delta=9^{\circ}48'23''$
 $CH=N63^{\circ}52'54''W$
 $352.14'$

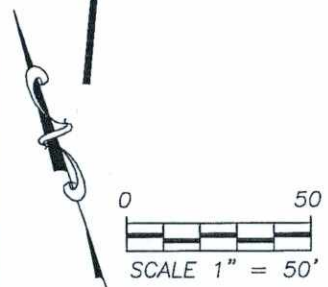
LINE	BEARING	DISTANCE
L1	N 21°12'55" E	10.00'
L2	S 68°47'05" E	12.59'
L3	N 68°47'05" W	74.57'
L4	N 21°12'55" E	10.00'
L5	N 58°58'42" W	31.15'

MATCH LINE STA. 115+00.00

$S68^{\circ}47'05''E$ 241.54'
 PROPOSED R.O.W.

$N68^{\circ}47'05''W$ 241.54'
 PROPOSED R.O.W.

$S02^{\circ}39'50''E$ 153.11'
 PROPOSED R.O.W.



PARCEL PLAT
 SHOWING
PARCEL 4

JOHN SHARP DRIVE
 FORT BEND COUNTY, TEXAS

PARCEL DETAIL PAGE 6 OF 6

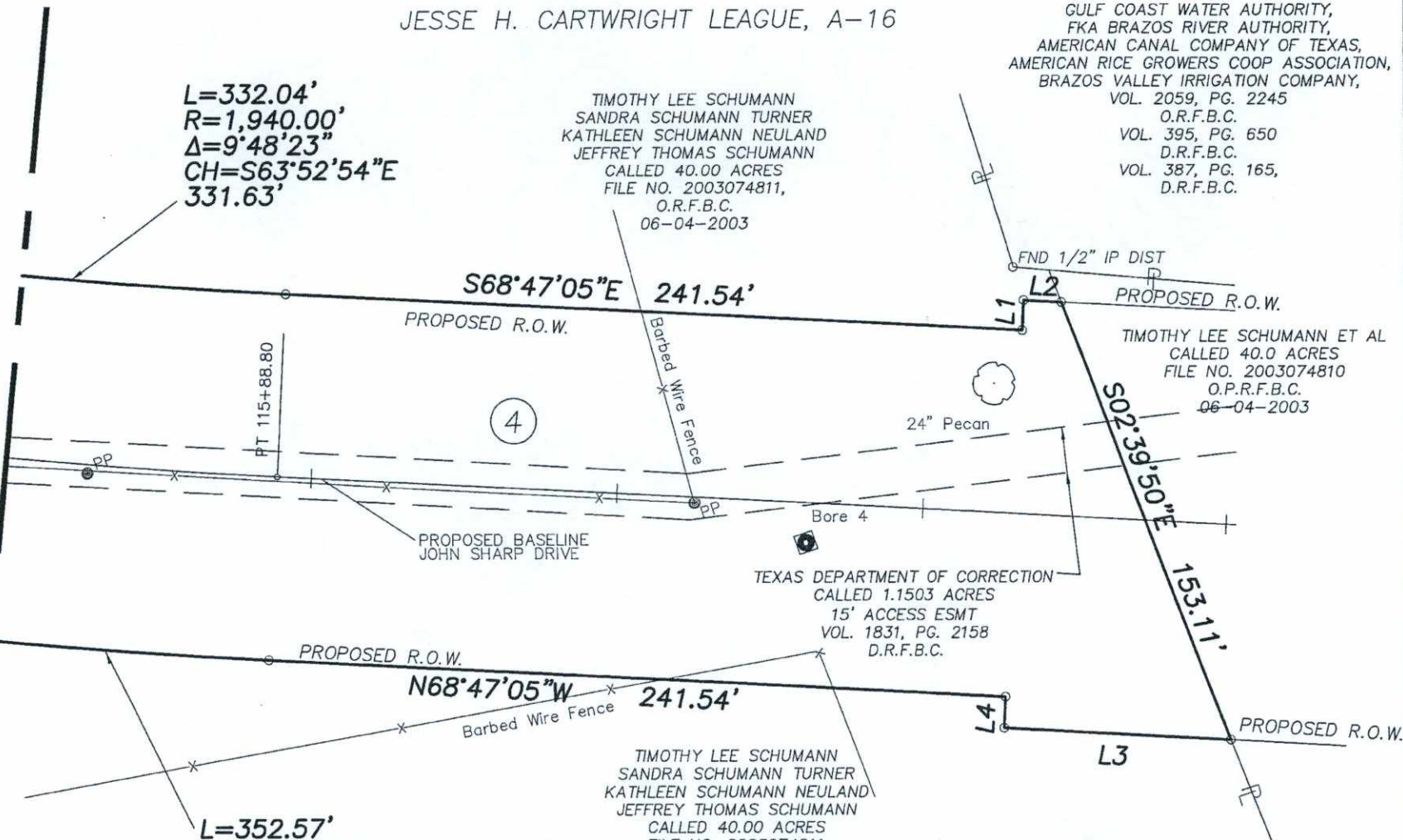


EXHIBIT
4D

EXHIBIT "4D"

**METES AND BOUNDS DESCRIPTION
5.587 ACRES (243,361 SQ. FT.)
OUT OF CALLED 40.00 ACRE TRACT
JESSE H. CARTWRIGHT LEAGUE, A-16
FORT BEND COUNTY, TEXAS**

Being a tract or parcel of land containing 5.587 acres (243,361 square feet), more less, situated in the Jesse H. Cartwright League, Abstract No. 16, in Fort Bend County, Texas, said 5.587 acre tract being out of that certain tract called 40.00 acres conveyed to Timothy Lee Schumann, Sandra Schumann Turner, Kathleen Schumann Neuland, and Jeffrey Thomas Schumann, by deed of distribution dated June 4, 2003, recorded in Fort Bend County Clerk's File No. 2003074811, of the Official Public Records of Fort Bend County, Texas, said 5.587 acre parcel being more particularly described by metes and bounds as follows (with all bearings referenced to the Texas Coordinate System, South Central Zone, NAD '83):

COMMENCING (N=13,787,879.58, E=3,023,495.18) at 5/8-inch iron rod found for an interior corner of said 40.00 acre tract, being also the most easterly southeasterly corner of that certain tract called 16.135 acres conveyed to Robert F. Schumann, described in Fort Bend County Clerk's File No. 2004131529 of the Official Public Records of Fort Bend County, Texas;

THENCE North 02°39'50" West (called North) along the westerly line of said 40.00 acre tract, being also the easterly line of said 16.135 acre tract, at a distance of 117.63 feet, pass a 5/8-inch capped iron rod set on the proposed south right-of-way line of John Sharp Drive, and continue, in all a distance of 261.85 feet to a 5/8-inch capped iron rod set on the proposed north right-of-way line of John Sharp Drive for the **POINT OF BEGINNING** (N=13,788,141.15, E=3,023,483.02) and southwest corner of the herein described 5.587 acre parcel;

THENCE continuing North 02°39'50" West (called North) along the westerly line of said 40.00 acre tract, being the easterly line of said 16.135 acre tract, a distance of 212.77 feet to a 5/8-inch capped iron rod set for the northwest corner of the herein described parcel;

THENCE North 87°43'40" East, a distance of 641.71 feet to a 5/8-inch capped iron rod set at an intersect with the east line of said 40.00 acre tract, being the westerly line of that certain Gulf Coast Water Authority tract, formerly known as the Brazos River Authority, American Canal Company of Texas, American Rice Growers Coop Association, and Brazos Valley Irrigation Company, as described in Vol. 2059, Pg. 2245, of the Official Records of Fort Bend County, for the northeast corner of the herein described parcel;

Fort Bend County Mobility Project
John Sharp Drive:
FM 1464 to Sugar Land City Limits

December 5, 2019
Parcel 4(D)

THENCE South $01^{\circ}02'10''$ West, along the easterly line of said 40.00 acre tract, being the westerly line of said Gulf Coast Water Authority tract, a distance of 508.02 feet to a 1/2-inch iron pipe found for an angle point;

THENCE South $01^{\circ}40'17''$ West, along the easterly line of said 40.00 acre tract, being the westerly line of said Gulf Coast Water Authority tract, a distance of 11.40 feet to a 5/8-inch capped iron rod set for at an intersect with the proposed north right-of-way line of John Sharp Drive, being a point of transition in the right-of-way width, and an angle point in the east line of the herein described parcel;

THENCE along the proposed north right-of-way line of said John Sharp Drive, the following four courses and distances:

South $21^{\circ}12'55''$ West, a distance of 10.00 feet to a 5/8-inch capped iron rod set for a transition in the right-of-way width;

North $68^{\circ}47'05''$ West, a distance of 241.54 feet to a 5/8-inch capped iron rod set for a point of curvature;

In a northwesterly direction, a distance of 332.04 feet following the arc of a curve to the right, having a radius of 1,940.00 feet and a central angle of $09^{\circ}48'23''$ ($Ch=N63^{\circ}52'54''W$, 331.63') to a 5/8-inch capped iron rod set for a point of tangency;

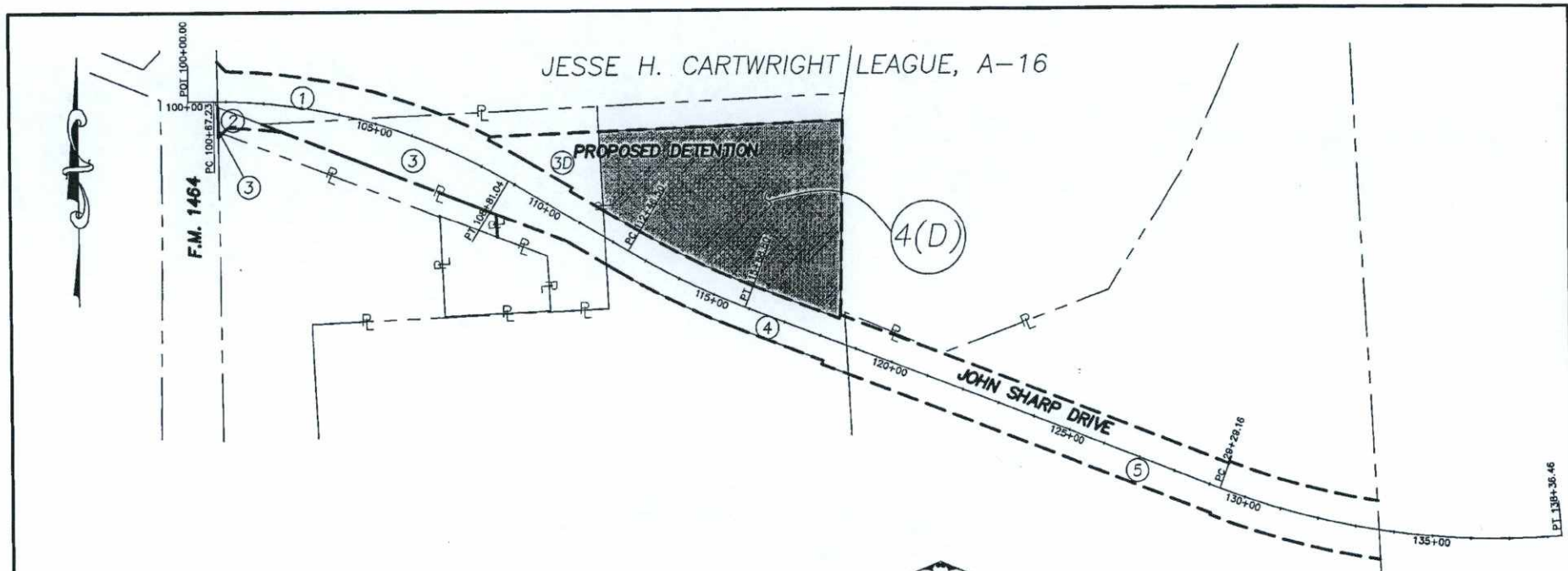
North $58^{\circ}58'42''$ West, a distance of 111.14 feet to the POINT OF BEGINNING and containing 5.587 acres (243,361 square feet) of land, more or less.

Note: This description is accompanied by a plat of survey of even date herewith. All iron rods set with Tejas caps are stamped with "RPLS 4079".

All distances and coordinates shown hereon are surface. To convert to grid, multiply by a scale factor = 0.9998700169.

TEJAS SURVEYING, INC.
Firm No. 10031300
Ph: 281 240-9099
Job No. 61-1803 Parcel 4(D)



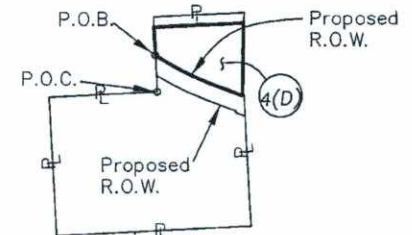


NOTES:

- 1 THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD '83. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE SURFACE. TO CONVERT TO GRID MULTIPLY BY 0.9998700169.
2. THIS SURVEY IS ACCOMPANIED BY A METES AND BOUNDS DESCRIPTION OF EVEN DATE HEREWITH.
3. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A LIMITED TITLE CERTIFICATE PREPARED BY COURTHOUSE SPECIALISTS, CERT. NO. 1933587A-3, DATED NOVEMBER 22, 2019.
4. UNLESS OTHERWISE NOTED, 5/8-INCH IRON RODS WITH YELLOW CADS STAMPED "RPLS 4079" SET AT ALL PARCEL CORNERS.

LEGEND

- IP - IRON PIPE
- IR - IRON ROD
- FND - FOUND
- P - PROPERTY LINE
- P.O.C. - POINT OF COMMENCING
- P.O.B. - POINT OF BEGINNING
- VOL. - VOLUME
- PG. - PAGE
- F.N. - FILE NUMBER
- F.B.C.C - FORT BEND COUNTY CLERK
- D.R.F.B.C. - DEED RECORDS OF FORT BEND COUNTY
- P.R.F.B.C. - PLAT RECORDS OF FORT BEND COUNTY
- O.P.R.F.B.C. - OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY



INSET
N.T.S.

* DOES NOT INCLUDE R.O.W. TAKING 1.944 AC/84,700 S.F.

TEJAS SURVEYING, INC. FIRM NO. 10031300 1810 FIRST OAKS ST., SUITE 220 RICHMOND, TX 77406 PH: 281 240-9099 rsm@mrsurveyor.com	OWNER	EXISTING	* TAKING	REMAINDER ACREAGE	
	TIMOTHY L. SCHUMANN, JEFFREY T. SCHUMANN, KATHLEEN S. NEULAND SANDRA S. TURNER	ACRES	ACRES/S.F.	LEFT	RIGHT
		40.00	5.587/243,361	0.9636	31.50

PARCEL PLAT
 SHOWING
PARCEL 4(D)

JOHN SHARP DRIVE
 FORT BEND COUNTY, TEXAS
 PARCEL VICINITY MAP PAGE 3 OF 4

JESSE H. CARTWRIGHT LEAGUE, A-16

TIMOTHY LEE SCHUMANN
SANDRA SCHUMANN TURNER
KATHLEEN SCHUMANN NEULAND
JEFFREY THOMAS SCHUMANN
CALLED 40.00 ACRES
FILE NO. 2003074811, O.R.F.B.C.
06-04-2003

ROBERT F. SCHUMANN
CALLED 16.135 ACRES
F.B.C.C. FILE NO. 2004131529
O.P.R.F.B.C.
5-31-2004

GULF COAST WATER AUTHORITY,
FKA BRAZOS RIVER AUTHORITY,
AMERICAN CANAL COMPANY OF TEXAS,
AMERICAN RICE GROWERS COOP ASSOCIATION,
BRAZOS VALLEY IRRIGATION COMPANY,
VOL. 2059, PG. 2245
O.R.F.B.C.
VOL. 395, PG. 650
D.R.F.B.C.
VOL. 387, PG. 165,
D.R.F.B.C.

N87°43'40"E 641.71'

N02°39'50"W
212.77'

FND 1/2" IP DIST

4(D)

P.O.B.
N=13,788,141.15
E=3,023,483.02
STA=111+35.36,
60.00 LF

L3

PROPOSED R.O.W.

PROPOSED BASELINE
JOHN SHARP DRIVE
C1

PROPOSED R.O.W.

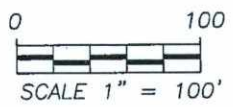
P.O.C.
FND 5/8" IRC

TIMOTHY LEE SCHUMANN
SANDRA SCHUMANN TURNER
KATHLEEN SCHUMANN NEULAND
JEFFREY THOMAS SCHUMANN
CALLED 40.00 ACRES
FILE NO. 2003074811, O.R.F.B.C.
06-04-2003

GTE MOBILNET LEASE
CALLED 0.3214 ACRES
SUGAR LAND SITE
FILE NO. 9463207
D.R.F.B.C.T.

LINE	BEARING	DISTANCE
L1	S 01°40'17" W	11.40'
L2	S 21°12'55" W	10.00'
L3	N 58°58'42" W	111.14'

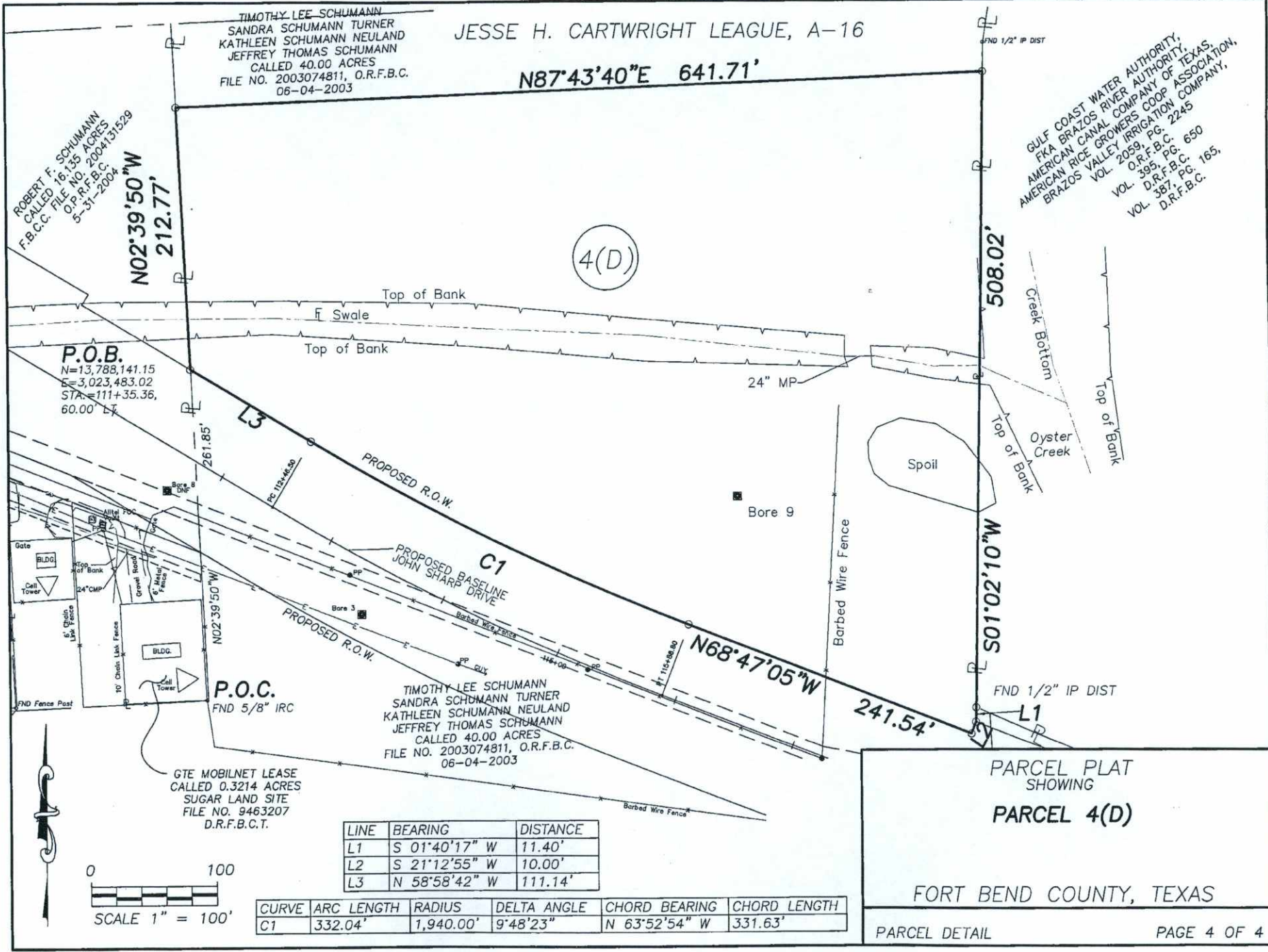
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	332.04'	1,940.00'	9°48'23"	N 63°52'54" W	331.63'



PARCEL PLAT
SHOWING
PARCEL 4(D)

FORT BEND COUNTY, TEXAS

PARCEL DETAIL PAGE 4 OF 4



EXHIBIT

5

EXHIBIT "5"

**METES AND BOUNDS DESCRIPTION
4.881 ACRES (212,621 SQ. FT.)
OUT OF CALLED 40.00 ACRE TRACT
JESSE H. CARTWRIGHT LEAGUE, A-16
FORT BEND COUNTY, TEXAS**

Being a tract or parcel of land containing 4.881 acres (212,621 square feet), more less, situated in the Jesse H. Cartwright League, Abstract No. 16, in Fort Bend County, Texas, said 4.881 acre tract being out of that certain tract called 40.0 acres conveyed to Timothy Lee Schumann, Sandra Schumann Turner, Kathleen Schumann Neuland, and Jeffrey Thomas Schumann, by deed of distribution dated June 4, 2003, recorded in Fort Bend County Clerk's File No. 2003074810, of the Official Public Records of Fort Bend County, Texas, said 4.881 acre parcel being more particularly described by metes and bounds as follows (with all bearings referenced to the Texas Coordinate System, South Central Zone, NAD '83):

COMMENCING (N=13,786,971.59, E=3,025,536.09) at a 1/2-inch iron pipe found for the southeast corner of said 40.0 acre tract, on the west line of that certain tract called 311.885 acres State of Texas State Department of Highways and Public Transportation Tract 2 in the subdivision plat recorded in Slide 1831/B of the Plat Records of Fort Bend County, and being called 311.889 acres, conveyed to Benchmark Acquisitions, LLC, recorded in Fort Bend County Clerk's File No. 2007046117 of the Official Public Records of Fort Bend County, Texas;

THENCE North 02°47'15" West (called N00°06'E) along the easterly line of said 40.0 acre tract, being also the westerly line of said 311.889 acre tract (called N02°47'15"W) a distance of 237.29 feet to a 5/8-inch capped iron rod set on the proposed south right-of-way line of John Sharp Drive for the **POINT OF BEGINNING** (N=13,787,208.60, E=3,025,524.55) and southeast corner of the herein described 4.881 acre parcel;

THENCE along the proposed south right-of-way line of said John Sharp Drive, the following three courses and distances:

In a northwesterly direction, a distance of 464.21 feet following the arc of a curve to the right, having a radius of 2,075.00 feet and a central angle of 12°49'05" (Ch=N75°11'38"W, 463.24') to a 5/8-inch capped iron rod set for a for a transition in the right-of-way width;

North 21°12'55" East, a distance of 5.00 feet to a 5/8-inch capped iron rod set for a transition in the right-of-way width;

North 68°47'05" West, a distance of 1,024.25 feet to a 5/8-inch capped iron rod set in the west line of said 40.0 acre tract, being also the east line of that certain tract called 40.00 acres conveyed to Timothy Lee Schumann, Sandra Schumann Turner, Kathleen Schumann Neuland, and Jeffrey Thomas Schumann, by deed of distribution dated June 4, 2003, recorded in Fort Bend County Clerk's File No. 2003074811, of the Official Public Records of Fort Bend County, Texas, of the Official Public Records of Fort Bend County, Texas, being also the southwest corner of the herein described parcel;

THENCE North 02°39'50" West (called North) along the westerly line of said 40.0 acre tract, being the easterly line of said 40.00 acre tract (called North) a distance of 153.11 feet to a 5/8-inch capped iron rod set at an intersect with the proposed north right-of-way line of said John Sharp Drive for the northwest corner of the herein described parcel;

THENCE along the proposed north right-of-way line of said John Sharp Drive, the following three courses and distances:

South 68°47'05" East, a distance of 1,086.23 feet to a 5/8-inch capped iron rod set for a transition in the right-of-way width;

North 21°12'55" East, a distance of 5.00 feet to a 5/8-inch capped iron rod set for a transition in the right-of-way width;

In a southeasterly direction, a distance of 400.95 feet following the arc of a curve to the left, having a radius of 1,925.00 feet and a central angle of 11°56'02" (Ch=S74°45'06"E, 400.22') to a 5/8-inch capped iron rod set at an intersect with the east line of said 40.0 acre tract, being the west line of said 311.889 acre tract, for the northeast corner of the herein described parcel;

THENCE South 02°47'15" East (called South) along the easterly line of said 40.0 acre tract, being the westerly line of said 311.889 acre tract, a distance of 153.14 feet to the POINT OF BEGINNING and containing 4.881 acres (212,621 square feet) of land, more or less.

Note: This description is accompanied by a plat of survey of even date herewith. All iron rods set with Tejas caps are stamped with "RPLS 4079".

Fort Bend County Mobility Project
John Sharp Drive:
FM 1464 to Sugar Land City Limits

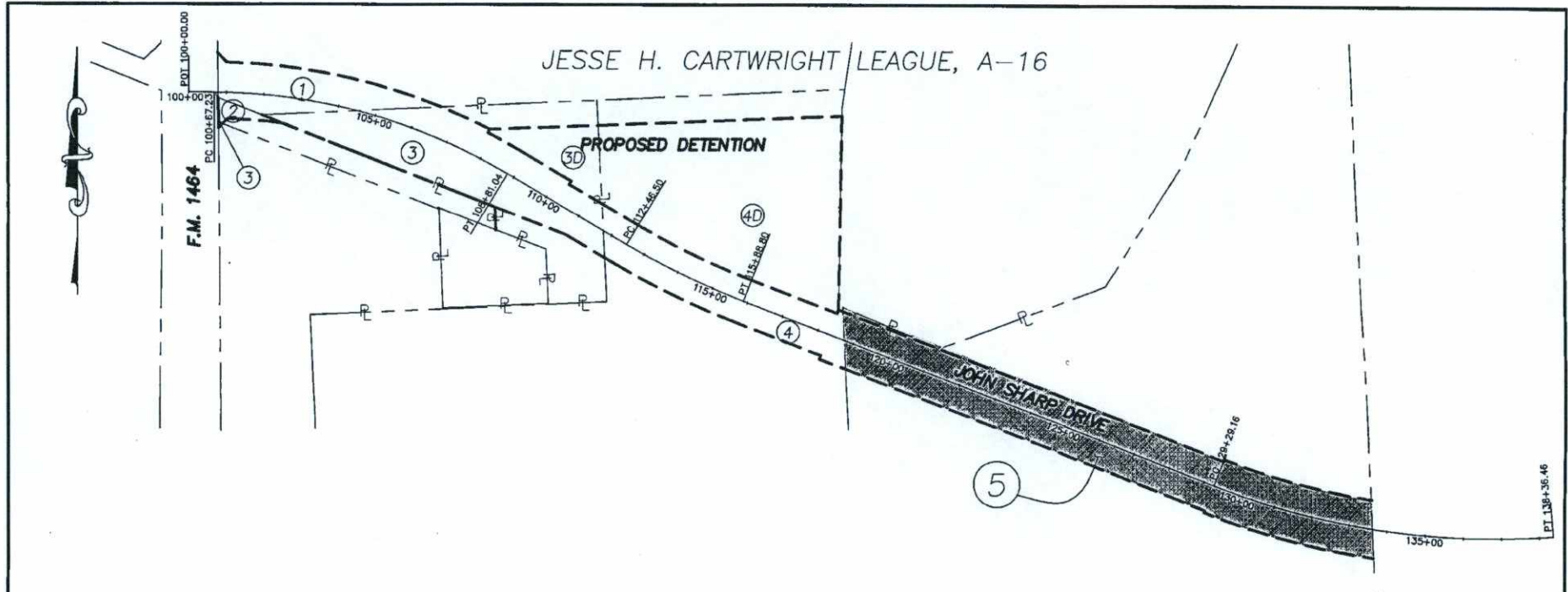
December 5, 2019
Parcel 5

All distances and coordinates shown hereon are surface. To convert to grid, multiply by a scale factor = 0.9998700169.

TEJAS SURVEYING, INC.
Firm No. 10031300
Ph: 281 240-9099
Job No. 61-1803 Parcel 5



1-22-2020



NOTES:

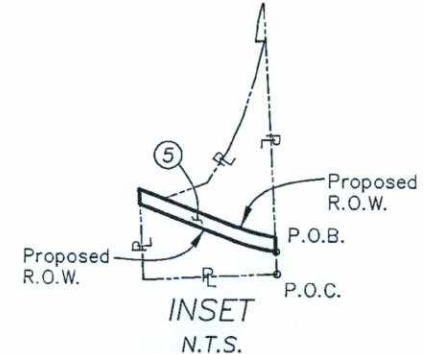
1. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD '83. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE SURFACE. TO CONVERT TO GRID MULTIPLY BY 0.9998700169.
2. THIS SURVEY IS ACCOMPANIED BY A METES AND BOUNDS DESCRIPTION OF EVEN DATE HERewith.
3. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A LIMITED TITLE CERTIFICATE PREPARED BY COURTHOUSE SPECIALISTS, CERT. NO. 1933587A-4, DATED NOVEMBER 22, 2019.
4. UNLESS OTHERWISE NOTED, 5/8-INCH IRON RODS WITH YELLOW CADS STAMPED "RPLS 4079" SET AT ALL PARCEL CORNERS.

LEGEND

- IP - IRON PIPE
- IR - IRON ROD
- FND - FOUND
- PL - PROPERTY LINE
- P.O.C. - POINT OF COMMENCING
- P.O.B. - POINT OF BEGINNING
- VOL. - VOLUME
- PG. - PAGE
- F.N. - FILE NUMBER
- F.B.C.C - FORT BEND COUNTY CLERK
- D.R.F.B.C. - DEED RECORDS OF FORT BEND COUNTY
- P.R.F.B.C. - PLAT RECORDS OF FORT BEND COUNTY
- O.P.R.F.B.C. - OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY



1-22-2020



PARCEL PLAT
SHOWING

PARCEL 5

JOHN SHARP DRIVE
FORT BEND COUNTY, TEXAS

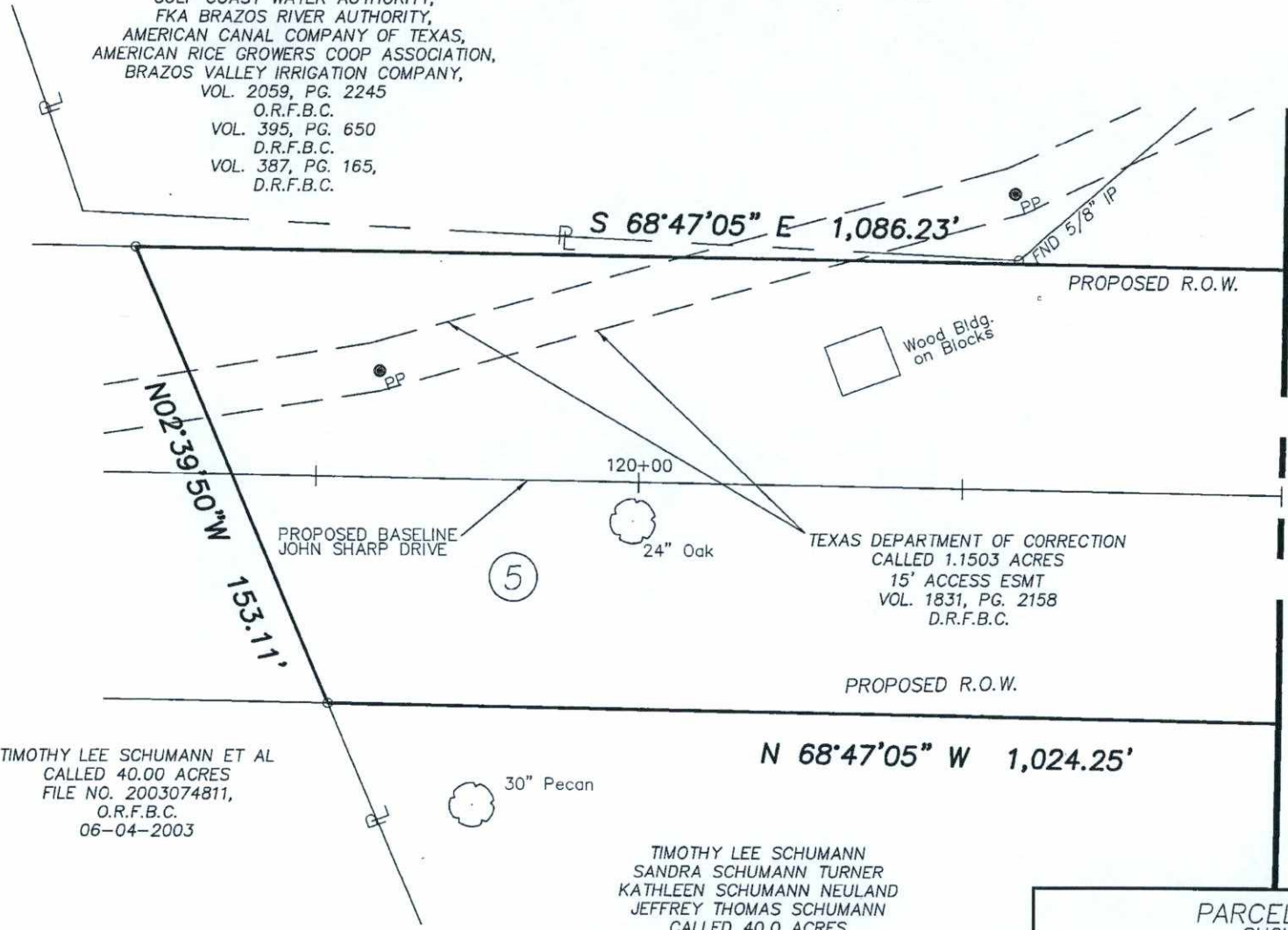
PARCEL VICINITY MAP

PAGE 4 OF 8

TEJAS SURVEYING, INC. FIRM NO. 10031300 1810 FIRST OAKS ST., SUITE 220 RICHMOND, TX 77406 PH: 281 240-9099 rsm@mrsurveyor.com	OWNER	EXISTING	TAKING	REMAINDER ACREAGE	
	TIMOTHY L. SCHUMANN, JEFFREY T. SCHUMANN, KATHLEEN S. NEULAND SANDRA S. TURNER	ACRES	ACRES/S.F.	LEFT	RIGHT
		40.0	4,881/212,621	19.46	15.65

JESSE H. CARTWRIGHT LEAGUE, A-16

GULF COAST WATER AUTHORITY,
 FKA BRAZOS RIVER AUTHORITY,
 AMERICAN CANAL COMPANY OF TEXAS,
 AMERICAN RICE GROWERS COOP ASSOCIATION,
 BRAZOS VALLEY IRRIGATION COMPANY,
 VOL. 2059, PG. 2245
 O.R.F.B.C.
 VOL. 395, PG. 650
 D.R.F.B.C.
 VOL. 387, PG. 165,
 D.R.F.B.C.



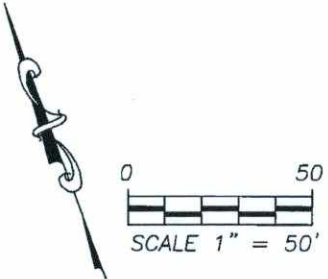
TIMOTHY LEE SCHUMANN ET AL
 CALLED 40.00 ACRES
 FILE NO. 2003074811,
 O.R.F.B.C.
 06-04-2003

TIMOTHY LEE SCHUMANN
 SANDRA SCHUMANN TURNER
 KATHLEEN SCHUMANN NEULAND
 JEFFREY THOMAS SCHUMANN
 CALLED 40.0 ACRES
 FILE NO. 2003074810,
 O.R.F.B.C.
 06-04-2003

PARCEL PLAT
 SHOWING
PARCEL 5

JOHN SHARP DRIVE
 FORT BEND COUNTY, TEXAS

PARCEL DETAIL PAGE 5 OF 8

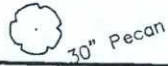


JESSE H. CARTWRIGHT LEAGUE, A-16

TIMOTHY LEE SCHUMANN
SANDRA SCHUMANN TURNER
KATHLEEN SCHUMANN NEULAND
JEFFREY THOMAS SCHUMANN
CALLED 40.0 ACRES
FILE NO. 2003074810,
O.R.F.B.C.
06-04-2003

MATCH LINE STA. 122+00.00

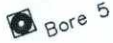
MATCH LINE STA. 126+00.00



30" Pecan

S 68°47'05" E 1,086.23'

PROPOSED R.O.W.



Bore 5

PROPOSED BASELINE
JOHN SHARP DRIVE

Barbed Wire Fence

125+00

5

PROPOSED R.O.W.

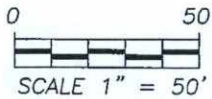
N 68°47'05" W 1,024.25'

TIMOTHY LEE SCHUMANN
SANDRA SCHUMANN TURNER
KATHLEEN SCHUMANN NEULAND
JEFFREY THOMAS SCHUMANN
CALLED 40.0 ACRES
FILE NO. 2003074810,
O.R.F.B.C.
06-04-2003

PARCEL PLAT
SHOWING

PARCEL 5

JOHN SHARP DRIVE
FORT BEND COUNTY, TEXAS

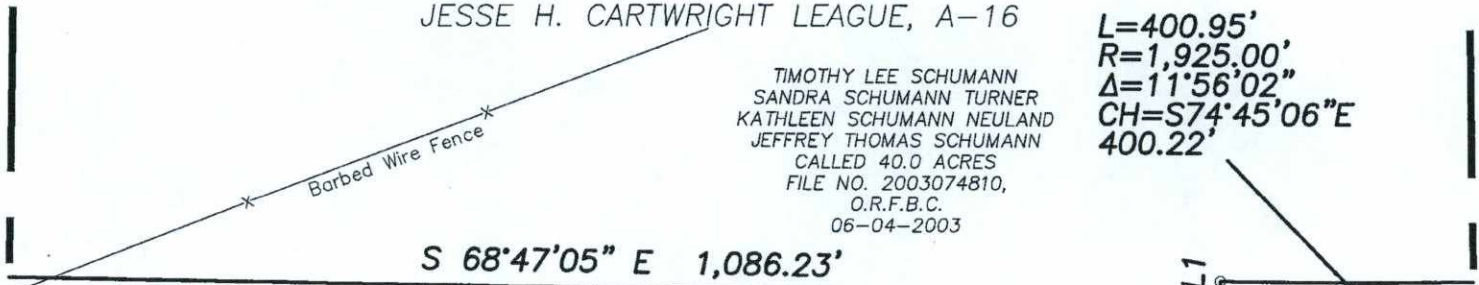


JESSE H. CARTWRIGHT LEAGUE, A-16

TIMOTHY LEE SCHUMANN
 SANDRA SCHUMANN TURNER
 KATHLEEN SCHUMANN NEULAND
 JEFFREY THOMAS SCHUMANN
 CALLED 40.0 ACRES
 FILE NO. 2003074810,
 O.R.F.B.C.
 06-04-2003

$L=400.95'$
 $R=1,925.00'$
 $\Delta=11^{\circ}56'02''$
 $CH=S74^{\circ}45'06''E$
 $400.22'$

MATCH LINE STA. 126+00.00



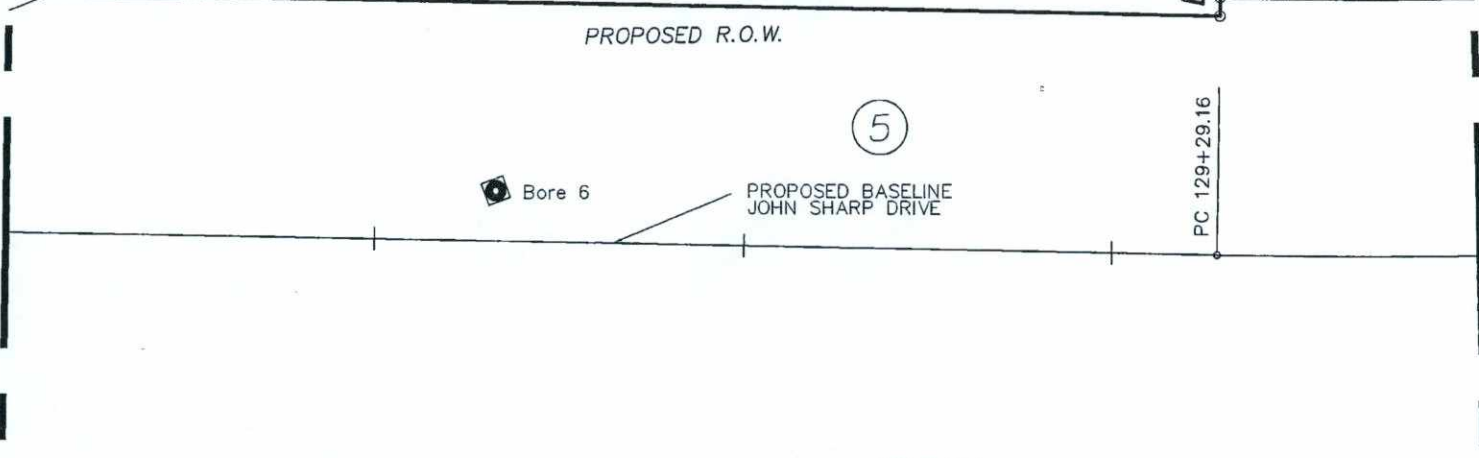
MATCH LINE STA. 130+00.00

5

Bore 6

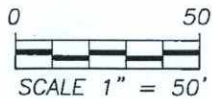
PROPOSED BASELINE
 JOHN SHARP DRIVE

PC 129+29.16



TIMOTHY LEE SCHUMANN
 SANDRA SCHUMANN TURNER
 KATHLEEN SCHUMANN NEULAND
 JEFFREY THOMAS SCHUMANN
 CALLED 40.0 ACRES
 FILE NO. 2003074810,
 O.R.F.B.C.
 06-04-2003

$L=464.21'$
 $R=2,075.00'$
 $\Delta=12^{\circ}49'05''$
 $CH=N75^{\circ}11'38''W$
 $463.24'$



LINE	BEARING	DISTANCE
L1	N 21°12'55" E	5.00'
L2	N 21°12'55" E	5.00'

PARCEL PLAT
 SHOWING

PARCEL 5

JOHN SHARP DRIVE
 FORT BEND COUNTY, TEXAS

JESSE H. CARTWRIGHT LEAGUE, A-16

TIMOTHY LEE SCHUMANN
SANDRA SCHUMANN TURNER
KATHLEEN SCHUMANN NEULAND
JEFFREY THOMAS SCHUMANN
CALLED 40.0 ACRES
FILE NO. 2003074810,
O.R.F.B.C.
06-04-2003

$L=400.95'$
 $R=1,925.00'$
 $\Delta=11^{\circ}56'02''$
 $CH=S74^{\circ}45'06''E$
 $400.22'$

STATE OF TEXAS
DEPARTMENT OF HIGHWAYS
AND PUBLIC
TRANSPORTATION TRACT 2
CALLED 311.885 ACRES
(SL. 1831/B, P.R.F.B.C.)

BENCHMARK ACQUISITIONS, LLC
TXDOT PRISON TRACT 2
CALLED 311.889 ACRES
F.B.C.C. FILE NO. 2007046117
O.P.R.F.B.C.
04-13-2007

MATCH LINE STA. 130+00.00

(5)

PROPOSED BASELINE
JOHN SHARP DRIVE

10" Wooden Post
Gate
10" Wooden Post

12" CMP

24" CMP

Gravel Road

PROPOSED R.O.W.

P.O.B.
N=13,787,208.60
E=3,025,524.55
STA.=33+76.60,
75.00 RT

TIMOTHY LEE SCHUMANN
SANDRA SCHUMANN TURNER
KATHLEEN SCHUMANN NEULAND
JEFFREY THOMAS SCHUMANN
CALLED 40.0 ACRES
FILE NO. 2003074810,
O.R.F.B.C.
06-04-2003

$L=464.21'$
 $R=2,075.00'$
 $\Delta=12^{\circ}49'05''$
 $CH=N75^{\circ}11'38''W$
 $463.24'$

P.O.C.
FND 1/2" IR

PARCEL PLAT
SHOWING

PARCEL 5

JOHN SHARP DRIVE
FORT BEND COUNTY, TEXAS

