

THE STATE OF TEXAS §

COUNTY OF FORT BEND §

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

On this 23 day of May, 2023, 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 Morales, second by Commissioner McPoy, 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 Hidden Oaks Equipment, Inc. on the letterhead of its President and Director, Jesse M. Valeriano, dated May 16, 2023 (attached hereto as Exhibit "1"), following parcels of land involved in the Vacek Road Project #20111, Precinct 2; specifically, Parcel 9 and Parcel 10. The purchase price to be paid for both parcels is the total combined sum of FIFTY-SEVEN THOUSAND, FIVE HUNDRED DOLLARS AND ZERO CENTS (\$57,500.00).

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. 9 and 10 as described in the surveys made by Tejas Surveying, Inc. on Vacek Road Project 20111. Copies of all such pertinent surveys are attached hereto as Exhibits "A" and "B" and are incorporated herein by reference.

Acquisition funds are to be charged to Fund Account Mobility Bonds.

ATTEST:

Laura Richards  
Laura Richards, County Clerk



George  
George, County Judge

**EXHIBIT "1"**

*Hidden Oaks Equipment, Inc.*

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

Dear Mr. LoPiccolo,

Please allow this to serve as a formal offer to settle the County's proposed condemnation and/or acquisition of two Parcels of land (in fee), currently owned by Hidden Oaks Equipment, Inc., of which the undersigned, Jesse M. Valeriano, am the President and Director.

The two Parcels which the County seeks have been surveyed by Tejas Surveying, Inc., have been designated for reference as Parcels 9 and 10, and are identified more fully by metes and bounds in such surveys. The surveys and field notes pertaining to such Parcels are attached hereto as Exhibits A and B respectively.

On behalf of Hidden Oaks Equipment, Inc., we offer to sell these two Parcels to the County in exchange for the cash sum of \$57,500.00.

If this offer is accepted, the County's authorized representative should countersign this letter and arrange for the funding of the cash portion of this transaction.

If the County countersigns this offer letter under the authority of an Order from Commissioners Court, then upon funding, Hidden Oaks Equipment, Inc., will sign and deliver two General Warranty Deeds for the two Parcels for recording in the Real Property Records of Fort Bend County Texas.

We understand that the County has the power of eminent domain, but this letter is to offer to voluntarily convey the interests that might be condemned in exchange for the monetary consideration as set forth herein. Further, in exchange for said consideration Hidden Oaks Equipment, Inc., releases all damage claims for any actual or alleged damages to the "Parent Tracts" adjacent to the proposed acquisitions, identified by the Fort Bend County Tax Assessor-Collector as Parcels R488379, R488380, and R199368, which will remain the property of Hidden Oaks Equipment, Inc. after the County's acquisition of Parcels 9 and 10, including all costs to cure, if any.

This offer is made on the following terms, as follows:

1. If the County will countersign this offer letter, then the County agrees to make a one-time cash lump sum payment (TOTAL) of FIFTY SEVEN THOUSAND FIVE HUNDRED AND ZERO CENTS (\$57,500.00) payable to "Hidden Oaks Equipment, Inc.," representing the agreed amount of full payment/just compensation for the acquisition of the fee simple interest rights

*Hidden Oaks Equipment, Inc. Parcels 9 and 10 Offer Letter*

*Page 1*

*P.O. Box 24511  
Houston, TX 77229*

*jesse@netropolis.net  
(713) 724-8515 - mobile*

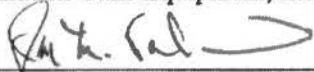
*Hidden Oaks Equipment, Inc.*

Mr. Salvatore P. LoPiccolo, II  
Assistant County Attorney, Fort Bend County Texas  
Offer Letter Parcels 9 and 10, Hidden Oaks Equipment, Inc.

in the lands identified as "Parcels 9 and 10," including any improvements thereon, which will be fully defined in the proposed *General Warranty Deeds*, and such payment will be accepted by Hidden Oaks Equipment, Inc. in final resolution of any and all claims of damages and/or alleged damages to the various remainders, any and all claims for relocation and/or moving costs, and any and all claims for any other incidental or associated costs and or alleged damages and/or fees.

2. This offer will remain irrevocably open until June 27, 2023 to permit the Commissioners Court to consider this offer in closed session and to announce and issue an appropriate Order approving the terms of this proposed purchase/settlement.

Sincerely yours,  
Hidden Oaks Equipment, Inc.



By Jesse M. Valeriano, President and Director

Date:

Countersignature by Authorized County Representative

\_\_\_\_\_

Date Countersigned: \_\_\_\_\_

EXHIBIT "A"

PARCEL 9

**EXHIBIT "A"**  
**METES AND BOUNDS DESCRIPTION**  
**0.1673 ACRES (7,291 SQ. FT.)**  
**OUT OF CALLED 108.23 ACRE TRACT**  
**BARNABUS WICKSON LEAGUE, A-95**  
**FORT BEND COUNTY, TEXAS**

Being a tract or parcel of land containing 0.1673 acres (7,291 square feet), more less, situated in the Barnabus Wickson League, Abstract No. 95, in Fort Bend County, Texas, said 0.1673 acre tract being out of that certain tract called 108.23 acres conveyed to Hidden Oaks Equipment, Inc., by special warranty deed dated October 27, 2016, recorded in Fort Bend County Clerk's File No. 2016121035 of the Official Public Records of Fort Bend County, Texas, said 0.1673 acre tract being 0.1525 acres (6,644 square feet) out of Landscape Reserve "A", called 0.26 acres, and being also 0.0148 acres (647 square feet) out of Landscape Reserve "B", called 0.45 acres, in Vacek Country Meadows, Section 1, a subdivision plat recorded in Plat No. 20190083 of the Plat Records of Fort Bend County, said 0.1673 acre parcel being more particularly described by metes and bounds in two parts as follows (with all bearings referenced to the Texas Coordinate System, South Central Zone, NAD '83):

**Part 1: 0.1525 Acres (6,644 Square Feet) out of Landscape Reserve "A"**

**COMMENCING** (N=13,721,197.45, E=3,000,333.11) at a 5/8-inch iron rod with an Ally cap found for a point of curvature on the southeast line of said 0.26 acre Landscape Reserve "A", being also on the northwest right-of-way line of Vacek Meadows Blvd (90 feet wide) as dedicated in Plat No. 20190083 of the Plat Records of Fort Bend County, from which the most easterly return at the intersection of said northwest right-of-way line of Vacek Meadows Blvd with the existing northeast right-of-way line of Vacek Road Drive (60 feet wide) as dedicated in Vol. 10, Pg. 82, of the Deed Records of Fort Bend County and widened to 65 feet wide in Plat No. 20190083 of the Plat Records of Fort Bend County, bears S32°37'33"W, 12.36 feet;

**THENCE** South 32°37'33" West along the southeast line of said 0.26 acre Landscape Reserve "A", being the northwest right-of-way line of said Vacek Meadows Blvd., a distance of 2.39 feet to a 5/8-inch iron rod with a Tejas cap set on the proposed northeasterly right-of-way line of Vacek Road for the **POINT OF BEGINNING** (N=13,721,195.43, E=3,000,331.82) and east corner of the herein described 0.1525 acre parcel;

**THENCE** continuing South 32°37'33" West along the southeast line of said 0.26 acre Landscape Reserve "A", being the northwest right-of-way line of said Vacek Meadows Blvd., a distance of

9.97 feet to a point of curvature at the intersection of the northwest right-of-way line of said Vacek Meadows Blvd with the existing northeasterly right-of-way line of Vacek Road ;

THENCE with the southwesterly line of said 0.26 acre Landscape Reserve "A" and the existing northeasterly right-of-way line of said Vacek Road, the following two courses and distances:

In a westerly direction, a distance of 47.09 feet along the arc of a curve to the right, having a radius of 30.00 feet and a central angle of  $89^{\circ}55'50''$  (Ch= $S77^{\circ}35'28''W$ , 42.40 feet) to a point of tangency;

North  $57^{\circ}26'37''$  West, a distance of 291.54 feet to the west corner of said 0.26 acre Landscape Reserve "A" and the herein described parcel, on the southeast line of that certain tract called 14.316 acres conveyed to Christopher Jay Stallings and wife, Angel M. Stallings, dated May 23, 2013, recorded in Fort Bend County Clerk's File No. 2013063562 of the Official Public Records of Fort Bend County;

THENCE North  $42^{\circ}10'53''$  East along the northwest line of said 0.26 acre Landscape Reserve "A" and the southeast line of said 14.316 acre tract (called  $N44^{\circ}55'20''E$ ), a distance of 21.89 feet to a 5/8-inch iron rod with a Tejas cap set for the north corner of the herein described parcel in the proposed northeasterly right-of-way line of said Vacek Road;

THENCE South  $57^{\circ}08'47''$  East along the proposed northeasterly right-of-way of said Vacek Road, a distance of 297.87 feet to a 5/8-inch iron rod with a Tejas cap set for an angle point;

THENCE North  $77^{\circ}44'23''$  East along the proposed northeasterly right-of-way of said Vacek Road, a distance of 28.23 feet to the POINT OF BEGINNING of the herein described part 1 and containing 0.1525 acres (6,644 square feet) of land, more or less;

**Part 2:** 0.0148 Acres (647 Square Feet) out of Landscape Reserve "B"

**COMMENCING** (N=13,721,148.92, E=3,000,408.91) at a 5/8-inch iron rod with an Ally cap found for a point of curvature on the northwest line of said 0.45 acre Landscape Reserve "B", being also on the southeast right-of-way line of Vacek Meadows Blvd (90 feet wide) as dedicated in Plat No. 20190083 of the Plat Records of Fort Bend County, from which the most northerly return at the intersection of said southeast right-of-way line of Vacek Meadows Blvd with the existing northeast right-of-way line of Vacek Road Drive (60 feet wide) as dedicated in Vol. 10, Pg. 82, of the Deed Records of Fort Bend County and widened to 65 feet wide in Plat No. 20190083 of the Plat Records of Fort Bend County, bears  $S32^{\circ}37'33''W$ , 12.18 feet;

THENCE South 32°37'33" West along the northwest line of said 0.45 acre Landscape Reserve "B", being the southeast right-of-way line of said Vacek Meadows Blvd., a distance of 2.75 feet to a 5/8-inch iron rod with a Tejas cap set on the proposed northeasterly right-of-way line of Vacek Road for the **POINT OF BEGINNING** (N=13,721,146.61, E=3,000,407.42) and north corner of the herein described 0.0148 acre parcel;

THENCE South 12°15'37" East along the proposed northeasterly right-of-way of said Vacek Road, a distance of 28.34 feet to a 5/8-inch iron rod with a Tejas cap set for an angle point;

THENCE South 57°08'47" East along the proposed northeasterly right-of-way of said Vacek Road, a distance of 14.67 feet to a 5/8-inch iron rod with a Tejas cap set in the southeast line of said 0.45 acre Landscape Reserve "B", being the northwest corner of the residue of said 108.230 acre Hidden Oaks Equipment, for the east corner of the herein described parcel;

THENCE South 42°11'24" West along the southeast line of said 0.26 acre Landscape Reserve "A" and said Vacek Country Meadows, Section 1, a distance of 19.56 feet to the south corner of said 0.26 acre Landscape Reserve "A" and the herein described parcel, in existing northeasterly right-of-way line of Vacek Road;

THENCE with the southwesterly line of said 0.45 acre Landscape Reserve "B" and the existing northeasterly right-of-way line of said Vacek Road, the following two courses and distances:

North 57°26'37" West, a distance of 1.39 feet to a 5/8-inch iron rod with an Ally cap found for a point of curvature at the intersection of the existing northeast right-of-way line of Vacek Road Drive with said northwest right-of-way line of Vacek Meadows Blvd;

In a northerly direction, a distance of 47.16 feet along the arc of a curve to the right, having a radius of 30.00 feet and a central angle of 90°04'10" (Ch=N12°24'28"W, 42.45 feet) to a point of tangency;

THENCE North 32°37'33" East along the northwest line of said 0.45 acre Landscape Reserve "B" and the southeast right-of-way line of said Vacek Meadows Blvd., a distance of 9.43 feet to the **POINT OF BEGINNING** of the herein described part 2 and containing 0.0148 acres (647 square feet) of land, more or less.

Part 1	0.1525 acres	(6,644 square feet)
<u>Part 2</u>	<u>0.0148 acres</u>	<u>(647 square feet)</u>
TOTAL	0.1673 acres	(7,291 square feet)

Fort Bend County Mobility Project  
Vacek Road:  
Fairchilds to Boothline

June 24, 2022  
Parcel 9

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.

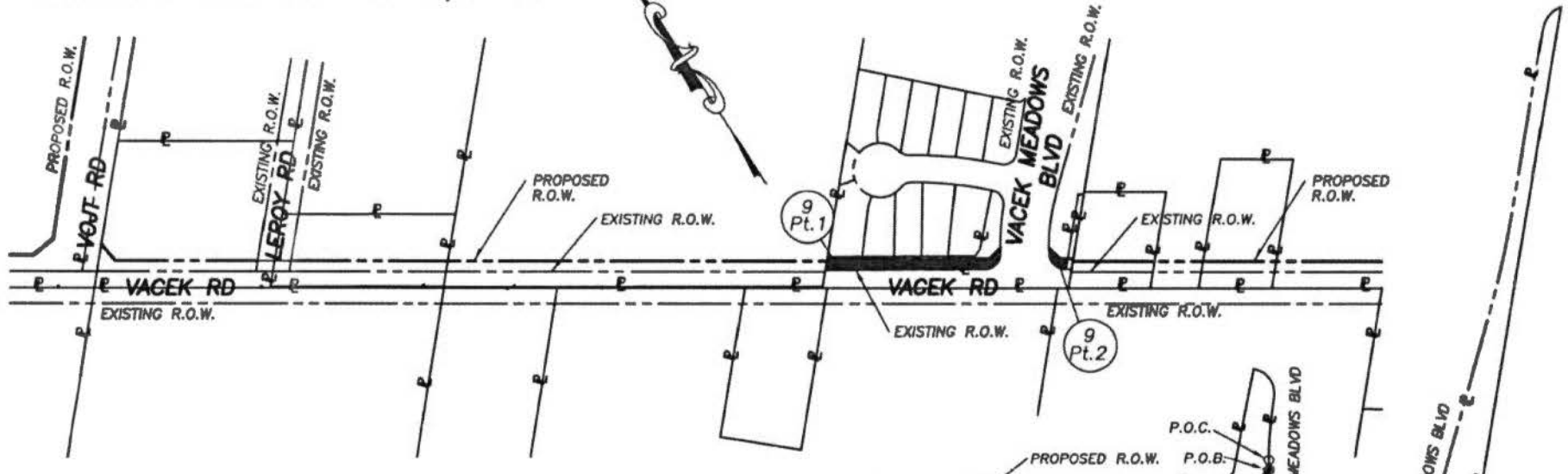
TEJAS SURVEYING, INC.  
Firm No. 10031300  
Ph: 281 240-9099  
Job No. 61-2103 Parcel 9





TEJAS SURVEYING, INC.  
 FIRM NO. 10031300  
 1810 FIRST OAKS ST., SUITE 220  
 RICHMOND, TX 77406  
 PH: 281 240-9099  
 rsm@mrsurveyor.com

BARNABUS WICKSON LEAGUE, A-95



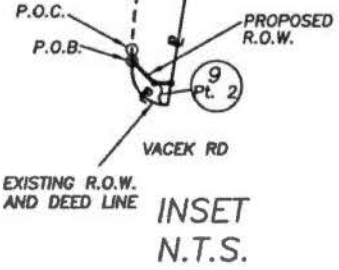
LEGEND

- - SET 5/8" IR WITH TEJAS CAP STAMPED "RPLS 4079"
- 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



6-24-2022

INSET  
N.T.S.



- NOTES:
- 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.
  - THIS SURVEY IS ACCOMPANIED BY A METES AND BOUNDS DESCRIPTION OF EVEN DATE HEREWITH.
  - THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A LIMITED TITLE CERTIFICATE PREPARED BY COURTHOUSE SPECIALISTS, CERT. NO. 2137633 A-9-10 CAD NO. R488379 & R488380, DATED MAY 22, 2022.
  - UNLESS OTHERWISE NOTED, 5/8-INCH IRON RODS WITH YELLOW CADS STAMPED "RPLS 4079" SET AT ALL PARCEL CORNERS.

OWNER	EXISTING ACREAGE	VACEK COUNTRY MEADOWS SEC 1 LOT/BLOCK	TOTAL TAKING AREA ACRES/S.F.	AREA OF PROPOSED ADDITIONAL R.O.W. ACRES/S.F.	REMAINDER ACREAGE		PARCEL PLAT SHOWING <b>PARCEL 9</b> VACEK ROAD FORT BEND COUNTY, TEXAS
					LEFT	RIGHT	
HIDDEN OAKS EQUIPMENT, INC.	Pt.1 0.26	LANDSCAPE RES. A, BL. 1	0.1525/6,644	0.1525/6,644	0.11		
HIDDEN OAKS EQUIPMENT, INC.	Pt.2 0.45	LANDSCAPE RES. B, BL. 1	0.0148/647	0.0148/647	0.44		



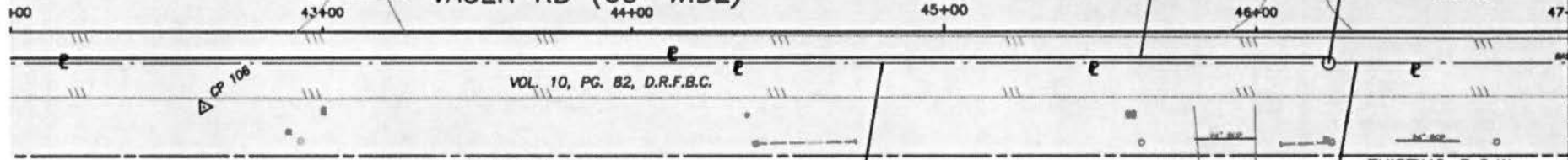
CHRISTOPHER JAY STALLINGS AND WIFE, ANGEL M. STALLINGS  
 CALLED 14.316 ACRES  
 F.B.C.C. FILE NO. 2013063562  
 O.P.R.F.B.C.  
 5-23-2013

BARNABUS WICKSON LEAGUE, A-95

PROPOSED R.O.W.

EXISTING R.O.W.

VACEK RD (60' WIDE)



VOL. 10, PG. 82, D.R.F.B.C.

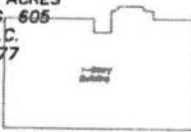
EXISTING R.O.W.

EXISTING R.O.W.

MICHAEL C. SMITH & GABRIELA R. SMITH  
 CALLED 44.9411 ACRES  
 F.B.C.C. FILE NO. 2007156534  
 O.P.R.F.B.C.  
 12-26-2007

BARNABUS WICKSON LEAGUE, A-95

DONALD W. ERNEST &  
 DIANE SABRSULA ERNEST  
 CALLED 1.000 ACRES  
 VOL. 719, PG. 605  
 O.P.R.F.B.C.  
 4-13-1977



N = 13,721,351.03  
 E = 3,000,054.00

N 42°10'53" E  
 5.07'

N = 13,721,347.28  
 E = 3,000,050.60

FND 5/8" IR 'ALLY'

FND 5/8" IR 'BRADFORD'

LANDSCAPE RESERVE #1  
 CALLED 0.26 ACRES  
 VACEK COUNTY MEADOWS, SECTION 1  
 CALLED 30.20 ACRES  
 PLAT NO. 20180083  
 J-12-2019  
 F.B.C.P.R.

297.87'  
 S 57°08'47" E

N 57°26'37" W  
 291.54'

MATCH LINE STA. 47+00.00

LINE	BEARING	DISTANCE
L1	N 42°10'53" E	21.89'

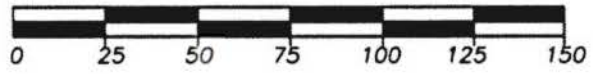
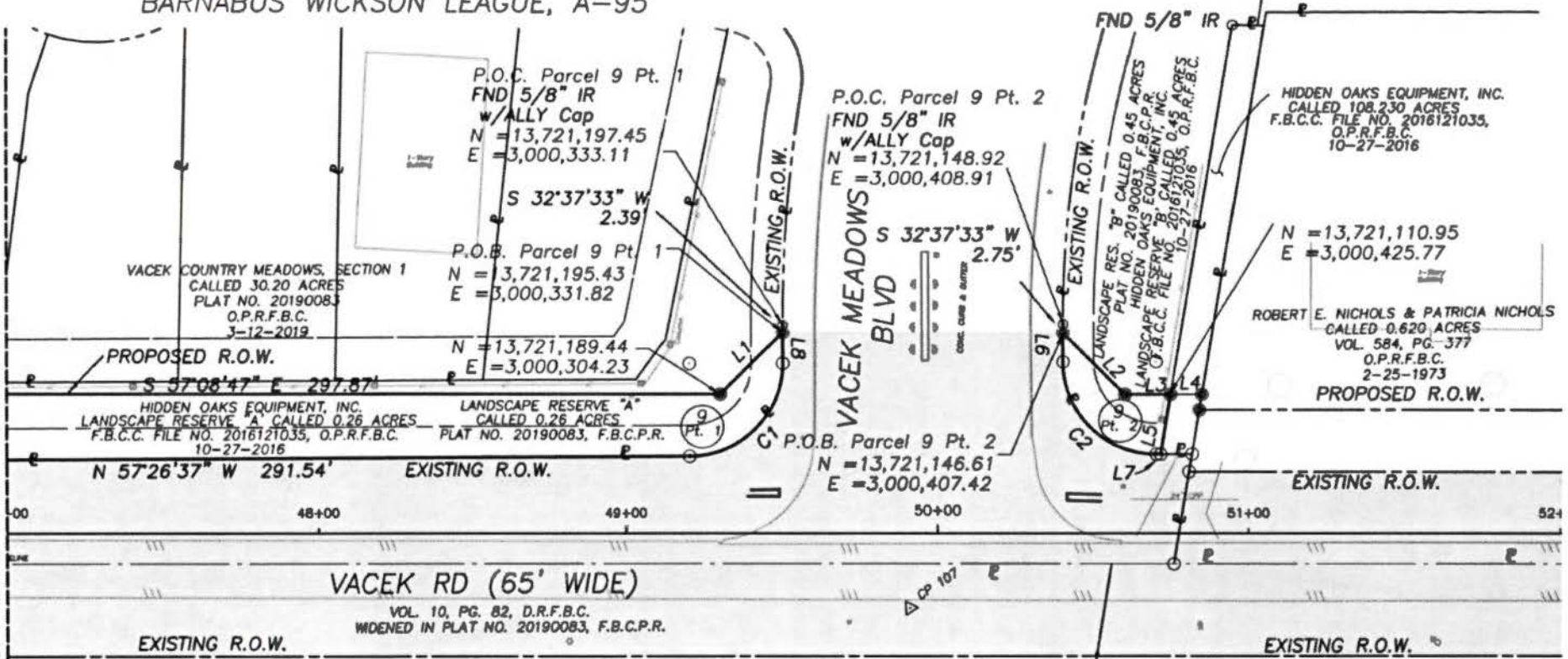
PARCEL PLAT  
 SHOWING  
**PARCEL 9**  
 VACEK ROAD  
 FORT BEND COUNTY, TEXAS

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PARCEL DETAIL PAGE 6 OF 7

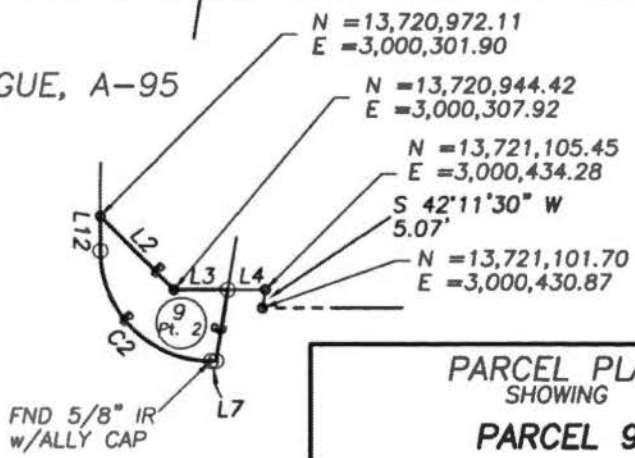
BARNABUS WICKSON LEAGUE, A-95

MATCH LINE STA. 47+00.00



MICHAEL C. SMITH & GABRIELA R. SMITH  
CALLED 44.9411 ACRES  
F.B.C.C. FILE NO. 2007156534  
O.P.R.F.B.C.  
12-26-2007

LINE	BEARING	DISTANCE
L1	N 77°44'23" E	28.23'
L2	S 12°15'37" E	28.34'
L3	S 57°08'47" E	14.67'
L4	S 57°08'47" E	10.13'
L5	S 42°11'24" W	19.56'
L6	N 32°37'33" E	9.43'
L7	N 57°26'37" W	1.39'
L8	S 32°37'33" W	9.97'



PARCEL PLAT  
SHOWING  
**PARCEL 9**  
VACEK ROAD  
FORT BEND COUNTY, TEXAS

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	30.00'	89°55'50"	47.09'	S 77°35'28" W	42.40'
C2	30.00'	90°04'10"	47.16'	N 12°24'28" W	42.45'

**EXHIBIT “B”**

**PARCEL 10**

**EXHIBIT "A"**  
**METES AND BOUNDS DESCRIPTION**  
**0.0045 ACRES (195 SQ. FT.)**  
**OUT OF CALLED 108.23 ACRE TRACT**  
**BARNABUS WICKSON LEAGUE, A-95**  
**FORT BEND COUNTY, TEXAS**

Being a tract or parcel of land containing 0.0045 acres (195 square feet), more less, situated in the Barnabus Wickson League, Abstract No. 95, in Fort Bend County, Texas, said 0.0045 acre tract being out of that certain tract called 108.23 acres conveyed to Hidden Oaks Equipment, Inc., by special warranty deed dated October 27, 2016, recorded in Fort Bend County Clerk's File No. 2016121035 of the Official Public Records of Fort Bend County, Texas, said 0.0045 acre tract 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=13,721,200.78, E=3,000,507.19) at a 5/8-inch iron rod found for the north corner of the residue of said 108.23 acre tract, being the interior corner of that certain 0.45 acre Landscape Reserve "B" in Vacek Country Meadows, Section 1, as recorded in Plat No. 20190083 of the Plat Records of Fort Bend County, from which the most southerly corner of said Landscape Reserve "B" bears S42°11'24"W, 140.80 feet;

**THENCE** South 42°11'24" West along the southeast line of said 0.45 acre Landscape Reserve "B", being the northwest line of the residue of said 108.23 acre tract, a distance of 121.24 feet to a 5/8-inch iron rod with a Tejas cap set on the proposed northeasterly right-of-way line of Vacek Road for the **POINT OF BEGINNING** (N=13,721,110.95, E=3,000,425.77) and north corner of the herein described 0.0045 acre parcel;

**THENCE** South 57°08'47" East along the proposed northeasterly right-of-way of said Vacek Road, a distance of 10.13 feet to a 5/8-inch iron rod with a Tejas cap set in the southeast line of said 108.23 acre tract, being on the northwest line of that certain tract called 0.620 acres conveyed to Robert E. Nichols and wife, Patricia Nichols, by warranty deed dated February 25, 1973, recorded in Vol. 584, Pg. 377, of the Deed Records of Fort Bend County, for the east corner of the herein described parcel;

**THENCE** South 42°11'31" West along the southeast line of said 108.23 acre tract and northwest line of said 0.620 acre tract, a distance of 19.51 feet to the south corner of the herein described parcel, in existing northeasterly right-of-way line of Vacek Road (65 feet wide) as dedicated in

Fort Bend County Mobility Project  
Vacek Road:  
Fairchilds to Boothline

June 24, 2022  
Parcel 10

Vol. 10, Pg. 82, of the Deed Records of Fort Bend County and widened in Plat No. 20190083 of the Plat Records of Fort Bend County;

THENCE North  $57^{\circ}26'37''$  West, with the existing northeasterly right-of-way line of said Vacek Road, a distance of 10.14 feet to the southerly corner of said 0.45 acre Landscape Reserve "B" for the west corner of the herein described parcel;

THENCE North  $42^{\circ}11'24''$  East along the southeast line of said 0.45 acre Landscape Reserve "B" and the residue of said 108.23 acre tract, a distance of 19.56 feet to the POINT OF BEGINNING and containing 0.0045 acres (195 square feet) of land, more or less.

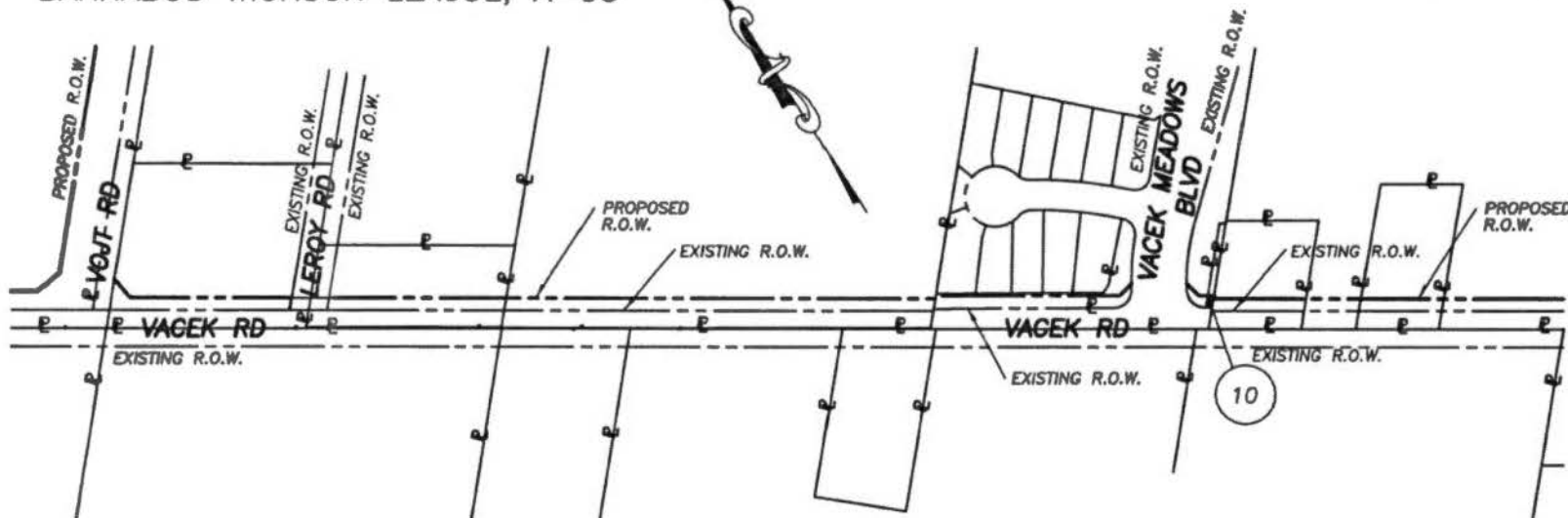
Note: This description is accompanied by a plat of survey of even date herewith. All iron rods set with Tejas caps are stamped with "RPLS 4079". All distances and coordinates shown hereon are surface. To convert to grid, multiply by a scale factor = 0.9998700169.

TEJAS SURVEYING, INC.  
Firm No. 10031300  
Ph: 281 240-9099  
Job No. 61-2103 Parcel 10



TEJAS SURVEYING, INC.  
 FIRM NO. 10031300  
 1810 FIRST OAKS ST., SUITE 220  
 RICHMOND, TX 77406  
 PH: 281 240-9099  
 rsm@mrsurveyor.com

BARNABUS WICKSON LEAGUE, A-95

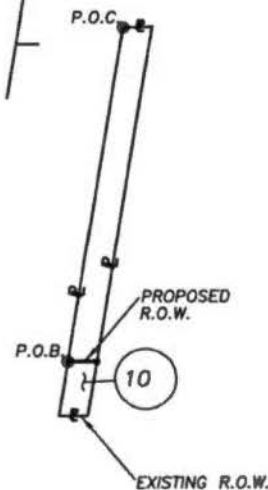


LEGEND

- - SET 5/8" IR WITH TEJAS CAP STAMPED "RPLS 4079"
- IP - IRON PIPE
- IR - IRON ROD
- FND - FOUND
- ⊕ - 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



*6.24.2022*

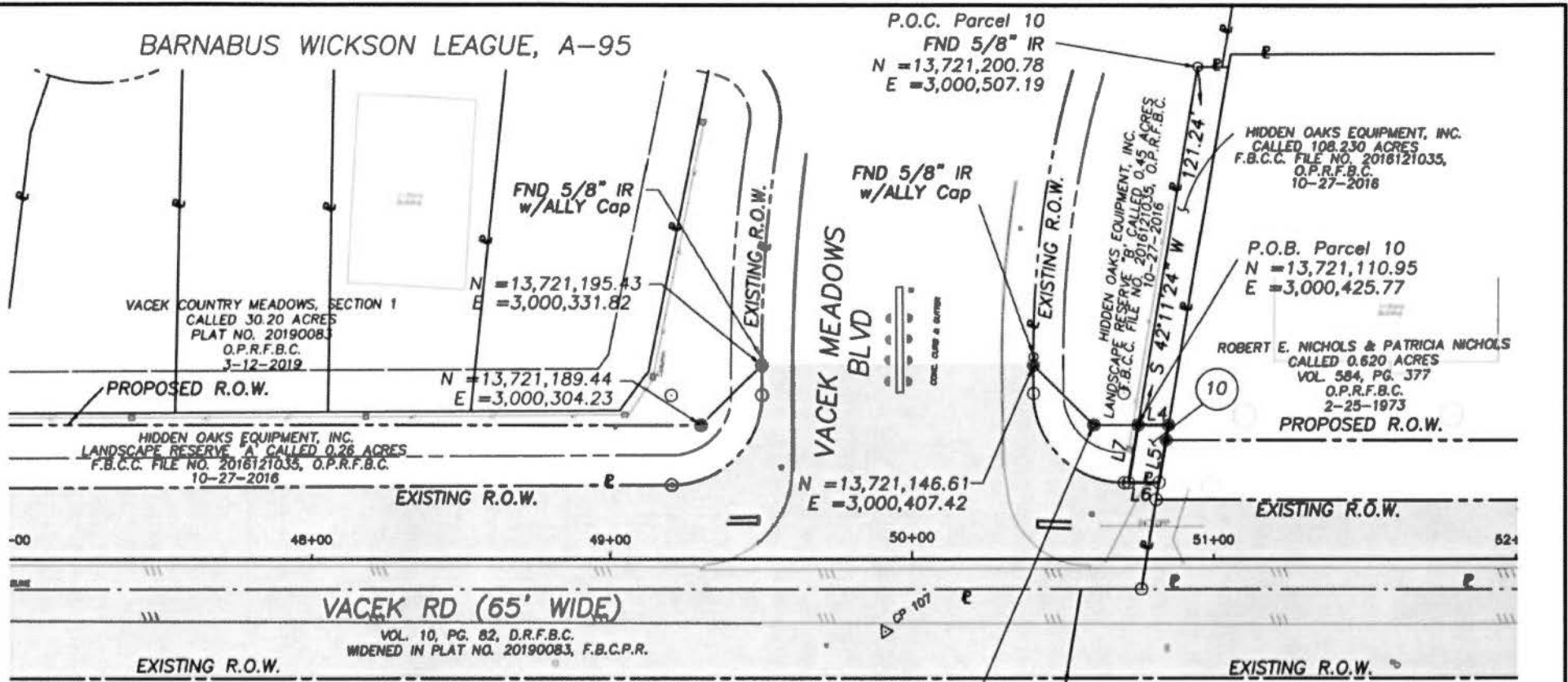


INSET  
N.T.S.

- NOTES:
- 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.
  - THIS SURVEY IS ACCOMPANIED BY A METES AND BOUNDS DESCRIPTION OF EVEN DATE HEREWITH.
  - THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A LIMITED TITLE CERTIFICATE PREPARED BY COURTHOUSE SPECIALISTS, CERT. NO. 2137633 A-10 CAD NO. R199368, DATED MAY 22, 2022.
  - UNLESS OTHERWISE NOTED, 5/8-INCH IRON RODS WITH YELLOW CADS STAMPED "RPLS 4079" SET AT ALL PARCEL CORNERS.

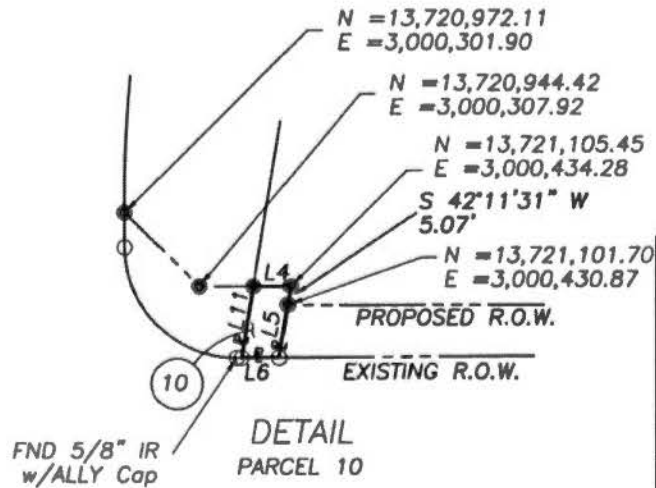
OWNER	EXISTING ACREAGE	TOTAL TAKING AREA ACRES/S.F.	AREA WITHIN EXISTING R.O.W. AS OCCUPIED ACRES/S.F.	AREA OF PROPOSED ADDITIONAL R.O.W. ACRES/S.F.	REMAINDER ACREAGE		PARCEL PLAT SHOWING <b>PARCEL 10</b> VAGEK ROAD FORT BEND COUNTY, TEXAS
					LEFT	RIGHT	
HIDDEN OAKS EQUIPMENT, INC.	(CALC.) 0.0323	0.0045/195	0.000/ 0	0.0045/195	0.0278		

BARNABUS WICKSON LEAGUE, A-95



MICHAEL C. SMITH & GABRIELA R. SMITH  
 CALLED 44.9411 ACRES  
 F.B.C.C. FILE NO. 2007156534  
 O.P.R.F.B.C.  
 12-26-2007

LINE	BEARING	DISTANCE
L4	S 57°08'47" E	10.13'
L5	S 42°11'31" W	19.51'
L6	N 57°26'37" W	10.14'
L7	N 42°11'24" E	19.56'



PARCEL PLAT  
 SHOWING  
**PARCEL 10**  
 VACEK ROAD  
 FORT BEND COUNTY, TEXAS