

MEMORANDUM OF UNDERSTANDING
by and between
FORT BEND COUNTY
and
CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC

This Memorandum of Understanding ("MOU") is entered into by and between Fort Bend County, Texas, a political subdivision of the State of Texas, (the "County") and CenterPoint Energy Houston Electric, LLC, ("CenterPoint Energy").

WHEREAS, by an instrument dated August 20, 1992 and recorded in Volume 2435, Page 2156 of the Official Records of Fort Bend County, that certain 8.4575-acre tract of land (the "Land") was conveyed to Fort Bend County, a political subdivision of the State of Texas;

WHEREAS, said instrument did not clearly indicate the intended used of the conveyed tract or parcel of land;

WHEREAS, the County is in the final design phase of a road widening project of FM 521, between FM 2234 to State Highway 6, a portion of which is located within said Land;

WHEREAS, CenterPoint Energy has facilities located in FM 521, and is subject to facility relocation in conjunction with road widening of FM 521;

NOW THEREFORE, based on the mutual understanding of which is hereby acknowledged, the parties hereto, intend to confirm the following:

The County hereby confirms that 0.0733-acres of the Land shall be used for the purpose of widening an existing public road within Fort Bend County, Texas, known as FM 521, and has attached the metes and bounds as Exhibit "A" reflecting the future limits of said road.

The undersigned parties bind themselves to the faithful performance of this MOU:

Fort Bend County, Judge

CenterPoint Energy Houston Electric, LLC


County Judge KP George

Signature

Signature

Name: KP George
 Title: County Judge
 Date: September 12, 2023

Name: _____
 Title: _____
 Date: _____

99397401-MOU

Exhibit A

County: Fort Bend
Highway: FM 521
Project Limits: From FM 2234 to HWY 6
RCSJ: 0111-03-066

Property Description for Parcel 103

Being a 0.0733 acre (3,192 square feet) parcel of land out of the Manuel Escalero Survey, Abstract 169 and out of the A.B. Langermann Survey, Abstract 555, Fort Bend County, Texas and out of a called 8.457 acre tract, conveyed by East-West Supply Co., Inc. to Fort Bend County, by an instrument of record executed on August 20, 1992, recorded under Volume 2435, Page 2156 in the of the Deed Records of Fort Bend County, Texas (F.B.C.D.R.), said 0.0733 acre (3,192 square feet) parcel of land being more particularly described as follows:

COMMENCING at an interior corner of said 8.457 acre tract, common to the northeast corner of Unrestricted Reserve "A", as shown on the plat of Swingby Fresno by an instrument of record executed on November 28, 2017, and recorded under File Number 20170254 of the Official Plat Records of Fort Bend County, Texas (F.B.C.O.P.R.);

THENCE, South 87° 06' 24" West (Called North 89° 26' 40" East) along a southerly line of said 8.457 acre tract, common to a north line of said Unrestricted Reserve "A", a distance of 236.80 feet to a 5/8-inch iron rod with TxDOT aluminum disc set for the southeast corner and POINT OF BEGINNING of the herein described parcel, having surface coordinates of N=13,765,716.08, E=3,099,045.70 (STA. 286+90.84, 70.18' LT.);**

Exhibit A

- 1) THENCE, North 72° 32' 26" West, departing said common line, a distance of 10.00 feet to a 5/8-inch iron rod with TxDOT aluminum disc set for the southwest corner of the herein described parcel in the existing east right-of-way line of said FM 521, common to the west line of said 8.457 acre tract, from which the southwest corner of said 8.457 acre tract, common to the northwest corner of said Unrestricted Reserve "A", bears South 17° 27' 34" West, 3.71 feet, from said corner a 1/2-inch iron rod with cap stamped, "B&B SURVEY RPLS 4966", bears South 74° 45' 51" East - 0.44 feet, from said corner a 1/2-inch iron pipe found for the southwest corner of the plat of Swingby Fresno bears South 17° 27' 34" West - 278.38 feet, in the north right-of-way line of 3rd Street (60 feet wide) as shown on said plat of Swingby Fresno;
- 2) THENCE, North 17° 27' 34" East (Called North 19° 48' 00" East), continuing along said common line, a distance of 317.32 feet to the northwest corner of herein described parcel, common to the northwest corner of said 8.457 acre tract, in the existing south right-of-way line of 1st Street (80' ROW) as recorded under Volume 1016, Page 584, F.B.C.D.R.;
- 3) THENCE, North 87° 06' 24" East (Called North 87° 26' 40" East), along the north line of said 8.457 acre tract, common to the existing south right-of-way line of said 1st Street, a distance of 10.67 feet to a 5/8-inch iron rod with TxDOT aluminum disc set for the northeast corner of the herein described parcel;**
- 4) THENCE, South 17° 27' 34" West, passing at 130.29 feet a 5/8-inch iron rod with TxDOT aluminum disc set for reference (STA. 285+00.00, 70.13' LT.), continuing for a total distance of 321.03 feet to the POINT OF BEGINNING and containing 0.0733 acre (3,192 square feet) of land.

Access is permitted to the highway facility from the remainder of the abutting property.

Of said 0.0733 acre described above, 0.0189 acre (822 square feet) is in the aforesaid Manuel Escalero Survey, Abstract 169, and 0.0544 acre (2,370 square feet) is in the aforesaid A.B. Langermann Survey, Abstract 555.

Exhibit A


** The monument described and set in this call may be replaced with a TxDOT Type II right-of-way marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

FIELD SURVEYING WAS COMPLETED IN JULY 2019

ABSTRACT INFORMATION PROVIDED BY POSTLE PROPERTY SERVICES COMPLETED JULY 2019.

ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM SOUTH CENTRAL ZONE, NORTH AMERICAN 1983 DATUM (1993 ADJ.), WITH COORDINATES GIVEN IN FEET. ALL COORDINATES FOR CONTROL POINTS WERE ESTABLISHED AND PROVIDED BY RODS TO LJA SURVEYING. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINE ADJUSTMENT FACTOR OF 1.00013. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.

I, CHARLES JURICA, A REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE LEGAL DESCRIPTION HEREON AND THE ACCOMPANYING PLAT OF EVEN DATE REPRESENT AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.


CHARLES JURICA, R.P.L.S. DATE 07/13/2020
TEXAS REGISTRATION NO. 6696
LJA SURVEYING INC.
T.B.P.E.L.S. NO. 10194382
3600 W SAM HOUSTON PARKWAY S – SUITE 175
HOUSTON, TEXAS 77042
PHONE: 713-953-5200



I:\ProJ\disk1\SURVEY\2694\1901\SUBMITTALS\FINAL SUBMITTAL\060GN06FM 521-PAR-103-SHT4.dgn 7/11/2020

- LEGEND**
- OFFICIAL PUBLIC RECORDS OF - F.B.C.O.P.R.
 - FORT BEND COUNTY, TEXAS
 - PLAT RECORDS OF - F.B.C.P.R.
 - FORT BEND COUNTY
 - DEED RECORDS OF - F.B.C.D.R.
 - FORT BEND COUNTY
 - RIGHT OF WAY - R.O.W.
 - BUILDING LINE - B.L.
 - WATER LINE EASEMENT - W.L.E.
 - SANITARY SEWER EASEMENT - S.S.E.
 - UTILITY EASEMENT - U.E.
 - IRON ROD - I.R.
 - IRON PIPE - I.P.
 - FOUND - FND
 - VOLUME/PAGE - VOL./PG.
 - FILE NUMBER - F.N.
 - FARM-TO-MARKET - F.M.
 - STATE HIGHWAY - S.H.

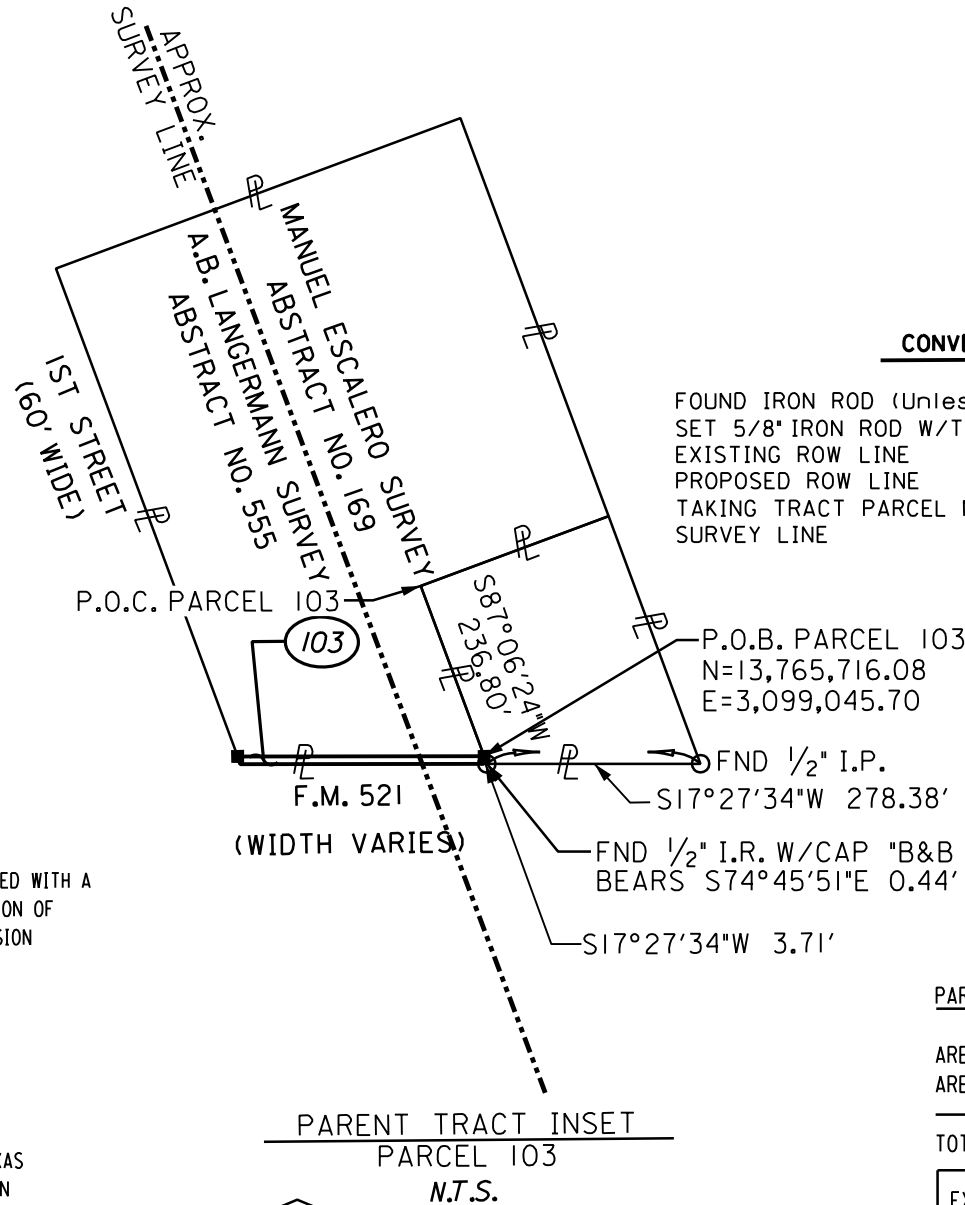
***THE MONUMENT DESCRIBED AND SET MAY BE REPLACED WITH A TXDOT TYPE II RIGHT OF WAY MARKER UPON THE COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TXDOT.

NOTES:

1. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN 1983 DATUM (1993 ADJ.), WITH COORDINATES GIVEN IN FEET. ALL COORDINATES FOR CONTROL POINTS WERE ESTABLISHED AND PROVIDED BY RODS TO LJA SURVEYING. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00013. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.

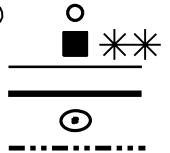
2. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

3. ABSTRACT INFORMATION PROVIDED BY POSTLE PROPERTY SERVICES COMPLETED JULY 2019.



CONVENTIONAL SIGNS

FOUND IRON ROD (Unless otherwise noted)
SET 5/8" IRON ROD W/TXDOT AL. DISC
EXISTING ROW LINE
PROPOSED ROW LINE
TAKING TRACT PARCEL NUMBER
SURVEY LINE



PARCEL 100 ACREAGE SUMMARY

AREA WITHIN A-169	0.0189 AC. (822 S.F.)
AREA WITHIN A-555	0.0544 AC. (2,370 S.F.)
TOTAL	0.0733 AC. (3,192 S.F.)

EXISTING	TAKING	REMAINDER	
		LEFT	RIGHT
8.457	0.0733 3,192	8.384	

**PARCEL PLAT SHOWING
PARCEL 103**

FM 521 FORT BEND COUNTY, TX
C.C.S.J. 0111-03-059
R.C.S.J. 0111-03-066
LJA SURVEYING, INC.
T.B.P.E.L.S. 10194382
3600 W SAM HOUSTON PARKWAY S-SUITE 175
HOUSTON, TEXAS, 77042
PHONE : 713-953-5200
JULY 2020



07/13/2020

I HEREBY CERTIFY THAT THIS PLAT IS BASED ON AN ON THE GROUND SURVEY MADE UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, IS TRUE AND CORRECT.

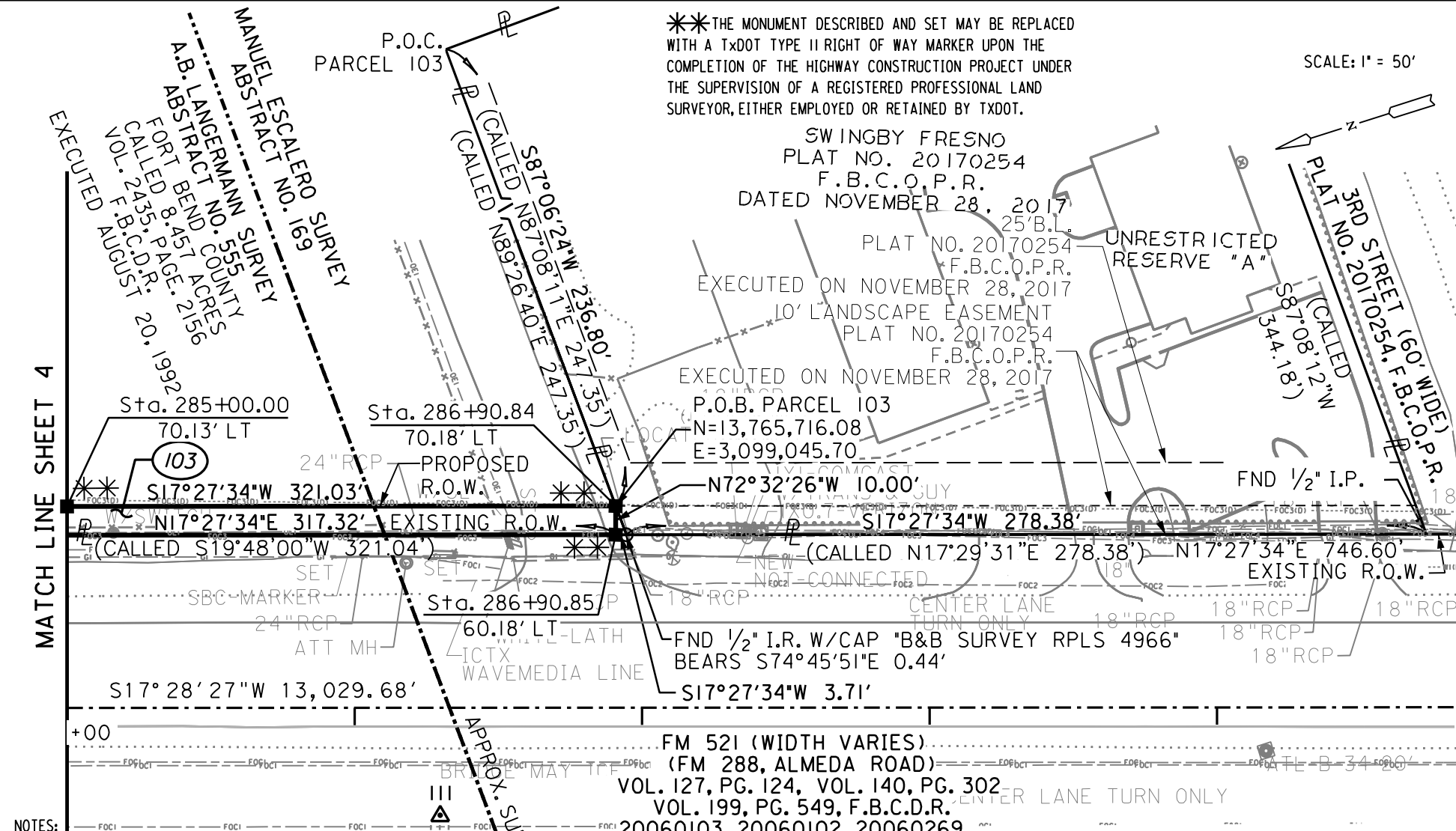
Charles Jurica
CHARLES JURICA, R.P.L.S. TEXAS No. 6696

LJA PROJECT NO. LJAS001-2694-1901

MATCH LINE SHEET 4

***THE MONUMENT DESCRIBED AND SET MAY BE REPLACED WITH A TxDOT TYPE II RIGHT OF WAY MARKER UPON THE COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TxDOT.

SCALE: 1" = 50'



NOTES:

1. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN 1983 DATUM (1993 ADJ.), WITH COORDINATES GIVEN IN FEET. ALL COORDINATES FOR CONTROL POINTS WERE ESTABLISHED AND PROVIDED BY RODS TO LJA SURVEYING. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00013. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.

2. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

3. ABSTRACT INFORMATION PROVIDED BY POSTLE PROPERTY SERVICES COMPLETED JULY 2019.

FM 521 (WIDTH VARIES)
(FM 288, ALMEDA ROAD)
VOL. 127, PG. 124, VOL. 140, PG. 302
VOL. 199, PG. 549, F.B.C.D.R.
20060103, 20060102, 20060269,
20070135, 20070136, 20050109,
20050110, 20010627, F.B.C.P.R.

PARCEL PLAT SHOWING
PARCEL 103
FM 521, FORT BEND COUNTY, TX
C.C.S.J. 0111-03-059
R.C.S.J. 0111-03-066
LJA SURVEYING, INC.
T.B.P.E.L.S. 10194382
3600 W SAM HOUSTON PARKWAY S-SUITE 175
HOUSTON, TEXAS, 77042
PHONE : 713-953-5200
JULY 2020