

STATE OF TEXAS

§
§
§

COUNTY OF FORT BEND

**ORDER AUTHORIZING
PURCHASE OF PROPERTY RIGHTS**

On this 5 day of December, 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 Prestage seconded by Commissioner McCoy, duly put and carried,

IT IS HEREBY ORDERED that:

The County Attorney is hereby authorized to settle the following matter pursuant to the terms set forth in the attached Rule 11 Agreement plus necessary costs:

PROJECT: Reading Road Project, #13117X
PRECINCT: Precinct 2
PARCEL: Parcel Nos. 3, 5, 7, 9, 11 and 12

IT IS FURTHER ORDERED that the County Judge is authorized to sign all closing documents regarding said purchase and authorize the County Clerk to record any conveyance documents in the Official Public Records at no cost.

Funds will be charged to MOBILITY BONDS.

ATTEST:


 Laura Richard, County Clerk

FORT BEND COUNTY:


 K.P. George, County Judge



Rule 11 Agreement



COUNTY ATTORNEY

Fort Bend County, Texas

BRIDGETTE SMITH-LAWSON
County Attorney

(281) 341-4555
Fax (281) 341-4557

November 27, 2023

By E-mail

Mark L. Merrell
McFarland PLLC
811 Louisiana Street
Houston, Texas 77002
mmerrell@mcfarlandpllc.com

Re: Reading Road Project, #13117X; Parcels 3, 5, 7, 9, 11, and 12 (Church Property)
Rule 11 Agreement

Mr. Merrell:

Subject to approval by Fort Bend County Commissioners Court, this will confirm the agreement between my client, Fort Bend County, Texas (the "County"), and your client Protestant Episcopal Church Council of the Diocese of Texas (the "Landowner") to settle the above-referenced acquisitions on the following terms:

1. **Compensation:** The parties agree that adequate compensation owed as a result of Fort Bend County's acquisition of fee simple title in and to Parcels 3, 5, 7, 9, 11, and 12, more particularly described and depicted in Attachments 1-6 hereto and incorporated herein by reference, together with all improvements located thereon (the "Property"), is FOUR HUNDRED AND FORTY ONE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$441,500.00).
2. **Payment:** After applying a credit of ONE HUNDRED AND SIXTY THREE THOUSAND THREE HUNDRED AND FORTY TWO AND NO/100 DOLLARS (\$163,342.00) which has already been paid, the County agrees to pay landowners the unpaid balance of TWO HUNDRED AND SEVENTY EIGHT THOUSAND ONE HUNDRED AND FIFTY EIGHT AND NO/100 DOLLARS (\$278,158.00) as adequate compensation for fee simple title in and to the Property.
3. **Conveyance:** The Landowner agrees to convey fee simple title in and to the Property in one of the following ways:
 - Voluntary conveyance of the Property to the County after securing valid and proper releases of all liens and encumbrances; or

- If the Landowner is unable to secure valid and proper releases of all liens and encumbrances, the parties agree to stipulate at the hearing before Special Commissioners and at trial, if necessary, that just compensation owed as a result of the County's acquisition of the Property is FOUR HUNDRED AND FORTY ONE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$441,500.00)) with the County owing an additional TWO HUNDRED AND SEVENTY EIGHT THOUSAND ONE HUNDRED AND FIFTY EIGHT AND NO/100 DOLLARS (\$278,158.00).
4. **Attorneys' Fees and Costs:** Each party shall bear its own attorneys' fees and expenses, including otherwise taxable costs of court.

If this accurately states the parties' agreement with respect to the above-referenced matters, please sign and return this letter to my attention by e-mail.

Sincerely,

/s/ Rolf F. Krueger

Rolf F. Krueger
Counsel for Fort Bend County, Texas

AGREED:



Mark E. Merrell
Counsel for Landowner

Attachment 1

Fort Bend County
0.1113 Acres
Parcel 3

Wiley Martin Survey, Abstract 56
Fort Bend County, Texas

STATE OF TEXAS
COUNTY OF FORT BEND

PARCEL 3

Being a 0.1113 acre (4,849 square foot) tract situated in the Wiley Martin Survey, Abstract No. 56, Fort Bend County, Texas, same being out of Reserve "E", Block 1 of the Final Plat of Lonely Oak, a subdivision plat of record in Plat No. 20070294 of the Fort Bend County Plat Records (F.B.C.P.R.) and of a tract of land conveyed to Protestant Episcopal Church Council of the Diocese of Texas by deed filed for record in the Fort Bend County Clerk File (F.B.C.C.F.) No. 2008079162; said 0.1113 acre tract further described by metes and bounds as follows: (bearings and distances are referenced to the Texas Coordinate System of 1983, South Central Zone No. 4204)

BEGINNING at a point in the southeast Right-of-Way (R.O.W.) line of Lonely Oak Drive as recorded in Plat No. 20070294 F.B.C.P.R., same being the north corner of Reserve "E" of said Final Plat of Lonely Oak, the west corner of Reserve "D" and the north corner of the herein described tract, from which a found iron rod with cap stamped "RPLS 1943" bears NORTH 69 degrees 29 minutes 05 seconds EAST – 45.04 feet;

THENCE SOUTH 20 degrees 30 minutes 55 seconds EAST, departing said southeast R.O.W. line, along the common line of said Reserve "E" and said Reserve "D", a distance of 10.94 feet to a set 5/8-inch iron rod with cap stamped "MBCO ENG" for the east corner of the herein described tract;

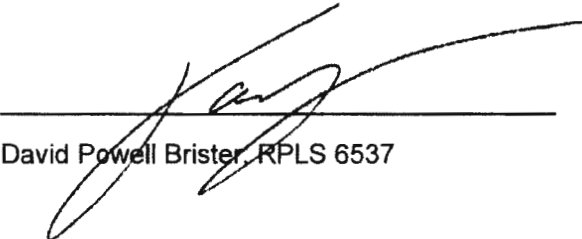
THENCE, SOUTH 69 degrees 31 minutes 53 seconds WEST, over and across said Reserve "E", a distance of 450.97 feet to a 5/8-inch iron rod with cap stamped "MBCO ENG" set in the southwest line of said Reserve "E" and the northeast R.O.W. line of F.M. 762 (A.K.A. Crabb River Road) (Width Varies) as recorded on Texas Department of Transportation R.O.W. Drawing State Control No. 0543, Section No. 03, Job No. 74, Sheet No. 10 and as recorded under F.B.C.C.F. No's. 2017127180 and 2017110333, for the south corner of the herein described tract;

THENCE, NORTH 20 degrees 24 minutes 29 seconds WEST, along the southwest line of said Reserve "E" and said northeast R.O.W. line, a distance of 10.57 feet to a 5/8-inch iron rod with cap stamped "MBCO ENG" set marking the intersection of said northeast R.O.W. line and the southeast R.O.W. line of said Lonely Oak Drive, for the west corner of the herein described tract;

Fort Bend County
0.1113 Acres
Parcel 3

Wiley Martin Survey, Abstract 56
Fort Bend County, Texas

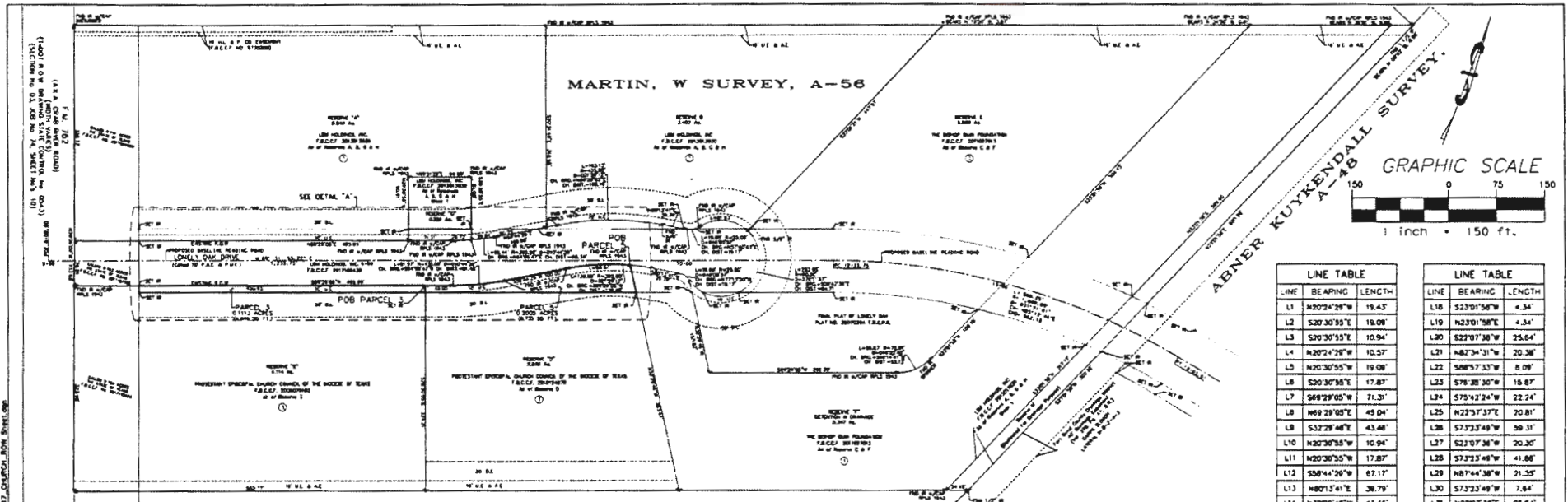
THENCE North 69 degrees 29 minutes 05 seconds EAST, departing the northeast R.O.W. line of said F.M. 762, along the southeast R.O.W. line of said Lonely Oak Drive, the northwest line of said Reserve "E" and of this tract, a distance of 450.95 feet to the said **POINT OF BEGINNING**, containing 0.1113 acres (4,849 square feet) of land.



David Powell Brister, RPLS 6537

RECORDER'S MEMORANDUM

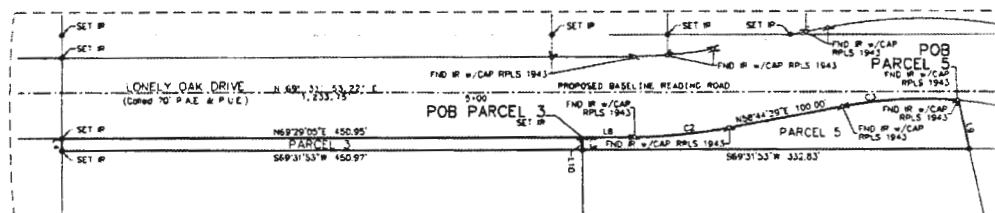
This page is not satisfactory for photographic recordation due to carbon or photo copy, discolored paper, etc. All block-outs, additions and changes were presented at time instrument was filed and recorded.



LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N202°4'29"W	19.43	L18	S23°01'56"W	4.34
L2	S20°30'55"E	18.08	L19	N23°01'56"E	4.34
L3	S20°30'55"E	10.94	L20	S23°01'56"W	25.64
L4	N202°4'29"W	10.57	L21	N202°4'31"W	20.38
L5	N20°30'55"W	19.09	L22	S20°57'53"W	8.09
L6	S20°30'55"E	17.87	L23	S78°35'50"W	15.87
L7	S69°29'05"W	71.31	L24	S75°42'24"W	22.24
L8	N69°29'05"E	45.04	L25	N23°57'37"E	20.81
L9	S32°29'46"E	43.46	L26	S73°33'49"W	59.31
L10	N20°30'55"W	10.94	L27	S23°07'36"W	20.30
L11	N20°30'55"W	17.87	L28	S73°33'49"W	41.86
L12	S58°44'26"W	87.17	L29	N67°44'38"W	21.35
L13	N60°13'41"E	38.79	L30	S73°33'49"W	7.84
L14	N32°29'46"W	43.46	L31	N22°07'36"E	25.84
L15	S80°12'41"W	5.83	L32	N73°23'49"E	59.31
L16	N69°31'53"E	18.10	L33	S58°31'41"W	13.13
L17	N69°31'53"E	6.58	L34	S63°37'28"W	1.04

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE	
C1	28.72	365.00	004°30'30"	S67°13'30"W	28.71	
C2	81.57	435.00	010°44'36"	N64°08'47"E	81.45	
C3	99.87	365.00	015°40'38"	N65°34'48"E	99.56	
C4	38.72	365.00	008°14'08"	S61°31'32"W	39.70	
C5	37.01	365.00	005°48'33"	N77°19'25"E	36.99	
C6	19.68	25.00	045°05'57"	S77°13'20"E	18.17	
C7	29.86	60.00	028°31'59"	S85°57'40"E	29.57	
C8	13.47	25.00	030°53'34"	S84°47'16"W	13.31	
C9	4.78	60.00	004°33'48"	N65°13'34"W	4.78	
C10	114.36	60.00	109°14'01"	N12°18'37"W	97.84	
C11	26.19	1090.00	001°22'33"	S84°14'18"E	26.19	
C12	26.47	990.00	001°31'53"	N88°08'34"W	26.47	
C13	20.73	1090.00	001°09'23"	N73°56'31"E	20.73	

PARCEL 3: REMAINDER OF PAREN' TRACT: 4.002 AC
PARCEL 5: REMAINDER OF PAREN' TRACT: 2.6315 AC



PARCEL REMAINDER TABLE				
PARCEL NO	EAST ACRES	TAKING REMAINDER AC	SO. Y.	LEFT RIGHT
3	4.114	2.712	(L-995)	4.003
5	2.832	0.200	(L-25)	2.632

- Notes:
- There exists a separate Metes and Bounds description of this easement. There is one Metes and Bounds associated with this exhibit.
 - Corners have not been staked, unless noted otherwise.
 - All bearings shown hereon are based on the Texas State Plane Coordinate System of 1983, South Central Zone No. 4204.

Joel D. Miller
Joel D. Miller
Registered Professional
Land Surveyor
Texas Registration No. 5522



FORT BEND COUNTY, TEXAS

READING ROAD IMPROVEMENTS
F.M. 762 (CRAB RIVER ROAD) TO
ROYAL CREST LANE
PROPOSED
RIGHT-OF-WAY TAKING
AND DRAINAGE EASEMENT

CITY PROJ #	LES PROJ #	DATE	SCALE	SHEET NO
13117X	-	05-07-19	1"=150'	
DRAWN BY	CHECKED BY	VERIFIED BY		
SSS	SSS	GM	DPB	1

Attachment 2

Fort Bend County
0.2005 Acres
Parcel 5

Wiley Martin Survey, Abstract 56
Fort Bend County, Texas

STATE OF TEXAS
COUNTY OF FORT BEND

PARCEL 5

Being a 0.2005 acre (8,735 square foot) tract situated in the Wiley Martin Survey, Abstract No. 56, Fort Bend County, Texas, same being out of Reserve "D", Block 1 of the Final Plat of Lonely Oak, a subdivision plat of record in Plat No. 20070294 of the Fort Bend County Plat Records (F.B.C.P.R.) and of a tract of land conveyed to Protestant Episcopal Church Council of the Diocese of Texas by deed filed for record in the Fort Bend County Clerk File (F.B.C.C.F.) No. 2010124879; said 0.2005 acre tract further described by metes and bounds as follows: (bearings and distances are referenced to the Texas Coordinate System of 1983, South Central Zone No. 4204)

BEGINNING at a found iron rod with cap stamped "RPLS 1943" in the southeast Right-of-Way (R.O.W.) line of Lonely Oak Drive as recorded in Plat No. 20070294 F.B.C.P.R., same being the north corner of said Reserve "D", the west corner of Reserve "F" of said Final Plat of Lonely Oak, and the north corner of the herein described tract;

THENCE, SOUTH 32 degrees 29 minutes 46 seconds EAST, departing said southeast R.O.W. line, along the common line of said Reserve "D" and said Reserve "F", a distance of 43.46 feet to a set 5/8-inch iron rod with cap stamped "MBCO ENG" for the east corner of the herein described tract;

THENCE, SOUTH 69 degrees 31 minutes 53 seconds WEST, departing said common line, over and across said Reserve "D", a distance of 332.83 feet to a 5/8-inch iron rod with cap stamped "MBCO ENG" set in the northeast line of said Reserve "E" and the southwest line of said Reserve "D" for the for the south corner of the herein described tract;

THENCE, NORTH 20 degrees 30 minutes 55 seconds WEST along the northeast line of said Reserve "E", the southwest line of said Reserve "D" and of this tract, a distance of 10.94 feet to a point in said southeast R.O.W. line for the north corner of said Reserve "E", the west corner of said Reserve "D" and of the herein described tract;

Fort Bend County
0.2005 Acres
Parcel 5

Wiley Martin Survey, Abstract 56
Fort Bend County, Texas

THENCE, NORTH 69 degrees 29 minutes 05 seconds EAST along said southeast R.O.W. line, the northwest line of said Reserve "D" and of this tract, a distance of 45.04 feet to a found iron rod with cap stamped "RPLS 1943" marking the beginning of a curve to the left having a radius of 435.00 feet, a central angle of 10 degrees 44 minutes 36 seconds (chord bears NORTH 64 degrees 06 minutes 47 seconds EAST— 81.45 feet);

THENCE, along the arc of said curve to the left, a distance of 81.57 feet to a found iron rod with cap stamped "RPLS 1943" marking a point of tangency;

THENCE, NORTH 58 degrees 44 minutes 29 seconds EAST along said southeast R.O.W. line, the northwest line of said Reserve "D" and of this tract, a distance of 100.00 feet to a found iron rod with cap stamped "RPLS 1943" marking the beginning of a curve to the right having a radius of 365.00 feet, a central angle of 15 degrees 40 minutes 39 seconds (chord bears NORTH 66 degrees 34 minutes 49 seconds EAST — 99.56 feet);

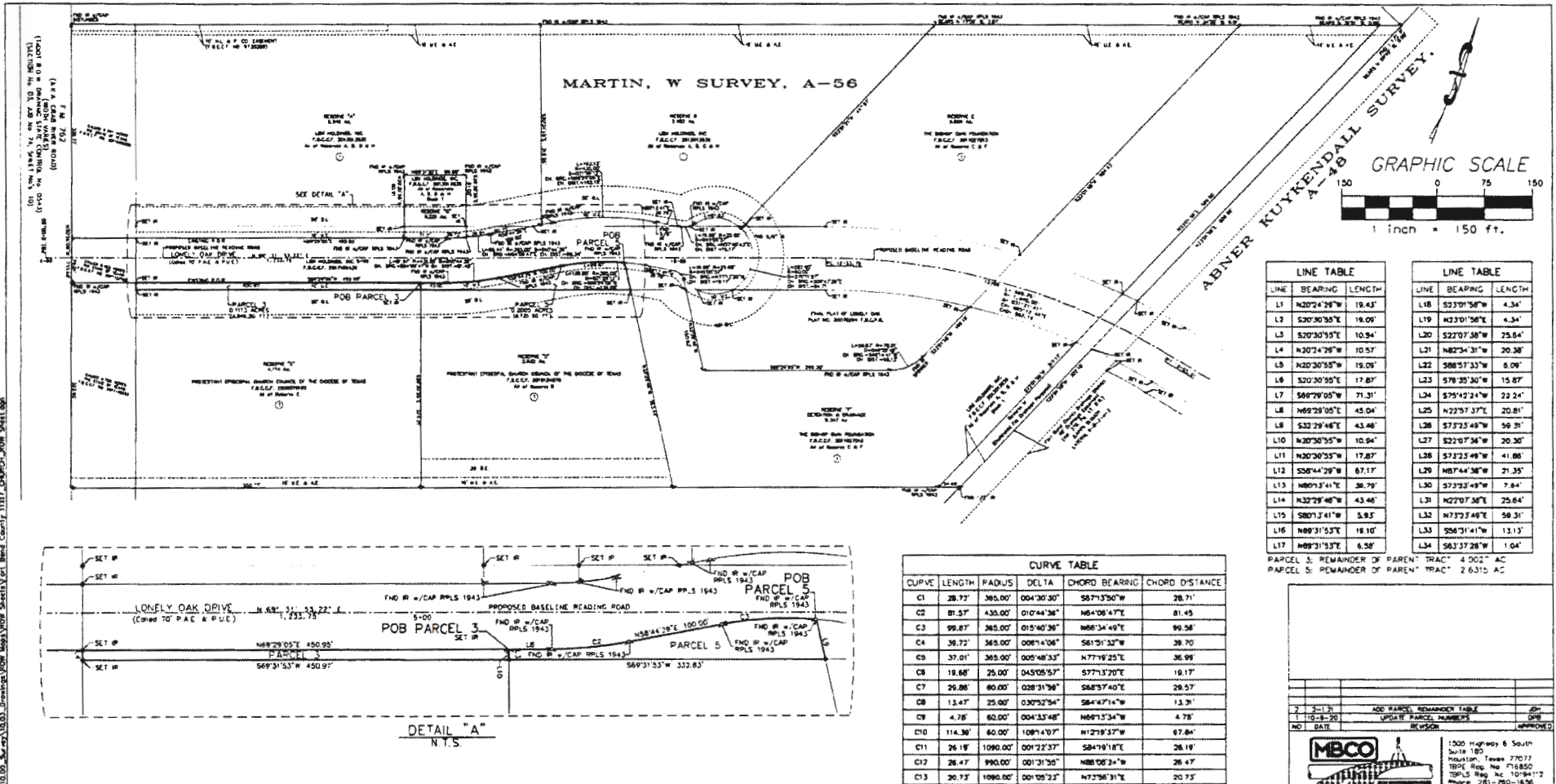
THENCE along the arc of said curve to the right, a distance of 99.87 feet to the said **POINT OF BEGINNING**, containing 0.2005 acres (8,735 square feet) of land.




David Powell Brister, RPLS 6537

RECORDER'S MEMORANDUM

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Notes:

- There exists a separate Metes and Bounds description of this easement. There is one Metes and Bounds associated with this exhibit.
- Corners have not been staked, unless noted otherwise.
- All bearings shown hereon are based on the Texas State Plane Coordinate System of 1983, South Central Zone No. 4204.

Joel D. Miller
Joel D. Miller
Registered Professional
Land Surveyor
Texas Registration No. 5522



PARCEL 3, REMAINDER OF PAREN' TRAC' 4.002' AC			
PARCEL 5, REMAINDER OF PAREN' TRAC' 2.6312 AC			
2	3-1-31	ADD PARCEL REMAINDER TABLE	JOH
1	10-8-20	UPDATE PARCEL NUMBERS	ONE
NO.	DATE	REVISION	APPROVED
FORT BEND COUNTY, TEXAS			
READING ROAD IMPROVEMENTS F.M. 762 (CRAB RIVER ROAD) TO ROYAL CREST LANE PROPOSED RIGHT-OF-WAY TAKING AND DRAINAGE EASEMENT			
CITY PROJ #	LES PROJ #	DATE	SHEET NO.
151-171	05-07-19	11-11-20	1
DESIGNED BY	DRAWN BY	CHECKED BY	VERIFIED BY
SPS	SPS	OM	DPS

Attachment 3

Fort Bend County
0.0705 Acres
Parcel 7

Wiley Martin Survey, Abstract 56
Fort Bend County, Texas

STATE OF TEXAS
COUNTY OF FORT BEND

PARCEL 7

Being a 0.0705 acre (3,071 square foot) tract out of Reserve "F", Block 1, as shown on the Final Plat of Lonely Oak, a subdivision filed for record under plat no. 20070294 of the Fort Bend County Plat Records (F.B.C.P.R.), and being most recently granted to The Bishop Quin Foundation by deed filed for record in the Fort Bend County Clerk's File (F.B.C.C.F.) No. 2011027013, said subdivision being located in the Wiley Martin Survey, Abstract 56, Fort Bend County, Texas and further described by metes and bounds as follows: (bearings and distances are referenced to NAD 83, the Texas Coordinate System of 1983, South Central Zone, 4204)

BEGINNING at an iron rod found with cap stamped "RPLS 1943" on the existing south Right-of-Way (ROW) line of Lonely Oak Drive (Called 70' wide) as shown on said Final Plat of Lonely Oak, for the northwest corner of said Reserve "F", the northeast corner of Reserve "D", Block 1, as shown on said Final Plat of Lonely Oak, and marking the northwest corner of the herein described tract;

THENCE, along said south ROW line of Lonely Oak Drive and the north line of said Reserve "F", the following courses and distances:

- In a northeasterly direction, along a curve to the right, having an arc length of 37.01 feet, a radius of 365.00 feet, a delta angle of 05° 48' 33", a chord bearing of North 77° 19' 25" East, and a chord length of 36.99 feet, to an angle point in said common line and the north line of the herein described tract;
- North 80° 13' 41" East, 39.79 feet, to a point of curvature in said common line and being the most northerly corner of the herein described tract;
- In a southeasterly direction, along a curve to the right, having an arc length of 19.68 feet, a radius of 25.00 feet, a delta angle of 45° 05' 57", a chord bearing of South 77° 13' 20" East, and a chord length of 19.17 feet, to a point for the westerly corner of said Reserve "C", the northeast corner of said Reserve "F", and a point for the most easterly north corner of the herein described tract;

Fort Bend County
0.0705 Acres
Parcel 7

Wiley Martin Survey, Abstract 56
Fort Bend County, Texas

THENCE, South 32° 30' 43" East, 20.04 feet departing the southeasterly ROW line of Lonely Oak Drive and along the common line of said Reserve "F" and Reserve "C" of said Final Plat of Lonely Oak, to a 5/8-inch iron rod set with plastic cap stamped "MBCO ENG" marking the most easterly corner of the herein described tract;

THENCE, South 69° 31' 53" West, 86.91 feet, departing said common line, over and across said Reserve "F" to a 5/8-inch iron rod set with cap stamped "MBCO ENG" in the west line of said Reserve "F" and the east line of Reserve "D" of said Final Plat of Lonely Oak, marking the south corner of the herein described tract;

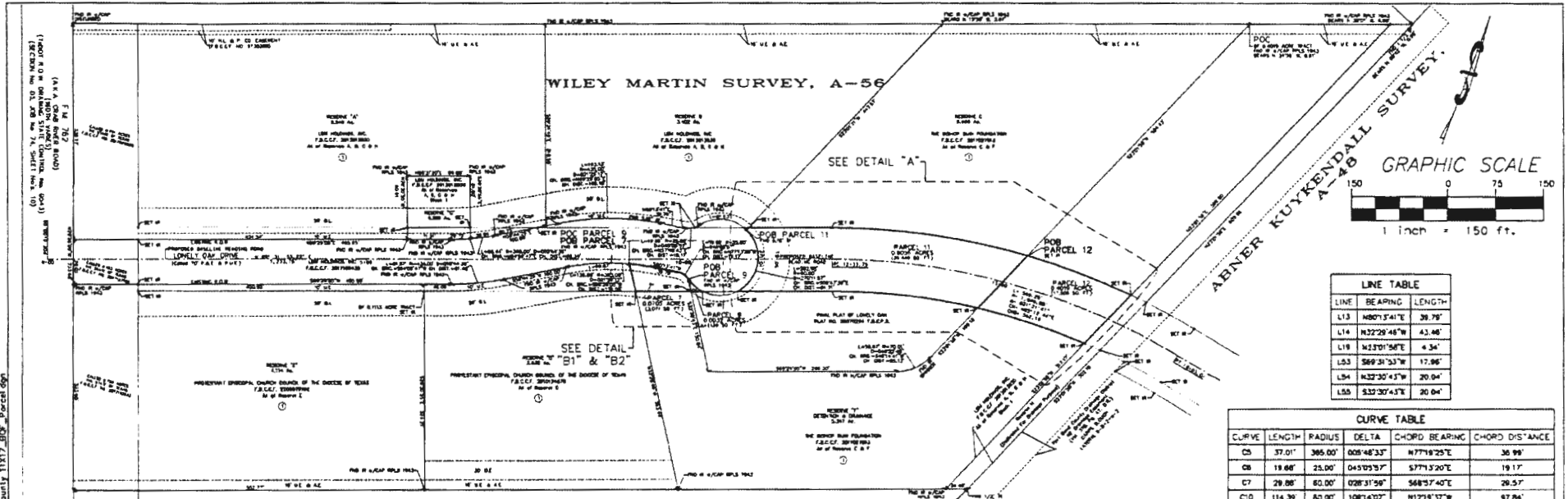
THENCE, North 32° 29' 46" West, 43.47 feet, along the common line of said Reserve "F" and Reserve "D" to the said **POINT OF BEGINNING**, said description containing 0.0705 acres (3,071 square feet) of land.



David Powell Brister, RPLS 6537

RECORDER'S MEMORANDUM

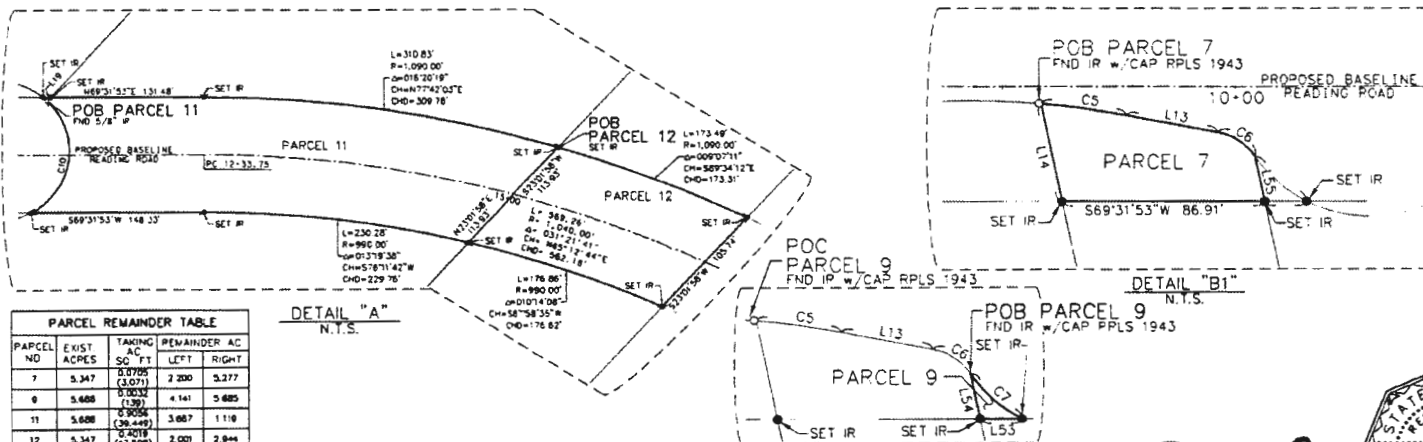
This page is not satisfactory for photographic recordation due to carbon or photo copy, discolored paper, etc. All block-outs, additions and changes were presented at time instrument was filed and recorded.



LINE TABLE		
LINE	BEARING	LENGTH
L13	N80°13'41"E	28.79'
L14	N32°29'48"W	42.48'
L18	N23°01'58"E	4.34'
L53	S69°31'53"W	17.96'
L54	N32°30'43"W	20.04'
L55	S33°30'43"E	20.04'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C5	37.01'	365.00'	005°48'33"	N77°18'25"E	36.99'
C6	19.68'	23.00'	043°05'57"	S77°13'20"E	19.17'
C7	29.85'	60.00'	028°31'56"	S68°57'40"E	26.57'
C10	114.39'	62.00'	108°14'02"	N12°19'37"W	87.84'

PARCELS 7 & 12: REMAINDER OF PARENT TRACT: 4.8746 AC
PARCELS 9 & 11: REMAINDER OF PARENT TRACT: 4.7792 AC



PARCEL REMAINDER TABLE				
PARCEL NO	EXIST. ACRES	TAKING AC. SQ. FT.	REMAINDER AC.	
7	5.347	(3,071)	2.200	3,277
9	5.688	(3,003)	4.141	5,685
11	5.688	(3,003)	3.687	1,118
12	5.347	(3,071)	2.001	2,844

Notes:

- There exists a separate Metes and Bounds description of this easement. There is one Metes and Bounds associated with this exhibit.
- Corners have not been staked, unless noted otherwise.
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Joel D. Miller
Joel D. Miller
Registered Professional
Land Surveyor
Texas Registration No. 5522



MBCO
1505 Highway 6 South
Suite 100
Houston, Texas 77077
TSPS Reg. No. 716830
Phone: 281-782-1556
www.mbcosurveying.com

FORT BEND COUNTY, TEXAS

READING ROAD IMPROVEMENTS
F.M. 752 (CRAB RIVER ROAD) TO
ROYAL CREST LANE
PROPOSED
RIGHT-OF-WAY TAKING
AND DRAINAGE EASEMENT

ONLY PROJ #	LES PROJ #	DATE	SCALE	SHEET NO.
131172	-	05-08-19	1"=150'	1
DESIGNED BY	DRAWN BY	CHECKED BY	VERIFIED BY	
SES	SES	CM	CM	

Attachment 4

Fort Bend County
0.0032 Acres
Parcel 9

Wiley Martin Survey, Abstract 56
Fort Bend County, Texas

STATE OF TEXAS
COUNTY OF FORT BEND

PARCEL 9

Being a 0.0032 acre (139 square foot) tract out of Reserve "C", Block 1, as shown on the Final Plat of Lonely Oak, a subdivision filed for record under plat no. 20070294 of the Fort Bend County Plat Records (F.B.C.P.R.), and being most recently granted to The Bishop Quin Foundation by deed filed for record in the Fort Bend County Clerk's File (F.B.C.C.F.) No. 2011027013, said subdivision being located in the Wiley Martin Survey, Abstract 56, Fort Bend County, Texas and further described by metes and bounds as follows: (bearings and distances are referenced to NAD 83, the Texas Coordinate System of 1983, South Central Zone, 4204)

COMMENCING at an iron rod found with cap stamped "RPLS 1943" on the existing south Right-of-Way (ROW) line of Lonely Oak Drive (Called 70' wide) as shown on said Final Plat of Lonely Oak, for the northwest corner of said Reserve "F", the northeast corner of Reserve "D", Block 1, as shown on said Final Plat of Lonely Oak;

THENCE, along said south ROW line of Lonely Oak Drive and the north line of said Reserve "F", the following courses and distances:

- In a northeasterly direction, along a curve to the right, having an arc length of 37.01 feet, a radius of 365.00 feet, a delta angle of 05° 48' 33", a chord bearing of North 77° 19' 25" East, and a chord length of 36.99 feet, to an angle point in said common line;
- North 80° 13' 41" East, 39.79 feet, to a point of curvature in said common line;
- In a southeasterly direction, along a curve to the right, having an arc length of 19.68 feet, a radius of 25.00 feet, a delta angle of 45° 05' 57", a chord bearing of South 77° 13' 20" East, and a chord length of 19.17 feet, to a point for the northeast corner of said Reserve "F", same being the westerly corner of Reserve "C" of said Final Plat of Lonely Oak, the **POINT OF BEGINNING** and northwest corner of the herein described tract, same being a point of reverse curvature;

Fort Bend County
0.0032 Acres
Parcel 9

Wiley Martin Survey, Abstract 56
Fort Bend County, Texas

THENCE, along said south ROW line of Lonely Oak Drive and the north line of said Reserve "C", in a southeasterly direction, along a curve to the left, having an arc length of 29.88 feet, a radius of 60.00 feet, a delta angle of $28^{\circ} 31' 59''$, a chord bearing of South $68^{\circ} 57' 40''$ East, and a chord length of 29.57 feet, to a 5/8-inch iron rod set with plastic cap stamped "MBCO ENG" marking the southeast corner of the herein described tract;

THENCE, South $69^{\circ} 31' 53''$ West, 17.96 feet, departing said south ROW line of Lonely Oak Drive and said north line of said Reserve "C", over and across said Reserve "C" to a 5/8-inch iron rod set with cap stamped "MBCO ENG" in the west line of said Reserve "C" and the east line of said Reserve "F", marking a south corner of the herein described tract;

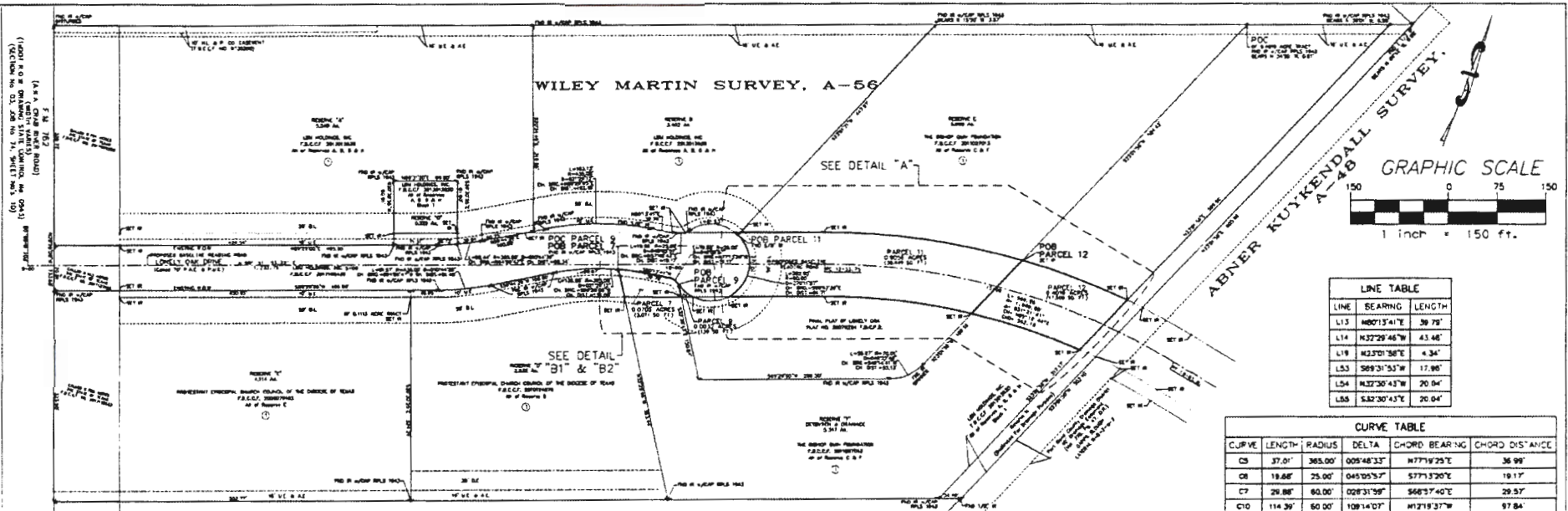
THENCE, North $32^{\circ} 30' 43''$ West, 20.04 feet, along the common line of said Reserve "F" and Reserve "C" to the said **POINT OF BEGINNING**, said description containing 0.0032 acres (139 square feet) of land.



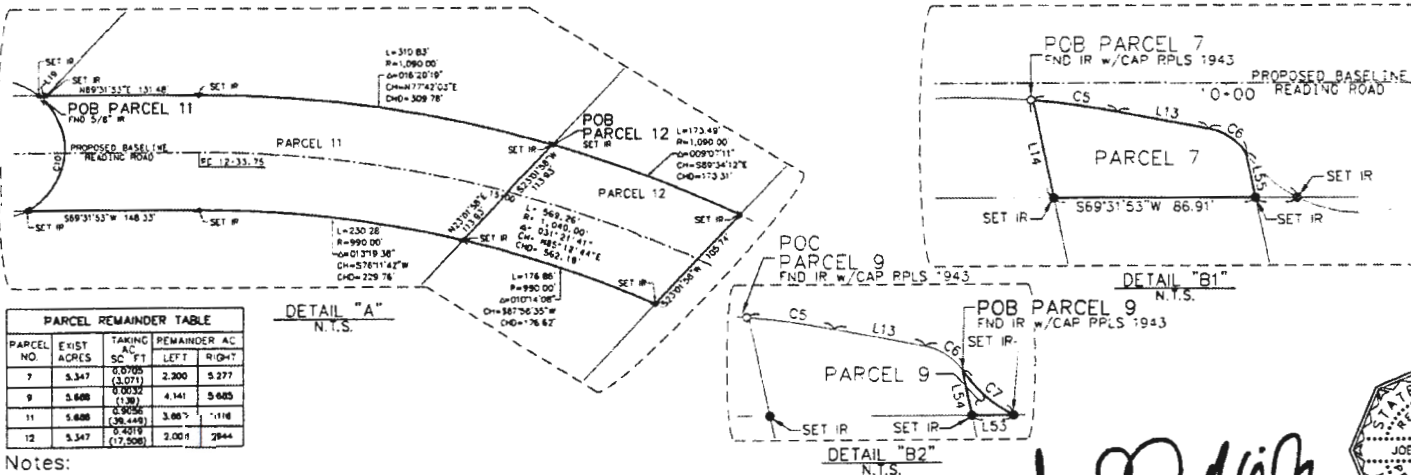
David Powell Brister, RPLS 6537

RECORDER'S MEMORANDUM

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PARCELS 7 & 12: REMAINDER OF PARENT TRACT: 4.8746 AC
PARCELS 9 & 11: REMAINDER OF PARENT TRACT: 4.7792 AC



PARCEL REMAINDER TABLE				
PARCEL NO.	EXIST ACRES	TAKING AC	REMAINDER AC	REMARKS
7	5.347	0.0705 (1.3071)	2.300	5.277
9	5.688	0.9052 (1.38)	4.141	5.685
11	5.688	0.9052 (1.38)	3.867	5.118
12	5.347	0.0705 (1.3071)	2.001	2844

Notes:

- There exists a separate Metes and Bounds description of this easement. There is one Metes and Bounds associated with this exhibit.
- Corners have not been staked, unless noted otherwise.
- All bearings shown hereon are based on the Texas State Plane Coordinate System of 1983, South Central Zone No. 4204.

Joel D. Miller
Registered Professional
Land Surveyor
Texas Registration No. 5522



NO. PARCEL REMAINDER TABLE				DATE	REVISION	APPROVED
2	1	1	1	10-18-20		

MBCO
1505 Highway 6 South
Suite 700
Houston, Texas 77057
TSPS Reg. No. 116850
Phone: 281-780-6506
www.mbcosurveying.com

FORT BEND COUNTY, TEXAS

READING ROAD IMPROVEMENTS
F.M. 762 (CRAB RIVER ROAD) TO
ROYAL CREST LANE
PROPOSED
RIGHT-OF-WAY TAKING
AND DRAINAGE EASEMENT

ONLY PROJ #	LES PROJ #	DATE	SCALE	SHEET NO
13117X	-	05-08-19	1"=150'	1

DESIGNED BY: DRW:BY: CHECKED BY: VERIFIED BY:

Attachment 5

Fort Bend County
0.9056 Acres
Parcel 11

Wiley Martin Survey, Abstract 56
Fort Bend County, Texas

STATE OF TEXAS
COUNTY OF FORT BEND

PARCEL 11

Being a 0.9056 acre (39,449 square foot) tract out of Reserve "C", Block 1, as shown on the Final Plat of Lonely Oak, a subdivision filed for record under plat no. 20070294 of the Fort Bend County Plat Records (F.B.C.P.R.), and being most recently granted to The Bishop Quin Foundation by deed filed for record in the Fort Bend County Clerk's File (F.B.C.C.F.) No. 2011027013, said subdivision being located in the Wiley Martin Survey, Abstract 56, Fort Bend County, Texas and further described by metes and bounds as follows: (bearings and distances are referenced to NAD 83, the Texas Coordinate System of 1983, South Central Zone, 4204)

BEGINNING at a 5/8-iron rod found lying on a cul-de-sac with 60' radius, being the existing Right-of-Way (ROW) line of Lonely Oak Drive as shown on said Final Plat of Lonely Oak, marking a northwest corner of said Reserve "C", the southeast corner of Reserve "B", Block 1, as shown on said Final Plat of Lonely Oak, and marking the most westerly northwest corner of the herein described tract;

THENCE, North 23° 01' 58" East, 4.34 feet, departing said south ROW line of Lonely Oak Drive and along the common line of said Reserve "C" and Reserve "B" to a 5/8-inch iron rod set with cap stamped "MBCO ENG", marking the most northerly northwest corner of the herein described tract;

THENCE, departing said common line, over and across said Reserve "C", the following courses and distances:

- North 69° 31' 53" East, 131.48 feet, to a 5/8-inch iron rod set with cap stamped "MBCO ENG", marking a point of curvature in the north line of the herein described tract;
- In a northeasterly direction, along a curve to the right, having an arc length of 310.83 feet, a radius of 1,090.00 feet, a delta angle of 16° 20' 19", a chord bearing of North 77° 42' 03" East, and a chord length of 309.78 feet, to a 5/8-inch iron rod set with cap stamped "MBCO ENG" in the east line of said Reserve "C" and the west line of Reserve "F", Block 1, as shown on said Final Plat of Lonely Oak, and marking the northeast corner of the herein described tract;

Fort Bend County
0.9056 Acres
Parcel 11

Wiley Martin Survey, Abstract 56
Fort Bend County, Texas

THENCE, South 23° 01' 58" West, 113.93 feet, along the common line of said Reserve "C" and Reserve "F" to a 5/8-inch iron rod set with cap stamped "MBCO ENG", marking the southeast corner of the herein described tract;

THENCE, departing said common line, over and across said Reserve "C", the following courses and distances:

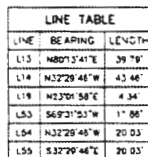
- In a southwesterly direction, along a curve to the left, having an arc length of 230.28 feet, a radius of 990.00 feet, a delta angle of 13° 19' 38", a chord bearing of South 76° 11' 42" West, and a chord length of 229.76 feet, to a 5/8-inch iron rod set with cap stamped "MBCO ENG", marking a point of curvature in the south line of the herein described tract;
- South 69° 31' 53" West, 148.33 feet, to a 5/8-inch iron rod set with cap stamped "MBCO ENG" in said existing ROW of Lonely Oak Drive, marking the southwest corner of the herein described tract;

THENCE, in a northwesterly direction, along a curve to the left, having an arc length of 114.39 feet, a radius of 60.00 feet, a delta angle of 109° 14' 07", a chord bearing of North 12° 19' 37" West, and a chord length of 97.84 feet, back to the **POINT OF BEGINNING**, said description containing 0.9056 acres (39,449 square feet) of land.



David Powell Brister, RPLS 6537

This page is not satisfactory for photographic recordation due to carbon or photo copy, discolored paper, etc. All block-outs, additions and changes were presented at time instrument was filed and recorded.

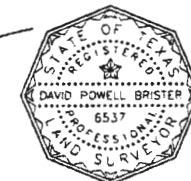


CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C5	37' 01"	365.00'	005°48'33"	N77°25'20"E	36.99'
C6	18.66'	23.00'	045°05'53"	S77°32'00"E	18.11'
C7	39.88'	60.00'	028°31'38"	S68°14'00"E	29.57'
C10	114.30'	60.00'	109°43'07"	N127°19'37"W	97.84'

Notes:

1. There exists a separate Metes and Bounds description of this easement. There is one Metes and Bounds associated with this exhibit.
2. Corners have not been staked, unless noted otherwise.
3. All bearings shown hereon are based on the Texas State Plane Coordinate System of 1983, South Central Zone No. 4204.

~~Dana Powell Brister
Registered Professional
Land Surveyor
Texas Registration No. 6537~~



1	10-8-20	UPDATE PARCEL NUMBERS	DPS
NO	BATT	REVISION	APPROVED



1505 Highway 4 South
Suite 180
Houston, Texas 77077
189E Reg No 176850
189LS Reg No 1094112
Phone: 281-786-1836
www.mccoengineering.com

FORT BEND COUNTY, TEXAS

READING ROAD IMPROVEMENTS
F.M. 762 (CRAB RIVER ROAD) TO
ROYAL CREST LANE
PROPOSED
RIGHT-OF-WAY TAKING
AND DRAINAGE EASEMENT

CNTY PROJ #	EJES PROJ #	DATE	SCALE	SHEET NO
13-17X	-	05-08-19	1" = 150'	
DESIGNED BY	DRAWN BY	CHECKED BY	VERIFIED BY	1
CAC	CAC	CAC	DMR	

Attachment 6

Fort Bend County
0.4019 Acres
Parcel 12

Wiley Martin Survey, Abstract 56
Fort Bend County, Texas

STATE OF TEXAS
COUNTY OF FORT BEND

PARCEL 12

Being a 0.4019 acre (17,508 square foot) tract out of Reserve "F", Block 1, as shown on the Final Plat of Lonely Oak, a subdivision filed for record under plat no. 20070294 of the Fort Bend County Plat Records (F.B.C.P.R.), and being most recently granted to The Bishop Quin Foundation by deed filed for record in the Fort Bend County Clerk's File (F.B.C.C.F.) No. 2011027013, said subdivision being located in the Wiley Martin Survey, Abstract 56, Fort Bend County, Texas and further described by metes and bounds as follows: (bearings and distances are referenced to NAD 83, the Texas Coordinate System of 1983, South Central Zone, 4204)

COMMENCING for reference at an iron rod found with cap stamped "RPLS 1943" on the north line of said Block 1, for the northwest corner of said Reserve "F" and the northeast corner of Reserve "C", Block 1, as shown on said Final Plat of Lonely Oak;

THENCE, South 23° 01' 58" West, 504.43 feet, along the common line of said Reserve "F" and Reserve "C" to a 5/8-inch iron rod set with cap stamped "MBCO ENG", marking the **POINT OF BEGINNING** and the northwest corner of the herein described tract;

THENCE, departing said common line, over and across said Reserve "F", in a southeasterly direction, along a curve to the right, having an arc length of 173.49 feet, a radius of 1,090.00 feet, a delta angle of 09° 07' 11", a chord bearing of South 89° 34' 12" East, and a chord length of 173.31 feet, to a 5/8-inch iron rod set with cap stamped "MBCO ENG" in the east line of said Reserve "F" and the west line of Reserve "H", Block 1, as shown on said Final Plat of Lonely Oak, and marking the northeast corner of the herein described tract;

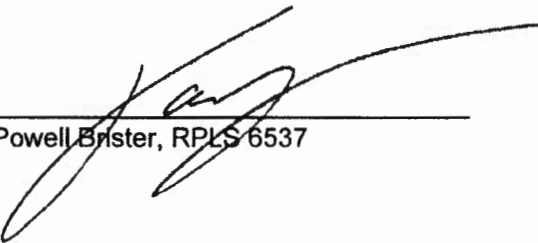
THENCE, South 23° 01' 58" West, 105.74 feet, along the common line of said Reserve "F" and Reserve "H" to a 5/8-inch iron rod set with cap stamped "MBCO ENG", marking the southeast corner of the herein described tract;

THENCE, departing said common line, over and across said Reserve "F", in a northwesterly direction, along a curve to the left, having an arc length of 176.86 feet, a radius of 990.00 feet, a delta angle of 10° 14' 08", a chord bearing of South 87° 58' 35" West, and a chord length of 176.62 feet, to a 5/8-inch iron rod set with cap stamped "MBCO ENG", marking southwest corner of the herein described tract;

Fort Bend County
0.4019 Acres
Parcel 12

Wiley Martin Survey, Abstract 56
Fort Bend County, Texas

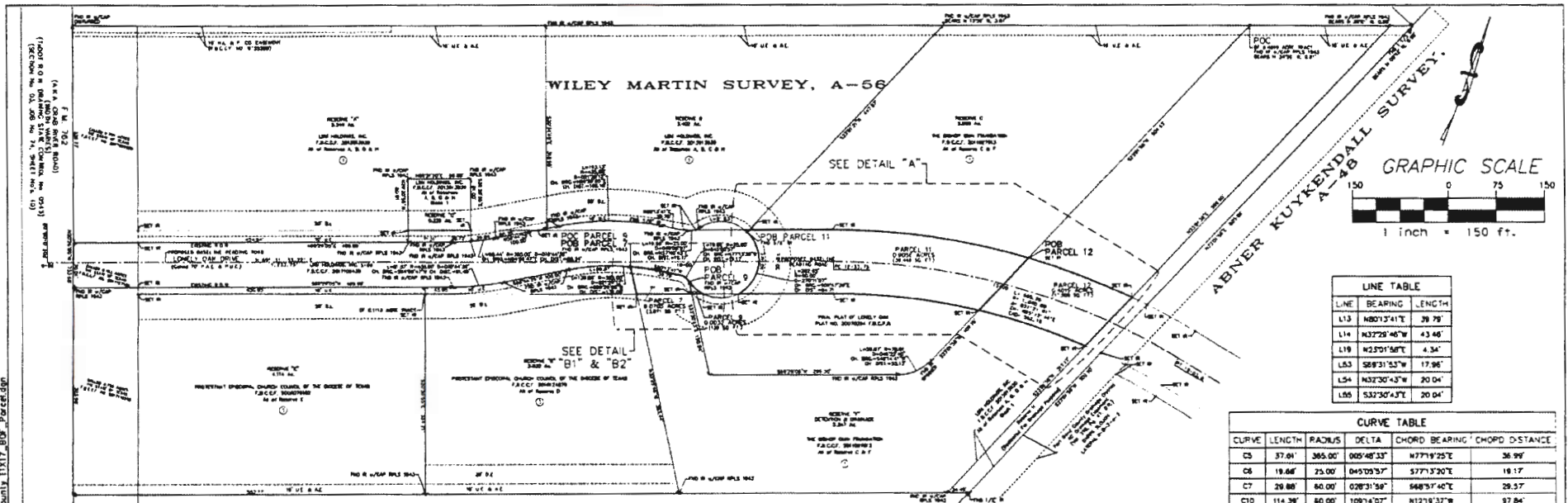
THENCE, North 23° 01' 58" East, 113.93 feet, along the common line of said Reserve "F" and Reserve "H" to the said **POINT OF BEGINNING**, said description containing 0.4019 acres (17,508 square feet) of land.



David Powell Brister, RPLS 6537

RECORDER'S MEMORANDUM

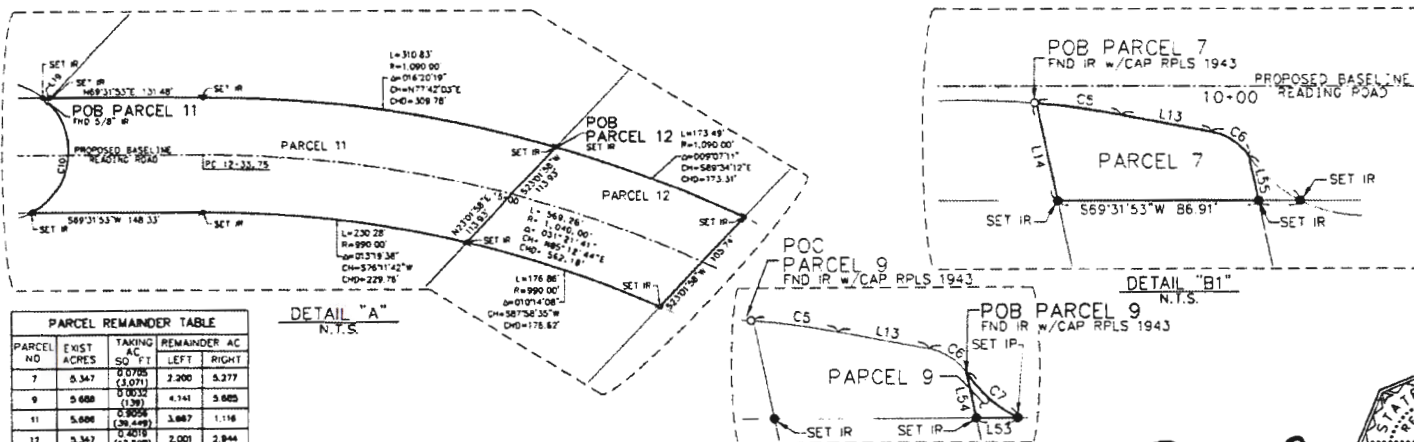
This page is not satisfactory for photographic recordation due to carbon or photo copy, discolored paper, etc. All block-outs, additions and changes were presented at time instrument was filed and recorded.



LINE	BEARING	LENGTH
L13	N80°13'41"E	29.79
L14	N37°28'40"W	43.46
L18	N23°01'50"E	4.34
L53	S69°31'53"W	17.96
L54	N32°30'43"W	20.04
L55	S32°30'43"E	20.04

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C5	37.01	365.00	005°45'33"	N77°19'25"E	36.99
C6	19.66	25.00	045°03'57"	S77°13'20"E	19.17
C7	29.88	80.00	028°31'56"	S68°57'40"E	29.57
C10	114.29	80.00	109°14'57"	N12°18'37"W	97.84

PARCELS 7 & 12: REMAINDER OF PARENT TRACT: 4.8745 AC
PARCELS 9 & 11: REMAINDER OF PARENT TRACT: 4.7792 AC



PARCEL NO.	EXIST AC.	TAKING AC.	REMAINDER AC.
7	5.347	0.0785 (2.071)	2.200
9	5.688	0.0832 (1.59)	4.341
11	5.688	0.809 (3.449)	3.867
12	5.347	0.4019 (17.508)	2.001

- Notes:
- There exists a separate Metes and Bounds description of this easement. There is one Metes and Bounds associated with this exhibit.
 - Corners have not been staked, unless noted otherwise.
 - All bearings shown hereon are based on the Texas State Plane Coordinate System of 1983, South Central Zone No. 4204.

Joel D. Miller
Joel D. Miller
Registered Professional
Land Surveyor
Texas Registration No. 5522



MBCO
1500 Highway 6 South
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TSPS Reg. No. 10184112
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FORT BEND COUNTY, TEXAS

READING ROAD IMPROVEMENTS
F.M. 762 (CRAB RIVER ROAD) TO
ROYAL CREST LANE
PROPOSED
RIGHT-OF-WAY TAKING
AND DRAINAGE EASEMENT

DATE PROJ.	DATE PROJ.	DATE	SCALE	SHEET NO.
1/31/17	05-08-19	1"=150'		1

DESIGNED BY: SPS
DRAWN BY: SPS
CHECKED BY: CM
VERIFIED BY: CM

2:17:36 PM 7/1/2021 C:\GIS\Instruments - 0015\16.18.01 - Reading Road\10.00_Survey\10.03_Drawings\BOM Maps\Fort Bend County 1717_1805_Parcel.dgn

ONCE RECORDED RETURN TO:

^{-RAC}
Attn: Amy Svatek c/o Rolf Krueger

Fort Bend County Attorney's Office
401 Jackson, 3rd Floor
Richmond, TX 77469

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Laura Richard

Laura Richard, County Clerk

Fort Bend County Texas

January 04, 2023 09:44:03 AM

FEE: \$0.00 AMS

2023000779

