

STATE OF TEXAS

§
§
§

COUNTY OF FORT BEND

**ORDER AUTHORIZING
PURCHASE OF PROPERTY RIGHTS**

On this 9th day of JULY, 2024, 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 McCoy seconded by Commissioner Meyers, 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:** Koeblen Road, #20115
- PRECINCT:** Precinct 4
- PARCEL:** Parcel No. 13

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/BOND REFERENDUM.

ATTEST:

Laura Richard
Laura Richard, County Clerk

FORT BEND COUNTY:

K.P. George
K.P. George, County Judge



Attachment

Rule 11 Agreement



COUNTY ATTORNEY
Fort Bend County, Texas

BRIDGETTE SMITH-LAWSON
County Attorney

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

June 4, 2024

By E-mail

Janice Gillen
22723 Duncan Brush Trace
Richmond, Texas 77469-5099
janice@gillenpestcontrol.com

Re: Koeblen Road, #20115 / Parcel No. 13
Rule 11 Settlement Agreement

Ms. Gillen:

Subject to, and contingent upon, Fort Bend County Commissioners Court approval, this will confirm the agreement between my client, Fort Bend County, Texas (the "County"), and your father, Mr. ^{Willie}William Drabek ("Mr. Drabek"), over whom you have power of attorney, to settle the above-referenced condemnation on the following terms:

1. Mr. Drabek:
 - Executes a deed voluntarily conveying the fee simple interest in and to Parcel 13, more particularly described and depicted in Exhibit A attached hereto, to the County; and
 - Obtains any necessary disclaimers and releases.
2. The County will pay total compensation in the amount of ONE HUNDRED AND NINETY FIVE THOUSAND AND NO/100 DOLLARS (\$195,000.00).

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.

Exhibit A

Parcel No. 13 Metes and Bounds Description and Survey



ISO 9001:2015 CERTIFIED

ENGINEERS • PLANNERS • SCIENTISTS • CONSTRUCTION MANAGERS

801 Travis Street, Suite 2000 • Houston, TX 77002 • Office 713 237-9800 • Fax 713 237-9801

**KOEBLEN ROAD
RIGHT-OF-WAY EXPANSION
PARCEL NO. 13
FORT BEND COUNTY APPRAISAL DISTRICT
QUICK REF I.D. NO. R170188
1.381 ACRES
(60,148 SQUARE FEET)**

1.381 Acres (60,148 square feet) of land being a portion of the remainder of a called 17.99-acre tract as described in gift deed to Willie Drabek recorded in volume 1011, page 841 of the Fort Bend County Deed Records (F.B.C.D.R.) Located in the B.B.B. & C. R.R. Co. surveys Abstract No. 132 in Fort Bend County, Texas. Said 1.381 acres being more particularly described by metes and bounds as follows:

Commencing at a found 3/4 inch iron rod (N: 13,745,855.96, E: 2,993,293.76) in the common line of Said B.B.B. & C. R.R. surveys, abstract no.'s 132 and 388, at the southeast corner of the remainder of a said 17.99 acre Willie Drabek tract and an angle point in the west line of a called 277.31 acre tract of land as described in special warranty deed to Rosenberg Venture Partners, LLC recorded in Clerks File (C.F.) No. 2021206537 Official Public Records Fort Bend County, Texas (O.P.R.F.B.C.T.);

Thence North 42°01'11" East, along the common line of said B.B.B. & C. R.R. surveys, abstract no.'s 132 and 388, same being the common line of said 277.31 acres and remainder of said 17.99 acre Willie Drabek tract, for a distance of 708.27 feet to a set 1/2 inch iron rod with a blue plastic cap stamped "KCI" (SET I.R.) at the intersection of proposed Western Right-Of-Way (R.O.W.) of Koeblen Road and the common line of said 277.31 acres and remainder of said 17.99 Willie Drabek tract, being the most southernly corner and **Point of Beginning** of the herein described tract, southwest of 1513.33 feet and at a right angle to engineering baseline, station no. 54+60.82 and having coordinates of N: 13,746,382.20, E: 2,993,767.80;



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Thence across the remainder of a said 17.99-acre Willie Drabek tract, along the proposed southwestern R.O.W. of said Koeblen Road, being the south line of the herein described tract, the following calls and distances:

- In a Northeasterly direction along the arc of a curve to the right, having a radius of 2049.73 feet, a central angle of $12^{\circ}19'24''$, a chord bearing North $36^{\circ}23'59''$ East, a chord distance of 440.01 feet, for an arc length of 440.86 feet to a set I.R. for a point of tangency, being southwest of 1074.70 feet and at a right angle to engineering baseline, station no. 54+95.69;
- North $42^{\circ}33'42''$ East, a distance of 1005.66 feet to a set I.R. for the southern end of a cut-back corner at a proposed T-intersection of Koeblen Road R.O.W. being an angle point in the southwest line of the herein described tract, being southwest of 86.55 feet and at a right angle to engineering baseline, station no. 56+82.54;
- North $07^{\circ}47'30''$ West, a distance of 16.32 feet to a set I.R. at the intersection of a cut-back corner at a proposed intersection of Koeblen Road R.O.W. and proposed drainage easement being an angle point in the southwest line of the herein described tract, being southwest of 74.00 feet and at a right angle to engineering baseline, station no. 56+72.13;
- North $58^{\circ}04'58''$ West, a distance of 78.45 feet to a SET I.R. for a point of curvature to the right, being southwest of 73.90 feet and at a right angle to engineering baseline, station no. 55+93.67;
- In a Northwesterly direction along the arc of a curve to the right, having a radius of 508.93 feet, a central angle of $6^{\circ}50'35''$, a chord bearing North $54^{\circ}43'25''$ West, a chord distance of 60.75 feet, for an arc length of 60.78 feet to a SET I.R. for a point of tangency, being southwest of 70.28 feet and at a right angle to engineering baseline, station no. 55+33.03;
- North $51^{\circ}18'08''$ West, a distance of 21.75 feet to the intersection of the southwest line of a proposed 12 foot wide drainage easement and the common line of the remainder of said 17.99-acre Willie Drabek tract and the remainder of a called 1.00-acre tract of land as described in corrected special warranty gift deed to Cindy Drabek recorded in C.F. No. 2021028841 O.P.R.F.B.C.T., for the southwest corner of the herein described tract of land, being southwest of 67.69 feet and at a right angle to engineering baseline, station no. 55+11.44;



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Thence North $42^{\circ}01'25''$ East, along the southeast line of the remainder of said 1.00-acre tract, passing a Found 1/2" Iron rod with a blue plastic cap stamped "KCI" (FND 1/2" IRC KCI), for an angle point in the southwest R.O.W. line of Koeblen Road (variable width per C.F. No. 2020008231, O.P.R.F.B.C.T.) being the northeast corner of the remainder of said 1.00-acre Drabek tract, then continuing for a total distance of 33.91 feet to a FND 1/2" IRC KCI in the existing southwest R.O.W. line of said Koeblen Road (60 foot R.O.W. per commissioners court minutes dated April 28, 1986, width varies as occupied), for an angle point in the north line of the remainder of a said 17.99 acre Willie Drabek tract, and the northwest corner of herein described tract of land, being southwest of 34.31 feet and at a right angle to engineering baseline, station no. 55+17.43;

Thence South $58^{\circ}05'19''$ East, along the existing southwest R.O.W. line of said Koeblen Road, a distance of 208.55 feet to an angle point at an existing jog to the north in said Koeblen Road, falling in the common survey line of said BBB & CRR Co Surveys, abstract no.'s 132 and 388, same being the west line of said 277.31-acre tract, being the common northeast corner of the remainder of said 17.99-acre Willie Drabek and herein described tracts, from which a found 1" iron pipe bears South $58^{\circ}53'$ West 0.5 feet, said point being southeast 34.51 feet at a right angle to engineering baseline sta. no. 57+25.97 and having coordinates N: 13,747,498.35, E: 2,994,773.49.

Thence South $42^{\circ}01'11''$ West, along the said common line of said survey abstracts no.'s 132 and 388 being the northwest line of said 277.31-acre tract, a distance of 1502.40 feet to the **Point of Beginning** of the herein described 1.381-acre (60,149 square foot) tract of land.



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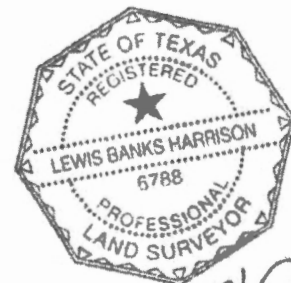
Notes:

1. Basis of Bearings is the North American Datum of 1983 Texas State Plane Coordinate System, South Central Zone (4204). Distances shown hereon are US survey feet, shown at grid value. Coordinates and distances shown hereon may be brought to surface values by applying a scale factor of 1.00013.
2. A Parcel Plat of even date herewith accompanies this metes and bounds legal description.

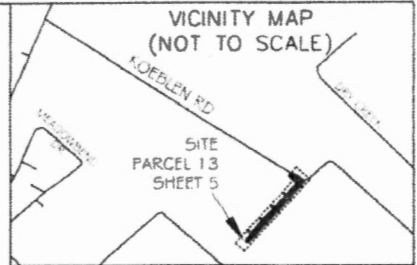
I, Lewis Harrison do hereby certify that the foregoing description represents the results of a survey performed on the ground under my supervision on, December 21, 2023, and shows the facts found at the time of survey, and that this survey substantially conforms to the current the minimum survey standards set forth by the Texas Board of Professional Engineers and Land Surveyors.

For KCI Technologies, Inc.

Lewis Banks Harrison
Registered Professional Land Surveyor
Texas Registration No. 6788
KCI Technologies, Inc.
15021 Katy Freeway, Suite 200
Houston, Texas 77008
832-975-1536 TBPELS No. 10194365



12/28/2023



CURVE DATA					
NO		RADIUS	TANGENT	LENGTH	CHORD BEARING & LENGTH
C1	12°19'24"	2049.73	221.28	440.06	N36°23'59"E 440.01

REMAINDER
CALLED 17.99 ACRES
WILLIE DRABEK
VOL. 1011, PG. 841
F.B.C.D.R.

POB
SET
N: 13,746.382.20
E: 2,993.767.80
STA: 54+60.82
OFF. ST. 1513.33' RT

N42°0'46"E
708.27

BBB & CRR CO SURVEY
ABSTRACT NO. 132

BBB & CRR CO SURVEY
ABSTRACT NO. 388

C1 PROPOSED R.O.W.

PARCEL 13
1.381 AC
(60,149 SQUARE FEET)

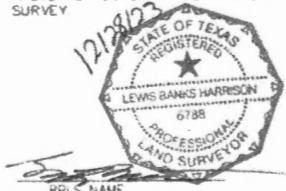
542°01'11"W 1502.40
CALLED 277.31 ACRES
ROSENBERG VENTURE PARTNERS LLC
C.F. NO. 2021206537
O.P.R.F.B.C.T.

4' I.P.
45,855.96'
3,293.76

NOTES

1. BASIS OF BEARINGS IS NORTH AMERICAN DATUM 1983 TEXAS STATE PLANE COORDINATE SYSTEM ZONE, SOUTH CENTRAL (4204). DISTANCES SHOWN HEREON ARE US SURVEY FEET SHOWN AT GRID VALUES COORDINATE AND DISTANCES MAY BE BROUGHT TO SURFACE VALUES BY APPLYING A SCALE FACTOR OF 1.000131
2. HORIZONTAL CONTROL WAS ESTABLISHED FROM GPS OBSERVATIONS UTILIZING AN RTN NETWORK.
3. FIELD WORK COMPLETED 05/24/2023
4. R.O.W. CENTERLINE ALIGNMENT AND STATIONS BASED OFF FILES PROVIDED BY CIVIL TECH ENGINEERING INC.

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PARCEL PLAT REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY



RPLS NAME
TEXAS REGISTRATION NUMBER

PARCEL 13 - FBCAD NO. R170188
1.381 ACRES
(60,149 SQUARE FEET)
5830 Koeblen RD,
Richmond, TX 77469



KCI TECHNOLOGIES INC.
ENGINEERS, SURVEYORS AND PLANNERS
15021 KATY FREEWAY, SUIT 200
HOUSTON, TX 77094
PHONE (832) 975-1536

JOB NUMBER: 352105022A	DATE: 12/21/2023	SCALE: 1" = 20'	SHEET: 5 OF 10
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LEGEND
ABBREVIATIONS

CONTROLLING MONUMENT S.M.S.O.L.

PC = PROPERTY CORNER

BREAK LINE =

FND = FOUND

IR = IRON ROD

SE = SOUTHEAST

NE = NORTHEAST

R.O.W. = RIGHT OF WAY

SET = 1/2" IRON ROD WITH BLUE PLASTIC CAP STAMPED YEP

F.B.C.A.D. NO. = FORT BEND COUNTY APPRAISAL DISTRICT CLERK REF NUMBER

PL = PROPERTY LINE

POB = POINT OF BEGINNING

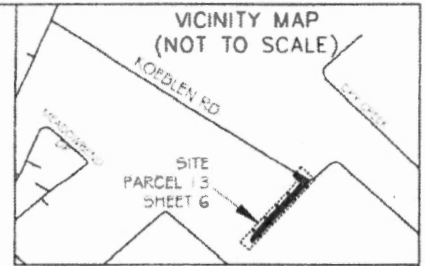
POC = POINT OF COMMENCEMENT

IP = IRON PIPE

BL = BASE LINE

SW = SOUTHWEST

NW = NORTHWEST



CURVE DATA						
NO		RAD US	TANGENT	LENGTH	CHORD BEARING & LENGTH	
C1	21.924	2049.73	221.28	440.86	N36°23.59'E	440.01

REMAINDER
CALLED: 7.99 ACRES
WILLIE DRABEK
VOL. 1011, PG. 841
F.B.C.D.R.

SET
STA 54+95.69
OFF. ST. 1,074.70 RT

PROPOSED R.O.W.

C1

PARCEL 13
1.381 AC
(60,149 SQUARE FEET)

BBB & CRR CO SURVEY
ABSTRACT NO. 132

1983 BBB & CRR CO SURVEY 542°01'11"W 1502.40

SURVEY
LINE

CALLLED 277.31 ACRES
ROSENBERG VENTURE PARTNERS LLC
C.F. NO. 2021206537
O.P.R.F.B.C.T.

PARCEL 13 - FBCAD NO. R170188
1.381 ACRES
(60,149 SQUARE FEET)

5830 Koeblen RD,
Richmond, TX 77469



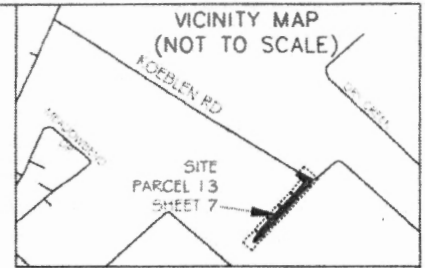
KCI TECHNOLOGIES INC.
ENGINEERS, SURVEYORS AND PLANNERS
15021 KATY FREEWAY, SUIT 200
HOUSTON, TX 77094
PHONE (832) 975-1536

JOB NUMBER: 352105022A	DATE: 12/21/2023	SCALE: 1" = 20'	SHEET: 6 OF 10
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LEGEND
ABBREVIATIONS

CONTROLLING MONUMENT SYMBOL 
 PC = PROPERTY CORNER 
 BREAK LINE = 
 FND. = FOUND
 IR = IRON ROD
 SE = SOUTHEAST
 NE = NORTHEAST
 R.O.W. = RIGHT OF WAY
 SET = 1/2" IRON ROD WITH
 BLUE PLASTIC CAP STAMPED "C"
 F.B.C.A.D. NO = FORT BEND COUNTY
 APPRAISAL DISTRICT QUICK REF NUMBER

PL = PROPERTY LINE
 POB = POINT OF BEGINNING
 POC = POINT OF COMMENCEMENT
 IP = IRON PIPE
 BL = BASE LINE
 SW = SOUTHWEST
 NW = NORTHWEST



SHEET 8
SHEET 7

REMAINDER
 CALLED 17.99 ACRES
 WILLIE DRABEK
 VOL 1011, PG. 841
 F.B.C.D.R.

N42°33'42"E 1005.66 PROPOSED R.O.W.

PARCEL 13
 1.381 AC
 (60,149 SQUARE FEET)

BBB # CRR CO SURVEY
 ABSTRACT NO. 132

42°01'11"W 1502.40

BBB # CRR CO SURVEY
 ABSTRACT NO. 388

SURVEY
 LINE

CALLLED 277.31 ACRES
 ROSENBERG VENTURE PARTNERS LLC
 C.F. NO. 2021206537
 O.P.R.F.B.C.T.

PARCEL 13 - FBCAD NO. R170188
 1.381 ACRES
 (60,149 SQUARE FEET)

5830 Koeblen Rd,
 Richmond, TX 77469



KCI TECHNOLOGIES INC.
 ENGINEERS, SURVEYORS AND PLANNERS
 15021 KATY FREEWAY, SUIT 200
 HOUSTON, TX 77094
 PHONE (832) 975-1536

JOB NUMBER: 352105022A	DATE: 12/21/2023	SCALE: 1" = 20'	SHEET: 7 OF 10
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DATUM 1983
 DNE,
 HEREON
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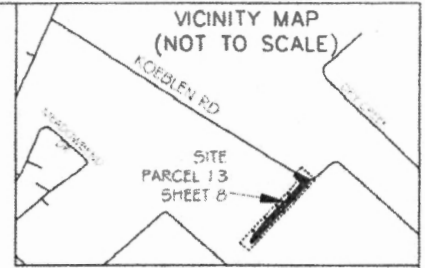
FROM GPS

ONS BASED
 RING IIC

LEGEND
ABBREVIATIONS

CONTROLLING MONUMENT SYMBOL 
 PC = PROPERTY CORNER 
 BREAK LINE = 
 FND = FOUND 
 IR = IRON ROD 
 SE = SOUTHEAST
 NE = NORTHEAST
 R.O.W. = RIGHT OF WAY
 SET = 1/2" IRON ROD WITH
 BLUE PLASTIC CAP STAMPED KCF
 F.B.C.D. NO. = FORT BEND COUNTY
 APPRAISAL DISTRICT GUIDE REF NUMBER

PL = PROPERTY LINE
 POB = POINT OF BEGINNING
 POC = POINT OF COMMENCEMENT
 IP = IRON PIPE
 BL = BASE LINE
 SW = SOUTHWEST
 NW = NORTHWEST



REMAINDER
 CALLED 17.99 ACRES
 WILLIE DRABEK
 VOL. 1011, PG. 841
 F.B.C.D.R.

SHEET 9
 SHEET 8

542°33'42"W 1005.66 PROPOSED R.O.W.

PARCEL 13
 1.381 AC
 (60,149 SQUARE FEET)

BBB & CRR CO SURVEY
 ABSTRACT NO. 132

542°01'11"W 1502.40

SURVEY
 LINE

BBB & CRR CO SURVEY
 ABSTRACT NO. 388

T.M. 1983
 REON
 COORDINATE
 VALUES BY
 DM GPS

CALLLED 277.31 ACRES
 ROSENBERG VENTURE PARTNERS LLC
 C.F. NO. 2021206537
 O.P.R.F.B.C.T.

PARCEL 13 - FBCAD NO. R170188
 1.381 ACRES
 (60,149 SQUARE FEET)
 5830 Koeblen RD,
 Richmond, TX 77469






KCI TECHNOLOGIES INC.
 ENGINEERS, SURVEYORS AND PLANNERS
 15021 KATY FREEWAY, SUIT 200
 HOUSTON, TX 77094
 PHONE (832) 975-1536

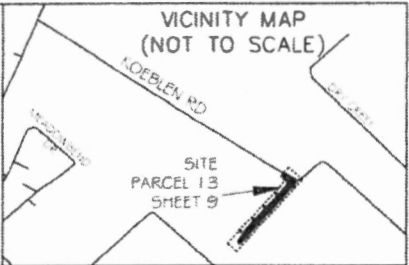
BASED
 G INC.

JOB NUMBER: 352105022A	DATE: 12/21/2023	SCALE: 1" = 20'	SHEET: 8 OF 10
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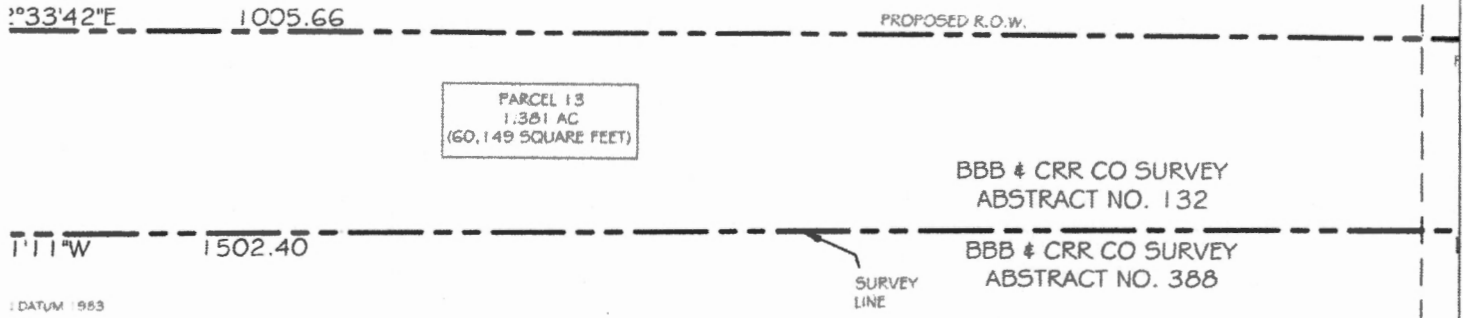
LEGEND
ABBREVIATIONS

CONTROLLING MONUMENT SYMBOL 
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 IR = IRON ROD
 SE = SOUTHEAST
 NE = NORTHEAST
 R.O.W. = RIGHT-OF-WAY
 SET = 1/2" IRON ROD WITH
 BLUE PLASTIC CAP STAMPED KCI
 F.B.C.A.D. NO. = FORT BEND COUNTY APPRAISAL
 DISTRICT QUOTA REF. NUMBER

PL = PROPERTY LINE
 P.O.B. = POINT OF BEGINNING
 P.O.C. = POINT OF COMMENCEMENT
 IP = IRON PIPE
 BL = BASE LINE
 SW = SOUTHWEST
 NW = NORTHWEST



REMAINDER
 CALLED 17.99 ACRES
 WILLIE DRABEK
 VOL. 1011, PG. 841
 F.B.C.D.R.



1. DATUM: 1983
 2. TONE:
 3. IN HEREON
 4. USES COORDINATE
 5. FACE VALUES BY
 6. FROM GPS
 7. BEARINGS BASED
 8. BY KCI

CALLLED 277.31 ACRES
 ROSENBERG VENTURE PARTNERS LLC
 C.F. NO. 2021206537
 O.P.R.F.B.C.T.

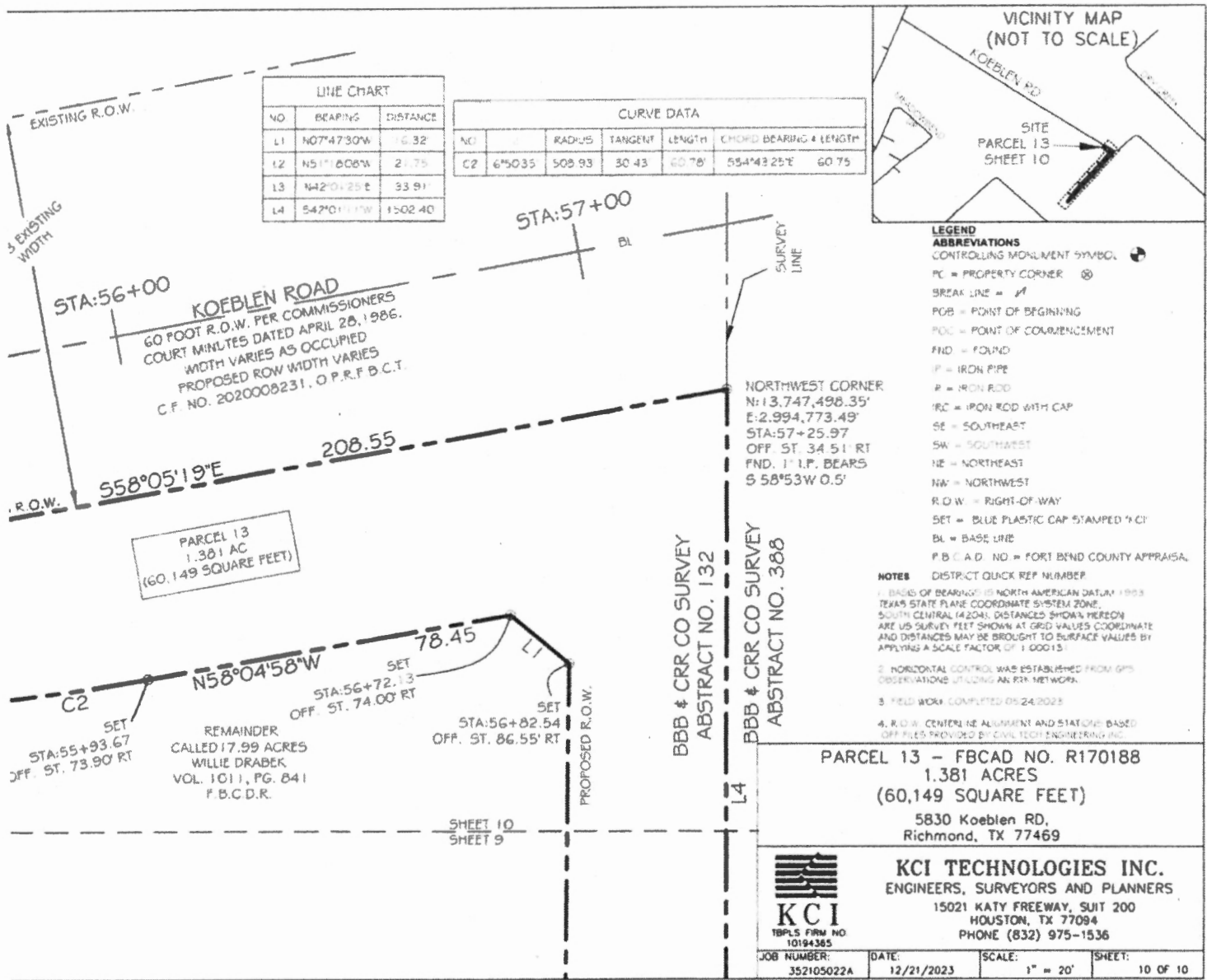
PARCEL 13 - FBCAD NO. R170188
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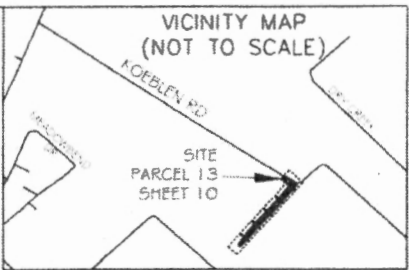
JOB NUMBER: 352105022A	DATE: 12/21/2023	SCALE: 1" = 20'	SHEET: 9 OF 10
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SHEET 10
 SHEET 9



LINE CHART		
NO	BEARING	DISTANCE
L1	N07°47'30\"W	6.32
L2	N51°18'08\"W	21.75
L3	N42°01'25\"E	33.91
L4	S42°01'11\"W	1502.40

CURVE DATA					
NO	RADIUS	TANGENT	LENGTH	CHORD BEARING & LENGTH	
C2	6°50'35	508.93	30.43	60.78' 55°44'25\"E 60.75'	



- LEGEND**
- ABBREVIATIONS**
- CONTROLLING MONUMENT SYMBOL
 - PC = PROPERTY CORNER
 - BREAK LINE = /
 - POB = POINT OF BEGINNING
 - POC = POINT OF COMMENCEMENT
 - FND = FOUND
 - IP = IRON PIPE
 - R = IRON ROD
 - IRC = IRON ROD WITH CAP
 - SE = SOUTHEAST
 - SW = SOUTHWEST
 - NE = NORTHEAST
 - NW = NORTHWEST
 - R.O.W. = RIGHT-OF-WAY
 - SET = BLUE PLASTIC CAP STAMPED 'KCI'
 - BL = BASE LINE
 - P.B.C.A.D. NO = FORT BEND COUNTY APPRAISAL DISTRICT QUICK REF NUMBER

- NOTES**
1. BASIS OF BEARING IS NORTH AMERICAN DATUM 1983 TEXAS STATE PLANE COORDINATE SYSTEM ZONE, SOUTH CENTRAL (4204). DISTANCES SHOWN HEREON ARE US SURVEY FEET SHOWN AT GRID VALUES. COORDINATE AND DISTANCES MAY BE BROUGHT TO SURFACE VALUES BY APPLYING A SCALE FACTOR OF 1.00013.
 2. HORIZONTAL CONTROL WAS ESTABLISHED FROM GPS OBSERVATIONS UTILIZING AN RTK NETWORK.
 3. FIELD WORK COMPLETED 05/24/2023.
 4. R.O.W. CENTERLINE ALIGNMENT AND STATIONING BASED OFF FILES PROVIDED BY CIVILTECH ENGINEERING INC.

PARCEL 13 - FBCAD NO. R170188
1.381 ACRES
(60,149 SQUARE FEET)
 5830 Koeblen RD,
 Richmond, TX 77469

KCI TECHNOLOGIES INC.
 ENGINEERS, SURVEYORS AND PLANNERS
 15021 KATY FREEWAY, SUIT 200
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JOB NUMBER: 352105022A	DATE: 12/21/2023	SCALE: 1" = 20'	SHEET: 10 OF 10
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