

THE STATE OF TEXAS

§  
§  
§

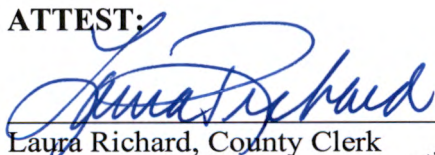
FORT BEND COUNTY

**ORDER AUTHORIZING ALTERNATE MEANS FOR  
EXECUTION OF PREVIOUSLY APPROVED SETTLEMENT OF  
EMINENT DOMAIN PROCEEDING**

On this 10th day of June, 2025, 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, Texas, upon motion of Commissioner McCoy, seconded by Commissioner Meyers, duly put and carried, IT IS HEREBY ORDERED THAT

The Fort Bend County Judge and/or the Fort Bend County Attorney be authorized to exchange THREE HUNDRED AND SIXTY THOUSAND AND NO/100 DOLLARS (\$360,000.00), an amount previously approved by this court on January 28, 2025, in exchange for an appropriate deed or other instrument vesting the fee simple interest in and to Parcel 1, more particularly described and depicted in Exhibit A attached hereto, in the County, and to execute and deliver any and all associated documents, pleadings, and/or related instruments to effectuate such purchase and that MOBILITY BONDS be designated as the funding source.

**ATTEST:**

  
\_\_\_\_\_  
Laura Richard, County Clerk

**FORT BEND COUNTY:**

  
\_\_\_\_\_  
K.P. George, County Judge



## **Exhibit A**

**Metes and Bounds Description and Survey**

EXHIBIT A

Property Description for Parcel 1  
Mason Road

**COMMENCING** at a 5/8 inch iron rod with cap stamped Carter/Burgess found for the common easterly corner of the remainder of said Unrestricted Reserve "B" and said Unrestricted Reserve "A" and being in the westerly line of said Restricted Reserve "A" and said 6.598 acre tract, thence as follows:

South 02 degrees 39 minutes 41 seconds East, along the line common to said Unrestricted Reserve "A" and said Restricted Reserve "A", a distance of 193.50 feet, to a 5/8 inch iron rod with cap stamped "TRANSYSTEMS CORPORATION" found for the point of intersection with the proposed northerly right-of-way line of State Highway 99 (width varies) and the **POINT OF BEGINNING** of the herein described parcel, having coordinates of N = 13,804,243.83 and E = 3,005,581.92;

- 1) THENCE South 02 degrees 39 minutes 41 seconds East, continuing along the most southerly line common to said Unrestricted Reserve "A" and said Restricted Reserve "A" and the proposed northerly right-of-way line of said State Highway 99, a distance of 10.10 feet, to a 5/8 inch iron rod with cap stamped Carter/Burgess found for the common southerly corner of said Unrestricted Reserve "A" and said Restricted Reserve "A" and the southwesterly corner of said 6.598 acre tract, being the point of intersection with the existing northerly right-of-way line of said State Highway 99, conveyed to the State of Texas by Special Warranty Deed, executed August 14, 1987 and recorded under File Number 9163397, O.P.R.F.B.C.;
- 2) THENCE North 86 degrees 29 minutes 39 seconds West, along the existing northerly right-of-way line of said State Highway 99, a distance of 184.85 feet, to a 5/8 inch iron rod with cap stamped Carter/Burgess found for the common southwesterly corner of said Unrestricted Reserve "A" with southeasterly corner of called .0407 acre tract of land described as Parcel 2 and conveyed to Fort Bend County by Special Warranty Deed, executed November 12, 2019 and recorded under File Number 2019131359, O.P.R.F.B.C.

Revised April 2023  
Revised November 2022  
Revised August, 2019  
December, 2018  
Parcel 1  
Page 2 of 5

EXHIBIT A

- 3) THENCE North 02 degrees 11 minutes 07 seconds East, along the line common to said Unrestricted Reserve "A" and said 0.0407 acre tract, a distance of 10.04 feet, to a 5/8 inch iron rod with cap stamped "TRANSYSTEMS CORPORATION" found for the point of intersection with the proposed northerly right-of-way line of said State Highway 99;
- 4) THENCE South 86 degrees 29 minutes 36 seconds East, along the proposed northerly right-of-way line of said State Highway 99, a distance of 184.00 feet, to the **POINT OF BEGINNING**, containing 0.0425 acre (1,851 square feet) of land within Parcel 1.

Revised April 2023  
Revised November 2022  
Revised August, 2019  
December, 2018  
Parcel 1  
Page 3 of 5

EXHIBIT A

NOTES:

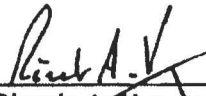
All bearings and coordinates referenced to the Texas Coordinate System, South Central Zone (4204) North American Datum of 1983 (NAD 83) (2011) (Epoch 2010.0000) and are based on GPS Base Stations Referenced DM7155 TXRS Rosenberg CORS ARP, DL9086 TXWH Wharton CORS ARP and DF4062 ZHU1 Houston WAASI CORS ARP. Distances and coordinates are surface values expressed in US Survey Feet. To convert to grid divide the surface values by the combined adjustment factor of 1.000120916.

Abstracting was completed in October, 2018.

Field surveys were completed in November, 2018.

A parcel plat of even date was prepared in conjunction with this description.

I, Ricardo A. Vazquez, a Registered Professional Land Surveyor, do hereby certify that the property description hereon and the accompanying parcel plat of even date represent an actual on the ground survey made by me or under my supervision.

  
\_\_\_\_\_  
Ricardo A. Vazquez  
Registered Professional Land Surveyor  
Texas Registration No. 4902

*April 29, 2023*  
Date



Prepared by:

The logo for HUITT ZOLLARS, featuring the letters "HZ" in a stylized font to the left of the words "HUITT" and "ZOLLARS" stacked vertically.

HUITT ZOLLARS - WEST HOUSTON  
10350 RICHMOND AVE., SUITE 300  
281-496-0066  
WWW.HUITT-ZOLLARS.COM

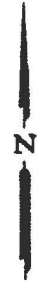
WATERSIDE VILLAGE DR.  
(80' WIDE)

PARENT TRACT INSET  
(NTS)

MASON ROAD  
(WIDTH VARIES)

BELT 13 PARTNERS, LTD.  
(REMAINDER OF A  
CALLED 10.1428 ACRES)  
F.N. 2004-006813  
O.P.R.F.B.C.  
12-31-2004

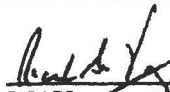
SM 99  
(WIDTH VARIES)



NOTES

1. ALL BEARINGS AND COORDINATES REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204) NORTH AMERICAN DATUM OF 1983 (NAD 83) (2011) (EPOCH 2010.0000) AND ARE BASED ON GPS BASE STATIONS REFERENCED DM7155 TXRS ROSENBERG CORS ARP, DL9086 TXWH WHARTON CORS ARP AND DF4062 ZHU1 HOUSTON WAAS1 CORS ARP. DISTANCES AND COORDINATES ARE SURFACE VALUES EXPRESSED IN U.S. SURVEY FEET. TO CONVERT TO GRID DIVIDE THE SURFACE VALUES BY THE COMBINED ADJUSTMENT FACTOR OF 1.000120916.
2. O.P.R.F.B.C. DENOTES OFFICIAL PUBLIC RECORDS FORT BEND COUNTY F.N. DENOTES FILE NUMBER.  
P.R.F.B.C. DENOTES PLAT RECORDS FORT BEND COUNTY P.N. DENOTES PLAT NUMBER.
3. ABSTRACTING WAS COMPLETED IN OCTOBER, 2018.
4. FIELD SURVEYS WERE COMPLETED IN NOVEMBER, 2018.
5. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT.
6. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

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.

  
RICARDO A. VAZQUEZ  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 4902  
April 28, 2023



EXISTING	TAKING	REMAINING
3.5491 (CALC.)	1.85 S.F. 0.0425 AC	1.6991

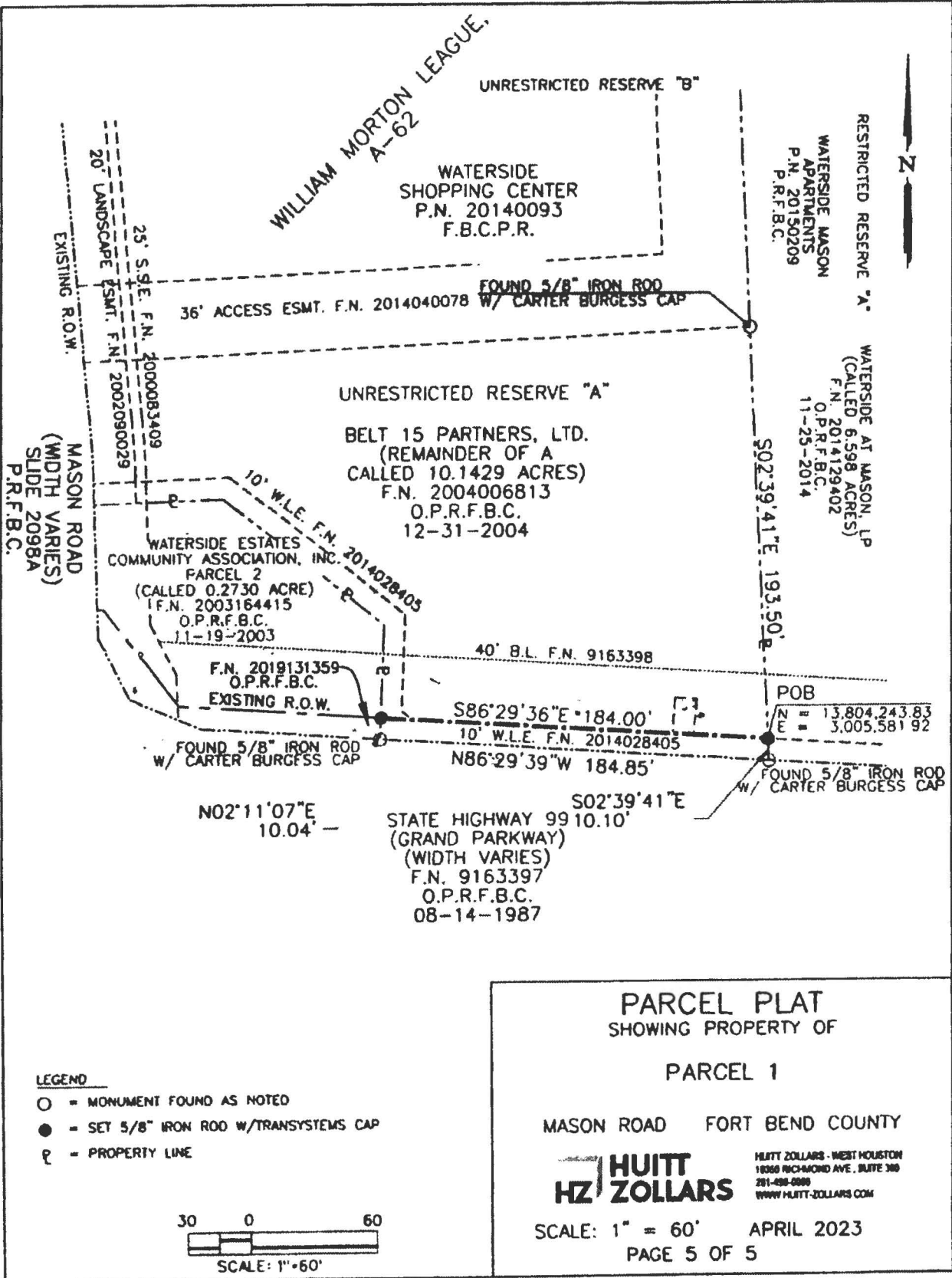
PARCEL PLAT  
SHOWING PROPERTY OF

MASON ROAD FORT BEND COUNTY

 HUITT  
ZOLLARS

HUITT ZOLLARS - WEST HOUSTON  
10300 RICHMOND AVE., SUITE 300  
281-488-0000  
WWW.HUITT-ZOLLARS.COM

SCALE: NTS



WILLIAM MORTON LEAGUE,  
A-62

UNRESTRICTED RESERVE "B"  
WATERSIDE SHOPPING CENTER  
P.N. 20140093  
F.B.C.P.R.

RESTRICTED RESERVE "A"  
WATERSIDE MASON APARTMENTS  
P.N. 20150209  
P.R.F.B.C.

WATERSIDE AT MASON, LP  
(CALLED 6.598 ACRES)  
F.N. 2014129402  
O.P.R.F.B.C.  
11-25-2014

UNRESTRICTED RESERVE "A"  
BELT 15 PARTNERS, LTD.  
(REMAINDER OF A CALLED 10.1429 ACRES)  
F.N. 2004006813  
O.P.R.F.B.C.  
12-31-2004

WATERSIDE ESTATES COMMUNITY ASSOCIATION, INC.  
PARCEL 2  
(CALLED 0.2730 ACRE)  
F.N. 2003164415  
O.P.R.F.B.C.  
11-19-2003

F.N. 2019131359  
O.P.R.F.B.C.  
EXISTING R.O.W.

STATE HIGHWAY 99 10.10'  
(GRAND PARKWAY)  
(WIDTH VARIES)  
F.N. 9163397  
O.P.R.F.B.C.  
08-14-1987

20' LANDSCAPE ESMT. F.N. 2002090029  
25' S.S.E. F.N. 2000083409  
EXISTING R.O.W.  
MASON ROAD (WIDTH VARIES)  
SLIDE 2098A  
P.R.F.B.C.

36' ACCESS ESMT. F.N. 2014040078  
FOUND 5/8" IRON ROD W/ CARTER BURGESS CAP

40' B.L. F.N. 9163398

S86°29'36"E \*184.00'  
10' W.L.E. F.N. 2014028405  
N86°29'39"W 184.85'

S02°39'41"E 193.50'

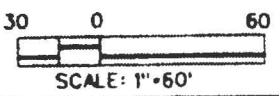
POB  
N = 13,804,243.83  
E = 3,005,581.92

FOUND 5/8" IRON ROD W/ CARTER BURGESS CAP

N02°11'07"E  
10.04'

**LEGEND**

- = MONUMENT FOUND AS NOTED
- = SET 5/8" IRON ROD W/TRANSYSTEMS CAP
- ℙ = PROPERTY LINE



**PARCEL PLAT**  
SHOWING PROPERTY OF

**PARCEL 1**

MASON ROAD FORT BEND COUNTY

**HUITT ZOLLARS**

HUITT ZOLLARS - WEST HOUSTON  
18366 RICHMOND AVE., SUITE 300  
281-498-0888  
WWW.HUITT-ZOLLARS.COM

SCALE: 1" = 60' APRIL 2023  
PAGE 5 OF 5