

TEXAS TRANSPORTATION COMMISSION

FORT BEND County

MINUTE ORDER

Page 1 of 2

HOUSTON District

In the city of Rosenberg, FORT BEND COUNTY, on US 59, a designated controlled-access highway, the State of Texas acquired certain land for highway purposes by instruments recorded in Volume 494, Page 341, and Volume 494, Page 358, Deed Records of Fort Bend County, Texas, and the state owns and controls certain access rights to the highway facility to and from the abutting lands.

Portions of the access rights (surplus access rights), shown on Exhibit A, are no longer needed for a state highway purpose.

The George Foundation, a charitable trust created by indenture dated August 18, 1945 by Albert P. George and Mamie E. George, recorded in Volume 348, Page 633 of the Deed Records of Fort Bend County, Texas (the foundation), is the owner of certain land (new land), shown on Exhibit B, needed by the state.

The foundation is the landowner abutting the property line along which access is proposed to be released, being the owner of: a 97.339-acre tract of land conveyed by instrument recorded in Volume 135, Page 280; land out of the residue of a called 42-acre tract of land conveyed by instrument recorded in Volume 287, Page 260; and land out of the residue of a called 23.1-acre tract of land conveyed by instrument recorded in Volume 359, Page 416, Deed Records of Fort Bend County, Texas (George Tract). The foundation has conveyed the new land to the state and has requested that the surplus access rights be granted to the foundation. Pursuant to an executed exchange agreement, the foundation will pay to the state the \$7,829 cash difference in value between the surplus access rights and the new land.

In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (commission) may recommend the exchange of an interest acquired but not needed for a highway purpose for another interest needed for a state highway purpose.

The Texas Department of Transportation has determined that the grant of the surplus access rights is not expected to compromise the safety or add traffic volume in an amount to exceed the capacity of the existing highway.

It is the opinion of the commission that it is proper and correct that the state grant the surplus access rights to the abutting landowner in exchange for the conveyance of the new land to the state and the cash payment to the state of \$7,829.

NOW, THEREFORE, the commission finds that the surplus access rights are no longer needed for a state highway purpose and recommends, subject to approval by the attorney general, that

TEXAS TRANSPORTATION COMMISSION

FORT BEND County

MINUTE ORDER

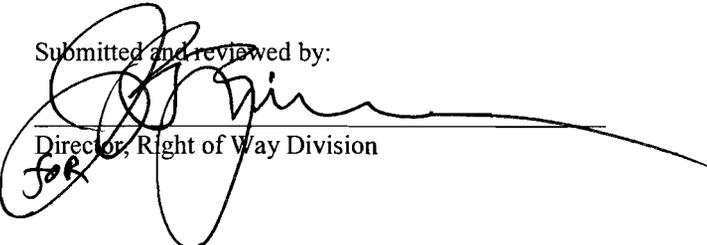
Page 2 of 2

HOUSTON District

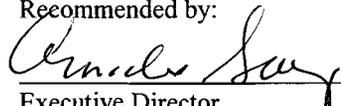
the governor of Texas execute a proper instrument granting the state's interest in the surplus access rights to The George Foundation, a charitable trust created by indenture dated August 18, 1945 by Albert P. George and Mamie E. George, recorded in Volume 348, Page 633 of the Deed Records of Fort Bend County, Texas, in exchange and as consideration for the Foundation's conveyance to the state of the new land and payment to the state of a cash consideration of \$7,829.

IT IS FURTHER ORDERED that the surplus access rights will be exclusive to the George Tract, and nothing in this order shall be construed to directly or indirectly approve conveyance of access rights to the properties abutting the George Tract.

Submitted and reviewed by:

  
Director, Right of Way Division

Recommended by:

  
Executive Director

**112585 JAN 27 11**

Minute  
Number

Date  
Passed

EXHIBIT A

County: Fort Bend  
Highway: U.S. Highway 59  
Project Limits: West of FM 2759 to West of FM 762  
ROW CSJ: 0027-12-125

TRACT 1AC  
"ACCESS LINE" DESCRIPTION

Being an "Access Line" delineating a permitting of access to the transportation facility from the adjacent property along U. S. Highway 59 in the Jane H. Long League, A-55, Fort Bend County, Texas; said property being a part of The George Foundation, a trust created by Albert P. George and wife, Mamie E. George by document dated August 18, 1945, and recorded in Volume 348, Page 633, of the Fort Bend County Deed Records (F.B.C.D.R.), being out of the 97.339 acre residue of a called 290.38 acre tract of land recorded April 27, 1931 in the F.B.C.D.R. in Volume 135, Page 280, out of the residue of a called 42 acre tract of land, recorded September 19, 1951, in the F.B.C.D.R. in Volume 287, Page 260, out of the residue of a called 23.1 acre tract of land, recorded May 2, 1947, in the F.B.C.D.R. in Volume 359, Page 416; said "Access Line" being in two parts more particularly described as follows:

Part 1

COMMENCING at a found 1/2 inch iron pipe in the northeast line of a 35.46 acre tract of land conveyed September 24, 2003, to Starwood Development, L.L.C., recorded in the Official Public Records Fort Bend County, Texas (O.P.R.F.B.C.), at Clerk's File No. 2003148300, for the south corner of said residue tract; thence as follows:

North 23° 14' 43" East, along the southeast line of said residue tract, a distance of 3,028.27 feet, to a set 5/8 inch iron rod with TxDOT aluminum cap located in the proposed southeast right-of-way line of U.S. Highway 59 (width varies) for a point in a curve to the left, the center of said curve being located on a radial bearing South 24° 06' 15" East from said point, same being 217.00 feet right of U. S. Highway 59 baseline Station 1428+16.24;

THENCE, in a southwest direction along said curve to the left having a central angle of 03° 26' 14", a radius of 11,242.16 feet, and along the proposed southeast right-of-way line of said U. S. Highway 59, same being the Access Denial Line, at an arc distance of 310.26 feet passing a set 5/8 inch iron rod with TxDOT aluminum cap marking engineers station 1425+00 and continuing for a total arc distance of 674.43 feet, a chord bearing South 64° 10' 38" West, a chord distance of 674.33 feet, to a set 5/8 inch iron rod with TxDOT aluminum cap, for a point of tangency same being 217.00 feet right of said U. S. Highway 59 baseline Station 1421+28.80; \*\*

EXHIBIT\_\_

THENCE, South 62° 27' 31" West, continuing along the proposed southeast right-of-way line of said U. S. Highway 59, same being the Access Denial Line, a distance of 526.74 feet to a 5/8 inch iron rod with TxDOT aluminum cap stamped "ADL" set for the end of said Access Denial Line, and the POINT OF BEGINNING of said "Access Line" and being 217.00 feet right of said U. S. Highway 59 baseline Station 1416+02.06; \*\*

- 1.) THENCE, South 62° 27' 31" West, continuing along the proposed southeast right-of-way line of said U. S. Highway 59 and along said "Access Line", a distance of 110.00 feet to a 5/8 inch iron rod with TxDOT aluminum cap stamped "ADL" set, for the beginning of an Access Denial Line and end of said "Access Line" and same being 217.00 feet right of said U. S. Highway 59 baseline Station 1414+92.06; \*\*

Notes:

1. The POINT OF BEGINNING of this description has coordinate values of X= 3,006,209.89 and Y= 13,763,842.48. All bearings and coordinates shown hereon are based on the Texas Coordinate System, South Central Zone, North American Datum of 1983 (NAD 83), 1993 adjustment. All distances and coordinates shown hereon are surface and may be converted to grid by dividing by the combined adjustment factor of 1.00013.

Part 2

COMMENCING at a found 1/2 inch iron pipe in the northeast line of said 35.46 acre tract of land and being a south corner of said residue tract; thence as follows:

North 23° 14' 43" East, along the southeast line of said residue tract, a distance of 3,028.27 feet, to a set 5/8 inch iron rod with TxDOT aluminum cap located in the proposed southeast right-of-way line of U.S. Highway 59 (width varies) for a point in a curve to the left, the center of said curve being located on a radial bearing South 24° 06' 15" East from said point, same being 217.00 feet right of U. S. Highway 59 baseline Station 1428+16.24;

EXHIBIT \_\_\_\_

THENCE, in a southwest direction along said curve to the left having a central angle of  $03^{\circ} 26' 14''$ , a radius of 11,242.16 feet, and along the proposed southeast right-of-way line of said U. S. Highway 59, same being the Access Denial Line, at an arc distance of 310.26 feet passing a set 5/8 inch iron rod with TxDOT aluminum cap marking engineers station 1425+00 and continuing for a total arc distance of 674.43 feet, a chord bearing South  $64^{\circ} 10' 38''$  West, a chord distance of 674.33 feet, to a set 5/8 inch iron rod with TxDOT aluminum cap, for a point of tangency, same being 217.00 feet right of said U. S. Highway 59 baseline Station 1421+28.80; \*\*

THENCE, South  $62^{\circ} 27' 31''$  West, continuing along the proposed southeast right-of-way line of said U. S. Highway 59, same being the Access Denial Line, at a distance of 526.74 feet passing a 5/8 inch iron rod with TxDOT aluminum cap stamped "ADL" set for the end of said Access Denial Line, at a distance of 636.74 feet passing a 5/8 inch iron rod with TxDOT aluminum cap stamped "ADL" set for the beginning of an Access Denial Line and continuing along the proposed southeast right-of-way line of said U.S. Highway 59 and said Access Denial Line, a total distance of 1,028.80 feet to a set 5/8 inch iron rod with TxDOT aluminum cap, for an angle point of said proposed U. S. Highway 59, same being 217.00 feet right of said U. S. Highway 59 baseline Station 1411+00; \*\*

THENCE, South  $54^{\circ} 29' 20''$  West, at a distance of 100.98 feet, passing a set 5/8 inch iron rod with TxDOT aluminum cap marking Engineers Station 1410+00 and continuing for a total distance of 201.95 feet along the proposed southeast right-of-way line of said U.S. Highway 59, same being the Access Denial Line, to a set 5/8 inch iron rod with TxDOT aluminum cap, for an angle point of said proposed U. S. Highway 59, same being 245.00 feet right of said U. S. Highway 59 baseline Station 1409+00; \*\*

THENCE, South  $62^{\circ} 27' 31''$  West, continuing along the proposed southeast right-of-way line of said U.S. Highway 59, same being the Access Denial Line, a distance of 883.01 feet to a 5/8 inch iron rod with TxDOT aluminum cap stamped "ADL" set for the end of said Access Denial Line, and the POINT OF BEGINNING of said "Access Line" and being 245.00 feet right of said U. S. Highway 59 baseline Station 1400+16.99; \*\*

- 1.) THENCE, South  $62^{\circ} 27' 31''$  West, continuing along the proposed southeast right-of-way line of said U.S. Highway 59 and along said "Access Line", a distance of 110.00 feet to a 5/8 inch iron rod with TxDOT aluminum cap stamped "ADL" set, for the beginning of an Access Denial Line and end of said "Access Line" and same being 245.00 feet right of said U. S. Highway 59 baseline Station 1399+06.99; \*\*

Notes:

1. The POINT OF BEGINNING of this description has coordinate values of  $X= 3,004,787.15$  and  $Y= 13,763,148.89$ . All bearings and coordinates shown hereon are based on the Texas Coordinate System, South Central Zone, North American Datum of 1983 (NAD 83), 1993 adjustment. All distances and coordinates shown hereon are surface and may be converted to grid by dividing by the combined adjustment factor of 1.00013.
2. A parcel of even date was prepared in conjunction with this property description.
3. \*\* 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.
4. Access will be permitted across the "Access Line" to the highway facility from the adjacent property.

Compiled by:  
Weisser Engineering Company  
19500 Park Row, Suite 100  
Houston, Texas 77084



*J. M. Tucker*  
6/18/2010



JANE H. LONG LEAGUE  
A-55

N 62° 27' 31" E-5,782.60'

BASELINE

H-78 1405+00

US HWY. 59  
(WIDTH VARIES)  
VOL. 494, PG. 341  
F.B.C.D.R.

P.O.B.  
TRACT 1A, PART 2  
X - 3,004.787.15  
Y - 13,763,148.89  
STA. 1400+16.99, 245.00' RT.

EXISTING R.O.W.

ACCESS DENIAL LINE

N 62° 28' 00" E-1,202.68'

N 58° 09' 56" E-200.00'

RESIDUE OF CALLED 290.38 ACRES  
VOL. 135 PG. 280  
F.B.C.D.R.  
APRIL 27, 1931

RESIDUE OF CALLED 42 ACRES  
VOL. 287 PG. 260  
F.B.C.D.R.  
SEPTEMBER 19, 1951

RESIDUE OF CALLED 23.1 ACRES  
VOL. 359 PG. 416  
F.B.C.D.R.  
MAY 2, 1947

97.339 ACRES  
GEORGE FOUNDATION  
VOL. 348 PG. 633  
F.B.C.D.R.  
AUGUST 18, 1945

S 62° 27' 31" W  
110.00'

S 62° 27' 31" W-1,616.82'

883.01'

PROPOSED R.O.W.

180' DRAINAGE ESMT.  
(TRACT TWO)  
VOL. 314, PG. 76  
F.B.C.D.R.  
02/23/52



MATCH LINE SHEET 5 OF 9

MATCH LINE SHEET 7 OF 9



19500 Park Row, Suite 100  
Houston, Texas 77084  
(281) 579 - 7300

US HIGHWAY 59  
PLAT SHOWING TRACT 1A, PART 1 AND PART 2  
FORT BEND COUNTY, TEXAS

DATE: 06/2010 | SCALE: 1" = 100'  
R.O.W. CSJ: 0027-12-125 | JOB No.: GS044  
DWG. No.: P-1AC-02

SHEET 6 OF 9

JANE H. LONG LEAGUE

A-55

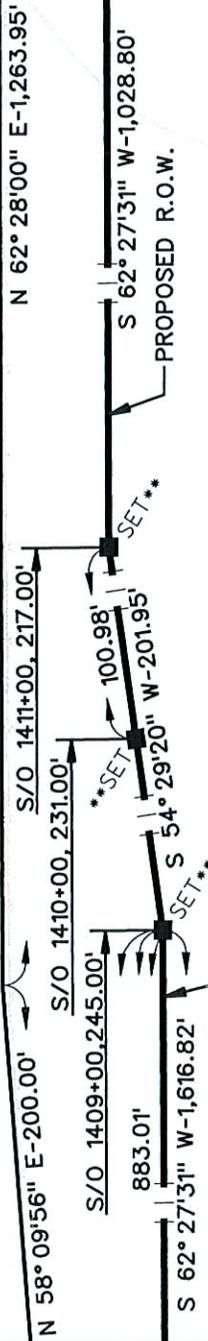
N 62° 27' 31" E-5,782.60'  
 1410\*00  
 BASELINE

US HWY. 59  
 (320' R.O.W.)  
 VOL. 494 PG. 341  
 F.B.C.D.R.

MATCH LINE SHEET 6 OF 9

MATCH LINE SHEET 8 OF 9

EXISTING R.O.W.



97.339 ACRES  
 GEORGE FOUNDATION  
 VOL. 348 PG. 633  
 F.B.C.D.R.  
 AUGUST 18, 1945

RESIDUE OF CALLED 290.38 ACRES  
 VOL. 135 PG. 280  
 F.B.C.D.R.  
 APRIL 27, 1931

RESIDUE OF CALLED 42 ACRES  
 VOL. 287 PG. 260  
 F.B.C.D.R.  
 SEPTEMBER 19, 1951

RESIDUE OF CALLED 23.1 ACRES  
 VOL. 359 PG. 416  
 F.B.C.D.R.  
 MAY 2, 1947



SCALE IN FEET  
 0 50 100  
 1 INCH = 100 FEET



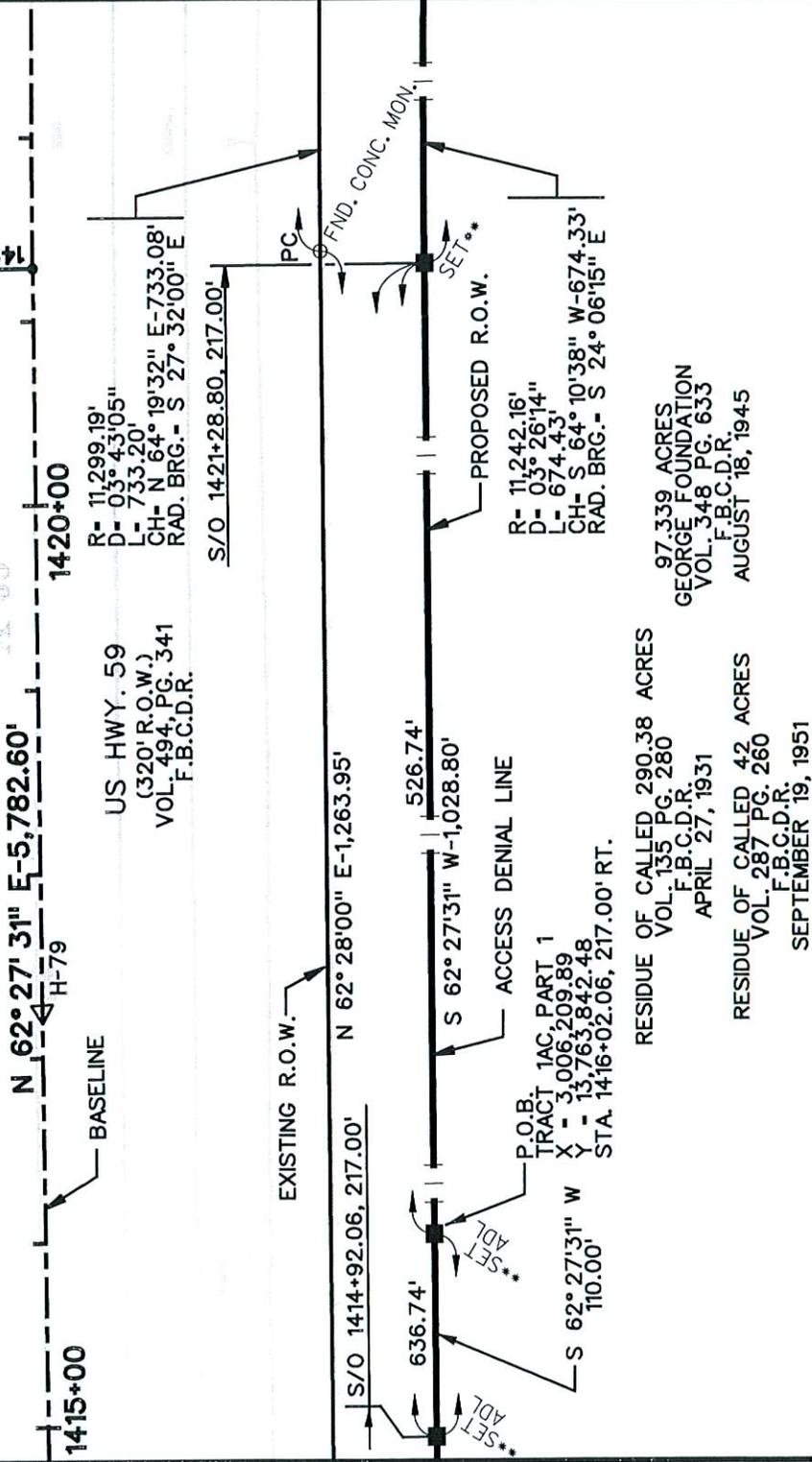
19500 Park Row, Suite 100  
 Houston, Texas 77084  
 (281) 579 - 7300

US HIGHWAY 59  
 TRACT 1A, PART 1 AND PART 2  
 FORT BEND COUNTY, TEXAS

DATE: 06/2010 SCALE: 1" = 100'  
 R.O.W. CSJ: 0027-12-125 JOB No.: GSO44  
 DWG. No.: P-1AC-03

JANE H. LONG LEAGUE

A-55



US HWY. 59  
(320' R.O.W.)  
VOL. 494, PG. 341  
F.B.C.D.R.

R = 11,299.19'  
D = 03° 43' 05"  
L = 733.20'  
CH = N 64° 19' 32" E - 733.08'  
RAD. BRG. = S 27° 32' 00" E

S/O 1421+28.80, 217.00'

S/O 1414+92.06, 217.00'  
N 62° 28' 00" E - 1,263.95'  
526.74'  
S 62° 27' 31" W - 1,028.80'

P.O.B. TRACT 1AC, PART 1  
X = 3,006,209.89  
Y = 13,763,842.48  
STA. 1416+02.06, 217.00' RT.

R = 11,242.16'  
D = 03° 26' 14"  
L = 674.43'  
CH = S 64° 10' 38" W - 674.33'  
RAD. BRG. = S 24° 06' 15" E

RESIDUE OF CALLED 290.38 ACRES  
VOL. 135 PG. 280  
F.B.C.D.R.  
APRIL 27, 1931

RESIDUE OF CALLED 42 ACRES  
VOL. 287 PG. 260  
F.B.C.D.R.  
SEPTEMBER 19, 1951

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VOL. 359 PG. 416  
F.B.C.D.R.  
MAY 2, 1947

97.339 ACRES  
GEORGE FOUNDATION  
VOL. 348 PG. 633  
F.B.C.D.R.  
AUGUST 18, 1945

MATCH LINE SHEET 7 OF 9

MATCH LINE SHEET 9 OF 9



**WEISSER**  
**Engineering Co.**

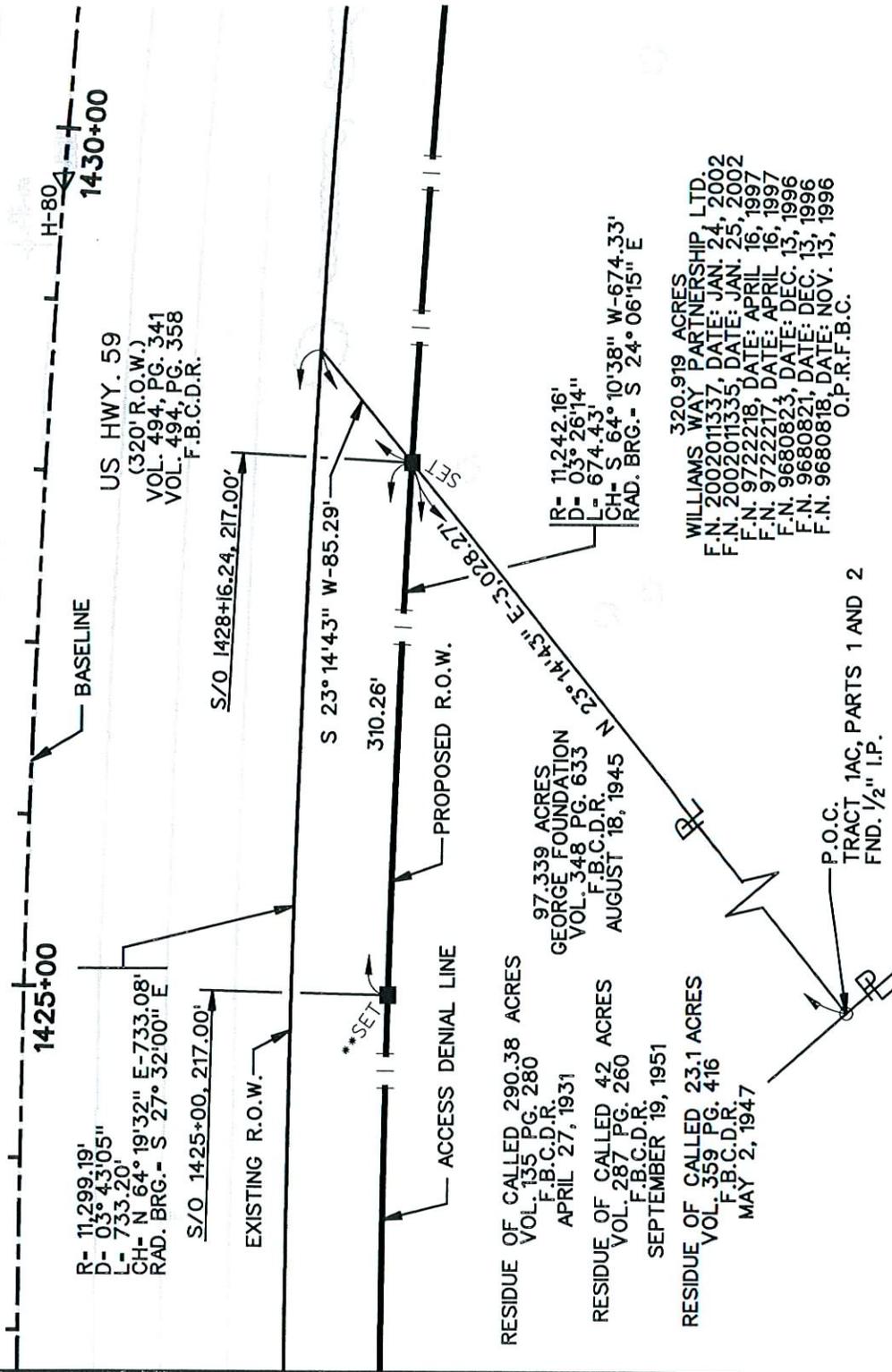
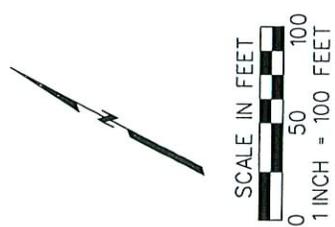
19500 Park Row, Suite 100  
Houston, Texas 77084  
(281) 579 - 7300

US HIGHWAY 59  
PLAT SHOWING 1AC, PART 1 AND PART 2  
FORT BEND COUNTY, TEXAS

DATE: 06/2010 SCALE: = 1" = 100'  
R.O.W. CSJ: 0027-12-125 JOB No.: GS044  
DWG. No.: P-IAC-04

JANE H LONG LEAGUE  
A-66

MATCH LINE SHEET 8 OF 9



R- 11,299.19'  
D- 03° 43' 05"  
L- 733.20'  
CH- N 64° 19' 32" E-733.08'  
RAD. BRG.- S 27° 32' 00" E  
S/O 1425+00, 217.00'

US HWY. 59  
(320' R.O.W.)  
VOL. 494, PG. 341  
VOL. 494, PG. 358  
F.B.C.D.R.

S/O 1428+16.24, 217.00'

S 23° 14' 43" W-85.29'

310.26'

PROPOSED R.O.W.  
ACCESS DENIAL LINE

RESIDUE OF CALLED 290.38 ACRES  
VOL. 135 PG. 280  
F.B.C.D.R.  
APRIL 27, 1931

RESIDUE OF CALLED 42 ACRES  
VOL. 287 PG. 260  
F.B.C.D.R.  
SEPTEMBER 19, 1951

RESIDUE OF CALLED 23.1 ACRES  
VOL. 359 PG. 416  
F.B.C.D.R.  
MAY 2, 1947

97.339 ACRES  
GEORGE FOUNDATION  
VOL. 348 PG. 633  
F.B.C.D.R.  
AUGUST 18, 1945

R- 11,242.16"  
D- 03° 26' 14"  
L- 674.43'  
CH- S 64° 10' 38" W-674.33'  
RAD. BRG.- S 24° 06' 15" E

320.919 ACRES  
WILLIAMS WAY PARTNERSHIP, LTD.  
F.N. 2002011337, DATE: JAN. 24, 2002  
F.N. 2002011335, DATE: JAN. 25, 2002  
F.N. 97222218, DATE: APRIL 16, 1997  
F.N. 97222217, DATE: APRIL 16, 1997  
F.N. 9680823, DATE: DEC. 13, 1996  
F.N. 9680821, DATE: DEC. 13, 1996  
F.N. 9680818, DATE: NOV. 13, 1996  
O.P.R.F.B.C.

P.O.C.  
TRACT 1AC, PARTS 1 AND 2  
FND. 1/2" I.P.

35.46 ACRES  
STARWOOD DEVELOPMENT, L.L.C.  
F.N. 2003148300  
O.P.R.F.B.C.  
SEPTEMBER 24, 2003



19500 Park Row, Suite 100  
Houston, Texas 77084  
(281) 579 - 7300

US HIGHWAY 59  
TRACT 1AC, PART 1 AND PART 2  
FORT BEND COUNTY, TEXAS

DATE: 06/2010 | SCALE: = 1" = 100'  
R.O.W. CSJ: 0027-12-125 | JOB No.: GS044  
DWG. No.: P-IAC-05

EXHIBIT A

County: Fort Bend  
Highway: U.S. Highway 59  
Project Limits: West of FM 2759 to West of FM 762  
ROW CSJ: 0027-12-125

TRACT 2AC  
"ACCESS LINE" DESCRIPTION

Being an "Access Line" delineating a permitting of access to the transportation facility from the adjacent property along U. S. Highway 59 in the Jane H. Long League, A-55, Fort Bend County, Texas and being a part of The George Foundation, a trust created by Albert P. George and wife, Mamie E. George, by document dated August 18, 1945, and recorded in Volume 348, Page 633, of the Fort Bend County Deed Records (F.B.C.D.R.), being out of the 193.121 acre residue of a called 290.38 acre tract of land, recorded April 27, 1931, in the F.B.C.D.R. in Volume 135, Page 280, out of the residue of a called 42 acre tract of land, recorded September 19, 1951, in the F.B.C.D.R. in Volume 287, Page 260; said "Access Line" being in three parts more particularly described as follows:

Part 1

COMMENCING at a found 1/2 inch iron rod for an interior corner of a tract of land conveyed January 24, 2002, to Williams Way Partnership, Ltd., recorded in the Official Public Records Fort Bend County, Texas (O.P.R.F.B.C.), under Clerk's File No. 2002011337, recorded April 16, 1997, under O.P.R.F.B.C. under Clerk's File No. 9722217, recorded December 13, 1996, in the O.P.R.F.B.C. under Clerk's File No. 9680823, recorded December 13, 1996, in the O.P.R.F.B.C. under Clerk's File No. 9680821, recorded November 13, 1996, in the O.P.R.F.B.C. under Clerk's File No. 9680818, and the northeast corner of said residue tract, thence as follows:

South 23° 14' 43" West, along a northwest line of said Williams Way Partnership, Ltd. Tract and the southeast line of said residue tract, a distance of 41.45 feet, to a set 5/8 inch iron rod with TxDOT aluminum cap for a point in a curve to the left, the center of said curve being located on a radial bearing South 21° 50' 25" East from said point, located in the proposed northwest right-of-way line of U. S. Highway 59 (width varies), same being 217.00 feet left of U. S. Highway 59 baseline Station 1432+69.03;

THENCE, in a southwest direction along said curve to the left having a central angle of 01° 23' 56", a radius of 11,676.16 feet, a chord bearing South 67° 27' 37" West, a chord distance of 285.09 feet and along the proposed northwest right-of-way line of said U. S. Highway 59 same being the Access Denial Line, an arc distance of 285.10 feet to a 5/8 inch iron rod with TxDOT aluminum cap stamped "ADL" set for the end of said Access Denial Line, and the POINT OF BEGINNING of said "Access Line", and being 217.00 feet left of said U. S. Highway 59 baseline Station 1429+89.24; \*\*

- 1.) THENCE, continuing along said curve to the left having a central angle of  $00^{\circ} 32' 23''$ , a radius of 11,676.16 feet, a chord bearing South  $66^{\circ} 29' 27''$  West, a chord distance of 110.00 feet and along the proposed northwest right-of-way line of said U. S. Highway 59 and along said "Access Line", an arc distance of 110.00 feet to a 5/8 inch iron rod with TxDOT aluminum cap stamped "ADL" set, for the beginning of an Access Denial Line and end of said "Access Line" and same being 217.00 feet left of said U. S. Highway 59 baseline Station 1428+81.28; \*\*

Notes:

1. The POINT OF BEGINNING of this description has coordinate values of  $X= 3,007,268.13$  and  $Y= 13,764,846.70$ . All bearings and coordinates shown hereon are based on the Texas Coordinate System, South Central Zone, North American Datum of 1983 (NAD 83), 1993 adjustment. All distances and coordinates shown hereon are surface and may be converted to grid by dividing by the combined adjustment factor of 1.00013.

Part 2

COMMENCING at a found 1/2 inch iron rod for an interior corner of a tract of land conveyed January 24, 2002, to Williams Way Partnership, Ltd., recorded in the Official Public Records Fort Bend County, Texas (O.P.R.F.B.C.), under Clerk's File No. 2002011337, recorded April 16, 1997, under O.P.R.F.B.C. under Clerk's File No. 9722217, recorded December 13, 1996, in the O.P.R.F.B.C. under Clerk's File No. 9680823, recorded December 13, 1996, in the O.P.R.F.B.C. under Clerk's File No. 9680821, recorded November 13, 1996, in the O.P.R.F.B.C. under Clerk's File No. 9680818, and the northeast corner of said residue tract, thence as follows;

South  $23^{\circ} 14' 43''$  West, along a northwest line of said Williams Way Partnership, Ltd. Tract and the southeast line of said residue tract, a distance of 41.45 feet, to a set 5/8 inch iron rod with TxDOT aluminum cap for a point in a curve to the left, the center of said curve being located on a radial bearing South  $21^{\circ} 50' 25''$  East from said point, located in the proposed northwest right-of-way line of U. S. Highway 59 (width varies), same being 217.00 feet left of U. S. Highway 59 baseline Station 1432+69.03;

THENCE, in a southwest direction along said curve to the left having a central angle of  $05^{\circ} 42' 04''$ , a radius of 11,676.16 feet, and along the proposed northwest right-of-way line of said U. S. Highway 59 same being the Access Denial Line, at an arc distance of 285.10 feet passing a 5/8 inch iron rod with TxDOT aluminum cap stamped "ADL" set, at an arc distance of 395.10 feet passing a 5/8 inch iron rod with TxDOT aluminum cap stamped "ADL", at an arc distance of 783.60 feet passing a 5/8 inch iron rod with TxDOT aluminum cap set marking engineers station 1425+00 and continuing for a total arc distance of 1,161.83 feet, a chord bearing South  $65^{\circ} 18' 33''$  West, a chord distance of 1,161.35 feet, to the point of tangency, same being 217.00 feet left of U. S. Highway 59 baseline Station 1421+28.80; \*\*

THENCE, South  $62^{\circ} 27' 31''$  West, continuing along the proposed northwest right-of-way line of said U. S. Highway 59, same being the Access Denial Line, a distance of 526.75 feet to a 5/8 inch iron rod with TxDOT aluminum cap stamped "ADL" set for the end of said Access Denial Line, and the POINT OF BEGINNING of said "Access Line" and being 217.00 feet left of said U. S. Highway 59 baseline Station 1416+02.05; \*\*

- 1.) THENCE, South  $62^{\circ} 27' 31''$  West, continuing along the proposed southeast right-of-way line of said U. S. Highway 59 and along said "Access Line", a distance of 110.00 feet to a 5/8 inch iron rod with TxDOT aluminum cap stamped "ADL" set, for the beginning of an Access Denial Line and end of said "Access Line" and same being 217.00 feet left of said U.S. Highway 59 baseline Station 1414+92.05; \*\*

Notes:

1. The POINT OF BEGINNING of this description has coordinate values of X= 3,006,009.21 and Y= 13,764,227.30. All bearings and coordinates shown hereon are based on the Texas Coordinate System, South Central Zone, North American Datum of 1983 (NAD 83), 1993 adjustment. All distances and coordinates shown hereon are surface and may be converted to grid by dividing by the combined adjustment factor of 1.00013.

Part 3

COMMENCING at a found 1/2 inch iron rod for an interior corner of a tract of land conveyed January 24, 2002, to Williams Way Partnership, Ltd., recorded in the Official Public Records Fort Bend County, Texas (O.P.R.F.B.C.), under Clerk's File No. 2002011337, recorded April 16, 1997, under O.P.R.F.B.C. under Clerk's File No. 9722217, recorded December 13, 1996, in the O.P.R.F.B.C. under Clerk's File No. 9680823, recorded December 13, 1996, in the O.P.R.F.B.C. under Clerk's File No. 9680821, recorded November 13, 1996, in the O.P.R.F.B.C. under Clerk's File No. 9680818, and the northeast corner of said residue tract, thence as follows;

South 23° 14' 43" West, along a northwest line of said Williams Way Partnership, Ltd. Tract and the southeast line of said residue tract, a distance of 41.45 feet, to a set 5/8 inch iron rod with TxDOT aluminum cap for a point in a curve to the left, the center of said curve being located on a radial bearing South 21° 50' 25" East from said point, located in the proposed northwest right-of-way line of U. S. Highway 59 (width varies), same being 217.00 feet left of U. S. Highway 59 baseline Station 1432+69.03;

THENCE, in a southwest direction along said curve to the left having a central angle of 05° 42' 04", a radius of 11,676.16 feet, and along the proposed northwest right-of-way line of said U.S. Highway 59 same being the Access Denial Line, at an arc distance of 285.10 feet passing a 5/8 inch iron rod with TxDOT aluminum cap stamped "ADL" set, at an arc distance of 395.10 feet passing a 5/8 inch iron rod with TxDOT aluminum cap stamped "ADL", at an arc distance of 783.60 feet passing a 5/8 inch iron rod with TxDOT aluminum cap set marking engineers station 1425+00 and continuing for a total arc distance of 1,161.83 feet, a chord bearing South 65° 18' 33" West, a chord distance of 1,161.35 feet, to the point of tangency, same being 217.00 feet left of U. S. Highway 59 baseline Station 1421+28.80; \*\*

THENCE, South 62° 27' 31" West, along the proposed northwest right-of-way line of said U. S. Highway 59, same being the Access Denial Line, at a distance of 526.75 feet passing a 5/8 inch iron rod with TxDOT aluminum cap stamped "ADL" set, at a distance of 636.75 feet passing a 5/8 inch iron rod with TxDOT aluminum cap stamped "ADL" set and continuing for a total distance of 1,028.80 feet, along the proposed northwest right-of-way line of said U.S. Highway 59 and said Access Denial Line, to a set 5/8 inch iron rod with TxDOT aluminum cap, for an angle point, same being 217.00 feet left of U. S. Highway 59 baseline Station 1411+00; \*\*

THENCE, South 70° 25' 40" West, along the proposed northwest right-of-way line of said U. S. Highway 59, same being the Access Denial Line, at a distance of 100.97 feet, passing a set 5/8 inch iron rod with TxDOT aluminum cap marking engineers station 1410+00 and continuing for a total distance of 201.95 feet, to a set 5/8 inch iron rod with TxDOT aluminum cap, for an angle point, same being 245.00 feet left of U. S. Highway 59 baseline Station 1409+00; \*\*

THENCE, South 62° 27' 31" West, continuing along the proposed northwest right-of-way line of said U. S. Highway 59, same being the Access Denial Line, a distance of 1205.81 feet to a 5/8 inch iron rod with TxDOT aluminum cap stamped "ADL" set for the end of said Access Denial Line, and the POINT OF BEGINNING of said "Access Line" and being 245.00 feet left of said U. S. Highway 59 baseline Station 1396+94.19; \*\*

- 1.) THENCE, South 62° 27' 31" West, continuing along the proposed northwest right-of-way line of said U.S. Highway 59 and along said "Access Line", a distance of 110.00 feet to a point, for the beginning of an Access Denial Line and end of said "Access Line" and same being 245.00 feet left of said U. S. Highway 59 baseline Station 1395+84.19; \*\*

Notes:

1. The POINT OF BEGINNING of this description has coordinate values of X= 3,004,304.61 and Y= 13,763,369.95. All bearings and coordinates shown hereon are based on the Texas Coordinate System, South Central Zone, North American Datum of 1983 (NAD 83), 1993 adjustment. All distances and coordinates shown hereon are surface and may be converted to grid by dividing by the combined adjustment factor of 1.00013.
2. A parcel of even date was prepared in conjunction with this property description.
3. \*\* 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.
4. Access will be permitted across the "Access Line" to the highway facility from the adjacent property.

Compiled By:  
Weisser Engineering Company  
19500 Park Row, Suite 100  
Houston, Texas 77084



*J.M. Tucker*  
6/18/2010



193.121 ACRES  
 GEORGE FOUNDATION  
 VOL. 348, PG. 633  
 F.B.C.D.R.  
 AUGUST 18, 1945

JANE H. LONG LEAGUE  
 A-55

RESIDUE OF CALLED 290.38 ACRES  
 VOL. 135, PG. 280  
 F.B.C.D.R.  
 APRIL 27, 1931

RESIDUE OF CALLED 42 ACRES  
 VOL. 287, PG. 260  
 F.B.C.D.R.  
 SEPTEMBER 19, 1951

S 62° 27' 31" W 110.00'  
 S 62° 27' 31" W-1,831.92'  
 1,205.81'

P.O.B.  
 TRACT 2AC, PART 3  
 X = 3,004.304.61  
 Y = 13,763,369.95  
 STA. 1396+94.19, 245.00' LT.

US HWY. 59  
 (WIDTH VARIES)  
 VOL. 494, PG. 341  
 F.B.C.D.R.

180' DRAINAGE ESMT.  
 (TRACT TWO)  
 VOL. 314, PG. 76  
 F.B.C.D.R.  
 02/23/52

ACCESS DENIAL LINE

PROPOSED R.O.W.

EXISTING R.O.W.

S 66° 46' 04" W-200.00'

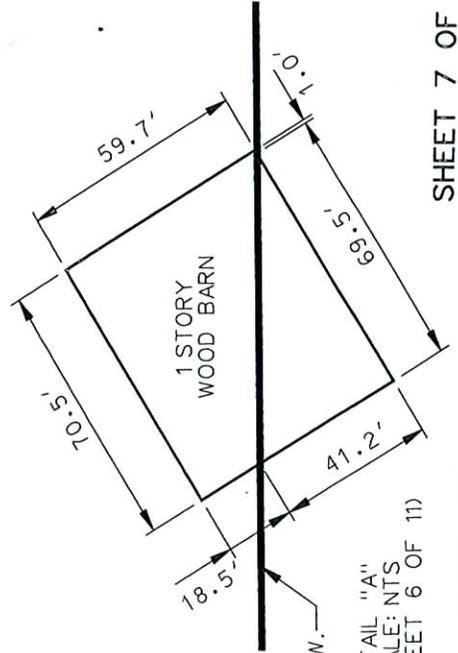
S 62° 28' 00" W-1,709.95'

N 62° 27' 31" E-5,782.60'  
 1400+00

CP-77

BASELINE

H-78



DETAIL "A"  
 SCALE: NTS  
 (REF. SHEET 6 OF 11)

SHEET 7 OF 11

MATCH LINE SHEET 6 OF 11

MATCH LINE SHEET 8 OF 11



19500 Park Row, Suite 100  
 Houston, Texas 77084  
 (281) 579 - 7300

US HIGHWAY 59  
 PLAT SHOWING TRACT 2AC, PART 1, PART 2 AND PART 3  
 FORT BEND COUNTY, TEXAS

DATE: 06/2010 | SCALE: = 1" = 100' | JOB No.: GS044  
 R.O.W. CSJ: 0027-12-125 | DWG. No.: P-2AC-02



193.121 ACRES  
 GEORGE FOUNDATION  
 VOL. 348 PG. 633  
 F.B.C.D.R.  
 AUGUST 18, 1945

RESIDUE OF CALLED 290.38 ACRES  
 VOL. 135 PG. 280  
 F.B.C.D.R.  
 APRIL 27, 1931

RESIDUE OF CALLED 42 ACRES  
 VOL. 287 PG. 260  
 F.B.C.D.R.  
 SEPTEMBER 19, 1951

PROPOSED R.O.W.  
 S/O 1414+92.05, 217.00'

P.O.B.  
 TRACT 2AC, PART 2  
 X = 3,006,009.21  
 Y = 13,764,227.30  
 STA. 1416+02.05, 217.00' L.T.

S 62° 27' 31" W-110.00'  
 \*\*SET  
 ADL

S 62° 27' 31" W-1,028.80'  
 ACCESS DENIAL LINE

S 62° 28' 00" W-1,709.95'

EXISTING R.O.W.

US HWY. 59  
 (320' R.O.W.)  
 VOL. 494, PG. 341  
 F.B.C.D.R.

1415+00  
 BASELINE  
 N 62° 27' 31" E-5,782.60'  
 H-79  
 1420+00

JANE H. LONG LEAGUE  
 A-55

MATCH LINE SHEET 8 OF 11

MATCH LINE SHEET 10 OF 11



19500 Park Row, Suite 100  
 Houston, Texas 77084  
 (281) 579 - 7300

US HIGHWAY 59  
 PLAT SHOWING TRACT 2AC, PART 1, PART 2 AND PART 3  
 FORT BEND COUNTY, TEXAS

DATE: 06/2010	SCALE: = 1" = 100'	JOB No.: GS044
R.O.W. CSJ: 0027-12-125		DWG. No.: P-2AC-04

JANE H LONG LEAGUE  
A-65

193.121 ACRES  
GEORGE FOUNDATION  
VOL. 348 PG. 633  
F.B.C.D.R.  
AUGUST 18, 1945

RESIDUE OF CALLED 290.38 ACRES  
VOL. 135 PG. 280  
F.B.C.D.R.  
APRIL 27, 1931

RESIDUE OF CALLED 42 ACRES  
VOL. 287 PG. 260  
F.B.C.D.R.  
SEPTEMBER 19, 1951

R= 11,676.16'  
D= 05° 42'04"  
L= 1,161.83'  
CH= S 65° 18'33" W-1,161.35'  
RAD. BRG.= S 21° 50'25" E

S 62° 27'31" W-1,028.80'

\*\*SET

\*\*SET

526.75'

S/O 1421+28.80, 217.00'

PC

FND. CONC. MON.

EXISTING R.O.W.

S/O 1425+00, 217.00'

ACCESS DENIAL LINE

US HWY. 59  
(320' R.O.W.)  
VOL. 494, PG. 341  
VOL. 494, PG. 358  
F.B.C.D.R.

1425+00

BASELINE

1425+00

S 62° 28'00" W-1,709.95'

PROPOSED R.O.W.

783.60'

R= 11,619.19'  
D= 05° 23'16"  
L= 1,092.61'  
CH= S 65° 09'38" W-1,092.20'  
RAD. BRG.= S 22° 08'44" E

PC 1421+28.80

N 62° 27' 31" E-5,782.60'

BASELINE

1425+00

BASELINE

1425+00

1425+00

BASELINE CURVE DATA:

- PI STATION - 1434+13.00
- X - 3,007.715.27
- Y - 13,764.872.25
- DELTA - 12° 47' 19" (RT)
- DEGREE OF CURVE - 0° 30' 00"
- TANGENT - 1,284.20'
- LENGTH - 2,557.72'
- RADIUS - 11,459.16'
- CHORD - N 68° 51'11" E-2,552.42'
- PC STATION - 1421+28.80
- PT STATION - 1446+86.52

SHEET 10 OF 11



19500 Park Row, Suite 100  
Houston, Texas 77084  
(281) 579 - 7300

US HIGHWAY 59  
PLAT SHOWING TRACT 2AC, PART 1, PART 2 AND PART 3  
FORT BEND COUNTY, TEXAS

DATE: 06/2010 | SCALE: 1" = 100' | JOB No.: GS044  
R.O.W. CSJ: 0027-12-125 | DWG. No.: P-2AC-05

MATCH LINE SHEET 11 OF 11

MATCH LINE SHEET 9 OF 11



# JANE H. LONG LEAGUE

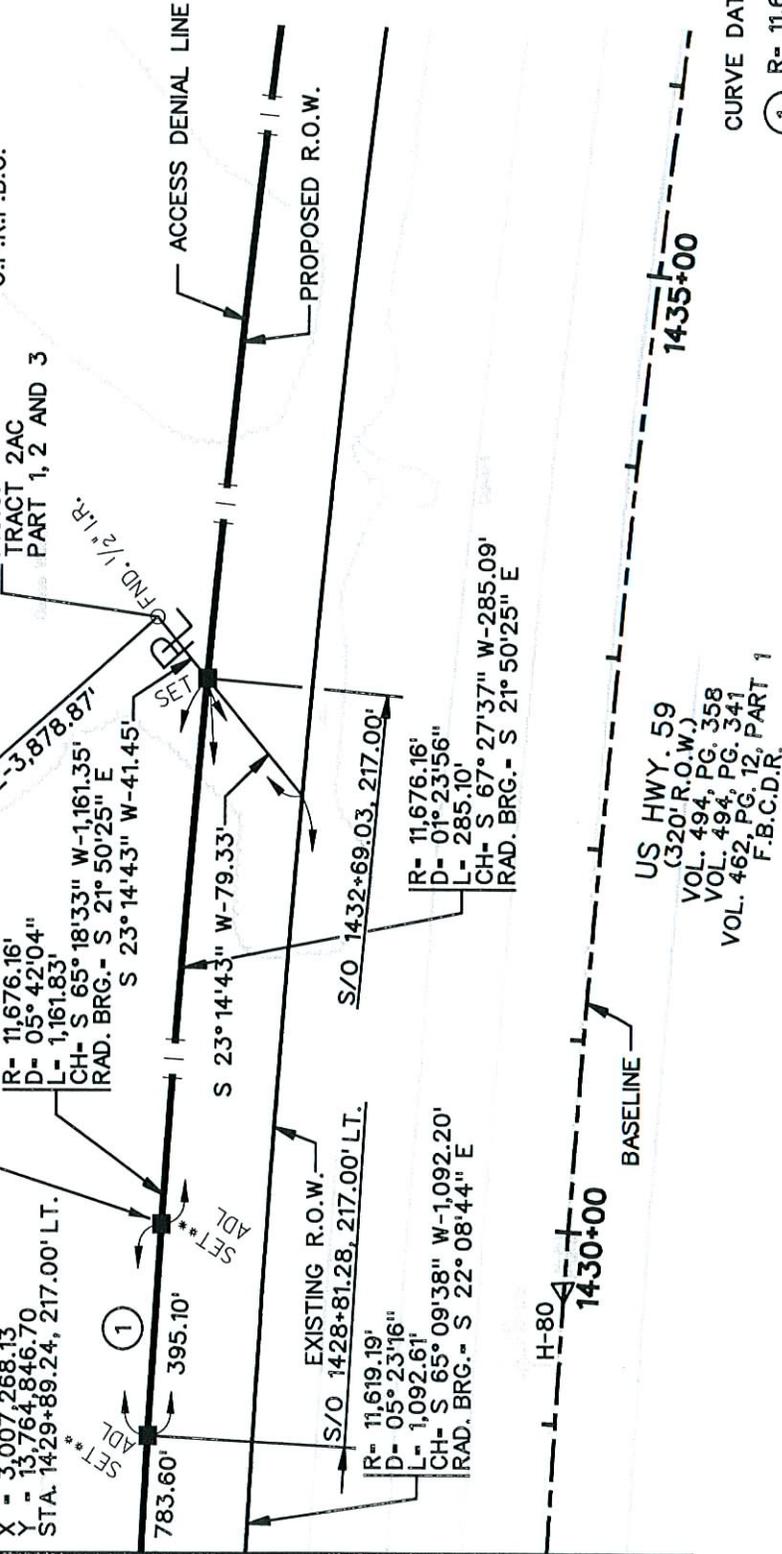
76.943 ACRES  
 WILLIAMS WAY PARTNERSHIP, LTD.  
 F.N. 200201337, DATE: JAN. 24, 2002  
 F.N. 9722217, DATE: APRIL 16, 1997  
 F.N. 9680823, DATE: DEC. 13, 1996  
 F.N. 9680821, DATE: DEC. 13, 1996  
 F.N. 9680818, DATE: NOV. 13, 1996  
 O.P.R.F.B.C.

A-56  
 GEORGE FOUNDATION  
 VOL. 348 PG. 633  
 F.B.C.D.R.  
 AUGUST 18, 1945

RESIDUE OF CALLED 290.38 ACRES  
 VOL. 135 PG. 280  
 F.B.C.D.R.  
 APRIL 27, 1931

RESIDUE OF CALLED 42 ACRES  
 VOL. 287 PG. 260  
 F.B.C.D.R.  
 SEPTEMBER 19, 1951

P.O.B.  
 TRACT 2AC PART 1  
 X = 3,007,268.13  
 Y = 13,764,846.70  
 STA. 1429+89.24, 217.00' LT.



**Engineering Co.**  
 19500 Park Row, Suite 100  
 Houston, Texas 77084  
 (281) 579 - 7300

US HIGHWAY 59  
 PLAT SHOWING TRACT 2AC, PART 1, PART 2 AND PART 3  
 FORT BEND COUNTY, TEXAS

DATE: 06/2010 SCALE: 1" = 100'  
 R.O.W. CSJ: 0027-12-125

JOB No.: GS044  
 DWG. No.: P-2AC-06

**BASELINE CURVE DATA:**

- PI STATION 1434+13.00
- X 3,007,715.27
- Y 13,764,872.25
- DELTA 12° 47' 19" (RT)
- DEGREE OF CURVE 0° 30' 00"
- TANGENT 1,284.20'
- LENGTH 2,557.72'
- RADIUS 11,459.16'
- CHORD N 68° 51' 11" E-2,552.42'
- PC STATION 1421+28.80
- PT STATION 1446+86.52

**BASELINE CURVE DATA:**

- PI STATION 1435+00
- X 3,007,715.27
- Y 13,764,872.25
- DELTA 12° 47' 19" (RT)
- DEGREE OF CURVE 0° 30' 00"
- TANGENT 1,284.20'
- LENGTH 2,557.72'
- RADIUS 11,459.16'
- CHORD N 68° 51' 11" E-2,552.42'
- PC STATION 1421+28.80
- PT STATION 1446+86.52

**US HWY. 59 (320' R.O.W.)**  
 VOL. 494, PG. 358  
 VOL. 494, PG. 341  
 VOL. 462, PG. 12, PART 1  
 F.B.C.D.R.

**US HWY. 59 (320' R.O.W.)**  
 VOL. 494, PG. 358  
 VOL. 494, PG. 341  
 VOL. 462, PG. 12, PART 1  
 F.B.C.D.R.

EXHIBIT\_ B

County: Fort Bend  
Highway: U.S. Highway 59  
Project Limits: West of FM 2759 to West of FM 762  
ROW CSJ: 0027-12-125

Property Description for Parcel 3

Being a 5.203 acre (226,658 square feet) parcel of land, out of the Robert Handy Survey, A-187 and the Jane H. Long League, A-55, Fort Bend County, Texas, and being a part of The George Foundation, a trust created by Albert P. George and wife, Mamie E. George by document dated August 18, 1945, and recorded in Volume 348, Page 633, of the Fort Bend County Deed Records (F.B.C.D.R.), being out of the 97.339 acre residue of a called 290.38 acre tract of land recorded April 27, 1931 in the F.B.C.D.R. in Volume 135, Page 280, out of the residue of a called 42 acre tract of land, recorded September 19, 1951, in the F.B.C.D.R. in Volume 287, Page 260, out of the residue of a called 23.1 acre tract of land, recorded May 2, 1947, in the F.B.C.D.R. in Volume 359, Page 416, and being more particularly described in two parts by metes and bounds as follows:

Part 1

COMMENCING at a found 1/2 inch iron pipe in the northeast line of a 35.46 acre tract of land conveyed September 24, 2003, to Starwood Development, L.L.C., recorded in the Official Public Records Fort Bend County, Texas (O.P.R.F.B.C.), at Clerk's File No. 2003148300, for the south corner of said residue tract; thence as follows:

North 66° 36' 49" West, a distance of 449.70 feet, along the northeast line of said 35.46 acre tract and a southwest line of said residue tract to a point for corner;

North 22° 14' 02" East, a distance of 505.72 feet, along the southeast line of a 5 acre tract of land recorded in Volume 63, Page 188, of the F.B.C.D.R. and a northwest line of said residue tract to a point for corner;

North 68° 21' 31" West, a distance of 437.71 feet, along the northeast line of said 5 acre tract and a southwest line of said residue tract to a point for corner;

South 21° 47' 46" West, a distance of 449.52 feet, along the northwest line of said 5 acre tract and a southeast line of said residue tract to a point for corner;

North 69° 06' 00" West, a distance of 481.11 feet, along the northeast line of a cemetery road and a southwest line of said residue tract to a point for corner;

EXHIBIT\_\_

South 23° 41' 27" West, a distance of 740.22 feet, along the northwest line of said cemetery road and a southeast line of said residue tract to a point in the existing northeast right-of-way line of F.M. 762 (width varies) no record information for right-of-way found and being a point in a curve to the right, the center of said curve being located on a radial bearing North 27° 04' 52" East from said point;

In a northwest direction along said curve having a central angle of 03°17'35", a radius of 5,729.65 feet, and along the existing northeast right-of-way line of said F.M. 762, and a southwest line of said residue tract, for an arc distance of 329.32 feet, and a chord bearing North 61° 16' 20" West, chord distance of 329.28 feet, to an angle point;

North 54° 24' 36" West, a distance of 447.79 feet, continuing along the existing northeast right-of-way line of said F.M. 762 and a southwest line of said residue tract, to a set 5/8 inch iron rod with TxDOT aluminum cap stamped "C.O.A.", located at the southerly end of a cutback corner at the intersection of the existing northeast right-of-way line of said F.M. 762 with the proposed southeast right-of-way line of U.S. Highway 59 (width varies) and for the south corner and POINT OF BEGINNING of the herein described parcel; \*\*

- 1) THENCE, North 54° 24' 36" West, a distance of 52.21 feet, continuing along the existing northeast right-of-way line of said F.M. 762, and a southwest line of said residue tract to a found concrete monument at the intersection of the northeast right-of-way line of said F.M. 762, with the existing southeast right-of-way line of U.S. Highway 59 (width varies) as described in deed dated September 26, 1967, to State of Texas, as recorded in the F.B.C.D.R. in Volume 494, Page 350, and for the west corner of the herein described parcel;
- 2) THENCE, North 35° 15' 31" East, a distance of 52.05 feet, along the existing southeast right-of-way line of said U.S. Highway 59, and a northwest line of said residue tract to a set 5/8 inch iron rod with TxDOT aluminum cap at the northerly end of said cutback corner in the proposed southeast right-of-way line of said U.S. Highway 59 (width varies) and for the north corner of the herein described parcel; \*\*
- 3) THENCE, South 09° 40' 01" East, a distance of 73.94 feet, along the proposed cutback corner of said U.S. Highway 59 and the Access Denial Line to the POINT OF BEGINNING and the end of Access Denial Line and containing 0.031 acre (1,359 square feet) of land.

NOTE: The Point of Beginning of this description has coordinates of X=3,003,893.85 and Y=13,761,900.65; All bearings are based on the Texas coordinate system, NAD 83 (1993 Adj.), South Central Zone. All coordinates shown are surface and may be converted to grid by dividing by TxDOT conversion factor of 1.00013.

EXHIBIT \_\_\_\_\_

Part 2

COMMENCING at a found 1/2 inch iron pipe in the northeast line of said 35.46 acre tract of land and being a south corner of said residue tract; thence as follows:

North 23° 14' 43" East, a distance of 3,028.27 feet, along the southeast line of said residue tract to a set 5/8 inch iron rod with TxDOT aluminum cap located in the proposed southeast right-of-way line of U.S. Highway 59 (width varies) for the southeast corner and POINT OF BEGINNING of the herein described parcel and being a point in a curve to the left, the center of said curve being located on a radial bearing South 24° 06' 15" East from said point;\*\*

- 1) THENCE, in a southwest direction along said curve to the left having a central angle of 03° 26' 14", a radius of 11,242.16 feet, and along the proposed southeast right-of-way line of said U.S. Highway 59 same being the Access Denial Line, at an arc distance of 310.26 feet passing a set 5/8 inch iron rod with TxDOT aluminum cap marking Engineers Station 1425+00 and continuing for a total arc distance of 674.43 feet, a chord bearing South 64° 10' 38" West, a chord distance of 674.33 feet, to a set 5/8 inch iron rod with TxDOT aluminum cap, for a point of tangency of the herein described parcel; \*\*
- 2) THENCE, South 62° 27' 31" West, along the proposed southeast right-of-way line of said U.S. Highway 59, same being the Access Denial Line, at a distance of 526.74 feet passing a 5/8 inch iron rod with TxDOT aluminum cap stamped "ADL" set for the end of said Access Denial Line, at a distance of 636.74 feet passing a 5/8 inch iron rod with TxDOT aluminum cap stamped "ADL" set for the beginning of an Access Denial Line and continuing along the proposed southeast right-of-way line of said U.S. Highway 59 and said Access Denial Line, a total distance of 1,028.80 feet to a set 5/8 inch iron rod with TxDOT aluminum cap, for an angle point of the herein described parcel; \*\*
- 3) THENCE, South 54° 29' 20" West, at a distance of 100.98 feet, passing a set 5/8 inch iron rod with TxDOT aluminum cap marking Engineers Station 1410+00 and continuing for a total distance of 201.95 feet along the proposed southeast right-of-way line of said U.S. Highway 59, same being the Access Denial Line, to a set 5/8 inch iron rod with TxDOT aluminum cap, for an angle point of the herein described parcel; \*\*

EXHIBIT \_\_\_\_

- 4) THENCE, South  $62^{\circ} 27' 31''$  West, along the proposed southeast right-of-way line of said U.S. Highway 59, same being the Access Denial Line, at a distance of 883.01 feet passing a  $5/8$  inch iron rod with TxDOT aluminum cap stamped "ADL" set for the end of said Access Denial Line, at a distance of 993.01 feet passing a  $5/8$  inch iron rod with TxDOT aluminum cap stamped "ADL" set for the beginning of an Access Denial Line, at a distance of 1,400.00 feet, passing a set  $5/8$  inch iron rod with TxDOT aluminum cap marking Engineers Station 1395+00 and continuing along the proposed southeast right-of-way line of said U.S. Highway 59 and said Access Denial Line, a total distance of 1,616.82 feet to a set  $5/8$  inch iron rod with TxDOT aluminum cap in the existing southeast right-of-way line of U.S. Highway 59 (width varies), as described in deed dated September 26, 1967, to State of Texas, as recorded in the F.B.C.D.R. in Volume 494, Page 341, also being a point in a curve to the right, the center of said curve being located on a radial bearing South  $56^{\circ} 18' 13''$  East from said point and being the west corner of the herein described parcel; \*\*
- 5) THENCE, in a northeast direction along said curve to the right having a central angle of  $15^{\circ} 57' 53''$ , a radius of 720.00 feet, and continuing along the existing southeast right-of-way line of said U.S. Highway 59, and the northwest line of said residue tract for an arc distance of 200.62 feet, a chord bearing North  $41^{\circ} 40' 43''$  East, a chord distance of 199.97 feet, to a found concrete monument for an angle point of the herein described parcel;
- 6) THENCE, North  $62^{\circ} 28' 00''$  East, a distance of 1,202.68 feet, continuing along the existing southeast right-of-way line of said U.S. Highway 59, and the northwest line of said residue tract to an angle point of the herein described parcel;
- 7) THENCE, North  $58^{\circ} 09' 56''$  East, a distance of 200.00 feet, continuing along the existing southeast right-of-way line of said U.S. Highway 59, and the northwest line of said residue tract to an angle point of the herein described parcel;
- 8) THENCE, North  $62^{\circ} 28' 00''$  East, a distance of 1,263.95 feet, continuing along the existing southeast right-of-way line of said U.S. Highway 59, and the northwest line of said residue tract to a found concrete monument for the beginning of a curve to the right, the center of said curve being located on a radial bearing South  $27^{\circ} 32' 00''$  East from said point;
- 9) THENCE, in a northeast direction along said curve to the right having a central angle of  $03^{\circ} 43' 05''$ , a radius of 11,299.19 feet, and continuing along the existing southeast right-of-way line of said U.S. Highway 59 and the northwest line of said residue tract for an arc distance of 733.20 feet, a chord bearing North  $64^{\circ} 19' 32''$  East, a chord distance of 733.08 feet, to a point for the northeast corner of the herein described parcel;

EXHIBIT\_\_

- 10) THENCE, South 23° 14' 43" West, a distance of 85.29 feet, along the southeast line of said residue tract to the POINT OF BEGINNING, and containing 5.172 acres (225,299 square feet) of land and in all 5.203 acres (226,658 square feet) parcel of land.

\*\* The monument described and set in this call 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.

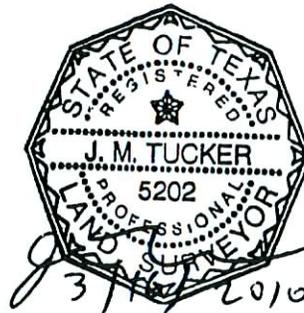
NOTE: The Point of Beginning of this description has coordinates of X=3,007,283.94 and Y=13,764,379.77; All bearings are based on the Texas coordinate system, NAD 83 (1993 Adj.), South Central Zone. All coordinates shown are surface and may be converted to grid by dividing by TxDOT conversion factor of 1.00013.

Area of parcel taking by Survey/Abstract:

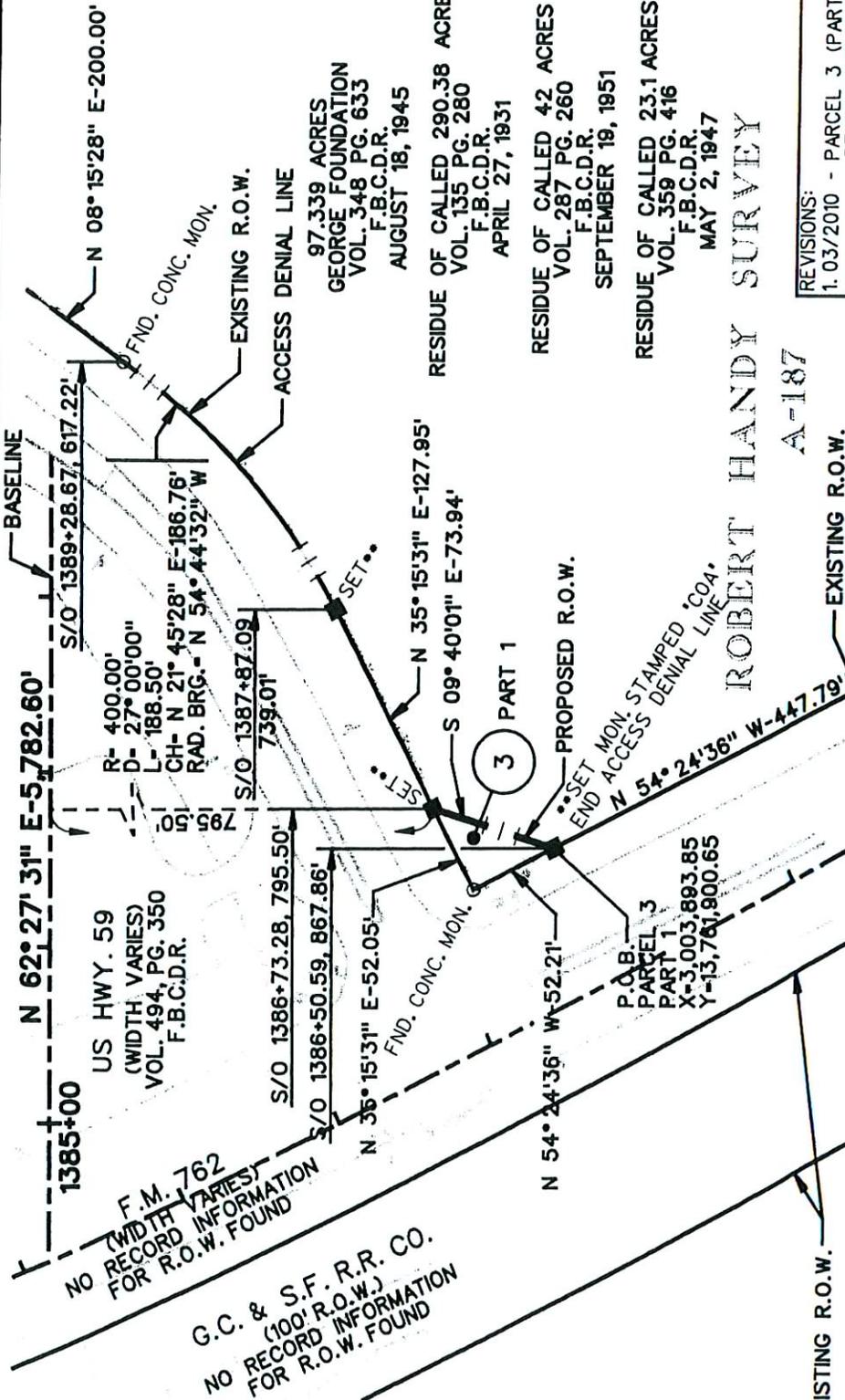
Robert Handy Survey, Abstract Number 187	- 0.031 of one acre	(1,359 Square feet)
Jane H. Long League, Abstract Number 55	- 5.172 acre	(225,299 Square feet)
Total	5.203 acre	(226,658 Square feet)

NOTE: Access is prohibited across Access Denial Line to the highway facility from the abutting remainder property.

Compiled by:  
Weisser Engineering Company  
19500 Park Row, Suite 100  
Houston, Texas 77084  
October, 2004  
713-579-7300



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



97.339 ACRES  
**GEORGE FOUNDATION**  
 VOL. 348 PG. 633  
 F.B.C.D.R.  
 AUGUST 18, 1945

RESIDUE OF CALLED 290.38 ACRES  
 VOL. 135 PG. 280  
 F.B.C.D.R.  
 APRIL 27, 1931

RESIDUE OF CALLED 42 ACRES  
 VOL. 287 PG. 260  
 F.B.C.D.R.  
 SEPTEMBER 19, 1951

RESIDUE OF CALLED 23.1 ACRES  
 VOL. 359 PG. 416  
 F.B.C.D.R.  
 MAY 2, 1947

**ROBERT HANDY SURVEY**  
 A-187

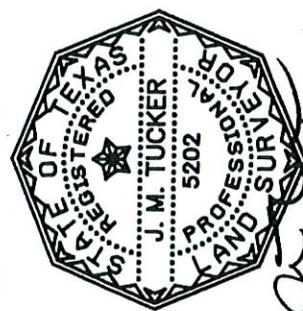
REVISIONS:  
 1. 03/2010 - PARCEL 3 (PART 2) REMOVED PARTIAL ACCESS DENIAL LINE.

EXISTING PT. 1, PT. 2	TAKING AC/SF PT. 1	REMAINING PT. 1, PT. 2
97.339 AC. (CALC.)	0.031 AC.	92.136 AC.
	1,359 SF	
	TAKING AC/SF PT. 2	
	5,172 AC.	
	225,299 SF	

**WEISSER Engineering Co.**  
 19500 Park Row, Suite 100  
 Houston, Texas 77084  
 (281) 579 - 7300

US HIGHWAY 59  
 SURVEY PLAT OF PARCEL 3 PART 1  
 FORT BEND COUNTY, TEXAS

DATE: 02/2006 SCALE: 1" = 100'  
 JOB No.: GS044  
 R.O.W. CSU: 0027-12-125 DWG. No.: P-003-P1-01



3/16/2010

- NOTES:
- A PROPERTY DESCRIPTION OF EVEN DATE HAS BEEN PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
  - ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83 (1993 ADJ.). ALL COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY TXDOT CONVERSION FACTOR OF 1.00013.
  - THE MONUMENT DESCRIBED AND SET IN THIS CALL 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.
  - ACCESS IS PROHIBITED ACROSS THE ACCESS DENIAL LINE.

EXISTING R.O.W. ■ SET- SET 5/8" I.R. W/TXDOT ALUM. CAP □ FND.- FIND 5/8" I.R. W/TXDOT ALUM. CAP  
 ■ SET- SET 5/8" I.R. W/TXDOT ALUM. CAP ● SET (AS INDICATED)  
 (SEE NOTE 3) ○ FND. (AS INDICATED)

# JANE H. LONG LEAGUE

A-55

N 62° 27' 31" E-5,782.60'

1395+00

US HWY. 59  
(WIDTH VARIES)  
VOL. 494, PG. 341  
F.B.C.D.R.

R- 720.00'  
D- 15° 57' 53"  
L- 200.62'  
CH- N 41° 40' 43" E-199.97'  
RAD. BRG.- S 56° 18' 13" E

S/O 1392+83.19, 245.00'

3

ACCESS DENIAL LINE

S/O 1395+00, 245.00'

R- 720.00'  
D- 25° 26' 19"  
L- 319.67'  
CH- N 20° 58' 37" E-317.05'  
RAD. BRG.- S 81° 44' 32" E

PART 1

3

P.O.B. PARCEL 3 PART 1 SET 5/8" I.R.  
R- 5729.65'  
D- 03° 17' 35"  
L- 329.32'  
CH- N 61° 16' 20" W-329.28'  
RAD. BRG.- N 27° 04' 52" E

N 54° 24' 36" W-447.79'

N 69° 06' 00" W-481.11'

S 21° 47' 46" W-449.52'

N 22° 14' 02" E-505.72'

N 66° 36' 49" W-449.70'

P.O.C. PARCEL 3 PART 1 & PART 2 FND. 1/2" I.P.

35.46 ACRES

STARWOOD DEVELOPMENT, L.L.C.

F.N. 2003148300

O.P.R.F.B.C.

SEPTEMBER 24, 2003

S/O 1392+83.19, 245.00'

N 62° 28' 00" E-1,202.68'

PART 2

3

ACCESS DENIAL LINE

S 62° 27' 31" W-1,616.82'

1,400.00'

RESIDUE OF CALLED 290.38 ACRES VOL. 135 PG. 280 F.B.C.D.R. APRIL 27, 1931

PROPOSED R.O.W.

97.339 ACRES GEORGE FOUNDATION VOL. 348 PG. 633 F.B.C.D.R. AUGUST 18, 1945

RESIDUE OF CALLED 42 ACRES VOL. 287 PG. 260 F.B.C.D.R. SEPTEMBER 19, 1951

RESIDUE OF CALLED 23.1 ACRES VOL. 359 PG. 416 F.B.C.D.R. MAY 2, 1947

US HIGHWAY 59

3

SURVEY LINE

P.O.B. PARCEL 3 PART 2 SET 5/8" I.R.

N 23° 41' 27" W 740.22'

PART 2

3

CEMETERY

762'

US HIGHWAY 59

3

SURVEY LINE

P.O.B. PARCEL 3 PART 2 SET 5/8" I.R.

N 22° 14' 02" E-505.72'

N 68° 21' 31" W-437.71'

P.O.C. PARCEL 3 PART 1 & PART 2 FND. 1/2" I.P.

35.46 ACRES

STARWOOD DEVELOPMENT, L.L.C.

F.N. 2003148300

O.P.R.F.B.C.

SEPTEMBER 24, 2003



MATCH LINE SHEET 8

**WEISSER Engineering Co.**  
19500 Park Row, Suite 100  
Houston, Texas 77084  
(281) 579 - 7300

US HIGHWAY 59  
SURVEY PLAT OF PARCEL 3 PART 2  
FORT BEND COUNTY, TEXAS

DATE: 02/2006 SCALE: - 1" = 100'  
R.O.W. CSJ: 0027-12-125

JOB No.: GSD044  
DWG. No.: P-003-P2-01

JANE HLONG LEAGUE

A-55

N 62° 27' 31" E-5,782.60'

US HWY. 59  
(WIDTH VARIES)  
VOL. 494, PG. 341  
F.B.C.D.R.

H-78 1405+00

BASELINE

1400+00



MATCH LINE SHEET 7

MATCH LINE SHEET 9

EXISTING R.O.W.

ACCESS DENIAL LINE

S 62° 27' 31" W-1,616.82'

993.01'

883.01'

N 62° 28' 00" E-1,202.68'

N 58° 09' 56" E-200.00'  
PART 2

RESIDUE OF CALLED 290.38 ACRES  
VOL. 135 PG. 280  
F.B.C.D.R.  
APRIL 27, 1931

97.339 ACRES  
GEORGE FOUNDATION  
VOL. 348 PG. 633  
F.B.C.D.R.  
AUGUST 18, 1945

RESIDUE OF CALLED 42 ACRES  
VOL. 287 PG. 260  
F.B.C.D.R.  
SEPTEMBER 19, 1951

RESIDUE OF CALLED 23.1 ACRES  
VOL. 359 PG. 416  
F.B.C.D.R.  
MAY 2, 1947

PROPOSED R.O.W.

180' DRAINAGE ESMT.  
(TRACT TWO)  
VOL. 314, PG. 76  
F.B.C.D.R.  
02/23/52

3



**WEISSER**  
**Engineering Co.**

19500 Park Row, Suite 100  
Houston, Texas 77084  
(281) 579 - 7300

US HIGHWAY 59  
SURVEY PLAT OF PARCEL 3 PART 2  
FORT BEND COUNTY, TEXAS

SHEET 8 OF 11

DATE: 02/2006 SCALE: - 1" = 100'  
R.O.W. CSJ: 0027-12-125 JOB No.: GS044  
DWG. No.: P-003-P2-02

# JANE H. LONG LEAGUE

A-55

N 62° 27' 31" E-5,782.60'

1410+00

BASELINE

US HWY. 59

(320' R.O.W.)  
VOL. 494, PG. 341  
F.B.C.D.R.



MATCH LINE SHEET 8

MATCH LINE SHEET 10

EXISTING R.O.W.

N 58° 09' 56" E-200.00' S/O 1410+00, 231.00' S/O 1411+00, 217.00' N 62° 28' 00" E-1,263.95'

S/O 1409+00, 245.00'

883.01'

S 62° 27' 31" W-1,616.82'

S 54° 29' 20" W-201.95'

ACCESS DENIAL LINE

SET

SET

RESIDUE OF CALLED 290.38 ACRES  
VOL. 135 PG. 280  
F.B.C.D.R.  
APRIL 27, 1931

97.339 ACRES  
GEORGE FOUNDATION  
VOL. 348 PG. 633  
F.B.C.D.R.  
AUGUST 18, 1945

RESIDUE OF CALLED 42 ACRES  
VOL. 287 PG. 260  
F.B.C.D.R.  
SEPTEMBER 19, 1951

RESIDUE OF CALLED 23.1 ACRES  
VOL. 359 PG. 416  
F.B.C.D.R.  
MAY 2, 1947

3 PART 2

S 62° 27' 31" W-1,028.80'

PROPOSED R.O.W.



**WEISSER**  
**Engineering Co.**

19500 Park Row, Suite 100  
Houston, Texas 77084  
(281) 579 - 7300

US HIGHWAY 59  
SURVEY PLAT OF PARCEL 3 PART 2  
FORT BEND COUNTY, TEXAS

SHEET 9 OF 11

DATE: 02/2006 SCALE: 1" = 100' JOB No.: GSD044  
R.O.W. CSJ: 0027-12-125 DWG. No.: P-003-P2-03

# JANE H LONG LEAGUE

A-55

N 62° 27' 31" E-5,782.60'

H-79

BASELINE

1415+00

1420+00

R- 11,299.19'  
D- 03° 43' 05"  
L- 733.20'  
CH- N 64° 19' 32" E-733.08'  
RAD. BRG.- S 27° 32' 00" E

US HWY. 59  
(320' R.O.W.)  
VOL. 494, PG. 341  
F.B.C.D.R.

S/O 1421+28.80, 217.00'

N 62° 28' 00" E-1,263.95'

EXISTING R.O.W.

3

PART 2

526.74'

S 62° 27' 31" W-1,028.80'

ACCESS DENIAL LINE

SET  
ADL

SET  
ADL

636.74'

PROPOSED R.O.W.

R- 11,242.16'  
D- 03° 26' 14"  
L- 674.43'  
CH- S 64° 10' 38" W-674.33'  
RAD. BRG.- S 24° 06' 15" E

RESIDUE OF CALLED 290.38 ACRES  
VOL. 135 PG. 280  
F.B.C.D.R.  
APRIL 27, 1931

RESIDUE OF CALLED 42 ACRES  
VOL. 287 PG. 260  
F.B.C.D.R.  
SEPTEMBER 19, 1951

RESIDUE OF CALLED 23.1 ACRES  
VOL. 359 PG. 416  
F.B.C.D.R.  
MAY 2, 1947

97.339 ACRES  
GEORGE FOUNDATION  
VOL. 348 PG. 633  
F.B.C.D.R.  
AUGUST 18, 1945

MATCH LINE SHEET 11

MATCH LINE SHEET 9



**WEISSER  
Engineering Co.**

19500 Park Row, Suite 100  
Houston, Texas 77084  
(281) 579 - 7300

US HIGHWAY 59  
SURVEY PLAT OF PARCEL 3, PART 2  
FORT BEND COUNTY, TEXAS

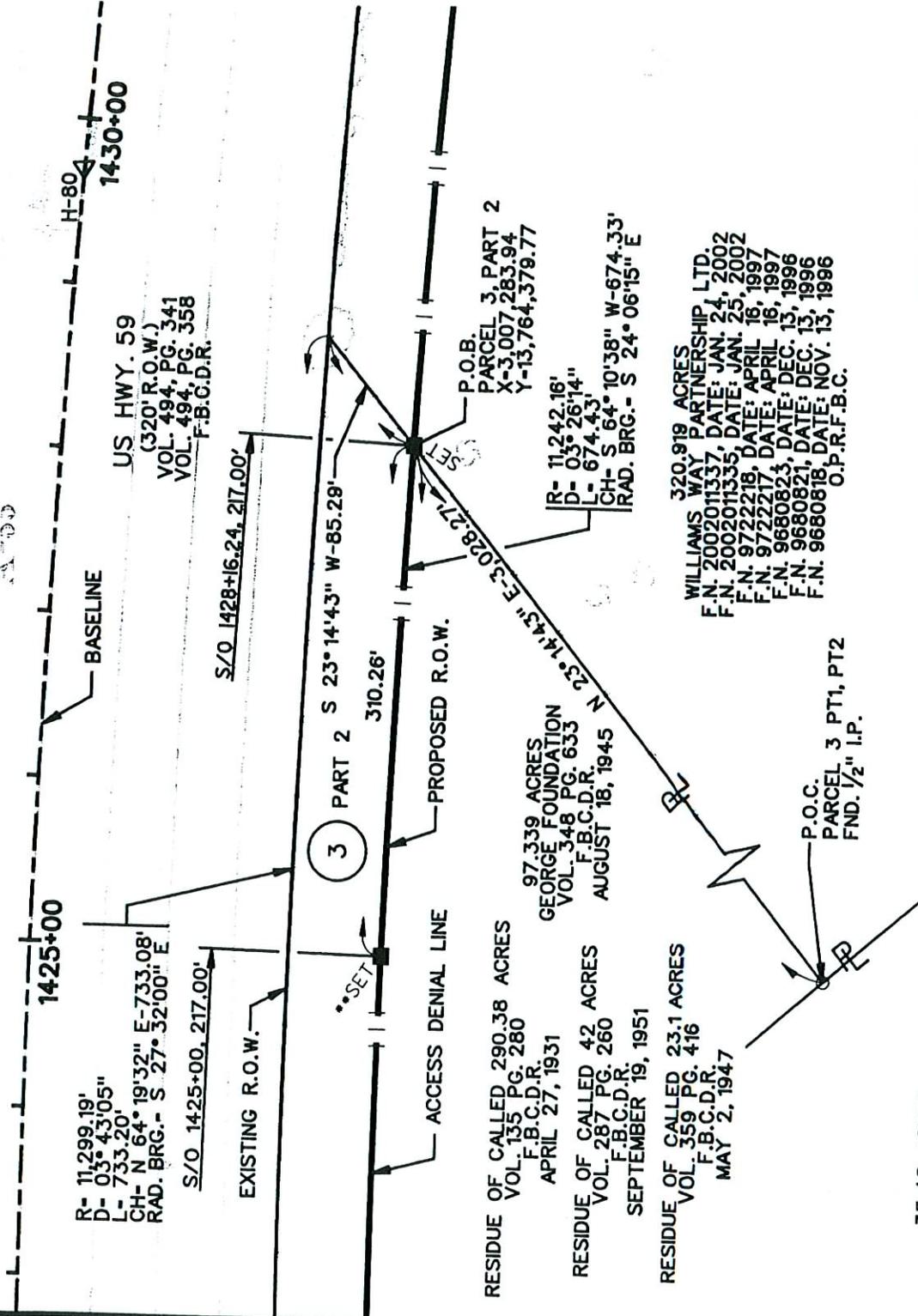
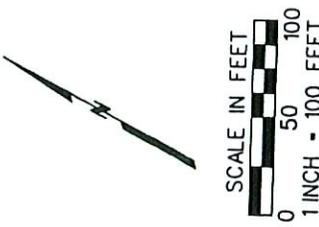
DATE: 02/2006 SCALE: 1" = 100'  
R.O.W. CSJ: 0027-12-125 JOB No.: GS044  
DWG. No.: P-003-P2-04

SHEET 10 OF 11

# JANE H. LONG LEAGUE

A-55

MATCH LINE SHEET 10



R= 11,299.19'  
D= 03° 43'05"  
L= 733.20'  
CH= N 64° 19'32" E-733.08'  
RAD. BRG.- S 27° 32'00" E  
S/O 1425+00, 217.00'

US HWY. 59  
(320' R.O.W.)  
VOL. 494, PG. 341  
VOL. 494, PG. 358  
F.B.C.D.R.

S/O 1428+16.24, 217.00'

3

PART 2 S 23°14'43" W-85.29'

310.26'

ACCESS DENIAL LINE  
PROPOSED R.O.W.

RESIDUE OF CALLED 290.38 ACRES  
VOL. 135 PG. 280  
F.B.C.D.R.  
APRIL 27, 1931

RESIDUE OF CALLED 42 ACRES  
VOL. 287 PG. 260  
F.B.C.D.R.  
SEPTEMBER 19, 1951

RESIDUE OF CALLED 23.1 ACRES  
VOL. 359 PG. 416  
F.B.C.D.R.  
MAY 2, 1947

97.339 ACRES  
GEORGE FOUNDATION  
VOL. 348 PG. 633  
F.B.C.D.R.  
AUGUST 18, 1945

R= 11,242.16'  
D= 03° 26'14"  
L= 674.43'  
CH= S 64° 10'38" W-674.33'  
RAD. BRG.- S 24° 06'15" E

320.919 ACRES  
WILLIAMS WAY PARTNERSHIP LTD.  
F.N. 2002011337, DATE: JAN. 24, 2002  
F.N. 2002011335, DATE: JAN. 25, 2002  
F.N. 9722218, DATE: APRIL 16, 1997  
F.N. 9722217, DATE: APRIL 16, 1997  
F.N. 9680823, DATE: DEC. 13, 1996  
F.N. 9680821, DATE: DEC. 13, 1996  
F.N. 9680818, DATE: NOV. 13, 1996  
O.P.R.F.B.C.

P.O.C.  
PARCEL 3 PT1, PT2  
FND. 1/2" I.P.

35.46 ACRES  
STARWOOD DEVELOPMENT, L.L.C.  
F.N. 2003148300  
O.P.R.F.B.C.  
SEPTEMBER 24, 2003



19500 Park Row, Suite 100  
Houston, Texas 77084  
(281) 579 - 7300

US HIGHWAY 59  
SURVEY PLAT OF PARCEL 3 PART 2  
FORT BEND COUNTY, TEXAS

SHEET 11 OF 11

DATE: 02/2006	SCALE: - 1" = 100'	JOB No.: GS044
R.O.W. CSJ: 0027-12-125		DWG. No.: P-003-P2-05

EXHIBIT *B*

County: Fort Bend  
Highway: U.S. Highway 59  
Project Limits: West of FM 2759 to West of FM 762  
ROW CSJ: 0027-12-125

Property Description for Parcel 4

Being a 6.104 acre (265,879 square feet) parcel of land, out of the Jane H. Long League, A-55, Fort Bend County, Texas and being a part of The George Foundation, a trust created by Albert P. George and wife, Mamie E. George, by document dated August 18, 1945, and recorded in Volume 348, Page 633, of the Fort Bend County Deed Records (F.B.C.D.R.), being out of the 193.121 acre residue of a called 290.38 acre tract of land, recorded April 27, 1931, in the F.B.C.D.R. in Volume 135, Page 280, out of the residue of a called 42 acre tract of land, recorded September 19, 1951, in the F.B.C.D.R. in Volume 287, Page 260, and being more particularly described by metes and bounds as follows:

COMMENCING at a found 1/2 inch iron rod for an interior corner of a tract of land conveyed January 24, 2002, to Williams Way Partnership, Ltd., recorded in the Official Public Records Fort Bend County, Texas (O.P.R.F.B.C.), under Clerk's File No. 2002011337, recorded April 16, 1997, under O.P.R.F.B.C. under Clerk's File No. 9722217, recorded December 13, 1996, in the O.P.R.F.B.C. under Clerk's File No. 9680823, recorded December 13, 1996, in the O.P.R.F.B.C. under Clerk's File No. 9680821, recorded November 13, 1996, in the O.P.R.F.B.C. under Clerk's File No. 9680818, and the northeast corner of said residue tract; thence as follows:

South 23° 14' 43" West, a distance of 41.45 feet, along a northwest line of said Williams Way Partnership, Ltd. Tract and the southeast line of said residue tract to a set 5/8 inch iron rod with TxDOT aluminum cap located in the proposed northwest right-of-way line of U.S. Highway 59 (width varies) for the northeast corner and POINT OF BEGINNING of the herein described parcel;

- 1) THENCE, South 23° 14' 43" West, a distance of 79.33 feet, continuing along a northwest line of said Williams Way Partnership, Ltd. Tract and the southeast line of said residue tract to a point in the existing northwest right-of-way line of U.S. Highway 59 (320 feet wide), as described in deed dated September 26, 1967, to State of Texas, as recorded in the F.B.C.D.R. in Volume 494, Page 358, Volume 494, Page 341 and Volume 462, Page 12, Part 1 for the southeast corner of the herein described parcel, also being a point in a curve to the left, the center of said curve being located on a radial bearing South 22° 08' 44" East from said point;

EXHIBIT \_\_\_\_\_

- 2) THENCE, in a southwest direction along said curve to the left having a central angle of  $05^{\circ} 23' 16''$ , a radius of 11,619.19 feet, and the existing northwest right-of-way line of said U.S. Highway 59 and the southeast line of said residue tract, for an arc distance of 1,092.61 feet, a chord bearing South  $65^{\circ} 09' 38''$  West and a chord distance of 1,092.20 feet, to a found concrete monument for a point of tangency of the herein described parcel;
- 3) THENCE, South  $62^{\circ} 28' 00''$  West, a distance of 1,709.95 feet, continuing along the existing northwest right-of-way line of said U.S. Highway 59 and the southeast line of said residue tract to an angle point of the herein described parcel;
- 4) THENCE, South  $66^{\circ} 46' 04''$  West, a distance of 200.00 feet, continuing along the existing northwest right-of-way line of said U.S. Highway 59 and the southeast line of said residue tract to an angle point of the herein described parcel;
- 5) THENCE, South  $62^{\circ} 28' 00''$  West, a distance of 1,007.41 feet, continuing along the existing northwest right-of-way line of said U.S. Highway 59 and the southeast line of said residue tract to a found concrete monument for the southwest corner of the herein described parcel and being a point in a curve to the right, the center of said curve being located on a radial bearing North  $07^{\circ} 20' 57''$  West from said point;
- 6) THENCE, in a west direction along said curve having a central angle of  $08^{\circ} 38' 06''$ , a radius of 1,105.00 feet, along the existing north right-of-way line of said U.S. Highway 59 and the south line of said residue tract, for an arc distance of 166.53 feet, a chord bearing South  $86^{\circ} 58' 06''$  West and a chord distance of 166.38 feet, to a set 5/8 inch iron rod with TxDOT aluminum cap, in the proposed northwest right-of-way line of U.S. Highway 59 (width varies), for the northwest corner of the herein described parcel; \*\*
- 7) THENCE, North  $62^{\circ} 27' 31''$  East, along the proposed northwest right-of-way line of said U.S. Highway 59, same being an Access Denial Line, at a distance of 431.92 feet passing a set 5/8 inch iron rod with TxDOT aluminum cap marking Engineers Station 1395+00, at a distance of 516.11 feet passing a point for the end of said Access Denial Line, at a distance of 626.11 feet passing a 5/8 inch iron rod with TxDOT aluminum cap stamped "ADL" set for the beginning of an Access Denial Line and continuing for a total distance of 1,831.92 feet along the proposed northwest right-of-way line of said U.S. Highway 59 and said Access Denial Line, to a set 5/8 inch iron rod with TxDOT aluminum cap, for an angle point of the herein described parcel; \*\*
- 8) THENCE, North  $70^{\circ} 25' 40''$  East, at a distance of 100.98 feet, passing a set 5/8 inch iron rod with TxDOT aluminum cap marking Engineers Station 1410+00 and continuing for a total distance of 201.95 feet, along the proposed northwest right-of-way line of said U.S. Highway 59 same being the Access Denial Line, to a set 5/8 inch iron rod with TxDOT aluminum cap for an angle point of herein described parcel; \*\*

EXHIBIT \_\_\_\_\_

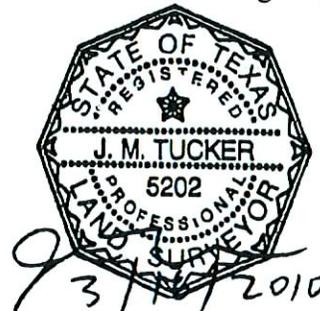
- 9) THENCE, North 62° 27' 31" East, along the proposed northwest right-of-way line of said U.S. Highway 59, same being the Access Denial Line, at a distance of 392.05 feet passing a 5/8 inch iron rod with TxDOT aluminum cap stamped "ADL" set for the end of said Access Denial Line, at a distance of 502.05 feet passing a 5/8 inch iron rod with TxDOT aluminum cap stamped "ADL" set for the beginning of an Access Denial Line and continuing for a total distance of 1,028.80 feet, along the proposed northwest right-of-way line of said U.S. Highway 59 and said Access Denial Line, to a set 5/8 inch iron rod with TxDOT aluminum cap, for the beginning of a curve to the right, the center of said curve being located on a radial bearing South 27° 32' 29" East from said point; \*\*
- 10) THENCE, in a northeast direction along said curve to the right having a central angle of 05° 42' 04", a radius of 11,676.16 feet, and along the proposed northwest right-of-way line of said U.S. Highway 59 same being the Access Denial Line, at an arc distance of 378.23 feet passing a set 5/8 inch iron rod with TxDOT aluminum cap marking Engineers Station 1425+00, at an arc distance of 766.73 feet passing a 5/8 inch iron rod with TxDOT aluminum cap stamped "ADL" set for the end of said Access Denial Line, at an arc distance of 876.73 feet passing a 5/8 inch iron rod with TxDOT aluminum cap stamped "ADL" set for the beginning of an Access Denial Line and continuing for a total arc distance of 1,161.83 feet, a chord bearing North 65° 18' 33" East, a chord distance of 1,161.35 feet, to the POINT OF BEGINNING, and containing 6.104 acres (265,879 square feet) parcel of land.

\*\* The monument described and set in this call 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.

NOTE: The Point of Beginning of this description has coordinates of X=3,007,531.44 and Y=13,764,955.98; All bearings are based on the Texas coordinate system, NAD 83 (1993 Adj.), South Central Zone. All coordinates shown are surface and may be converted to grid by dividing by TxDOT conversion factor of 1.00013.

NOTE: Access is prohibited across Access Denial Line to the highway facility from the abutting remainder property.

Compiled by:  
Weisser Engineering Company  
19500 Park Row, Suite 100  
Houston, Texas 77084  
October, 2004  
281-579-7300



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

# JANE H. LONG LEAGUE

193.121 ACRES  
 GEORGE FOUNDATION  
 VOL. 135 PG. 280  
 F.B.C.D.R.  
 APRIL 27, 1931

RESIDUE OF CALLED 290.38 ACRES  
 VOL. 135 PG. 280  
 F.B.C.D.R.  
 APRIL 27, 1931

RESIDUE OF CALLED 42 ACRES  
 VOL. 287 PG. 260  
 F.B.C.D.R.  
 SEPTEMBER 19, 1951

SEE DETAIL "A"  
 SHEET 5 OF 9

R- 1,105.00'  
 D- 23° 50' 18"  
 L- 459.74'  
 CH- N 76° 47' 42" W- 456.43'  
 RAD. BRG.- N 01° 17' 09" E

ACCESS DENIAL LINE

IR- 1,105.00'  
 D- 08° 38' 06"  
 L- 166.53'  
 CH- S 86° 58' 06" W- 166.38'  
 RAD. BRG.- N 07° 20' 57" W

R- 1,105.00'  
 D- 08° 38' 06"  
 L- 166.53'  
 CH- S 86° 58' 06" W- 166.38'  
 RAD. BRG.- N 07° 20' 57" W

S/O 1390+68.08, 245.00'

EXISTING R.O.W.

N 62° 27' 31" E- 1,831.92'  
 431.92'

4

S/O 1395+00, 245.00'

S 62° 28' 00" W- 1,007.41'

EXISTING R.O.W.

US HWY. 59  
 (WIDTH VARIES)  
 VOL. 494, PG. 341  
 F.B.C.D.R.

N 62° 27' 31" E- 5,782.60'

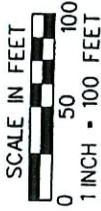
1390+00

44-77

BASELINE

1395+00

MATCH LINE SHEET 5



- SET- SET 5/8" I.R. W/TXDOT ALUM. CAP
- SET- SET 5/8" I.R. W/TXDOT ALUM. CAP (SEE NOTE 3)
- FND.- FND 5/8" I.R. W/TXDOT ALUM. CAP
- SET (AS INDICATED)
- FND. (AS INDICATED)

NOTES:

1. A PROPERTY DESCRIPTION OF EVEN DATE HAS BEEN PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
2. ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83 (1993 ADJ.). ALL COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY TXDOT CONVERSION FACTOR OF 1.00013.
3. THE MONUMENT DESCRIBED AND SET IN THIS CALL 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.
4. ACCESS IS PROHIBITED ACROSS THE ACCESS DENIAL LINE.

REVISIONS:

1. 03/2010 - REMOVED PARTIAL ACCESS DENIAL LINE.

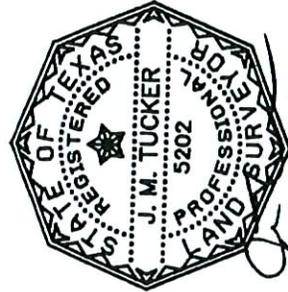
EXISTING	TAKING AC/SF	REMAINING
193.121 AC. (CALC.)	6.104 AC.	187.017 AC.
	265,879 SF	



19500 Park Row, Suite 100  
 Houston, Texas 77084  
 (281) 579 - 7300

US HIGHWAY 59  
 SURVEY PLAT OF PARCEL 4  
 FORT BEND COUNTY, TEXAS

DATE: 02/2006 SCALE: - 1" = 100'  
 R.O.W. CSJ: 0027-12-125 JOB No.: GS044  
 DWG. No.: P-004-01



3/16/2010

SHEET 4 OF 9

193.121 ACRES  
 GEORGE FOUNDATION  
 VOL. 348 PG. 633  
 F.B.C.D.R.  
 AUGUST 18, 1945

RESIDUE OF CALLED 290.38 ACRES  
 VOL. 135 PG. 280  
 F.B.C.D.R.  
 APRIL 27, 1931

RESIDUE OF CALLED 42 ACRES  
 VOL. 287 PG. 260  
 F.B.C.D.R.  
 SEPTEMBER 19, 1951

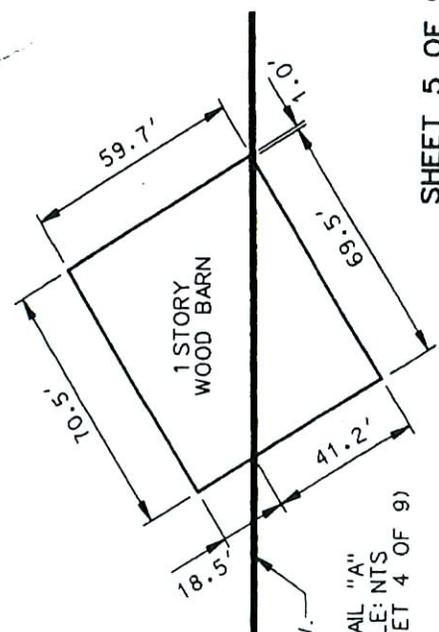
ADL SET  
 626.11'

PROPOSED R.O.W.  
 N 62° 27' 31" E-1,831.92'

EXISTING R.O.W.  
 S 62° 28' 00" W-1,007.41'

US HWY. 59  
 (WIDTH VARIES)  
 VOL. 494, PG. 341  
 F.B.C.D.R.

N 62° 27' 31" E-5,782.60'  
 1400±00



PROPOSED R.O.W.  
 DETAIL "A"  
 SCALE: NTS  
 (REF. SHEET 4 OF 9)

SHEET 5 OF 9

JANE H. LONG LEAGUE  
 A-55

180° DRAINAGE ESMT.  
 (TRACT TWO)  
 VOL. 314, PG. 76  
 F.B.C.D.R.  
 02/23/52

ACCESS DENIAL LINE

S 66° 46' 04" W-200.00'  
 S 62° 28' 00" W-1,709.95'

BASELINE  
 H-78



MATCH LINE SHEET 6

MATCH LINE SHEET 4

**WEISSER Engineering Co.**  
 19500 Park Row, Suite 100  
 Houston, Texas 77084  
 (281) 579 - 7300

US HIGHWAY 59  
 SURVEY PLAT OF PARCEL 4  
 FORT BEND COUNTY, TEXAS

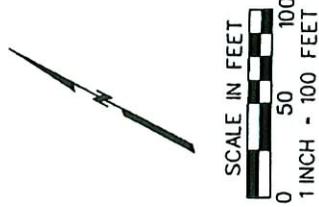
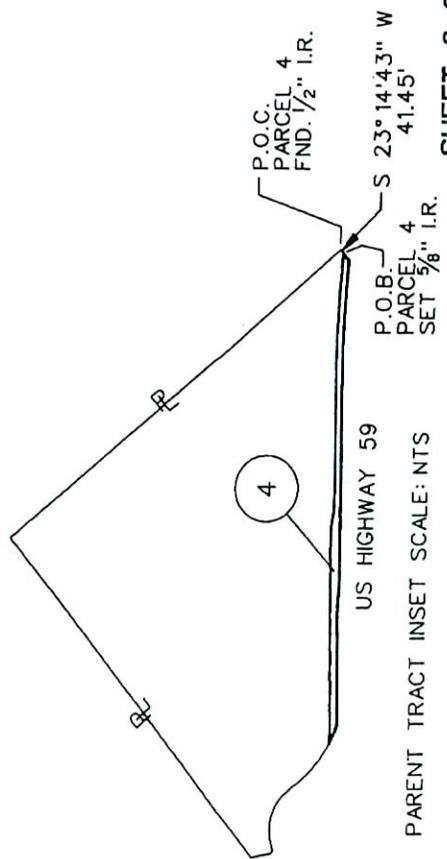
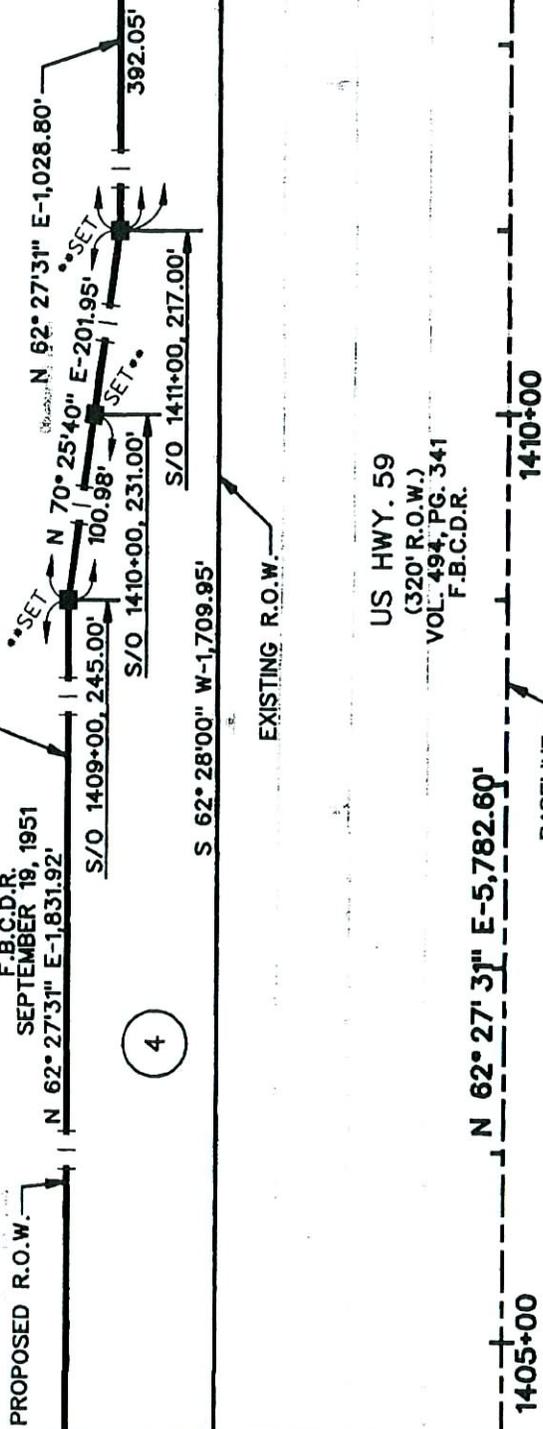
DATE: 02/2006 SCALE: 1" = 100'  
 R.O.W. CSJ: 0027-12-125 JOB No.: GS044  
 DWG. No.: P-004-02

193.121 ACRES  
 GEORGE FOUNDATION  
 VOL. 348 PG. 633  
 F.B.C.D.R.  
 AUGUST 18, 1945

RESIDUE OF CALLED 290.38 ACRES  
 VOL. 135 PG. 280  
 F.B.C.D.R.  
 APRIL 27, 1931

RESIDUE OF CALLED 42 ACRES  
 VOL. 287 PG. 260  
 F.B.C.D.R.  
 SEPTEMBER 19, 1951

**JANE H. LONG LEAGUE**  
 A-65



MATCH LINE SHEET 7

MATCH LINE SHEET 5

**WEISSER Engineering Co.**  
 19500 Park Row, Suite 100  
 Houston, Texas 77084  
 (281) 579 - 7300

US HIGHWAY 59  
 SURVEY PLAT OF PARCEL 4  
 FORT BEND COUNTY, TEXAS

DATE: 02/2006 SCALE: 1" = 100'  
 R.O.W. CSJ: 0027-12-125

JOB No.: GS044  
 DWG. No.: P-004-03

193.121 ACRES  
 GEORGE FOUNDATION  
 VOL. 348 PG. 633  
 F.B.C.D.R.  
 AUGUST 18, 1945

JANE H LONG LEAGUE  
 A-55

RESIDUE OF CALLED 290.38 ACRES  
 VOL. 135 PG. 280  
 F.B.C.D.R.  
 APRIL 27, 1931

RESIDUE OF CALLED 42 ACRES  
 VOL. 287 PG. 260  
 F.B.C.D.R.  
 SEPTEMBER 19, 1951

ADL SET

ADL SET

N 62° 27' 31" E-1,028.80'

502.05'

392.05'

S 62° 28' 00" W-1,709.95'

EXISTING R.O.W.

US HWY. 59  
 (320' R.O.W.)  
 VOL. 494 PG. 341  
 F.B.C.D.R.

1415+00

N 62° 27' 31" E-5,782.60'

BASELINE

1420+00

MATCH LINE SHEET 6

MATCH LINE SHEET 8



19500 Park Row, Suite 100  
 Houston, Texas 77084  
 (281) 579 - 7300

US HIGHWAY 59  
 SURVEY PLAT OF PARCEL 4  
 FORT BEND COUNTY, TEXAS

DATE: 02/2006

SCALE: - 1" = 100'

JOB No.: CS044

R.O.W. CSJ: 0027-12-125

DWG. No.: P-004-04

# JANE HLONG LEAGUE

A-55

193.121 ACRES  
 GEORGE FOUNDATION  
 VOL. 348 PG. 633  
 F.B.C.D.R.  
 AUGUST 18, 1945

RESIDUE OF CALLED 290.38 ACRES  
 VOL. 135 PG. 280  
 F.B.C.D.R.  
 APRIL 27, 1931

RESIDUE OF CALLED 42 ACRES  
 VOL. 287 PG. 260  
 F.B.C.D.R.  
 SEPTEMBER 19, 1951

R= 11,676.16'  
 D= 05° 42' 04"  
 L= 1,161.83'  
 CH- N 65° 18' 33" E-1,161.35'  
 RAD. BRG.- S 27° 32' 29" E

N 62° 27' 31" E-1,028.80'

ACCESS DENIAL LINE

S/O 1421+28.80, 217.00'

378.23'

4

766.73'

PROPOSED R.O.W.

EXISTING R.O.W.

S/O 1425+00, 217.00'

FND. CONC. MON.

S 62° 28' 00" W-1,709.95'

US HWY. 59  
 (320' R.O.W.)  
 VOL. 494, PG. 341  
 VOL. 494, PG. 358  
 F.B.C.D.R.

1425+00

BASELINE

1425+00

N 62° 27' 31" E-5,782.60'

BASELINE

1425+00

MATCH LINE SHEET 7

MATCH LINE SHEET 9



**BASELINE CURVE DATA:**

PI STATION	- 1434+13.00
X	- 3,007,715.27
Y	- 13,764,872.25
DELTA	- 12° 47' 19" (RT)
DEGREE OF CURVE	- 0° 30' 00"
TANGENT LENGTH	- 1,284.20'
RADIUS	- 2,557.72'
CHORD	- 11,459.16'
PC STATION	- N 68° 51' 11" E-2,552.42'
PT STATION	- 1421+28.80
	- 1446+86.52



**WEISSER Engineering Co.**

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 Houston, Texas 77084  
 (281) 579 - 7300

US HIGHWAY 59  
 SURVEY PLAT OF PARCEL 4  
 FORT BEND COUNTY, TEXAS

SHEET 8 OF 9

DATE: 02/2006 SCALE: 1" = 100'  
 R.O.W. CSJ: 0027-12-125 JOB No.: GS044  
 DWG. No.: P-004-05

# JANE H LONG LEAGUE

A-55

193.121 ACRES  
 GEORGE FOUNDATION  
 VOL. 348 PG. 633  
 F.B.C.D.R.  
 AUGUST 18, 1945

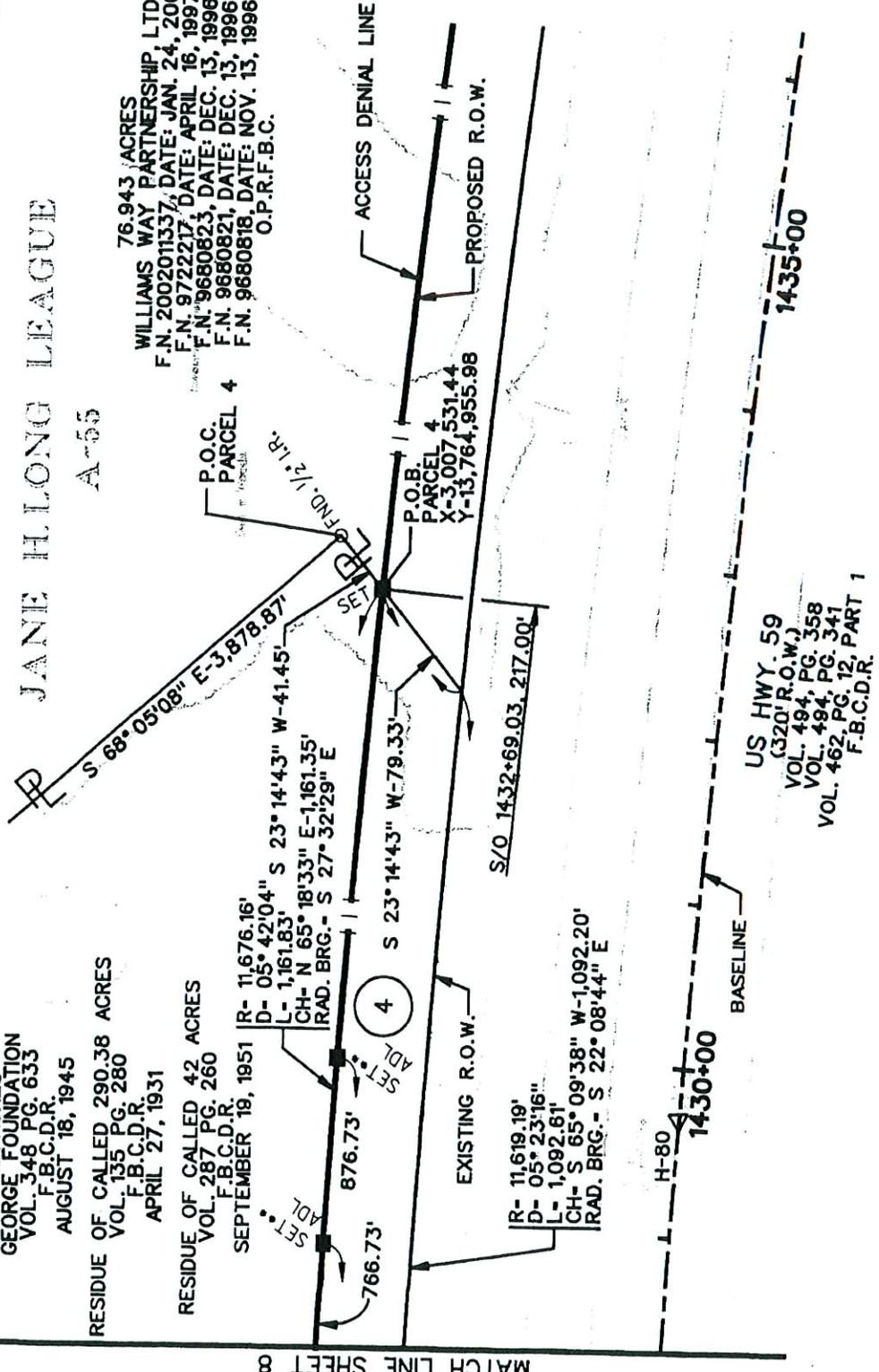
RESIDUE OF CALLED 290.38 ACRES  
 VOL. 135 PG. 280  
 F.B.C.D.R.  
 APRIL 27, 1931

RESIDUE OF CALLED 42 ACRES  
 VOL. 287 PG. 260  
 F.B.C.D.R.  
 SEPTEMBER 19, 1951

76.943 ACRES  
 WILLIAMS WAY PARTNERSHIP, LTD.  
 F.N. 2002011337, DATE: JAN. 24, 2002  
 F.N. 9722217, DATE: APRIL 16, 1997  
 F.N. 9680823, DATE: DEC. 13, 1996  
 F.N. 9680821, DATE: DEC. 13, 1996  
 F.N. 9680818, DATE: NOV. 13, 1996  
 O.P.R.F.B.C.

P.O.C.  
 PARCEL 4

P.O.B.  
 PARCEL 4  
 X-3,007,531.44  
 Y-13,764,955.98



**BASELINE CURVE DATA:**

PI STATION	- 1434+13.00
X	- 3,007,715.27
Y	- 13,764,872.25
DELTA	- 12° 47' 19" (RT)
DEGREE OF CURVE	- 0° 30' 00"
TANGENT	- 1,284.20'
LENGTH	- 2,557.72'
RADIUS	- 11,459.16'
CHORD	- N 68° 51' 11" E-2,552.42'
PC STATION	- 1421+28.80
PT STATION	- 1446+86.52



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US HIGHWAY 59  
 SURVEY PLAT OF PARCEL 4  
 FORT BEND COUNTY, TEXAS

DATE: 02/2006	SCALE: - 1" = 100'	JOB No.: GS044
R.O.W. CSJ: 0027-12-125		DWG. No.: P-004-06