

**TEXAS TRANSPORTATION COMMISSION**

FORT BEND County

**MINUTE ORDER**

Page 1 of 2

HOUSTON District

In FORT BEND COUNTY, on FARM TO MARKET ROAD 359, the State of Texas acquired an easement interest in certain land for highway purposes by instruments recorded in Volume 241, Page 380, and Volume 433, Page 152, Deed Records of Fort Bend County, Texas.

Portions of the easements (surplus easements), described in Exhibit A, are no longer needed for highway purposes.

Old South Plantation, Inc. (owner), has conveyed to the state land needed for highway purposes (new land), described in Exhibit B, and desires to make a partial donation to the state of the cash difference in value between the new land and the surplus land.

V.T.C.A., Transportation Code, Chapter 201, Subchapter D, authorizes the Texas Department of Transportation (department) to accept donations of real property for the purpose of carrying out its functions and duties.

V.T.C.A., Government Code, Chapter 575, requires the Texas Transportation Commission (commission) to accept by majority vote at an open meeting any gift or donation valued at over \$500, and the commission hereby finds that acceptance of the donation will provide a significant public benefit and will not influence or reasonably appear to influence the department in the performance of its duties.

An Agreement Concerning the Donation of Property to the Texas Department of Transportation (donation agreement) has been executed by the owner and tendered to the department for acceptance under the provisions of Title 43, Texas Administrative Code, Chapter 1, Subchapter G, since the exchange will result in donation to the state of \$8,364.

The owner has executed and delivered a conveyance document under the terms of the donation agreement to convey the new land to the state and has requested that the state's rights and interest in the surplus easements be released to the owner.

In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the commission may recommend the exchange of an interest in surplus land as partial or full consideration for other land needed for a state highway purpose.

It is the opinion of the commission that it is proper and correct that the state release its rights and interest in the surplus easements to the owner in exchange and as consideration for the conveyance of the new land to the state and the partial cash donation.

TEXAS TRANSPORTATION COMMISSION

FORT BEND County

MINUTE ORDER

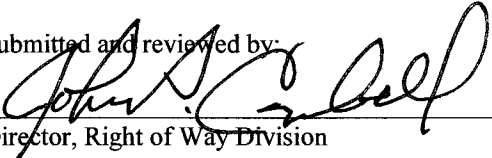
Page 2 of 2

HOUSTON District

IT IS THEREFORE ORDERED by the commission that the executive director is hereby authorized to accept the partial donation of the new land and that the executive director or the director's designee is authorized and directed to sign and execute a donation agreement with the owner, in accordance with Title 43, Texas Administrative Code, Chapter 1, Subchapter G.

FURTHER, in consideration of the foregoing premises and in accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the commission finds that the surplus easements are no longer needed for a state highway purpose and recommends, subject to approval by the attorney general, that the governor of Texas execute a proper instrument releasing all of the state's rights and interest in the surplus easements to the owner in exchange and as consideration for the conveyance of the new land to the state and partial cash donation to the state of the difference in value.

Submitted and reviewed by:

  
\_\_\_\_\_  
Director, Right of Way Division

Recommended by:

  
\_\_\_\_\_  
Executive Director

**113214 JUL 26 12**

Minute  
Number

Date  
Passed

EXHIBIT A

County: Fort Bend  
 Highway: FM 359  
 Project Limits: US 90 A to Jones Creek  
 RCSJ: 0543-02-056

## PROPERTY DESCRIPTION FOR TRACT 1

Being a 1.6826 acre (73,295 square feet) tract of land and being out of a highway right-of-way tract for FM 359 in the Randall Jones League, Abstract 42, Fort Bend County, Texas, said highway FM 359 right-of-way tract being conveyed from J. R. Farmer to the State of Texas as recorded in Volume 433, Page 152 of the Deed Records of Fort Bend County, Texas, dated March 27, 1962; said 1.6826 acre Tract being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod found on the existing south right-of-way line of FM 359 (100 feet wide) marking the beginning of a curve to the right having a radius of 905.00 feet in the southeasterly direction also being the common northeasterly line of adjoining 34.527 acre tract conveyed from the Estate of Bert F. Winston to Old South Plantation, Inc., a non-profit corporation, by deed dated April 7, 1997 and recorded under County Clerk's File No. 9722234 of the Official Public Records of Fort Bend County (O.P.R.F.B.C.), Texas;

THENCE, along said curve to the right having a radius of 905 feet a central angle of 8° 37' 25", a chord bearing of South 86° 28' 35" East, a chord distance of 136.08 feet, for a curve distance of 136.21 feet to a 5/8 inch iron rod with TxDOT aluminum cap set at the intersection of said southeasterly line of existing FM 359 with the proposed south right-of-way line for FM 359 (120 feet wide) for the POINT OF BEGINNING marking the northwest corner of the herein described tract having surface coordinates X= 3,002,489.85, and Y= 13,791,498.78; \*\*

- 1) THENCE, North 89° 13' 03" East a distance of 322.62 feet, along the proposed south right-of-way line of FM 359, to a set 5/8 inch iron rod with cap marking the intersection with the northeast right-of-way line of existing FM 359, being a 1005.00 feet radius curve to the right, and common with the southwesterly line of a 3.675 acre tract (called 3.33 acres) conveyed to Old South Plantation, Inc., Et Al, from the Estate of Bert F. Winston by deed dated April 7, 1997 and recorded under County Clerk's File No. 9722234 of the O.P.R.F.B.C., Fort Bend County, Texas, and the Estate of Marjorie W. Bailey as recorded in the probate records of Fort Bend County, Texas, dated July 16, 1986;
- 2) THENCE, along the curve to the right having a radius of 1005.00 feet, a central angle of 31° 50' 36", and a chord bearing of South 47° 44' 37" East, a chord distance of 551.39 feet, for a curve distance of 558.55 feet along the existing northeast right-of-way line of FM 359, and being common with the southwest line of said 3.675 acre tract, to a 5/8 inch iron rod with cap set at the intersection with the proposed west right-of-way line of FM 359 (width varies);

August, 2006

Tract 1

Page 2 of 7

## EXHIBIT \_\_\_\_\_

- 3) THENCE, South 2° 37' 56" East a distance of 139.23 feet along the proposed west right-of-way line of FM 359 to a 5/8 inch iron rod with TxDOT aluminum cap set for the southeast corner of the herein described tract also being an angle point in said proposed west right-of-way line of FM 359; \*\*
- 4) THENCE, South 87° 17' 51" West a distance of 43.41 feet to a 5/8 inch iron rod with cap found on the southwesterly line of existing FM 359 right-of-way (100 feet wide) also marking the northeast corner of Pecan Lakes Section One according to the plat dated June 17, 1997 and recorded on Slide 1595/B of the Plat Records of Fort Bend County, Texas; also being the northeast corner of a 1.6502 acre Commercial Reserve "A" conveyed to Building Exchange Properties, Inc. and recorded under County Clerk's File No. 2006018998 of the O.P.R.F.B.C., Fort Bend County, Texas, dated February 9, 2006;
- 5) THENCE, along the southwesterly line of existing FM 359 right-of-way being a curve to the left having a radius of 905 feet, a central angle of 56° 42' 13", a chord bearing of North 53° 48' 44" West, a chord distance of 859.54 feet, a curve distance of 895.65 feet to the POINT OF BEGINNING of the herein described tract containing 1.6826 acre (73,295 square feet);

All bearings and coordinates are based on the Texas State Plane Coordinate System, South Central Zone NAD 83 (1993 Adjustment). All distances and coordinates are surface and may be converted to grid by dividing by a combined adjustment factor of 1.00013.

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

The field survey was completed in May 2006

Access will not be prohibited to the remainder property abutting the Highway facility.

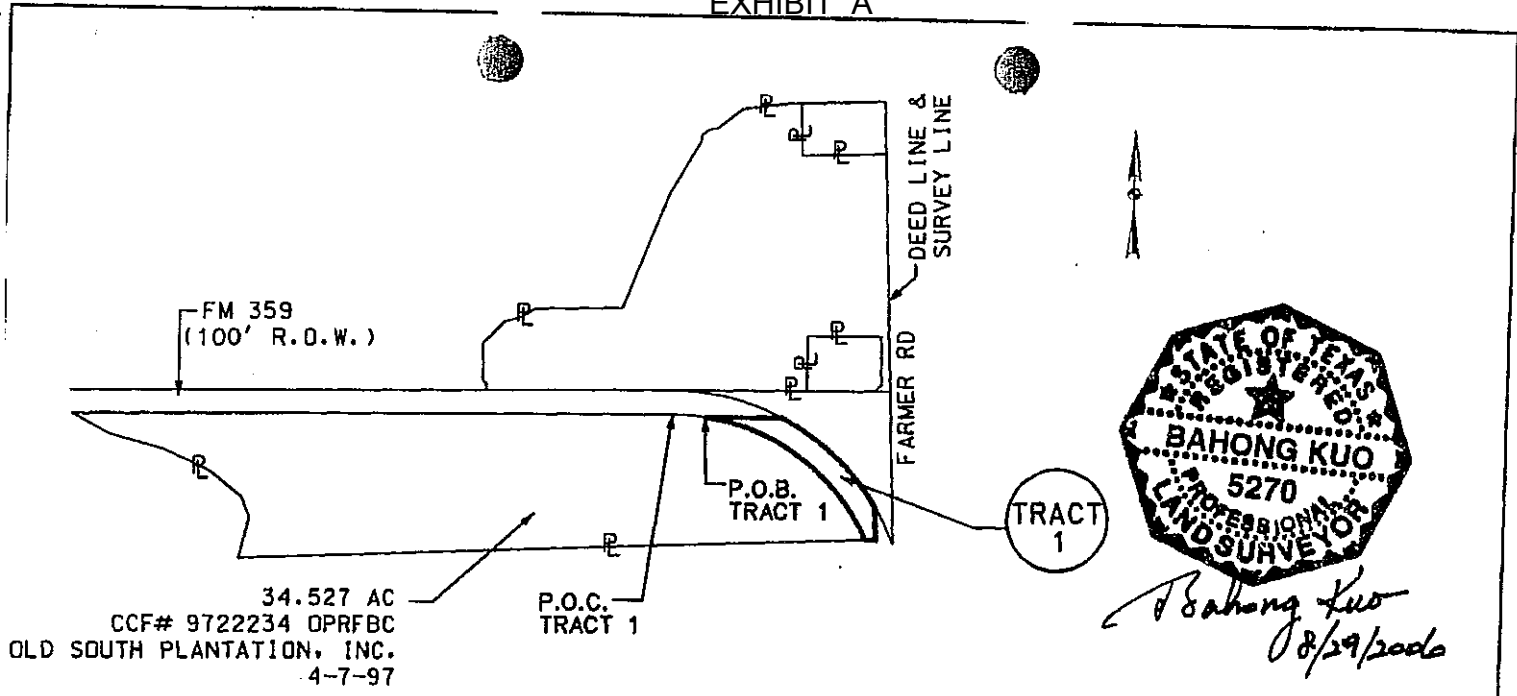
\*\* The monument described and set in this call may be replaced with a TxDOT Type II right-of-way marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

*Bahong Kuo 8/29/2006*

Bahong Kuo  
Registered Professional Land Surveyor  
Texas Reg. No. 5270



EXHIBIT 'A'



TRACT	EXISTING	TAKING	REMANING
TRACT 1	34.527 AC.	1.6826 AC. 73,295 S.F.	36.210 AC.

LEGEND

- CENTERLINE
- ===== EXISTING ROW LINE
- ===== PROPOSED ROW LINE
- P— PROPERTY LINE
- SURVEY LINE
- ===== MATCH LINE
- EASEMENT/BUILDING LINE
- FOUND TXDOT ROW MARKER
- SET TXDOT ROW MARKER
- FOUND (AS DESCRIBED)
- SET (AS DESCRIBED)
- ① PARCEL NUMBER

- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- FND I.R. FOUND IRON ROD
- FND I.P. FOUND IRON PIPE
- P.U.E. PUBLIC UTILITY EASEMENT
- W.L.E. WATER LINE EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- B.L. BUILDING LINE
- L.S.E. LANDSCAPE EASEMENT
- S/O STATION AND OFFSET
- DRFBC DEED RECORDS FORT BEND COUNTY
- PRFBC PLAT RECORDS FORT BEND COUNTY
- OPRFBC OFFICIAL PUBLIC RECORDS FORT BEND COUNTY
- CCF# COUNTY CLERK'S FILE NO.
- FBC FORT BEND COUNTY

NOTES :

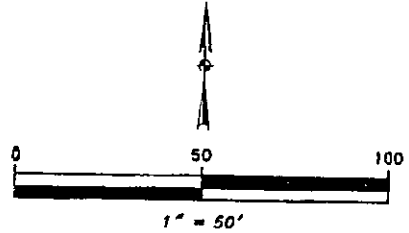
1. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE NORTH AMERICAN DATUM OF 1983 (NAD 83), 1993 ADJUSTMENT. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00013.
2. A PROPERTY DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.
3. ABSTRACTING, FIELD SURVEY & MAP WERE PREPARED IN MAY, 2006.
4. \*\* THE MONUMENT DESCRIBED AND SET IN THIS CALL MAY BE REPLACED WITH A TXDOT TYPE II ROW MARKER UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TXDOT.
5. ACCESS WILL NOT BE PROHIBITED TO THE REMAINDER PROPERTY ABUTTING THE HIGHWAY FACILITY.

Kuo & Associates, Inc. *KU*  
Consulting Engineers & Surveyors

10700 Richmond Ave., Suite 113, Houston, Texas 77042  
Ph: (713) 975-8769 Fax: (713) 975-0920

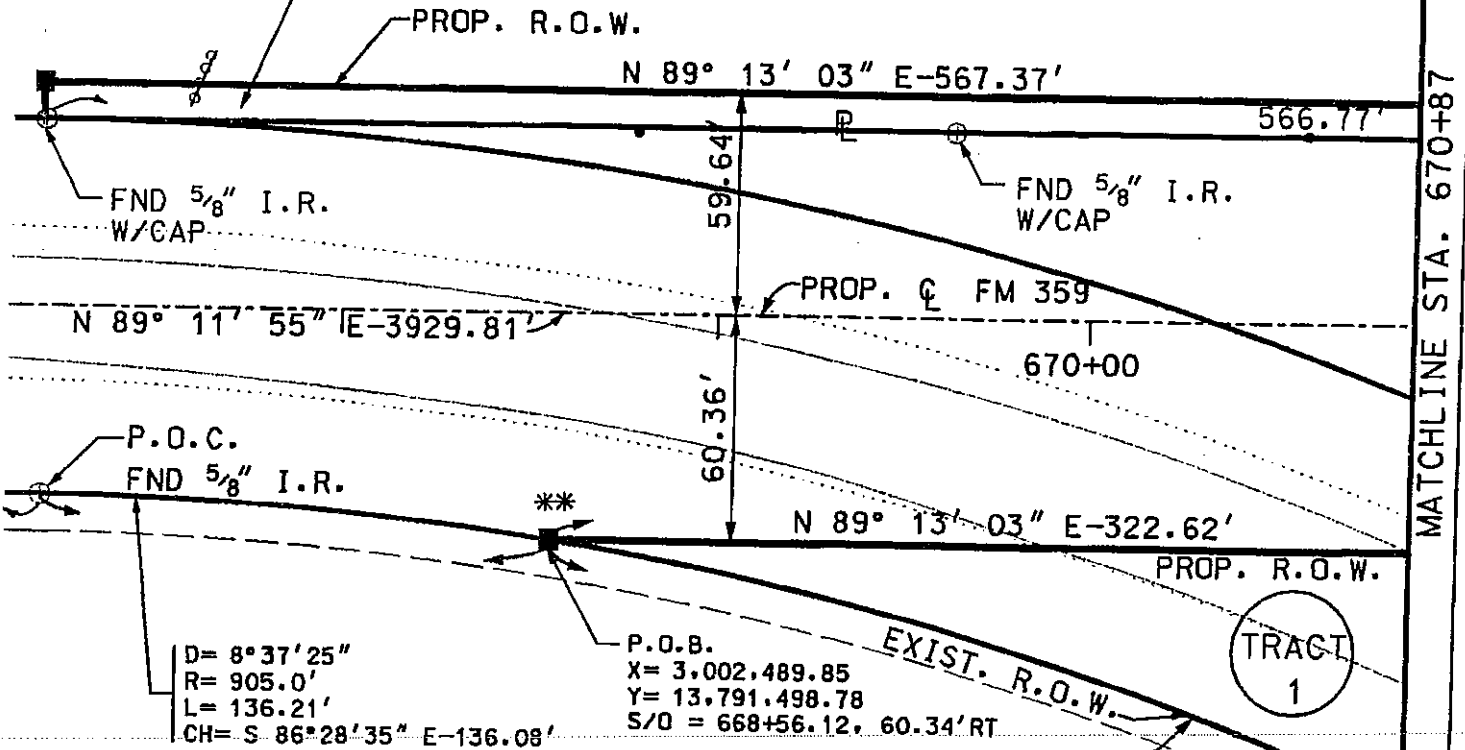
PARCEL PLAT  
SHOWING PROPERTY OF  
TRACT 1  
ROW CSJ: 0543-02-056  
FM 359 FORT BEND COUNTY  
SCALE: 1" = 50' AUGUST, 2006  
SHEET 3 OF 7

EXHIBIT 'A'



RESIDUE OF  
 119.34 AC (CALLED 28.308 AC)  
 CCF# 9722234 OPRFBC  
 OLD SOUTH PLANTATION, INC.  
 4-7-97

HOUSTON LIGHT & POWER COMPANY  
 BLANKET 10' WIDE EASEMENT  
 ON TRACT A-CALL 777.5 ACRES  
 VOL. 482, PAGE 688 DRFBC  
 12-19-1962



D= 8° 37' 25"  
 R= 905.0'  
 L= 136.21'  
 CH= S 86° 28' 35" E-136.08'

P.O.B.  
 X= 3,002,489.85  
 Y= 13,791,498.78  
 S/O = 668+56.12, 60.34' RT

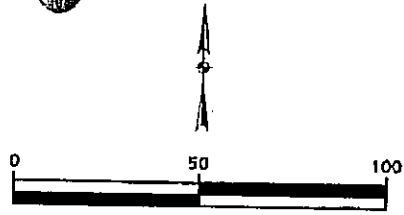
34.527 AC  
 CCF# 9722234 OPRFBC  
 OLD SOUTH PLANTATION, INC  
 4-7-97

RANDALL JONES LEAGUE A-42

10' W.L.E.  
 CCF# 9754407 OPRFBC  
 TEXANA PLANTATION, LTD  
 8-27-97

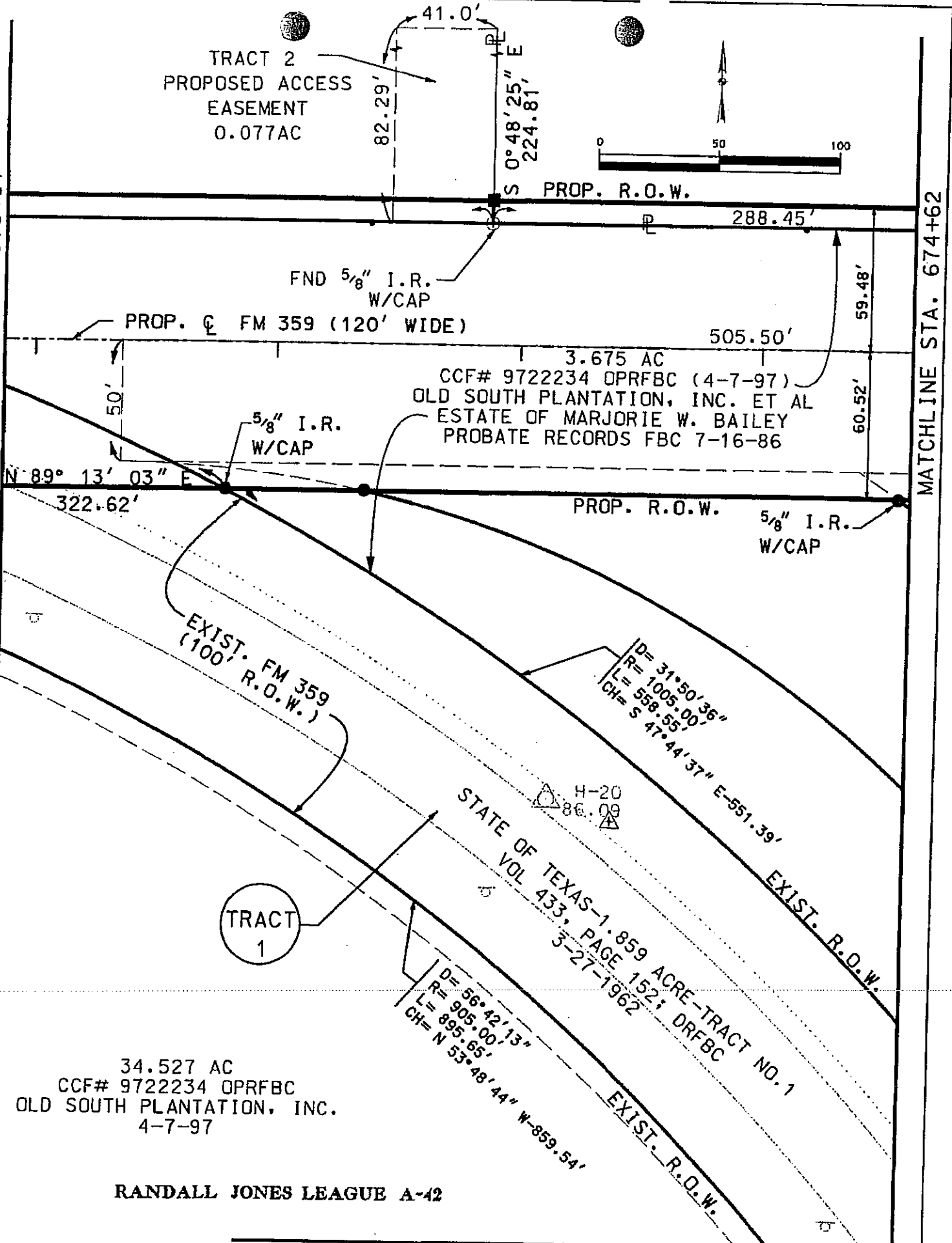
EXHIBIT 'A'

TRACT 2  
PROPOSED ACCESS  
EASEMENT  
0.077AC



MATCHLINE STA. 670+87

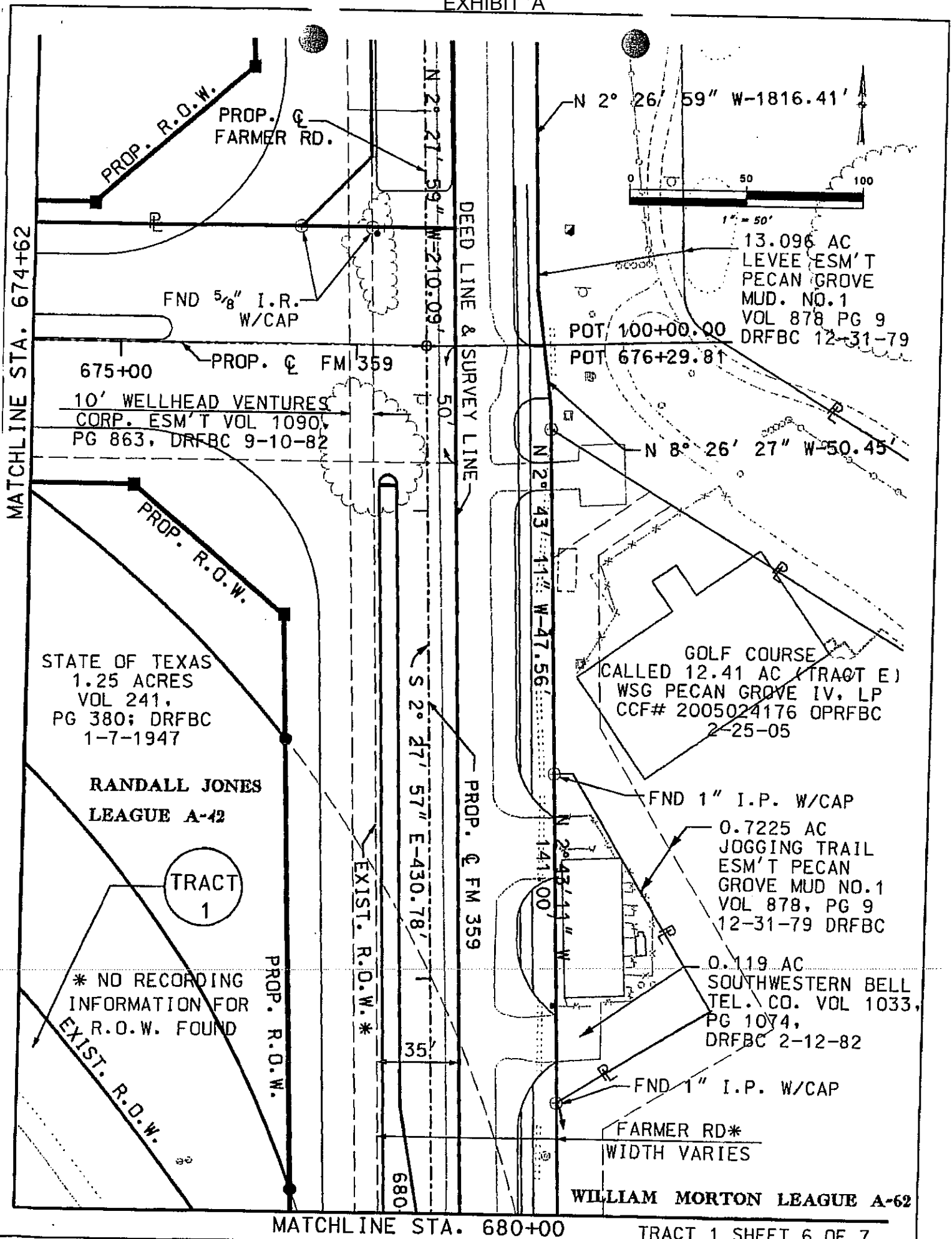
MATCHLINE STA. 674+62



3.675 AC  
CCF# 9722234 OPRFBC (4-7-97)  
OLD SOUTH PLANTATION, INC. ET AL  
ESTATE OF MARJORIE W. BAILEY  
PROBATE RECORDS FBC 7-16-86

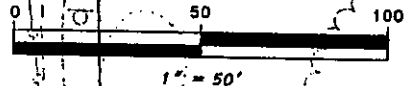
34.527 AC  
CCF# 9722234 OPRFBC  
OLD SOUTH PLANTATION, INC.  
4-7-97

RANDALL JONES LEAGUE A-42



MATCHLINE STA. 674+62

MATCHLINE STA. 680+00



13.096 AC  
 LEVEE ESM'T  
 PECAN GROVE  
 MUD. NO. 1  
 VOL 878 PG 9  
 DRFBC 12-31-79

POT 100+00.00  
 POT 676+29.81

675+00  
 PROP.  $\phi$  FM 359  
 10' WELLHEAD VENTURES  
 CORP. ESM'T VOL 1090  
 PG 863, DRFBC 9-10-82

STATE OF TEXAS  
 1.25 ACRES  
 VOL 241,  
 PG 380; DRFBC  
 1-7-1947

RANDALL JONES  
 LEAGUE A-42

TRACT  
 1

\* NO RECORDING  
 INFORMATION FOR  
 R.O.W. FOUND

GOLF COURSE  
 CALLED 12.41 AC (TRACT E)  
 WSG PECAN GROVE IV, LP  
 CCF# 2005024176 OPRFBC  
 2-25-05

0.7225 AC  
 JOGGING TRAIL  
 ESM'T PECAN  
 GROVE MUD NO. 1  
 VOL 878, PG 9  
 12-31-79 DRFBC

0.119 AC  
 SOUTHWESTERN BELL  
 TEL. CO. VOL 1033,  
 PG 1074,  
 DRFBC 2-12-82

FND 1" I.P. W/CAP

FARMER RD\*  
 WIDTH VARIES

WILLIAM MORTON LEAGUE A-62



MATCHLINE STA. 680+00

TRACT 1

10' W.L.E.  
CCF# 9754407

FM 359  
CURVE CL359-1  
PI STA = 681+96.34  
X = 3,003,283.61  
Y = 13,791,003.82  
R = 2864.79'  
D = 5°25'34"  
L = 271.31'  
CH = S 3°45'22" E-271.20'

FND 5/8" I.R.  
W/CAP

S 87° 17' 51" W-1024.90'  
S 87° 17' 51" E-343.99'

COMMERCIAL RESERVE A'  
1.6502 AC  
BUILDING EXCHANGE  
PROPERTIES INC.  
CCF# 2006018998 DPRFBC  
2-9-06

PECAN LAKES  
SECTION ONE  
SLIDE 1695B PRFBC  
6-17-1997

RANDALL JONES LEAGUE A-42

0 50 100

1" = 50'

D=31°50'36"  
R=1005.00'  
L=558.55'  
CH=S-47°44'37" E-554.39'

S/O = 680+66.50  
60.73' RT

PROP. R.O.W.  
5' I.R.  
W/CAP

S 28° 37' 56" E  
139.23'

S/O = 682+62.86  
60.47' RT

S 87° 17' 51" W  
43.41

5' SSE  
PECAN GROVE MUD

EXIST. R.O.W.  
100'

PC 684+22.11

PC 680+60.58

PROP. Q FM 359

EXIST. R.O.W. N 2° 43' 11" W  
441.24'

PT 683+31.89

FM 359  
100' R.O.W.

S 6° 42' 26.75" E  
90.22'

685

EXHIBIT A

County: Fort Bend  
 Highway: FM 359  
 Project Limits: US 90 A to Jones Creek  
 RCSJ: 0543-02-056

## PROPERTY DESCRIPTION FOR TRACT 2

Being a 0.6064 acre (26,416 square feet) tract of land and being a portion of an existing highway right-of-way tract for FM 359 in the Randall Jones League, Abstract 42, Fort Bend County, Texas; said highway right-of-way tract (90 feet wide) being conveyed from J. R. Farmer to the State of Texas as recorded in Volume 241 Page 380 of the Deed Records of Fort Bend County, Texas, dated January 7, 1947; said 0.6064 acre tract being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod with cap found on the existing FM 359 southwesterly right-of-way line (100 feet wide), described as Tract 1 in the Right-Of-Way Easement from J. R. Farmer to the State of Texas dated March 27, 1962, and recorded in Volume 433, Page 152, of the Deed Records of Fort Bend County, Texas; said 5/8 inch iron rod with cap marking the northeast corner of Pecan Lakes Section One according to the plat dated June 17, 1997, and recorded on Slide 1595/B of the Plat Records of Fort Bend County, Texas; also being the northeast corner of a 1.6502 acre Commercial Reserve "A" conveyed to Building Exchange Properties, Inc., and recorded under County Clerk's File No. 2006018998 of the Official Public Records of Fort Bend County (O.P.R.F.B.C.), Texas, dated February 9, 2006;

THENCE, North 87° 17' 51" East a distance of 43.41 feet to a 5/8 inch iron rod with TxDOT aluminum cap set on the proposed west right-of-way line (115 feet wide) of FM 359; \*\*

THENCE, North 2° 37' 56" West, along the proposed west right-of-way line of FM 359 a distance of 215.75 feet to a 5/8 inch iron rod with cap set at the intersection of the proposed west right-of-way line of FM 359 and the existing southwesterly right-of-way line of said FM 359 right-of-way (90 feet wide) for the POINT OF BEGINNING and the southeast corner of the herein described tract having surface coordinates X= 3,003,217.03, and Y= 13,791,208.85;

- 1) THENCE, along a curve to the left in the northwest direction, having a radius of 470.90 feet, a central angle of 57° 52' 31", a chord bearing of North 49° 38' 11" West, a chord distance of 455.70 feet, a curve distance of 475.66 feet, same being the southwesterly line of said existing 90-foot wide right-of-way, to a 5/8 inch iron rod with cap set at the intersection of said southwesterly right-of-way line of existing 90 foot wide right-of-way and the proposed south right-of-way line of FM 359 (120 feet wide), also being the northwest corner of the herein described tract;

## EXHIBIT \_\_\_\_\_

- 2) THENCE, North 89° 13' 03" East a distance of 221.01 feet along the proposed south right-of-way line of FM 359 to a 5/8 inch iron rod with cap set at the intersection of the proposed south right-of-way line of FM 359 and the northeasterly line of said existing FM 359 90-foot wide right-of-way;
- 3) THENCE, along the northeasterly line of said existing FM 359 90-foot wide right-of-way being a curve to the right in the southeasterly direction, having a radius of 560.90 feet, a central angle of 16° 14' 41", a chord bearing of South 47° 48' 03" East, a chord distance of 158.50 feet, a curve distance of 159.03 feet to a 5/8 inch iron rod with cap set for the northeast corner of the herein described tract, also being on the proposed right-of-way line of FM 359;
- 4) THENCE, South 2° 37' 56" East a distance of 191.88 feet to the southeast corner of the herein described tract for the POINT OF BEGINNING containing 0.6064 acre (26,416 square feet) tract;

All bearings and coordinates are based on the Texas State Plan Coordinate System, South Central Zone NAD 83 (1993 Adjustment). All distances and coordinates are surface and may be converted to grid by dividing by a combined adjustment factor of 1.00013.

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

The field survey was completed in May 2006.

Access will not be prohibited to the remainder property abutting the Highway facility.

\*\* 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.

*Bahong Kuo 8/29/2006*

Bahong Kuo  
Registered Professional Land Surveyor  
Texas Reg. No. 5270

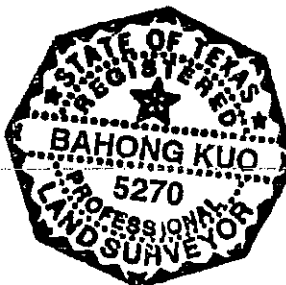
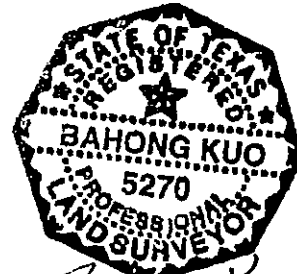
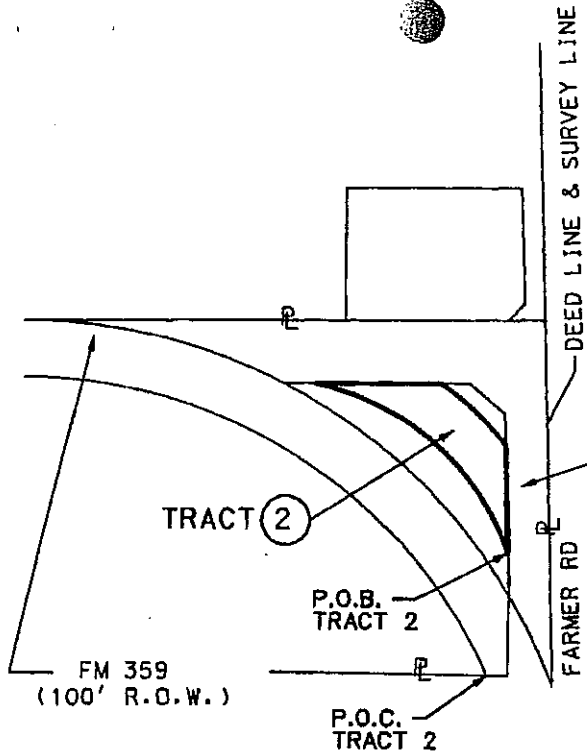


EXHIBIT A



*Bahong Kuo*  
8/29/2006



3.675 AC  
OLD SOUTH PLANTATION, INC. ET AL  
CCF# 9722234 OPRFBC (4-7-97)  
ESTATE OF MARJORIE W. BAILEY  
PROBATE RECORDS FBC  
7-16-86

TRACT	EXISTING	TAKING	REMAINING
TRACT 2	-	0.6064 AC. 26,416 S.F.	1.9281 AC.

LEGEND

- CENTERLINE
- ===== EXISTING ROW LINE
- ===== PROPOSED ROW LINE
- P— PROPERTY LINE
- SURVEY LINE
- ===== MATCH LINE
- EASEMENT/BUILDING LINE
- FOUND TXDOT ROW MARKER
- SET TXDOT ROW MARKER
- FOUND (AS DESCRIBED)
- SET (AS DESCRIBED)
- ① PARCEL NUMBER

- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- FND I.R. FOUND IRON ROD
- FND I.P. FOUND IRON PIPE
- P.U.E. PUBLIC UTILITY EASEMENT
- W.L.E. WATER LINE EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- B.L. BUILDING LINE
- L.S.E. LANDSCAPE EASEMENT
- S/O STATION AND OFFSET
- DRFBC DEED RECORDS FORT BEND COUNTY
- PRFBC PLAT RECORDS FORT BEND COUNTY
- OPRFBC OFFICIAL PUBLIC RECORDS FORT BEND COUNTY
- CCF# COUNTY CLERK'S FILE NO.
- FBC FORT BEND COUNTY

NOTES :

1. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE NORTH AMERICAN DATUM OF 1983 (NAD 83), 1993 ADJUSTMENT. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00013.
2. A PROPERTY DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.
3. ABSTRACTING, FIELD SURVEY & MAP WERE PREPARED IN MAY, 2006.
4. \*\* THE MONUMENT DESCRIBED AND SET IN THIS CALL MAY BE REPLACED WITH A TXDOT TYPE II ROW MARKER UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TXDOT.
5. ACCESS WILL NOT BE PROHIBITED TO THE REMAINDER PROPERTY ABUTTING THE HIGHWAY FACILITY.

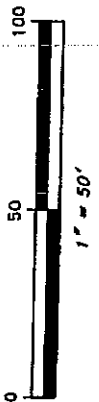
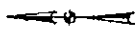
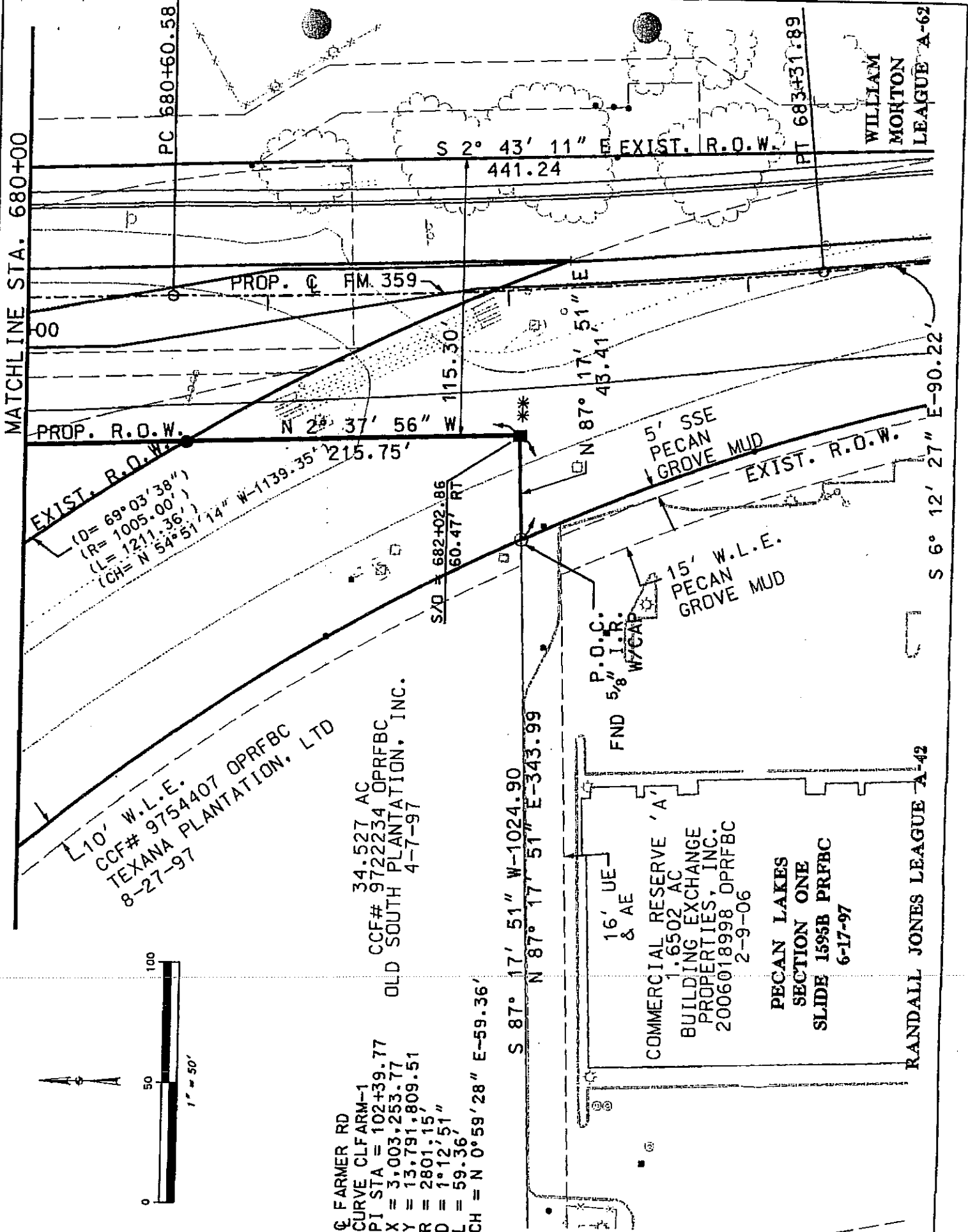
**Kuo & Associates, Inc.**  
Consulting Engineers & Surveyors

10700 Richmond Ave., Suite 113, Houston, Texas 77042  
Ph: (713) 975-8769 Fax: (713) 975-0920

PARCEL PLAT  
SHOWING PROPERTY OF  
TRACT 2  
ROW CSJ: 0543-02-056  
FM 359 FORT BEND COUNTY  
SCALE: 1" = 50' AUGUST, 2006  
SHEET 3 OF 5

EXHIBIT A

MATCHLINE STA. 680+00



FARMER RD  
 CURVE CLFARM-1  
 PI STA = 102+39.77  
 X = 3,003,253.77  
 Y = 13,791,809.51  
 R = 2801.15'  
 D = 1° 12' 51"  
 L = 59.36'  
 CH = N 0° 59' 28" E-59.36'

34.527 AC  
 CCF# 9722234 OPRFBC  
 OLD SOUTH PLANTATION, INC.  
 4-7-97

L10' W.L.E.  
 CCF# 9754407 OPRFBC  
 TEXANA PLANTATION, LTD  
 8-27-97

S 87° 17' 51" W-1024.90  
 N 87° 17' 51" E-343.99

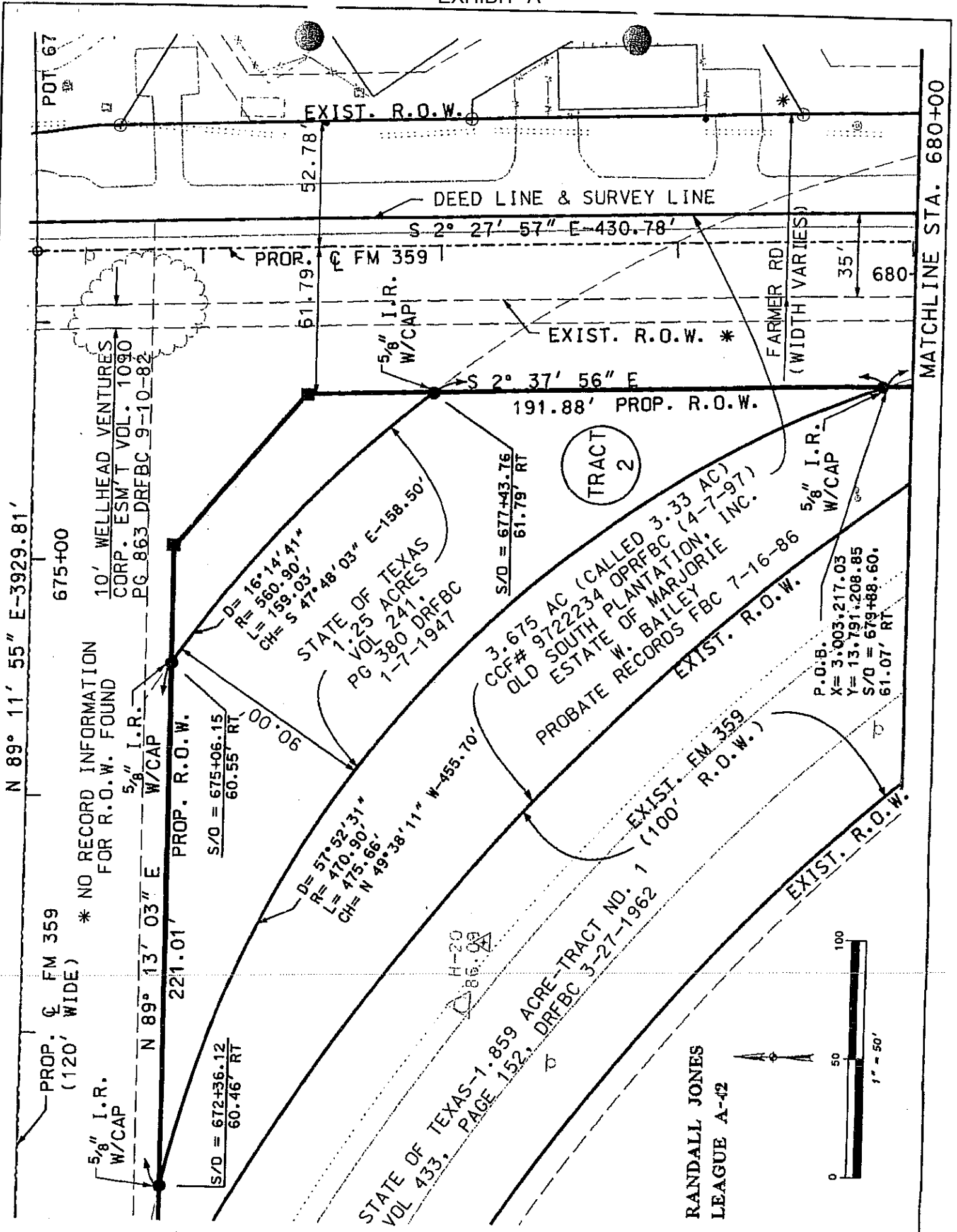
16' UE & AE  
 COMMERCIAL RESERVE 'A'  
 1.6502 AC  
 BUILDING EXCHANGE  
 PROPERTIES, INC.  
 2006018998 OPRFBC  
 2-9-06  
 PECAN LAKES  
 SECTION ONE  
 SLIDE 1595B PRFBC  
 6-17-97  
 RANDALL JONES LEAGUE A-42

P.O.C.  
 FND 5/8" I.R.  
 W/GAP  
 15' W.L.E.  
 PECAN GROVE MUD  
 5' SSE  
 PECAN GROVE MUD  
 EXIST. R.O.W.

WILLIAM  
 MORTON  
 LEAGUE A-62

PT 683+31.89

S 6° 12' 27" E-90.22



TRACT 2

EXHIBIT B

County: Fort Bend  
Highway: FM 359  
Project Limits: US 90 A to Jones Creek  
RCSJ: 0543-02-056

## PROPERTY DESCRIPTION FOR PARCEL 1

Being 1.6331 acres (71,137 square feet) parcel, out of a 28.308 acre tract of land in the Randall Jones League, Abstract 42, Fort Bend County, Texas; said 28.308 acre tract being the residue of a called 119.34 acre tract of land conveyed to Old South Plantation, Inc., a Texas non-profit corporation, from the Estate of Bert F. Winston by deed dated April 7, 1997 and recorded under County Clerk's File No. 9722234 of the Official Public Records of Fort Bend County, (O.P.R.F.B.C.), said original 119.34 acre tract described in the partition deed recorded at Volume 1011, Page 791, Deed Records of Fort Bend County Texas; said 1.6331 acre parcel being more particularly described as Part 1 and Part 2 as follows:

## PART 1 (0.1397 acres, 6,084 square feet)

COMMENCING at a found 5/8 inch iron rod with cap marking an angle point on the easterly line of a Restricted Reserve "D" of Texana Plantation Section One subdivision according to the plat recorded on Slide 1624A of the Plat Records of Fort Bend County, Texas; from said found iron rod bears a found 5/8 inch iron rod North 0° 48' 49" West, a distance of 160.18 feet marking an angle point in said Restricted Reserve "D" easterly line, also being common with the easterly line of Texana Plantation Section One subdivision and the westerly line of said 28.308 acre tract and; thence as follows:

South 45° 47' 25" East, a distance of 21.22 feet to a point marking an angle point in the easterly line of said Reserve "D" common with the easterly line of said Texana Plantation Section One subdivision and the westerly line of said 28.308 acre tract;

THENCE, South 00° 48' 17" East, a distance of 26.13 feet along said common line to a point, said point being at the most westerly southeast corner of Texana Plantation, and the southwest corner of said 28.308 acre tract, also being on the existing north right-of-way line of FM 359 (100' wide);

## EXHIBIT \_\_\_\_\_

THENCE, North 89° 11' 35" East, a distance of 26.15 feet pass a found 5/8 inch iron rod with cap, and 573.25 feet pass a found 5/8 inch with cap on the existing north right-of-way line of FM 359, continuing for a total distance of 633.24 feet to a set 5/8 inch iron rod with TxDOT aluminum cap for the POINT OF BEGINNING and marking the westerly corner of the herein described parcel on the existing north right-of-way line of FM 359 (100 feet width) and having surface coordinates X= 3,002,195.08, and Y= 13,791,605.17, from which bears a found 5/8 inch iron rod North 89° 11' 35" East, a distance of 157.50 feet marking the point of curvature of a 1,005.00 feet radius curve to the right in the northeast right-of-way line of existing FM 359;

- 1) THENCE, North 85° 42' 50" East, along the proposed north right-of-way line of FM 359 (120 feet), a distance of 156.99 feet to a set 5/8 inch iron rod with TxDOT aluminum cap for an angle point of the herein described parcel;
- 2) THENCE, North 89° 13' 03" East, along the proposed north right-of-way line of FM 359 (120 feet), a distance of 567.37 feet to a set 5/8 inch iron rod with TxDOT aluminum cap for the northeast corner of the herein described parcel;
- 3) THENCE, South 00° 48' 07" East, a distance of 9.29 feet to a 5/8 inch iron rod with cap found at the southeast corner of the herein described parcel; also being the southwest corner of a 1.683 acre tract conveyed to CVS Corporation by deed dated June 9, 2005 and recorded under County Clerk's File No. 2005068051 (O.P.R.F.B.C.), Fort Bend County, Texas; said point also being on the south line of the said 28.308 acre tract common with the north line of a 3.675 acre tract conveyed to Old South Plantation, Inc., Et Al, by deed dated April 7, 1997 and recorded under County Clerk's File No. 9722234, of O.P.R.F.B.C. and the probate records of Fort Bend County, Texas dated July 16, 1986;
- 4) THENCE, South 89° 11' 35" West, a distance 324.21 feet passing a 5/8 inch iron rod found on the south line of said 28.308 acre tract also being the north line of the said 3.675 acre tract, and at 566.77 feet passing a 5/8 inch iron rod marking the point of curvature of said 1,005.00 feet radius curve, continuing for a total distance of 724.78 feet to the POINT OF BEGINNING of the herein described parcel Part 1 and containing 0.1397 acres (6,084 square feet).



October 7, 2009  
 Parcel 1, Part 1 & 2  
 Page 3 of 11

## EXHIBIT \_\_\_\_\_

PART 2 (1.4934 acres, 65,053 square feet)

COMMENCING at a found  $\frac{3}{4}$  inch iron rod with cap marking the northwest corner of said 1.683 acre tract of land conveyed to CVS Corporation, by deed dated June 9, 2005 and recorded under County Clerk's File No. 2005068051 of the O.P.R.F.B.C., Fort Bend County, Texas; thence as follows:

South  $00^{\circ} 48' 25''$  East, a distance of 234.10 feet along the westerly line of said 1.683 acre tract also being the common line with the most southwesterly east line of said 28.308 acre tract to a  $\frac{5}{8}$  inch iron rod with cap found at the southwest corner of said 1.683 acre tract, also being on with the north line of called 3.675 acre tract conveyed to Old South Plantation, Inc., Et Al, by deed dated April 7, 1997 and recorded under County Clerk's File No. 9722234, of the O.P.R.F.B.C. and the probate records of Fort Bend County, Texas dated July 16, 1986;

THENCE, North  $89^{\circ} 11' 35''$  East, a distance of 288.45 feet along the south line of said 1.683 acre tract being common with the north line of said 3.675 acre tract to a  $\frac{5}{8}$  inch iron rod with cap found for the POINT OF BEGINNING and the southwest corner of the herein described parcel 1, also marking the southwesterly southeast corner of said 1.683 acre tract having surface coordinates  $X= 3,003,207.50$ , and  $Y= 13,791,619.43$ ;

- 1) THENCE, North  $43^{\circ} 34' 47''$  East, a distance of 41.65 feet to a point on the existing west right-of-way line of Farmer Road also being the northeasterly southeast corner of said 1.683 acre tract;
- 2) THENCE, North  $02^{\circ} 26' 50''$  West, a distance of 204.42 feet to an angle point in the herein described parcel also being the northeast corner of said 1.683 acre being on the existing west right-of-way line of Farmer Road (no record information found);
- 3) THENCE, South  $89^{\circ} 11' 33''$  West, a distance of 43.92 feet to a  $\frac{5}{8}$  inch iron rod with TxDOT aluminum cap set on the proposed west right-of-way line of Farmer Road \*\*;
- 4) THENCE, North  $00^{\circ} 58' 04''$  East, a distance of 113.19 feet along the proposed west right-of-way line of Farmer Road to a  $\frac{5}{8}$  inch iron rod with TxDOT aluminum cap set marking an angle point on the proposed west right-of-way line \*\*;

October 7, 2009  
Parcel 1, Part 1 & 2  
Page 4 of 11

## EXHIBIT \_\_\_\_\_

- 5) THENCE, North 02° 27' 57" West, a distance of 661.41 feet along the proposed west right-of-way line of Farmer Road to a 5/8" iron rod with TxDOT aluminum cap set on the proposed west right-of-way line of Farmer Road and being on the south line of 1.793 acre tract conveyed to the City of Richmond by deed dated April 12, 2006 and recorded under County Clerk's File No. 2006042182 of the O.P.R.F.B.C. Fort Bend County, Texas;
- 6) THENCE, North 87° 45' 26" East, passing the existing west right-of-way line of Farmer Road at 37.53 feet and continuing for a total distance of 72.37 feet along the south line of said 1.793 acre tract, to the southeast corner of said 1.793 acre tract also being on the centerline of existing Farmer Road;
- 7) THENCE, South 02° 26' 51" East, a distance of 1010.60 feet along the existing east line of said 28.308 acre tract also being the centerline of Farmer Road to the southeast corner of the herein described parcel;
- 8) THENCE, South 89° 11' 36" West, a distance of 35.00 feet passing a 5/8 inch iron rod on the existing west right-of-way line of Farmer Road and continuing for a total distance of 65.00 feet to the POINT OF BEGINNING of the herein described parcel Part 2 containing 1.4934 acres (65,053 square feet) and combining with Part I for a total of 1.6331 acre (71,137 square feet).

All bearings and coordinates are based on the Texas Coordinate System, South Central Zone, NAD 83 (1993 Adj.). All distance and coordinates are surface and may be converted to grid by dividing by a combined adjustment factor of 1.00013.

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

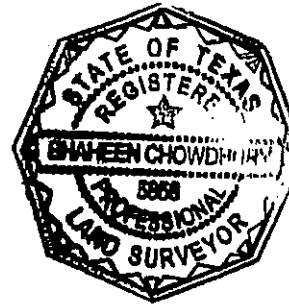
The field survey was completed in September 2009

Access will not be prohibited to the remainder property abutting the Highway facility.

\*\* The monument described and set in this call may be replaced with a TX DOT 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 TX DOT.

EXHIBIT \_\_\_\_\_

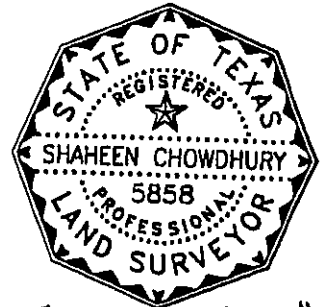
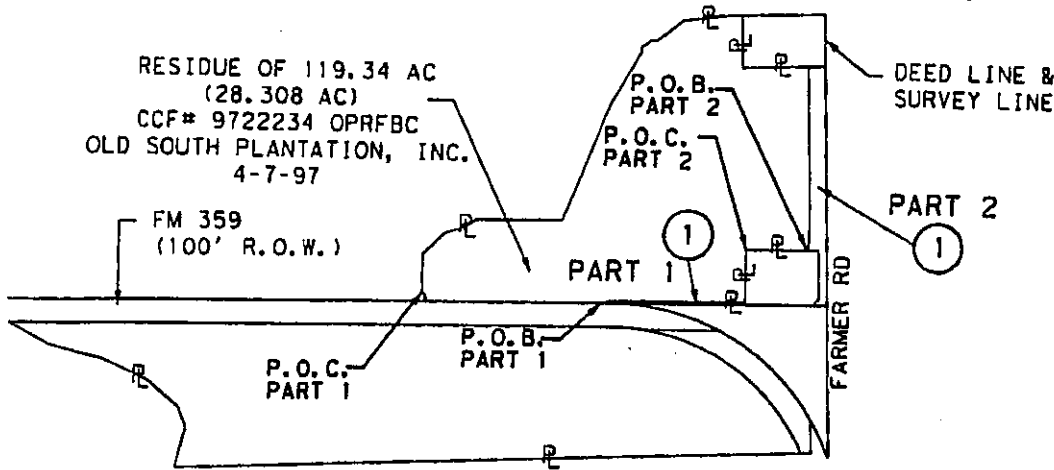
Shaheen Chowdhury, 10/07/09  
Shaheen Chowdhury  
Registered Professional Land Surveyor  
Texas Reg. No. 5858



Kuo & Associates, Inc.  
10700 Richmond Ave., Suite 113  
Houston, Texas 77042  
Ph: (713) 975-8769

Revision:  
Increase in area of parcel taking at the west end of Parcel 1, Part 1.  
October 07, 2009

EXHIBIT B



Shaheen Chowdhury  
10/08/09

PARCEL	EXISTING	TAKING	REMAINING
1 (PART 1)	28.308 AC.	0.1397 AC. 6,084 S.F.	(L-7)
1 (PART 2)	28.308 AC.	1.4934 AC. 65,053 S.F.	
TOTAL		1.6331 AC. 71,137 S.F.	26.675 AC.

LEGEND

- CENTERLINE
- ===== EXISTING ROW LINE
- ===== PROPOSED ROW LINE
- P— PROPERTY LINE
- SURVEY LINE
- MATCH LINE
- EASEMENT/BUILDING LINE
- FOUND TXDOT ROW MARKER
- SET TXDOT ROW MARKER
- FOUND (AS DESCRIBED)
- SET (AS DESCRIBED)
- ① PARCEL NUMBER

- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- FND I.R. FOUND IRON ROD
- FND I.P. FOUND IRON PIPE
- P.U.E. PUBLIC UTILITY EASEMENT
- W.L.E. WATER LINE EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- B.L. BUILDING LINE
- L.S.E. LANDSCAPE EASEMENT
- S/O STATION AND OFFSET
- DRFBC DEED RECORDS FORT BEND COUNTY
- PRFBC PLAT RECORDS FORT BEND COUNTY
- OPRFBC OFFICIAL PUBLIC RECORDS FORT BEND COUNTY
- CCF# COUNTY CLERK'S FILE NO.
- FBC FORT BEND COUNTY

NOTES:

- ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE NORTH AMERICAN DATUM OF 1983 (NAD 83), 1993 ADJUSTMENT. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00013.
- A PROPERTY DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.
- ABSTRACTING, FIELD SURVEY & MAP WERE PREPARED IN SEPTEMBER, 2009.
- \*\* THE MONUMENT DESCRIBED AND SET IN THIS CALL MAY BE REPLACED WITH A TXDOT TYPE II ROW MARKER UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TXDOT.
- ACCESS WILL NOT BE PROHIBITED TO THE REMAINDER PROPERTY ABUTTING THE HIGHWAY FACILITY.

REVISION: OCT 07, 2009 - Increase in area of parcel taking at the west end of Parcel 1, Part 1.

**Kuo & Associates, Inc.**

Consulting Engineers & Surveyors  
10700 Richmond Ave., Suite 113,  
Houston, Texas 77042

Ph: (713) 975-8769

Fax: (713) 975-0920

PARCEL PLAT  
SHOWING PROPERTY OF  
PARCEL 1 PARTS 1 & 2  
ROW CSJ: 0543-02-056  
FM 359 FORT BEND COUNTY  
SCALE: N. T. S. OCTOBER, 2009  
SHEET 6 OF 11

TEXANA PLANTATION  
SECTION ONE  
SLIDE 1624A PRFBC  
9-19-1997

RESTRICTED RESERVE 'D':  
CCF# 2002064973 OPRFBC  
TEXANA PLANTATION HOME  
OWNERS ASSOC.  
6-18-2002

FND 5/8" I.R.  
W/CAP

P.O.C.  
FND 5/8" I.R.  
W/CAP

S 45° 47' 25" E  
21.22'

S 0° 48' 17" E  
26.13'

N 89° 11' 35" E  
633.24'

S/O = 667+19.57, 59.71' LT

N 85° 42' 50" E-156.99'

S 89° 11' 35" W-724.78'

P.O.B.

SET 5/8" I.R.

W/ TADOT ALUM GAP

S/O = 665+62.87, 50.16' LT

X = 3,002,195.08

Y = 13,791,605.17

N 89° 11' 55" E-3929.81'

667+00

EXIST. FM 359  
+100' R.O.W.

□ □

EXIST. R.O.W.

FND 5/8" I.R.

RESIDUE OF  
119.34 AC (28.308 AC)  
CCF# 9722234 OPRFBC  
OLD SOUTH PLANTATION, INC.  
4-7-97

3.675 AC (CALLED 3.33 AC)  
CCF# 9722234 OPRFBC (4-7-97)  
OLD SOUTH PLANTATION, ET AL  
ESTATE OF MARJORIE WINSTON BAILEY  
PROBATE RECORDS FBC (7-16-86)

HOUSTON LIGHT & POWER COMPANY  
BLANKET 10' WIDE EASEMENT  
ON TRACT A-CALL 777.5 ACRES  
VOL. 482, PAGE 688; DRFBC  
12-19-1966

PROP. R.O.W.

242.58'

FND 5/8" I.R.  
W/CAP

PART 1

1

N 89° 13' 03" E-567.37'

EXIST. R.O.W.

PROP. C FM 359

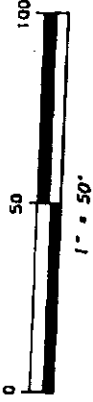
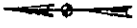
\* 1.859 AC  
STATE OF TEXAS  
VOL 433, PG 152, DRFBC  
3-27-1962

59.56'

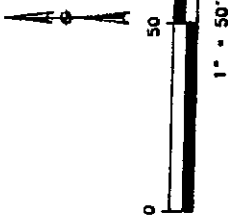
PROP. R.O.W.

PARCEL 1, PART 1 - SHEET 7 OF 11

EXHIBIT B9  
MATCHLINE STA. 670+00



# RANDALL JONES LEAGUE, A-42



RESIDUE OF  
 119.34 AC (28.308 AC)  
 CCF# 9722234 OPRFBC  
 OLD SOUTH PLANTATION, INC.  
 4-7-97

TRACT 2  
 PROPOSED  
 ACCESS  
 EASEMENT  
 0.077 AC

1.683 AC  
 CCF# 2005068051 OPRFBC  
 CVS CORPORATION  
 6-9-2005

## PART 1

1

EXHIBIT B

\* NO RECORD INFORMATION FOR  
 R.O.W. FOUND

S 0° 48' 07" E  
 9.29' F

S 0° 48' 25" E  
 234.10' F

41'  
 82.29'  
 S/O= 672+86.94  
 59.52' LT

N 89° 11' 35" E-567.37'  
 S 89° 11' 35" W-724.78'

N 89° 11' 55" E-3929.81'

PROP  $\phi$  FM 359

FND  $\frac{5}{8}$ " I.R.  
 W/CAP

PROP. R.O.W.

EXIST. R.O.W.  
 (100' R.O.W.) \*

3.675 AC (CALLED 3.33 AC)  
 CCF# 9722234 OPRFBC (4-7-97)  
 OLD SOUTH PLANTATION, ET AL  
 ESTATE OF MARJORIE WINSTON BAILEY  
 PROBATE RECORDS FBC (7-16-86)

PROP. R.O.W.

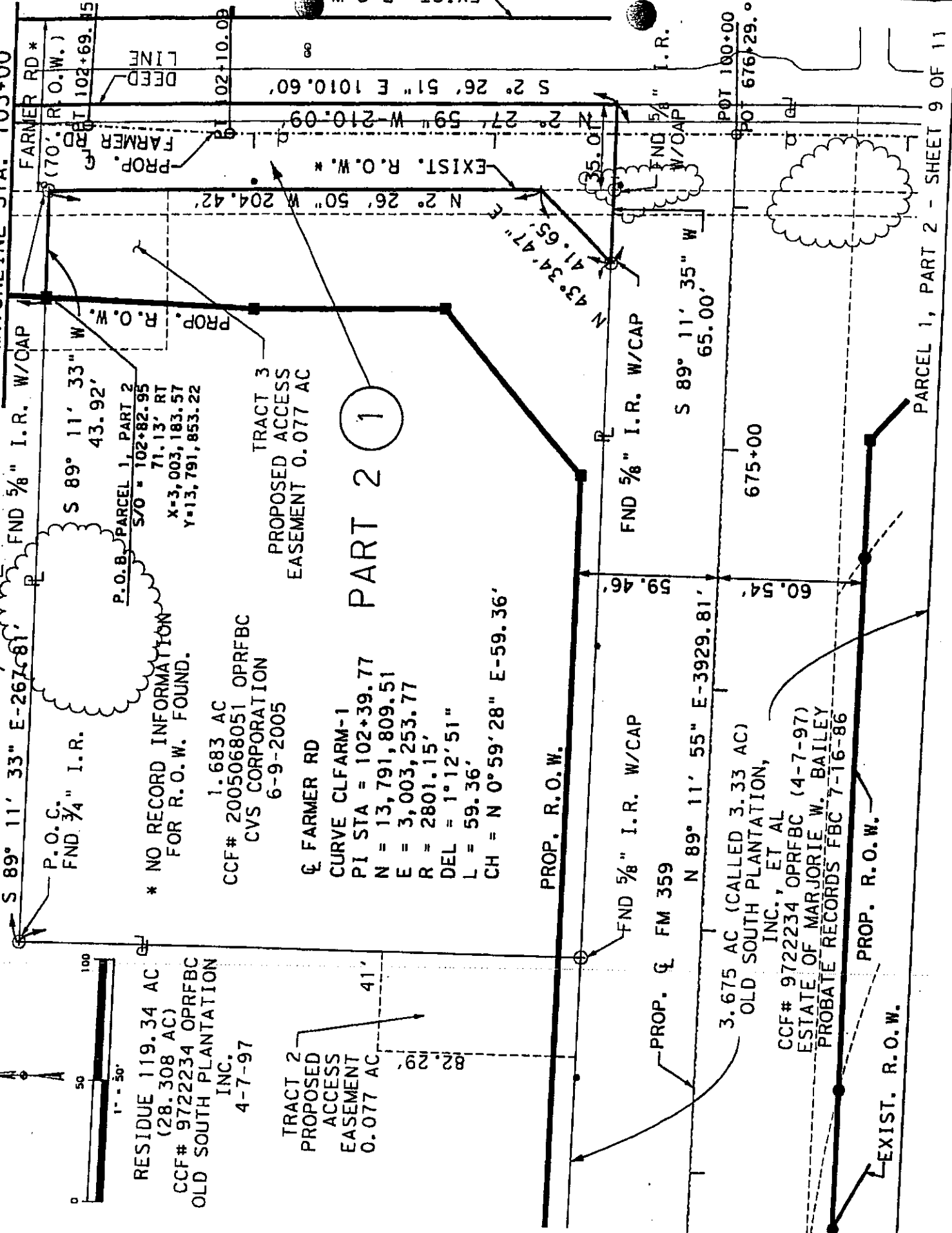
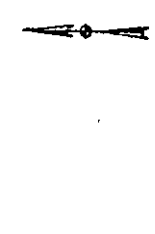
MATCHLINE STA. 670+00

673+00

675+00

RANDALL JONES LEAGUE, A-42

MATCHLINE STA. 103+00



S 89° 11' 33" W  
FND 5/8" I.R. W/CAP  
P.O.B. PARCEL 1, PART 2  
S/O = 102+82.95  
X = 3,003, 183.57  
Y = 13,791,853.22

P.O.C.  
FND 3/4" I.R.  
S 89° 11' 33" W  
43.92'

\* NO RECORD INFORMATION  
FOR R.O.W. FOUND.

1.683 AC  
CCF# 2005068051 OPRFBC  
CVS CORPORATION  
6-9-2005

TRACT 3  
PROPOSED ACCESS  
EASEMENT 0.077 AC

TRACT 1

CURVE CLFARM-1  
PI STA = 102+39.77  
N = 13,791,809.51  
E = 3,003,253.77  
R = 2801.15'  
DEL = 1°12'51"  
L = 59.36'  
CH = N 0°59'28" E-59.36'

RESIDUE 119.34 AC  
(28.308 AC)  
CCF# 9722234 OPRFBC  
OLD SOUTH PLANTATION  
INC.  
4-7-97

TRACT 2  
PROPOSED  
ACCESS  
EASEMENT  
0.077 AC

PROP. R.O.W.

FND 5/8" I.R. W/CAP

PROP. & FM 359

3.675 AC (CALLED 3.33 AC)  
OLD SOUTH PLANTATION,  
INC., ET AL  
CCF# 9722234 OPRFBC (4-7-97)  
ESTATE OF MARJORIE W. BAILEY  
PROBATE RECORDS FBC 7-16-86

PROP. R.O.W.

EXIST. R.O.W.

FND 5/8" I.R. W/CAP

S 89° 11' 35" W  
65.00'

675+00

PARCEL 1, PART 2 - SHEET 9 OF 11

WILLIAM MORTON LEAGUE A-62

GOLF COURSE  
 62.81 AC (TRACT-)  
 WSG PECAN GROVE IV, L.P.  
 CCF# 2005024176 OPRFBC  
 2-25-05

\* NO RECORD INFORMATION  
 FOR R.O.W. FOUND

LEVEE ESM'T PECAN GROVE  
 MUNICIPAL UTILITY DISTRICT NO.1  
 VOL 878 PG 9 DRFBC  
 12-31-79

N 2° 26' 51" W-1010.60'  
 FARMER ROAD  
 (70' R.O.W.)\*

N 2° 27' 57" W-661.41'  
 10' EASEMENT  
 WELLHEAD VENTURES CORP.  
 VOL. 1090, PAGE 857; DRFBC  
 9-10-82

RESIDUE 119.34 AC (28.308 AC)  
 CCF# 9722234 OPRFBC  
 OLD SOUTH PLANTATION, INC.  
 4-7-97

RANDALL JONES LEAGUE A-42

☒ FARMER RD  
 CURVE CLFARM-2  
 PI STA = 104+47.75  
 X = 3,003,255.93  
 Y = 13,792,017.48  
 R = 2928.44'  
 D = 3°03'48"  
 L = 156.57'  
 CH = N 1°06'05" W-156.55'

PART 2

1

EXIST. R.O.W.

PROP. ☒ FARMER  
 ROAD

105+00

EXIST. R.O.W.\*

PROP. R.O.W.

292.87'

TRACT 4  
 PROPOSED  
 ACCESS  
 EASEMENT  
 0.442 AC

S/O \* 103+96.79  
 69.94' LT

N 0° 58' 04" E  
 113.19'

\*\*



MATCHLINE STA. 108+00

MATCHLINE STA. 103+00

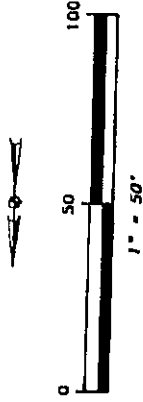
EXHIBIT B



# WILLIAM MORTON LEAGUE A-62

\* NO RECORD INFORMATION  
FOR R.O.W. FOUND

GOLF COURSE  
62.81 AC (TRACT-)  
WSG PECAN GROVE IV, L.P.  
CCF# 2005024176 OPRFBC  
2-25-05



S.E. CORNER OF  
TEXANA PLANTATION, SECTION TWO  
(SLIDE 1767/B; PRFBC)  
9-9-98

LEVEE ESM'T PECAN GROVE  
MUNICIPAL UTILITY DISTRICT NO.1  
VOL 878, PG 9, DRFBC (2-31-1979)

EXIST. R.O.W.

DEED LINE &  
SURVEY LINE N 2° 26' 51" W-1010.60'

FND 5/8" I.R.

PROP. 1/2 FARMER RD.

EXIST. R.O.W.\*

PROP. R.O.W.

FND 5/8" I.R.  
W/CAP

FIRE STATION SITE  
1.793 AC  
CITY OF RICHMOND  
CCF# 2006042182 OPRFBC  
4-12-06

N 2° 27' 57" W-661.41

S/O - 110+61.33  
70.80' LT

S 87° 45' 26" W  
282.63'

1

PART 2  
RANDALL JONES LEAGUE A-42

FARMER RD.  
(70' R.O.W.\*)

MATCHLINE STA 108+00 EXHIBIT B

May 19, 2010

Parcel 2

Page 1 of 9

EXHIBIT B

County: Fort Bend  
 Highway: FM 359  
 Project Limits: US 90 A to Jones Creek  
 RCSJ: 0543-02-056

## PROPERTY DESCRIPTION FOR PARCEL 2

Being a 2.351 acre (102,424 square feet) parcel of land out of a 3.675 acre tract (called 3.33 acres) of land in the Randall Jones League, Abstract 42, Fort Bend County, Texas; said 3.675 acre tract conveyed to Old South Plantation, Inc., Et Al, from the Estate of Bert F. Winston by deed dated April 7, 1997 and recorded under County Clerk's File No. 9722234 of the Official Public Records of Fort Bend County, (O.P.R.F.B.C.), Texas and the Estate of Marjorie W. Bailey as recorded in the probate records of Fort Bend County, Texas, dated July 16, 1986. Said 3.675 acre tract being triangular in shape with its northeast corner being the southeast corner of a 119.34 acre residue tract (28.308 acres) also from the Estate of Bert F. Winston and recorded under County Clerk's File No. 9722234 of O.P.R.F.B.C., Fort Bend County, Texas; and its north line being the south line of said 28.308 acre residue tract, and the east line being the centerline of Farmer Road and the southwest line being the existing northeast right-of-way line of a highway right-of-way tract for FM 359 (100 feet wide) described as Tract 1 in a right-of-way Easement from J. R. Farmer to the State of Texas dated March 27, 1962, and recorded at Volume 433, Page 152, of the Deed Records of Fort Bend County, Texas; said 2.3533 acre parcel being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod with cap found on the existing southwesterly right-of-way easement line of said FM 359 (100 feet wide), marking the northeast corner of Pecan Lakes Section One according to the plat recorded on June 17, 1997, Slide 1595/B of the Plat Records of Fort Bend County, Texas; also being the northeast corner of a 1.6502 acre Commercial Reserve "A" conveyed to Building Exchange Properties, Inc. and recorded under County Clerk's File No. 2006018998 of the O.P.R.F.B.C., Fort Bend County, Texas, dated February 9, 2006;

THENCE, North 87° 17' 51" East a distance of 43.41 feet to a 5/8 inch iron rod with TxDOT aluminum cap set on the proposed west right-of-way line of FM 359; \*\*

THENCE, North 2° 37' 56" West a distance of 139.23 feet along the proposed west right-of-way line of FM 359 to a 5/8 inch iron rod with cap set on the proposed west right-of-way line of FM 359 for the POINT OF BEGINNING marking the westerly southeast corner of the herein described parcel having surface coordinates X= 3,003,220.54, and Y= 13,791,132.41; thence as follows;

## EXHIBIT \_\_\_\_\_

- 1) THENCE, North  $2^{\circ} 37' 56''$  West a distance of 321.36 feet continuing along the proposed west right-of-way line of FM 359 to a set  $5/8''$  iron rod with TxDOT aluminum cap for the southeast cut corner at the intersection of the proposed south right-of-way line of FM 359 and proposed west right-of-way line of Farmer Road; \*\*
- 2) THENCE, North  $50^{\circ} 33' 45''$  West along the proposed west right-of-way line of FM 359 a distance of 85.37 feet to a set  $5/8$  inch iron rod with TxDOT aluminum cap for the northwest cut corner of said proposed intersection of FM 359 and Farmer Road; \*\*
- 3) THENCE, South  $89^{\circ} 13' 03''$  West a distance of 327.44 feet along the proposed south right-of-way line of FM 359 to a  $5/8$  inch iron rod with cap set at the intersection of the proposed FM 359 south right-of-way line and the existing northeast right-of-way line for FM 359; said northeast right-of-way line being a curve to the left;
- 4) THENCE, along said curve to the left, having a radius of 1005.00 feet, a central angle of  $27^{\circ} 08' 28''$ , a chord bearing of North  $77^{\circ} 14' 10''$  West, a chord distance of 471.63 feet, and a curve distance of 476.07 feet to a  $5/8$  inch iron rod with cap found marking the point of curvature of the northeasterly line of said highway right-of-way;
- 5) THENCE, North  $89^{\circ} 11' 35''$  East a distance of 242.58 feet passing a found  $5/8$  inch iron rod with cap on the north line of said 3.675 acre tract also being the south line with said 28.308 acre residue tract, and continuing another 324.19 feet for an accumulated distance of 566.77 feet passing a  $5/8$  inch iron rod with cap found at the southwest corner of a 1.683 acre tract conveyed from Old South Plantation, Inc. to CVS Corporation and recorded under County Clerk's File No. 2005068051 of the O.P.R.F.B.C., Fort Bent County, Texas, dated June 9, 2005, and continuing along the north line of said 3.675 acre tract also being the south line of said 1.683 acre tract another 288.45 feet for an accumulated distance of 855.22 feet pass a  $5/8$  inch iron rod with cap found marking the southeast corner of said 1.683 acre tract and continuing for a total distance of 920.22 feet to the northeast corner of said 3.675 acre tract also being the southeast corner of said 28.308 acre residue tract, and being a point on the existing west right-of-way line of Farmer Road (occupied width of 70 feet);

May 19, 2010

Parcel 2

Page 3 of 9

## EXHIBIT \_\_\_\_\_

- 6) THENCE, South  $2^{\circ} 26' 51''$  East a distance of 624.18 feet along the east line of said 3.675 acre tract also being the existing centerline of Farmer Road to a point on the north line of a 40 feet strip of land conveyed as right-of-way easement for FM 359 out of the Herman Schultz Tract and recorded in the Volume 243, Page 525 of the Deed Records of Fort Bend County for the southeast corner of the herein described parcel;
- 7) THENCE, South  $87^{\circ} 17' 51''$  West along the said north line a distance of 7.95 feet to a point on the northeast line of said Tract 1 (right-of-way easement for FM 359) for the southwest corner of the herein described parcel. The same point also being on a curve to the left;
- 8) THENCE, along said curve to the left having a radius of 1005.00 feet, a central angle of  $08^{\circ} 44' 55''$ , a chord bearing of North  $27^{\circ} 26' 53''$  West, a chord distance of 153.30 feet, for a curve distance of 153.46 feet to the POINT OF BEGINNING of the herein described parcel containing 2.351 acres (102,424 square feet).

All bearings and coordinates are based on the Texas State Plane Coordinate System, South Central Zone NAD 83 (1993 Adjustment). All distances and coordinates are surface and may be converted to grid by dividing by a combined adjustment factor of 1.00013.

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

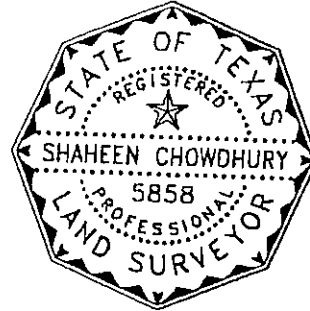
The field survey was completed in May 2006

Access will not be prohibited to the remainder property abutting the Highway facility.

\*\* 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.

EXHIBIT \_\_\_\_\_

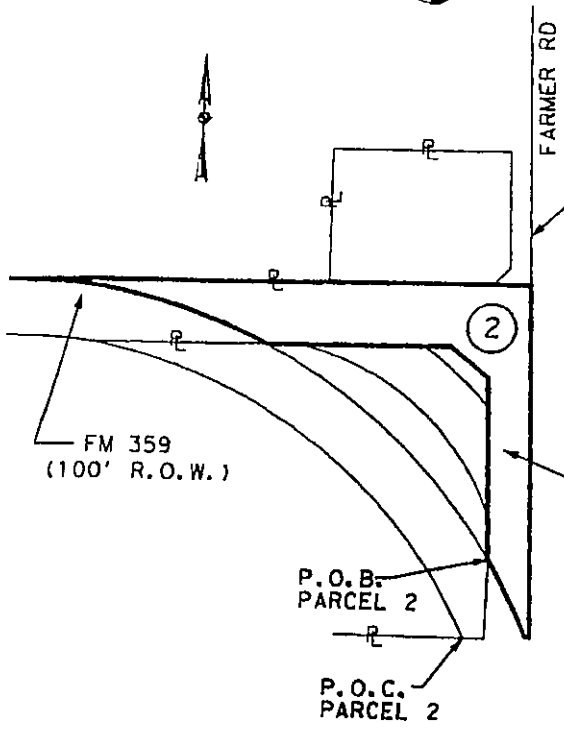
*Shaheen Chowdhury, 05/19/10*  
Shaheen Chowdhury  
Registered Professional Land Surveyor  
Texas Reg. No. 5858



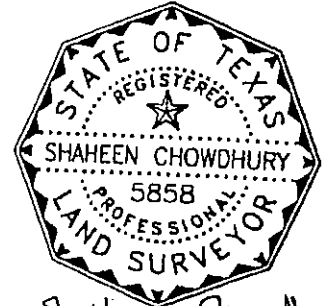
Kuo & Associates, Inc.  
10700 Richmond Ave., Suite 113  
Houston, Texas 77042  
Ph: (713) 975-8769

Revision:  
Decrease in area of parcel taking at the south end of Parcel 2.  
May 19, 2010

EXHIBIT B



DEED LINE & SURVEY LINE



Shaheen Chowdhury  
05/11/10

3.675 AC (CALLED 3.33 AC)  
OLD SOUTH PLANTATION, INC. ET AL  
CCF# 9722234 OPRFBC (4-7-97)  
ESTATE OF MARJORIE W. BAILEY  
PROBATE RECORDS FBC  
7-16-86

PARCEL	EXISTING	TAKING	REMAINING
2	3.675 AC.	2.351 AC. 102,424 S.F.	1.324 AC.

LEGEND

- CENTER LINE
- EXISTING ROW LINE
- PROPOSED ROW LINE
- PROPERTY LINE
- SURVEY LINE
- MATCH LINE
- EASEMENT/BUILDING LINE
- FOUND TXDOT ROW MARKER
- SET TXDOT ROW MARKER
- FOUND (AS DESCRIBED)
- SET (AS DESCRIBED)
- ① PARCEL NUMBER

- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- FND I.R. FOUND IRON ROD
- FND I.P. FOUND IRON PIPE
- P.U.E. PUBLIC UTILITY EASEMENT
- W.L.E. WATER LINE EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- B.L. BUILDING LINE
- L.S.E. LANDSCAPE EASEMENT
- S/O STATION AND OFFSET
- DRFBC DEED RECORDS FORT BEND COUNTY
- PRFBC PLAT RECORDS FORT BEND COUNTY
- OPRFBC OFFICIAL PUBLIC RECORDS FORT BEND COUNTY
- CCF# COUNTY CLERK'S FILE NO.
- FBC FORT BEND COUNTY

NOTES:

1. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE NORTH AMERICAN DATUM OF 1983 (NAD 83), 1993 ADJUSTMENT. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00013.
2. A PROPERTY DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.
3. ABSTRACTING, FIELD SURVEY & MAP WERE PREPARED IN SEPTEMBER, 2009.
4. \*\* THE MONUMENT DESCRIBED AND SET IN THIS CALL MAY BE REPLACED WITH A TXDOT TYPE II ROW MARKER UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TXDOT.
5. ACCESS WILL NOT BE PROHIBITED TO THE REMAINDER PROPERTY ABUTTING THE HIGHWAY FACILITY.

REVISION: MAY 19, 2010 - Decrease in area of parcel taking at the south end of Parcel 2.

**Kuo & Associates, Inc.**

Consulting Engineers & Surveyors  
10700 Richmond Ave., Suite 113,  
Houston, Texas 77042

Ph: (713) 975-8769

Fax: (713) 975-0920

PARCEL PLAT  
SHOWING PROPERTY OF  
PARCEL 2

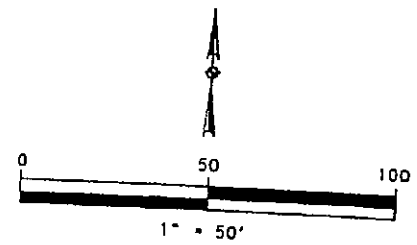
ROW CSJ: 0543-02-056

FM 359 FORT BEND COUNTY  
SCALE: N.T.S. MAY, 2010

SHEET 5 OF 9

EXHIBIT B

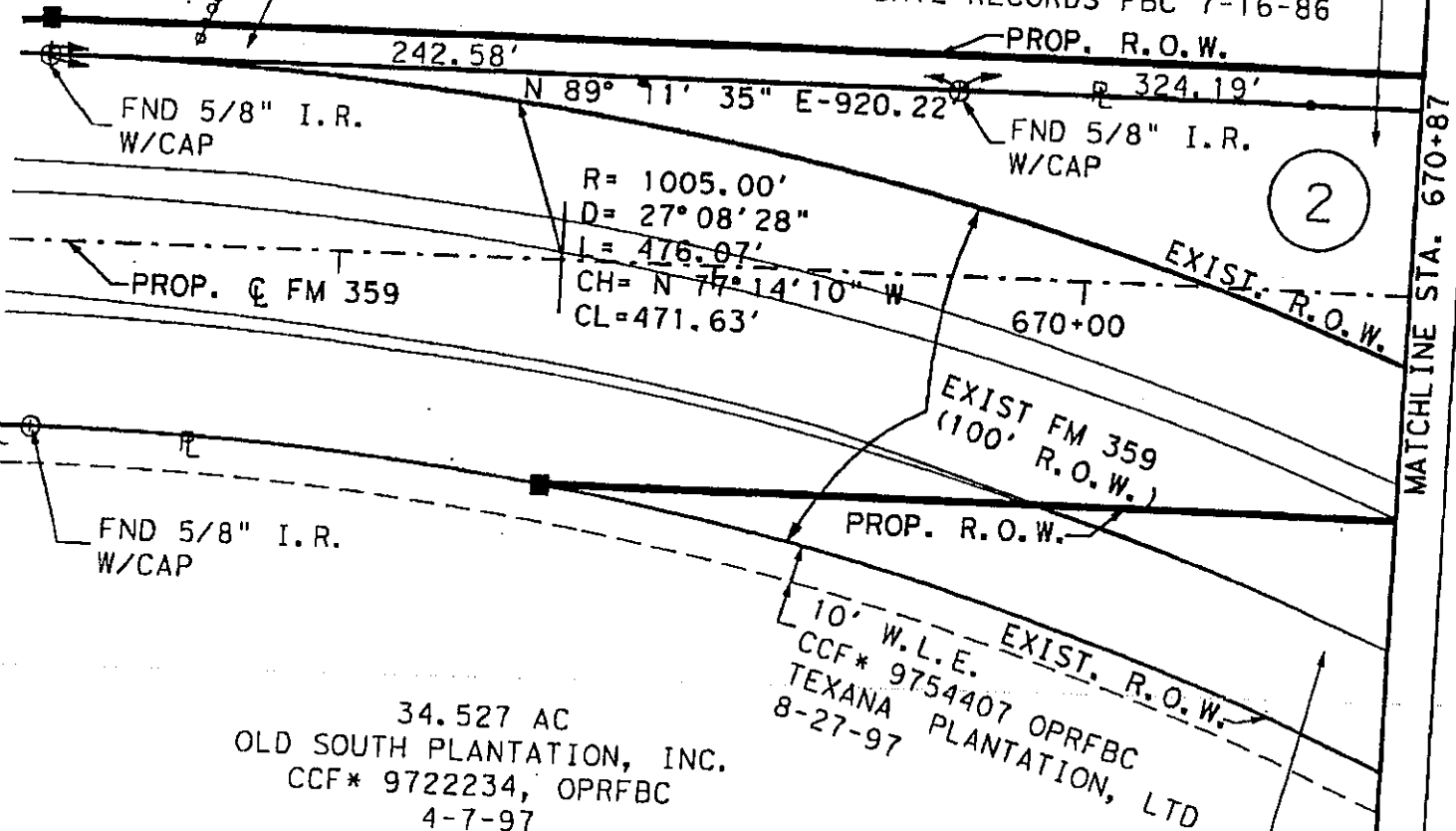
RANDALL JONES LEAGUE A-42



RESIDUE OF  
119.34 AC (28.308 AC)  
CCF# 9722234 OPRFBC  
OLD SOUTH PLANTATION, INC.  
4-7-97

HOUSTON LIGHT & POWER COMPANY  
BLANKET 10' WIDE EASEMENT  
ON TRACT A-CALL 777.5 ACRES  
VOL. 482, PAGE 688; DRFBC  
12-19-1962

3.675 AC (CALLED 3.33 AC)  
OLD SOUTH PLANTATION, INC. ET AL  
CCF# 9722234 OPRFBC (4-7-97)  
ESTATE OF MARJORIE W. BAILEY  
PROBATE RECORDS FBC 7-16-86



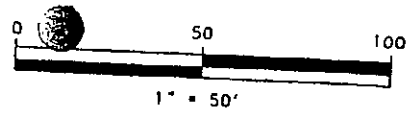
34.527 AC  
OLD SOUTH PLANTATION, INC.  
CCF\* 9722234, OPRFBC  
4-7-97

10' W.L.E.  
CCF\* 9754407 OPRFBC  
TEXANA PLANTATION, LTD  
8-27-97

OLD SOUTH PLANTATION  
(RIGHT-OF-WAY EASEMENT  
STATE OF TEXAS)  
1.859 ACRE-TRACT NO. 1  
VOL 433, PAGE 152; DRFBC  
3-27-1962

TRACT  
PROPOSED  
ACCESS  
EASEMENT  
0.077AC

EXHIBIT B



CALLED 1.683 AC  
CCF# 2005068051 OPRFBC  
CVS CORP 6-9-2005

MATCHLINE STA. 670+87

MATCHLINE STA. 674+62

PROP. R.O.W. FND 5/8" I.R. W/CAP

2

N 89° 11' 35" E-920.22'

288.45'

PROP. Q FM 359

N 89° 11' 55" E-3929.81' 505.50'

3.675 AC (CALLED 3.33 AC)  
OLD SOUTH PLANTATION, INC. ET AL  
CCF# 9722234 OPRFBC (4-7-97)  
ESTATE OF MARJORIE W. BAILEY  
PROBATE RECORDS FBC 7-16-86

671+00

50'

5/8" I.R. W/CAP

(CALLED S 89° 23' 04" E-304.72')

D= 27° 08' 28"

R= 1005.0'

L= 476.07'

CH= N 77° 14' 10" W-471.63'

S 89° 13' 03" W-327.44'  
PROP. R.O.W.

OLD SOUTH PLANTATION  
(OLD RIGHT-OF-WAY EASEMENT  
STATE OF TEXAS)  
1.25 ACRES  
VOL 241, PG 380; DRFBC  
1-7-1947

D= 69° 03' 38"

R= 1005.0'

L= 1211.36'

CH= N54° 51' 14" W-1139.35'

EXIST. R.O.W.

H-20  
86.09'

34.527 AC  
OLD SOUTH PLANTATION, INC.  
CCF# 9722234, OPRFBC  
4-7-97

OLD SOUTH PLANTATION  
(RIGHT-OF-WAY EASEMENT  
STATE OF TEXAS)  
1.859 ACRES TRACT NO. 1  
VOL 433, PAGE 152; DRFBC  
3-27-1962  
EXIST. R.O.W.

D= 65° 19' 58"

R= 905.0'

L= 1031.94'

CH= S56° 45' 05" E-976.94'

RANDALL JONES LEAGUE A-42



RANDALL JONES  
LEAGUE A-42

EXHIBIT B

PROPR. FARMER ROAD

S. E. COR.  
119.34 ACRES  
CCF# 972234 OPRFBC  
13.896 AC  
LEVEE ESM'T  
PECAN GROVE MUD. NO. 1  
VOL 878, PG 9,  
POT 100+00.00 DRFBC 12-31-79

POT 676+29.81  
N 8°26'27" W-50.45'

N 2°37'11" W-9.29'

FND 5/8" I.R.  
W/CAP

GOLF COURSE  
CALLED 12.41 AC (TRACT E)  
WSG PECAN GROVE IV, LF  
CCF# 2005024176 OPRFBC  
2-25-05

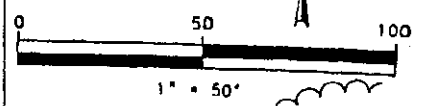
FND 1" I.P.  
W/CAP

0.7225 AC  
JOGGING TRAIL  
PECAN GROVE  
MUD NO. 1  
VOL 878, PG 9  
DRFBC 12-31-79

0.119 AC  
SOUTHWESTERN  
BELL TEL. CO.  
VOL 1033, PG 1074  
DRFBC 2-12-82

FARMER RD (WIDTH VARIES)  
NO RECORD INFORMATION  
FOR R.O.W. FOUND

WILLIAM MORTON  
LEAGUE A-62



MATCHLINE STA. 674+62

N 89°11'35" E-920.22'  
FND 5/8" I.R.  
W/CAP  
PROP. € 359

675+00  
10' WELLHEAD VENTURES  
CORP. ESM'T VOL 1090,  
PG 863, DRFBC 9-10-82

\*\* S/O = 675+06.19  
60.55' RT

N 50°33'45" W  
85.37' RT

S/O = 677+43.76  
61.79' RT

OLD SOUTH PLANTATION  
(OLD RIGHT-OF-WAY  
EASEMENT-STATE  
OF TEXAS) 1.25 ACRES  
VOL 241,  
PG 380; DRFBC  
1-7-1947

3.675 AC (CALLED  
3.33 AC) OLD SOUTH  
PLANTATION, INC.  
ET AL CCF# 972234,  
OPRFBC (4-8-97)  
ESTATE OF MARJORIE  
W. BAILEY, PROBATE  
RECORDS, FBC  
7-16-86

PROP. R.O.W.

EXIST. R.O.W.

N 2°27'59" W-210.09'

S 2°27'57" E-430.78'

S 2°26'51" E-624.18'

DEED LINE &  
SURVEY LINE

EXIST. R.O.W.

FND 1" W/CAP

680

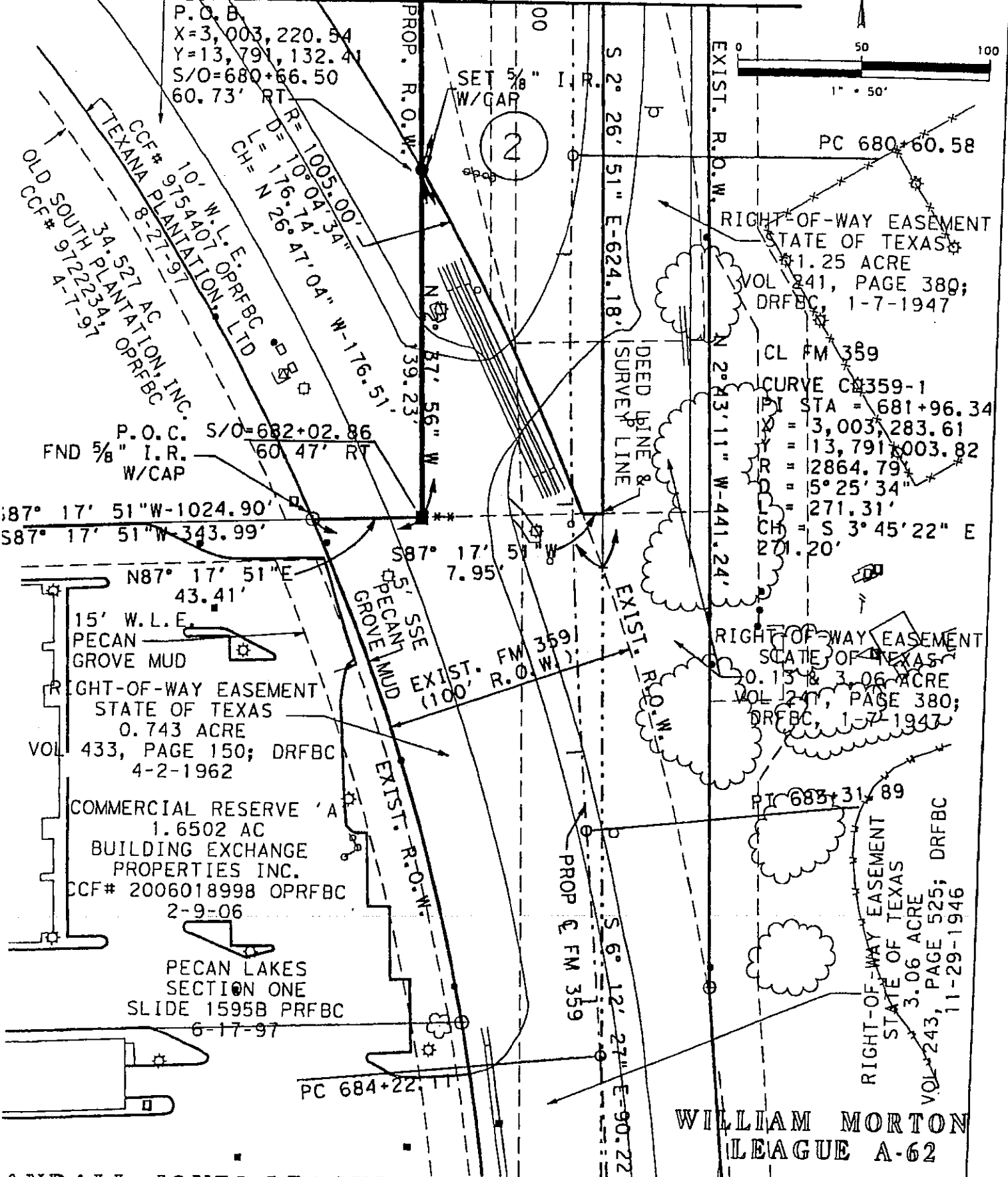
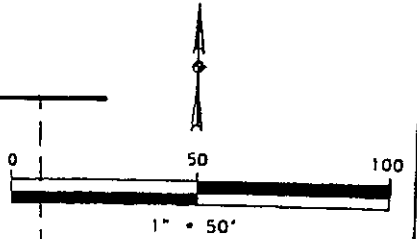
MATCHLINE STA. 680+00

PARCEL 2 - SHEET 8 OF 9

OLD SOUTH PLANTATION  
(RIGHT-OF-WAY EASEMENT)  
STATE OF TEXAS-1.859 ACRE  
VOL 433, PAGE 152; DRFBC  
3-27-1962

EXHIBIT B

MATCHLINE STA. 680+00



ANDALL JONES LEAGUE A-42

PARCEL 2 - SHEET 9 OF 9