

CAUSE NO. 17-CCV-060750

CITY OF SUGAR LAND,

Plaintiff,

v.

LAKE POINTE SHOPPING CENTER,
LP; FIRST COLONY COMMUNITY
SERVICES ASSOCIATION, INC.;
FLUOR ENTERPRISES, INC.;
LAKEPOINTE ASSETS LLC; LAKE
POINTE SHOPPING CENTER, LTD.;
FIRST COLONY MANAGEMENT
DISTRICT; JPMORGAN CHASE
BANK, N.A.; PLAINS STATE BANK;
GREEN BANK, N.A.; AMERICAN
BANK OF COMMERCE; WHOLE
FOODS MARKET ROCKY
MOUNTAIN/SOUTHWEST, L.P.;
LAKE POINTE VILLAGE SUGAR
LAND, L.P.; SEARS AUTHORIZED
HOMETOWN STORES, LLC;
POTBELLY SANDWICH WORKS
LLC; CHARLES SCHWAB & CO.,
INC.; SWEET PEA SMILES; ECLAT,
INC. D/B/A BUSY BODY HOME
FITNESS; T-MOBILE WEST LLC;
THE TAXING AUTHORITIES OF
FORT BEND COUNTY; FORT BEND
INDEPENDENT SCHOOL DISTRICT;
CITY OF SUGAR LAND; FORT
BEND COUNTY LID #2 AND FIRST
COLONY MUD #10

Defendants.

IN THE COUNTY CIVIL COURT

AT LAW NO. 4

OF FORT BEND COUNTY, TEXAS

AWARD OF SPECIAL COMMISSIONERS

On the 16th day of November, 2017, this matter was considered before the undersigned
Special Commissioners and freeholders of Fort Bend County, Texas, who were duly appointed
by the Judge of the County Civil Court at Law No. 4 of Fort Bend County, Texas.

The Original Petition in Condemnation was filed by City of Sugar Land in this Court, praying for the condemnation of fee simple to the tract of land described as:

Being two parcels containing a total of 0.2116 of one acre (9,215 square feet) of land located in the S.M. Williams Survey, Abstract No. 97, Fort Bend County, Texas and being portion of a tract described as 21.6136 acres in a conveyance from Lake Pointe Town Center, LID. to Lake Pointe Shopping Center, LP recorded under File No. 2011101564 of the Official Public Records Fort Bend County, (O.P.R.F.B.C.), and executed October 11, 2011, and being a portion of Unrestricted Reserve "A" as shown on the subdivision plat of Lake Pointe Village West as recorded on Plat Number 20070133 of the Fort Bend County Plat Records (F.B.C.P.R.) and a portion of Unrestricted Reserve "D-1" and "W" as shown on the subdivision plat of Lake Pointe Village West, Section 2 as recorded on Plat Number 20070211 of the F.B.C.P.R.; said 0.2116 of one acre parcel being more particularly described by metes and bounds in two parts as described on Exhibit A.

The following entities/individuals have an interest in the Property: Lake Pointe Shopping Center, LP, First Colony Community Services Association, Inc., Fluor Enterprises, Inc., Lakepointe Assets LLC, Lake Pointe Shopping Center, Ltd., First Colony Management District, JPMorgan Chase Bank, N.A., Plains State Bank; Green Bank, N.A., American Bank of Commerce, Whole Foods Market Rocky Mountain/Southwest, L.P., Lake Pointe Village Sugar Land, L.P., Sears Authorized Hometown Stores, LLC, Potbelly Sandwich Works LLC, Charles Schwab & Co., Inc., Sweet Pea Smiles, Eclat, Inc. d/b/a Busy Body Home Fitness, T-Mobile West LLC and the Taxing Authorities of Fort Bend County, Fort Bend Independent School District, City of Sugar Land, Fort Bend County LID #2 and First Colony MUD #10.

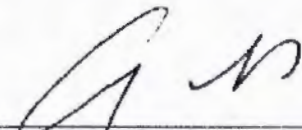
All defendants have been duly and properly served with notice of the time and place of the hearing as required by law through personal service, service by publication and/or certified mail, and all interested parties have appeared in person, through their attorneys, or have waived appearance. A list of those persons in attendance is attached as Exhibit B.

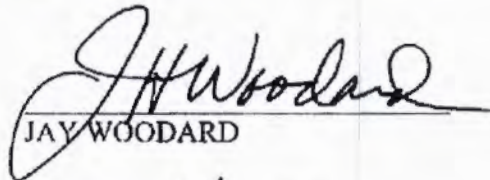
All matters involved in this condemnation proceeding were submitted to the Special Commissioners. The evidence has been heard by us. We, the Special Commissioners, have

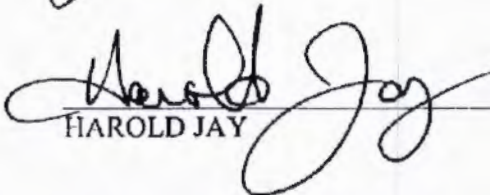
EMH/686279 | Parcel 25

assessed the damages to the property owner after estimating the extent of the injury and benefit to the property owner, including the effect of the condemnation on the value of the property owner's remaining property, and find the market value of the Property to be \$ 169,861^{00/100} said funds to be deposited into the Registry of the Court, in an interest bearing account pending further orders of the Court regarding distribution thereof.

We hereby award the Property to the City of Sugar Land for public purposes, with full and complete right, use and possession thereof; we also adjudge all costs of this proceeding against the City of Sugar Land.

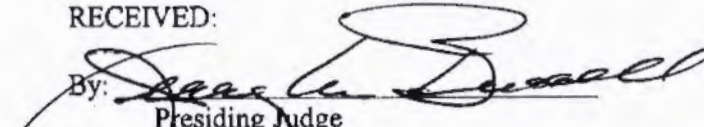

GARY FRANKS


JAY WOODARD


HAROLD JAY

SPECIAL COMMISSIONERS

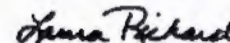
RECEIVED:

By: 
Presiding Judge
Date: 11-29-17

EMH/686279 | Parcel 25

FILED FOR RECORD
NO. _____ TIME 2:00 P.M.

NOV 29 2017 SC


County Clerk Fort Bend Co. Texas

County: Fort Bend
Highway: SH 6
Limits: 1,100 feet West of Spur 58 to 500 feet East of Lexington Boulevard
RCSJ: 0192-01-098

Property Description for Parcel 25 Parts 1 & 2

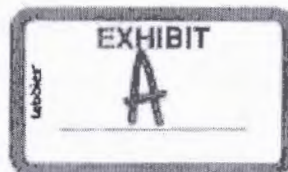
Being two parcels containing a total of 0.2116 of one acre (9,215 square feet) of land located in the S.M. Williams Survey, Abstract No. 97, Fort Bend County, Texas and being portion of a tract described as 21.6136 acres in a conveyance from Lake Pointe Town Center, LTD. to Lake Pointe Shopping Center, LP recorded under File No. 2011101564 of the Official Public Records Fort Bend County, (O.P.R.F.B.C.), and executed October 11, 2011, and being a portion of Unrestricted Reserve "A" as shown on the subdivision plat of Lake Pointe Village West as recorded on Plat Number 20070133 of the Fort Bend County Plat Records (F.B.C.P.R.) and a portion of Unrestricted Reserve "D-1" and "W" as shown on the subdivision plat of Lake Pointe Village West, Section 2 as recorded on Plat Number 20070211 of the F.B.C.P.R.; said 0.2116 of one acre parcel being more particularly described by metes and bounds in two parts as follows:

Part 1

COMMENCING at a 5/8 inch iron rod with a Costello Inc. cap found for an East corner of Detention Pond Reserve "D" as shown on the subdivision plat of Lake Pointe, Tract 2 Amending Plat and the North corner of said Unrestricted Reserve "A", thence as follows:

South 23° 47' 59" West, along and with the Southeast line of said Detention Pond Reserve "D" and the Northwest line of said Unrestricted Reserve "A", a distance of 92.96 feet to a 5/8 inch iron rod with a TxDOT aluminum disc set for the North corner and POINT OF BEGINNING of the herein described tract, and having surface coordinates of N=13,782,941.62, E=3,040,872.22, lying in the proposed Northeast right-of-way line of State Highway (SH) 6 (based on a proposed width of 170 feet at this point);

1. THENCE, South 69° 14' 29" East, along and with said proposed Northeast right-of-way line of SH 6, a distance of 178.16 feet to a 5/8 inch iron rod with a TxDOT aluminum disc set for the East corner of the herein described tract, lying in the Southeast line of said Unrestricted Reserve "A"; **
2. THENCE, South 20° 45' 31" West, along and with said Southeast line of Unrestricted Reserve "A" and said proposed Northeast right-of-way line of SH 6, a distance of 14.00 feet to a 5/8 inch iron rod with a TxDOT aluminum disc set for the South corner of the herein described tract, lying in the existing Northeast right-of-way of SH 6 (based on an existing width of 144.5 feet at this point) and the Southwest line of said Unrestricted Reserve "A" and of a tract described as 1.2407 acres in a conveyance to the State of Texas recorded in Volume 1090, Page 661 of the Fort Bend County Deed Records, and called Parcel 6 dated September 15, 1982; **



3. **THENCE**, North 69° 14' 29" West, along and with said existing Northeast right-of-way line of SH 6 and of said 1.2407 acre tract and said Southwest line of Unrestricted Reserve "A", a distance of 178.90 feet to a 5/8 inch iron rod with a Costello Inc cap found for the West corner of the herein described tract and of said Unrestricted Reserve "A" and the South corner of said Detention Pond Reserve "D";
4. **THENCE**, North 23° 47' 59" East, along and with said Southeast line of Detention Pond Reserve "D" and said Northwest line of Unrestricted Reserve "A", a distance of 14.02 feet to the **POINT OF BEGINNING** and containing 0.0574 of one acre (2,499 square feet) of land in the herein described Part 1.

Part 2

COMMENCING at a 5/8 inch iron rod found for a North corner of Landscape Reserve "F" as shown on the subdivision plat of Lake Pointe, Tract 2 Amending Plat as recorded on Plat Number 20050132 of the F.B.C.P.R. and a Southeasterly interior corner of said Unrestricted Reserve "W", thence as follows:

South 14° 09' 57" West, along and with a Southeast line Unrestricted Reserve "W" and the West line of said Landscape Reserve "F", a distance of 23.40 feet to a 5/8 inch iron rod with a TxDOT aluminum disc set for the East corner and **POINT OF BEGINNING** of the herein described tract, and having surface coordinates of N=13,782,622.68, E=3,041,758.53, lying in the proposed Northeast right-of-way line of State Highway (SH) 6 (based on a proposed variable width at this point); **

5. **THENCE**, South 14° 09' 57" West, continuing along and with said Southeast line of Unrestricted Reserve "W" and said West line of Landscape Reserve "F" and said proposed Northeast right-of-way line of SH 6, a distance of 8.04 feet to a 5/8 inch iron rod with a TxDOT aluminum disc set for the South corner of the herein described tract, lying in the existing Northeast right-of-way line of SH 6 (based on an existing variable width at this point) and of a tract described as 0.0721 of one acre in a conveyance to the State of Texas recorded in File No. 2006013713 of the O.P.R.F.B.C. and dated December 20, 2005 and called Driveway No. 21; **
6. **THENCE**, North 71° 54' 56" West, continuing along and with said existing Northeast right-of-way line of SH 6 and of said 0.0721 of one acre tract, a distance of 66.27 feet to an angle point;
7. **THENCE**, North 72° 42' 56" West, continuing along and with said existing Northeast right-of-way line of SH 6 and of said 0.0721 of one acre tract, a distance of 65.10 feet to an angle point;
8. **THENCE**, North 70° 59' 31" West, continuing along and with said existing Northeast right-of-way line of SH 6 and of said 0.0721 of one acre tract, a distance of 170.55 feet to the North corner of said 0.0721 of one acre tract and the East corner of a tract described as 0.0245 of one acre in a conveyance to the City of Sugarland recorded in File No. 2009134607 of the O.P.R.F.B.C., and dated November 10, 2009;

9. **THENCE**, North 68° 17' 34" West, continuing along and with said existing Northeast right-of-way line of SH 6 and of said 0.0245 of one acre, a distance of 131.76 feet to the North corner of said 0.0245 of one acre tract and the East corner of a tract described as 0.0853 of one acre in a conveyance to the State of Texas recorded in File No. 2006013713 of the O.P.R.F.B.C. and dated December 20, 2005 and called Driveway No. 9;
10. **THENCE**, North 69° 16' 40" West, continuing along and with said existing Northeast right-of-way line of SH 6 and of said 0.0853 of one acre, a distance of 66.15 feet to a 5/8 inch iron rod with a Costello Inc cap found for the West corner of the herein described tract and of said Unrestricted Reserve "D-1" and the South corner of Unrestricted Reserve "C-2" as shown on the subdivision plat of Lake Pointe, Tract 2 Unrestricted Reserve "C" Replat as recorded on Plat Number 20060054 of the F.B.C.P.R.;
11. **THENCE**, North 20° 46' 31" East, along and with the Northwest line of said Unrestricted Reserve "D-1" and the Southeast line of said Unrestricted Reserve "C-2", a distance of 13.94 feet to a 5/8 inch iron rod with a TxDOT aluminum disc set for the North corner of the herein described tract, lying in the proposed Northeast right-of-way line of SH 6;
12. **THENCE**, South 69° 14' 29" East, along and with said proposed Northeast right-of-way line of SH 6, a distance of 216.06 feet to a 5/8 inch iron rod with a TxDOT aluminum disc set for an angle point, lying in the proposed Northeast right-of-way line of SH 6; **
13. **THENCE**, South 70° 05' 00" East, along and with said proposed Northeast right-of-way line of SH 6, passing at 99.50 feet a 5/8 inch iron rod with a TxDOT disc set 92.22 feet left of baseline station 105+00 continuing for a total distance of 282.58 feet to the **POINT OF BEGINNING** and containing 0.1542 of one acre (6,716 square feet) of land in the herein described Part 2. **

Area Summary

Part 1	0.0574 of one acre	(2,499 sq. ft.)
Part 2	0.1542 of one acre	(6,716 sq. ft.)
Total	0.2116 of one acre	(9,215 sq. ft.)

Exhibit A

March 02, 2015
Parcel 25 Parts 1 & 2
Page 4 of 8

All bearings are grid and are based on the Texas Coordinate System, South Central Zone, (NAD '83, '93 Adj.) and are referenced to monuments found along the Southwest line of the called 21.6136 acre tract as cited herein. All coordinates and distances are surface and may be converted to grid by dividing by an adjustment factor of 1.00013.

Access will be permitted to the remainder property abutting the highway facility.

Compiled by:
Brown & Gay Engineers, Inc.
10777 Westheimer, Suite 400
Houston, Texas 77042
(281) 558-8700
TBPLS Licensed Survey Firm No. 10106500



4-29-15

NOTES:

A parcel plat of even date has been prepared in conjunction with this property description.

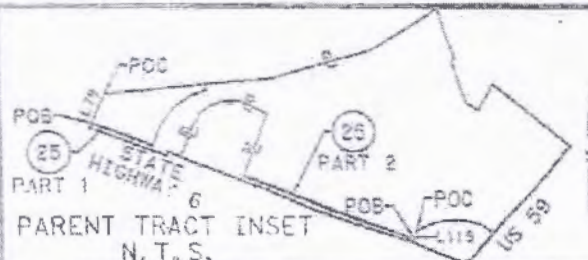
** The monument described and set in this call may be replaced with a TxDOT Type II right-of-way marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed by or retained by TxDOT.

EXISTING MONUMENTS AND EASEMENTS, SUBMITTAL, 10/1/15

10/1/15

2-13-12

DATE: 4/29/2015



- NOTES:
1. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), (1983 ADJ), AND ARE REFERENCED TO MONUMENTS FOUND ALONG THE SOUTHWEST LINE OF A CALLED 21.6136 ACRE TRACT AS SHOWN HEREON. ALL DISTANCES AND COORDINATES ARE EXPRESSED IN U.S. SURVEY FEET. ALL DISTANCES AND COORDINATES ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00013.
 2. ABSTRACTING WAS PERFORMED BY POSTLE PROPERTY SERVICES, INC. FROM DECEMBER 2014 THRU FEBRUARY 2015.
 3. FIELD SURVEYS WERE PERFORMED FROM JANUARY 2015 THRU FEBRUARY 2015.
 4. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
- ** THE MONUMENT DESCRIBED AND SET 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.

EASEMENT TABLE							
EASEMENT NUMBER	TYPE OF EASEMENT	WIDTH/SIZE	CALLED ACREAGE	TRACT	GRANTEE NAME	RECORDING INFORMATION	EXECUTION DATE
109	GUY ANCHOR	5'X40'	N/A	N/A	CENTERPOINT	FN 2007150381 OPRFBC	11/14/07
111	SIGN	3'X16'	0.0011	N/A	LAKE POINTE SHOPPING CENTER, LP	FN 2011101570 OPRFBC	10/11/11
114	SIGN	6'X16'	0.0025	N/A	TRUSTMARK NATIONAL BANK	FN 2006039510 OPRFBC	04/06/06
115	UTILITY	10'	0.0426	N/A	CITY OF SUGARLAND, ET AL	FN 2006067743 OPRFBC	06/07/06
149	SIGN	3'X16'	0.0011	18	LAKE POINTE SHOPPING CENTER, LP	FN 2011101572 OPRFBC	10/11/11
150	SIGN	3'X16'	0.0011	16	LAKE POINTE SHOPPING CENTER, LP	FN 2011101572 OPRFBC	10/11/11
151	SIGN	3'X16'	0.0011	15	LAKE POINTE SHOPPING CENTER, LP	FN 2011101572 OPRFBC	10/11/11
152	SIGN	3'X16'	0.0011	14	LAKE POINTE SHOPPING CENTER, LP	FN 2011101572 OPRFBC	10/11/11
153	SIGN	3'X16'	0.0011	13	LAKE POINTE SHOPPING CENTER, LP	FN 2011101572 OPRFBC	10/11/11
157	DRAINAGE	20'	1.83	N/A	STATE HIGHWAY DEPARTMENT	VDL 1164 PG 428 FBCDR	03/28/83
202	LANDSCAPE	35'	2.1422	N/A	FIRST COLONY COMMUNITY SERVICES ASSOCIATION, INC.	FN 2004051012 OPRFBC	04/28/04
204	UTILITY AND AERIAL	5' W/10' AE	N/A	N/A	CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC	FN 2006015756 OPRFBC	10/13/06
205	AERIAL	30'	N/A	N/A	CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC	FN 2006015756 OPRFBC	10/13/06
208	UTILITY	10'	0.4415	N/A	CITY OF SUGAR LAND, TEXAS	FN 2006055279 OPRFBC	05/10/06

LINE TABLE		
NUMBER	BEARING	DISTANCE
LT9	S 23° 47' 59" W	92.96'
LT15	S 14° 08' 57" W	23.40'

ABBREVIATION LEGEND

BL	BUILDING LINE
FBCDR	FORT BEND COUNTY DEED RECORDS
FBCPR	FORT BEND COUNTY PLAT RECORDS
FN	FILE NUMBER
FND	FOUND
IR	IRON ROD
OPRFBC	OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY
O/S	OFFSET
PG	PAGE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCING
ROW	RIGHT-OF-WAY
SAN	SANITARY
SE	SEWER EASEMENT
SN	SLIDE NUMBER
STA	STATION
STM	STORM
VOL	VOLUME
WLE	WATER LINE EASEMENT

SYMBOL LEGEND

- SET 5/8" IRON ROD WITH ALUMINUM TXDOT CAP, UNLESS OTHERWISE NOTED
- EXISTING TXDOT MONUMENT
- FOUND 5/8" IRON ROD (UNLESS OTHERWISE NOTED)
- (100) EASEMENT TABLE ITEM (SEE TABLE FOR DETAIL)

I HEREBY CERTIFY THAT THIS PLAT AND ACCOMPANYING LEGAL DESCRIPTIONS IS BASED ON THE GROUND SURVEY MADE UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE, IS TRUE AND CORRECT.



4-29-15

GLENN FISHER RPLS NO. 4146
BROWN & GAY ENGINEERS, INC.
10777 WESTHEIMER, SUITE 400
HOUSTON, TEXAS 77042
TELEPHONE: (281) 556-9700

DATE		REVISION	
04/29/15		UPDATE TOPO	
AREA TABLE (ACRES)			
EXISTING ACREAGE	TAKING S.F./AC.	REMAINDER	
		LEFT	RIGHT
21.6136	PART 1 0.0574 2.499	21.4020	N/A
	PART 2 0.1542 6.716		
 Brown & Gay Engineers, Inc. 10777 Westheimer, Suite 400, Houston, TX 77042 Tel: 281-556-9700 • www.browngay.com TSP10 Licensed Surveying Firm No. 10158320			
PARCEL PLAT SHOWING PARCEL 25 PARTS 1 & STATE HIGHWAY 6 FORT BEND COUNTY ROW C.S.J. 0192-01-098 MARCH 02, 2015 PAGE 5 OF 8 SCALE: N/A			

 Brown & Gay Engineers, Inc.
10777 Westheimer, Suite 400, Houston, TX 77042
Tel 281-955-8780 • www.browngay.com
TSPC's Licensed Surveying Firm No. 10105500

Copyright 2015

**PARCEL PLAT
SHOWING**

**PARCEL 25 - PART 1
STATE HIGHWAY 6
FORT BEND COUNTY
ROW C.S.J. 0192-01-09B
MARCH 02, 2015**

PAGE 6 OF 8 SCALE: 1"=50'

S.M. WILLIAMS SURVEY, A-97

UNRESTRICTED RESERVE "C-2"
LAKE POINTE, TRACT 2
UNRESTRICTED RESERVE "C" REPLAT
PN 20060054 FBCPR

TRUSTMARK NATIONAL BANK
0.8347 OF ONE ACRE TRACT
FN 2006039505 OPRFBC
FILED APRIL 6, 2006

UNRESTRICTED
RESERVE "D-1"
LAKE POINTE
VILLAGE WEST
SECTION 2
PN 20070211 FBCPR

LAKE POINTE
SHOPPING CENTER, LP
21.6136 ACRE TRACT
FN 201101564 OPRFBC
OCT 11, 2011

25' STM AND SAN SE
PN 20060243 FBCPR

25' X 25' STM AND SAN SE
PN 20060054 FBCPR

20' STM SE
PN 20060054 FBCPR

STA 101+64.46
O/S 90.75 LT

STA 104+00.52
O/S 90.75 LT

20' STM SE
PN 20060054 FBCPR

16' SAN SE
PN 20080054 FBCPR

EXISTING ROW

W/COSTELLO
INC CAP

PART 2

STATE OF TEXAS
0.0853 OF ONE ACRE
DRIVEWAY NO 9
FN 2006013713 OPRFBC VOL
DEC 20, 2005

STATE OF TEXAS
PARCEL 6
1.2407 ACRE TRACT
1090 PG 661 FBCDR
SEPT 15, 1982

CITY OF
SUGARLAND, TEXAS
0.0245 OF ONE ACRE
FN 2009134607 OPRFBC
NOV 10, 2009

STATE OF TEXAS
PARCEL 6A
0.0172 OF ONE ACRE
VOL 1031 PG 168 FBCDR
FEB 24, 1982

S 69°14'29" E, 5,991.20'

101+00

STATE HIGHWAY 6
(WIDTH VARIES)

SCALE 1" = 50'

MATCHLINE SEE SHEET 8 OF 8

NUMBER	BEARING	DISTANCE
L97	N 20°46'31" E	13.95'
L99	N 58°17'34" W	131.76'
L100	N 69°16'40" W	65.15'
L101	S 69°14'29" E	1216.08'
L119	N 70°59'31" W	170.55'



Brown & Gey Engineers, Inc.
10777 Wynnemur, Suite 400, Houston, TX 77042
Tel: 281.453.6730 • www.bge.com
TIPUS Licensed Surveying Firm No. 10150320

PARCEL PLAT
SHOWING
PARCEL 25 - PART 2
STATE HIGHWAY 6
FORT BEND COUNTY
ROW C.S.J. 0192-01-098
MARCH 02, 2015
PAGE 7 OF 8 SCALE: 1"=50'

POSTED AS MICROSTATION AT 10:00 AM ON 03/15/2015 BY: J. Williams, PLS

Hwy 6

0-53-45, 14'

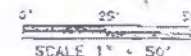
DATE: 4/29/2015
FILE: ENCLY_Support\04031405-00_016_bmp_001.dwg

DATE: 4/29/2015 2:43 PM
PAGE: 25
4/29/2015 2:43 PM
C:\Users\j\Documents\4/29/2015 2:43 PM

UNRESTRICTED RESERVE "W"
LAKE POINTE VILLAGE WEST
SECTION 2
PN 20070211 FBCPR

LAKE POINTE SHOPPING CENTER, LP
21.6136 ACRE TRACT
FN 2011101564 GPRFBC
OCT 11, 2011

LINE TABLE		
NUMBER	BEARING	DISTANCE
L115	S 14° 09' 57" W	123.40'
L116	S 14° 09' 57" W	8.04'
L117	N 71° 54' 56" W	166.27'
L118	N 72° 42' 56" W	165.10'
L119	S 70° 59' 31" W	170.55'
L120	S 70° 05' 00" E	1282.58'



MATCHLINE SEE SHEET 7 OF 8

20° STM SE
PN 20050028 F8CPR

20' STM SE
PN 20060054
FSCPR

POC PARCEL
25-PART 2
END 5/8" IR

POB PARCEL 25-PART 2
N=13, 782, 822.68
S=3, 041, 758.53
STA 106+83.07
O/S 94.91 LT

40 BL SN
2427A FBCPR

STA 105+00.00
O/S=92.22 LI

LAKE POINTE
TOWN CENTER, LTD.
REMAINDER OF A
177.84 ACRE TRACT
FN 2004037136 OPRFBC
MARCH 30, 2004

LANDSCAPE RESERVE "F"
LAKE POINTE, TRACT 2
AMENDING PLAT
PN\20050132 FBOPR

PART 2

STATE OF TEXAS
PARCEL 6A
G.0172 OF ONE ACRE
VOL 1031 PG 168 FBCDR
FEB 24, 1982

STATE OF TEXAS
0.0721 OF ONE ACRE
DRIVEWAY RD 21
FN 2006013713 OPRFBC
DEC 20, 2005

STATE OF TEXAS
PARCEL 9
0.1264 OF ONE ACRE
VOL 1090 PG 661 FBCDR
SEPT 15, 1982

STATE OF TEXAS
0.1621 OF ONE ACRE
FN 1999066964 CPRFBC
JULY 6, 1999

5 69° 14' 29" E 5,991.20'

105+00

STATE HIGHWAY 6
(WIDTH VARIES)

26

Brown & Gay Engineers, Inc.
10777 Westheimer, Suite 400, Houston, TX 77042
Tel: 281-562-8790 • www.browngay.com
TEPLS License Surveying Firm No. 10109500

PARCEL PLAT

SHOWING

PARCEL 25 - PART 2
STATE HIGHWAY 6
FORT BEND COUNTY

ROW C.S.J. - 0192-01-098
MARCH 02, 2015

PAGE 8 OF 8 SCALE: 1"=50'

EXHIBIT B

Robert Debelak III - Counsel for City of Sugar Land

Jim Pattison - Appraiser for City of Sugar Land

Gary Franks - Special Commissioner

Jay Woodard - Special Commissioner

Harold Jay - Special Commissioner

Clayton Taylor COSL
