



City Council Agenda Request

MAY 17, 2022

AGENDA REQUEST NO: V.A.

AGENDA OF: City Council Meeting

INITIATED BY: *Douglas P. Schomburg, City Planner-Development*

PRESENTED BY: *Douglas Schomburg, City Planner-Development*

RESPONSIBLE DEPARTMENT: City Secretary

AGENDA CAPTION:

SECOND CONSIDERATION: Consideration and action on **CITY OF SUGAR LAND ORDINANCE NO. 2263:** AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUGAR LAND, TEXAS, AMENDING CHAPTER 6 OF THE COMPREHENSIVE PLAN OF THE CITY OF SUGAR LAND BY ADOPTING AN UPDATE TO THE CITY'S LAND USE PLAN, SECTION 5 (FUTURE LAND USE MAP); PROVIDING FOR A CHANGE OF ZONING FROM RESTRICTED INDUSTRIAL (M-1) DISTRICT TO STANDARD SINGLE FAMILY RESIDENTIAL (R-1) DISTRICT FOR APPROXIMATELY 100 ACRES OF LAND, A CHANGE OF ZONING FROM RESTRICTED INDUSTRIAL (M-1) DISTRICT TO ZERO LOT LINE SINGLE-FAMILY RESIDENTIAL (R-1Z) DISTRICT FOR APPROXIMATELY 120 ACRES OF LAND ALL LOCATED ON THE NORTH SIDE OF US HIGHWAY 90A AND WEST OF THE INTERSECTION WITH EASTON AVENUE AND WITHIN THE M.M. BATTLE LEAGUE, ABSTRACT 9, AND OTHER MATTERS RELATED THERETO.

RECOMMENDED ACTION:

Approve Second Reading Ordinance 2263.

EXECUTIVE SUMMARY:

This item is City-initiated in order to carry out key terms of the Council-approved Settlement Agreement between the City of Sugar Land and Benchmark Acquisitions, LLC, approved on February 1, 2022. As part of that agreement, which encompasses the future development of the area known as Tract 2, to the immediate northwest of the intersection of US Highway 90A and Easton Avenue, a Future Land Use Map amendment and rezoning to residential is required by the City for approximately 220 acres.

The Future Land Use Map contained in Chapter 6- Land Use Plan, currently shows the western portion of Tract 2 under the "Light Industrial" category. The map amendment changes that category to "Suburban Neighborhood" in order to support residential single-family development. The rezoning proposal, as called for in the Settlement Agreement, contains two separate pieces of land within Tract 2. In the northern portion of the Tract, approximately 100 acres are proposed to be rezoned from Restricted Industrial (M-1) to Standard Single-Family Residential (R-1), while approximately 120 acres (directly adjacent to the R-1 portion) are proposed for rezoning from M-1 to Zero Lot Line Single-Family Residential (R-1Z). Graphics for the Land Use Map amendment, as well as the rezoning changes, are included in the attached Ordinance 2263.

Changes to the Comprehensive Plan's Chapter 6- Land Use Plan (including the Future Land Use Map), as well as rezoning, require a public hearing and recommendation from the Planning & Zoning Commission prior to City Council action. Staff presented both the map amendment and the rezoning proposal to the Commission on March 8, 2022, at a public hearing. No members of the public spoke at the meeting, and upon closing the hearing, the Commission voted unanimously to recommend the map amendment and rezoning to the Mayor and Members of the City Council. Ordinance No. 2263 (attached) contains both the Land Use Map amendment and the rezoning proposal in one document for the City Council Public Hearing and First Reading. At the time of preparation of this report, staff has not received any inquiries regarding this item. A Public Hearing and First Reading

the time of preparation of this report, staff has not received any inquiries regarding this bill. A public hearing and a reading of Ordinance No. 2263 was held during the May 3, 2022 City Council Meeting.

BUDGET

EXPENDITURE REQUIRED: N/A

CURRENT BUDGET: N/A

ADDITIONAL FUNDING: N/A

FUNDING SOURCE:N/A

ATTACHMENTS:

	Description	Type
▫	Public Hearing Notice & Maps	Other Supporting Documents
▫	Ordinance 2263	Ordinances

REVIEWERS:

Department	Reviewer
City Secretary	Rankin, Christine

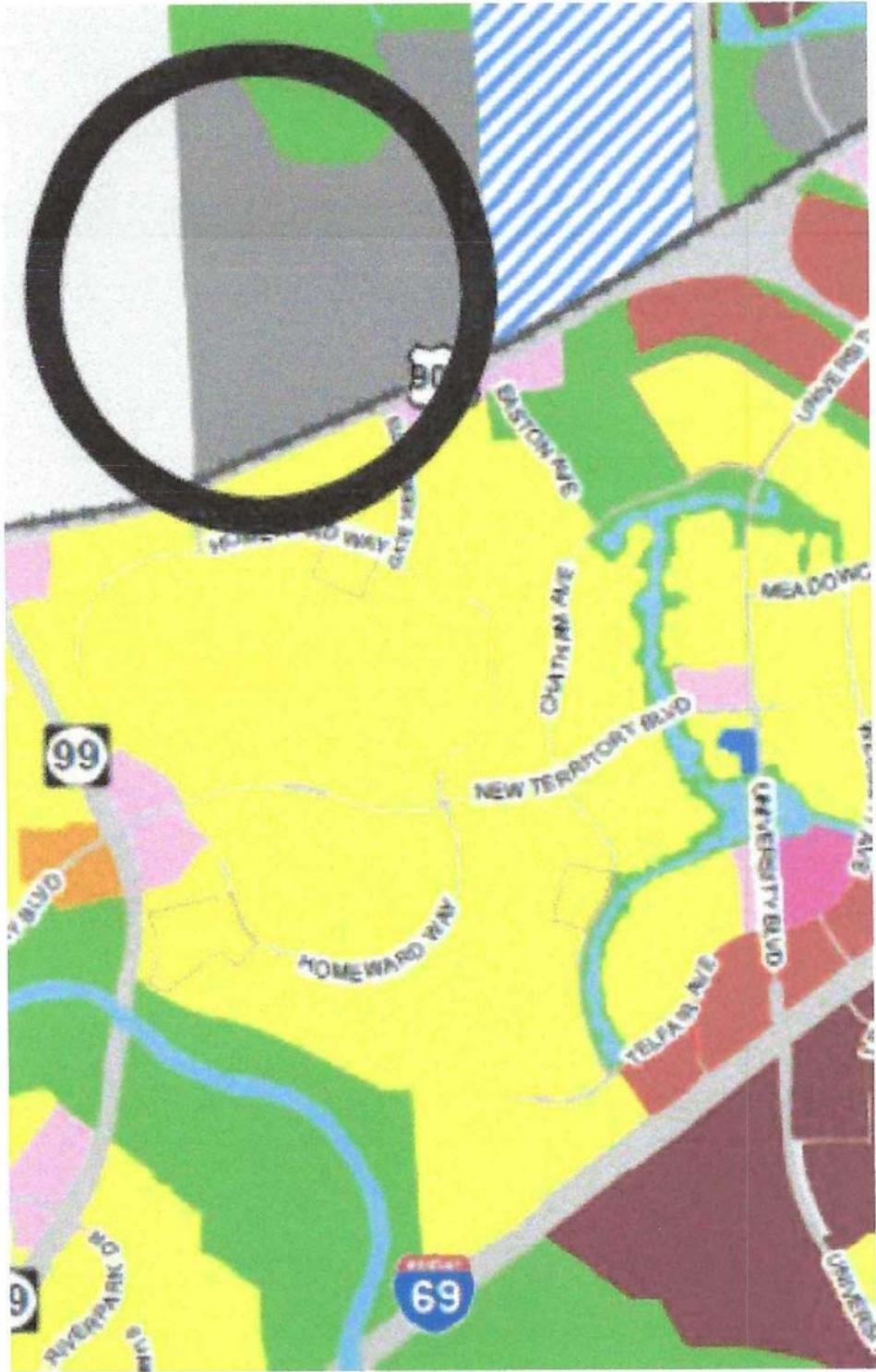


NOTICE OF PUBLIC HEARING

CHANGE IN LAND USE MAP FOR CHAPTER 6 LAND USE PLAN, FOR A CHANGE IN USE DESIGNATION FROM LIGHT INDUSTRIAL TO SUBURBAN NEIGHBORHOOD FOR A PART OF THE MAP AREA THAT INCLUDES PORTIONS OF PROPERTY KNOWN AS TRACT 2, AND A REZONING FROM RESTRICTED INDUSTRIAL (M-1) TO STANDARD SINGLE FAMILY RESIDENTIAL (R-1) AND ZERO LOT LINE SINGLE FAMILY RESIDENTIAL (R-1Z) FOR APPROXIMATELY 220 ACRES OF LAND WITHIN PROPERTY KNOWN AS TRACT 2 TO THE NORTHWEST OF THE INTERSECTION OF US HWY 90A AND EASTON AVENUE

City Council Public Hearing 5:30 p.m., May 3, 2022, City of Sugar Land City Council Chamber, 2700 Town Center Boulevard North, and hosted via live stream at <http://www.sugarlandtx.gov/1238/SLTV-16-Live-Video> or <https://www.youtube.com/sugarlandtxgov/live>, and Sugar Land Comcast Subscribers can also tune-in on Channel 16 to hear all persons interested in the proposed change in the Future Land Use Map for Chapter 6 Land Use Plan, of the Comprehensive Plan, for the map area that includes portions of property known as Tract 2, and for a proposed change in zoning for approximately 220 acres of land within property known as Tract 2 in the M.M. Battle League, Abstract No. 9, located to the northwest of the intersection of US HWY 90A and Easton Avenue.

The agenda item for this meeting will be placed on the City of Sugar Land website at www.sugarlandtx.gov under "Meeting Agendas" City Council no later than Friday, April 29, 2022. Request details or provide feedback on the proposed change in Zoning online at www.sugarlandtx.gov/PublicHearingComment or contact City of Sugar Land Planning & Development Services Department at (281) 275-2218.



VICINITY MAP:



VICINITY MAP



ORDINANCE NO. 2263

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUGAR LAND, TEXAS, AMENDING CHAPTER 6 OF THE COMPREHENSIVE PLAN OF THE CITY OF SUGAR LAND BY ADOPTING AN UPDATE TO THE CITY'S LAND USE PLAN, SECTION 5 (FUTURE LAND USE MAP); PROVIDING FOR A CHANGE OF ZONING FROM RESTRICTED INDUSTRIAL (M-1) DISTRICT TO STANDARD SINGLE-FAMILY RESIDENTIAL (R-1) DISTRICT FOR APPROXIMATELY 100 ACRES OF LAND, A CHANGE OF ZONING FROM RESTRICTED INDUSTRIAL (M-1) DISTRICT TO ZERO LOT LINE SINGLE-FAMILY RESIDENTIAL (R-1Z) DISTRICT FOR APPROXIMATELY 120 ACRES OF LAND ALL LOCATED ON THE NORTH SIDE OF US HIGHWAY 90A AND WEST OF THE INTERSECTION WITH EASTON AVENUE AND WITHIN THE M.M. BATTLE LEAGUE, ABSTRACT 9, AND OTHER MATTERS RELATED THERETO.

WHEREAS, Chapter 213 of the Local Government Code authorizes the City to adopt a comprehensive plan for the long-range development of the City; and

WHEREAS, the plan may:

- (1) Include provisions on land use, transportation, and public facilities;
- (2) Consist of a single plan or a coordinated set of plans organized by subject matter and geographic area; and
- (3) Be used to coordinate and guide the establishment of development regulations; and

WHEREAS, Chapter 6 of the Comprehensive Plan was amended on August 7, 2018 by Ordinance No. 2119, which adopted a revised Future Land Use Map in Section 5; and

WHEREAS, on February 1, 2022, City Council approved a Settlement Agreement with Benchmark Acquisitions, LLC regarding a lawsuit styled *Benchmark Acquisitions, LLC v. City of Sugar Land*, Case No. 16-DCV-233432; and

WHEREAS, as part of the Settlement Agreement, the parties agreed to amend the Future Land Use Map contained in the Comprehensive Plan; and

WHEREAS, the proposed amendment has been reviewed by the City's Planning and Zoning Commission, as required by law and the Planning and Zoning Commission held a public hearing on the amendment to the Land Use Plan on March 8, 2022 ; and

WHEREAS, the City Council held a public hearing on the amendment to the Land Use Plan on May 3, 2022 at which the public was given an opportunity to give testimony and present written evidence as required by law; and

WHEREAS, as a part of the Settlement Agreement, the City agreed to initiate rezoning for approximately 120 acres of land located on the north side of U.S. Highway 90A and west of the intersection with Easton Avenue, within the M.M. Battle League, Abstract 9, Fort Bend County, Texas, from Restricted Industrial (M-1) District to Zero Lot Line Single-Family Residential (R-1Z) District; and

WHEREAS, as a part of the Settlement Agreement, the City agreed to initiate rezoning for approximately 100 acres of land located on the north side of U.S. Highway 90A and west of the intersection with Easton Avenue, within the M.M. Battle League, Abstract 9, Fort Bend County, Texas, from Restricted Industrial (M-1) District to Standard Single-Family Residential (R-1) District; and

WHEREAS, the Planning and Zoning Commission held a public hearing on March 8, 2022, and recommended approval of the rezoning on that date; and

WHEREAS, the City Council held a public hearing on the rezoning on May 3, 2022, at which the public was given an opportunity to give testimony and present written evidence as required by law; and

WHEREAS, the City Council finds that the zoning request complies with the City's comprehensive plan and Settlement Agreement and now deems it appropriate to make such zoning change; NOW, THEREFORE:

**BE IT ORDAINED BY THE CITY COUNCIL
OF THE CITY OF SUGAR LAND, TEXAS:**

Section 1. That the facts and recitations set forth in the preamble to this ordinance are hereby declared true and correct.

Section 2. That Chapter 6, Section 5, of the City's Comprehensive Plan is amended by adopting a revised Future Land Use Map, shown on Exhibit A.

Section 3. That the zoning district classification of approximately 120 acres of land located on the north side of U.S. Highway 90A and west of the intersection with Easton Avenue, within the M.M. Battle League, Abstract 9, Fort Bend County, Texas, shown and described in Exhibit B, is changed from Restricted Industrial (M-1) zoning district classification to Zero Lot Line Single-Family Residential (R-1Z) zoning district classification under the comprehensive zoning ordinance of the City of Sugar Land, Texas.

Section 4. That the zoning district classification of approximately 100 acres of land located on the north side of U.S. Highway 90A and west of the intersection with Easton Avenue, within the M.M. Battle League, Abstract 9, Fort Bend County, Texas, shown and described in Exhibit C, is changed from Restricted Industrial (M-1) zoning district classification to Standard Single-Family Residential (R-1) zoning district classification under the comprehensive zoning ordinance of the City of Sugar Land, Texas.

Section 5. That the City's official zoning map be amended to reflect these changes in zoning district classifications.

Section 6. That the following Exhibits are attached hereto and incorporated into this ordinance:

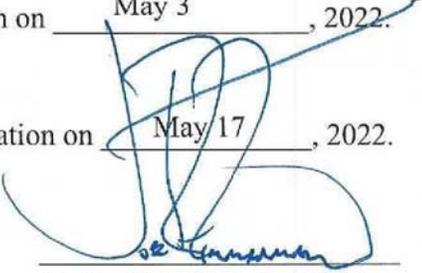
Exhibit A - Revised Future Land Use Map

Exhibit B- Vicinity Map & Legal Description for 120 acres rezoned to Zero Lot Line Single Family Residential (R-1Z)

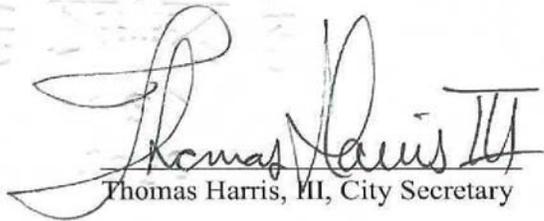
Exhibit C - Vicinity Map & Legal Description for 100 acres rezoned to Standard Single Family Residential (R-1)

APPROVED on first consideration on May 3, 2022.

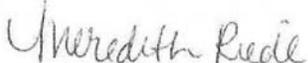
ADOPTED upon second consideration on May 17, 2022.


Joe R. Zimmerman, Mayor

ATTEST:


Thomas Harris, III, City Secretary

APPROVED AS TO FORM:



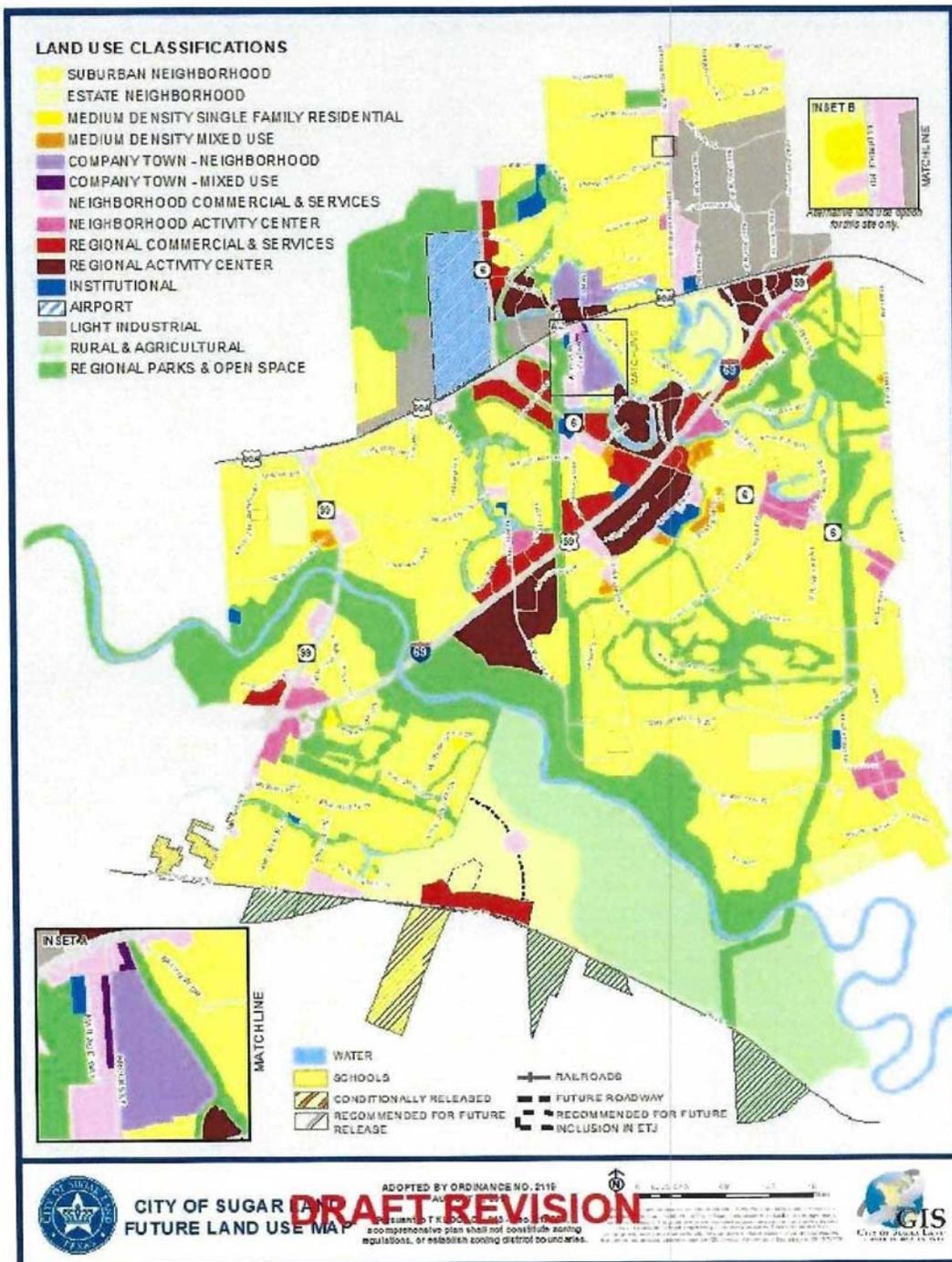
Attachments:

Exhibit A: Revised Future Land Use Map

Exhibit B: Vicinity Map and Legal Description for 120 acres rezoned to Zero Lot Line Single Family Residential

Exhibit C: Vicinity Map & Legal Description for 100 acres rezoned to Standard Single Family Residential

Exhibit A-Area of Proposed Change to Future Land Use Map
 Tract 2 area- (Light Industrial to Suburban Neighborhood)



**EXHIBIT B
VICINITY MAP**



LEGAL DESCRIPTION;

County: Fort Bend
Project: Abbey Lakes
M.S.G. No.: 211303
Job Number: 1102-DS

FIELD NOTES FOR 120.027 ACRES

Being a 120.027 acre (5,228,394 square feet) tract of land, located in the Mills M. Battle League, Abstract Number (No.) 9, Fort Bend County, Texas; said 120.027 acre tract being a portion of a called 311.889 acre tract, recorded in the name of Benchmark Acquisitions, LLC in Fort Bend County Clerk's File (F.B.C.C.F.) No. 2007046117 and being a portion of Tract 2, called 311.885 acres, of State of Texas Department of Highways and Public Transportation, a subdivision plat of record in Slides No. 1831B and 1832A, Fort Bend County Plat Records (F.B.C.P.R.); said 120.027 acre tract being more particularly described by metes and bounds as follows (all bearings are based on the Texas Coordinate System of 1983, South Central Zone, per G.P.S. observations).

COMMENCING at a 5/8-inch iron rod found at the southeast corner of a called 20 acre tract recorded in the name of Robert Schumann in Volume (Vol.) 66, Page (Pg.) 486, Probate Records of Fort Bend County (P.R.F.B.C.), being on the northerly Right-of-Way (R.O.W.) line of the Southern Pacific Railroad (100 feet wide; Vol. V, Pg. 226, and Vol. 39, Pg. 220, both of the Fort Bend County Deed Records (F.B.C.D.R.), marking the southwest corner of said 311.889 acre tract;

Thence, along the line common to said 311.889 acre tract, said 20 acre tract, a called 63.275 acre tract recorded in the name of Robert Schumann, et al, in Vol. 2154, Pg. 1748, F.B.C.D.R. and Chelsea Harbour Section (Sec.) 1, a subdivision plat of record in Slides No. 2218B, 2219A and 2219B, F.B.C.P.R., North 02 degrees 47 minutes 14 seconds West, a distance of 580.36 feet to an angle point on the northerly line of Fort Bend County Drainage District 70-foot wide R.O.W. Easement recorded in Vol. 331, Page 468, F.B.C.D.R., being the **POINT OF BEGINNING** and the southwest corner of the herein described tract;

Thence, along the line common to said 311.889 acre tract, said Chelsea Harbour, Sec. 1, Chelsea Harbour, Sec. 2, a subdivision plat of record in Slides No. 2453B and 2454A, F.B.C.P.R., Landmark of Sargarland Apartments Sec. 2, a subdivision plat of record in Slide No. 20080125, F.B.C.P.R., and a called 40.0 acre tract recorded in the name of Timothy Lee Schumann, et al in F.B.C.C.F. No. 2003074810, North 02 degrees 47 minutes 14 seconds West, at a distance of 1,894.71 feet passing a 1/2-inch iron pipe found at the northeast corner of Restricted Reserve "C" of said Chelsea Harbour, Sec. 2 and the southeast corner of said Landmark of Sargarland Apartments Sec. 2 and continuing for a total distance of 2,813.87 feet to the beginning of a non-tangent curve to the left, being the northwest corner of the herein described tract;

Thence, through and across said 311.889 acre tract the following three (3) courses:

1. 498.51 feet along the arc of said curve to the left, having a radius of 2,000.00 feet, a central angle of 14 degrees 16 minutes 52 seconds and a chord that bears South 87 degrees 36 minutes 04 seconds East, a distance of 497.22 feet to a point of tangency;
2. North 85 degrees 15 minutes 42 seconds East, a distance of 1,766.12 feet to an angle point at the northeast corner of the herein described tract;
3. South 02 degrees 47 minutes 14 seconds East, a distance of 1,865.28 feet to an angle point on the northerly line of said Fort Bend County Drainage District 70-foot wide R.O.W. Easement, being the southeast corner of the herein described tract;

Thence, along the northerly line of said Fort Bend County Drainage District 70-foot wide R.O.W. Easement, South 64 degrees 07 minutes 10 seconds West, a distance of 2,457.18 feet to the **POINT OF BEGINNING** and containing 120.027 acres (5,228,394 square feet) of land.

An Exhibit of the herein described tract has been prepared by Miller Survey Group and accompanies this description.


Anthony R. Peacock, R.P.L.S.
Texas Registration No. 5047



Miller Survey Group
www.millersurvey.com
Texas Firm Reg. 10047100
Ph: (713) 413-1900
M&B No. 211303
Dwg. No. 1102-EXH-1
Date: October 19, 2021

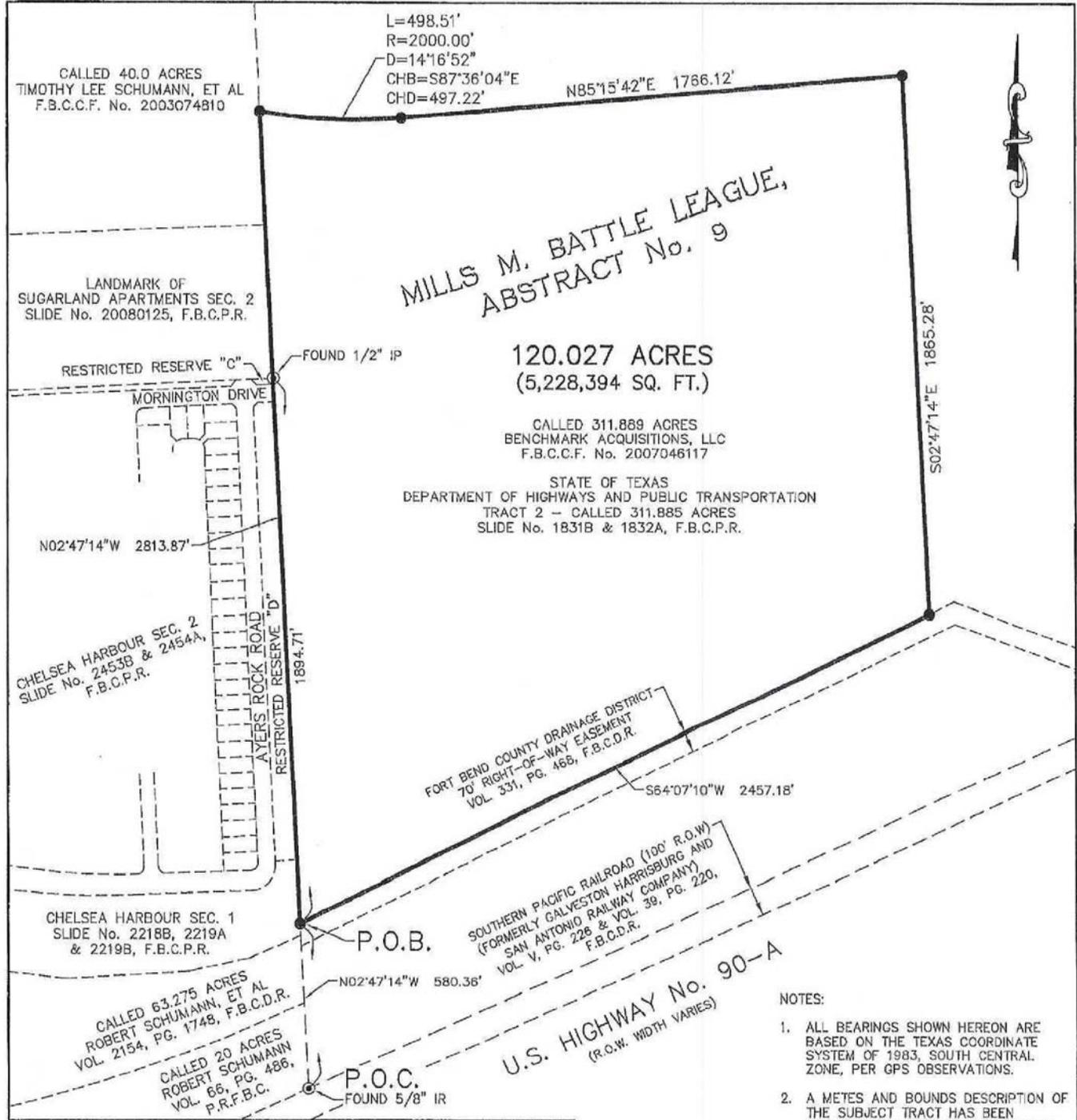


EXHIBIT
120.027 ACRES (5,228,394 SQ. FT.)
 LOCATED IN
 MILLS M. BATTLE LEAGUE, ABSTRACT 9
 FORT BEND COUNTY, TEXAS



www.millersurvey.com
 1760 WEST SAM HOUSTON PARKWAY NORTH * HOUSTON, TEXAS 77043
 PHONE 713-413-1900 * FAX 713-413-1944
 TEXAS FIRM REGISTRATION No. 10047100

- NOTES:**
1. ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS.
 2. A METES AND BOUNDS DESCRIPTION OF THE SUBJECT TRACT HAS BEEN PREPARED BY MILLER SURVEY GROUP AND ACCOMPANIES THIS EXHIBIT.

LEGEND

F.B.C.C.F.	= FORT BEND COUNTY CLERK'S FILE
F.B.C.P.R.	= FORT BEND COUNTY PLAT RECORDS
F.B.C.D.R.	= FORT BEND COUNTY DEED RECORDS
P.R.F.B.C.	= PROBATE RECORDS OF FORT BEND COUNTY
No.	= NUMBER
IR	= IRON ROD
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
R.O.W.	= RIGHT-OF-WAY
S.F.	= SQUARE FEET
PG.	= PAGE
VOL.	= VOLUME
⊙	= FOUND 5/8-INCH IRON ROD (UNLESS OTHERWISE NOTED)
⊙	= ANGLE POINT

A:\1102-ABBEY LAMES\DWG\1102-504-1.DWG-10/19/21 Blay Nash

JOB No.: 1102-DS	SCALE: 1" = 500'	DATE: 10/19/2021	FIELD BOOK: N/A
DWG. No.: 1102-EXH-1	DRAWN BY: BJN	CHK. BY: ARP	M&B No.: 211303

EXHIBIT C

VICINITY MAP:



LEGAL DESCRIPTION:

County: Fort Bend
Project: Abbey Lakes
M.S.G. No.: 211304
Job Number: 1102-DS

FIELD NOTES FOR 99.983 ACRES

Being a 99.983 acre (4,355,263 square feet) tract of land, located in the Mills M. Battle League, Abstract Number (No.) 9, Fort Bend County, Texas; said 99.983 acre tract being a portion of a called 311.889 acre tract, recorded in the name of Benchmark Acquisitions, LLC in Fort Bend County Clerk's File (F.B.C.C.F.) No. 2007046117 and being a portion of Tract 2, called 311.885 acres, of State of Texas Department of Highways and Public Transportation, a subdivision plat of record in Slides No. 1831B and 1832A, Fort Bend County Plat Records (F.B.C.P.R.); said 99.983 acre tract being more particularly described by metes and bounds as follows (all bearings are based on the Texas Coordinate System of 1983, South Central Zone, per G.P.S. observations).

COMMENCING at a 5/8-inch iron rod found at the southeast corner of a called 20 acre tract recorded in the name of Robert Schumann in Volume (Vol.) 66, Page (Pg.) 486, Probate Records of Fort Bend County (P.R.F.B.C.), being on the northerly Right-of-Way (R.O.W.) line of the Southern Pacific Railroad (100 feet wide; Vol. V, Pg. 226, and Vol. 39, Pg. 220, both of the Fort Bend County Deed Records (F.B.C.D.R.), marking the southwest corner of said 311.889 acre tract;

Thence, along the line common to said 311.889 acre tract, said 20 acre tract, a called 63.275 acre tract recorded in the name of Robert Schumann, et al, in Vol. 2154, Pg. 1748, F.B.C.D.R., Chelsea Harbour Section (Sec.) 1, a subdivision plat of record in Slides No. 2218B, 2219A and 2219B, F.B.C.P.R., Chelsea Harbour, Sec. 2, a subdivision plat of record in Slides No. 2453B and 2454A, F.B.C.P.R., Landmark of Sargarland Apartments Sec. 2, a subdivision plat of record in Slide No. 20080125, F.B.C.P.R., and a called 40.0 acre tract recorded in the name of Timothy Lee Schumann, et al in F.B.C.C.F. No. 2003074810, North 02 degrees 47 minutes 14 seconds West, at a distance of 2,475.07 feet passing a 1/2-inch iron pipe found at the northeast corner of Restricted Reserve "C" of said Chelsea Harbour, Sec. 2 and the southeast corner of said Landmark of Sargarland Apartments Sec. 2 and continuing for a total distance of 3,394.23 feet to the **POINT OF BEGINNING** and the southwest corner of the herein described tract;

Thence, along the line common to said 311.889 acre tract and said 40.0 acre tract, North 02 degrees 47 minutes 14 seconds West, at a distance of 2,322.53 feet passing a 1-inch iron pipe found at a reference point on the high-bank of Oyster Creek and continuing for a total distance of 2,422.60 feet to an angle point at the southwest corner of a called 310.602 acre tract recorded in the name of The Houston Parks Board in Vol. 2161, Pg. 882, F.B.C.D.R., at the centerline of said Oyster Creek and being the northwest corner of said 311.889 acre tract and the herein described tract;

Thence, along the northerly lines of said 311.889 acre tract, the southerly lines of said 310.602 acre tract, same being the centerline of said Oyster Creek, the following seventeen (17) courses:

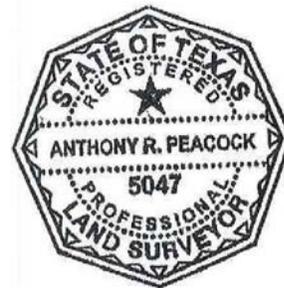
1. North 28 degrees 48 minutes 31 seconds East, a distance of 56.10 feet, to an angle point;
2. North 62 degrees 55 minutes 53 seconds East, a distance of 113.39 feet, to an angle point;
3. North 77 degrees 44 minutes 38 seconds East, a distance of 365.14 feet, to an angle point;
4. South 87 degrees 27 minutes 26 seconds East, a distance of 153.90 feet, to an angle point;
5. South 61 degrees 26 minutes 43 seconds East, a distance of 176.89 feet, to an angle point;
6. South 47 degrees 07 minutes 30 seconds East, a distance of 141.17 feet, to an angle point;
7. South 59 degrees 07 minutes 05 seconds East, a distance of 174.90 feet, to an angle point;
8. South 36 degrees 41 minutes 05 seconds East, a distance of 119.78 feet, to an angle point;
9. South 26 degrees 38 minutes 40 seconds East, a distance of 386.47 feet, to an angle point;
10. South 21 degrees 03 minutes 17 seconds East, a distance of 195.66 feet, to an angle point;
11. South 28 degrees 51 minutes 45 seconds East, a distance of 313.25 feet, to an angle point;
12. South 54 degrees 11 minutes 56 seconds East, a distance of 125.49 feet, to an angle point;
13. South 66 degrees 58 minutes 32 seconds East, a distance of 83.72 feet, to an angle point;
14. South 71 degrees 22 minutes 55 seconds East, a distance of 164.67 feet, to an angle point;
15. South 81 degrees 06 minutes 18 seconds East, a distance of 242.28 feet, to an angle point;
16. South 88 degrees 00 minutes 32 seconds East, a distance of 218.36 feet, to an angle point;
17. North 88 degrees 28 minutes 11 seconds East, a distance of 15.08 feet, to an angle point at the northeast corner of the herein described tract;

Thence, through and across said 311.889 acre tract the following three (3) courses:

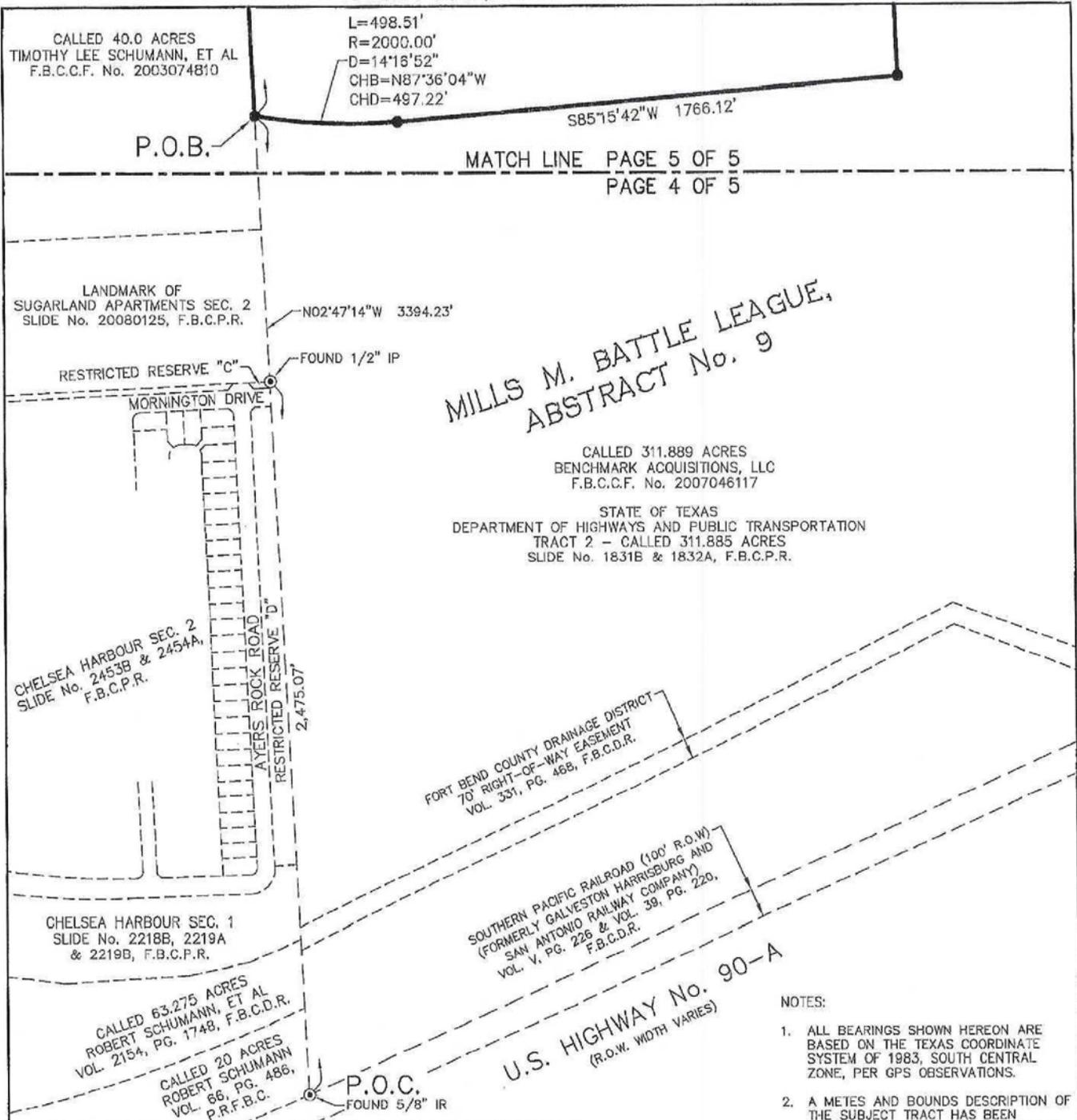
1. South 02 degrees 47 minutes 14 seconds East, a distance of 1,095.23 feet to an angle point at the southeast corner of the herein described tract;
2. South 85 degrees 15 minutes 42 seconds West, a distance of 1,766.12 feet to the beginning of a curve to the right;
3. 498.51 feet along the arc of said curve to the right, having a radius of 2,000.00 feet, a central angle of 14 degrees 16 minutes 52 seconds and a chord that bears North 87 degrees 36 minutes 04 seconds West, a distance of 497.22 feet to the **POINT OF BEGINNING** and containing 99.983 acres (4,355,263 square feet) of land.

An Exhibit of the herein described tract has been prepared by Miller Survey Group and accompanies this description.


Anthony R. Peacock, R.P.L.S.
Texas Registration No. 5047



Miller Survey Group
www.millersurvey.com
Texas Firm Reg. 10047100
Ph: (713) 413-1900
M&B No. 211304
Dwg. No. 1102-EXH-2
Date: October 19, 2021



**MILLS M. BATTLE LEAGUE,
ABSTRACT No. 9**

CALLLED 311.889 ACRES
BENCHMARK ACQUISITIONS, LLC
F.B.C.C.F. No. 2007046117

STATE OF TEXAS
DEPARTMENT OF HIGHWAYS AND PUBLIC TRANSPORTATION
TRACT 2 - CALLED 311.885 ACRES
SLIDE No. 1831B & 1832A, F.B.C.P.R.

- NOTES:
1. ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS.
 2. A METES AND BOUNDS DESCRIPTION OF THE SUBJECT TRACT HAS BEEN PREPARED BY MILLER SURVEY GROUP AND ACCOMPANIES THIS EXHIBIT.

EXHIBIT
99.983 ACRES (4,355,263 SQ. FT.)
LOCATED IN
MILLS M. BATTLE LEAGUE, ABSTRACT 9
FORT BEND COUNTY, TEXAS



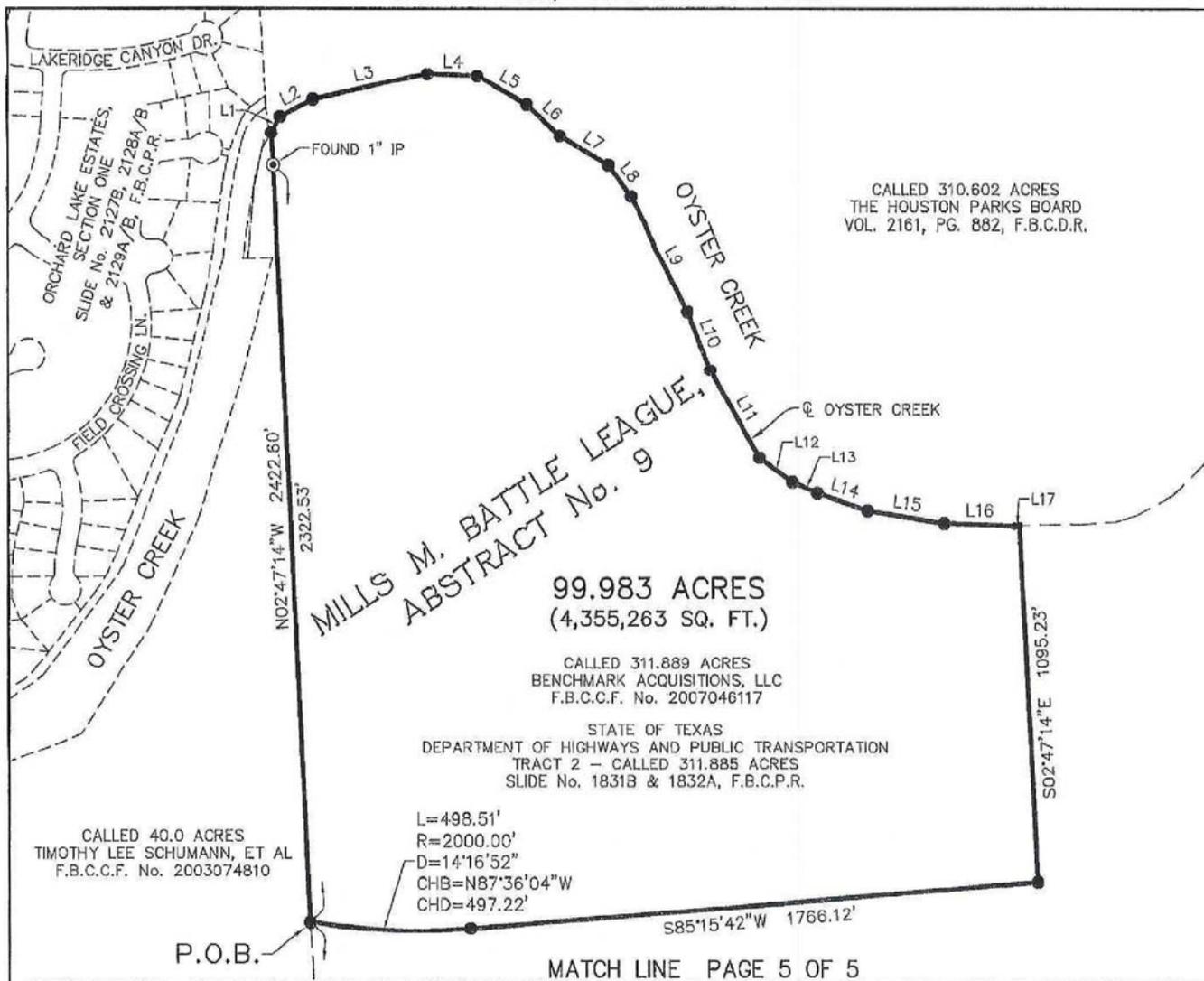
www.millersurvey.com
1760 WEST SAM HOUSTON PARKWAY NORTH * HOUSTON, TEXAS 77043
PHONE 713-413-1900 * FAX 713-413-1944
TEXAS FIRM REGISTRATION No. 10047100

LEGEND

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- PG. = PAGE
- VOL. = VOLUME
- ⊙ = FOUND 5/8-INCH IRON ROD (UNLESS OTHERWISE NOTED)
- = ANGLE POINT

A:\1102-ABBEY LAKES\DWG\1102-120-2.DWG 10/19/21 Bsjy Nspj

JOB No.: 1102-DS	SCALE: 1" = 500'	DATE: 10/18/2021	FIELD BOOK: N/A
DWG. No.: 1102-EXH-2	DRAWN BY: B.J.N	CHK. BY: ARP	M&B No.: 211304



CALLED 310.602 ACRES
THE HOUSTON PARKS BOARD
VOL. 2161, PG. 882, F.B.C.D.R.

99.983 ACRES
(4,355,263 SQ. FT.)

CALLER 311.889 ACRES
BENCHMARK ACQUISITIONS, LLC
F.B.C.C.F. No. 2007046117

STATE OF TEXAS
DEPARTMENT OF HIGHWAYS AND PUBLIC TRANSPORTATION
TRACT 2 - CALLED 311.885 ACRES
SLIDE No. 1831B & 1832A, F.B.C.P.R.

CALLER 40.0 ACRES
TIMOTHY LEE SCHUMANN, ET AL
F.B.C.C.F. No. 2003074810

L=498.51'
R=2000.00'
D=14°16'52"
CHB=N87°36'04"W
CHD=497.22'

S85°15'42"W 1766.12'

P.O.B.

MATCH LINE PAGE 5 OF 5
PAGE 4 OF 5

NOTES:

- ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS.
- A METES AND BOUNDS DESCRIPTION OF THE SUBJECT TRACT HAS BEEN PREPARED BY MILLER SURVEY GROUP AND ACCOMPANIES THIS EXHIBIT.

F.B.C.C.F. = FORT BEND COUNTY CLERK'S FILE
F.B.C.P.R. = FORT BEND COUNTY PLAT RECORDS
F.B.C.D.R. = FORT BEND COUNTY DEED RECORDS
P.R.F.B.C. = PROBATE RECORDS OF FORT BEND COUNTY
No. = NUMBER
IR = IRON ROD
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
R.O.W. = RIGHT-OF-WAY
S.F. = SQUARE FEET
PG. = PAGE
VOL. = VOLUME

Line Table		
Line	Length	Direction
L1	56.10	N28°48'31"E
L2	113.39	N62°55'53"E
L3	365.14	N77°44'38"E
L4	153.90	S87°27'26"E
L5	176.89	S61°26'43"E
L6	141.17	S47°07'30"E
L7	174.90	S59°07'05"E
L8	119.78	S36°41'05"E
L9	386.47	S26°38'40"E
L10	195.66	S21°03'17"E
L11	313.25	S28°51'45"E
L12	125.49	S54°11'56"E
L13	83.72	S66°58'32"E
L14	164.67	S71°22'55"E
L15	242.28	S81°06'18"E
L16	218.36	S88°00'32"E
L17	15.08	N88°28'11"E

EXHIBIT
99.983 ACRES (4,355,263 SQ. FT.)
LOCATED IN
MILLS M. BATTLE LEAGUE, ABSTRACT 9
FORT BEND COUNTY, TEXAS



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TEXAS FIRM REGISTRATION No. 10047102

⊙ = FOUND 5/8-INCH IRON ROD (UNLESS OTHERWISE NOTED)
● = ANGLE POINT

A:\1102-ABBEY LAKES\DWG\1102-EXH-2.DWG 10/19/21 BJay Nann

JOB No.: 1102-DS	SCALE: 1"= 500'	DATE: 10/19/2021	FIELD BOOK: N/A
DWG. No.: 1102-EXH-2	DRAWN BY: B.JN	CHK. BY: ARP	M&B No.: 211304