

WHEREAS, the Fort Bend County Commissioners Court has determined that the Right-of-Way is no longer needed for public use and that the public interest would be best served if the Roads are closed, abandoned, and vacated; and

WHEREAS, Texas Transportation Code §251.058(b) states:

Title to a public road or portion of a public road that is closed, abandoned, and vacated to the center line of the road vests on the date the order is signed by the county judge in the owner of the property that abuts the portion of the road being closed, abandoned, and vacated. A copy of the order shall be filed in the deed records of the county and serves as the official instrument of conveyance from the county to the owner of the abutting property.

IT IS THEREFORE ORDERED BY THE COMMISSIONERS COURT OF FORT BEND COUNTY, TEXAS the following:

1. The Right-of-Way described in this Order and in Exhibits A, B, C, and D attached hereto, is hereby closed, abandoned, and vacated subject to any existing public utility easements pursuant to Sections 251.051 and 251.058(b) of the Texas Transportation Code.
2. Title to the Right-of-Way hereby closed, abandoned, and vacated is hereby vested in the property owners abutting the Right-of-Way, as follows:

The entirety of Tract 1, Tract 2, and Tract 3, as more particularly described in Exhibits A, B, and C attached hereto, is hereby conveyed to THE GEORGE FOUNDATION, a Texas Charitable Trust, being the sole abutting property owner to these tracts.

Tract 4, as more particularly described in Exhibit D attached hereto, is hereby conveyed in separate and distinct portions to THE GEORGE FOUNDATION, a Texas Charitable Trust, and BERRY PLACE HOLDINGS, LP, a Texas limited partnership, each being an abutting property owner to Tract 4. Title to Tract 4 is hereby vested in each owner only to the centerline of the right-of-way as it abuts each respective owner's property, pursuant to Tex. Transp. Code § 251.058(b).

3. The Fort Bend County Clerk shall record a copy of this Order at no cost in the Official Public Records of Fort Bend County, Texas, to serve as the official instrument of conveyance from Fort Bend County, Texas to THE GEORGE FOUNDATION, a Texas Charitable Trust, and BERRY PLACE HOLDINGS, LP, a Texas limited partnership; and

4. The Fort Bend County Clerk shall further index this Order in the Official Public Records of Fort Bend County, Texas in a manner that describes (a) FORT BEND COUNTY, TEXAS as **Grantor**, and (b) THE GEORGE FOUNDATION, a Texas Charitable Trust, and BERRY PLACE HOLDINGS, LP, a Texas limited partnership, receiving the conveyances stated herein as **Grantees**, pursuant to Section 251.058(b) of the Texas Transportation Code.

SIGNED AND ENTERED this _____ day of _____, 2025.

FORT BEND COUNTY, TEXAS

KP GEORGE, COUNTY JUDGE

ATTEST:

LAURA RICHARD, COUNTY CLERK

EXHIBIT A

(0.2121 acre - Follows Behind)

DESCRIPTION OF
0.2121 ACRE
PARTIAL ABANDONMENT OF ROAD EASEMENT

A tract or parcel of land containing 0.2121 acre (9,241 square feet) out of the William Lusk Survey, Abstract No. 276, Fort Bend County, Texas, being a portion of the remainder of a residue of called 35.460 acre tract as conveyed to The George Foundation by an instrument of record under File Number 2005156439, of the Official Public Records of Fort Bend County, Texas (F.B.C.O.P.R.), said 0.2121 acres being more particularly described by metes and bounds as follows: (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD83(NA2011) Epoch 2010.00):

COMMENCING for reference at a 5/8-inch iron rod with cap stamped "LJA SURVEY" previously set for the northeast corner of Reserve "E" as shown on said Circle Oak Section 1, by an instrument of record under Plat Number 20220205, of the Plat Records of Fort Bend County, Texas (F.B.C.P.R.), said point lying on the westerly right-of-way line of Manford Boulevard (width varies), as shown on said Circle Oak Section 1, the beginning of a curve;

Thence, along said westerly line of said Manford Boulevard and 256.25 feet along the arc of a curve to the right, having a radius of 750.00 feet, a central angle of 19° 34' 32", and a chord which bears North 44° 02' 48" East, 255.00 feet to a chiseled "X" found for corner;

Thence, North 53° 50' 05" East, continuing along said westerly line of said Manford Boulevard, 1.08 feet to the southwest corner and POINT OF BEGINNING of the herein described tract, said point lying on the westerly line of a 30-foot wide road easement granted to the County of Fort Bend and the State of Texas by an instrument of record in Volume 385, Page 290, of the Deed Records of Fort Bend County, Texas (F.B.C.D.R.);

Thence, North 22° 54' 04" East, departing said west line of Manford Boulevard and along the westerly line of a 30-foot wide road easement, 388.06 feet to a point for the northwest corner of said 35.460 acre tract, said point being on the southerly line of the that certain called 290.38 acre tract as conveyed to The George Foundation by an instrument of record under Volume 135, Page 280, F.B.C.D.R., same being the northwest corner said 30-foot road easement;

0.2121 acre

August 26, 2025
Job No. 2959-1402

Thence, South 67° 05' 56" East, along said common line, 30.00 feet to a point for corner, said point being the northeast corner of said 30-foot road easement;

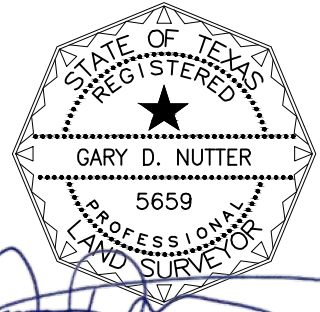
Thence, South 22° 54' 04" West, departing said common line and along the easterly line of said 30-foot road easement, 283.00 feet to a point for corner, said point lying on the westerly right-of-way line of the aforementioned Manford Boulevard;

Thence, South 53° 50' 05" West, along the westerly right-of-way line of said Manford Boulevard, 58.36 feet to the POINT OF BEGINNING and containing 0.2121 acres (9,241 square feet) of land.

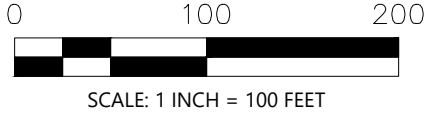
Corner monuments were not set at the Client's request.



LJA Surveying, Inc.



THE GEORGE FOUNDATION
REMAINDER OF CALLED
290.38 ACRES
VOL. 135, PG. 280
F.B.C.D.R.



0.2121 ACRE
(9,241 SQUARE FEET)

N 22°54'04" E
333.06'

THE GEORGE FOUNDATION
RESIDUE OF CALLED 35.460 ACRES
FILE NO. 2005156439
F.B.C.O.P.R.

THE GEORGE FOUNDATION
REMAINDER OF CALLED
23.1 ACRES
VOL. 359, PG. 416
F.B.C.D.R.

P.O.B.

MANFORD BLVD. (WIDTH VARIES)
PLAT NO. 20220205
F.B.C.P.R.

L1
(FX)

LEGEND

- F.B.C.D.R. DEED RECORDS OF FORT BEND COUNTY, TEXAS
- F.B.C.O.P.R. OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS
- F.B.C.P.R. PLAT RECORDS OF FORT BEND COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- (PS) PREVIOUSLY SET 5/8" IRON ROD W/ CAP STAMPED "LJA SURVEY"
- (FX) FOUND CHISELED X
- PROPERTY LINE
- SAME OWNER

RYON OWNER, LLC
CALLED 13.094 ACRES
FILE NO. 2022137951
F.B.C.O.P.R.

RESERVE "G"
CIRCLE OAK SECTION 1
PLAT NO. 20220205
F.B.C.P.R.

LINE	BEARING	DISTANCE
L1	N 53°50'05" E	1.08'
L2	S 67°05'56" E	30.00'
L3	S 22°54'04" W	283.00'
L4	S 53°50'05" W	58.36'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	256.25'	750.00'	19°34'32"	N 44°02'48" E	255.00'

**EXHIBIT OF
0.2121 ACRE
PARTIAL ABANDONMENT
OF ROAD EASEMENT
IN THE
WILLIAM LUSK A-276
FORT BEND COUNTY, TEXAS**

AUGUST 2025

JOB NO. 2959-1402



3600 W Sam Houston Parkway S
Suite 175
Houston, Texas 77042

Phone 713.953.5200
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TBPELS Firm No. 10194382

NOTES

1. ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (NA2011) EPOCH 2010.00.
2. CORNER MONUMENTS WERE NOT SET AT THE CLIENT'S REQUEST.

S:\Sectors\Survey\Projects\UAS001\2959\1402\06 CAD\Working Files\Bose Files\0.2121 Ac 30' Road Esmt (Partial Abandonment).dwg 8/26/2025

EXHIBIT B

(0.3374 acre - Follows Behind)

DESCRIPTION OF
0.3374 ACRE
PARTIAL ABANDONMENT OF ROAD EASEMENT

A tract or parcel of land containing 0.3374 acre (14,697 square feet) out of the Jane H. Long, Abstract Number 55, Fort Bend County, Texas, being a portion of the residue of called 290.38 acre tract conveyed to The George Foundation by an instrument of record under Volume 135, Page 280, of the Deed Records of Fort Bend County, Texas (F.B.C.D.R.), said 0.3374 acres being more particularly described by metes and bounds as follows: (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD83(NA2011) Epoch 2010.00):

COMMENCING for reference at a 5/8-inch iron rod with cap stamped "LJA SURVEY" previously set for the northeast corner of Reserve "E" as shown on said Circle Oak Section 1, by an instrument of record under Plat Number 20220205, of the Plat Records of Fort Bend County, Texas (F.B.C.P.R.), said point lying on the westerly right-of-way line of Manford Boulevard (width varies), as shown on said Circle Oak Section 1, the beginning of a curve;

Thence, along said westerly line of said Manford Boulevard and 256.25 feet along the arc of a curve to the right, having a radius of 750.00 feet, a central angle of 19° 34' 32", and a chord which bears North 44° 02' 48" East, 255.00 feet to a found chiseled "X" found for corner;

Thence, North 53° 50' 05" East, continuing along the westerly right-of-way line of said Manford Boulevard, 360.57 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" previously set for corner, the beginning of a curve;

Thence, continuing along said west right-of-way line of said Manford Boulevard and 28.56 feet along the arc of a curve to the left, having a radius of 950.00 feet, a central angle of 01° 43' 20", and a chord which bears North 52° 58' 25" East, 28.55 feet to southeast corner and POINT OF BEGINNING of the herein described tract, said point lying on the southerly line of a 60-foot wide road easement granted to the County of Fort Bend and the State of Texas by an instrument of record in Part II of Volume 386, Page 195, of the Deed Records of Fort Bend County, Texas (F.B.C.D.R.);

Thence, North 67° 05' 56" West, along the southerly line of said 60-foot wide road easement, and along the south line of said 290.38 acre tract common to the north line of that certain called 35.460 acre tract as conveyed to The George Foundation by an instrument of record under File Number 2005156439, of the Official Public Records of Fort Bend County, Texas (F.B.C.O.P.R.), 229.10 feet to a point for the southwest corner of said 60-foot road easement;

Thence, North 22° 54' 04" East, departing said common line, and along the westerly line of said 60-foot road easement, 60.00 feet to a point for the northwest corner of said 60-foot road easement;

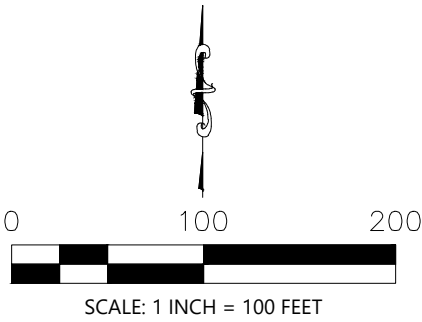
Thence, South 67° 05' 56" East, along the northerly line of said 60-foot easement, 259.90 feet to a point for corner lying the arc of a curve on the westerly right-of-way line of said Manford Boulevard, the beginning of a curve;

Thence, along the westerly right-of-way line of said Manford Boulevard and 67.46 feet along the arc of a non-tangent curve to the right, having a radius of 950.00 feet, a central angle of 04° 04' 07", and a chord which bears South 50° 04' 41" West, 67.45 feet to the POINT OF BEGINNING and containing 0.3374 acres (14,697 square feet) of land.

Corner monuments were not set at the Client's request.



LJA Surveying, Inc.



THE GEORGE FOUNDATION
REMAINDER OF CALLED
23.1 ACRES
VOL. 359, PG. 416
F.B.C.D.R.

0.3374 ACRE
(14,697 SQUARE FEET)

THE GEORGE FOUNDATION
REMAINDER OF CALLED
290.38 ACRES
VOL. 135, PG. 280
F.B.C.D.R.

JANE H. LONG 55
ABSTRACT 187
ROBERT HANDY
ABSTRACT 187

THE GEORGE FOUNDATION
RESIDUE OF CALLED 35,460 ACRES
FILE NO. 2005156439
F.B.C.O.P.R.

60' ROAD EASEMENT
COUNTY OF FORT BEND
VOLUME 386 PAGE 195
F.B.C.D.R.
MURPHY JONES LANE
(60 FEET WIDE)
PLAT NO. 20230030
F.B.C.P.R.

MANFORD BLVD. (WIDTH VARIES)
PLAT NO. 20220205
F.B.C.P.R.

RYON OWNER, LLC
CALLED 13.094 ACRES
FILE NO. 2022137951
F.B.C.O.P.R.

RESERVE "G"
CIRCLE OAK SECTION 1
PLAT NO. 20220205
F.B.C.P.R.

LEGEND

- F.B.C.D.R. DEED RECORDS OF FORT BEND COUNTY, TEXAS
- F.B.C.O.P.R. OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS
- F.B.C.P.R. PLAT RECORDS OF FORT BEND COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- (PS) PREVIOUSLY SET 5/8" IRON ROD W/CAP STAMPED "LJA SURVEY"
- (FX) FOUND CHISELED X
- PROPERTY LINE
- SAME OWNER

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	256.25'	750.00'	19°34'32"	N 44°02'48" E	255.00'
C2	28.56'	950.00'	1°43'20"	N 52°58'25" E	28.55'
C3	67.46'	950.00'	4°04'07"	S 50°04'41" W	67.45'

LINE	BEARING	DISTANCE
L1	N 67°05'56" W	229.10'
L2	N 22°54'04" E	60.00'
L3	S 67°05'56" E	259.90'

**EXHIBIT OF
0.3374 ACRE
PARTIAL ABANDONMENT
OF ROAD EASEMENT
IN THE
JANE H. LONG, A-55
FORT BEND COUNTY, TEXAS**

AUGUST 2025

JOB NO. 2959-1402



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TBPELS Firm No. 10194382

NOTES

1. ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (NA2011) EPOCH 2010.00.
2. CORNER MONUMENTS WERE NOT SET AT THE CLIENT'S REQUEST.

S:\Sectors\Survey\Projects\JLAS001\2959\1402\06 CAD\Working Files\Bose Files\0.3374 Ac 60' Road Esmt (Partial Abandonment).dwg 8/26/2025

EXHIBIT C

(0.2477 acre - Follows Behind)

DESCRIPTION OF
0.2477 ACRE
PARTIAL ABANDONMENT OF ROAD EASEMENT

A tract or parcel of land containing 0.2477 acre (10,789 square feet) out of the Robert Handy Survey, Abstract No. 187, Fort Bend County, Texas, being a portion of the residue of a called 23.1 acre tract as conveyed to The George Foundation by an instrument of record under Volume 359, Page 416, of the Deed Records of Fort Bend County, Texas (F.B.C.D.R.), said 0.2477 acres being more particularly described by metes and bounds as follows: (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD83(NA2011) Epoch 2010.00):

COMMENCING for reference at a 5/8-inch iron rod with cap stamped "LJA SURVEY" previously set for the northeast corner of Reserve "E" as shown on said Circle Oak Section 1, by an instrument of record under Plat Number 20220205, of the Plat Records of Fort Bend County, Texas (F.B.C.P.R.), said point lying on the west right-of-way line of Manford Boulevard (width varies), as shown on said Circle Oak Section 1, the beginning of a curve;

Thence, along said west line of said Manford Boulevard, 194.69 feet along the arc of a curve to the right, having a radius of 750.00 feet, a central angle of 14° 52' 22", and a chord which bears North 41° 41' 43" East, 194.14 feet to the south corner and POINT OF BEGINNING of the herein described tract, said point lying on the westerly line of a 30-foot wide road easement granted to the County of Fort Bend and the State of Texas by instrument of record in Part I of Volume 386, Page 195, of the Deed Records of Fort Bend County, Texas (F.B.C.D.R.);

Thence, North 22° 54' 04" East, departing the west right-of-way line of Manford Boulevard and along the westerly line of the said 30-foot road easement, 388.03 feet to a point for corner lying on the north line of said 23.1 acre tract, common to the southerly line of that certain called 290.38 acre tract conveyed to The George Foundation by an instrument of record under Volume 135, Page 280, F.B.C.D.R.;

Thence, South 67° 05' 56" East, along said common line, 30.00 feet to a point for corner, same being the northeast corner of the said 30-foot road easement;

Thence, South 22° 54' 04" West, along the east line of said 23.1 acre tract and the east line of said 30-foot road easement, common to the west line of the residue of called 35.460 acre tract as conveyed to The George Foundation, by an instrument of record under File Number 2005156439, Official Public Records of Fort Bend County, Texas (F.B.C.O.P.R.), 333.06 feet to a point for corner on the west right-of-way line of the aforementioned Manford Boulevard;

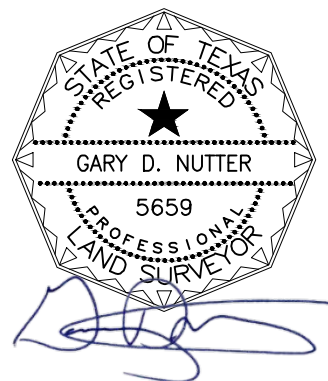
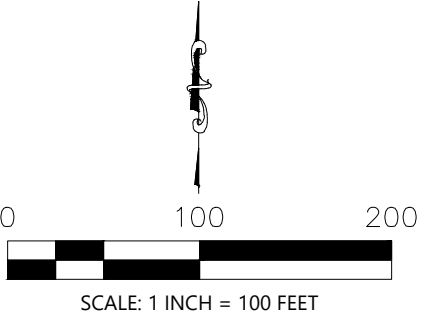
Thence, South 53° 50' 05" West, departing said common line, and along the west right-of-way line of said Manford Boulevard, 1.08 feet to a chiseled "X" found for corner, the beginning of a curve;

Thence, continuing along the west right-of-way line of said Manford Boulevard and 61.56 feet along the arc of a tangent curve to the left, having a radius of 750.00 feet, a central angle of 04° 42' 10", and a chord which bears South 51° 29' 00" West, 61.54 feet to the POINT OF BEGINNING and containing 0.2477 acres (10,789 square feet) of land.

Corner monuments were not set at the Client's request.



LJA Surveying, Inc.



THE GEORGE FOUNDATION
REMAINDER OF CALLED
290.38 ACRES
VOL. 135, PG. 280
F.B.C.D.R.

JANE H. LONG
ABSTRACT 55
ROBERT HANDY
ABSTRACT 187

N 22°54'04" E 388.03'
S 22°54'04" W
333.06'

THE GEORGE FOUNDATION
RESIDUE OF CALLED 35.460 ACRES
FILE NO. 2005156439
F.B.C.O.P.R.

0.2477 ACRE
(10,789 SQUARE FEET)

THE GEORGE FOUNDATION
REMAINDER OF CALLED
23.1 ACRES
VOL. 359, PG. 416
F.B.C.D.R.

MANFORD BLVD. (WIDTH VARIES)
PLAT NO. 20220205
F.B.C.P.R.

P.O.B. (FX)

LEGEND

- F.B.C.D.R. DEED RECORDS OF FORT BEND COUNTY, TEXAS
- F.B.C.O.P.R. OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS
- F.B.C.P.R. PLAT RECORDS OF FORT BEND COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- (PS) PREVIOUSLY SET 5/8" IRON ROD W/ CAP STAMPED "LJA SURVEY"
- (FX) FOUND CHISELED X
- PROPERTY LINE
- SAME OWNER

RYON OWNER, LLC
CALLED 13.094 ACRES
FILE NO. 2022137951
F.B.C.O.P.R.

RESERVE "G"
CIRCLE OAK SECTION 1
PLAT NO. 20220205
F.B.C.P.R.

P.O.C. (PS)
RESERVE "E"
30' ROAD EASEMENT
COUNTY OF FORT BEND
VOLUME 386, PAGE 195, F.B.C.D.R.
ROBERT HANDY
ABSTRACT 187
WILLIAM LUSK
ABSTRACT 276
F.M. 762

LINE	BEARING	DISTANCE
L1	S 67°05'56" E	30.00'
L2	S 53°50'05" W	1.08'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	194.69'	750.00'	14°52'22"	N 41°41'43" E	194.14'
C2	61.56'	750.00'	4°42'10"	S 51°29'00" W	61.54'

**EXHIBIT OF
0.2477 ACRE
PARTIAL ABANDONMENT
OF ROAD EASEMENT
IN THE
ROBERT HANDY A-187
FORT BEND COUNTY, TEXAS**

AUGUST 2025 JOB NO. 2959-1402



3600 W Sam Houston Parkway S Suite 175 Houston, Texas 77042 Phone 713.953.5200 Fax 713.953.5026 TBPELS Firm No. 10194382

NOTES

1. ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (NA2011) EPOCH 2010.00.
2. CORNER MONUMENTS WERE NOT SET AT THE CLIENT'S REQUEST.

S:\Sectors\Survey\Projects\LA5001\2959\1402\06 CAD\Working Files\Bose Files\0.2477 Ac 30' Road Esmt (Partial Abandonment).dwg 8/26/2025

EXHIBIT D

(0.1546 acre - Follows Behind)

DESCRIPTION OF
0.1546 ACRE
PARTIAL ABANDONMENT OF ROAD EASEMENT

A tract or parcel of land containing 0.1546 acre (6,735 square feet) out of the Jane H. Long Survey, Abstract No. 55, Fort Bend County, Texas, being a portion of the remainder of a called 290.38 acre tract as conveyed to The George Foundation by an instrument of record under Volume 135, Page 280, of the Deed Records of Fort Bend County, Texas (F.B.C.D.R.), said 0.1546 acre being more particularly described by metes and bounds as follows: (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD83(NA2011) Epoch 2010.00):

BEGINNING at a 5/8-inch iron rod with cap stamped "LJA SURVEY" found for the north corner of Murphy Jones Lane (60 feet wide) as shown on Circle Oak Murphy Jones Lane Street Dedication, a subdivision of record under Plat Number 20230030, of the Plat Records of Fort Bend County, Texas (F.B.C.P.R.), said point lying on the easterly right-of-way line of Manford Boulevard (width varies) as shown on Circle Oak Section 1, a subdivision of record under Plat Number 20220205, F.B.C.P.R., the beginning of a curve;

Thence, along the east right-of-way line of said Manford Boulevard and 17.94 feet along the arc of a curve to the left, having a radius of 1,050.00 feet, a central angle of $00^{\circ} 58' 43''$, and a chord which bears North $45^{\circ} 59' 51''$ East, 17.94 feet to the northwest corner and POINT OF BEGINNING of the herein described tract, said point lying on the northerly line of a 60-foot wide road easement granted to the County of Fort Bend and the State of Texas by an instrument of record in Part II of Volume 386, Page 195, of the Deed Records of Fort Bend County, Texas (F.B.C.D.R.);

Thence, South $67^{\circ} 05' 56''$ East, along the northerly line of said 60-foot road easement, 107.83 feet to a point for the northeast corner of said 60-foot road easement, said point being on the west line of that certain called 5 acre tract conveyed to Murphy Jones Cemetery by instruments of record in Volume 63, Page 188 and Volume 72, Page 562, F.B.C.D.R.;

Thence, South 21° 54' 34" West, along the east end of said 60-foot road easement and the west line of said 5 acre tract, 60.01 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" set for the southwest corner of said 5 acre tract, said point being on the south line of said 290.38 acre tract, common to the north line of that certain called 35.460 acre tract as conveyed to The George Foundation by an instrument of record under File Number 2005156439, of the Official Public Records of Fort Bend County, Texas (F.B.C.O.P.R.);

Thence, North 67° 05' 56" West, along the southerly line of said 60-foot road easement and along said common line, 91.11 feet to a point for corner on the northerly right-of-way line of said Murphy Jones Lane;

Thence, departing the southerly line of said 60-foot road easement, along the northerly right-of-way line of said Murphy Jones Lane, and 10.58 feet along the arc of a curve to the right, having a radius of 270.00 feet, a central angle of 02° 14' 40", and a chord which bears North 43° 47' 07" West, 10.58 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" set for corner;

Thence, continuing along the northerly right-of-way line of said Murphy Jones Lane and 46.68 feet along the arc of a curve to the right, having a radius of 30.00 feet, a central angle of 89° 09' 00", and a chord which bears North 01° 54' 43" East, 42.11 feet to the POINT OF BEGINNING and containing 0.1546 acres (6,735 square feet) of land.

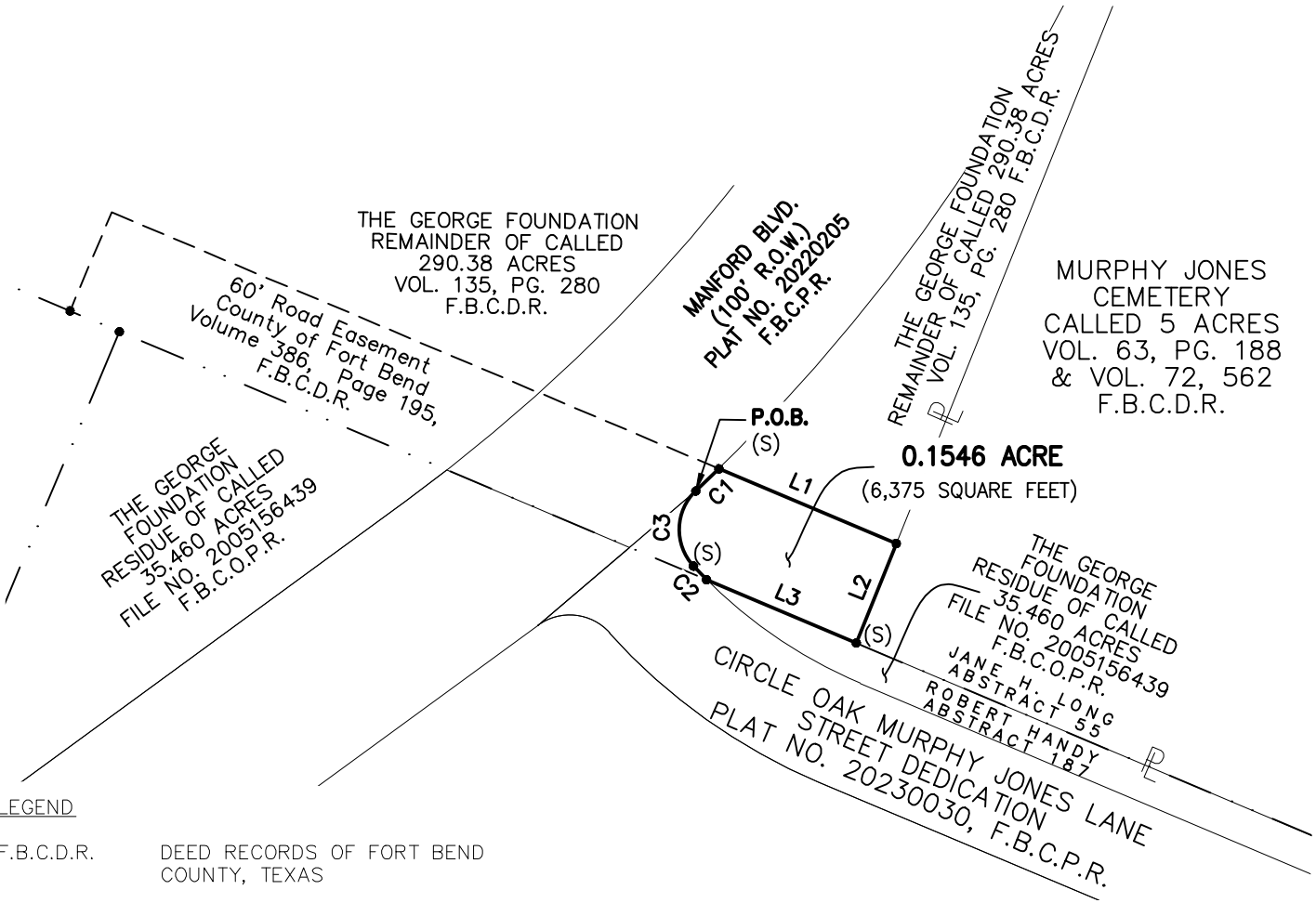
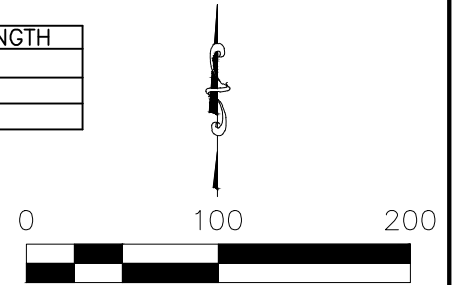
Corner monuments were not set at the Client's request.



LJA Surveying, Inc.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	17.94'	1,050.00'	0°58'43"	N 45°59'51" E	17.94'
C2	10.58'	270.00'	2°14'40"	N 43°47'07" W	10.58'
C3	46.68'	30.00'	89°09'00"	N 01°54'43" E	42.11'

LINE	BEARING	DISTANCE
L1	S 67°05'56" E	107.83'
L2	S 21°54'34" W	60.01'
L3	N 67°05'56" W	91.11'



LEGEND

- F.B.C.D.R. DEED RECORDS OF FORT BEND COUNTY, TEXAS
- F.B.C.O.P.R. OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS
- F.B.C.P.R. PLAT RECORDS OF FORT BEND COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- (S) SET 5/8" IRON ROD W/ CAP STAMPED "LJA SURVEY"
- (FX) FOUND CHISELED X
- PROPERTY LINE
- SAME OWNER



**EXHIBIT OF
0.1546 ACRE
PARTIAL ABANDONMENT
OF ROAD EASEMENT
IN THE
JANE H. LONG A-55
FORT BEND COUNTY, TEXAS**

AUGUST 2025 JOB NO. 2959-1402



3600 W Sam Houston Parkway S Phone 713.953.5200
Suite 175 Fax 713.953.5026
Houston, Texas 77042 TBPELS Firm No. 10194382

- NOTES**
- ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (NA2011) EPOCH 2010.00.
 - CORNER MONUMENTS WERE NOT SET AT THE CLIENT'S REQUEST.

S:\Sectors\Survey\Projects\LJA5001\2959\1402\06 CAD\Working Files\Bose Files\0.1546 Ac 60' Road Easmt (Partial Abandonment).dwg 8/26/2025