

NOTICE OF CANCELLATION OF SUBDIVISION
(Texas Local Government Code §232.008)

STATE OF TEXAS §

COUNTY OF FORT BEND §

Notice is hereby given to all interested parties that the Commissioners Court of Fort Bend County, Texas will consider the cancellation of a subdivision at its regular term on Thursday, January 8, 2026. The Subdivision for which the Commissioners will consider cancelling pursuant to Tex. Loc. Gov't Code § 232.008 is described as follows:

A subdivision plat containing 4 Reserves and 22 Lots; the same being the "Provincial Retreat Section 1" consisting of a 77.756 acre tract of land located in the Simon Miller Survey, Abstract No. 60, Fort Bend County, Texas, recorded under Clerk's File No.'s 2021095255 and 20210125 of the Official Public Records of Fort Bend County, Texas.

Any person who is interested in this property and wishes to protest the proposed cancellation of the subdivision may appear for a public hearing at the regular term of the Fort Bend County Commissioners Court on Thursday, January 8, 2026 at 1:00 p.m at 401 Jackson St., 2nd Floor, Richmond, Texas 77469.

Signed this _____ day of January, 2026.

By: _____
J. Stacy Slawinski,
County Engineer

Please publish by December 17, 2025.

STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

ORDER FOR CANCELLATION OF SUBDIVISION

(Tex. Loc. Gov't Code § 232.008)

On this 8th day of January, 2026, at a duly posted and called meeting of the Fort Bend County, Texas, acting by and through the Commissioners Court of Fort Bend County, on motion of Commissioner _____, seconded by Commissioners _____, duly put and carried:

WHEREAS, TPHTL Hatcher, LLC (“Petitioner”), has made application to the Fort Bend County Commissioners Court to vacate and cancel the platted subdivision identified below in accordance with Section 232.008 of the Texas Local Government Code:

A subdivision plat containing 4 Reserves and 9 Lots; the same being the “Pecan Hollow Subdivision” consisting of 23.934 acres of land located in the Samuel Isaacs League, Abstract No. 35, Fort Bend County, Texas, recorded under Clerk’s File No.’s 2000015337 and 1176833 (Slide 1960A) of the Official Public Records of Fort Bend County, Texas; said 23.934 acres of land being more particularly described by metes and bounds in “Exhibit A” attached hereto and incorporated by referenced herein (the “Subdivision”); and

WHEREAS, Sections 232.008(b) and (h) of the Texas Local Government Code, authorize the Commissioners Court to cancel a subdivision plat upon determining that such cancellation will not interfere with the established rights of any property owner in the Subdivision, or upon the agreement of any purchaser of property therein, and that the cancellation will not impeded the proposed interconnection of infrastructure with pending or existing development in Fort Bend County; and

WHEREAS, the Subdivision is located within the unincorporated area of Fort Bend County, has never been developed or improved, no lots have been conveyed to third parties, and all interest in the property is held by Petitioner, a single owner who has requested the cancellation; and

WHEREAS, Fort Bend County posted and published notice of its intent to consider cancellation of the Subdivision plat in accordance with the notice requirements of Section 232.008(c) of the Texas Local Government Code; and

WHEREAS, the Commissioners Court has not received any objections to the cancellation of the Subdivision from the owners of at least ten (10) percent of the property affected pursuant to Section 232.008(e) of the Texas Local Government Code.

NOW THEREFORE, BE IT ORDERED BY THE COMMISSIONERS COURT OF FORT BEND COUNTY, TEXAS, that:

1. The Commissioners Court finds that the cancellation of the plat for the Pecan Hollow Subdivision will not interfere with the established rights of any owners of property within the Subdivision; that all interest in the property is held by a single owner, the Petitioner, who has requested the cancellation; and that cancellation of the Subdivision will not prevent the proposed interconnection of infrastructure with pending or existing development in the County.
2. The subdivision plat known as the "Pecan Hollow Subdivision", recorded under Clerk's File No.'s 2000015337 and 1176833 (Slide 1960A) of the Official Public Records of Fort Bend County, Texas, and more particularly described in "Exhibit A" attached hereto, is hereby VACATED and CANCELED in its entirety pursuant to Section 232.008 of the Texas Local Government Code.
3. This cancellation shall operate to annul, void, and vacate the recorded plat in all respects. The land formerly included within the Subdivision shall hereafter be regarded as unplatted for all purposes and described by metes and bounds as provided in "Exhibit A" attached hereto.
4. The Fort Bend County Engineer is authorized to take all actions necessary to give full effect to this Order, including the processing and releasing of any bonds or financial guarantees for the Subdivision required under the "Fort Bend County Regulations of Subdivisions."
5. The Fort Bend County Clerk shall record this Order in the Official Public Records of Fort Bend County, Texas at no cost, shall note the cancellation of the original plat documents of the Subdivision, and take all other actions necessary to give full effect to this Order.

{Execution Page Follows}

SIGNED and ENTERED this _____ day of _____, 2026.

FORT BEND COUNTY, TEXAS

KP GEORGE,
COUNTY JUDGE

ATTEST:

LAURA RICHARD,
COUNTY CLERK

Acknowledgement

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

This instrument was acknowledged before me on the _____ day of _____, 2026, by KP George, County Judge of Fort Bend County, Texas, a political subdivision of the State of Texas, on behalf of said political subdivision.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

Attachments: (1)
Exhibit A

EXHIBIT A
(Follows Behind)

DESCRIPTION OF
PECAN HOLLOW SUBDIVISION
23.934 ACRES

Being 23.934 acres (1,042,545 square feet) of land located in the Samuel Isaacs Survey, Abstract 35, Fort Bend County, Texas, more particularly being all of the Pecan Hollow Subdivision, a subdivision of record under Slide Number 1960A, F.B.C.P.R., and a portion of that certain called 35.203 acre tract conveyed to TPHTL Hatcher, LLC by an instrument of record under File Number 2024096653 of the Official Public Records of Fort Bend County, Texas (F.B.C.O.P.R.), said 23.934 acre tract 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 1/2-inch iron pipe found for the southernmost southeast corner of said 35.203 acre tract, also being southwest corner of that certain called 2.555 acre tract conveyed to Janet Hennessey & Pat Hennessey by an instrument of record under Volume 597, Page 33, of the Deed Records of Fort Bend County, Texas (F.B.C.D.R.), and a point in the northerly right-of-way of Wessendorf Road (called 60 feet wide) as described by an instrument of record under Volume 485, Page 750 and Volume 1871, Page 1147, F.B.C.D.R.;

Thence, North 89° 34' 50" West, along the southerly line of said 35.203 acre tract and the northerly right-of-way line of said Wessendorf Road, 700.00 feet to 1/2-inch iron pipe found at the southwest corner of said 35.203 acre tract, same being the northwest corner of said Wessendorf Road right-of-way, and an angle corner of that certain called 606.445 acre tract conveyed to TPHTL Hatcher, LLC by an instrument of record under File Number 2024096632, F.B.C.O.P.R.;

Thence, North, along the westerly line of said 35.203 acre tract and an easterly line of said 606.455 acre tract, at a distance of 456.72 feet pass a 5/8-inch iron rod with cap stamped "1535-4035" found on the westerly line of said 35.203 acre tract, same being an ell corner of said 606.445 acre tract, continuing along the westerly line of said 35.203 acre tract, same being the east line of the remainder of a called 125 acre tract conveyed by an instrument of record under Volume Z, Page 365, F.B.C.D.R, and the east line of that certain called 16.76 acre tract conveyed to Ambrose Gerner Jr. by an instrument of record under Volume 1468, Page 455, F.B.C.D.R., for a total distance of 1,489.39 feet to a 5/8-inch iron rod with cap stamped "1535-4035" found for

23.934 acres

October 16, 2025
S001-2085-6014

the northwest corner of said 35.203 acre tract, said point being on the east line of said 16.76 acre tract, and an ell corner of said 606.445 acre tract;

Thence, South 89° 34' 50" East, departing the easterly line of said 16.76 acre tract, along the northerly line of said 35.203 acre tract and an interior southerly line of said 606.445 acre tract, 700.00 feet to a 1/2-inch iron pipe found at the northernmost northeast corner of said 35.203 acre tract and an interior ell of said 606.445 acre tract;

Thence, South, along a easterly line of said 35.203 acre tract and an interior westerly line of said 606.445 acre tract, at a distance of 569.39 feet pass a 1/2-inch iron rod found for an ell on the easterly line of said 35.203 acre tract and an ell corner of said 606.445 acre tract, continuing over and across said 35.203 acre tract for a total distance of 964.37 feet to a 5/8-inch iron rod with cap stamped "1535-4035" found at ell corner of said 35.203 acre tract and the northwest corner of aforementioned 2.555 acre tract;

Thence, South, continuing along the easterly line of said 35.203 acre tract and the west line of said 2.555 acre tract, 525.02 feet to the POINT OF BEGINNING and containing 23.934 acres (1,042,545 square feet) of land.

LJA Surveying, Inc.

