

11-9-10

Item #: ~~30.0.~~ 19A  
Engineering

ARF-2021

**REGULAR SESSION AGENDA**

**Date:** 11/09/2010

**Abandon Portion of Manor Road**

**Submitted By:** Amy Svatek, County Attorney

**Department:** Engineering

**Type of Item:** Consent

**Renewal Agreement/** No

**Appointment:**

**Reviewed by County** Yes

**Attorney's Office:**

**Multiple Originals**

**Y/N?:**

---

**Information**

**SUMMARY OF ITEM**

Take all appropriate action on Resolution and Order to abandon a portion of Manor Road in Fort Bend County, Pct. 4.

**SPECIAL HANDLING**

→ Once recorded, please return to Amy in the FBC Attorney's Office. Ret. 11-17-10

---

**Attachments**

Link: Abandonment

---



THE STATE OF TEXAS     §  
COUNTY OF FORT BEND   §

**ORDER TO ABANDON MANOR ROAD  
FROM APPROXIMATELY 300' FEET NORTH OF LJ PARKWAY TO  
APPROXIMATELY 200' FEET SOUTH OF WINDING WATERS LANE IN FORT  
BEND COUNTY, TEXAS**

On this the 9 day of November, 2010, at a regular meeting of the Commissioners Court of Fort Bend County, Texas, sitting as the governing body of Fort Bend County, Texas, upon motion of Commissioner Patterson, seconded by Commissioner Meyers duly put and carried by unanimous vote, Commissioners Court adopts the Resolution to abandon Manor Road from approximately 300' feet north of LJ Parkway to approximately 200' feet south of Winding Waters Lane

After due consideration, the Court found that the above described road has been replaced and the County's needs and that of the public interest would be better served if such above described road was abandoned.

IT IS ORDERED that Manor Road, from approximately 300' feet north of LJ Parkway to approximately 200' feet south of Winding Waters Lane, in Fort Bend County, Texas, as shown on Exhibits "A" and "B" of the Resolution, is hereby abandoned as a county road in accordance with Transportation Code § 251.058b and § 251.051 and that this Order be hereby filed in the Deed Records of Fort Bend County forthwith.

EXECUTED this 9 day of November, 2010.

FORT BEND COUNTY

By: Robert E. Hebert  
Robert E. Hebert, County Judge

ATTEST:

Dianne Wilson  
Dianne Wilson, County Clerk



THE STATE OF TEXAS     §

COUNTY OF FORT BEND   §

**RESOLUTION TO ABANDON MANOR ROAD  
FROM APPROXIMATELY 300' FEET NORTH OF LJ PARKWAY TO  
APPROXIMATELY 200' FEET SOUTH OF WINDING WATERS LANE IN FORT  
BEND COUNTY, TEXAS**

WHEREAS, Fort Bend County acquired Manor Road (formerly Loop Road), dedicated to Fort Bend County by 60 ft. Easement Instrument, Vol. #2235, Pg. 673, and Vol. #2253, Pg. 1498, and by Release of Easement and Satisfaction of Judgment as described in Vol. 2401, Pg. 668, of Fort Bend County records, and accepted it for maintenance in the County Road Log on August 13, 1990; and,

WHEREAS, the portion of Manor Road to be abandoned runs north and south from approximately 300' feet north of LJ Parkway to approximately 200' feet south of Winding Waters Lane; and,

WHEREAS, the replacement road will be LJ Parkway, and immediately, a temporary replacement of Manor Road will be built to accommodate the traffic; and,

WHEREAS, that portion of Manor Road is to be abandoned was closed by the County approximately three (3) months ago and the temporary replacement of Manor Road has been built and is currently being utilized; and,

WHEREAS, that portion of Manor Road that is to be abandoned, is no longer needed, and Fort Bend County desires to abandon it;

THEREFORE, on this date the Commissioners Court of Fort Bend County abandons that portion of Manor Road, from approximately 300' feet north of LJ Parkway to approximately 200' feet south of Winding Waters Lane, as shown on the field notes and attached hereto as Exhibits "A" and "B".

County: Fort Bend  
Project: Riverstone  
C.I. No.: 1072-10  
Job Number: 2008-114-01

**FIELD NOTES FOR 1.6184 ACRES**

Being a 1.6184 acre tract of land located in the William Little Survey, A-54 in Fort Bend County, Texas; said 1.6184 acre tract being a portion of a call 597.7707 acre tract in the name of Sugar Land Ranch Development recorded in Clerk's File Number 2006092799 of the Official Records of Fort Bend County (O.R.F.B.C.), a portion of Reserve "F" of Vintage Trail at Riverstone, a subdivision recorded in Plat Number 20080187 of the Plat Records Of Fort Bend County and a portion of a call 2.8088 acre public road Right-of-Way (Manor Drive) recorded in Clerks File Number 2008102867 of the Official Records of Fort Bend County (O.R.F.B.C.); said 1.6184 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the City of Missouri City G.P.S. Monumentation Program, Texas Coordinate System, South Central Zone (NAD 27), using City Survey Marker No. 7096 and 7076):

**Commencing** a 5/8-inch iron rod with cap stamped "COSTELLO INC" found at the northwest Right-of-Way (R.O.W.) corner of LJ Parkway as recorded in Plat Number 20080186 of the Plat Records of Fort Bend County, Texas;

Thence, through aforesaid 597.7707 acre tract, North 48 degrees 20 minutes 02 seconds West, a distance of 2.90 feet to the **Point of Beginning** of the herein described tract, same being on the southeast R.O.W. line of aforesaid Manor Drive;

Thence, with said southeast line, the following four (4) courses:

1. South 40 degrees 58 minutes 04 seconds West, a distance of 415.41;
2. 457.53 feet along the arc of a curve to the left, said curve having a central angle of 70 degrees 51 minutes 02 seconds, a radius of 370.00 feet and a chord that bears South 05 degrees 32 minutes 33 seconds West, a distance of 428.93 feet;
3. South 29 degrees 52 minutes 58 seconds East, a distance of 72.29 feet;
4. 175.40 feet along the arc of a curve to the right, said curve having a central angle of 30 degrees 27 minutes 15 seconds, a radius of 330.00 feet and a chord that bears South 14 degrees 39 minutes 21 seconds East, a distance of 173.35 feet;

Exhibit

A

5. Thence, crossing aforesaid Manor Drive, 109.23 feet along the arc of a curve to the left, said curve having a central angle of 18 degrees 03 minutes 42 seconds, a radius of 346.50 feet and a chord that bears South 42 degrees 21 minutes 01 seconds West, a distance of 108.78 feet to the northwest R.O.W. line of said Manor Drive;

Thence, with said northwest R.O.W. line, the following four (4) courses:

6. 225.90 feet along the arc of a curve to the left, said curve having a central angle of 47 degrees 56 minutes 17 seconds, a radius of 270.00 feet and a chord that bears North 05 degrees 54 minutes 55 seconds West, a distance of 219.37 feet;
7. North 29 degrees 52 minutes 58 seconds West, a distance of 72.29 feet;
8. 531.72 feet along the arc of a curve to the right, said curve having a central angle of 70 degrees 51 minutes 02 seconds, a radius of 430.00 feet and a chord that bears North 05 degrees 32 minutes 33 seconds East, a distance of 498.49 feet;
9. North 40 degrees 58 minutes 04 seconds East, a distance of 417.06 feet;
10. Thence, crossing aforesaid Manor Drive, 60.03 feet along the arc of a curve to the left, said curve having a central angle of 01 degrees 40 minutes 32 seconds, a radius of 2052.50 feet and a chord that bears South 47 degrees 27 minutes 20 seconds East, a distance of 60.02 feet to the **Point of Beginning** and containing 1.6184 acre of land.



*Mark D. Armstrong*  
05/10/2010

CALL 597.7707 ACRES  
SUGAR LAND RANCH  
DEVELOPEMENT II CORP  
C.F. NO. 2006092799  
O.R.F.B.C.

WILLIAM LITTLE SURVEY, A-54

MANOR DRIVE  
C.F. NO. 2008102867  
O.R.F.B.C.

RES.  
F

WINDING WATERS LANE  
PLAT NO. 20080187, P.R.F.B.C.

RES.  
D

LJ PARKWAY  
PLAT NO. 20080186, P.R.F.B.C.

VINTAGE TRAIL  
AT RIVERSTONE  
PLAT NO. 20080187  
P.R.F.B.C.

PROPOSED  
ACCESS EASEMENT

LAKE RIVERSTONE DR.  
PLAT NO. 20080187, P.R.F.B.C.

1.6184 ACRE  
TRACT

CALL 597.7707 ACRES  
SUGAR LAND RANCH DEVELOPEMENT II CORP  
C.F. NO. 2006092799  
O.R.F.B.C.

**Ci**  
Costello, Inc.

Engineering and Surveying  
9990 Richmond Avenue, Suite 450  
North Building  
Houston, Texas 77042  
(713) 783-7788 (713) 783-3580, Fax

EXHIBIT OF  
1.6184 ACRE TRACT  
IN  
RIVERSTONE

DRAWN BY: LD	DATE: 04-12-2010	SCALE: 1"=100'
CHECKED BY: MA	JOB NO: 2008-114-01	107210.DGN

County: Fort Bend  
Project: Riverstone; Partial abandonment of Manor Drive  
C.I. No.: 1119-10  
Job Number: 2008-114-01

**FIELD NOTES FOR 0.8763 ACRES**

Being a 0.8763 acre tract of land located in the William Little Survey, A-54 in Fort Bend County, Texas; said 0.8763 acre tract being a portion of a call 597.7707 acre tract of land recorded in the name of Sugar Land Ranch Development in Clerk's File Number 2006092799 of the Official Records of Fort Bend County (O.R.F.B.C.), said 0.8763 acre tract also being a portion of Manor Drive recorded in Volume 2235, Page 673, Volume 2253, Page 1498, Volume 2401, Page 668 and in Clerks File Number 2008102867 of the O.R.F.B.C.; said 0.8763 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the City of Missouri City G.P.S. Monumentation Program, Texas Coordinate System, South Central Zone (NAD 27), using City Survey Marker No. 7096 and 7076):

**Commencing** a 5/8-inch iron rod with cap stamped "COSTELLO INC" found at the northwest Right-of-Way (R.O.W.) corner of LJ Parkway as recorded in Plat Number 20080186 of the Fort Bend County Plat Records;

Thence, through aforesaid 597.7707 acre tract, North 48 degrees 20 minutes 02 seconds West, a distance of 2.90 feet to the **Point of Beginning** of the herein described tract, same being on the east R.O.W. line of aforesaid Manor Drive;

1. Thence, crossing said Manor Drive, 60.03 feet along the arc of a curve to the right, said curve having a central angle of 01 degrees 40 minutes 32 seconds, a radius of 2052.50 feet and a chord that bears North 47 degrees 27 minutes 20 seconds West, a distance of 60.02 feet to the west R.O.W. line of said Manor Drive;

Thence, with said west R.O.W. line, the following three (3) courses:

2. North 40 degrees 58 minutes 04 seconds East, a distance of 71.43 feet;
3. 362.37 feet along the arc of a curve to the left, said curve having a central angle of 43 degrees 54 minutes 31 seconds, a radius of 472.85 feet and a chord that bears North 19 degrees 00 minutes 48 seconds East, a distance of 353.57 feet;
4. North 02 degrees 56 minutes 27 seconds West, a distance of 178.62 feet;

Exhibit  
B

5. Thence, crossing said Manor Drive, North 87 degrees 26 minutes 10 seconds East, a distance of 60.00 feet to the east R.O.W. line of said Manor Drive;

Thence, with said east R.O.W. line, the following three (3) courses:

6. South 02 degrees 56 minutes 27 seconds East, a distance of 178.23 feet;
7. 408.35 feet along the arc of a curve to the right, said curve having a central angle of 43 degrees 54 minutes 31 seconds, a radius of 532.85 feet and a chord that bears South 19 degrees 00 minutes 48 seconds West, a distance of 398.43 feet;
8. South 40 degrees 58 minutes 04 seconds West, a distance of 73.08 feet to the **Point of Beginning** and containing 0.8763 acre of land.

*Mark D. Armstrong*  
05/17/2010







Page 3 of 3

MANOR DRIVE  
VOL. 2235, PG. 673  
VOL. 2253, PG. 1498  
VOL. 2401, PG. 668  
O.R.F.B.C.

CALL 597.7707 ACRES  
SUGAR LAND RANCH  
DEVELOPMENT II CORP  
C.F. NO. 2006092799  
O.R.F.B.C.

0.8763 ACRES

LAKE

POB POC

MANOR DRIVE O.R.F.B.C.  
C.F. NO. 2008102867

LJ PARKWAY  
PLAT NO. 20080186  
F.B.C.P.R.

WINDING WATERS LANE  
PLAT NO. 20080187  
F.B.C.P.R.

VINTAGE TRAIL AT  
RIVERSTONE  
PLAT NO. 20080187  
P.R.F.B.C.



Engineering and Surveying  
9990 Richmond Avenue, Suite 450  
North Building  
Houston, Texas 77042  
(713) 783-7788 (713) 783-3580, Fax

EXHIBIT OF  
0.8763 ACRES  
AT RIVERSTONE

DRAWN BY: MA	DATE: 05-12-10	SCALE: 1"=200'
CHECKED BY: LD	JOB NO: 2008-114-01	111910.DGN

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

*Dianne Wilson*

2010 Nov 17 11:04 AM

2010112482

VCK \$0.00

Dianne Wilson COUNTY CLERK

FT BEND COUNTY TEXAS