



5B

VACATION OF SUBDIVISION PLAT

State of Texas

County of Fort Bend

KNOWN ALL MEN BY THESE PRESENTS,

We, Woodmere Development Co., LTD, a Texas limited partnership to wit

Huntington Place Section 1, being a 27.843 acre subdivision containing 133 lots in 3 blocks and 7 reserves, located in the William Pettus League, Abstract 68, recorded on May 20, 2008, of the Fort Bend County Plat Records Plat No. 20080097.

Do hereby desire and declare that said plat, subdivision and dedication thereon be vacated and canceled so as to convert all of the said platted property to acreage tracts as same existed before such property was platted, subdivided and recorded.

WITNESS MY hand in the City of Houston June 2010.

Woodmere Development Co., Ltd.
A Texas Limited Partnership

By: Roger B. Meadors
Roger Meadors

Title: President

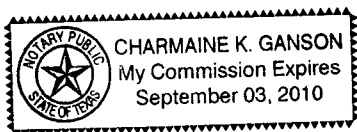
By: Sue Niss
Sue Niss

Title: Secretary

State of Texas

County of Harris

BEFORE ME, the undersigned authority on this day personally appeared Roger B. Meadors and Sue Niss persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said Woodmere Development Co., LTD.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 11th day of June, 2010.

Charmaine K. Ganson
Notary Public in and for the State of Texas

AS PER ORIGINAL

This is to certify that the Alvin City Council of the City of Alvin, Texas has approved this instrument and vacation of the subdivision plat entitled **Huntington Place Section One** in conformance with the laws of the State of Texas and the ordinances of the CITY OF ALVIN as shown hereon and authorized the recording of this instrument this 1 day of July, 2010.

BY: _____

Gary Appelt
Gary Appelt, Mayor

ATTEST: _____

Tommy W. Peebles
Tommy Peebles, City Clerk

BY: _____

Charles Batty, III
Charles Batty, III
Councilmember At Large 1

BY: _____

Terry Droege
Terry Droege
Councilmember At Large 2

BY: _____

Juan Sifuentes
Juan Sifuentes
Councilmember District A

BY: _____

Eileen Cross
Eileen Cross
Councilmember District B

BY: _____

Jim Landraault
Jim Landraault
Councilmember District C

BY: _____

Roger Stuksa
Roger Stuksa
Councilmember District D

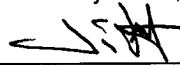
BY: _____

Greg Bullard
Greg Bullard
Councilmember District E

LIENHOLDERS ACKNOWLEDGEMENT AND SUBORDINATION STATEMENT

We, First Community Bank, San Antonio, N.A., owner and holder of a lien against the property by instruments of record under County Clerk File No. 2006086727 of the County Clerk Official Records of Fort Bend County, Texas do hereby in all things agree that such plat, subdivision and dedication thereon be vacated and cancelled, as to the subjected property so as to convert all of said platted subject project to acreage tracts as same existed before such subject property was so platted, subdivided and recorded, and we hereby confirm that we are the present owner of said lien and have not assigned the same of any part thereof

BY: First Community Bank, San Antonio, N.A.

By:  TIM STUBENROSCH

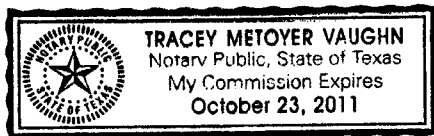
Its: MARKET PRESIDENT

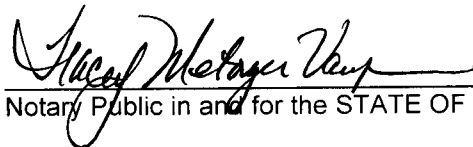
STATE OF TEXAS

COUNTY OF Fort Bend

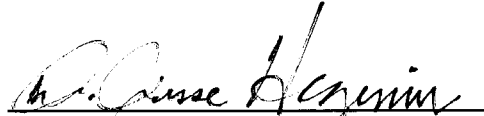
BEFORE ME, the undersigned authority, on this day personally appeared known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said First Community Bank, San Antonio, N.A. a Texas Corporation.

Given under my hand and seal of office, this 13th, day of October, 2010.

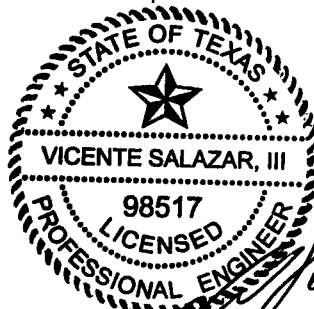




Notary Public in and for the STATE OF TEXAS


I, D. Jesse Hegemier, PE, Fort Bend County Engineer, do hereby certify that the plat of this subdivision complies with all of the existing rules and regulations of this office as adopted by the Fort Bend County Commissioner's Court. However, no certification is hereby given as to the effect of drainage from this subdivision on the intercepting drainage artery or parent stream or on any other area or subdivision within the watershed.


D. Jesse Hegemier, PE
Fort Bend County Engineer

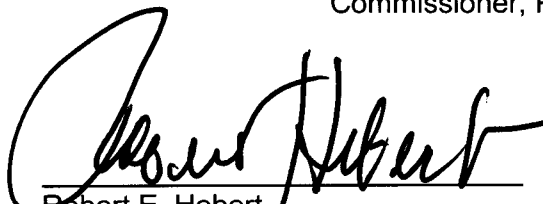
I, Vincente Salazar, a Professional Engineer registered in the State of Texas do hereby certify that this plat meets all requirements of Fort Bend County and the City of Houston.

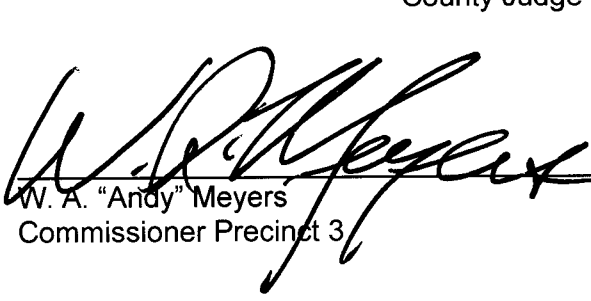


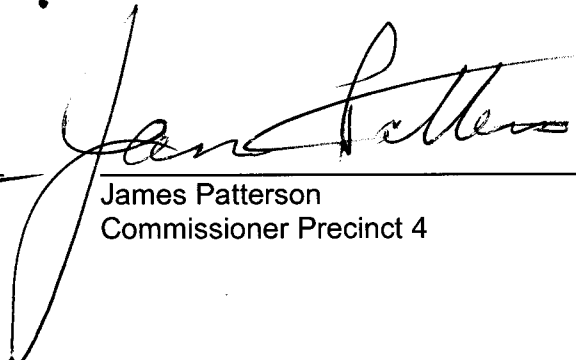

Vicente Salazar, PE
Registered Professional Engineer
Texas Registration No. 98517


Richard Morrison
Commissioner, Precinct 1


Grady Prestage
Commissioner, Precinct 2


Robert E. Hebert
County Judge


W. A. "Andy" Meyers
Commissioner Precinct 3


James Patterson
Commissioner Precinct 4

November 15, 2007
Job No. 1037-2101

EXHIBIT "A"
DESCRIPTION OF
27.843 ACRES

All that certain tract or parcel containing 27.843 acres of land in the William Pettus League, A-68, Fort Bend County, Texas, being part of Lots 3 thru 9 and part of a 40.0 foot wide Platted Roadway (not open) as shown on the Emigration Land Company Subdivision as recorded in Volume 618, Page 725 of the Deed Records of said Fort Bend County (F.B.C.D.R.), more particularly being part of that certain tract called 46.415 acres conveyed to BGM Land Investments, Ltd., by an instrument of record in File No. 2006124259 of the Official Records of said Fort Bend County (F.B.C.O.R.), and being more particularly described by metes and bounds as follows, all bearings referenced to the Texas State Plane Coordinate System, South Central Zone;

COMMENCING for reference at the intersection of the east right-of-way line of Farm To Market Road No. 521 (FM 521), 115.0 feet wide, with the north right-of-way line of Juliff-Manvel Road, 60.0 feet wide;

Thence North $86^{\circ} 58' 17''$ East, 401.62 feet along said north right-of-way line to the POINT OF BEGINNING of the herein described tract;

Thence North $02^{\circ} 31' 48''$ East, 953.76 feet departing said north right-of-way line to a point for corner;

Thence South $87^{\circ} 28' 12''$ East, 110.00 feet to a point for corner;

Thence North $02^{\circ} 31' 48''$ East, 108.71 feet to a point for corner;

Thence South $87^{\circ} 28' 12''$ East, 50.00 feet to a point for corner on the arc of a curve whose center bears South $87^{\circ} 28' 12''$ East;

Thence 40.20 feet along the arc of a non-tangent curve to the left, having a central angle of $92^{\circ} 07' 50''$, a radius of 25.00 feet and a chord which bears South $43^{\circ} 32' 07''$ East, 36.01 feet to a point for corner, a point of compound curve;

Thence 81.91 feet along the arc of a curve to the left, having a central angle of $03^{\circ} 25' 32''$, a radius of 1370.00 feet and a chord which bears North $88^{\circ} 41' 12''$ East, 81.90 feet to a point for corner at the end of said curve;

Thence North $86^{\circ} 58' 26''$ East, 90.20 feet to a point for corner, the beginning of a curve;

Thence 36.85 feet along the arc of a curve to the left, having a central angle of $84^{\circ} 26' 38''$, a radius of 25.00 feet and a chord which bears North $44^{\circ} 45' 07''$ East, 33.60 feet to a point for corner at the end of said curve;

Thence North $81^{\circ} 31' 13''$ East, 50.94 feet to a point for corner;

Thence North $02^{\circ} 31' 48''$ East, 220.70 feet to a point for corner, the beginning of a curve;

Thence 22.56 feet along the arc of a curve to the right, having a central angle of $64^{\circ} 37' 23''$, a radius of 20.00 feet and a chord which bears North $34^{\circ} 50' 29''$ East, 21.38 feet to a point for corner, a point of reverse curve;

Thence 127.15 feet along the arc of a curve to the left, having a central angle of $145^{\circ} 42' 06''$, a radius of 50.00 feet and a chord which bears North $05^{\circ} 41' 52''$ West, 95.55 feet to a point for corner;

Thence North $03^{\circ} 01' 34''$ West, 28.09 feet to a point for corner;

Thence North $86^{\circ} 58' 26''$ West, 293.69 feet to a point for corner;

Thence South $40^{\circ} 04' 54''$ West, 114.57 feet to a point for corner;

Thence South $03^{\circ} 01' 34''$ East, 303.85 feet to a point for corner;

Thence North $86^{\circ} 58' 26''$ East, 85.00 feet to a point for corner, the beginning of a curve;

Thence 39.27 feet along the arc of a curve to the left, having a central angle of $90^{\circ} 00' 00''$, a radius of 25.00 feet and a chord which bears North $41^{\circ} 58' 26''$ East, 35.36 feet to a point for corner;

Thence North $86^{\circ} 58' 26''$ East, 50.00 feet to a point for corner on the arc of a curve whose center bears North $86^{\circ} 58' 26''$ East;

Thence 39.27 feet along the arc of a curve to the left, having a central angle of $90^{\circ} 00' 00''$, a radius of 25.00 feet and a chord which bears South $48^{\circ} 01' 34''$ East, 35.36 feet to a point for corner at the end of said curve;

Thence North $86^{\circ} 58' 26''$ East, 170.00 feet to a point for corner, the beginning of a curve;

Thence 39.27 feet along the arc of a curve to the left, having a central angle of $90^{\circ} 00' 00''$, a radius of 25.00 feet and a chord which bears North $41^{\circ} 58' 26''$ East, 35.36 feet to a point for corner;

Thence North $86^{\circ} 58' 26''$ East, 50.00 feet to a point for corner on the arc of a curve whose center bears North $86^{\circ} 58' 26''$ East;

Thence 39.27 feet along the arc of a non-tangent curve to the left, having a central angle of $90^{\circ} 00' 00''$, a radius of 25.00 feet and a chord which bears South $48^{\circ} 01' 34''$ East, 35.36 feet to a point for corner at the end of said curve;

Thence North $86^{\circ} 58' 26''$ East, 85.00 feet to a point for corner;

Thence South $03^{\circ} 01' 34''$ East, 710.26 feet to a point for corner;

Thence South $86^{\circ} 58' 26''$ West, 508.99 feet to a point for corner;

Thence South $03^{\circ} 01' 34''$ East, 160.00 feet to a point for corner;

27.843 Acres

November 15, 2007
LJA Job No. 1037-2101

Thence South $86^{\circ} 58' 26''$ West, 24.83 feet to a point for corner, the beginning of a curve;

Thence 39.26 feet along the arc of a curve to the left, having a central angle of $89^{\circ} 58' 35''$, a radius of 25.00 feet and a chord which bears South $41^{\circ} 59' 09''$ West, 35.35 feet to a point for corner at the end of said curve;

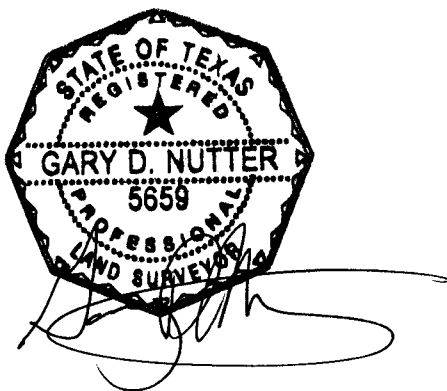
Thence South $03^{\circ} 00' 09''$ East, 71.87 feet to a point for corner, the beginning of a curve;

Thence 39.28 feet along the arc of a curve to the left, having a central angle of $90^{\circ} 01' 35''$, a radius of 25.00 feet and a chord which bears South $48^{\circ} 00' 56''$ East, 35.36 feet to a point for corner;

Thence South $03^{\circ} 01' 43''$ East, 20.00 feet to a point for corner on the north right-of-way line of the aforesaid Juliff-Manvel Road;

Thence South $86^{\circ} 58' 17''$ West, 784.76 feet with said north right-of-way line to the POINT OF BEGINNING and containing 27.843 acres of land.

LJA Engineering & Surveying, Inc.



LJA Engineering, Inc.



2929 Briarpark Drive Phone 713.953.5200
Suite 600 Fax 713.953.5026
Houston, Texas 77042-3703 www.ljaengineering.com

October 15, 2010

OCT 18 2010

Mr. Jess Hegemier
County Engineer
Fort Bend County
1124 Blume Road
Rosenberg, TX 77471

Re: Huntington Place Section 1
Vacating Plat
LJA Job No. 1037-2002 (5.1)

Dear Mr. Hegemier:

LJA Engineering & Surveying, Inc. on behalf of Woodmere Development Co., Ltd., respectfully request that Fort Bend Commissioner's Court considers the vacation of Huntington Place Section 1 as recorded in Plat No. 20080097 of the Plat Records of Fort Bend County. No property has been sold and no development has occurred on the 60.431 acres that is Huntington Place Section 1. Woodmere Development Co., Ltd. is the sole owner of the property.

Please call me at 713.953.5212 if you have further questions or concerns.

Sincerely,

Warren J. Escovy
Platting Manager

WJE/lb

Let. Paulette Batts
Fort Bend County Engineering

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

2010 Dec 07 04:19 PM

2010118877

CAK \$0.00

Dianne Wilson COUNTY CLERK

FT BEND COUNTY TEXAS