

THE STATE OF TEXAS §

COUNTY OF FORT BEND §

ORDER TO ABANDON AND CLOSE MANOR ROAD AT THE FOLLOWING LOCATIONS: A POINT BEGINNING APPROXIMATELY 512 FEET NORTH AND EAST OF THE INTERSECTION OF (old) MANOR ROAD AND LJ PARKWAY FOR APPROXIMATELY 1904 FEET TO THE NORTH; A POINT BEGINNING APPROXIMATELY 420 FEET SOUTH AND WEST OF THE INTERSECTION OF MANOR DRIVE WITH LAKE RIVERSTONE DRIVE FOR A DISTANCE OF APPROXIMATELY 999 FEET TO THE SOUTH AND WEST TERMINATING AT ITS INTERSECTION WITH (new) MANOR DRIVE, IN FORT BEND COUNTY, TEXAS

On this 28 day of Feb., 2012, 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 and close the following described segments of Manor Road:

- (1) Abandon and close Manor Road from a point north of Winding Waters and beginning approximately 512 feet north and east of the intersection of (old) Manor Road and LJ Parkway for approximately 1904 feet to the north;
- (2) Abandon and close Manor Drive from a point south of Winding Waters and beginning approximately 420 feet south and west of the intersection of Manor Drive with Lake Riverstone Drive for a distance of approximately 999 feet south and west terminating at its intersection with (new) Manor Drive, in Fort Bend County, Texas.

The names of each property owner who receives a conveyance under § 251.058, Texas Transportation Code of the public road or portion of public road abandoned and closed pursuant to this order are:

Sugar Land Ranch Development II Corp., and Hillsboro Estate, as to the segment north of Winding Waters and Meritage Homes of Texas, as to the segments south of Winding Waters.

The dimensions of the property conveyed and referenced herein are described in Exhibits A and B of the Resolution, incorporated herein for all purposes, and indexed by the County Clerk pursuant to § 251.058(b) of the Texas Transportation Code.

The County Clerk is ordered to index into the deed records of Fort Bend County in a manner that describes (a), the county conveying the property as grantor and (b), the property owner receiving the conveyance as grantee, all as provided for by § 251.058(b).

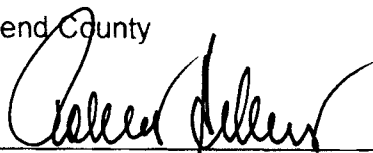
After due consideration, the Court finds that the above described road segments have been replaced and the County's needs and that of the public interest would be better served if such above described road is abandoned and closed.

IT IS ORDERED that Manor Road be abandoned and closed as a county road (1) for approximately 1904 feet to the north at a point beginning approximately 512 feet north and east of the intersection of Manor Road with LJ Parkway, north of Winding Waters; (2) for approximately 999 feet from a point beginning approximately 420 feet south and west of the intersection of Manor Drive and Lake Riverstone Drive, south of Winding Waters, to a point ending at the intersection of Manor Road and (new) Manor Drive, in Fort Bend County, Texas, as shown on Exhibits "A" and "B" of the Resolution, and the same are hereby abandoned and closed as a county road pursuant to Texas Transportation Code § 251.058b and § 251.051 and that this Order be filed in the

Deed Records of Fort Bend County, Texas forthwith.

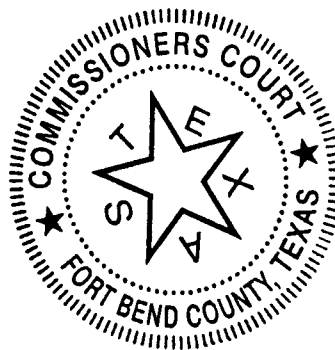
Executed this 28 day of February, 2012.

Fort Bend County

By: 
Fort Bend County Judge

ATTEST:


Diane Wilson, County Clerk



THE STATE OF TEXAS §

COUNTY OF FORT BEND §

RESOLUTION TO ABANDON AND CLOSE MANOR ROAD AT THE FOLLOWING LOCATIONS: A POINT BEGINNING APPROXIMATELY 512 FEET NORTH AND EAST OF THE INTERSECTION OF (old) MANOR ROAD AND LJ PARKWAY FOR APPROXIMATELY 1904 FEET TO THE NORTH; A POINT BEGINNING APPROXIMATELY 420 FEET SOUTH AND WEST OF THE INTERSECTION OF MANOR DRIVE WITH LAKE RIVERSTONE DRIVE FOR A DISTANCE OF APPROXIMATELY 999 FEET TO THE SOUTH AND WEST TERMINATING AT ITS INTERSECTION WITH (new) MANOR DRIVE, IN FORT BEND COUNTY, TEXAS

WHEREAS, Fort Bend County acquired Manor Road (formerly Loop Road), dedicated to Fort Bend County by 60 foot 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 portions of Manor Road to be abandoned and closed are as follows: (1) one segment of Manor Road north of Winding Waters, for a distance of approximately 1904 feet north from a point beginning approximately 512 feet north and east of the intersection of Manor Road (formerly known as Loop Road) and LJ Parkway; and (2) two separately defined but contiguous segments of Manor Road from a point beginning approximately 420 feet south and west of Lake Riverstone Drive south of Winding Waters, for a distance of approximately 999 feet south and west to the intersection of said segments with (new) Manor Drive, in Fort Bend County, Texas, all as more fully described in Exhibits A and B, attached hereto and incorporated herein for all purposes.

WHEREAS, the replacement road will be LJ Parkway, Winding Waters and (new) Manor Drive are built to accommodate the traffic; and

WHEREAS, those portions of Manor Drive to be abandoned and closed are no longer needed, and Fort Bend County desires to abandon and close same;

THEREFORE, on this date the Commissioners Court of Fort Bend County abandons and closes the following segments of Manor Road as follows:

(1) one segment for a distance of approximately 1904 feet north from a point beginning approximately 512 feet north and east of the intersection of Manor Road (formerly known as Loop Road) and LJ Parkway, described as Tract B in the Attached Exhibit A, and (2) two separately described but contiguous segments of Manor Road from a point beginning approximately 420 feet south and west of Lake Riverstone Drive south of Winding Waters, for a distance of approximately 999 feet south and west to the intersection of said segments with (new) Manor Drive, in Fort Bend County, Texas, all as more fully described and shown on the field notes and legal descriptions attached hereto as Exhibit A, Tract A and Tract B, and Exhibit B, incorporated herein for all purposes.

(MBS 143611-Tract B) 2.4981 A

(MBS 143611-Tract A) .6491A

(MBS 143511) .5729 A

County: Fort Bend
Project: Riverstone; Right-of-Way Abandonment
C.I. No.: 1436-11
Job Number: 2008-051-015

FIELD NOTES FOR 3.1472 ACRES

Being a 0.6491 acre tract of land (Tract "A") and a 2.4981 acre tract of land (Tract "B") located in the William Little Survey, A-54 in Fort Bend County, Texas; said 0.6491 acre tract and said 2.4981 acre tract being a portion of Manor Drive recorded in Volume 2235, Page 673, Volume 2253, Page 1498, and Volume 2401, Page 668 of the O.R.F.B.C.; said tracts 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):

TRACT "A": 0.6491 ACRES;

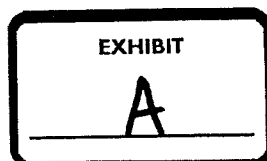
Beginning at a 5/8-inch iron rod stamped "COSTELLO INC" found for the most westerly northwest corner of a call 0.0626 acre tract of land recorded in Clerk's File Number 2011064815 of the O.R.F.B.C., same being on the east line of a call 8.3936 acre tract of land recorded in Clerk's File Number 2006009958 of the O.R.F.B.C.;

Thence, with the north line of said 0.626 acre tract, the following three (3) courses:

1. 86.84 feet along the arc of a curve to the right, said curve having a central angle of 10 degrees 35 minutes 10 seconds, a radius of 470.00 feet and a chord that bears North 48 degrees 59 minutes 02 seconds East, a distance of 86.71 feet;
2. North 54 degrees 16 minutes 37 seconds East, a distance of 77.90 feet;
3. 117.09 feet along the arc of a curve to the left, said curve having a central angle of 29 degrees 10 minutes 08 seconds, a radius of 230.00 feet and a chord that bears North 39 degrees 41 minutes 33 seconds East, a distance of 115.83 feet;

Thence, with the north Right-of-Way (R.O.W.) line of said Manor Drive, the following five (5) courses:

4. North 67 degrees 44 minutes 58 seconds East, a distance of 68.03 feet;
5. North 70 degrees 50 minutes 48 seconds East, a distance of 65.86 feet;
6. North 74 degrees 58 minutes 56 seconds East, a distance of 50.56 feet;



7. North 82 degrees 45 minutes 24 seconds East, a distance of 71.13 feet;
8. North 86 degrees 12 minutes 35 seconds East, a distance of 165.56 feet to the most northerly southwest corner of a call 2.8088 acre R.O.W. Dedication recorded in Clerk's File Number 2008102867 of the O.R.F.B.C.;
9. Thence, with the west line of said 2.8088 acre R.O.W. Dedication, South 03 degrees 47 minutes 25 seconds East, a distance of 60.00 feet to the southwest corner of said 2.8088 acre R.O.W. Dedication, same being on the south R.O.W. line of aforesaid Manor Drive;

Thence, with said south R.O.W. line, the following nine (9) courses:

10. South 86 degrees 12 minutes 35 seconds West, a distance of 163.75 feet;
11. South 82 degrees 45 minutes 24 seconds West, a distance of 65.25 feet;
12. South 74 degrees 58 minutes 56 seconds West, a distance of 44.32 feet;
13. South 70 degrees 50 minutes 48 seconds West, a distance of 62.08 feet;
14. South 67 degrees 44 minutes 58 seconds West, a distance of 71.44 feet;
15. South 65 degrees 44 minutes 54 seconds West, a distance of 119.28 feet;
16. South 55 degrees 59 minutes 15 seconds West, a distance of 58.62 feet;
17. South 49 degrees 42 minutes 57 seconds West, a distance of 51.45 feet;
18. South 43 degrees 45 minutes 01 seconds West, a distance of 32.38 feet to the southwest corner of aforesaid 0.0626 acre tract on the east line of aforesaid 8.3936 acre tract;
19. Thence, with the common line of said 8.3936 acre tract and said 0.0626 acre tract, North 21 degrees 32 minutes 10 seconds West, a distance of 4.69 feet to the **Point of Beginning** and containing 0.6491 acres of land.

TRACT "B": 2.4981 ACRES

Commencing at a 5/8-inch iron rod with cap stamped "COSTELLO INC" found at the most northerly R.O.W. corner of LJ Parkway as recorded in Plat Number 20100183 of the Fort Bend County Plat Records;

Thence, North 29 degrees 06 minutes 10 seconds East, a distance of 416.76 feet to the **Point of Beginning** of the herein described tract, same being on the west R.O.W. line of aforesaid Manor Drive and on the north line of a call 1.0786 acre R.O.W. Dedication recorded in Clerk's File Number 2010121064 of the O.R.F.B.C.;

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

1. North 02 degrees 56 minutes 27 seconds West, a distance of 335.26 feet;
2. North 02 degrees 11 minutes 55 seconds West, a distance of 602.29 feet;
3. North 02 degrees 37 minutes 25 seconds West, a distance of 876.09 feet to the recognized south R.O.W. line of Cabrera Drive;
4. Thence, with said south R.O.W. line, North 87 degrees 24 minutes 44 seconds East, a distance of 60.00 feet;

Thence, with the east R.O.W. line of aforesaid Manor Drive, the following three (3) courses:

5. South 02 degrees 37 minutes 25 seconds East, a distance of 876.27 feet;
6. South 02 degrees 11 minutes 55 seconds East, a distance of 602.13 feet;
7. South 02 degrees 56 minutes 27 seconds East, a distance of 335.27 feet to the north line of aforesaid 1.0786 acre R.O.W. Dedication;
8. Thence, with said north line, South 87 degrees 26 minutes 10 seconds West, a distance of 60.00 feet to the **Point of Beginning** and containing 2.4981 acres of land.



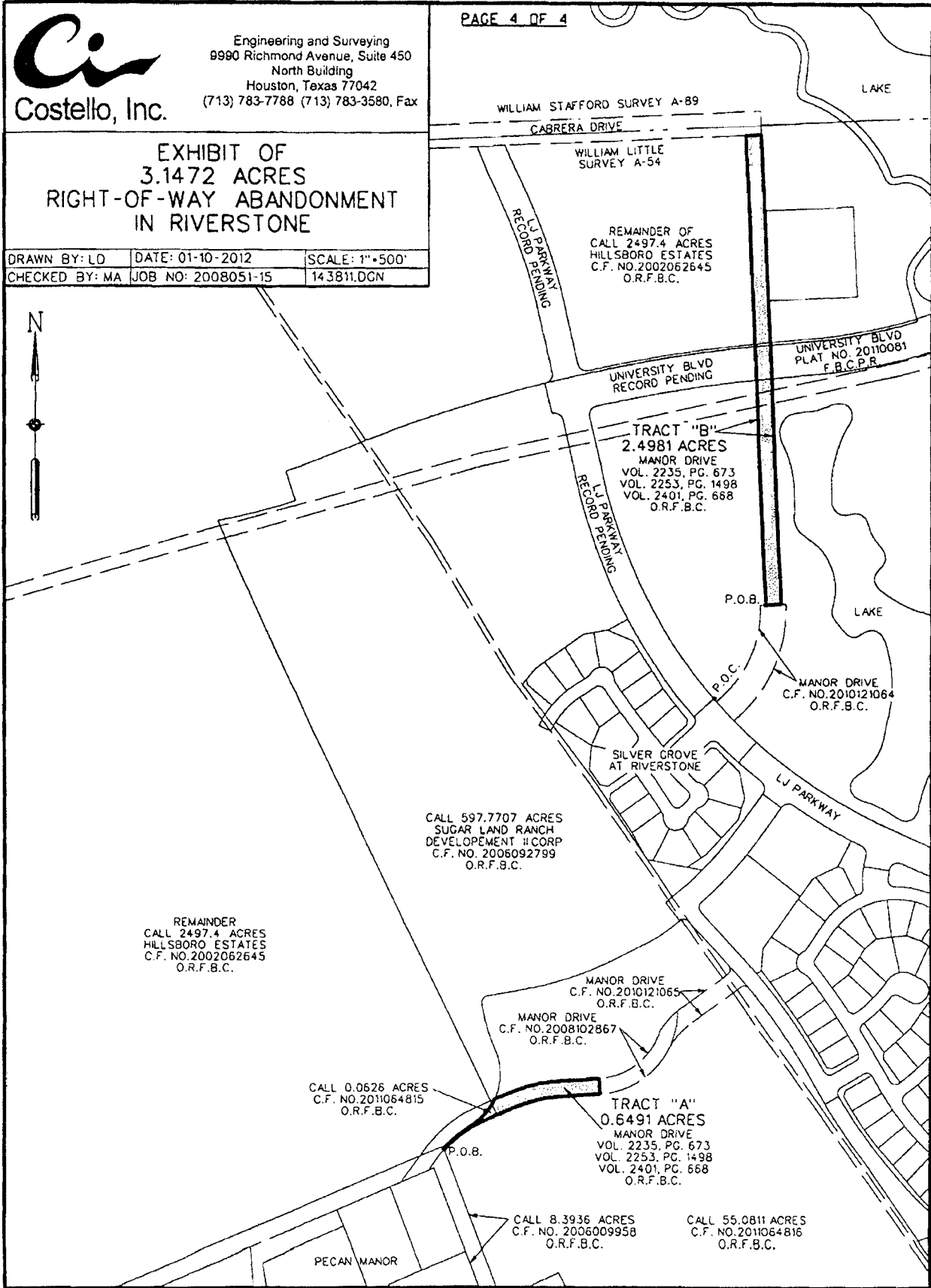
Mark D. Armstrong
01/10/2012



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

EXHIBIT OF
 3.1472 ACRES
 RIGHT-OF-WAY ABANDONMENT
 IN RIVERSTONE

DRAWN BY: LD	DATE: 01-10-2012	SCALE: 1"=500'
CHECKED BY: MA	JOB NO: 2008051-15	143811.DGN



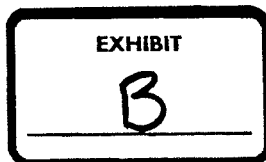
County: Fort Bend
Project: Riverstone; Right-of-Way Abandonment
C.I. No.: 1435-11
Job Number: 2008-051-015

FIELD NOTES FOR 0.5729 ACRES

Being a 0.5729 acre tract of land located in the William Little Survey, A-54 in Fort Bend County, Texas; said 0.5729 acre tract being out of a call 55.0811 acre tract of land in the name of Meritage Homes of Texas, LLC recorded in Clerks File Number 2011064816 of the Official Records of Fort Bend County (O.R.F.B.C.) and being all of the remainder of a call 2.8088 acre Right-of-Way (R.O.W.) Dedication (Manor Drive realignment) recorded in Clerk's File Number 2008102867 of the O.R.F.B.C.; said 0.5729 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):

Beginning at the northwest corner of a call 0.5084 acre Right-of-Way Dedication recorded in Clerk's File Number 2010121065 of the O.R.F.B.C., same being on the southeast R.O.W. line of said Manor Drive realignment;

1. Thence, with the southeast R.O.W. line of said Manor Drive realignment, 493.24 feet along the arc of a curve to the right, said curve having a central angle of 85 degrees 38 minutes 18 seconds, a radius of 330.00 feet and a chord that bears South 43 degrees 23 minutes 26 seconds West, a distance of 448.59 feet to the southwest corner of said Manor Drive realignment, same being on the south R.O.W line of Manor Drive recorded in Volume 2235, Page 673, Volume 2253, Page 1498 and Volume 2401, Page 668 of the O.R.F.B.C.;
2. Thence, crossing said Manor Drive, North 03 degrees 47 minutes 25 seconds West, a distance of 60.00 feet to the north R.O.W. line of said Manor Drive;
3. Thence, with the northwest line of aforesaid Manor Drive realignment, 321.17 feet along the arc of a curve to the left, said curve having a central angle of 68 degrees 09 minutes 17 seconds, a radius of 270.00 feet and a chord that bears North 52 degrees 07 minutes 57 seconds East, a distance of 302.57 feet;



4. Thence, crossing said Manor Drive realignment, 109.23 feet along the arc of a curve to the right, said curve having a central angle of 18 degrees 03 minutes 42 seconds, a radius of 346.50 feet and a chord that bears North 42 degrees 21 minutes 01 seconds East, a distance of 108.78 feet to the **Point of Beginning** and containing 0.5729 acre of land.



Mark D. Armstrong
01/10/2012



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

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

LAKE RIVERSTONE DRIVE
PLAT NO. 20080187
P.R.F.B.C.

WILLIAM LITTLE SURVEY, A-54

CALL 55.0811 ACRES
MERITAGE HOMES OF TEXAS, LLC
C.F. NO. 2011064816
O.R.F.B.C.

CALL 0.5084 ACRES
(70' R.O.W.)
C.F. NO. 2010121065
D.R.F.B.C.

P.O.B.

0.5729 ACRE
TRACT

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

ABBREVIATIONS

- P.O.C. - PLACE OF COMMENCEMENT
- P.O.B. - POINT OF BEGINNING

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



Costello, Inc.

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

EXHIBIT OF
0.5729 ACRE
RIGHT-OF-WAY ABANDONMENT
IN RIVERSTONE

DRAWN BY: LD	DATE: 12-31-2011	SCALE: 1"=100'
CHECKED BY: MA	JOB NO: 2008-051-015	143511.DGN

5/16/12 10:00 AM 2008051015 143511.dgn