

THE STATE OF TEXAS §

COUNTY OF FORT BEND §

ORDER TO ABANDON AND CLOSE MANOR DRIVE FROM ITS INTERSECTION WITH LJ PARKWAY FOR APPROXIMATELY 512 FEET TO THE NORTH AND EAST OF SAID INTERSECTION, AND ORDER TO CLOSE MANOR DRIVE FROM ITS INTERSECTION WITH LAKE RIVERSTONE DRIVE FOR APPROXIMATELY 420 FEET TO THE SOUTH AND WEST OF SUCH INTERSECTION, 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 two segments of Manor Drive; one segment for the distance of approximately 512 feet to the north and east of the intersection of Manor Drive with LJ Parkway north of Winding Waters, and another segment for the distance of approximately 420 feet to the south and west of the intersection of Manor Drive and Lake Riverstone Drive south of Winding Waters, in Fort Bend County.

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., as to the segment north of Winding Waters and Meritage Homes of Texas, as to the segment 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 § 281.058(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 Drive be abandoned and closed as a county road for approximately 512 feet to the north and east of its intersection with LJ Parkway and that Manor Drive be abandoned and closed as a county road for approximately 420 feet to the south and west of its intersection with Lake Riverstone Drive, 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 hereby filed in the Deed Records of Fort Bend County, Texas forthwith.

Executed this 28 day of Feb., 2012.

Fort Bend County

By:

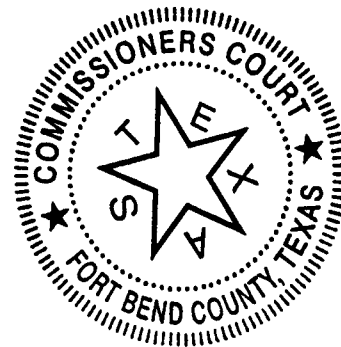


Robert E. Hebert, County Judge

ATTEST:



Diane Wilson, County Clerk



THE STATE OF TEXAS §

COUNTY OF FORT BEND §

RESOLUTION TO ABANDON AND CLOSE MANOR DRIVE FROM ITS INTERSECTION WITH LJ PARKWAY FOR APPROXIMATELY 512 FEET TO THE NORTH AND EAST OF SUCH INTERSECTION, AND RESOLUTION TO CLOSE MANOR DRIVE FROM ITS INTERSECTION WITH LAKE RIVERSTONE DRIVE FOR APPROXIMATELY 420 FEET TO THE SOUTH AND WEST OF SUCH INTERSECTION, IN FORT BEND COUNTY, TEXAS

WHEREAS, Fort Bend County acquired the segments of Manor Drive described herein by way of public road right of way dedication from Sugar Land Ranch Development II Corp., on or about December 10, 2010 and have accepted same into the County Road Log; and,

WHEREAS, the portions of Manor Drive to be abandoned and closed are as follows: (1) one segment for a distance of approximately 512 feet to the north and east of the intersection of Manor Drive with LJ Parkway north of Winding Waters, and (2) one segment for a distance of approximately 420 feet to the south and west of the intersection of Manor Drive and Lake Riverstone Drive south of Winding Waters, all in Fort Bend County, Texas, and,

WHEREAS, the replacement road will be LJ Parkway, Lake Riverstone Drive, and Winding Waters are built to accommodate the traffic; and

WHEREAS, that 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 that portion of Manor Drive from the intersection of Manor Drive and LJ Parkway to a point approximately 512 feet to the north and east of

said intersection; and that portion of Manor Drive from its intersection with Lake Riverstone Drive to a point approximately 420 feet to the south and west of its intersection with Lake Riverstone Drive, as shown on the field notes and legal descriptions attached hereto as Exhibit A and Exhibit B.

County: Fort Bend
Project: Riverstone: Right-of-Way Abandonment
C.I. No.: 1434-11
Job Number: 2008051-15

FIELD NOTES FOR 0.5084 ACRES

Being a 0.5084 acre tract of land located in the William Little Survey, A-54 in Fort Bend County, Texas; said 0.5084 acre tract being a portion 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 a call 0.5084 acre Right-of-Way (R.O.W.) Dedication recorded in Clerk's File Number 2010121065 of the O.R.F.B.C.; said 0.5084 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 east end of a radius return at the southwest intersection of Winding Waters Lane and Lake Riverstone Drive recorded in Plat Number 20080187 of the Plat Records of Fort Bend County;

Thence, with the southwest R.O.W. line of said Lake Riverstone Drive, South 41 degrees 55 minutes 37 seconds East, a distance of 232.26 feet to the **Point of Beginning**;

Thence, continuing with said southwest R.O.W. line, the following two (2) courses:

1. South 41 degrees 55 minutes 37 seconds East, a distance of 16.42 feet;
2. 104.66 feet along the arc of a curve to the right, said curve having a central angle of 02 degrees 258 minutes 40 seconds, a radius of 2470.00 feet and a chord that bears South 40 degrees 42 minutes 48 seconds East, a distance of 104.65 feet;

Thence, with the southeast R.O.W. lines of said 0.5084 acre R.O.W. Dedication, the following four (4) courses:

3. 37.73 feet along the arc of a curve to the left, said curve having a central angle of 91 degrees 02 minutes 38 seconds, a radius of 25.00 feet and a chord that bears North 85 degrees 01 minutes 17 seconds West, a distance of 35.68 feet;



4. 71.64 feet along the arc of a curve to the right, said curve having a central angle of 04 degrees 54 minutes 57 seconds, a radius of 835.00 feet and a chord that bears South 51 degrees 54 minutes 53 seconds West, a distance of 71.62 feet;
5. South 54 degrees 22 minutes 22 seconds West, a distance of 160.56 feet;
6. 147.91 feet along the arc of a curve to the left, said curve having a central angle of 24 degrees 17 minutes 12 seconds, a radius of 348.95 feet and a chord that bears South 41 degrees 06 minutes 49 seconds West, a distance of 146.81 feet to the southeast R.O.W. line of Manor Drive recorded in Clerk's File Number 2008102867 of the O.R.F.B.C.;
7. Thence, with said southeast R.O.W. line, 163.56 feet along the arc of a curve to the left, said curve having a central angle of 28 degrees 23 minutes 53 seconds, a radius of 330.00 feet and a chord that bears North 14 degrees 46 minutes 13 seconds East, a distance of 161.89 feet;

Thence, with the northwest line of said 0.5084 acre R.O.W. Dedication, the following four (4) courses:

8. 18.18 feet along the arc of a curve to the right, said curve having a central angle of 03 degrees 00 minutes 19 seconds, a radius of 346.50 feet and a chord that bears North 52 degrees 53 minutes 01 seconds East, a distance of 18.17 feet;
9. North 54 degrees 22 minutes 22 seconds East, a distance of 160.55 feet;
10. 64.91 feet along the arc of a curve to the left, said curve having a central angle of 04 degrees 51 minutes 41 seconds, a radius of 765.00 feet and a chord that bears North 51 degrees 56 minutes 31 seconds East, a distance of 64.89 feet;
11. 39.90 feet along the arc of a curve to the left, said curve having a central angle of 91 degrees 26 minutes 19 seconds, a radius of 25.00 feet and a chord that bears North 03 degrees 47 minutes 31 seconds East, a distance of 35.80 feet to the **Point of Beginning** and containing 0.5084 acres of land.

Mark D. Armstrong
01/10/2012



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PAGE 3 OF 3

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.

P.O.B.

0.5084 ACRE TRACT

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

CALL 0.5084 ACRES
C.F. NO. 2010121065
O.R.F.B.C.

WILLIAM LITTLE SURVEY, A-54

MANOR DRIVE
C.F. NO. 2008102867
O.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
0.5084 ACRE
RIGHT-OF-WAY ABANDONMENT
IN RIVERSTONE

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

DRAWN BY: LD DATE: 12-24-2011 SCALE: 1"=100'
CHECKED BY: MA JOB NO: 2008051-15 14-3411.DGN



County: Fort Bend
Project: Riverstone; Right-of-Way abandonment
C.I. No.: 1437-11
Job Number: 2008-051-015

FIELD NOTES FOR 1.0786 ACRES

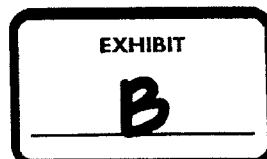
Being a 1.0786 acre tract of land located in the William Little Survey, A-54 in Fort Bend County, Texas; said 1.0786 acre tract being out of a call 597.7707 acre tract of land recorded in the name of Sugar Land Ranch Development II in Clerk's File Number 2006092799 of the Official Records of Fort Bend County (O.R.F.B.C.) and also being all of a call 1.0786 acre Right-of-Way (R.O.W.) Dedication recorded in Clerk's File Number 2010121064 of the O.R.F.B.C.; said 1.0786 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 at a 5/8-inch iron rod with cap stamped "COSTELLO INC" found at the northeast R.O.W. corner of LJ Parkway as recorded in Plat Number 20100183 of the Fort Bend County Plat Records;

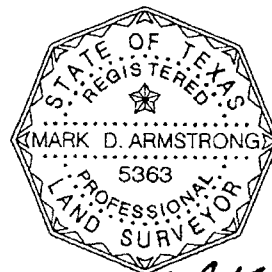
Thence, with the northeast R.O.W. line of said LJ Parkway, 15.63 feet along the arc of a curve to the left, said curve having a central angle of 00 degrees 27 minutes 35 seconds, a radius of 1947.50 feet and a chord that bears South 41 degrees 41 minutes 02 seconds East, a distance of 15.63 feet to the **Point of Beginning** of the herein described tract at the southwest corner of said recorded 1.0786 acre R.O.W. Dedication;

1. Thence, with the northwest line of said 1.0786 acre R.O.W. Dedication, North 46 degrees 36 minutes 55 seconds East, a distance of 40.23 feet;
2. Thence, continuing with said northwest R.O.W. line, 386.25 feet along the arc of a curve to the left, said curve having a central angle of 49 degrees 10 minutes 44 seconds, a radius of 450.00 feet and a chord that bears North 22 degrees 01 minutes 33 seconds East, a distance of 374.50 feet to the northwest corner of said 1.0786 acre R.O.W. Dedication;
3. Thence, with the north line of said 1.0786 acre R.O.W. Dedication, North 87 degrees 26 minutes 10 seconds East, a distance of 100.00 feet;

Thence, with the southeast R.O.W. line of said 1.0786 acre R.O.W. Dedication, the following two (2) courses and distances:



4. 472.08 feet along the arc of a curve to the right, said curve having a central angle of 49 degrees 10 minutes 44 seconds, a radius of 550.00 feet and a chord that bears South 22 degrees 01 minutes 33 seconds West, a distance of 457.73 feet;
5. South 46 degrees 36 minutes 55 seconds West, a distance of 40.23 feet to the northeast R.O.W. line of aforesaid LJ Parkway:
6. Thence, with said northeast R.O.W. line, 100.01 feet along the arc of a curve to the right, said curve having a central angle of 02 degrees 56 minutes 32 seconds, a radius of 1947.50 feet and a chord that bears North 43 degrees 23 minutes 05 seconds West, a distance of 100.00 feet to the **Point of Beginning** and containing 1.0786 acres of land.



M. D. Armstrong
01/10/2012

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

1.0786 ACRE TRACT

CALL 1.0786 ACRES
(100 R.O.W.)
C.F. NO. 2010121064
O.R.F.B.C.

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

WILLIAM LITTLE SURVEY, A-54

P.O.C.
P.O.B.

LJ PARKWAY
PLAT NO. 20100183
F.B.C.P.R.

SILVER GROVE
AT RIVERSTONE
PLAT NO. 20100183
F.B.C.P.R.



ABBREVIATIONS

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



Costello, Inc.

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

EXHIBIT OF
1.0786 ACRE TRACT
IN RIVERSTONE

DRAWN BY: LD DATE: 12-31-2011 SCALE: 1"=100'
CHECKED BY: MA JOB NO: 2008-051-015 143711.DGN

C:\K\Riverstone\2008051015\143711.dgn