

47



24

THE STATE OF TEXAS §

COUNTY OF FORT BEND §

ORDER TO ABANDON 0.2085 ACRE OF DRAINAGE EASEMENT LOCATED ALONG MASON ROAD (FORMERLY FARMER ROAD) NORTH OF THE INTERSECTION OF MASON ROAD AND FM 359, IN FORT BEND COUNTY, TEXAS

On this 2 day of July, 2013, 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 meyers, seconded by Commissioner Patterson, duly put and carried, by unanimous vote, Commissioners Court adopts the resolution to abandon approximately 0.2085 acre (9,081 square feet) of Drainage Easement located on real property owned by Old South Plantation, Inc., and located north of the intersection of Mason Road and FM 359, in Fort Bend County.

The name of the property owner who owns the underlying fee simple interest of the property burdened with the drainage easement described herein is Old South Plantation, Inc.

The dimensions of the 0.2085 acre of drainage easement abandoned are described in Exhibit A of the Resolution, incorporated herein for all purposes, and indexed by the County Clerk into the real property records of Fort Bend County.

The County Clerk is ordered to index into the real property and deed records of Fort Bend County in a manner that describes (a), Fort Bend County abandoning the drainage easement as grantor and (b), the property owner, Old South Plantation, Inc., receiving the conveyance as grantee.

Ret to

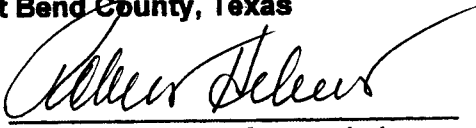
CCM 7-2-13 # 24
Fort Bend County Clerk
Return Admin Serv Coord

After due consideration, the Court finds that the above described parcel of drainage easement, originally donated to the county by Old South Plantation, Inc., on or about August 9, 2012, is no longer required and any necessary drainage easement requirements have been redesigned to better serve the interest of the public and Fort Bend County, that such easement has been replaced and the County's needs and that of the public interest would be better served if the above described drainage easement is abandoned.


IT IS ORDERED that the drainage easement described herein be abandoned and the same is hereby abandoned and that this Order be hereby filed in the Deed Records of Fort Bend County, Texas forthwith.

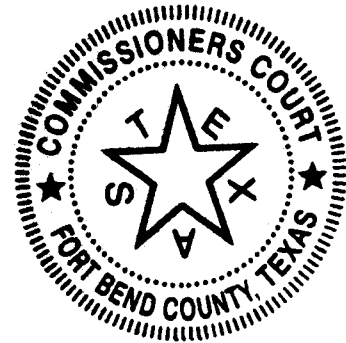
Executed this 2 day of July, 2013.

Fort Bend County, Texas

By: 
Robert E. Hebert, County Judge

ATTEST:


Diane Wilson, County Clerk



THE STATE OF TEXAS §

COUNTY OF FORT BEND §

**RESOLUTION TO ABANDON 0.2085 ACRE OF DRAINAGE
EASEMENT LOCATED ALONG MASON ROAD (FORMERLY FARMER
ROAD) NORTH OF THE INTERSECTION OF MASON ROAD AND FM
359, IN FORT BEND COUNTY, TEXAS**

WHEREAS, Fort Bend County acquired a drainage easement from Old South Plantation, Inc., on or about August 9, 2012 by donation of such drainage easement and recorded at document number 2012090638 in the real property records of Fort Bend County, Texas; and,

WHEREAS, it has been determined that a 0.2085 acre (9,081 square feet) parcel of the total 0.9827 acre (42,808 square feet) donated August 9, 2012 is no longer needed and should be and is abandoned; and,

WHEREAS, new and additional drainage easement will replace the drainage easement being abandoned and the replacement drainage easement will better serve the public and Fort Bend County; and,

WHEREAS, that portion of drainage easement to be abandoned is no longer needed, and Fort Bend County desires to abandon same;

THEREFORE, on this date the Commissioners Court of Fort Bend County, Texas abandons the 0.2085 acre (9,081 square feet) of drainage easement described herein, as shown on the field notes and exhibit attached hereto as Exhibit A.

EXHIBIT A

County: Fort Bend
Highway: Mason Road
Project Limits: F. M. 359 to Oyster Creek

PROPERTY DESCRIPTION FOR PARCEL 9E-PARTIAL ABANDONMENT

Being a 0.2085 acre (9,081 square feet) parcel of land located in the Randall Jones League, Abstract No. 42, Fort Bend County, Texas, being out of and a part of a 25.716 acre residue of a called 119.34 acre tract conveyed to Old South Plantation, Inc. from the Estate of Bert F. Winston, Deceased, by deed dated April 7, 1997, and recorded under Fort Bend County Clerk's File (FBCCF) 9722234, Fort Bend County Official Public Records (FBCOPR); and also being out of and a part of a called 0.9827 acre Drainage Easement conveyed to Fort Bend County, Texas, by instrument dated August 08, 2012 and recorded in FBCCF 2012090638, FBCOPR; said 0.2085 acre parcel being more particularly described by metes and bounds as follows:

COMMENCING a five-eighths inch iron rod with a plastic cap stamped "Landtech" found on the west right-of-way line of Mason Road (formerly Farmer Road, width varies, FBCCF 2012108727, FBCOPR) being the northeast corner of said Old South Plantation, Inc. residue tract and of said 0.9827 acre Drainage Easement, the northwest corner of a called 1.4934 acre tract conveyed to the State of Texas from Old South Plantation, Inc. and recorded under FBCCF 2012108727, the southeast corner of Reserve "A" of City of Richmond Fire Station Three, according to plat recorded under FBCCF 20080077, FBCOPR, said rod bears North 87° 46' 25" East, a distance of 20.00 feet from a five-eighths inch iron rod with a plastic cap stamped "Landtech" found at the northwest corner of said 0.9827 acre Drainage Easement, thence as follows:

South 02° 27' 57" East, along the west right-of-way line of Mason Road, the west line of said 1.4934 acre the State of Texas tract and the east line of said Old South Plantation, Inc. residue tract and of said 0.9827 acre Drainage Easement, a distance of 333.69 feet to a five-eighths inch iron rod with a plastic cap stamped "Landtech" set for the northeast corner and the **POINT OF BEGINNING** of the herein described tract, said **POINT OF BEGINNING** having coordinates of N=13,792,283.75 and E=3,003,171.81;

EXHIBIT A


- 1) **THENCE**, South 02° 27' 57" East, continuing along the west right-of-way line of Mason Road, the west line of said 1.4934 acre the State of Texas tract and the east line of said Old South Plantation, Inc. residue tract and of said 0.9827 acre Drainage Easement, a distance of 317.65 feet to a five-eighths inch iron rod with TxDOT aluminum cap found;
- 2) **THENCE**, South 00° 57' 58" West, continuing along the west right-of-way line of Mason Road, the west line of said 1.4934 acre the State of Texas tract and the east line of said Old South Plantation, Inc. residue tract and of said 0.9827 acre Drainage Easement, a distance of 93.21 feet to a five-eighths inch iron rod with a plastic cap stamped "Landtech" found at the northerly southeast corner of said Old South Plantation, Inc. residue tract and of said 0.9827 acre Drainage Easement and the northeast corner of a called 0.526 acre tract conveyed to CVS Pharmacy, Inc. from Old South Plantation, Inc. by deed dated April 9, 2012 and recorded under FBCCF 2012038879, FBCOPR, said point being the southeast corner of the herein described tract;
- 3) **THENCE**, South 89° 11' 33" West, along the south line of said Old South Plantation, Inc. residue tract and of said 0.9827 acre Drainage Easement and the north line of said 0.526 acre CVS Pharmacy, Inc. tract, a distance of 73.20 feet to a five-eighths inch iron rod with a plastic cap stamped "Landtech" set for the southwest corner of the herein described tract;
- 4) **THENCE**, North 00° 46' 57" West, a distance of 20.00 feet to a five-eighths inch iron rod with a plastic cap stamped "Landtech" set on the north line of said 0.9827 acre Drainage Easement;
- 5) **THENCE**, North 89° 11' 33" East, along the north line of said 0.9827 acre Drainage Easement, a distance of 53.80 feet to a five-eighths inch iron rod with a plastic cap stamped "Landtech" found;
- 6) **THENCE**, North 00° 57' 58" East, along the west line of said 0.9827 acre Drainage Easement, a distance of 73.22 feet to a five-eighths inch iron rod with a plastic cap stamped "Landtech" found;
- 7) **THENCE**, North 02° 27' 57" West, continuing along the west line of said 0.9827 acre Drainage Easement, a distance of 297.05 feet to a five-eighths inch iron rod with a plastic cap stamped "Landtech" set for the northwest corner of the herein described tract;

EXHIBIT A

8) **THENCE**, North 42° 32' 03" East, a distance of 28.28 feet to the **POINT OF BEGINNING** and containing 0.2085 acres (9,081 square feet) of land.

All coordinates and bearings shown hereon are referenced to the Texas Coordinate System, South Central Zone, North American Datum of 1983 (NAD 83), 1993 adjustment. All distances and coordinates shown hereon are surface and may be converted to grid by dividing by the combined adjustment factor of 1.00013.

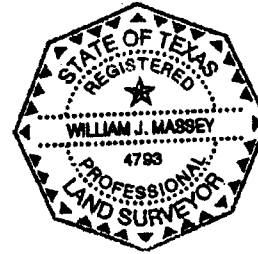
This property description is prepared in conjunction with a parcel plat of equal date and is based on a survey completed on the ground in January, 2013.



William J. Massey
Registered Professional Land Surveyor No. 4793

1/31/2013

Date



Landtech Consultants, Inc.
2525 North Loop West, Suite 300
Houston, TX 77008
Phone 713-861-7068

s:\2010\1010025\SURVEY\DECEMBER 2012\Parcel 9E-Partial Abandonment.doc
s:\2010\1010025\ENG\CADD-SEG 1\WRK\Kyle\Survey Parcel Maps\PARCEL PLAT

LEGEND

EXISTING R.O.W. _____
 PROPOSED R.O.W. _____
 PROPERTY LINE _____
 EXISTING FENCE _____
 X _____
 N

PARCEL NUMBER

⊙ PROPERTY CORNER (FOUND AS NOTED)

■ SET 5/8" IR W/PLASTIC CAP STAMPED "LANDTECH"

☐ PHONE MANHOLE

● STORM MANHOLE

⊕ 'BB' INLET

● POWER POLE

⊕ WATER VALVE

⊕ WATER METER

← GUY

⊕ PED BOX

⊕ FIRE HYDRANT

○ STREET LIGHT

● METER POLE

⊕ SIGN

⊕ WATER MARKER

⊕ PHONE MARKER

⊕ GAS MARKER

⊕ PHONE BOX

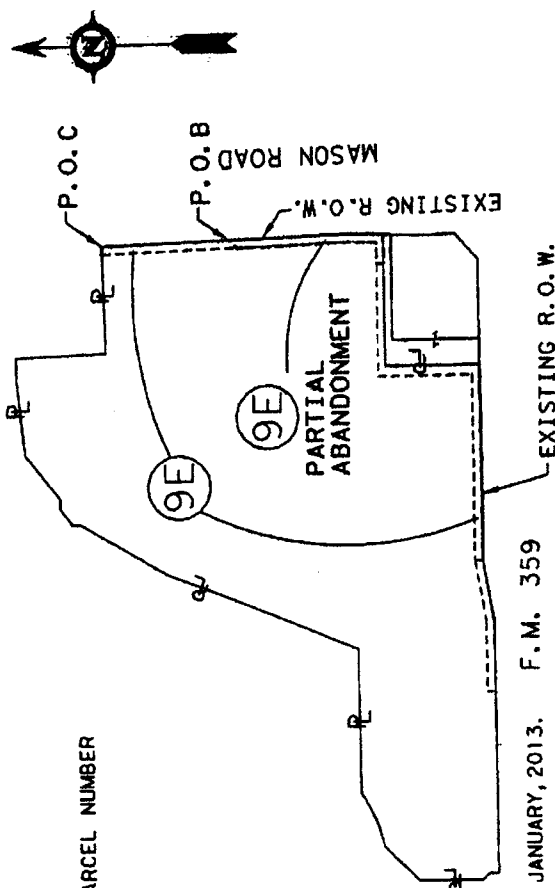
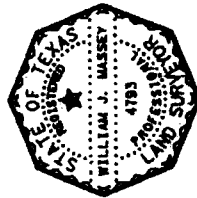
NOTES:

- DEED RESEARCH FOR THIS PROJECT WAS PERFORMED IN SEPTEMBER, 2010, FEBRUARY, 2012 AND JANUARY, 2013.
- ALL COORDINATES AND BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), 1993 ADJUSTMENT. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE COMBINED ADJUSTMENT FACTOR OF 1.00013.
- FIELD WORK FOR THIS PROJECT WAS PERFORMED NOVEMBER, 2010, FEBRUARY, 2012 AND JANUARY, 2013.
- SURVEY LINE LOCATIONS ARE APPROXIMATE.
- A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.
 SURVEY DATE: JANUARY, 2013

William J. Massey 1/31/2013

WILLIAM J. MASSEY
 REGISTERED PROFESSIONAL LAND SURVEYOR
 NO. 4793, STATE OF TEXAS



F.M. 359
 INSET
 N.T.S.

AREA TABLE (ACRES)	
EXISTING (EASEMENT)	REMAINDER (EASEMENT)
0.9827	0.7742
0.2085	9.081

LANDTECH CONSULTANTS, INC.
 2525 NORTH LOOP WEST #300
 HOUSTON, TX 77008
 713-861-7068

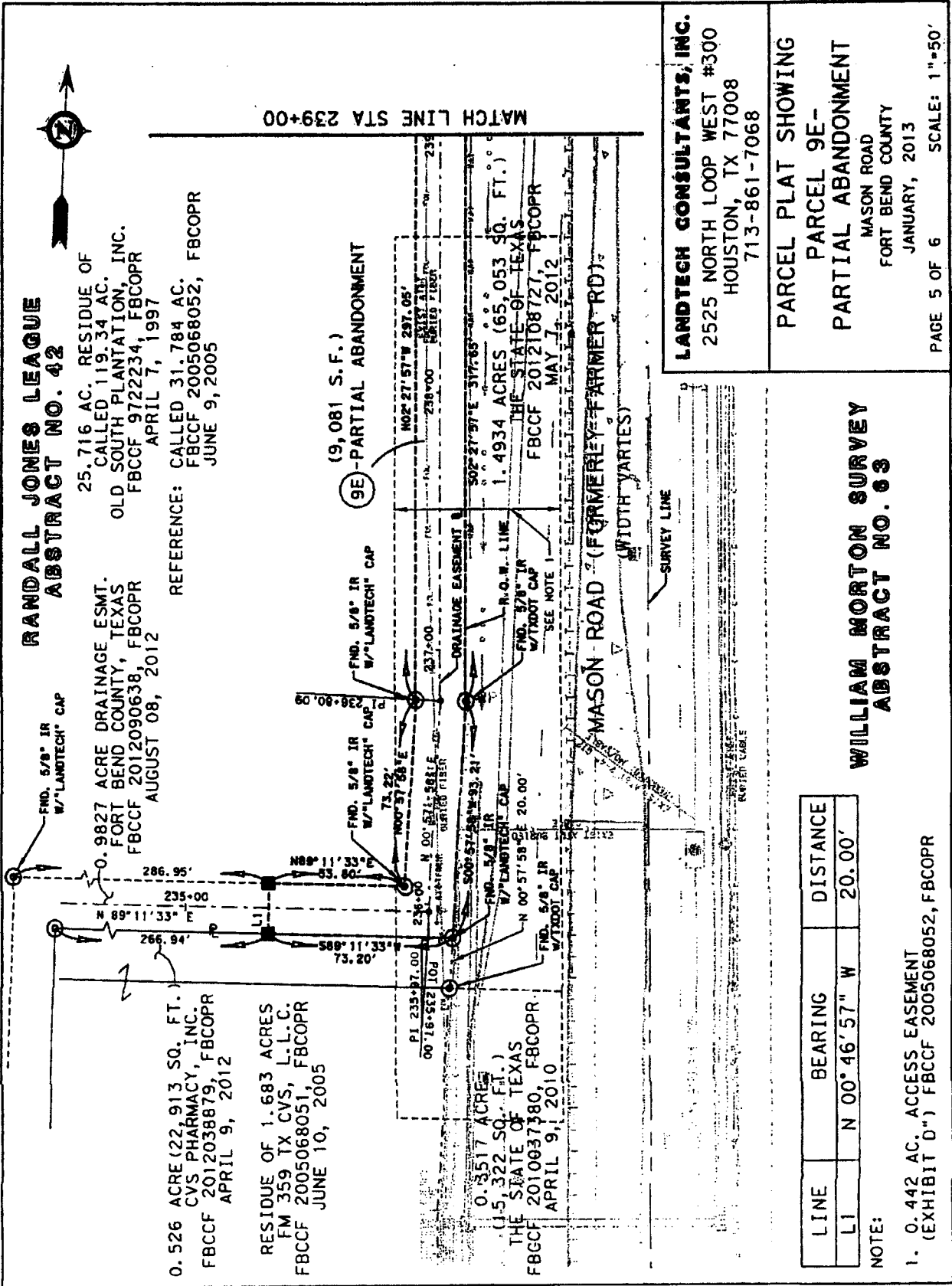
PARCEL PLAT SHOWING
 PARCEL 9E-
 PARTIAL ABANDONMENT

MASON ROAD
 FORT BEND COUNTY
 JANUARY, 2013

**RANDALL JONES LEAGUE
ABSTRACT NO. 42**

25.716 AC. RESIDUE OF
CALLED 119.34 AC.
OLD SOUTH PLANTATION, INC.
FBCCF 9722234, FBCCPR
APRIL 7, 1997

REFERENCE: CALLED 31.784 AC.
FBCCF 2005068052, FBCCPR
JUNE 9, 2005



FND. 5/8" IR
W/"LANDTECH" CAP

0.9827 ACRE DRAINAGE ESMT.
FORT BEND COUNTY, TEXAS
FBCCF 2012090638, FBCCPR
AUGUST 08, 2012

0.526 ACRE (22,913 SQ. FT.)
CVS PHARMACY, INC.
FM 359 TX CVS, L.L.C.
FBCCF 2012038879, FBCCPR
APRIL 9, 2012

RESIDUE OF 1.683 ACRES
FM 359 TX CVS, L.L.C.
FBCCF 2005068051, FBCCPR
JUNE 10, 2005

(9,081 S.F.)

9E-PARTIAL ABANDONMENT

0.3517 ACRES
(U.S. 322 SQ. FT.)
THE STATE OF TEXAS
FBCCF 2010937380, FBCCPR
APRIL 9, 2010

FND. 5/8" IR
W/"LANDTECH" CAP

FND. 5/8" IR
W/"LANDTECH" CAP

FND. 5/8" IR
W/"TROOT" CAP

1.4934 ACRES (65,053 SQ. FT.)
THE STATE OF TEXAS
FBCCF 2012108727, FBCCPR
MAY 7, 2012

MASON ROAD (FORMERLY FARMER RD)

(WIDTH VARTES)

SURVEY LINE

WATER CABLE

MATCH LINE STA 239+00

LANDTECH CONSULTANTS, INC.
2525 NORTH LOOP WEST #300
HOUSTON, TX 77008
713-861-7068

PARCEL PLAT SHOWING
PARCEL 9E-
PARTIAL ABANDONMENT
MASON ROAD
FORT BEND COUNTY
JANUARY, 2013
PAGE 5 OF 6 SCALE: 1"=50'

**WILLIAM MORTON SURVEY
ABSTRACT NO. 63**

LINE	BEARING	DISTANCE
L1	N 00° 46' 57" W	20.00'

NOTE:

- 0.442 AC. ACCESS EASEMENT (EXHIBIT D") FBCCF 2005068052, FBCCPR

RECORDER'S MEMORANDUM

This page is not satisfactory for photographic recordation due to carbon or photocopy, discolored paper, etc. All block-outs, additions and changes were presented at time instrument was filed and recorded.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dianne Wilson

Dianne Wilson, County Clerk
Fort Bend County, Texas

July 02, 2013 02:58:22 PM

FEE: \$0.00 BAK
ORDER

2013082487

