



D2

PARTIAL ABANDONMENT OF EASEMENT

STATE OF TEXAS §
 § KNOW ALL BY THESE PRESENTS:
COUNTY OF FORT BEND §

RECITALS:

- A. Pursuant to that certain Fort Bend County Drainage District Right of Way Easement (the "ROW Easement") dated December 20, 1963, recorded in the Official Public Records of Fort Bend County, Texas, in Volume 447, Page 469, a right of way and easement (the "Easement") was conveyed to FORT BEND COUNTY DRAINAGE DISTRICT (the "District") for the purpose of constructing, maintaining, operating, repairing, and re-constructing a drainage canal, including drains, ditches, laterals and levees, upon, over, through, and across a tract of land located in Fort Bend County, Texas, as more particularly described in the ROW Easement (the "Easement Tract").
- B. The District has determined that a portion of the Easement Tract containing 2.213 acres, as more particularly described on **Exhibit A** and shown on **Exhibit B** attached hereto and incorporated herein for all purposes (the "Abandoned Portion"), is no longer necessary for the purpose of accomplishing any of the purposes of the District. The District, therefore desires to release, abandon, and relinquish all of its rights, title and interest in and to the Easement as to the Abandoned Portion of the Easement Tract.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the District does hereby RELEASE, RELINQUISH, AND FOREVER ABANDON any and all right, title and interest in the Easement as to the Abandoned Portion of the Easement Tract; provided, however, that nothing in this Partial Abandonment of Easement shall release or be deemed an abandonment of any Easement other than the Easement as to the Abandoned Portion of the Easement Tract, and the ROW Easement shall remain in full force and effect as to all of the Easement Tract other than the Abandoned Portion of the Easement Tract.

[Signature page follows this page.]

CCM/12/16/14 # D2
Fort Bend County Clerk
Return Admin Serv Coord

EXECUTED this 16 day of December, 2014.

**FORT BEND COUNTY DRAINAGE
DISTRICT**

By: 

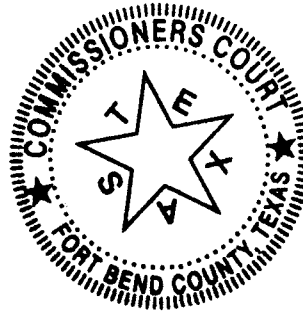
Bob Hebert
County Judge

ATTEST:

By: 

Dianne Wilson
County Clerk

(SEAL)



STATE OF TEXAS

§

§

COUNTY OF FORT BEND

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This instrument was acknowledged before me on this 16th day of December, 2014, by Robert Hebert, County Judge, and _____, of the County of Fort Bend, Texas, on behalf of Fort Bend County Drainage District.



(NOTARY SEAL)


Notary Public, State of Texas

Attachments:

Exhibit A - Description of Abandoned Portion of the Easement Tract

Exhibit B - Sketch of Abandoned Portion of the Easement Tract

After recording, please return to:

Jeanette Harris
Allen Boone Humphries Robinson LLP
3200 Southwest Freeway, Suite 2600
Houston, Texas 77027

*Please return
to Drainage,
(not ABHR)
Tks,
Roclen*

EXHIBIT A

Metes and Bounds Description
2.213 Acres (96,398 Square Feet)
I. & G.N.R.R. Co. Survey, A-265
Fort Bend County, Texas

Being 2.213 acres (96,398 square feet) of land located in the I. & G.N.R.R. Co. Survey, A-265, Fort Bend County, Texas, and being a portion of a called 31.577-acre tract as recorded under File Number 9656672 of the Fort Bend County Official Records (F.B.C.O.R.) and a portion of 35 feet wide easement as recorded under Volume 447, Page 469 of the Fort Bend County Deed Records (F.B.C.D.R.); said 2.213 acres being more particularly described by metes and bounds as follows, with all bearings referenced to the Texas Coordinate System of 1927, South Central Zone:

BEGINNING at a 5/8-inch iron rod found on the westerly right-of-way line of Grand Parkway (width varies) as recorded under Volume 2170, Page 2025 of said F.B.C.D.R., File Number M425630 of the Harris County Official Public Records of Real Property (H.C.O.P.R.R.P.) and the northeasterly corner of said 31.577 acres tract and also being the easterly most southeasterly corner of Falcon Landing Section One as recorded under Slide Numbers 1531A & B of the Fort Bend County Plat Records (F.B.C.P.R.);

THENCE, South 01°28'41" East, along said westerly right-of-way line, a distance of 50.23 feet to an angle point;

THENCE, South 42°42'29" West, departing said westerly right-of-way line, a distance of 1,671.64 feet to an interior corner;

THENCE, South 47°03'30" East, a distance of 1,032.10 feet to a point for corner;

THENCE, South 42°51'44" West, a distance of 34.93 feet to a point for the most southerly southeasterly corner of the herein described tract and being in the northeasterly line of a called 5.183 acres tract as recorded under Volume 2432, Page 2556 of said F.B.C.D.R.;

THENCE, North 47°03'30" West, along said northeasterly line, a distance of 1,067.01 feet to a point for the westerly corner of the herein described tract and being the most southerly corner of said Falcon Landing Section One;

THENCE, North 42°42'29" East, departing said northeasterly line and along the southeasterly line of said Falcon Landing Section One, a distance of 1,742.44 feet to the POINT OF BEGINNING and containing within its bounds a computed area of 2.213 acres (96,398 square feet) of land.

Prepared by:
McKim & Creed, Inc.
9960 W. Sam Houston Parkway S., Suite 200
Houston, Texas 77099
Job No. 06022-0341
October 22, 2014

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James B. McAllister, Jr.
10/22/14

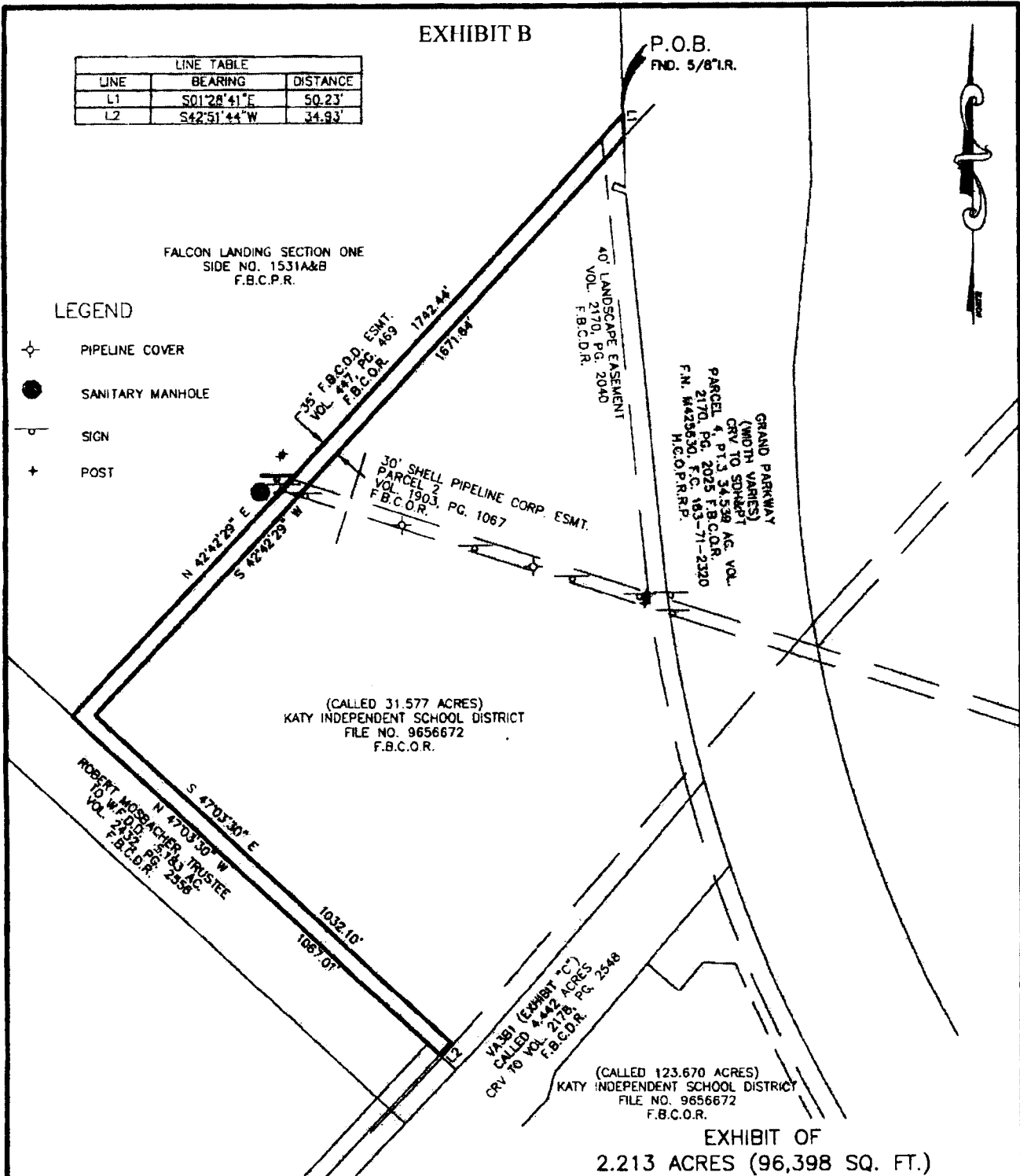
EXHIBIT B

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S01°28'41"E	50.23'
L2	S42°51'44"W	34.93'

FALCON LANDING SECTION ONE
SIDE NO. 1531A&B
F.B.C.P.R.

LEGEND

- ✧ PIPELINE COVER
- SANITARY MANHOLE
- SIGN
- ✚ POST



General Notes:

1. All bearings shown hereon are referenced to the Texas Coordinate System of 1927, South Central Zone. All distances shown are surface and can be converted to grid by multiplying by a combined Scale Factor of 0.9998869901.
2. The exteriors of all easements are to intersect with the exteriors of all adjoining easements or with adjoining property lines.

EXHIBIT OF
2.213 ACRES (96,398 SQ. FT.)
I. & G.N.R.R. CO. SURVEY, A-265
FORT BEND COUNTY, TEXAS

MCKIM & CREED
ENGINEERS, SURVEYORS, PLANNERS
9960 West Sam Houston Parkway
South, Suite 200
Houston, TX 77099
713.659.0021
www.mckimcreed.com
TBPLS No. 101776-00

10-22-14

Project No. 060220341

SCALE 1"=300'

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dianne Wilson

Dianne Wilson, County Clerk
Fort Bend County, Texas

December 18, 2014 02:51:55 PM

FEE: \$0.00 KA
EASEMENT

2014137675

