



24C

**PARTIAL ABANDONMENT OF EASEMENT**

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

WHEREAS, pursuant to that certain Right of Way Easement (the "ROW Easement") dated July 14, 1938, recorded in the Deed Records of Fort Bend County, Texas, in Volume 175, Page 586, a right of way and easement (the "Easement") was conveyed to FORT BEND COUNTY, TEXAS (the "County") by Bassett Blakely for free and uninterrupted use, liberty and privilege of the passage along and upon and across land located in Fort Bend County, Texas, as more particularly described in the ROW Easement (the "Easement Tract").

WHEREAS, the name of the property owner who currently owns the underlying fee simple interest of the property burdened with the Easement Tract is The District at Parkway Lakes, Ltd.

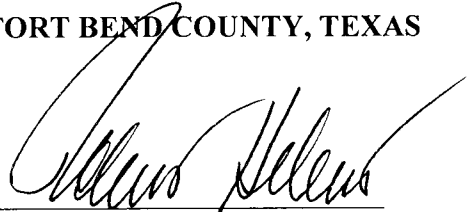
WHEREAS, the County has determined that a portion of the Easement Tract containing 0.9870 acres, as more particularly described in Exhibit A attached hereto and incorporated herein for all purposes (the "Abandoned Portion"), is no longer necessary for accomplishing any of the purposes of the County. The County 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 County 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.]**

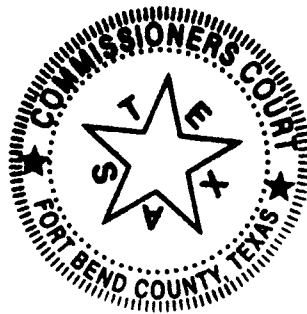
EXECUTED this 27 day of January, 2015.

FORT BEND COUNTY, TEXAS

  
Robert E. Hebert, County Judge

ATTEST:

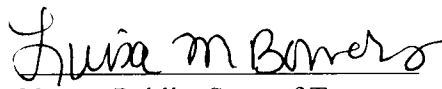
  
Laura Richard, County Clerk



STATE OF TEXAS                   §  
   §  
COUNTY OF FORT BEND       §

This instrument was acknowledged before me on this 27<sup>th</sup> day of January, 2015, by Robert E. Hebert, County, for and on behalf of Fort Bend County, Texas.



  
Notary Public, State of Texas

Attachments:

Exhibit A – Description of Abandoned Portion of the Easement Tract

EXHIBIT A

County: Fort Bend  
Project: Forty Foot Easement  
C.I. No.:  
Job Number:

Being a 0.9870 acre tract of land located in the George Fields Survey, A-591 and the William Stanley Survey, Abstract No. 599, in Fort Bend County, Texas; said 0.9870 acre tract being out of a 46.8421 acre tract of land said 46.8421 acres being part of tracts 1-A, 1-B, and 2A-2, and all of tracts 2A-1, 2-B west and 2-B west and 2-B East, of Park Westheimer, an unrecorded subdivision, in Fort Bend County, Texas, being out of and a part of that certain 549,573 acre tract as described in deed recorded in Volume 577, page 387 of the Deed records of Fort Bend County, and being the residue of that certain called 39.039 acre tract of land described as tract 1 in deed recorded in Volume 2526, Page 1771 of the deed records of Fort Bend County, and all that certain 4.8 acre tract of land described in deed recorded under county clerk's file No. 2003063493 of the official public records of Fort Bend County and all that certain 6.5 acre tract described in deed recorded under County clerk's File No. 2004026533 of the said official public records; said 46.8421 acres said 0.9870 acre tract being more particularly described by metes and bounds as follows; (all bearings are based on the Texas state plane Coordinate System, South Central Zone and referenced to the to the south line of a 3.7969 acre tract of land recorded in Clerk's File Number 2004018707 of the O.R.F.B.C.);

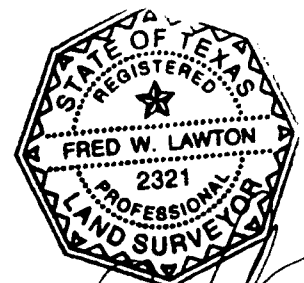
Beginning at a 5/8 inch iron rod set in the south right-of-way line of F.M. Highway No. 1093, (300 feet wide), at its intersection with the west line of the said 549.573 acre tract, said point also being the southwest corner of that certain 3.769 acre tract of land conveyed to the Fort Bend County Toll Road authority being, described as parcel 29 in deed recorded under County Clerk's File No. 2004018707 of the said real property records, on the west right-of-way line of the 40 foot Fort Bend Easement;

Thence North 83 degrees 02 minutes 57 seconds East, with the south line of said 3.769 acre tract, a distance of 40.12 feet to a point for the northwest corner on the east right-of-way line of the 40 foot Fort Bend Easement;

Thence South 02 degrees 32 minutes 54 seconds east, paralled to the west line of the 46.8421 acres and along the East right-of-way line of the 40 foot Fort Bend County Easement, a distance of 1,097.86 feet to a point for the southeast corner on the north line of a Dow Chemical 30 feet wide easement as recorded in Volume 567, Page 47, Volume 1051, Page 805 and Page 815, Deed Records of Fort Bend County;

Thence north 45 degrees 30 minutes 13 seconds west, with the north line of said Dow Chemical Easement, a distance of 58.70 feet to a point on the west line of the 40 foot Fort Bend Easement;

Thence North 02 degrees 32 minutes 54 seconds west, with the west line of the 46.8421 acres, the said 549.573 acre and 39.309 acre tracts, and part of the west line of the William Stanley Survey and the east line of the Joel E. McCreary Survey and along the west right-of-way line of the 40 foot Fort Bend Easement, a distance of 1,051.81 feet to the point of beginning and containing 0.9870 acres of land, more or less.



SCALE 1" = 200'

FM 1093  
(300' Right-of-way)

METROPOLITAN TRANSIT AUTHORITY  
OR HARRIS COUNTY TEXAS

CCF NO. 9277986 O.P.R.F.B.C.  
FORMERLY S.A. AND A.P. RAILROAD (100.00' ROW)

FORT BEND COUNTY TOLL ROAD AUTHORITY  
3.769 ACRES  
PARCEL 29

CCF NO. 2004018707 O.P.R.F.B.C.

P.O.B.

N 83°02'57" E  
40.12'

40' ESMT TO FORT BEND COUNTY  
AND OR THE STATE OF TEXAS  
VOLUME 175, PAGE 585 & 586  
D.R.F.B.C.

SUN COAST  
FINANCIAL  
77.218 ACRES  
CCF NO. 9875983  
O.P.R.F.B.C.

0.9870 ACRES  
(42,995 SQ. FT.)

1051.81'

1097.86'

N 02°32'54" W

S 02°32'54" E

46.8421 ACRES  
(2,040,443 SQ.FT.)

N 45°30'13" W  
58.70'

CENTER LINE OF LONESTAR GAS  
CO. 30' ESMT  
VOL. 588, PG. 810, D.R.F.B.C.

CENTER LINE OF DOW CHEMICAL  
30' ESMT  
VOL. 567, PG. 47, & VOL. 1051,  
PG. 805, AND 815 D.R.F.B.C.

PARK WESTHEIMER BOULEVARD  
(80' RIGHT-OF-WAY)

## EXHIBIT DRAWING

0.9870 ACRES ROAD EASEMENT  
ABANDONMENT



**SOUTH TEXAS SURVEYING ASSOCIATES, INC.**

11281 Richmond Ave. Bldg J, Suite 101, Houston, Texas 77082

281-556-6918 FAX 281-556-9331

Firm Number: 10045400

Copyright 2015 South Texas Surveying Associates, Inc.

K:\COMRES 2012\1117-12\EXHIBIT\DWG (KT)

RAC

Fort Bend County Clerk  
Admin Serv Coord

**FILED AND RECORDED**  
**OFFICIAL PUBLIC RECORDS**

*Laura Richard*

Laura Richard, County Clerk  
Fort Bend County, Texas

January 29, 2015 03:02:25 PM

FEE: \$0.00 ER  
EASEMENT

2015010009

