



ABANDONMENT OF RIGHT OF WAY EASEMENT

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

WHEREAS, FORT BEND COUNTY DRAINAGE DISTRICT (the "District") owns and/or possesses the right to utilize that certain right of way and easement pursuant to Right of Way Easement dated September 8, 2010, and recorded October 5, 2010 in the Official Public Records of Fort Bend County, Texas, under file number 2010097931, for the purpose of constructing, maintaining, operating, repairing and re-constructing a drainage canal, including drains, ditches, laterals and levees ("Easement") upon, over, through and across approximately **9.925 acres** of real property described by metes and bounds on Exhibit "A" attached hereto and made a part hereof for all purposes ("Easement Tract"); and

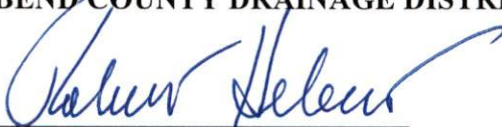
WHEREAS, the District has determined that the Easement Tract, SAVE and EXCEPT certain a **0.4480 of an acre** tract of land, a **0.0758 of an acre** tract of land, a **0.0900 of an acre** tract of land and a certain **0.0870 of an acre** tract of land, each of which is more particularly described on Exhibit "B" attached hereto and made a part hereof for all purposes, (collectively, the "Retained Portions"), is no longer necessary for the purpose of accomplishing any of the purposes of the District; and

WHEREAS, the District has received replacement drainage easements of equal or greater value and desires to release, abandon, and relinquish all of its rights, title, and interest in and to its Easement as to the Easement Tract, less the Retained Portions.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the District does hereby release, abandon, and relinquish any and all of its rights, title, and interest in and to its Easement as to the Easement Tract, less the Retained Portions, across, along, under and upon the property as described above. The District's right, title and interest in the Easement released, abandoned and relinquished hereby shall terminate as of the date this document is recorded in the Official Public Records of Fort Bend County, Texas.

EXECUTED this 22nd day of November, 2016.

FORT BEND COUNTY DRAINAGE DISTRICT:

By: 
Robert E. Hebert, County Judge

ATTEST:

By: 
Laura Richard, County Clerk



THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

This instrument was acknowledged before me on this 22nd day of November, 2016, by Robert E. Hebert, County Judge, of Fort Bend County, Texas, on behalf of the Fort Bend County Drainage District.

(NOTARY SEAL)

Luisa Maria Bowers
Notary Public, State of Texas

Attachments:
Exhibit A – Description and Sketch of Easement Tract
Exhibit B – Descriptions and Sketches of Retained Portions

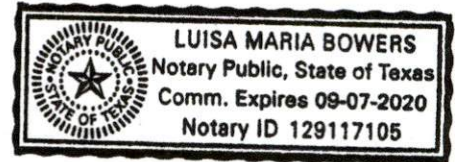


EXHIBIT A
EASEMENT TRACT

County: Fort Bend
Project: F.B.C.M.U.D. No. 116
M.S.G. No.: 081254R
Job Number: 1375ESMT

FIELD NOTES FOR 9.925 ACRE OF LAND

Being a 9.925 acre tract of land, located in the Joseph Kuykendall League, A-49, in Fort Bend County, Texas, said 9.925 acre tract being a portion of a called 93.056 acre tract of land recorded in the name of Lakes of Williams Ranch, Ltd., under Fort Bend County Clerk's File (F.B.C.C.F.) Number (No.) 2005100129 and being a portion of a called 20.453 acre tract recorded in the name of Fort Bend County Municipal Utility District Number 116, in F.B.C.C.F. No. 2005001896 and being all of a called 0.0870 acre tract recorded in the name of Lakes of Williams Ranch, Ltd., under F.B.C.C.F. No. 2007098654 and being all of a called 0.0900 acre tract of land recorded in a quitclaim deed in the name of Fort Bend County Municipal Utility District No. 116 in F.B.C.C.F. No. 2009089090; said 9.925 acre tract being more particularly described by metes and bounds as follows (bearings are based on the plat of Lakes Of Williams Ranch, Sec. 1, recorded under Plat Number 20060158, Fort Bend County Plat Records (F.B.C.P.R.)):

BEGINNING at a 3/8-inch iron rod found for an inner corner of The Retreat at Sovereign, Section One, a subdivision plat, recorded under Plat Number 20070041, F.B.C.P.R., said rod being the most westerly corner of said 93.056 acre tract and the most westerly corner of the herein described tract;

Thence; with the line common with the westerly line of said 93.056 acre tract and the easterly lines of said Retreat at Sovereign, Section One, the remainder of a called 30 acre tract recorded in the name of J. S. Sydney, in Volume 35, Page 297 of the Fort Bend County Deed Records (F.B.C.D.R.) and a called 4.05325 acre tract recorded in the name of D. R. Van Keuren, in Volume 2111, Page 2313, F.B.C.D.R., North 25 degrees 07 minutes 38 seconds East, a distance of 1481.44 feet to a 5/8-inch iron rod found for the beginning of a non-tangent curve to the left, said rod being the most westerly northwest corner of said 93.056 acre tract and same being the northwest corner of the herein described tract;

Thence, with the north line of said 93.056 acre tract, 207.88 feet with the arc of said curve to the left, having a radius of 2060.00 feet, a central angle of 05 degrees 46 minutes 54 seconds, and a chord that bears North 82 degrees 30 minutes 02 seconds East, a distance of 207.79 feet to a point for the northeast corner of the herein described tract;

Thence, through and across said 93.056 acre tract, South 25 degrees 07 minutes 38 seconds West, a distance of 1421.52 feet to a point for corner;

Thence, continuing through and across said 93.056 acre tract and crossing aforesaid 20.453 acre tract, South 63 degrees 57 minutes 43 seconds East, a distance of 1002.54 feet to a point in the northwesterly line of Rabbs Bayou (170 foot wide drainage easement per Volume 314, Page 74, F.B.C.D.R.), said point being the most easterly corner of the herein described tract;

Thence, with the northwesterly line of said Rabbs Bayou and continuing through and across said 93.056 acre tract, the following two (2) courses:

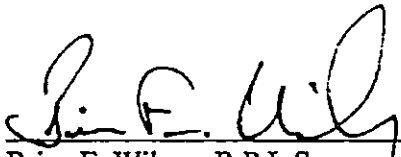
1. South 68 degrees 27 minutes 05 seconds West, a distance of 83.92 feet to an angle point;
2. South 58 degrees 37 minutes 55 seconds West, passing at a distance of 72.12 feet a point on a southwesterly line of said 93.056 acre tract, at a distance of 78.75 a point for the northeast corner of aforesaid 0.0870 acre tract, continuing with the southeasterly line of said 0.0870 acre tract, a total distance of 134.34 feet to a point for the southeast corner of said 0.0870 acre tract and of the herein described tract;

Thence, with the south line of said 0.0870 acre tract, North 64 degrees 01 minutes 23 seconds West, a distance of 159.59 feet to a 5/8-inch iron rod found on an easterly line of aforesaid The Retreat at Sovereign, Section One, same being the west corner of said 0.0870 acre tract, said rod also being the most southerly southeast corner of aforesaid 93.056 acre tract and an angle point for the herein described tract;

Thence, with the lines common to said The Retreat at Sovereign, Section One and said 93.056 acre tract, the following four (4) courses:

1. North 64 degrees 01 minutes 23 seconds West, a distance of 523.88 feet to a 3/4-inch iron bar found for corner;
2. North 63 degrees 39 minutes 18 seconds West, a distance of 136.33 feet to a 3/4-inch iron bar found for corner;
3. North 63 degrees 49 minutes 09 seconds West, a distance of 136.34 feet to a 3/4-inch iron bar found for corner;
4. North 63 degrees 54 minutes 31 seconds West, a distance of 89.68 feet to the **POINT OF BEGINNING** and containing 9.925 acres of land.

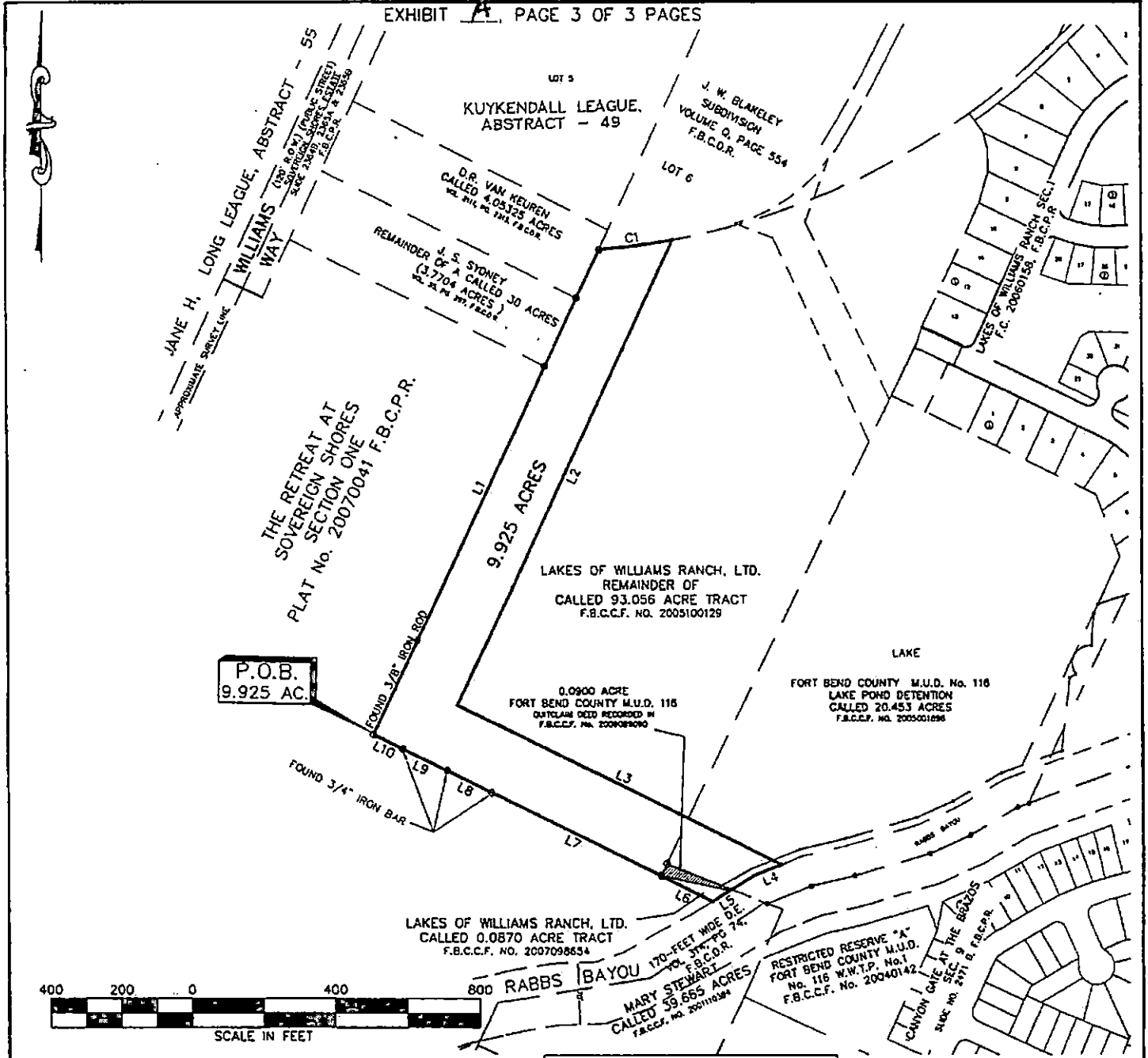
An exhibit of the described tract has been prepared by Miller Survey Group and accompanies this description.



Brian E. Wilson, R.P.L.S.
Texas Registration No. 5745



MILLER SURVEY GROUP
Ph: (713) 413-1900
May 29, 2008
Revised August 27, 2010
081254R



P.O.B.
9.925 AC.



CURVE	LENGTH	RADIUS	DELTA	CHD-BEARING	CHORD
C1	207.88	2060.00	5°46'54"	N82°30'02"E	207.79

LINE	BEARING	LENGTH
L1	N25°07'38"E	1481.44
L2	S25°07'38"W	1421.52
L3	S63°57'43"E	1002.54
L4	S68°27'05"W	83.92
L5	S58°37'55"W	134.34
L6	N64°01'23"W	159.59
L7	N64°01'23"W	523.88
L8	N63°39'18"W	136.33
L9	N63°49'09"W	136.34
L10	N63°54'31"W	89.68

NOTES:
1. BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF LAKES OF WILLIAMS RANCH, SEC. 1, AS RECORDED UNDER PLAT No. 20060158 OF THE FORT BEND COUNTY PLAT RECORDS

● FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED

REVISED: 08/27/2010 REFLECT QUITCLAIM DEED

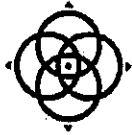
EXHIBIT
9.925 ACRES
LOCATED IN THE
JOSEPH A. KUYKENDALL LEAGUE, ABSTRACT - 49,
FORT BEND COUNTY, TEXAS

MILLER
SURVEY GROUP
1760 WEST SAN HOUSTON PARKWAY NORTH
HOUSTON, TEXAS 77043
PHONE 713-413-1900 FAX 713-413-1944

JOB NO.: 13750E-ESMT SCALE: 1"=400' DATE: 5-29-08 FIELD BOOK: N/A
DWC. NO.: 13750E-EXHR DRAWN BY: LDN CHK. BY: BEW M&B No.: 081254R

AC.	= ACRES OR ACRE
CHB	= CHORD BEARING
CHD	= CHORD LENGTH
D.E.	= DRAINAGE EASEMENT
ESMT.	= EASEMENT
F.B.C.C.F.	= FORT BEND COUNTY CLERK'S FILE
F.B.C.D.D.	= FORT BEND COUNTY DRAINAGE DISTRICT
F.B.C.D.R.	= FORT BEND COUNTY DEED RECORDS
F.B.C.P.R.	= FORT BEND COUNTY PLAT RECORDS

EXHIBIT B
RETAINED PORTIONS



WINDROSE

LAND SURVEYING | PLATTING

DESCRIPTION OF 0.4480 ACRES OR 19,515 SQ. FT.

A TRACT OR PARCEL CONTAINING 0.4480 ACRES OR 19,515 SQUARE FEET OF LAND OUT OF A CALLED 5.844 ACRE TRACT OF LAND CONVEYED TO MP ESTATES, LLC, AS RECORDED UNDER FORT BEND COUNTY CLERK'S FILE (F.B.C.C.F.) NO. 2014027706, SITUATED IN THE JOSEPH KUYKENDAHL LEAGUE, ABSTRACT NO. 49, FORT BEND COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83):

COMMENCING AT A 5/8-INCH IRON ROD FOUND MARKING AN INTERIOR CORNER OF RESTRICTED RESERVE "D", THE RETREAT AT SOVEREIGN SHORES SECTION ONE, AS RECORDED UNDER FILE NO. 20070041, OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY (O.P.R.F.B.C.), AND THE MOST WESTERLY CORNER OF A CALLED 93.056 ACRE TRACT OF LAND CONVEYED TO LAKES OF WILLIAMS RANCH, LTD AS RECORDED UNDER F.B.C.C.F. NO. 2005100129;

THENCE, SOUTH 77 DEG. 49 MIN. 29 SEC. EAST, A DISTANCE OF 958.37 FEET TO THE MOST WESTERLY CORNER OF LAKES OF WILLIAMS RANCH SOUTH LAKE, AS RECORDED UNDER FILE NO. 20070216, OF THE FORT BEND COUNTY PLAT RECORDS (F.B.C.P.R.), A NORTHWESTERLY CORNER OF SAID CALLED 5.844 ACRE TRACT, AND THE MOST NORTHERLY CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

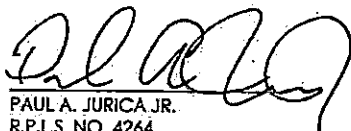
THENCE, SOUTH 67 DEG. 23 MIN. 34 SEC. EAST, WITH A SOUTHERLY LINE OF SAID LAKES OF WILLIAMS RANCH SOUTH LAKE AND A NORTHERLY LINE OF SAID CALLED 5.844 ACRE TRACT, A DISTANCE OF 205.40 FEET TO THE MOST SOUTHERLY CORNER OF SAID LAKES OF WILLIAMS RANCH SOUTH LAKE AND THE MOST EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

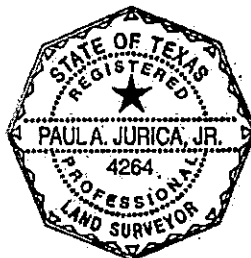
THENCE, SOUTH 65 DEG. 07 MIN. 09 SEC. WEST, ALONG THE EASTERLY LINE OF A CALLED 20.453 ACRE TRACT OF LAND CONVEYED TO FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 116, AS RECORDED UNDER F.B.C.C.F. NO. 2005001896, A DISTANCE OF 60.81 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 58 DEG. 06 MIN. 10 SEC. WEST, CONTINUING ALONG THE EASTERLY LINE OF SAID CALLED 20.453 ACRE TRACT, A DISTANCE OF 98.61 FEET TO A POINT ON THE NORTH LINE OF A CALLED 0.0900 ACRE TRACT OF LAND CONVEYED TO FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 116, AS RECORDED UNDER F.B.C.C.F. NO. 2009089090, FOR THE MOST SOUTHERLY CORNER OF SAID CALLED 20.453 ACRE TRACT AND THE MOST SOUTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 72 DEG. 04 MIN. 22 SEC. WEST, WITH THE NORTHERLY LINE OF SAID CALLED 0.0900 ACRE TRACT AND THE SOUTHERLY LINE OF SAID CALLED 20.453 ACRE TRACT, A DISTANCE OF 105.41 FEET TO A POINT FOR THE MOST WESTERLY CORNER OF SAID LAKES OF WILLIAMS RANCH SOUTH LAKE AND THE MOST WESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 21 DEG. 45 MIN. 27 SEC. EAST, WITH THE WESTERLY LINE OF SAID LAKES OF WILLIAMS RANCH SOUTH LAKE, A DISTANCE OF 133.73 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.4480 ACRES OR 19,515 SQUARE FEET OF LAND, AS SHOWN ON JOB NO: 53086-SWAP-08A, PREPARED BY WINDROSE LAND SERVICES.

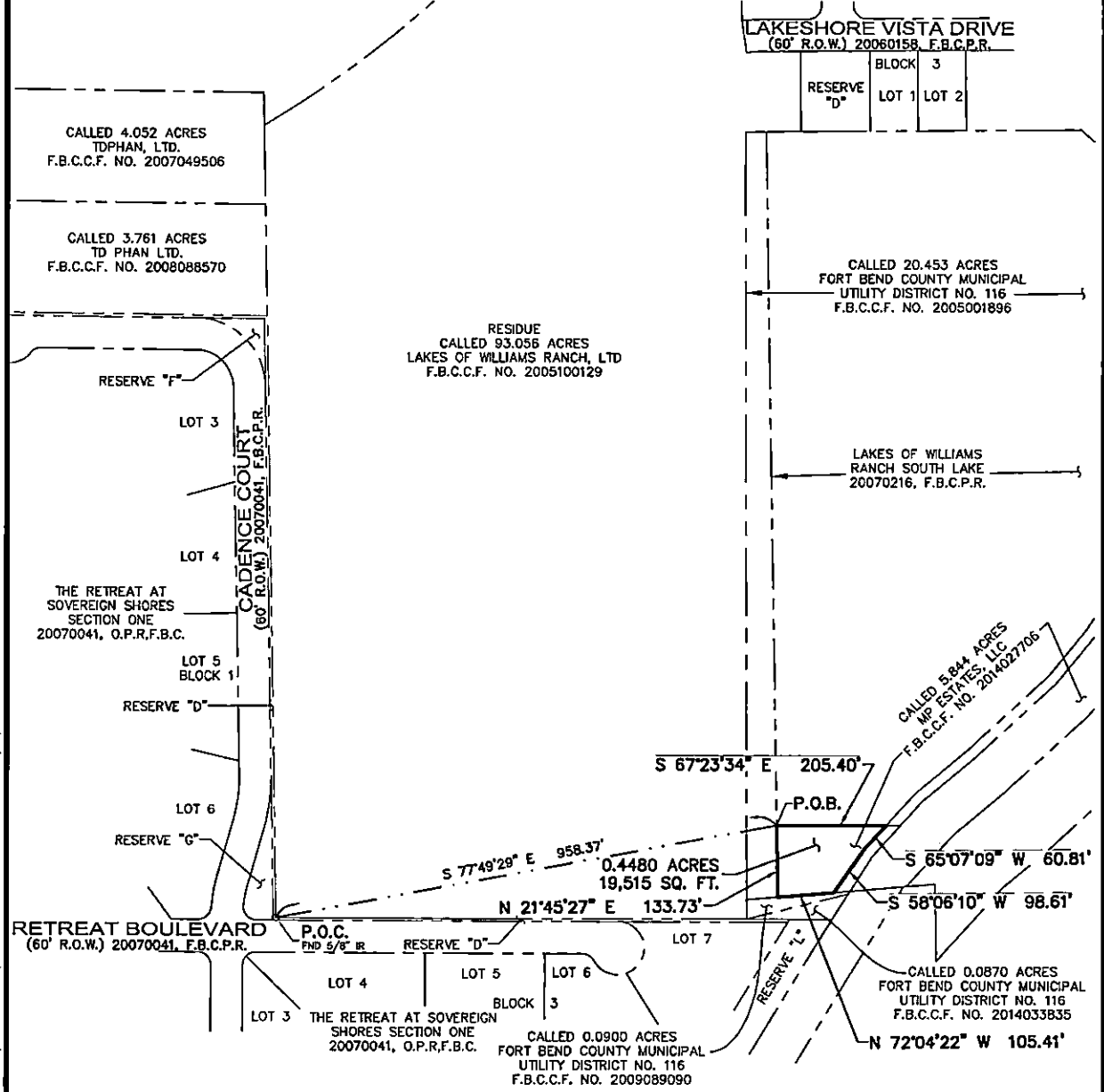
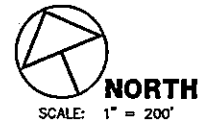

PAUL A. JURICA, JR.
R.P.L.S. NO. 4264
STATE OF TEXAS
FIRM REGISTRATION NO. 10108800



11-09-2016
DATE

GENERAL NOTES

1. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY, THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACTORS CERTIFICATE AND WOULD BE SUBJECT TO ANY AND ALL CONDITIONS OR RESTRICTIONS THAT A CURRENT TITLE REPORT OR ABSTRACTORS CERTIFICATE MAY DISCLOSE.
2. BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE. (NAD83)
3. THIS PLAT IS ACCOMPANIED BY A SEPARATE METES AND BOUNDS DESCRIPTION.
4. THIS EXHIBIT DOES NOT IMPLY TO BE A LAND TITLE SURVEY OF THE SUBJECT PROPERTY AND IS NOT INTENDED TO BE USED FOR TITLE CONVEYANCE PURPOSES.



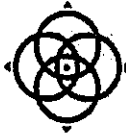
Y:\PROJECTS\53086-LAKES OF WILLIAMS RANCH-SECTION 2\SURVEYING\DRAWINGS\SWAP-08A.DWG - TMATLEY - 11/09/16

EXHIBIT OF
0.4480 ACRES
19,515 SQ. FT.
SITUATED IN THE
JOSEPH KUYKENDAHL LEAGUE
ABSTRACT NO. 49
FORT BEND COUNTY, TEXAS

FILED BY:	-	DATE:	11/09/2016
DRAWN BY:	TMW	REV:	
CHECKED BY:	PJ	REV:	
JOB NO.	53086-SWAP-08A	REV:	
SHEET 1 OF 2		REV:	

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LAND SURVEYING & PLATTING
3200 WILCREST, SUITE 325 | HOUSTON, TX 77042 | 713.458.2281
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM



WINDROSE

LAND SURVEYING | PLATTING

DESCRIPTION OF 0.0758 ACRES OR 3,304 SQ. FT.

A TRACT OR PARCEL CONTAINING 0.0758 ACRES OR 3,304 SQUARE FEET OF LAND, BEING PART OF AND OUT OF A CALLED 5.844 ACRE TRACT OF LAND CONVEYED TO FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 116 AS RECORDED UNDER FORT BEND COUNTY CLERK'S FILE (F.B.C.C.F.) NO. 2014027706, SITUATED IN THE JOSEPH KUYKENDAHL LEAGUE, ABSTRACT NO. 49, FORT BEND COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83):

COMMENCING AT A 5/8-INCH IRON ROD FOUND MARKING AN INTERIOR CORNER OF RESTRICTED RESERVE "D" OF THE RETREAT AT SOVEREIGN SHORES SECTION ONE, MAP OR PLAT THEREOF RECORDED UNDER PLAT NO. 20070041 OF THE FORT BEND COUNTY PLAT RECORDS (F.B.C.P.R.), AND THE MOST WESTERLY CORNER OF THE RESIDUE OF A CALLED 93.056 ACRE TRACT OF LAND CONVEYED TO LAKES OF WILLIAMS RANCH, LTD. AS RECORDED UNDER F.B.C.C.F. NO. 2005100129;

THENCE, SOUTH 69 DEG. 39 MIN. 26 SEC. EAST, THROUGH AND ACROSS SAID 93.056 ACRE TRACT OF LAND, A DISTANCE OF 886.87 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF A CALLED 20.453 ACRE TRACT OF LAND CONVEYED TO FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 116 AS RECORDED UNDER F.B.C.C.F. NO. 200501896 AND THE NORTHWEST CORNER OF A CALLED 0.0900 ACRE TRACT OF LAND CONVEYED TO FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 116 AS RECORDED UNDER F.B.C.C.F. NO. 2009089090;

THENCE, SOUTH 72 DEG. 04 MIN. 22 SEC. EAST, ALONG AND WITH THE NORTH LINE OF SAID 0.0900 ACRE TRACT AND A SOUTHERLY LINE OF SAID 5.844 ACRE TRACT, A DISTANCE OF 163.95 FEET TO THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 58 DEG. 06 MIN. 10 SEC. EAST, THROUGH AND ACROSS SAID 5.844 ACRE TRACT, A DISTANCE OF 98.61 FEET TO AN ANGLE POINT;

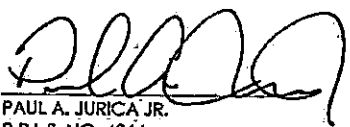
THENCE, NORTH 65 DEG. 07 MIN. 09 SEC. EAST, A DISTANCE OF 60.81 FEET TO MOST SOUTHERLY CORNER OF LAKES OF WILLIAMS RANCH SOUTH LAKE, MAP OR PLAT THEREOF RECORDED UNDER PLAT NO. 20070216, F.B.C.P.R., SAME BEING AN INTERIOR CORNER OF SAID 5.844 ACRE TRACT AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

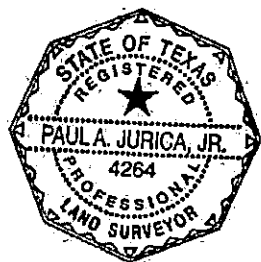
THENCE, SOUTH 67 DEG. 23 MIN. 34 SEC. EAST, A DISTANCE OF 27.03 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 65 DEG. 07 MIN. 42 SEC. WEST, THROUGH AND ACROSS SAID 5.844 ACRE TRACT, A DISTANCE OF 78.29 FEET TO AN ANGLE POINT;

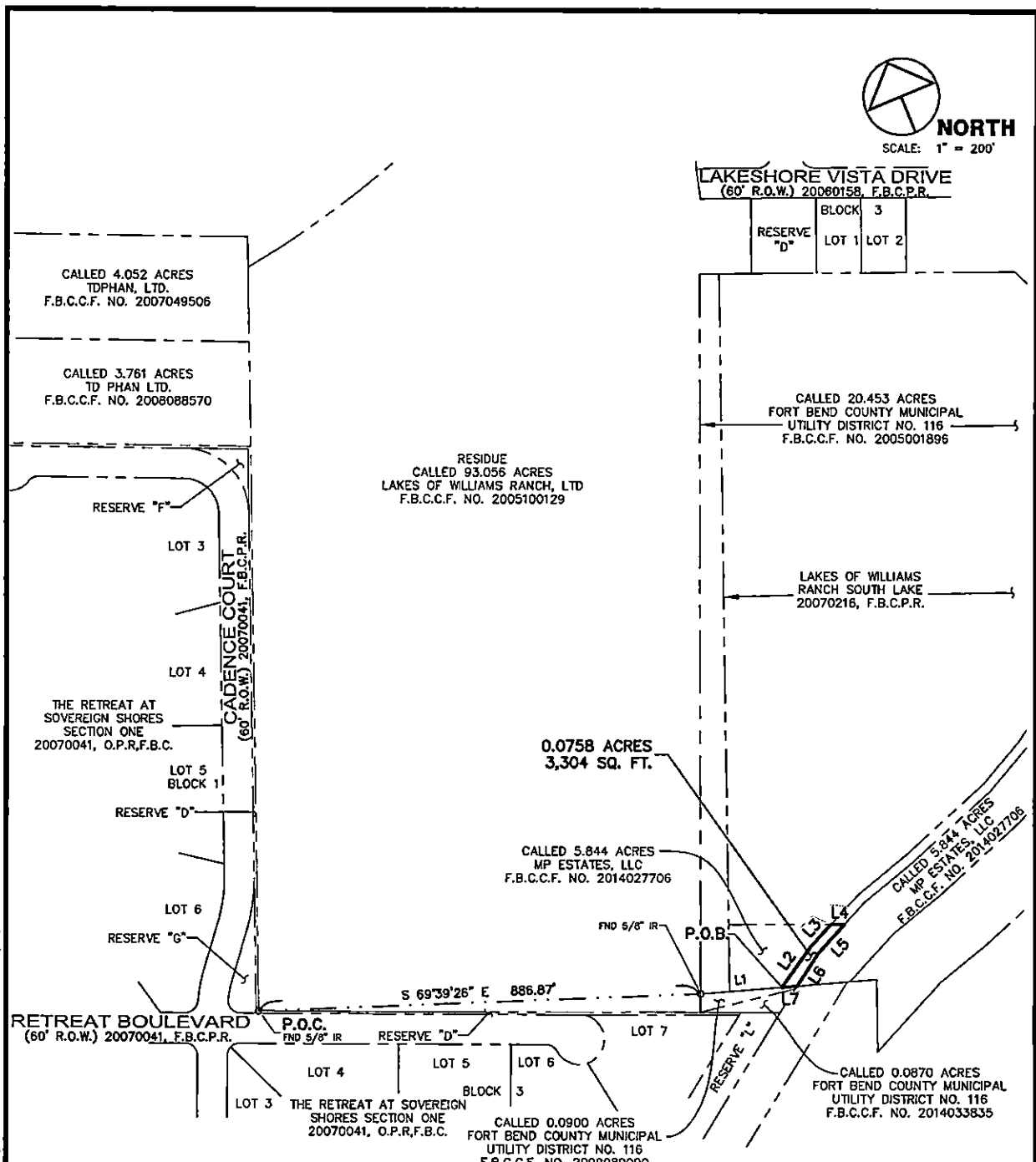
THENCE, SOUTH 55 DEG. 27 MIN. 51 SEC. WEST, A DISTANCE OF 77.27 FEET TO THE NORTHEAST CORNER OF SAID 0.0900 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 72 DEG. 04 MIN. 22 SEC. WEST, ALONG AND WITH THE NORTH LINE OF SAID 0.0900 ACRE TRACT, A DISTANCE OF 30.65 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.0758 ACRES OR 3,304 SQUARE FEET OF LAND, AS SHOWN ON JOB NO. 53086-SWAP-9A, PREPARED BY WINDROSE LAND SERVICES.


PAUL A. JURICA JR.
R.P.L.S. NO. 4264
STATE OF TEXAS
FIRM REGISTRATION NO. 10108800



11-09-2016
DATE



Y:\PROJECTS\33086-LAKES OF WILLIAMS RANCH- SECTION 2\SURVEYING\DRAWINGS\SWAP PARCELS\33086-SWAP-09A.DWG - THAITLEY - 11/09/16

GENERAL NOTES

1. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY, THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACTOR'S CERTIFICATE AND WOULD BE SUBJECT TO ANY AND ALL CONDITIONS OR RESTRICTIONS THAT A CURRENT TITLE REPORT OR ABSTRACTOR'S CERTIFICATE MAY DISCLOSE.
2. BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE. (NAD83)
3. THIS PLAT IS ACCOMPANIED BY A SEPARATE METES AND BOUNDS DESCRIPTION.
4. THIS EXHIBIT DOES NOT IMPLY TO BE A LAND TITLE SURVEY OF THE SUBJECT PROPERTY AND IS NOT INTENDED TO BE USED FOR TITLE CONVEYANCE PURPOSES.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 72°04'22" E	163.95'
L2	N 58°06'10" E	98.61'
L3	N 65°07'09" E	60.81'
L4	S 67°23'34" E	27.03'
L5	S 65°07'42" W	78.29'
L6	S 55°27'51" W	77.27'
L7	N 72°04'22" W	30.65'

EXHIBIT OF
 0.0758 ACRES
 3,304 SQ. FT.
 SITUATED IN THE
 JOSEPH KUYKENDAHL LEAGUE
 ABSTRACT NO. 49
 FORT BEND COUNTY, TEXAS

FILED BY:	-	DATE:	11/09/2016
DRAWN BY:	TMW	REV:	
CHECKED BY:	PJ	REV:	
JOB NO.	53086-SWAP-09A	REV:	
SHEET	1 OF 2	REV:	

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 FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

Exhibit A Page 1 of 3 Pages

County: Fort Bend
Project: Lakes @ Williams Ranch
M.S.G. No.: 061534
Job Number: 789EXB

**FIELD NOTES FOR
0.0900 ACRE**

Being a 0.0900 acre tract of land, located in the Joseph A. Kuykendall League, Abstract-49, in Fort Bend County, Texas; said 0.0900 acre tract being the remainder of a called 273.23 acre tract recorded as Tract 3 in the name of Ayrshire Corporation, in Volume 1481, Page 634 of the Fort Bend County Deed Records (F.B.C.D.R.); said 0.0900 acre tract being more particularly described by metes and bounds as follows (bearings are based on the plat of Canyon Lakes at the Brazos, Sec. 1, Replat No. 1, recorded under Slides Number 2545A and 2545B, Fort Bend County Plat Records (F.B.C.P.R.)):

BEGINNING at a 5/8-inch iron rod found for the south corner of a called 38.950 acre tract recorded in the name of 274 Brazos, Ltd., under F.B.C.C.F. Number 2003170555, being an inner corner of a called 3.907 acre tract, recorded in the name of Millis Group, Inc., under Fort Bend County Clerk's File (F.B.C.C.F.) Number 2006116736;

THENCE, along the southeasterly line of said 38.950 acre tract and a northwesterly line of said 273.23 acre tract, North 25 degrees 53 minutes 59 seconds East, a distance of 36.57 feet to a 5/8-inch iron rod found for the most westerly southwest corner of a called 274.2319 acre tract, recorded in the name of 274 Brazos, Ltd., under F.B.C.C.F. Number 1999020603 and of a called 20.437 acre tract, Detention Easement, recorded in the name of Fort Bend County Mud Number 116, under F.B.C.C.F. Number 2003145250, being the most northerly corner of the herein described tract;

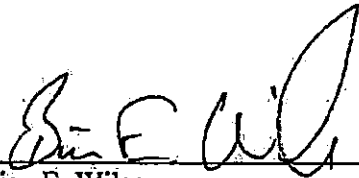
THENCE, along the southwesterly line of said 274.2319 acre tract and said 20.437 acre tract, South 68 degrees 42 minutes 11 seconds East, a distance of 193.86 feet to a point on the northwesterly line of Rabbs Bayou (170 feet wide easement per Volume 314, Page 144, Fort Bend County Deed Records (F.B.C.D.R.));

THENCE, through and across said 273.23 acre tract and along the northwesterly line of said Rabbs Bayou, South 58 degrees 37 minutes 55 seconds West, a distance of 6.63 feet to a point on a northerly line of aforesaid 39.665 acre tract for the most southerly corner of the herein described tract;

Thence, along the northerly lines of said 3.907 acre tract the following two (2) courses:

1. North 70 degrees 36 minutes 18 seconds West, a distance of 4.56 feet to an angle point;
2. North 78 degrees 03 minutes 46 seconds West, a distance of 190.75 feet the **POINT OF BEGINNING** and containing 0.0900 acre of land.

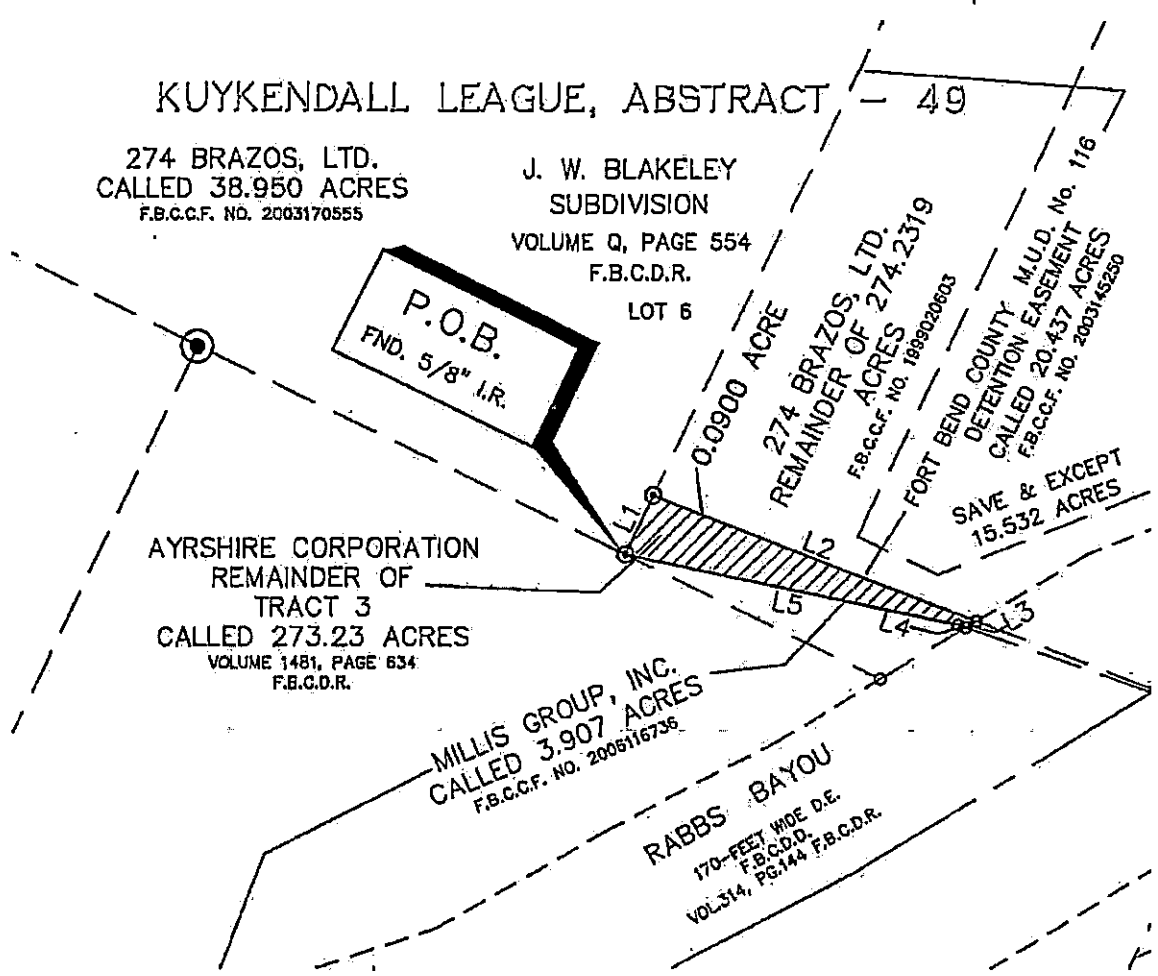
An Exhibit Map was prepared in conjunction with this Field Note description.
MSG Job Number 789-EXB.



Brian E. Wilson
Registered Professional Land Surveyor
Texas Registration Number 5745



LINE TABLE		
LINE	LENGTH	BEARING
L1	36.57	N25°53'59"E
L2	193.86	S68°42'11"E
L3	6.63	S58°37'55"W
L4	4.56	S70°35'18"E
L5	190.75	S78°03'46"E



1. ALL BEARINGS SHOWN HEREON BEARINGS ARE BASED ON THE PLAY OF CANYON LAKES AT THE BRAZOS, SEC. 1, REPLAT NO. 1, RECORDED UNDER SLIDES NUMBER 2545A AND 2545B, F.B.C.P.R.:

2. A METES AND BOUNDS DESCRIPTION OF THE SUBJECT TRACT HAS BEEN PREPARED BY MILLER SURVEY GROUP AND ACCOMPANIES THIS EXHIBIT.

LEGEND

D.E.	= DRAINAGE EASEMENT
ESMT.	= EASEMENT
F.B.C.C.F.	= FORT BEND COUNTY CLERK'S FILE:
F.B.C.D.D.	= FORT BEND COUNTY DRAINAGE DISTRICT
F.B.C.D.R.	= FORT BEND COUNTY DEED RECORDS
F.B.C.P.R.	= FORT BEND COUNTY PLAT RECORDS
LTD.	= LIMITED
NO.	= NUMBER
S.S.E.	= SANITARY SEWER EASEMENT
STM.S.E.	= STORM SEWER EASEMENT
U.E.	= UTILITY EASEMENT
W.L.E.	= WATER LINE EASEMENT



REVISED:	10/20/08 TO CHANGE OWNER NAME		
EXHIBIT A			
0.0900 ACRE OF LAND LOCATED IN THE JOSEPH A. KUYKENDALL LEAGUE, ABSTRACT - 49, FORT BEND COUNTY, TEXAS			
MILLER SURVEY GROUP			
1760 WEST SAM HOUSTON PARKWAY NORTH HOUSTON, TEXAS 77043 PHONE 713-413-1900 FAX 713-413-1944			
JOB NO.: 789EXH	SCALE: 1"=100'	DATE: 12-27-05	FIELD BOOK: N/A
DWG. NO.: 788-DE-EXH1	DRAWN BY: LDN	CHK. BY: SEW	M&B NO.: 061534

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dianne Wilson

2009 Aug 24 04:27 PM

2009089090

BAK \$31.00

Dianne Wilson COUNTY CLERK

FT BEND COUNTY TEXAS

County: Fort Bend
Project: Lakes of Williams Ranch
M.S.G. No.: 061535
Job Number: 789EXB

**FIELD NOTES FOR
0.0870 ACRE TRACT OF LAND**

Being a 0.0870 acre tract of land, located in the Joseph A. Kuykendall League, Abstract-49, in Fort Bend County, Texas; said 0.0870 acre tract being a portion of a called 3.907 acre tract, recorded in the name of Millis Group, Inc., under Fort Bend County Clerk's File (F.B.C.C.F.) Number 2006116736; said 0.0870 acre tract being more particularly described by metes and bounds as follows (bearings are based on the plat of Canyon Lakes at the Brazos, Sec. 1, Replat No. 1, recorded under Slides Number 2545A and 2545B, Fort Bend County Plat Records (F.B.C.P.R.)):

BEGINNING at a 5/8-inch iron rod found for the south corner of a called 38.950 acre tract recorded in the name of 274 Brazos, Ltd., under F.B.C.C.F. Number 2003170555, said point being an inner corner of said 3.907 acre tract;

THENCE, along the northerly lines of said 3.907 acre tract and the southerly line of the remainder of a called 273.23 acre tract recorded as Tract 3 in the name of Ayahire Corporation, in Volume 1481, Page 634 Fort Bend County Deed Records (F.B.C.D.R.), the following two (2) courses:

1. South 78 degrees 03 minutes 46 seconds East, a distance of 190.75 feet to a 1/2-inch iron rod found for an angle point;
2. South 70 degrees 36 minutes 18 seconds East, a distance of 4.56 feet to a point on the northwesterly line of Rabbs Bayou (170 feet wide easement per Volume 314, Page 144, F.B.C.D.R.) for the northeast corner of the herein described tract;

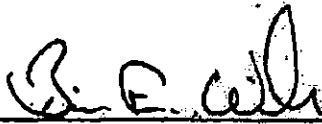
THENCE, through and across said 3.907 acre tract the following two (2) courses:

1. Along the northwesterly line of said Rabbs Bayou, South 58 degrees 37 minutes 55 seconds West, a distance of 55.58 feet to a point for the most southerly corner of the herein described tract;

Exhibit A Page 2 of 3 Pages

2. North 64 degrees 01 minutes 23 seconds West, a distance of 159.59 feet the POINT OF BEGINNING and containing 0.0870 acre of land.

An Exhibit Map was prepared in conjunction with this Field Note description.
MSG Job Number 789-EXH.



Brian E. Wilson
Registered Professional Land Surveyor
Texas Registration Number 5745



Miller Survey Group
Ph: (713) 413-1900
October 27, 2006

KUYKENDALL LEAGUE, ABSTRACT 49

274 BRAZOS, LTD.
CALLED 38.950 ACRES
F.B.C.C.F. NO. 2003170555

J. W. BLAKELEY
SUBDIVISION
VOLUME Q, PAGE 554
F.B.C.D.R.
LOT 6

P.O.B.
FND. 5/8" I.R.

274 BRAZOS, LTD.
REMAINDER OF 274.2319
ACRES
F.B.C.C.F. NO. 1998020503

FORT BEND COUNTY
DETENTION EASEMENT
CALLED 20.437 ACRES
M.U.D. No. 116
F.B.C.C.F. No. 2003145230
SAVE & EXCEPT
15.532 ACRES

AYSHIRE CORPORATION
REMAINDER OF
TRACT 3
CALLED 273.23 ACRES
VOLUME 1481, PAGE 634
F.B.C.D.R.

MILLIS GROUP, INC.
CALLED 3.907 ACRES
F.B.C.C.F. No. 2006116736

RABBS BAYOU
170-FOOT WIDE D.E.
F.B.C.D.D.
VOL. 314, PG. 144 F.B.C.D.R.

0.0870 ACRE

LINE TABLE		
LINE	LENGTH	BEARING
L1	180.75	S78°03'48"E
L2	4.66	S70°36'18"E
L3	55.58	S58°37'55"W
L4	158.59	N84°01'23"W

1. ALL BEARINGS SHOWN HEREON BEARINGS ARE BASED ON THE PLAT OF CANYON LAKES AT THE BRAZOS, SEC. 1, REPLAT NO. 1, RECORDED UNDER SLIDES NUMBER 2545A AND 2545B, F.B.C.P.R.:

2. A METES AND BOUNDS DESCRIPTION OF THE SUBJECT TRACT HAS BEEN PREPARED BY MILLER SURVEY GROUP AND ACCOMPANIES THIS EXHIBIT.

LEGEND

D.E.	= DRAINAGE EASEMENT
ESMT.	= EASEMENT
F.B.C.C.F.	= FORT BEND COUNTY CLERK'S FILE
F.B.C.D.D.	= FORT BEND COUNTY DRAINAGE DISTRICT
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S.S.E.	= SANITARY SEWER EASEMENT
STM.S.E.	= STORM SEWER EASEMENT
U.E.	= UTILITY EASEMENT
W.L.E.	= WATER LINE EASEMENT



EXHIBIT

0.0870 ACRE TRACT OF LAND
LOCATED IN THE
JOSEPH A. KUYKENDALL LEAGUE, ABSTRACT - 49,
FORT BEND COUNTY, TEXAS

MILLER
SURVEY GROUP

1760 WEST SAM HOUSTON PARKWAY NORTH
HOUSTON, TEXAS 77043
PHONE 713-413-1900 FAX 713-413-1944

JOB NO.: 789EX1	SCALE: 1"=100'	DATE: 10-27-06	FIELD BOOK: N/A
DWG. NO.: 789-DE-EXH2	DRAWN BY: LDN	CHK. BY: BEW	M&S NO.: 081535

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Laura Richard



Laura Richard, County Clerk
Fort Bend County, Texas

November 23, 2016 12:29:36 PM

FEE: \$0.00 TS1
EASEMENT

2016131085