

124



THE STATE OF TEXAS §

COUNTY OF FORT BEND §

**RESOLUTION AND ORDER TO ABANDON A PORTION OF CANAL ROAD  
(SUCH PORTION TO BE RENAMED BEECHNUT STREET) AT THE  
FOLLOWING LOCATION:**

**AN APPROXIMATELY 0.0118 ACRE, TOGETHER WITH AN  
APPROXIMATELY 0.0355 ACRE PORTION OF CANAL ROAD (TO BE  
RENAMED BEECHNUT STREET) IN FORT BEND COUNTY, TEXAS AS  
DESCRIBED AND DEPICTED IN THE EXHIBIT "A" ATTACHED HERETO  
AND INCORPORATED HEREIN FOR ALL PURPOSES.**

WHEREAS, Canal Road (a portion of which is to be renamed Beechnut Street) was dedicated for use by the public by plat recorded under instrument no. 20070082 on April 24, 2007 and subsequently accepted by Fort Bend County; and,

WHEREAS, plans for a realignment of portions of Canal Road (to be renamed Beechnut Street) have been developed and the abandonment of the above referenced portions are being done in conjunction with the dedication of a 0.014 acre parcel and a 0.353 acre parcel of land as a part of such realignment as depicted in the Exhibit "B" attached hereto and incorporated herein; and

WHEREAS, the portions of Canal Road (to be renamed Beechnut Street) to be abandoned is no longer needed due to the realignment, Fort Bend County desires to abandon same.

THEREFORE, on this 27<sup>th</sup> day of September, 2016, 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 and orders to abandon a portion of Canal Road (to be renamed Beechnut Street) in Fort Bend County, Texas, as shown on the field notes and exhibit attached hereto as Exhibit A.

CCM 9-27-16 #34G  
Fort Bend County Clerk RAL  
Return Admin Serv Coord

As the owner of the property that abuts the portion of the road being abandoned, title to shall be vested in the name of the following property owners to the respective portions as a property owner who receives a conveyance under § 251.058, Texas Transportation Code:

- 0.0118 acre portion – Peek/Beechnut, LLC
- 0.0353 acre portion – 3535 Wilcrest, Ltd.

The dimensions of the property conveyed and referenced herein are described in Exhibit A, incorporated herein for all purposes. The County Clerk is ordered to index into the Official Public 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 § 251.058(b).

After due consideration, the Court finds that the above described road has 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 a portion of Canal Road (to be renamed Beechnut Street) be abandoned as a county road as shown on the field notes and exhibit attached hereto as Exhibit A and the same is hereby abandoned as a county road pursuant to Texas Transportation Code § 251.058b and § 251.051 and that this Order be hereby filed in the Official Public Records of Fort Bend County, Texas forthwith.

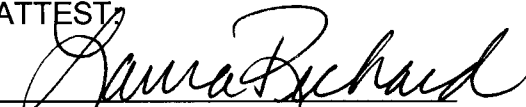
Executed this 27<sup>th</sup> day of September, 2016.

Fort Bend County

By:

  
Robert E. Hebert, County Judge

ATTEST

  
Laura Richard, County Clerk



# EXHIBIT A

(Resolution and Order)

County: Fort Bend  
Project: Parkway Beechnut West  
M.S.G. No.: 151411-R2  
Job Number: 1053-PL

**FIELD NOTES FOR 0.0118 ACRES**

Being a tract of land containing 0.0118 acres (515 square feet), located in the William Stanley Survey, Abstract 599, in Fort Bend County, Texas; Said 0.0118 acre tract being out of Beechnut Street (F.K.A. Canal Road) (R.O.W. varies per Plat No. 20070082, Fort Bend County Plat Records (F.B.C.P.R.)) Said 0.0118 acre tract being more particularly described by metes and bounds as follows, (Bearings are based on Texas State Plane Coordinate System, South Central Zone, NAD 83, per GPS observations):

**COMMENCING** at 5/8-inch iron rod found for the northeast corner of a called 4.5239 acre tract recorded in the name of 3535 Wilcrest, Ltd., in Fort Bend County Clerk's File Number (F.B.C.C.F. No.) 2016020806, for the southwest intersection of the south right-of-way (R.O.W.) line of said Beechnut Street, and the west R.O.W. line of Peek Road (One hundred twenty feet wide per Plat No. 20070063 of the F.B.C.P.R.), from which a 5/8-inch iron rod found at the southeast corner of said 4.5239 acre tract, on the north line of a called 166.5718 acre tract recorded in the name of William Bruce Harrison and Harrisburg Equitable Management LLC, in F.B.C.C.F. No. 2015004527, bears a chord direction of South 09 degrees 08 minutes 02 seconds West, a distance of 278.88 feet;

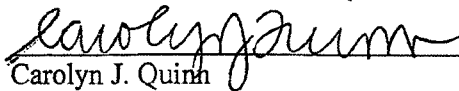
Thence, with the southerly R.O.W. line of said Beechnut Street, the following two (2) courses:

1. South 88 degrees 53 minutes 59 seconds West, a distance of 206.35 feet to a 5/8-inch iron rod with Miller Survey Group (M.S.G.) cap found at the northeast corner of a called 2.000 acre tract recorded in the name of F.B.C.C.F. No. 2016025861, for the southeast corner and **POINT OF BEGINNING** of the herein described tract;
2. South 88 degrees 53 minutes 59 seconds West, a distance of 75.46 feet to a 5/8-inch iron rod with M.S.G. cap found at the northwest corner of a said 2.000 acre, for the southwest corner of the herein described tract, for the beginning of a non-tangent curve to the right;

Thence, through and across said Beechnut Street the following two (2) courses:

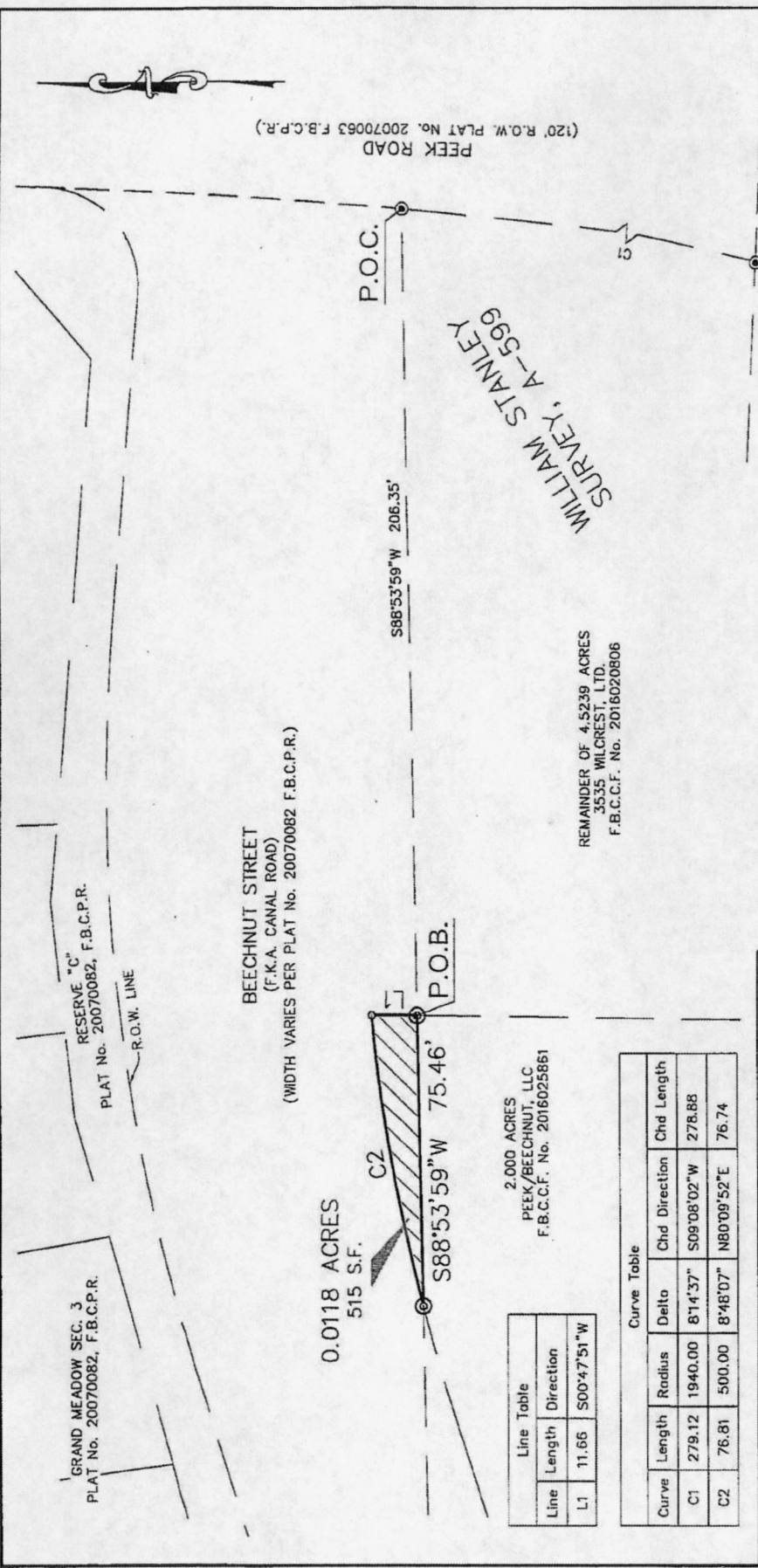
1. 76.81 feet along the arc of said curve to the right, having a radius of 500.00 feet, a central angle of 08 degrees 48 minutes 07 seconds, and a chord that bears North 80 degrees 09 minutes 52 seconds East, a distance of 76.74 feet to an angle point for the most northerly corner of the herein described tract;
2. South 00 degrees 47 minutes 51 seconds West, a distance of 11.66 feet to the **POINT OF BEGINNING** and containing 0.0118 acres of land.

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

  
\_\_\_\_\_  
Carolyn J. Quinn  
Registered Professional Land Surveyor  
Texas Registration No. 6033



Miller Survey Group  
Texas Firm Registration No. 10047100  
PH: (713) 413-1900  
Job No.: 1053  
December 1, 2015  
Revised: March 22, 2016  
Revised: May 24, 2016



Line Table

Line	Length	Direction
L1	11.66	S00°47'51"W

Curve Table

Curve	Length	Radius	Delta	Chd Direction	Chd Length
C1	279.12	1940.00	81°4'37"	S08°08'02"W	278.88
C2	76.81	500.00	8°48'07"	N80°09'52"E	76.74

REVISED: 5/24/16 CHANGE CANAL ROAD TO BEECHNUT STREET  
REVISED: 3/21/16 UPDATE BOUNDARY

**EXHIBIT**

BEING A 0.0118 ACRE TRACT LOCATED IN THE WILLIAM STANLEY SURVEY, A-599 IN FORT BEND COUNTY, TEXAS

**MILLER SURVEY+GROUP**  
www.millersurvey.com  
1760 WEST SAM HOUSTON PARKWAY NORTH \* HOUSTON, TEXAS 77043  
PHONE 713-413-1900 \* FAX 713-413-1944  
TEXAS FIRM REGISTRATION NO. 1004700

JOB NO.: 1053  
SCALE: 1" = 40'  
DATE: 12/01/15  
CHK. BY: DRR  
DRAWN BY: 1.DWG  
FIELD BOOK: N/A  
M&B No.: 15141

**LEGEND**

H.C.C.F. = HARRIS COUNTY CLERK'S FILE  
H.C.M.R. = HARRIS COUNTY MAP RECORDS  
F.C. = FILM CODE  
FND = FOUND  
No. = NUMBER  
IR = IRON ROD  
P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCEMENT  
R.O.W. = RIGHT-OF-WAY  
S.F. = SQUARE FEET  
PG. = PAGE  
VOL. = VOLUME  
⊙ = FOUND 5/8-INCH IRON ROD (UNLESS OTHERWISE NOTED)  
● = ANGLE POINT

**NOTES:**

- ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE PER GPS OBSERVATIONS.
- A METES AND BOUNDS DESCRIPTION OF THE SUBJECT TRACT HAS BEEN PREPARED BY MILLER SURVEY GROUP AND ACCOMPANIES THIS EXHIBIT.

County: Fort Bend  
Project: Parkway Beechnut West  
M.S.G. No.: 151412-R2  
Job Number: 1053-PL

**FIELD NOTES FOR 0.0355 ACRES**

Being a tract of land containing 0.0355 acres (1,548 square feet), located in the William Stanley Survey, Abstract 599, in Fort Bend County, Texas; Said 0.0355 acre tract being out of Beechnut Street (F.K.A. Canal Road) (R.O.W. varies per Plat No. 20070082, Fort Bend County Plat Records (F.B.C.P.R.)) Said 0.0355 acre tract being more particularly described by metes and bounds as follows, (Bearings are based on Texas State Plane Coordinate System, South Central Zone, NAD 83, per GPS observations):

**COMMENCING** at 5/8-inch iron rod found for the northeast corner of a called .5239 acre tract recorded in the name of 3535 Wilcrest, Ltd., in Fort Bend County Clerk's File Number (F.B.C.C.F. No.) 2016020806, for the southwest intersection of the south right-of-way (R.O.W.) line of said Beechnut Street, and the west R.O.W. line of Peek Road (One hundred twenty feet wide per Plat No. 20070063 of the F.B.C.P.R.), from which a 5/8-inch iron rod found at the southeast corner of said 4.5239 acre tract, on the north line of a called 166.5718 acre tract recorded in the name of William Bruce Harrison and Harrisburg Equitable Management LLC, in F.B.C.C.F. No. 2015004527, bears a chord direction of South 09 degrees 08 minutes 02 seconds West, a distance of 278.88 feet;

Thence, with the southerly R.O.W. line of said Beechnut Street, the following two (2) courses:

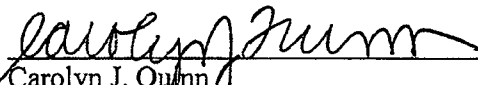
1. South 88 degrees 53 minutes 59 seconds West, a distance of 42.98 feet to the southeast corner and **POINT OF BEGINNING** of the herein described tract;
2. South 88 degrees 53 minutes 59 seconds West, a distance of 163.37 feet to a 5/8-inch iron rod with Miller Survey Group cap found at the northeast corner of a called 2.000 acre tract recorded in the name of F.B.C.C.F. No. 2016025861, for the southwest corner of the herein described tract, for the beginning of a non-tangent curve to the right;

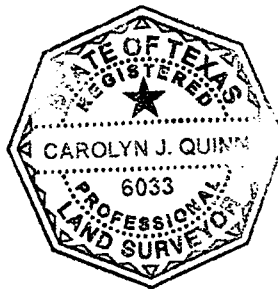
Thence, through and across said Beechnut Street the following five (5) courses:

1. North 00 degrees 47 minutes 51 seconds East, a distance of 11.66 feet to a point for the northwest corner of the herein described tract, at the beginning of a non-tangent curve to the right;
2. 94.08 feet along the arc of said curve to the right, having a radius of 500.00 feet, a central angle of 10 degrees 46 minutes 51 seconds, and a chord that bears North 89 degrees 57 minutes 21 seconds East, a distance of 93.94 feet to a point of tangency;

3. South 84 degrees 39 minutes 14 seconds East, a distance of 34.81 feet to a point for the beginning of a curve to the right;
4. 29.79 feet along the arc of said curve to the right, having a radius of 320.00 feet, a central angle of 05 degrees 20 minutes 02 seconds, and a chord that bears South 81 degrees 59 minutes 13 seconds East, a distance of 29.78 feet to a point for the beginning of a curve to the right;
5. 5.24 feet along the arc of said curve to the right, having a radius of 50.00 feet, a central angle of 06 degrees 00 minutes 01 seconds, and a chord that bears South 76 degrees 44 minutes 34 seconds East, a distance of 5.24 feet to the **POINT OF BEGINNING** and containing 0.0355 acres of land.

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

  
Carolyn J. Quinn  
Registered Professional Land Surveyor  
Texas Registration No. 6033



Miller Survey Group  
Texas Firm Registration No. 10047100  
PH: (713) 413-1900  
Job No.: 1053  
December 1, 2015  
Revised: March 22, 2016  
Revised: May 24, 2016

GRAND MEADOW SEC. 3  
PLAT No. 20070082, F.B.C.P.R.

RESERVE "C"  
PLAT No. 20070082, F.B.C.P.R.

R.O.W. LINE

BEECHNUT STREET  
(F.K.A. CANAL ROAD)

(WIDTH VARIES PER PLAT No. 20070082 F.B.C.P.R.)

WILLIAM STANLEY  
SURVEY, A-599

0.0355 ACRES  
1,548 S.F.

Line Table	
Line	Direction
L1	N00°47'51"E
L2	S84°39'14"E

2.000 ACRES  
PEEK/BEECHNUT, LLC  
F.B.C.C.F. No. 2016025861

Curve Table				
Curve	Length	Radius	Chd Direction	Chd Length
C1	279.12	1940.00	87°14'37"	278.88
C2	94.08	500.00	10°46'51"	93.94
C3	29.79	320.00	5°20'02"	29.78
C4	5.24	50.01	6°00'01"	5.24

PEEK ROAD  
(120' R.O.W. PLAT No. 20070063 F.B.C.P.R.)

P.O.C.  
S88°53'59"W 42.98'

P.O.B.  
S88°53'59"W 163.37'

REMAINDER OF 4.5239 ACRES  
3535 WILCREST, LTD.  
F.B.C.C.F. No. 2016020806

WILLIAM BRUCE HARRISON  
AND HARRISBURG EQUITABLE  
MANAGEMENT LLC  
CALLED 166.5718 ACRES  
F.B.C.C.F. No. 2015004527

REVISED: 5/24/16 CHANGE CANAL ROAD TO BEECHNUT STREET  
REVISED: 3/21/16 UPDATE BOUNDARY

EXHIBIT

BEING A 0.0355 ACRE TRACT LOCATED IN  
THE WILLIAM STANLEY SURVEY, A-599 IN  
FORT BEND COUNTY, TEXAS



1760 WEST SAH HOUSTON PARKWAY NORTH \* HOUSTON, TEXAS 77043  
PHONE 713-413-1900 \* FAX 713-413-1944  
TEXAS FBRL REGISTRATION NO. 0097160

JOB NO.: 1053	SCALE: 1" = 40'	DATE: 12/01/15	FIELD BOOK: N/A
DWG. NO.: 1053-SPLIT 2.DWG	DRAWN BY: DRR	CHK. BY: DRR	M&B No.: 151412

LEGEND

- H.C.C.F. = HARRIS COUNTY CLERK'S FILE
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- R.O.W. = RIGHT-OF-WAY
- S.F. = SQUARE FEET
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- ⊙ = FOUND 5/8-INCH IRON ROD (UNLESS OTHERWISE NOTED)
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NOTES:

1. ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE PER GPS OBSERVATIONS.
2. A METES AND BOUNDS DESCRIPTION OF THE SUBJECT TRACT HAS BEEN PREPARED BY MILLER SURVEY GROUP AND ACCOMPANIES THIS EXHIBIT.

# EXHIBIT B

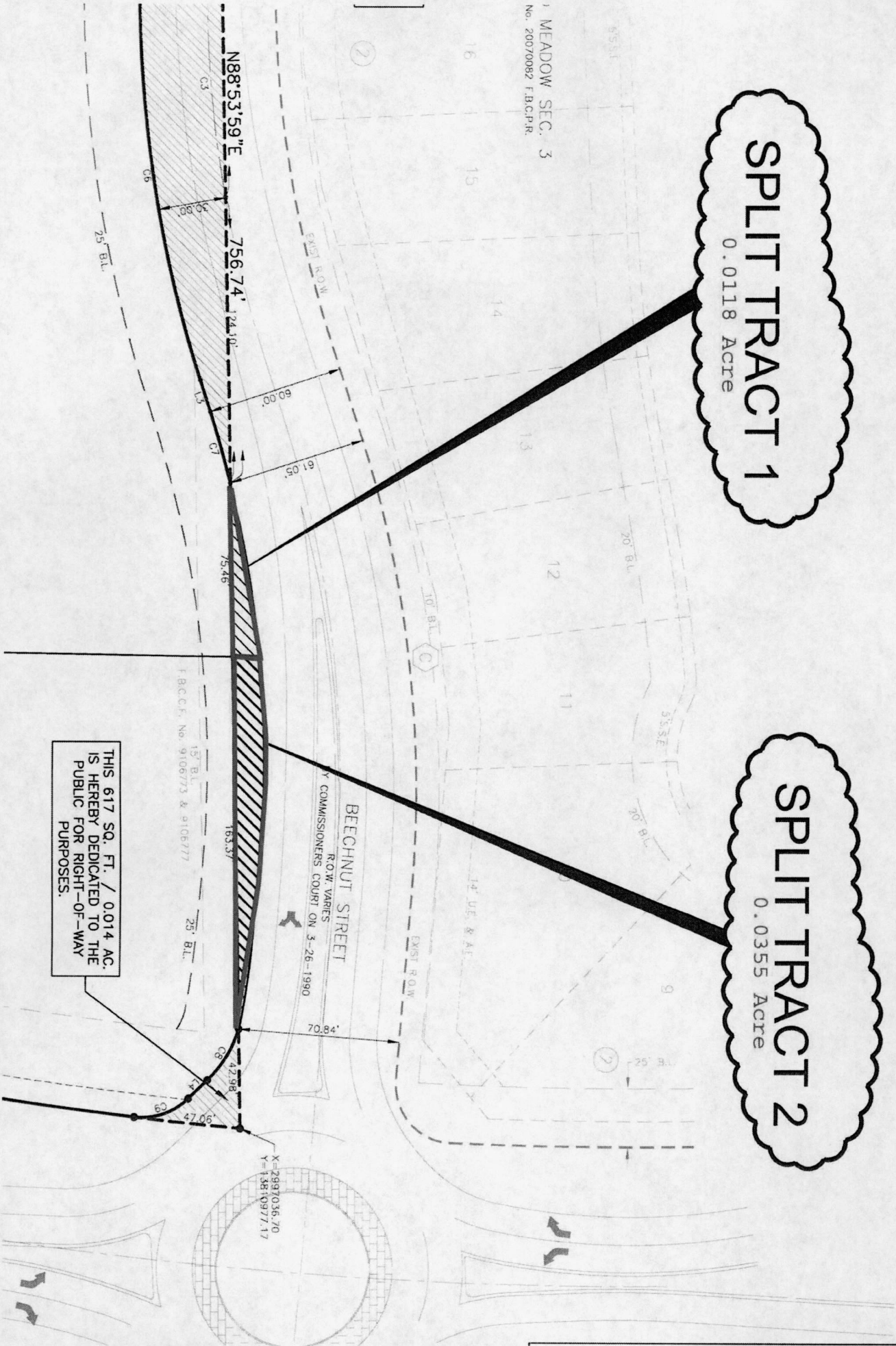
(Resolution and Order)

MEADOW SEC. 3  
No. 20070082 F.B.C.P.R.

**SPLIT TRACT 1**  
0.0118 Acre

**SPLIT TRACT 2**  
0.0355 Acre

THIS 617 SQ. FT. / 0.014 AC.  
IS HEREBY DEDICATED TO THE  
PUBLIC FOR RIGHT-OF-WAY  
PURPOSES.





RAC:

FORT BEND COUNTY CLERK

ADMIN SERV COORD

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

*Laura Richard*

Laura Richard, County Clerk  
Fort Bend County, Texas

September 30, 2016 02:17 36 PM

FEE: \$0.00 PG1  
RES

2016109293

