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THE STATE OF TEXAS §

COUNTY OF FORT BEND §

RESOLUTION AND ORDER TO ABANDON ROAD RIGHT OF WAY AT THE FOLLOWING LOCATION:

A 0.5429 acre (23,650 square feet) tract of land ("ROW") located in the Moses Shipman Survey, Abstract Number 86 and the Manuel Escalera Survey, Abstract Number 170, Fort Bend County, Texas, more particularly being a portion of Rabb Road and Sycamore Road, as described in Exhibit "A" attached hereto and incorporated herein for all purposes.

WHEREAS, Fort Bend County (the "County") acquired the ROW under the dedication of public roadway, as shown on the Cochran and McCluer Subdivision, a subdivision of record in Volume 58, Page 75, Deed Records of the Fort Bend County, and as a portion of a 10-foot wide dedication for the widening of Sycamore Road as shown on Teal Run Section Nine subdivision plat, filed of record in Slide Number 1821A, Plat Records of Fort Bend County; and

WHEREAS, the County, by deeds of the same date as this Resolution and Order, will acquire property to re-align Sycamore Road and Rabb Road; and

WHEREAS, the new alignment of Sycamore Road and Rabb Road will be built to accommodate traffic without the necessity of the ROW; and

WHEREAS, the ROW to be abandoned is no longer needed, the County desires to abandon the same; and

THEREFORE, on this 19th day of December, 2017, 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 Morales, seconded by Commissioner Prestage, duly put and carried, by unanimous vote, Commissioners Court adopts the resolution and orders to abandon the 0.5429 of an acre ROW, all as shown on the field notes and exhibit attached hereto Exhibit "A".

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

- Fort Bend County Municipal Utility District No. 23
- New Teal Run, Ltd.

The dimensions of the property conveyed and referenced herein are described in Exhibit A of the Resolution, incorporated herein for all purposes, and indexed by the County Clerk pursuant to § 251.058(b) of the Texas Transportation Code.

The County Clerk is ordered to index into the deed 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 ROW will be replaced and the County's needs and that of the public interest would be better served if such ROW is abandoned.

IT IS ORDERED that the 0.5429 of an acre ROW, all as shown on the field notes and exhibit attached hereto Exhibit "A" and the same is hereby abandoned as a county road right of way pursuant to Texas Transportation Code § 251.058b and § 251.051 and that this Order be hereby filed in the Deed Records of Fort Bend County, Texas forthwith.

Executed this 19 day of December, 2017.

Fort Bend County

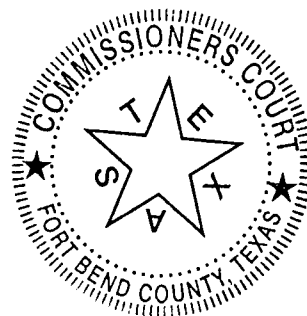
By: 

Robert E. Hebert, County Judge

ATTEST:



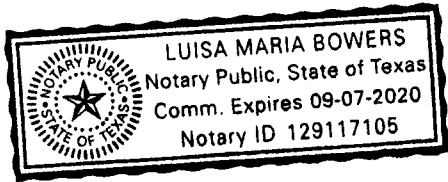
Laura Richard, County Clerk



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This instrument was acknowledged before me on the 19th day of December, 2017 by Robert E. Hebert, County Judge, Fort Bend County, Texas, on behalf of Fort Bend County, Texas.

(SEAL)



Luisa Maria Bowers
Notary Public in and for the State of Texas

EXHIBIT A

DESCRIPTION OF
0.5429 ACRE (23,650 SQUARE FEET)
EXISTING RABB ROAD AND SYCAMORE ROAD
TO BE ABANDONED

Being 0.5429 acre (23,650 square feet) of land located in the Moses Shipman Survey, Abstract Number 86 and the Manuel Escalera Survey, Abstract Number 170, Fort Bend County, Texas, more particularly being a portion Rabb Road and Sycamore Road, as shown on Cochran and McCluer Subdivision, a subdivision of record in Volume 58, Page 75, Deed Records of said Fort Bend County (F.B.C.D.R.), also being a portion of a 10-foot wide dedication for the widening of Sycamore Road as shown on Teal Run Section Nine, a subdivision of record in Slide Number 1821A, Plat Records of said Fort Bend County (F.B.C.P.R.), said 0.5429 acre (23,650 square feet) tract being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD83, 2001 adjustment);

BEGINNING at a 5/8-inch iron rod with cap stamped "LJA ENG" set at the intersection of the existing southerly right-of-way line of Sycamore Road (55 feet wide) with the existing westerly right-of-way line of Rabb Road (41' wide), also being a re-entrant corner of Restricted Reserve "E" as shown on said Teal Run Section Nine;

Thence, North 03° 24' 31" West, with said westerly right-of-way line, passing at 84.34 feet a northerly corner of said Reserve "E", also being the southeast corner of that certain called 3.303 acre tract conveyed to Fort Bend County Municipal Utility District No. 23, by instrument of record in Volume 2202, Page 1817, Official Records of said Fort Bend County (F.B.C.O.R.), and continuing for a total distance of 433.52 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner, the beginning of a curve, from which a 5/8-inch iron rod with cap stamped "Weisser Eng." bears North 20° 26' 08" West, 26.93 feet;

Thence, departing said westerly right-of-way line and the easterly line of said 3.303 acre tract, 23.69 feet along the arc of a non-tangent curve to the right, having a radius of 440.00 feet,

0.5429 Acre

June 8, 2017
Job No. 1704-1601-901

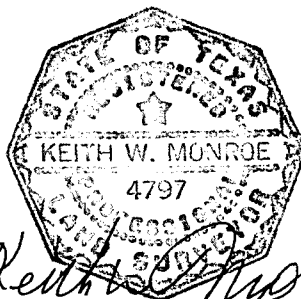
a central angle of $03^{\circ} 05' 03''$, and a chord which bears South $63^{\circ} 21' 38''$ East, 23.68 feet to a PK nail set in asphalt for corner;

Thence, South $03^{\circ} 24' 31''$ East, 389.41 feet to a PK nail set in asphalt for corner;

Thence, North $87^{\circ} 17' 42''$ East, 419.98 feet to a PK nail set in asphalt for corner on the arc of a curve on the southerly line of that certain called 1.577 acre tract (described as Parcel 4) in Notice of Lis Pendens of record under File Number 2016089354, Official Public Records of said Fort Bend County (F.B.C.O.P.R.);

Thence, along the arc of a non-tangent curve to the left, having a radius of 560.00 feet, passing at a distance of 57.34 feet a 5/8-inch iron rod with cap stamped "Weisser Eng." found marking the southwest corner of said 1.577 acre tract, and continuing for a total arc length of 88.74 feet, having a central angle of $09^{\circ} 04' 46''$, and a chord which bears South $71^{\circ} 11' 56''$ East, 88.65 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner on the aforementioned southerly right-of-way line of Sycamore Road and being on the north line of aforementioned Reserve "E";

Thence, South $87^{\circ} 17' 42''$ West, with said southerly right-of-way line, same being the northerly line of said Reserve "E", 522.56 feet to the POINT OF BEGINNING and containing 0.5429 acre (23,650 square feet) of land.



LJA Engineering, Inc.

Keith W. Monroe
6-8-2017

FUTURE Sycamore Road ROW LINE

Curve	Radius	Tangent	Chord	Arc	Delta to	Chord Bearing
1	440.00'	11.85'	23.68'	23.69'	03° 05' 03"	S63° 21' 38" E
2	560.00'	44.46'	88.65'	88.74'	09° 04' 46"	S71° 11' 56" E
3	560.00'	28.70'	57.32'	57.34'	05° 52' 01"	S69° 35' 33" E
4	440.00'	13.47'	26.93'	26.94'	03° 30' 27"	N20° 26' 08" W

MOSES SHIPMAN SURVEY, A-86

FORT BEND MUNICIPAL UTILITY DISTRICT NO. 23
CALLED 3.303 ACRES
VOL. 2202, PG. 1817
F.B.C.O.R.

SE COR. 3.303 AC. W/LY COR. RES "E"

RESTRICTED RESERVE "E"

POB. RE-ENTRANT CORNER RESERVE "E"

N03°24'31"W 433.52'

S03°24'31"E 389.41'

RABB ROAD (41' WIDE)
VOL. 58, PG. 75
F.B.C.D.R.

SAW'S SONS PROPERTIES, LLC.
RESIDUE OF CALLED 5.000 ACRES
F.N. 2011090952
F.B.C.O.P.R.

NOTICE OF PARCEL F.N. 2016089354
CALLED 1.577 ACRES
F.B.C.O.P.R.

PHILIP K. PHILIPPOSE
CALLED 1.650 ACRES
F.N. 2017041801
F.B.C.O.P.R.

COCHRAN AND MCCLUER SUBDIVISION
VOL. 58, PG. 75, F.B.C.D.R.

10' DEDICATED FOR WIDENING OF SYCAMORE ROAD
SLIDE NO. 1821A
F.B.C.P.R.

TEAL RUN SECTION NINE
SLIDE NO. 1821A
F.B.C.P.R.

0.5429 AC.
(23650 SQ.FT.)

EXHIBIT OF 0.5429 ACRE (23,650 SQ. FT.) EXISTING RABB ROAD AND SYCAMORE ROAD TO BE ABANDONED

IN THE MOSES SHIPMAN SURVEY, A-86 & THE MANUEL ESCALERA SURVEY, A-170 FORT BEND COUNTY, TEXAS



Keith W. Monroe
6-8-2017

LJA Engineering, Inc.

2929 Briarpark Drive
Suite 600
Houston, Texas 77042

Phone 713.953.5200
Fax 713.953.5026
T.B.P.L.S. Firm No. 10110501

JUNE 2017 JOB NO. 1704-1601.901



NOTES:

1. All bearings referenced to the Texas Coordinate System, South Central Zone, NAD83.

2. (S) Denotes set 3/8" I.R. with cap stamped "LJA ENG"

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Laura Richard

Laura Richard, County Clerk
Fort Bend County Texas

December 21, 2017 09:56:47 AM

FEE: \$0.00 RMM

2017139484

