

STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

ORDER CLOSING, ABANDONING, AND VACATING RIGHT-OF-WAY

ON THE 8 day of January, 2026 at a duly posted and called meeting of Commissioners Court of Fort Bend County, Texas, upon motion of Commissioner Meyers, seconded by Commissioner Morales, duly put and carried, by unanimous vote:

WHEREAS, in connection with the proposed reconstruction of Skinner Lane in Fort Bend County, Texas, the Fort Bend County Commissioners Court desires to close, abandon, and vacate certain dedicated, public right-of-way located in Fort Bend County, Texas.

WHEREAS, said dedicated public right-of-way is legally described as follows (hereinafter, the “Road”):

Being a 1.924 acre (83,829 s.f.) tract of land situated in the James Perry Survey, Abstract No. 299 and I.&G.N. R.R. Survey, Abstract No. 353 of Fort Bend County, Texas, and being a portion of Skinner Lane (a/k/a Precinct Road) (60-ft width); said 1.924 acre tract of land being more particularly described by metes and bounds attached hereto as “Exhibit A” and incorporated herein by reference.

WHEREAS, by virtue of deed recorded under Clerk’s File No. 2024100028 of the Official Public Records of Fort Bend County, Texas, PEEK ROAD HOLDINGS, LLC, owns all the real property abutting the Road; and

WHEREAS, the Fort Bend County Commissioners Court has determined that the public interest would be best served if the Road is closed, abandoned, and vacated; and

WHEREAS, Texas Transportation Code §251.058(b) states:

Title to a public road or portion of a public road that is closed, abandoned, and vacated to the center line of the road vests on the date the order is signed by the county judge in the owner of the property that abuts the portion of the road being closed, abandoned, and vacated. A copy of the order shall be filed in the deed records of the county and serves as the official instrument of conveyance from the county to the owner of the abutting property.

IT IS THEREFORE ORDERED BY THE COMMISSIONERS COURT OF FORT BEND COUNTY, TEXAS the following:

1. The portion of Skinner Lane (a/k/a Precinct Road) being 1.924 acre (83,829 s.f.) tract of land situated in the James Perry Survey, Abstract No. 299 and I.&G.N. R.R. Survey, Abstract No. 353 of Fort Bend County, Texas as described in "Exhibit A" attached hereto is hereby closed, abandoned, and vacated subject to any existing public utility easements pursuant to Sections 251.051 and 251.058(b) of the Texas Transportation Code. Title to said portion of Skinner Lane is fully vested in PEEK ROAD HOLDINGS, LLC, a Delaware limited liability company.
2. The Fort Bend County Clerk shall record a copy of this Order at no cost in the Official Public Records of Fort Bend County, Texas, to serve as the official instrument of conveyance from Fort Bend County, Texas to PEEK ROAD HOLDINGS, LLC, a Delaware limited liability company.
3. The Fort Bend County Clerk shall further index this Order in the Official Public Records of Fort Bend County, Texas in a manner that describes (a) FORT BEND COUNTY, TEXAS as **Grantor**, and (b) PEEK ROAD HOLDINGS, LLC, a Delaware limited liability company receiving the conveyance as **Grantee**, pursuant to Section 251.058(b) of the Texas Transportation Code.

SIGNED AND ENTERED this 8 day of January, 2026.

FORT BEND COUNTY, TEXAS



KP GEORGE, COUNTY JUDGE

ATTEST:



LAURA RICHARD, COUNTY CLERK

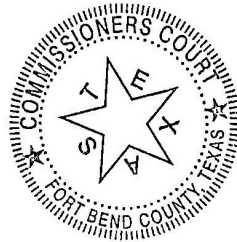


EXHIBIT A

(Metes and Bounds Follows Behind)

DESCRIPTION OF A 1.924 ACRE TRACT OF LAND SITUATED
IN THE JAMES PERRY SURVEY, ABSTRACT NO. 299
AND THE I.&G.N. R.R. SURVEY, ABSTRACT NO. 353
FORT BEND COUNTY, TEXAS

BEING a 1.924 acre (83,829 square foot) tract of land situated in the James Perry Survey, Abstract No. 299 and the I.&G.N. R.R. Survey, Abstract No. 353 of Fort Bend County, Texas and being a portion of the remainder of a called 166.572 acre tract of land described as Tract 2 in an instrument to TMPG Peek, LLC recorded under File Number (F.N.) 2024100026 of the Official Public Records of Fort Bend County (O.P.R.F.B.C.) and being a portion of Skinner Lane (A.K.A. Precinct road)(60 foot width-No Deed of Record), said 1.924 acre tract of land described by metes and bounds as follows, with all bearings based on the Texas Coordinate System of 1983 (NAD83), South Central Zone 4204 and referenced to monuments found along the West right-of-way line of said Skinner Lane as cited herein:

COMMENCING at a 5/8-inch iron rod with cap stamped "Miller Survey Group" found on the West right-of-way line of said Skinner Lane and the East line of a called 43.570 acre tract described as Tract 1 in an instrument to TMPG Peek, LLC recorded under F.N. 202400026 of the O.P.R.F.B.C., being the Southeast corner of a called 3.606 acre tract described in an instrument to Fort Bend Municipal Utility District No. 50 recorded under File Number 2019013273 of the O.P.R.F.B.C. and of Restricted Reserve "A", Block 1 of FORT BEND COUNTY MUD NO 50 WATER PLANT NO 2, a subdivision per plat recorded under Plat Number 20190200 of the Fort Bend County Plat Records;

THENCE, S 03°27'02" E, a distance of 308.76 feet along and with the West right-of-way line of said Skinner Lane and the East line of said 43.570 acre tract to the **POINT OF BEGINNING** and the Northwest corner of the herein described tract

THENCE, S 67°42'53" E, a distance of 66.61 feet over and across said Skinner Lane and said 166.572 acre tract to the Northeast corner of the herein described tract, lying on the East right-of-way of said Skinner Lane;

THENCE, S 03°27'02" E, a distance of 1,408.25 feet along and with the East line of said Skinner Lane and over and across said 166.572 acre tract to the Southeast corner of the herein described tract, lying on the North right-of-way line of the Grand Parkway (S.H. 99) (width varies) recorded under File Numbers 9029041, 9051257, 9163922 O.P.R.F.B.C.;

THENCE, N 53°01'08" W, a distance of 78.82 feet along and with the North right-of-way line of said Grand Parkway to the Southwest corner of the herein described tract, and the most Southerly corner of said 43.570 acre tract, from which a found 5/8-inch iron rod bears N 56°14' E, 0.61 feet;

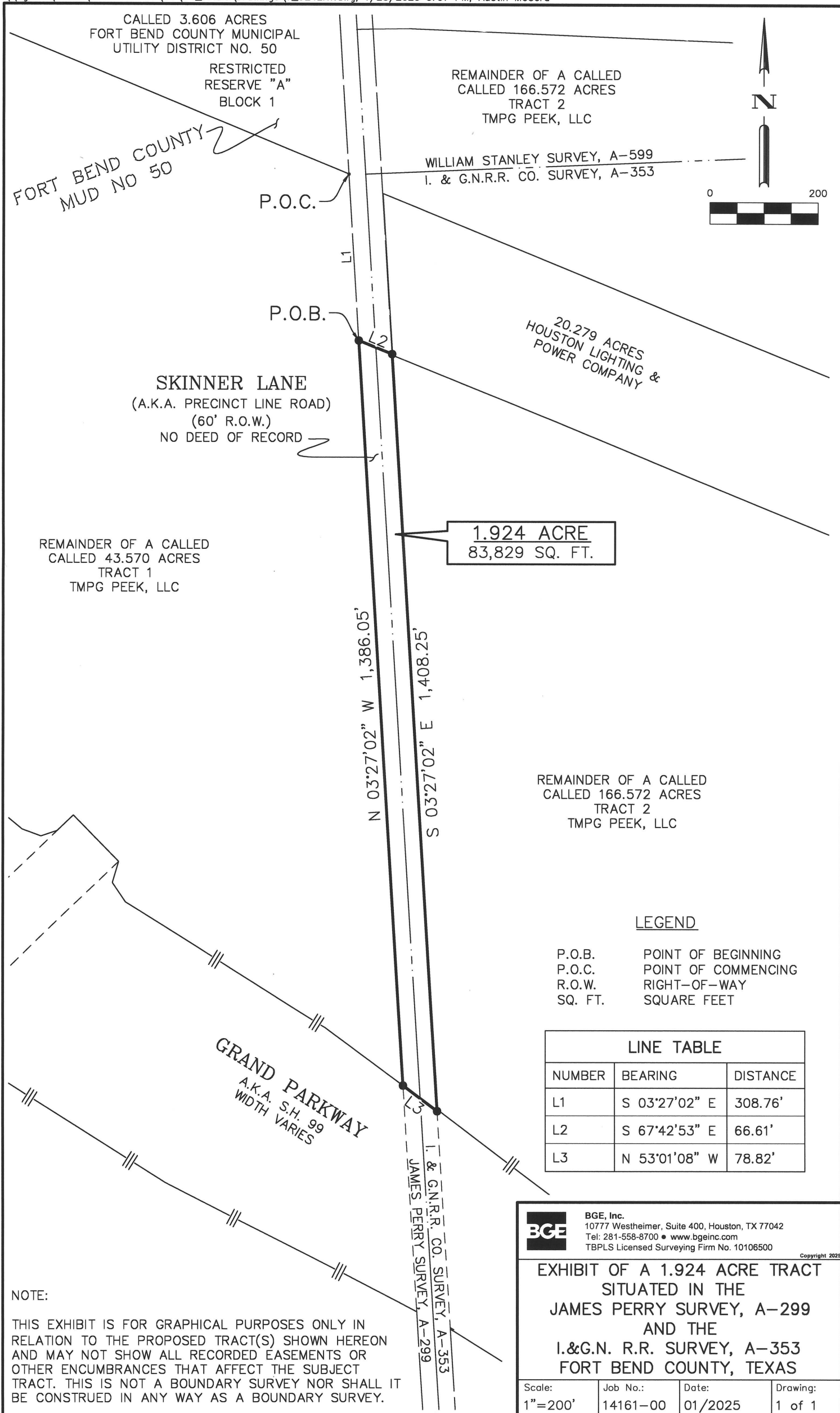
PEEK ROAD DETENTION AND MASS GRADING
1.924 ACRES
PROPOSED SKINNER ROAD ABANDONMENT

JANUARY 28, 2025
JOB NO. 14161-00

THENCE, N 03°27'02" W, a distance of 1,386.05 feet along and with the East line of said 43.570 acre tract and the West right-of-way line of said Skinner Lane to the **POINT OF BEGINNING** and containing 1.924 of one acre (83,829 square feet) of land.



Austin Woo RPLS No. 6852
BGE, Inc.
10777 Westheimer Road, Suite 500
Houston, Texas 77042
Telephone: (281) 558-8700
TBPELS Licensed Surveying Firm No. 10106500
Email: awoo@bgeinc.com



CALLED 3.606 ACRES
FORT BEND COUNTY MUNICIPAL
UTILITY DISTRICT NO. 50
RESTRICTED
RESERVE "A"
BLOCK 1

REMAINDER OF A CALLED
CALLED 166.572 ACRES
TRACT 2
TMPG PEEK, LLC

WILLIAM STANLEY SURVEY, A-599
I. & G.N.R.R. CO. SURVEY, A-353

FORT BEND COUNTY
MUD NO 50

P.O.C.

P.O.B.

SKINNER LANE
(A.K.A. PRECINCT LINE ROAD)
(60' R.O.W.)
NO DEED OF RECORD

20.279 ACRES
HOUSTON LIGHTING &
POWER COMPANY

REMAINDER OF A CALLED
CALLED 43.570 ACRES
TRACT 1
TMPG PEEK, LLC

1.924 ACRE
83,829 SQ. FT.

N 03°27'02" W 1,386.05'
S 03°27'02" E 1,408.25'

REMAINDER OF A CALLED
CALLED 166.572 ACRES
TRACT 2
TMPG PEEK, LLC

LEGEND

- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- R.O.W. RIGHT-OF-WAY
- SQ. FT. SQUARE FEET

LINE TABLE

NUMBER	BEARING	DISTANCE
L1	S 03°27'02" E	308.76'
L2	S 67°42'53" E	66.61'
L3	N 53°01'08" W	78.82'

GRAND PARKWAY
A.K.A. S.H. 99
WIDTH VARIES

I. & G.N.R.R. CO. SURVEY, A-353
JAMES PERRY SURVEY, A-299

NOTE:

THIS EXHIBIT IS FOR GRAPHICAL PURPOSES ONLY IN RELATION TO THE PROPOSED TRACT(S) SHOWN HEREON AND MAY NOT SHOW ALL RECORDED EASEMENTS OR OTHER ENCUMBRANCES THAT AFFECT THE SUBJECT TRACT. THIS IS NOT A BOUNDARY SURVEY NOR SHALL IT BE CONSTRUED IN ANY WAY AS A BOUNDARY SURVEY.

BGE BGE, Inc.
10777 Westheimer, Suite 400, Houston, TX 77042
Tel: 281-558-8700 • www.bgeinc.com
TBPLS Licensed Surveying Firm No. 10106500

EXHIBIT OF A 1.924 ACRE TRACT
SITUATED IN THE
JAMES PERRY SURVEY, A-299
AND THE
I.&G.N. R.R. SURVEY, A-353
FORT BEND COUNTY, TEXAS

Scale: 1"=200'	Job No.: 14161-00	Date: 01/2025	Drawing: 1 of 1
-------------------	----------------------	------------------	--------------------