

**From:** [Hannah Brook](#)  
**To:** [Spencer, Marcus](#)  
**Subject:** West Keegans Deed from 2013  
**Date:** Tuesday, March 22, 2016 10:21:29 AM  
**Attachments:** [WKB000 - Special Warranty Deed \(0.444 Acres & 1.853 Acres\).pdf](#)

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Hi Marcus,

One of my directors was looking online at the ownership for land adjacent to West Keegans bayou and came across an issue that I think we both did not realize back when we executed the attached deed in 2013. You had sent to me metes and bounds for the small corner tract of land that the County was going to deed to West Keegans BID and it appears that I did not realize that there was an additional 1.853 acres of land that was in the same metes and bounds that got included with the deed. The 1.853 acres was never intended to be deeded to the District and apparently there is a park among other things on that land that I am not sure who the owner is of those facilities. Anyway, I wanted to send the deed along to refresh your memory and see what you would like to do to correct the error. The only parcel that was intended to be conveyed was the .444 acres. I did not even clue in to the fact that the other parcel was included until I looked closely at it.

Sorry for the confusion and just let me know. Thanks!

*Hannah R. Brook*

Senior Attorney

**Allen Boone Humphries Robinson LLP**

3200 Southwest Freeway, Suite 2600

Houston, Texas 77027

713-860-6499

713-860-6699 Fax

[hbrook@abhr.com](mailto:hbrook@abhr.com)

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**From:** Hannah Brook  
**Sent:** Monday, March 21, 2016 12:36 PM  
**To:** Hannah Brook  
**Subject:** Emailing - WKB000 - Special Warranty Deed (0.444 Acres & 1.853 Acres).pdf

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..... CONFIDENTIALITY NOTICE .....

The information in this email may be confidential and/or privileged. This email is intended to be reviewed by only the individual or organization named above. If you are not the intended recipient or an authorized representative of the intended recipient, you are hereby notified that any review, dissemination or copying of this email and its attachment, if any, or the information contained herein is prohibited. If you received this email in error please immediately notify the sender by return email and delete this email from your system.

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**MINUTES**

BE IT REMEMBERED, That on this 23rd DAY of APRIL, 2013, Commissioners Court of Fort Bend County, Texas, met at a regular meeting with the following present:

ROBERT E. HEBERT	COUNTY JUDGE
RICHARD MORRISON	COMMISSIONER PRECINCT 1
GRADY PRESTAGE	COMMISSIONER PRECINCT 2
ANDY MEYERS	COMMISSIONER PRECINCT 3
JAMES PATTERSON	COMMISSIONER PRECINCT 4
DIANNE WILSON	COUNTY CLERK

When the following were heard and the following orders were passed:

**1. Call to Order.**

Call to Order by Judge Hebert at 1:00 p.m.

**2. Invocation and Pledge of Allegiance by Commissioner Morrison.**

Invocation and Pledge of Allegiance by Commissioner Morrison.

**3. Approve minutes of regular meeting held on April 9, 2013.**

Moved by Commissioner Meyers, Seconded by Commissioner Patterson  
Duly put and unanimously carried (5-0), it is ordered to approve the minutes of regular meeting held on April 9, 2013.

Judge Hebert	Yes
Commissioner Morrison	Yes
Commissioner Prestage	Yes
Commissioner Meyers	Yes
Commissioner Patterson	Yes

31. **PARKS & RECREATION:**

- A. **Take all appropriate action on Special Warranty Deed conveying two tracts of land (0.444 acres and 1.853 acres) to West Keegans Bayou Improvement District for use with public trail system, Precinct 2; and record same in the Official Public Records of Fort Bend County, Texas.**

Moved by Commissioner Prestage, Seconded by Commissioner Meyers  
Duly put and unanimously carried (5-0), it is ordered to accept Special Warranty Deed conveying two tracts of land (0.444 acres and 1.853 acres) to West Keegans Bayou Improvement District for use with public trail system, Precinct 2; and record same in the Official Public Records of Fort Bend County, Texas.

Judge Hebert	Yes
Commissioner Morrison	Yes
Commissioner Prestage	Yes
Commissioner Meyers	Yes
Commissioner Patterson	Yes

- B. **Take all appropriate action on request to pay by Invoice Transmittal the amount of \$449.00 to Casteel Automatic Fire Protect for repairs performed at Kitty Hollow Parks Admin Building without a purchase order. (Fund: Parks, Repairs and Maintenance)**

Moved by Commissioner Prestage, Seconded by Commissioner Morrison  
Duly put and unanimously carried (5-0), it is ordered to pay by Invoice Transmittal the amount of \$449.00 to Casteel Automatic Fire Protection for repairs performed at Kitty Hollow Parks Admin Building without a purchase order. (Fund: Parks, Repairs and Maintenance)

Judge Hebert	Yes
Commissioner Morrison	Yes
Commissioner Prestage	Yes
Commissioner Meyers	Yes
Commissioner Patterson	Yes

32. **PUBLIC TRANSPORTATION:**

**Take all appropriate action on request to submit revised Project Proposal to Texas Commission on Environmental Quality (TCEQ), Contact #582-8-89960, to add year third funding in the amount of \$39,728, with no cash match required by Fort Bend County, and authorize County Judge to execute all documents regarding the revised submission.**

Moved by Commissioner Patterson, Seconded by Commissioner Meyers  
Duly put and unanimously carried (5-0), it is ordered to submit revised Project Proposal to Texas Commission on Environmental Quality (TCEQ), Contract #582-8-89960, to add year third funding in the amount of \$39,728, with no cash match required by Fort Bend County, and authorize County Judge to execute all documents regarding the revised submission.

Judge Hebert	Yes
Commissioner Morrison	Yes
Commissioner Prestage	Yes
Commissioner Meyers	Yes
Commissioner Patterson	Yes

2013056711  
ELECTRONICALLY RECORDED  
Official Public Records  
5/10/2013 10:29 AM



*Dianne Wilson*  
Dianne Wilson, County Clerk  
Fort Bend County Texas  
Pages: 7 Fee: \$ 35.00

**SPECIAL WARRANTY DEED  
(0.444 acres and 1.853 acres)**

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER**

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

THAT, FORT BEND COUNTY, a body politic under the laws of the State of Texas ("Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does GRANT, BARGAIN, SELL and CONVEY unto WEST KEEGANS BAYOU IMPROVEMENT DISTRICT, a political subdivision of the State of Texas, its successors and assigns ("Grantee"), those certain two (2) tracts of land situated in Fort Bend County, Texas conveyed to Grantor by Sloco, Inc., a Texas corporation, by Warranty Deed dated March 18, 1980, recorded in the Deed Records of Fort Bend County, Texas, under Volume 890, Page 74, containing 0.444 acres and 1.853 acres, respectively, being more particularly described in Exhibit A attached hereto and incorporated herein for all purposes, together with all rights, titles, and interests appurtenant thereto and improvements situated thereon (collectively, the "Property").

This Special Warranty Deed and the conveyance hereinabove set forth are executed by Grantor and accepted by Grantee subject to the terms, conditions and provisions hereof and further subject to all easements, conditions, restrictions, covenants, mineral or royalty interests, mineral reservations, surface waivers, utility conveyances, liens, encumbrances, regulations or orders of municipal and/or other governmental authorities, if any, or other matters of record in Fort Bend County, Texas, to the extent the same are validly existing and applicable to the Property (collectively, the "Permitted Encumbrances").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto Grantee, its successors and assigns, forever, and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND, all and singular the title to the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully

claiming or to claim the same or any part thereof by, through, or under Grantor, but not otherwise, subject only to the Permitted Encumbrances.

Grantee's address is: 3200 Southwest Freeway, Suite 2600, Houston, Texas 77027.

*[Signature pages follow this page.]*

EXECUTED this 23 day of April, 2013.

GRANTOR:

FORT BEND COUNTY

By:

Robert E. Herbert  
Robert E. Herbert  
County Judge

ATTEST:

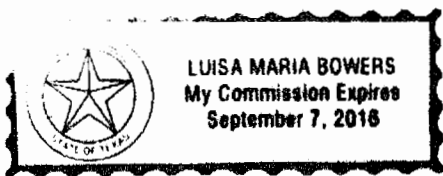
By:

Dianne Wilson  
Dianne Wilson  
County Clerk



THE STATE OF TEXAS           §  
  §  
COUNTY OF FORT BEND       §

This instrument was acknowledged before me on the 23<sup>rd</sup> day of April, 2013, by Robert E. Hebert, County Judge of FORT BEND COUNTY, a body politic under the laws of the State of Texas, on behalf of said county.



Luisa Bowers  
Notary Public, State of Texas



This Special Warranty Deed is agreed to and accepted by Grantee this 8<sup>th</sup> day of May, 2013.

WEST KEEGANS BAYOU IMPROVEMENT DISTRICT

By: Sandra Weider  
President, Board of Directors

ATTEST:

By: Debra Hooper  
Secretary, Board of Directors

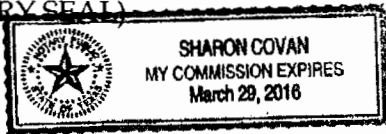


(SEAL)

THE STATE OF TEXAS §  
§  
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 8<sup>th</sup> day of May, 2013, by Sandra Weider President and Debra Hooper Secretary of the Board of Directors of West Keegans Bayou Improvement District, a political subdivision of the state of Texas, on behalf of said subdivision.

(NOTARY SEAL)



Sharon Covan  
Notary Public, State of Texas

Attachment:  
Exhibit A - Description of Property

After recording, please return to: Allen Boone Humphries Robinson LLP, Attn: Jeanette Harris, 3200 Southwest Freeway, Suite 2600, Houston, Texas 77027.

Exhibit A

DEED

VOL. 890 PAGE 77

METES AND BOUNDS DESCRIPTION  
 PROPOSED PARK SITE  
 0.444 ACRE

Being a tract or parcel containing 0.444 acre of land in the H.T.&B.R.R. Co. Survey, Section 17, A-623, Fort Bend County, Texas and being a portion of that certain 680.3558 acre tract conveyed to SLOCO and recorded under File Number F706781, Film Code Number 102-85-2295 of the Official Public Records of Real Property of Harris County, Texas and being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone):

BEGINNING at the intersection of the west right-of-way line of Sugarland-Howell Road, 60 feet wide, with the north line of a 80 foot wide Houston Lighting & Power Company easement and of record in Volume 431, Page 331 of the Fort Bend County Deed Records;

THENCE with the north line of said Houston Lighting & Power Company easement, S 87°56'39" W, 300.15 feet to a point for corner at the beginning of a curve in the southeasterly right-of-way line of relocated Keegans Bayou and of record in Volume 861, Page 309 of the Fort Bend County Deed Records;

THENCE with said southeasterly right-of-way line, 470.95 feet along the arc of a curve to the left (Delta = 90°10'21", Radius = 299.24', Chord = N 42°51'29" E, 423.83') to a point for corner at the end of said curve and also being in the aforementioned west right-of-way line of Sugarland-Howell Road;

THENCE with said west right-of-way line, S 02°13'41" E, 300.15 feet to the POINT OF BEGINNING and containing 0.444 acre of land.

Compiled by:  
 TURNER COLLIE & BRAOEN INC.  
 Consulting Engineers  
 Houston Dallas Austin Port Arthur El Paso  
 Job No. 2608-056  
 February 12, 1980

Exhibit A

DEED

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METES AND BOUNDS DESCRIPTION  
PROPOSED PARK SITE  
1.353 ACRES  
PARCEL ONE

Being a tract or parcel containing 1.853 acres of land in the John Leverton Survey, A-402, Fort Bend County, Texas and being a portion of that certain 680.3558 acre tract situated in both Harris and Fort Bend Counties and recorded under File Number F70678), Film Code Number 102-85-2295 of the Official Public Records of Real Property of Harris County, Texas, said 1.853 acre being more particularly described by metes and bounds as follows (all bearing referenced to the Texas Coordinate System, South Central Zone):

THENCE for reference at the west northerly northwest cutback corner of the intersection of the northerly right-of-way line of Boss Gaston Road (60' wide) with the westerly right-of-way line of Texas State Highway Number 6 (130' wide):

THENCE departing said intersection and along said westerly right-of-way line of Texas State Highway Number 6, N 02°09'43" W, 2113.63 feet to a point of intersection with the northerly line of a Shell Rancho Pipeline Company Easement, as recorded in Volume 301 Page 291, of the Deed Records of Fort Bend County, Texas:

THENCE departing said easterly right-of-way line of Texas State Highway Number 6 and along the northerly line of said Shell Rancho Pipeline Company Easement, S 87°56'39" W, 7.14 feet to the POINT OF BEGINNING on the proposed northerly projection of the westerly right-of-way line of Emery Hill Drive (60' wide) being situated in Kinoshbridge, Houston (as recorded in Volume , Page , of the Deed Records of Fort Bend County, Texas):

THENCE departing said Emery Hill Drive and continuing along the northerly line of said Shell Rancho Pipeline Company Easement, S 87°56'39" W, 544.81 feet to a point for corner, said point also being on the northeasterly line of a 50 foot wide Eastman Kodak Pipeline Company Easement as recorded in Volume 423, Page 139 of the Deed Records of Fort Bend County, Texas:

THENCE departing said Shell Rancho Pipeline Company Easement and along the northeasterly line of said Eastman Kodak Pipeline Company Easement, N 28°13'08" W, 7.77 feet to a point for corner:

THENCE continuing along the northeasterly line of said Eastman Kodak Pipeline Easement, N 55°50'47" W, 130.38 feet to a point for corner in a westerly line of the aforementioned 680.3558 acre tract:

THENCE departing said Eastman Kodak Pipeline Company Easement and along the westerly line of said 680.3558 acre tract, N 93°16'46" W, 33.16 feet to a point for corner, said point also being an interior corner of said 680.3558 acre tract:

THENCE departing said interior corner and along a southerly line of said 680.3558 acre tract, S 36°42'42" W, 43.31 feet to a point for corner on the northeasterly line of said Eastman Kodak Pipeline Company Easement:

THENCE departing said southerly line and along the northeasterly line of said Eastman Kodak Pipeline Company Easement, N 55°50'47" W, 130.38 feet to a point for corner, said point being 130 feet northerly of (measured at right angles) to the aforementioned northerly line of Shell Rancho Pipeline Company Easement:

THENCE departing the northeasterly line of said Eastman Kodak Pipeline Company Easement and along a line 130 feet northerly of and parallel to said northerly line of the Shell Rancho Pipeline Company Easement, N 87°56'39" E, 713.79 feet to a point for corner on the aforementioned westerly right-of-way line of proposed Emery Hill Drive:

AS PER ORIGINAL

AS PER ORIGINAL

1.053 ACRES  
PARCEL ONE  
Page 2

DEED  
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THERCE along said westerly right-of-way line of proposed Emery Hill Drive,  
S 03°09'43" E, 130.02 feet to the POINT OF BEGINNING and containing 1.053 acres  
of land.

Compiled by:  
TURNER COLLIE & BRADEN INC.  
Consulting Engineers  
Houston Dallas Austin Port Arthur El Paso  
Joh No. 2608-056  
February 4, 1980

FILED FOR RECORD  
TIME 11.30 AM

MAR 26 1980

*Pearl Ellett*  
COUNTY CLERK, FORT BEND COUNTY, TEX.

Duly recorded this the 7 day of March A.D. 1980 at 4:30 O'Clock P.M.  
By *Dana Messine* deputy Pearl Ellett, County Clerk  
Fort Bend County, Texas