

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 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, subject only to the Permitted Encumbrances.

If current ad valorem taxes on said Property have not been prorated at the time of closing, Grantor and Grantee shall be responsible for payment of its respective share thereof based on period of ownership.

Grantee's address is 301 Jackson Street, Richmond, Texas 77469.

EXECUTED on this the 18th day of April, 2017.

GRANTOR:

City of Fulshear, Texas

By: 

C. J. Snipes, City Manager

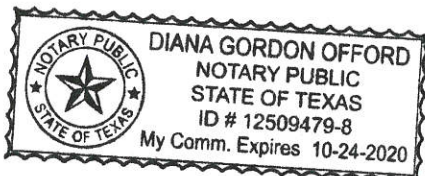
THE STATE OF TEXAS

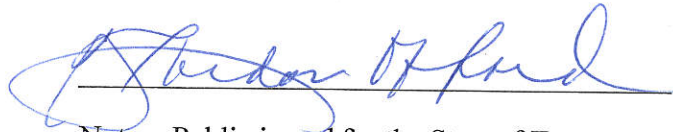
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COUNTY OF FORT BEND

This instrument was acknowledged before me on the 18th day of April, 2017 by C.J. Snipes, City Manager, on behalf of the City of Fulshear, Texas.

(SEAL)





Notary Public in and for the State of Texas

AGREED to and ACCEPTED on this the _____ day of _____, 2017.

GRANTEE:

FORT BEND COUNTY, TEXAS, a body corporate
and politic under the laws of the State of Texas.

By: _____

Robert E. Hebert, County Judge

THE STATE OF TEXAS

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§

COUNTY OF FORT BEND

This instrument was acknowledged before me on the _____ day of _____,
2017 by Robert E. Hebert, County Judge of Fort Bend County, Texas, a body corporate and
politic under the laws of the State of Texas, on behalf of said body corporate and politic.

(SEAL)

Notary Public in and for the State of Texas

Attachments:

Exhibit A – Legal Description of the Property

After Recording Return to:
Fort Bend County Engineering
Attn: Bryan Norton
301 Jackson Street
Richmond, Texas 77469

EXHIBIT A

EXHIBIT A

County: Fort Bend
Highway: F.M. 1093
Project Limits: James Lane to FM 1463 / FM 359
RCSJ: 1258-02-038

Property Description for Parcel 301A

Being a 0.1382 acre (6,019 square feet) parcel of land, out of the C. Fulshear Survey A-29, Fort Bend County, Texas, and being part of and out of that certain residue of 1.247 acre tract of land, described in a Deed dated October 27, 1987 from the Estate of Lula Louise Field Lloyd, Deceased Et Al to the City of Fulshear, Texas, filed in the Official Public Records of Fort Bend County, Texas (O.P.R.F.B.C.), under Clerk's File No. 8768377, said 0.1382 acre parcel being more particularly described as follows:

COMMENCING at a 5/8-inch iron rod found for a northeast corner of a called 0.413 acre tract of land, described in a Deed dated May 1, 2003 from Metropolitan Transit Authority of Harris County, Texas to the City of Fulshear, Texas, filed in the O.P.R.F.B.C., under Clerk's File No. 2003059725, and at an interior angle of the Fort Bend County Tollroad Authority Corridor as described in the O.P.R.F.B.C. under Clerk's File No(s). 2015058468, 2015058447, and 2015058441, thence as follows:

North 74°42'19" East, a distance of 579.46 feet, along the north line of said 0.413 acre tract, along the north line of the residue of said 1.247-acre tract and along the south line of said Fort Bend County Tollroad Authority Corridor, to a 5/8 inch iron rod with TxDOT aluminum cap set in the proposed north right-of-way line of FM 1093 (width varies) for the northeast corner and POINT OF BEGINNING of the herein described parcel, said point having Coordinates of N=13,812,840.95 and E=2,951,873.75;**

- 1) THENCE, South 04°53'15" East, a distance of 48.15 feet, over and across the residue of said 1.247-acre tract to the existing north right-of-way line of F.M. 1093 (width varies) as described in Volume 285, Page 305, filed in the Deed Records of Fort Bend County, (F.B.C.D.R.), Fort Bend County, Texas, to a 5/8 inch iron rod with TxDOT aluminum cap set for the beginning of a non-tangent curve to the left;**
- 2) THENCE, in a westerly direction along the south line of the residue of said called 1.247 acres, and with said curve to the left having a radius of 1,474.10 feet, a central angle of 14°33'38" and chord which bears South 81°59'15" West, 373.61 feet, for an arc length of 374.61 feet, to a 5/8-inch iron rod with TxDOT aluminum cap set for the west corner in the herein described parcel;**

EXHIBIT A

- 3) THENCE, North 74°42'19" East, a distance of 379.29 feet, along the proposed north right-of-way line of said F.M. 1093, to the POINT OF BEGINNING and containing 0.1382 acre (6,019 square feet) parcel of land.

NOTE: All bearings are based on the Texas coordinate system, NAD 83 (1993 Adj.), South Central Zone. All coordinates shown are surface and may be converted to grid by Dividing by TxDOT conversion factor of 1.00013.

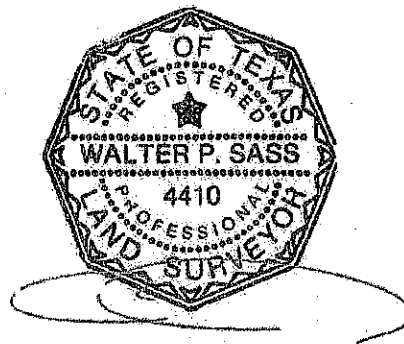
All coordinates shown hereon are established from TxDOT Control Monuments, H-3, H-4, H-5, and H-13 prepared by Costello, Inc. dated February 23, 2000 and TxDOT Control Monuments H-5A and H-5B prepared by Weisser Engineering Company dated October 2006.

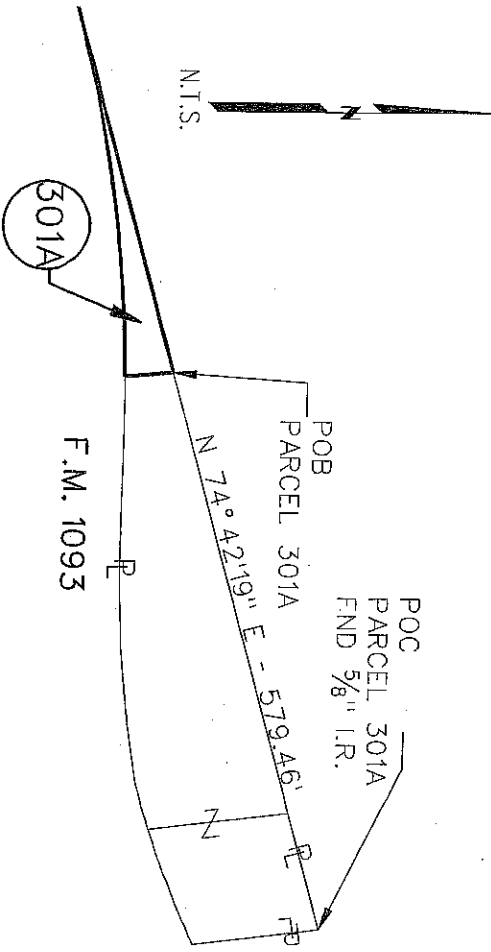
** The monument described and set in this call may be replaced with a TxDOT Type II Right of Way marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

Access will be permitted to the remainder property abutting the highway facility.

NOTE: A parcel plat of even date was prepared in conjunction with this property description.

Compiled by:
Weisser Engineering Company
TBPLS Firm Reg. No. 100518-00
19500 Park Row, Suite 100
Houston, Texas 77084
(281) 579-7300
February, 2017

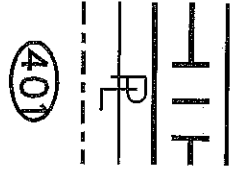




PARENT TRACT INSET

CONVENTIONAL SIGNS:

- EXISTING RIGHT-OF-WAY LINE
- ACCESS DENIAL LINE
- PROPOSED RIGHT-OF-WAY LINE
- PROPERTY LINE
- SURVEY LINE
- DENOTES PARCEL No.



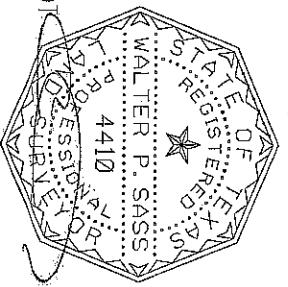
- DENOTES BEARING AND DISTANCE NOTE No.
- SET 5/8" I.R. W/TXDOT ALUM. CAP (SEE NOTE 2)
- SET 5/8" I.R. W/TXDOT ALUM. CAP (STAMPED "ADL")
- FOUND 5/8" I.R. W/TXDOT ALUM. CAP
- SET (AS INDICATED)
- FOUND (AS INDICATED)

LEGEND:

- C.F. NO. -CLERK'S FILE NUMBER
- F.C. NO. -FILM CODE NUMBER
- 0.P.R.F.B.C -OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY
- F.B.C.P.R. -FORT BEND COUNTY PLAT RECORDS
- F.B.C.D.R. -FORT BEND COUNTY DEED RECORDS
- F.B.C.C.R. -FORT BEND COUNTY COURT RECORDS
- F.B.C.D.C.R. -FORT BEND COUNTY DISTRICT COURT RECORDS

NOTES:

1. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
2. ** THE MONUMENT DESCRIBED AND SET MAY BE REPLACED WITH A TXDOT TYPE II RIGHT-OF-WAY MARKER UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TXDOT.
3. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83 (1993 ADJ.). ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.000013.
4. ALL COORDINATES AND ELEVATIONS SHOWN HEREON ARE ESTABLISHED FROM TXDOT CONTROL MONUMENTS H-3, H-4, H-5, AND H-13 PREPARED BY COSTELLO, INC. DATED FEBRUARY 23, 2000 AND CONTROL MONUMENTS H-5A AND H-5B PREPARED BY WEISSER ENGINEERING COMPANY DATED OCTOBER 2006.
5. ABSTRACTING PERFORMED BY: POSTLE PROPERTY SERVICES 12/2013 TO 07/2014 AND UPDATED ON 07/2015.
6. GROUND SURVEY PERFORMED 03/2012, 09/2014 & 07/2015.



SHEET 3 OF 4

EXISTING	TAKING AC/SF	REMAINING
1244 CALC.	0.1382 AC	1.106 RT.
	6,019 SF	

WEISSER Engineering Co.
 19500 Park Row, Suite 100
 Houston, Texas 77084
 (281) 579 - 7300
 TBPLS Firm Reg No. 100518-00

PARCEL PLAT SHOWING
 PARCEL 301A
 FM 1093, FORT BEND COUNTY, TEXAS

DATE: 02/2017	SCALE: N.T.S.	JOB No.: EG676
RCSJ No.: 1258-02-038		DWG. No.: P-301A-01

C FULSHEAR SURVEY, A-29

CALLED 69 ACRES
 CAROL ANN MCCANN MARITAL TRUST

FILE NO. 2009022802
 DATED: FEBRUARY 28, 2009
 O.P.R.F.B.C.

RESIDUE OF
 CALLED 1.247 ACRES
 (CALCULATED 1.244 ACRES)
 CITY OF FULSHEAR, TEXAS

FORT BEND COUNTY TOLLROAD

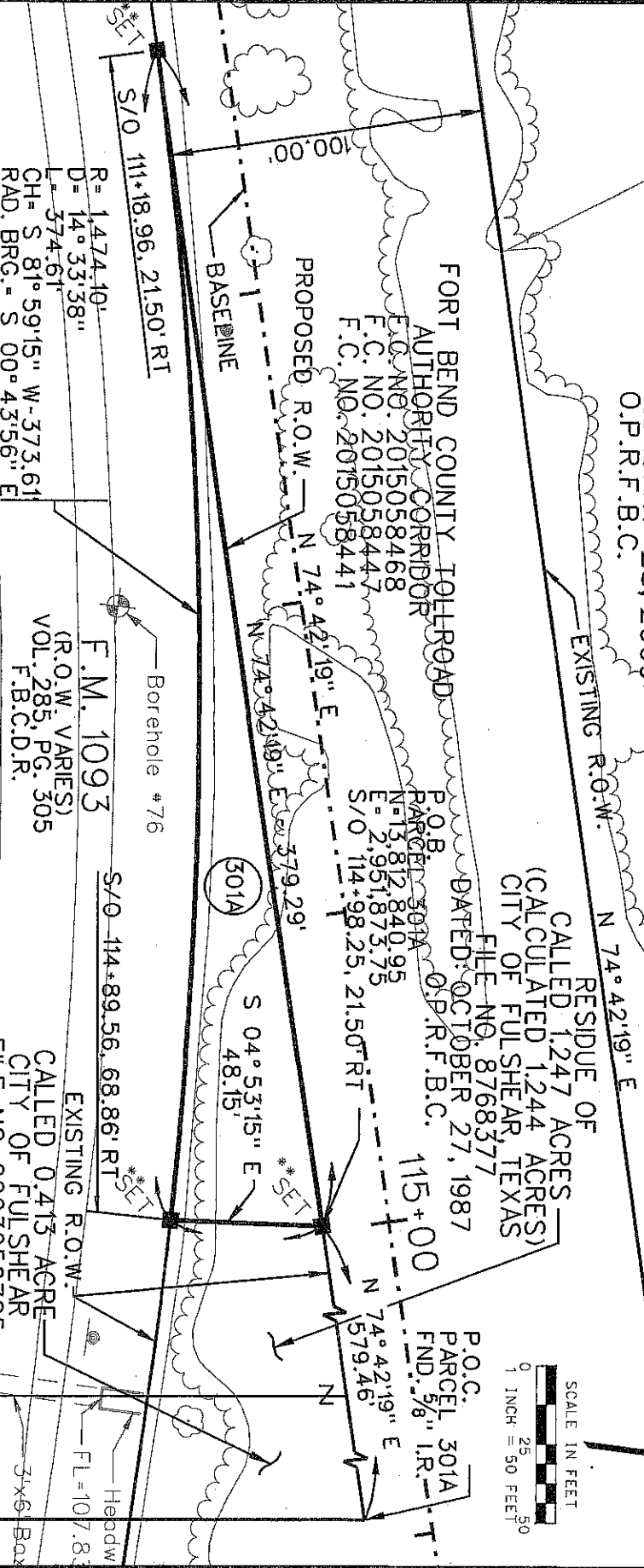
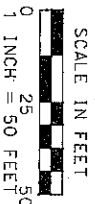
AUTHORITY CORRIDOR

E.C. NO. 2015058468
 F.C. NO. 2015058447
 F.C. NO. 2015058441

P.O.B. PARCEL 301A
 DATED: OCTOBER 27, 1987
 O.P.R.F.B.C.

FILE NO. 8768377

P.O.C. PARCEL 301A
 FND. 5/8 I.R.



FM 1093 BASELINE CURVE DATA

C1	RADIUS	= 14,100.00'
	CENTRAL ANGLE	= 02° 17' 00" (RT)
	ARC LENGTH	= 561.88'
	TAN LENGTH	= 280.98'
	CHORD BEARING	= N 75° 50' 49" E
	CHORD DISTANCE	= 561.84'
	PI STATION	= 119+96.88
	PI N	= 15,812.993.22
	PI E	= 2,952,349.05

CITY LIMIT LINE

CITY OF FULSHEAR

SHEET 4 OF 4



19500 Park Row, Suite 100
 Houston, Texas 77084
 (281) 579-7500
 TBPLS Firm Reg No. 100518-00

PARCEL PLAT SHOWING
 PARCEL 301A
 FM 1093, FORT BEND COUNTY, TEXAS

DATE: 02/2017 SCALE: 1" = 50'
 RCSJ No.: 1258-02-038 JOB No.: E6676
 DWG. No.: P-301A-02

