

**Notice of Confidentiality Rights:** If you are a natural person, you may remove or strike any of the following information from this instrument before it is filed for record in the public records: your Social Security Number or your Driver's License Number.



## **DEED**

**TxDOT ROW CSJ:** 0543-03-074

**TxDOT Parcel No.:** 007

**Grantor(s), whether one or more:**

THE GEORGE FOUNDATION,  
a Texas Charitable Trust

**Grantor's Mailing Address (including county):**

310 Morton Street, PBM Suite C  
Richmond, Texas 77469  
(Fort Bend County)

**Grantee:**

The State of Texas, acting by and through the Texas Transportation Commission

**Grantee's Authority:**

The Texas Transportation Commission is authorized under the Texas Transportation Code to purchase land and such other property rights (including requesting that counties and municipalities acquire highway right of way) deemed necessary or convenient to a state highway or turnpike project to be constructed, reconstructed, maintained, widened, straightened, or extended, or to accomplish any purpose related to the location, construction, improvement, maintenance, beautification, preservation, or operation of a state highway or turnpike project.

The Texas Transportation Commission is also authorized under the Texas Transportation Code, Chapter 203 to acquire or request to be acquired such other property rights deemed necessary or convenient for the purposes of operating a state highway or turnpike project, with control of access as necessary to facilitate the flow of traffic and promote the public safety and welfare on both non-controlled facilities and designated controlled access highways and turnpike projects.

**Grantee's Mailing Address (including county):**

Texas Department of Transportation  
125 E. 11th Street  
Austin, Texas 78701  
(Travis County)

**Consideration:**



The sum of SIX THOUSAND TWO HUNDRED FIFTY-ONE and no/100 Dollars (\$6,251.00) to Grantor in hand paid by Grantee, receipt of which is hereby acknowledged, and for which no lien is retained, either expressed or implied.

**Property:**

All of that certain tract or parcel of land in Fort Bend County, Texas, being more particularly described in the attached Exhibit A (the "**Property**").

**Reservations from and Exceptions to Conveyance and Warranty:**

This conveyance is made by Grantor and accepted by Grantee subject to the following:

1. Visible and apparent easements not appearing of record.
2. Any discrepancies, conflicts, or shortages in area or boundary lines or any encroachments or any overlapping of improvements which a current survey would show.
3. Easements, restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and encumbrances for taxes and assessments (other than liens and conveyances) presently of record in the Official Public Records of Fort Bend County, Texas, that affect the property, but only to the extent that said items are still valid and in force and effect at this time.

Grantor reserves all of the oil, gas, sulfur in and under the Property but waives all rights of ingress and egress to the surface thereof for the purpose of exploring, developing, mining or drilling for same; however, nothing in this reservation shall affect the title and rights of the Grantee, its successors and assigns, to take and use all other minerals and materials thereon, therein and thereunder.

Grantor is retaining title to the following improvements ("**Retained Improvements**") located on the Property, to wit: N/A

Grantor covenants and agrees to remove the Retained Improvements from the Property within 30 days of closing at the title company, subject to such extensions of time as may be granted by Grantee in writing. In the event Grantor fails, for any reason, to remove the Retained Improvements within the time prescribed, then, without further consideration, title to all or part of such Retained Improvements not so removed shall pass to and vest in Grantee, its successors and assigns, forever.

Access on and off Grantor's remaining property to and from the State highway facility shall be permitted except to the extent that such access is expressly prohibited by the provisions set out in Exhibit "A". Grantor acknowledges that such access on and off the State highway facility is subject to regulation as may be determined by the Texas Department of Transportation to be necessary in the interest of public safety or by applicable local municipal or county zoning, platting or permitting requirements.

**GRANTOR**, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, to have and to hold it to Grantee and Grantee's successors and assigns forever. Grantor binds Grantor and Grantor's heirs, successors and assigns to Warrant and Forever Defend all and singular the Property to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to the claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

EXECUTED on the date(s) of acknowledgement indicated below.

**GRANTOR:**

THE GEORGE FOUNDATION,  
a Texas Charitable Trust, created under Indenture dates  
August 18, 1945

By: Ruthanne Mefford  
RUTHANE MEFFORD, Trustee

By: John M. Null  
JOHN M. NULL, Trustee

By: James D. Condrey  
JAMES D. CONDREY, Trustee

By: Thomas C. McNutt  
THOMAS C. McNUTT, Trustee

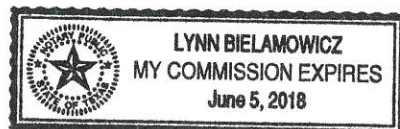
By: Donald P. Wenzel  
DONALD P. WENZEL, Trustee

---

Acknowledgment

State of Texas  
County of Fort Bend

This instrument was acknowledged before me on 16th day of May 2017,  
by RUTHANE MEFFORD, TRUSTEE, and in the capacity therein stated.

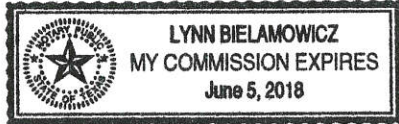


Lynn Bielamowicz  
Notary Public's Signature

Acknowledgment

State of Texas  
County of Fort Bend

This instrument was acknowledged before me on 16th, day of May, 2017,  
by JOHN M. NULL, TRUSTEE, and in the capacity therein stated.

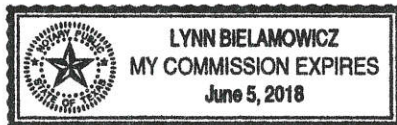


Lynn Bielamowicz  
Notary Public's Signature

Acknowledgment

State of Texas  
County of Fort Bend

This instrument was acknowledged before me on 16th, day of May, 2017,  
by JAMES D. CONDREY, TRUSTEE, and in the capacity therein stated.

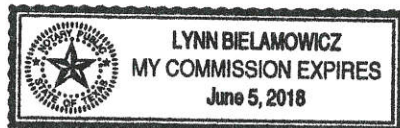


Lynn Bielamowicz  
Notary Public's Signature

Acknowledgment

State of Texas  
County of Fort Bend

This instrument was acknowledged before me on 16th, day of May, 2017,  
by THOMAS C. McNUTT, TRUSTEE, and in the capacity therein stated.

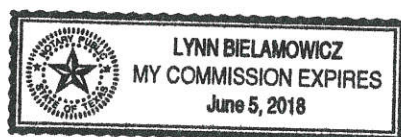


Lynn Bielamowicz  
Notary Public's Signature

Acknowledgment

State of Texas  
County of Fort Bend

This instrument was acknowledged before me on 16th, day of May, 2017,  
by DONALD P. WENZEL, TRUSTEE, and in the capacity therein stated.



Lynn Bielamowicz  
Notary Public's Signature

EXHIBIT A

**County:** Fort Bend  
**Highway:** F. M. 762 (Crabb River Road)  
**Project Limits:** From F. M. 762/F. M. 2759 to South of LCISD School on Crabb River Road  
**RCSJ No.:** 0543-03-074

**PROPERTY DESCRIPTION FOR PARCEL 7**

Being a 0.067 acre (2,917 square feet) parcel of land, out of and a part of the Wiley Martin Survey, Abstract 56, Fort Bend County, Texas and also being and also out of and a part of the residue of a called 2,435 acre tract donated to The George Foundation as described by deed dated August 18, 1945, from Albert P. George and Mamie E. George to The George Foundation, of record in Volume 348, Page 633, Deed Records, Ft. Bend County, Texas (D. R., F. B. C., T.). Said 0.067 acre parcel of land being more particularly described by metes and bounds as follows:

**COMMENCING** at a 5/8-inch iron rod found on the southerly boundary line of Bridlewood Estates, a subdivision of record under Slides 1560A through 1562B, Plat Records, Fort Bend County, Texas (P. R., F. B. C., T.), and being the common easterly corner of Lots 4 and 5, Block 3 of said Subdivision, and having coordinates of N = 13,756,274.71, E = 3,017,943.94 (the metadata for this and other monuments mentioned herein is listed in the notes at the end of this metes and bounds description);

**THENCE**, North 21° 22' 20" West, with the southerly boundary line of said Block 3, a distance of 354.28 feet to a point;

**THENCE**, South 68° 37' 40" East, a distance of 112.45 feet to a 5/8-inch iron rod with yellow plastic cap stamped "Huitt-Zollars" set on the easterly right-of-way line of Berdett Road (a road with only 50 feet of dedicated right-of-way, but width varies through useage) marking the southwesterly corner of the herein described parcel and the **POINT OF BEGINNING**, having coordinates of N = 13,756,563.64, E = 3,018,177.77;

- 1) **THENCE**, North 21° 22' 20" East, with said recognized easterly right-of-way line of Berdett Road, a distance of 93.37 feet to a 5/8-inch iron rod with yellow plastic cap stamped Huitt-Zollars set marking the northerly corner of the herein described parcel;
- 2) **THENCE**, South 22° 14' 43" East, with said existing southwesterly right-of-way line of F. M. 762, a distance of 9.50 feet to a point of intersection of the herein described parcel;
- 3) **THENCE**, South 20° 33' 50" East, continuing with said existing southwesterly right-of-way line of F. M. 762, a distance of 83.32 feet to a 5/8-inch iron rod with aluminum TxDOT cap set marking the southeasterly corner of the herein described parcel;

November 2, 2016

Parcel 7

Page 2 of 4

EXHIBIT A

- 4) THENCE, South 89° 52' 31" West, a distance of 66.89 feet to the POINT OF BEGINNING, containing 0.067 acre (2,917 square feet) of land;

\*\* 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.

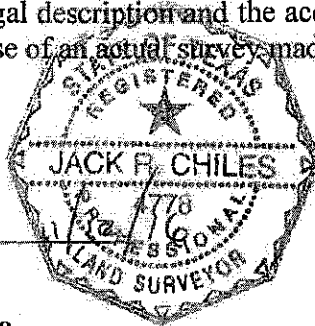
Access will be permitted to the remainder property abutting the highway facility

All bearings and coordinates are based on the Texas Coordinate System, South Central Zone, North American Datum of 1983, 2011 Adjustment, Epoch 2010.00. All distances and coordinates herein are surface and may be converted to grid by dividing by a combined scale factor of 1.00013.

I hereby certify that this legal description and the accompanying plat of even date represents the facts found during the course of an actual survey made on the ground under my supervision.

By: Huitt-Zollars, Inc.

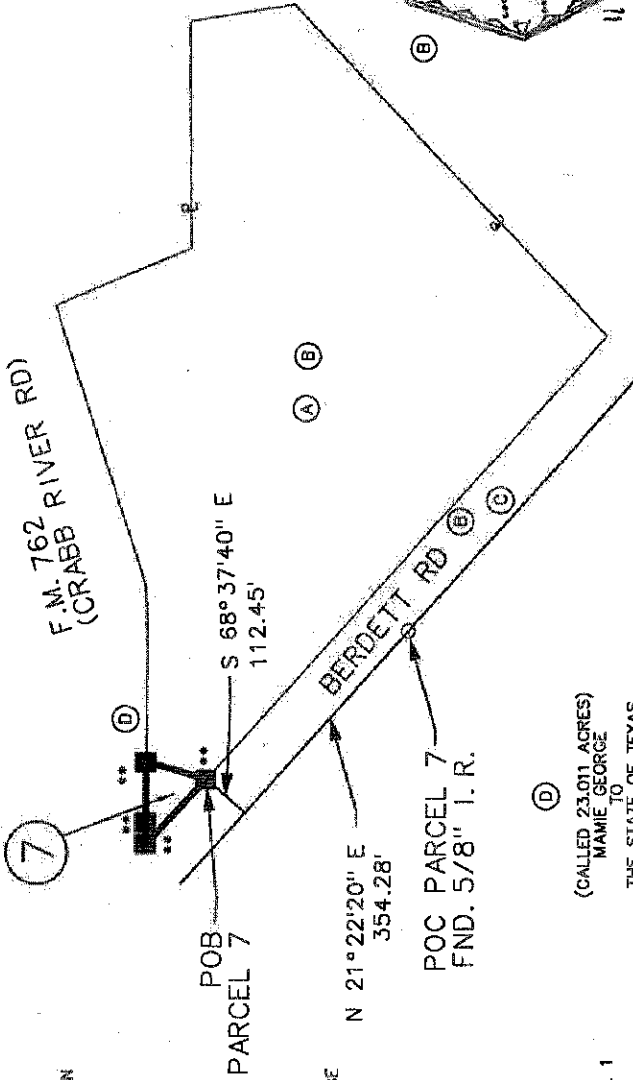
*Jack R. Chiles*



Jack R. Chiles, R.P.L.S.  
Texas Registration No. 4778  
1500 South Dairy Ashford, Suite 200  
Houston, Texas 77077  
(281) 496-0066  
Firm Registration No. 10025601

# W. MARTIN SURVEY

A-56



(A) ALBERT P. GEORGE  
& MAMIE E. GEORGE  
TO  
THE GEORGE FOUNDATION  
VOL. 348 PG. 633  
D. R. F. B. C. T.  
AUGUST 18, 1945

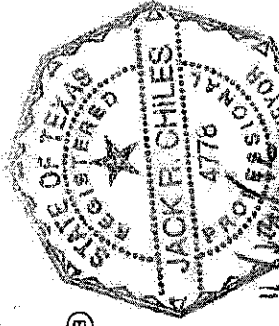
(B) (CALLED 2435 ACRES)  
TRACT 3  
T. W. DAVIS

A. P. GEORGE AND MAMIE GEORGE  
VOL. 64, PG. 108  
D. R. F. B. C. T.  
FEBRUARY 5, 1912

(C) BERDETT ROAD  
(50' WIDE PER PLAT)  
BRIDLEWOOD ESTATES SEC. 1  
SLIDE NO. 1560A-1562B  
PLAT RECORDS,  
FORT BEND COUNTY, TEXAS

(D) (CALLED 23.011 ACRES)  
MAMIE GEORGE  
TO  
THE STATE OF TEXAS  
80' RIGHT-OF-WAY EASEMENT  
VOL. 348 PG. 611  
D. R. F. B. C. T.  
MAY 1, 1956

PARENT TRACT INSET  
N. T. S.



JACK F. CHILES, SR.  
TEXAS REGISTRATION NO. 4776  
FIRM REGISTRATION NO. 10025601

## NOTES

1. D. R. F. B. C. T. INDICATES DEED RECORDS OF FORT BEND COUNTY, TEXAS.
2. O. P. R. F. B. C. T. INDICATES OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.
3. F. B. C. C. F. No. INDICATES FORT BEND COUNTY CLERK FILE NUMBER.
4. EXISTING AND REMAINING AREAS ARE ACCORDING TO DEEDS OF RECORD AND/OR COMPUTED.
5. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
6. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT, EPOCH 2010.00. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00013.
7. \*\* 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.
8. A TXDOT TYPE II RIGHT-OF-WAY MARKER IS A TXDOT BRASS DISK IN CONCRETE.

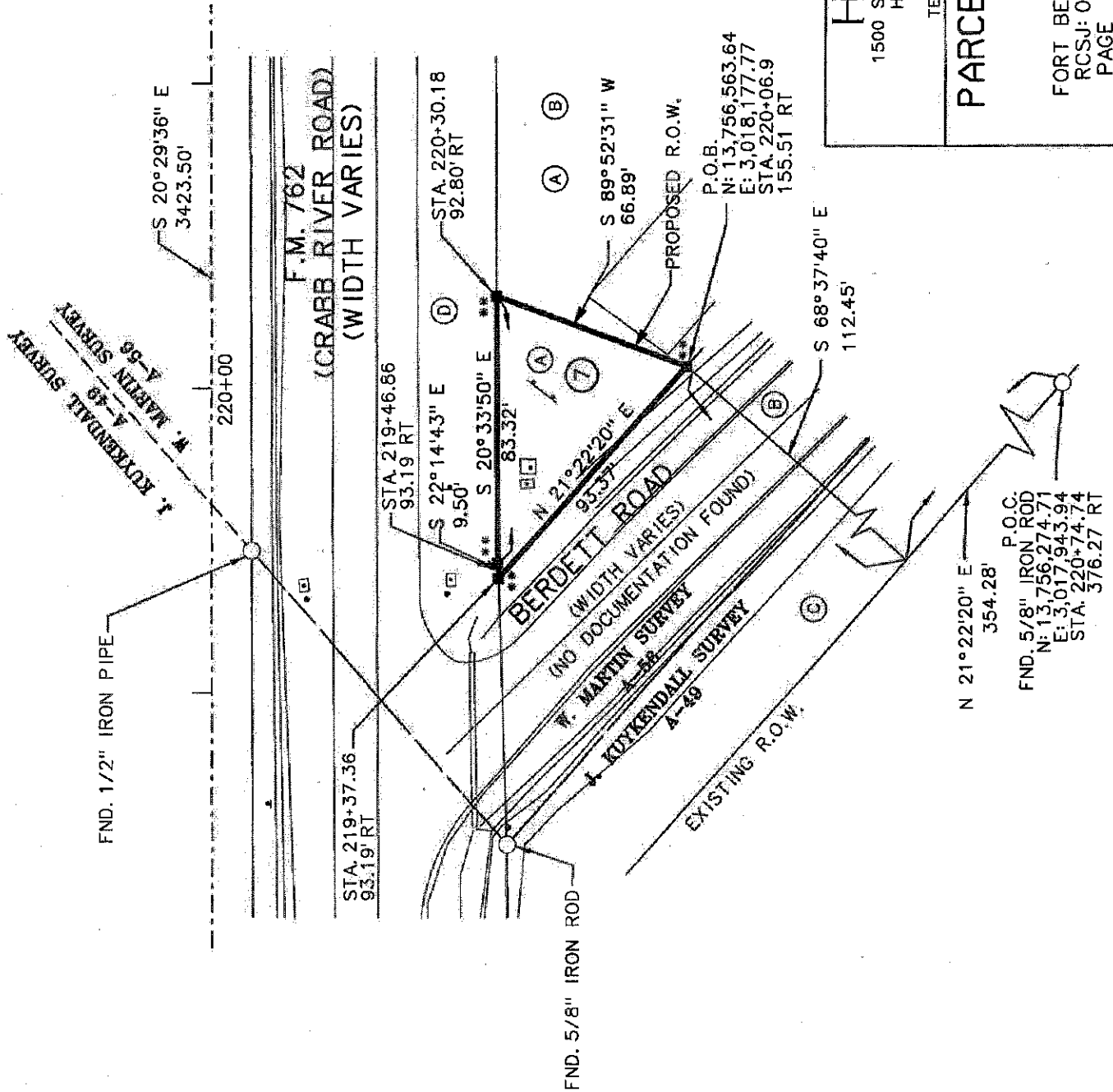
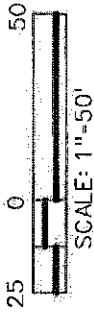
AREA TABLE			
EXISTING AC.	TAKING	REMAINDER	
2,435	AC/S.F.	LEFT	RIGHT
(CALLED)	0.06772917		2,434.93

HUIT-ZOLLARS

1500 S. DAIRY ASHFORD, STE. 200  
HOUSTON, TEXAS 77077  
(281) 496-0066  
TEXAS FIRM NO. 10025601

PARCEL PLAT SHOWING  
PARCEL 7

FORT BEND COUNTY NOV. 2, 2016  
RCSJ: 0543-03-074 F.M. 762  
PAGE 3 OF 4 SCALE: NTS



**HUTT-ZOLLARS**

1500 S. DAIRY ASHFORD, STE. 200  
HOUSTON, TEXAS 77077

(281) 496-0066

TEXAS FIRM NO. 10025601

**PARCEL PLAT SHOWING  
PARCEL 7**

FORT BEND COUNTY NOV. 2, 2016  
RCSJ: 0543-03-074 F.M. 762  
PAGE 4 OF 4 SCALE: 1"=50'



# CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.  
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

## OFFICE USE ONLY CERTIFICATION OF FILING

Certificate Number:  
2017-230382

Date Filed:  
06/28/2017

Date Acknowledged:

**1 Name of business entity filing form, and the city, state and country of the business entity's place of business.**

The George Foundation  
Richmond, TX United States

**2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.**

Fort Bend County, Texas

**3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.**

0543-03-074 Parcel: 007  
Sale of Right-of-Way FM762 for Widening Project

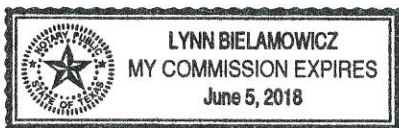
4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary

**5 Check only if there is NO Interested Party.**



### 6 AFFIDAVIT

I swear, or affirm, under penalty of perjury, that the above disclosure is true and correct.



*Roger E. Adamson*  
Signature of authorized agent of contracting business entity

AFFIX NOTARY STAMP / SEAL ABOVE

Sworn to and subscribed before me, by the said Roger E. Adamson, this the 28th day of June, 2017, to certify which, witness my hand and seal of office.

*Lynn Bielamowicz*  
Signature of officer administering oath

Lynn Bielamowicz  
Printed name of officer administering oath

Notary Public  
Title of officer administering oath