

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.: 013

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 ONE HUNDRED FIFTY FOUR THOUSAND FIVE HUNDRED SIXTY-SEVEN and no/100 Dollars (\$154,567.00) 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 dated
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

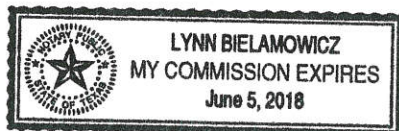
By: *Tom McNutt*
THOMAS C. McNUTT, Trustee

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.



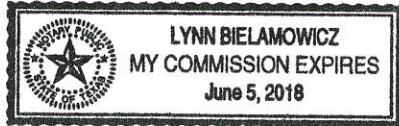
Lynn Bielamowicz
Notary Public's Signature

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.



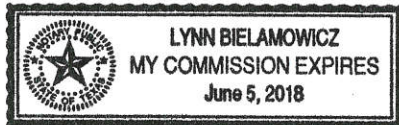
Lynn Bielamowicz
Notary Public's Signature

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.



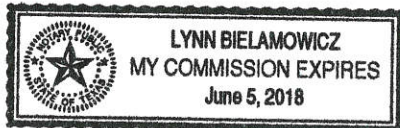
Lynn Bielamowicz
Notary Public's Signature

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.



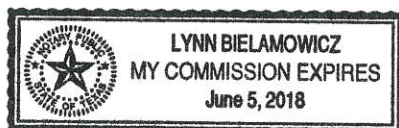
Lynn Bielamowicz
Notary Public's Signature

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

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: 0543-03-074

PROPERTY DESCRIPTION FOR PARCEL 13

Being a 2.49 acre (108,575 square feet) parcel of land, out of and a part of the Wiley Martin Survey, Abstract 56, Ft. Bend County, Texas 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 2.49 acre parcel of land being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8-inch iron rod found marking the easterly corner of a called 139.414 acre tract of land described by deed dated October 24, 2006, from The George Foundation to Lamar Consolidated Independent School District, of record under Fort Bend County Clerk File Number (F. B. C. C. F. No.) 2006134323, Official Public Records of Fort Bend County, Texas (O. P. R., F. B. C., T.) and having coordinates of N = 13,752,704.86, E = 3,023,515.50 (the metadata for this and other monuments mentioned herein is listed in the notes at the end of this metes and bounds description);

THENCE, South 56° 37' 31" West, with the southerly line of said called 139.414 acre tract, a distance of 2,081.02 feet to an angle point;

THENCE, South 56° 11' 12" West, continuing with the southerly line of said called 139.414 acre tract, a distance of 753.36 feet to a 5/8-inch iron rod with aluminum TxDOT cap set on the proposed northeasterly right-of-way line of F. M. 762 (width varies) marking the northerly corner of the herein described parcel and the POINT OF BEGINNING, said 5/8-inch iron rod with cap having coordinates of N = 13,751,140.83, E = 3,021,151.73;

- 1) THENCE, South 38° 16' 54" East, with the proposed northeasterly right-of-way line of F. M. 762, passing at a distance of 257.90 feet, a 5/8-inch iron rod set marking Station 285+00 (offset = 111.26 feet left), and continuing for a total distance of 1,116.63 feet to a 5/8-inch iron rod with aluminum TxDOT cap set marking the easterly corner of the herein described parcel;
- 2) THENCE, South 51° 42' 09" West, a distance of 97.66 to a 5/8-inch iron rod with aluminum TxDOT cap set on the existing northeasterly right-of-way line of F. M. 762 (width varies), as described by deed dated May 1, 1956, from Mamie George to the State of Texas, of record in Volume 348, Page 611, (D. R., F. B. C., T.) marking the southerly corner of the herein described parcel;

- 3) THENCE, North 38° 12' 18" West, with said existing northeasterly right-of-way line of F. M. 762, a distance of 1,124.17 feet to a point for the southwesterly corner of said called 139.414 acre tract of land and marking the westerly corner of the herein described parcel;
- 4) THENCE, North 56° 11' 12" East, with the southerly boundary line of said called 139.414 acre tract, passing at a distance of 10.04 feet a found 5/8 inch iron rod, and continuing for a total distance of 96.44 feet to the POINT OF BEGINNING, containing 2.49 acre (108,575 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.

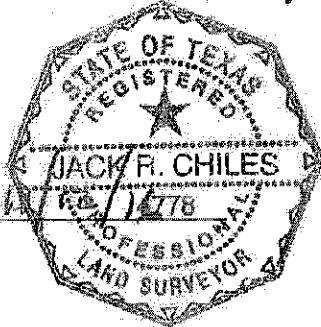
I hereby certify that this legal description and the accompanying plat of even date represents the facts found during the course of an actual survey made on the ground under my supervision.

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-58

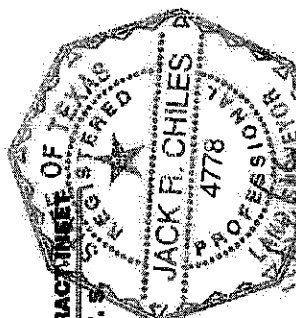
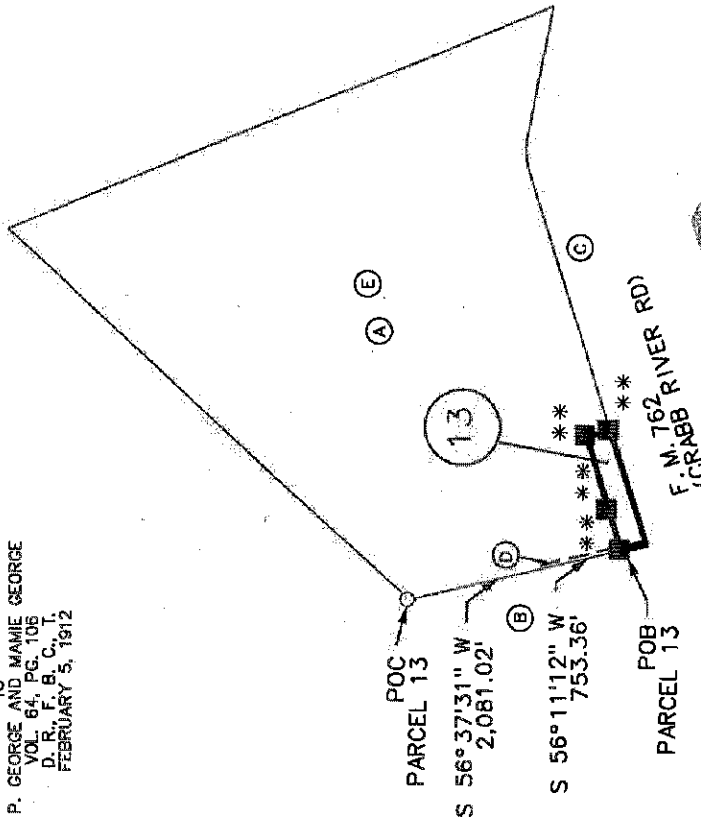
(E) (CALLED 2435 ACRES)
TRACT 3
T. W. DAVIS
TO
A. P. GEORGE AND MAMIE GEORGE
VOL. 64, PG. 105
D. R., F. B. C., T.
FEBRUARY 5, 1912

(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 139.414 ACRES)
THE GEORGE FOUNDATION
TO
LAMAR CONSOLIDATED INDEPENDENT
SCHOOL DISTRICT
F. B. C. C. F. No. 2006134323
O. P. R., F. B. C., T.
OCTOBER 24, 2006

(C) (CALLED 23.011 ACRES,
TRACT NO. 1)
MAMIE GEORGE
TO
THE STATE OF TEXAS
80' WIDE RIGHT-OF-WAY EASEMENT
VOL. 348, PG. 611
D. R., F. B. C., T.
MAY 1, 1956

(D) RIGHT-OF-WAY EASEMENT
A. P. GEORGE ET UX
TO
UNITED GAS PIPE LINE Co.
VOL. 268, PG. 302
D. R., F. B. C., T.
NOVEMBER 7, 1949



JACK R. CHILES, SR.
TEXAS REGISTRATION No. 4778
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 2013.00. 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 11 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 11 RIGHT-OF-WAY MARKER IS A TXDOT BRASS DISK IN CONCRETE.

LEGEND

- SET 5/8" IRON ROD W/TXDOT ALUMINUM CAP (SEE NOTE 8).
- FOUND CORNER AS DESCRIBED
- FOUND 5/8" IRON ROD W/TXDOT ALUMINUM CAP



(D) CATHODIC PROTECTION EASEMENT
(BLANKET EASEMENT)
A. P. GEORGE
TO
GULF PIPE LINE COMPANY &
GULF PRODUCTION COMPANY
F. B. C. No. 9243582
O.P.R., F.B.C., T.
JULY 27, 1992

RIGHT-OF-WAY EASEMENT
A. P. GEORGE ET UX
TO
HOUSTON GULF GAS COMPANY
VOL. 112, PG. 86
D. R., F. B. C., T.
JANUARY 16, 1926

RIGHT-OF-WAY EASEMENT
A. P. GEORGE ET UX
TO
UNITED GAS PIPELINE Co.
VOL. 277, PG. 26
D. R., F. B. C., T.
NOVEMBER 8, 1950

RIGHT-OF-WAY EASEMENT
A. P. GEORGE
TO
N. C. MCGOWN, TRUSTEE
VOL. 134, PG. 217
D. R., F. B. C., T.
JULY 15, 1930

EASEMENT
THE GEORGE FOUNDATION
TO
ENSERCH GAS TRANSMISSION
VOL. 2012, PG. 1035
D. R., F. B. C., T.
DECEMBER 28, 1967

EXISTING AC.	AREA TABLE	
	TAKING	REMAINDER
2,435	AC/S.F.	LEFT RIGHT
	2,491/108,575	2,432.51

HUIT-ZOLLARS

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

PARCEL PLAT SHOWING PARCEL 13

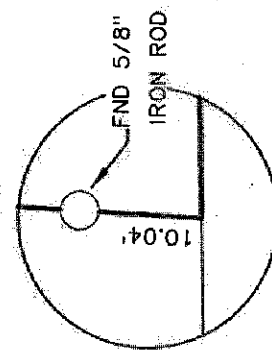
FORT BEND COUNTY NOV. 2, 2016
RCSJ: 0543-03-074 F.M. 762
PAGE 3 OF 6 SCALE: NTS

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

HOUSTON, TEXAS 77077
(281) 496-0066
TEXAS FIRM NO. 10025601

**PARCEL PLAT SHOWING
PARCEL 13**

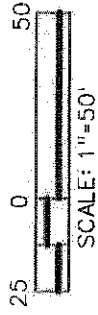
FORT BEND COUNTY NOV. 2, 2016
RCSJ: 0543-03-074 F.M. 762
PAGE 4 OF 6 SCALE: 1"=50'



DETAIL "A"
NTS

MATCH LINE STA. 286+20
(SEE PAGE 8 OF 9)

W. MARTIN SURVEY
A-56



PROPOSED R. O. W. S 38°16'54" E 1116.63'
858.73'

(A)

(A)

(13)

N 38° 12' 18" W 1,124.17'

EXISTING R. O. W.

(C)

F.M. 762

(CRABB RIVER ROAD)
(WIDTH VARIES)

EXISTING R. O. W.

R= 11100.00'
 $\Delta = 02^\circ 32' 11''$
L= 491.38
CB= S 35° 45' 40" E
CD= 491.34'

PC 289+08.33

290+00

MATCH LINE STA. 286+20
(SEE PAGE 7 OF 9)

MATCH LINE STA. 290+50
(SEE PAGE 9 OF 9)

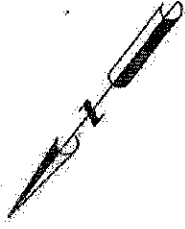
HUITT-ZOLIARS

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

PARCEL PLAT SHOWING
PARCEL 13

FORT BEND COUNTY NOV. 2, 2016
RCSJ: 0543-03-074 F.M. 762
PAGE 5 OF 6 SCALE: 1"=50'

W. MARTIN SURVEY
A-56



(A) (E)

PROPOSED R. O. W. S 38°16'54" E 1116.63'

858.73'

(13)

(A)

N 38° 12'18" W 1,124.17'

S 51°42'09" W 97.66'

STA. 293+62.85
139.28' LT

(A) (E)

PT 293+99.70

EXISTING R. O. W.

(C)

F.M. 762

PROPOSED BASELINE (CRABB RIVER ROAD)

(WIDTH VARIES)

S 35° 45'40" E 299.44'

PROPOSED BASELINE

S 38° 17'51" E 1421.50'

EXISTING R. O. W.

MATCH LINE STA. 290+50
(SEE PAGE 8 OF 9)

HUETT-ZOLIARS

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

(281) 496-0066

TEXAS FIRM NO. 10025601

PARCEL PLAT SHOWING
PARCEL 13

FORT BEND COUNTY NOV. 2, 2016
RCSJ: 0543-03-074 F.M. 762
PAGE 6 OF 6 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:
2017-230387

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: 013
Sale of Right-of-Way FM762 for Widening Project

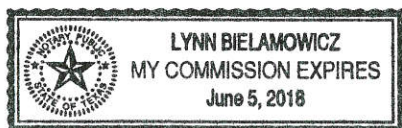
4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary

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.



[Signature]

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.

[Signature]

Signature of officer administering oath

Lynn Bielamowicz

Printed name of officer administering oath

Notary Public

Title of officer administering oath