



THENCE South 03°27'33" East, along the east line of said Lot 1 and the west right-of-way line of said Sugarland Road, a distance of 36.75 feet to a 5/8-inch iron rod with a Tejas cap set for the southeast corner of the herein described parcel, in the proposed southerly right-of-way line of Lake Olympia Parkway;

THENCE South 86°59'22" West, along the proposed southerly right-of-way line of Lake Olympia Parkway, a distance of 228.00 feet to a 5/8-inch iron rod with a Tejas cap set for a cut-back corner;

THENCE South 41°45'54" West, along the proposed southerly right-of-way line of Lake Olympia Parkway, a distance of 35.22 feet to a 5/8-inch iron rod with a Tejas cap set for a cut-back corner at the intersection with the proposed easterly right-of-way line of Chimney Rock Road;

THENCE South 03°27'33" East, along the proposed easterly right-of-way line of Chimney Rock Road, at 38.20 feet pass the line common to said Lots 1 and 2, and continue, in all a distance of 138.20 feet to a 5/8-inch iron rod with a Tejas cap set for the southeast corner of the herein described parcel in the south line of said Lot 2;

THENCE South 86°32'27" West, along the south line of said Lot 2, and the north line of Lot 3 in said Block 8, Offset Properties Subdivision, a distance of 7.00 feet to a 5/8-inch iron rod with a Tejas cap set for the southwest corner of said Lot 2 and the herein described parcel, being also the northwest corner of said Lot 3, in the east line of said 472.1079 acre tract;

THENCE North 03°27'33" West (called N00°19'07"W) along the east line of said 472.1079 acre tract, at a distance of 199.31 feet pass a 5/8-inch iron rod set for the recognized northeast corner of said 472.1079 acre tract, and continue, in all a distance of 200.01 feet to the POINT OF BEGINNING and containing 0.2527 acres (11,009 square feet) of land, more or less.

together with all improvements located on it, together with all of Grantor's right, title, and interest in and to (a) any and all rights, titles, powers, privileges, easements, licenses, rights-of-way, and interests appurtenant to the real property and any improvements on the real property, and (b) any and all rights, titles, powers, privileges, easements, licenses, rights-of-way, and interests of Grantor, either at law or in equity, in possession or in expectancy, in and to any real estate lying in the streets, highways, roads, alleys, rights-of-way, or sidewalks, open or proposed, in front of, above, over, under, through, or adjoining the real property, and in and to any strips or gores of real estate adjoining the real property (collectively, "Property").

This Special Warranty Deed and the conveyance above are executed by Grantor and accepted by Grantee subject to any and all restrictions, easements, mineral reservations, and other matters of record, to the extent they are validly existing and applicable to the Property (collectively, "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances to it in any way belonging, to Grantee, its successors, and its assigns forever, and Grantor binds itself, its successors, and its assigns to WARRANT AND FOREVER DEFEND all and singular the title to the Property to Grantee, its successors, and its assigns against any person lawfully claiming or to claim the same or any part of it, by, through, or under Grantor, but not otherwise, subject to the Permitted Exceptions.

When this Deed is executed by more than one person, or when the Grantee is more than one person, the instrument shall read as though pertinent verbs, nouns and pronouns were changed correspondingly, and when executed by or to a legal entity other than a natural person, the words "heirs, executors and administrators" or "heirs and assigns" shall be construed to mean "successors and assigns." Reference to any gender shall include either gender and, and in the case of a legal entity other than a natural person, shall include the neuter gender, all as the case may be.

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.

Dated this 6 day of Nov, 2017



FRANCISCO GARZA - GRANTOR



AIDA GARZA - GRANTOR

MINERVA BENAVIDEZ, Individually and as  
Independent Administrator of the Estate of Nicolas  
Benavidez

Louisiana  
STATE OF ~~TEXAS~~ §  
COUNTY OF Calcasieu §

This instrument was acknowledged before me on 6 Nov., 2017, by  
GRANTOR.



Notary Public, State of Texas Louisiana

Thomas J. Howard 059799

SIGNATURES CONTINUE ON NEXT PAGE

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           §  
  §  
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

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

**EXHIBIT "A"**  
**METES AND BOUNDS DESCRIPTION**  
**0.2527 ACRES (11,009 SQ. FT.)**  
**OUT OF LOTS 1 AND 2, BLOCK 8**  
**OFFSET PROPERTIES SUBDIVISION**  
**E. ROARK SURVEY, A-77**  
**FORT BEND COUNTY, TEXAS**

Being a tract or parcel of land containing 0.2527 acres (11,009 square feet), more less, situated in the Elijah Roark Survey, Abstract No. 77, in Fort Bend County, Texas, said 0.2527 acre tract being out of Lots 1 and 2, Block 8, in the Offset Properties Subdivision, as described in Vol. 232, Pg. 344, of the Deed Records of Fort Bend County, Texas and being conveyed to Francisco Garza, and wife, Aida Garza, as to an undivided 50% interest, by special warranty deed dated March 1, 2001, recorded in Fort Bend County Clerk's File No. 2001025048, of the Official Public Records of Fort Bend County, Texas, and to Nicholas Benavidez, as to an undivided 50% interest, by cash warranty deed dated March 1, 2001, recorded in Fort Bend County Clerk's File No. 2001025049, of the Official Public Records of Fort Bend County, Texas, said 0.2527 acre parcel being more particularly described by metes and bounds as follows (with all bearings referenced to the Texas Coordinate System, South Central Zone, NAD '83):

BEGINNING at a ½-inch iron rod with a Tejas cap (X=3,085,483.29; Y=13,767,255.07; surface, feet) found for the northwest corner of Lot 1, Block 8, of said Offset Properties Subdivision and the herein described 0.2527 acre tract, in the recognized northerly line of the Elijah Roark Survey, Abstract No. 77, being the southerly line of said T. Hobermaker Survey, Abstract No 191, being also the southerly line of that certain tract called 607.3245 acres, conveyed to UDFLOF TUSCANY LAKES, L.P., by special warranty deed dated December 15, 2008, recorded in Fort Bend County Clerk's File No. 2008130668, of the Official Public Records of Fort Bend County, Texas, from which a 5/8-inch iron rod with a Tejas cap set for the northeast corner of that certain tract called 472.1079 acres, conveyed to HANNOVER ESTATES, LTD., by special warranty deed dated April 12, 2000, recorded in Fort Bend County Clerk's File No. 2000089092, of the Official Public Records of Fort Bend County, Texas, bears S03°28'17"E, 0.70 feet;

THENCE North 86°59'22" East along the recognized northerly line of the Elijah Roark Survey, Abstract No. 77 and the southerly line of said T. Hobermaker Survey, Abstract No 191, being also the southerly line of that certain tract called 607.3245 acres and the northerly line of said Lot 1, a distance of 260.00 feet to a 5/8-inch iron rod with a Tejas cap set for the northeast corner of said Lot 1 and the herein described parcel, in the west right-of-way line of Sugarland Road (20 feet wide) as dedicated in Vol. 232, Pg. 344, of the Deed Records of Fort Bend County, Texas;

THENCE South 03°27'33" East, along the east line of said Lot 1 and the west right-of-way line of said Sugarland Road, a distance of 36.75 feet to a 5/8-inch iron rod with a Tejas cap set for the

southeast corner of the herein described parcel, in the proposed southerly right-of-way line of Lake Olympia Parkway;

THENCE South 86°59'22" West, along the proposed southerly right-of-way line of Lake Olympia Parkway, a distance of 228.00 feet to a 5/8-inch iron rod with a Tejas cap set for a cut-back corner;

THENCE South 41°45'54" West, along the proposed southerly right-of-way line of Lake Olympia Parkway, a distance of 35.22 feet to a 5/8-inch iron rod with a Tejas cap set for a cut-back corner at the intersection with the proposed easterly right-of-way line of Chimney Rock Road;

THENCE South 03°27'33" East, along the proposed easterly right-of-way line of Chimney Rock Road, at 38.20 feet pass the line common to said Lots 1 and 2, and continue, in all a distance of 138.20 feet to a 5/8-inch iron rod with a Tejas cap set for the southeast corner of the herein described parcel in the south line of said Lot 2;

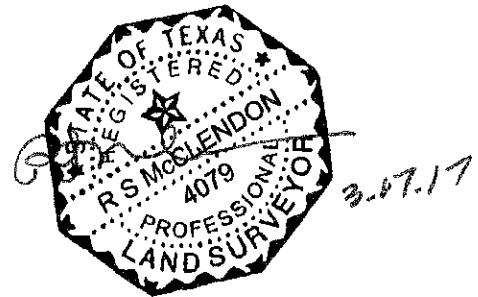
THENCE South 86°32'27" West, along the south line of said Lot 2, and the north line of Lot 3 in said Block 8, Offset Properties Subdivision, a distance of 7.00 feet to a 5/8-inch iron rod with a Tejas cap set for the southwest corner of said Lot 2 and the herein described parcel, being also the northwest corner of said Lot 3, in the east line of said 472.1079 acre tract;

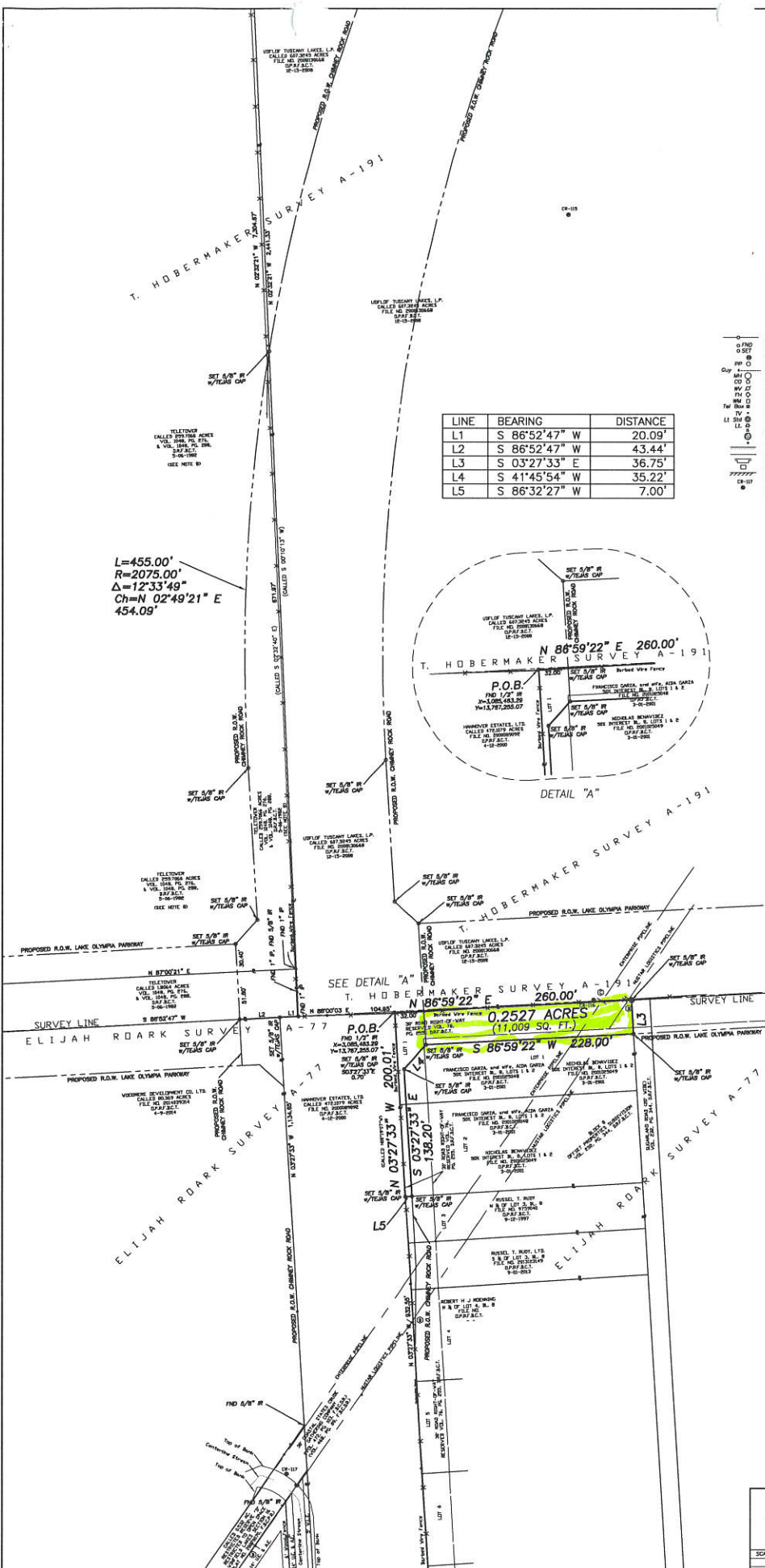
THENCE North 03°27'33" West (called N00°19'07"W) along the east line of said 472.1079 acre tract, at a distance of 199.31 feet pass a 5/8-inch iron rod set for the recognized northeast corner of said 472.1079 acre tract, and continue, in all a distance of 200.01 feet to the POINT OF BEGINNING and containing 0.2527 acres (11,009 square feet) of land, more or less.

Note: This description is accompanied by a plat of survey of even date herewith. All iron rods set with Tejas caps are stamped with "RPLS 4079".

All distances and coordinates shown hereon are surface. To convert to grid, divide by a scale factor = 1.00013

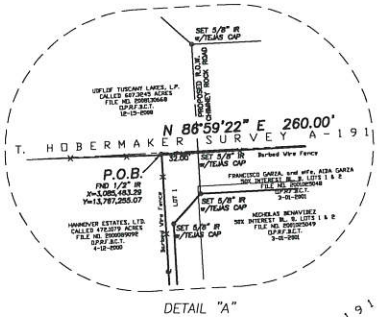
TEJAS SURVEYING, INC.  
Firm No. 10031300  
Ph: 281 240-9099  
Job No. 61-1501 Parcel 12  
March 14, 2017





LINE	BEARING	DISTANCE
L1	S 86°52'47" W	20.09'
L2	S 86°52'47" W	43.44'
L3	S 03°27'33" E	36.75'
L4	S 41°45'54" W	35.22'
L5	S 86°32'27" W	7.00'

$L=455.00'$   
 $R=2075.00'$   
 $\Delta=12'33.49"$   
 $Ch=N 02'49'21" E$   
 $454.09'$



**LEGEND**

- PROPERTY CORNER
- FOUND Monumentation
- SET Monumentation with Cap
- POWER POLE
- CUY WIRE
- MANDREL
- CLEANOUT
- WATER VALVE
- FRIE STOPVALVE
- WATER METER
- PHONE EQUIPMENT
- CABLE EQUIPMENT
- LIGHT STANDARDS
- LIGHT
- TRAFFIC SIGN
- TREE
- TREE ROLLAD
- CURB LINE
- EDGE ASPHALT
- CURB WALK
- AREA WALK
- EDGE OF BUILDING
- CR-103
- TEAS SURVEYING PROJECT CONTROL

**PIPELINE LEGEND**

- ① MISTAR LOGISTICS PIPELINE 800-481-0030
- ② ENTERPRISE PIPELINE 800-975-2395

**NOTES:**

- THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE AND ALL DISTANCES AND COORDINATES SHOWN HEREON ARE SURFACE. TO CONVERT TO GRID, MULTIPLY BY A SCALE FACTOR = 1.00014.
- THIS PROPERTY LIES IN UNPAVED ZONE "C" AS PER THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480228 0310 L, EFFECTIVE DATE APRIL 2, 2014.
- THIS SURVEY WAS PREPARED BY THE BENEFIT OF A LIMITED TITLE CERTIFICATE NO. 16881A-245, PREPARED BY COLUMBIA UNDEVELOPED GATED MARSH, 2011. ONLY EASEMENTS AND ABSTRACT MATTERS IDENTIFIED THEREIN ARE SHOWN ON THIS SURVEY.
- THE PLAT OF SURVEY IS ACCOMPANIED BY A SURVEY SCHEDULE AND SEALED METERS AND BOUNDS DESCRIPTION OF EACH DATE HEREWITH, WHICH IS A PART OF THIS SURVEY.
- THE HORIZONTAL AND VERTICAL CONTROL WAS ESTABLISHED IN SEPTEMBER, 2015. THE INITIAL BOUNDARY SURVEYING AND FIELD WORK WAS COMPLETED IN OCTOBER, 2015.
- THE ABSTRACTING WAS COMPLETED IN MARCH, 2017. THE RIGHT-OF-WAY MARKERS WERE SET IN MARCH, 2017.
- ALL IRON RODS SET WITH TEAS CAPS ARE STAMPED "TEAS 4079"
- THIS PROPERTY IS SUBJECT TO BLANKET RIGHT-OF-WAY EASEMENTS GRANTED TO THE FOLLOWING:  
 GULF PIPE LINE COMPANY AND GULF PRODUCTION COMPANY, RECORDED IN VOL. 103, PG. 441, D.U.F.B.C.T.  
 HOUSTON GULF GAS COMPANY, RECORDED IN VOL. 148, PG. 364, D.U.F.B.C.T.  
 HOUSTON PIPELINE COMPANY, VOL. 204, PG. 334, D.U.F.B.C.T.  
 GULF RETAINING COMPANY AND GULF OIL CORPORATION, VOL. 280, PG. 238, D.U.F.B.C.T.  
 TRANSLINE GAS COMPANY, VOL. 396, PG. 508, D.U.F.B.C.T.

TO THE LENDORS AND/OR THE OWNERS OF THE PREMISES SHOWN AND TO THE TITLE COMPANY:

The undersigned does hereby certify that this survey was this day made on the ground of the property legal-ly described hereon and is correct, and there are no discrepancies, nonfitas, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights-of-way of which I have knowledge or have been advised, except as shown hereon, and that said property has access to and from a dedicated roadway.

This survey conforms to the minimum standard requirement for a Category 1 Division II survey, in accordance with the Manual of Practice for Surveying as published by the Texas Society of Professional Surveyors, dated July, 1999.

Dated this 2nd day of March, 2017.

Randy S. McChesden  
 Registered Professional Land Surveyor  
 Texas Registration No. 4079



NOTE: Without an original signature, this product is strictly preliminary, and shall not be recorded for any purpose and shall not be used or relied upon as a final survey document.

**PLAT OF SURVEY**

0.2527 ACRES (11,009 SQ. FT.)  
 OUT OF LOTS 1 & 2, BLOCK 8  
 OFFSET PROPERTIES SUBDIVISION  
 (VOL. 232, PG. 344, F.B.C.D.R.)  
 ELIJAH ROADK SURVEY, A-77  
 FORT BEND COUNTY, TEXAS

**TEAS SURVEYING, INC.**  
 FIRM NO. 10031300  
 12621 W AIRPORT BLVD., SUITE 100  
 SUGAR LAND, TEXAS 77478  
 Website: [mrsurveyor.com](http://mrsurveyor.com)

SCALE: 1" = 50'  
 FILE NO. 13189814-12 CHERRY ROCK ROAD  
 PHONE: (281) 240-9099 CAD FILE: RSM/61-1501/PARCEL 12 JOB NO. 61-1501 PAR 12  
 DATE: 3-16-2017