

EXECUTED this 26th day of October, 2017.

GRANTOR:

**FORT BEND COUNTY MUNICIPAL
UTILITY NO. 23**

By: [Signature]

Name: William Thomas

Title: PRESIDENT

ATTEST:

By: [Signature]

Name: Steven Gates

Title: Asst. Secretary

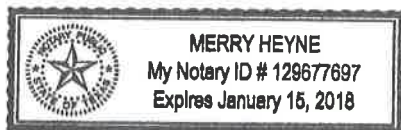
THE STATE OF TEXAS

COUNTY OF Harris

§
§
§

This instrument was acknowledged before me on this 26th day of October, 2017, by William Thomas, President, and Steven Gates, Asst. Secretary, of the Board of Directors of FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 23, a political subdivision of the State of Texas, on behalf of said political subdivision.

(NOTARY SEAL)



[Signature]
Notary Public, 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 §
 §
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

Revised: April 22, 2016

December, 2015

Parcel 1

Page 1 of 4

EXHIBIT A

County: Fort Bend County

Project Location: Sycamore Rd from 50' East of Eaglewood Trail to 600' West along Rabb Rd

Property Description for Parcel 01

Being a 0.0879-acre (3,830 square foot) tract of land situated in the Moses Shipman Survey, A-86, Fort Bend County, Texas. Said 0.0879-acre tract being out of a residue of a said 10.003-acre tract of land conveyed to Fort Bend Municipal Utility District No. 23., as recorded under Volume 2202, Page 1817 of the Deed Records of Fort Bend County, Texas (F.B.C.D.R.), residue of a said 10.003 acre tract also being out of the Fort Bend Municipal Utility District No. 23 Administration Building, Restricted Reserve "A", as recorded under Clerk's File No. 20040144 of the Fort Bend County Plat Records, Texas (F.B.C.P.R.). Said 0.0879-acre tract being more particularly described as follows, with the basis of bearings being Texas State Plane Coordinate System, South Central Zone 4204 (The coordinates shown herein are surface coordinates and may be converted to grid by dividing by a combined adjustment factor of 1.00013, all distances are surface distances):

COMMENCING (N=13,757,913.07, E=3,089,526.42) at a 5/8-inch iron rod with cap stamped "LJA Eng" found which bears North 36 deg. 32 min. 15 sec. East, a distance of 0.37 feet for the northeast corner of said 3.524-acre tract and for the northwest corner of the residue of a 69.566-acre tract of land conveyed to New Teal Run, LTD., as recorded under Clerk's File No. 9754741 of the Official Public Records of Fort Bend County, Texas (O.P.R.F.B.C.);

THENCE South 02 deg. 55 min. 35 sec. East, with the east line of said 3.524 acre tract and with the west line of the residue of said 69.566 acre tract, a distance of 346.04 feet, to a 1/2-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set in the proposed right-of-way line of Sycamore Road, for the northeast corner and **POINT OF BEGINNING** (N=13,757,567.47, E=3,089,544.09) of said tract herein described;

THENCE South 02 deg. 55 min. 35 sec. East, with the east line of said 3.524 acre tract and with the west line of the residue of said 69.566 acre tract, a distance of 17.11 feet, to a 5/8-inch iron rod with cap stamped "LJA Eng" found in the existing north right-of-way line of Sycamore Road (width varies) as recorded in Volume 58, Page 75, Volume 51, Page 307 of the Deed Records of Fort Bend County, Texas (F.B.C.D.R.), Clerk's File No. 20040144 of the O.P.R.F.B.C. and Slide No. 2098B of the Plat Records of Fort Bend County, Texas (F.B.C.P.R.) and for the southeast corner of said tract herein described;

Revised: April 22, 2016

December, 2015

Parcel 1

Page 1 of 4

THENCE South 86 deg. 52 min. 15 sec. West, with a north right-of-way line of said Sycamore Road and with the south line of the residue of a said 10.003-acre tract, a distance of 223.24 feet to a 1/2-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the southwest corner of said tract herein described;

THENCE North 03 deg. 04 min. 01 sec. West, over and across said residue of a said 10.003-acre tract, with the west line of said tract herein described and along the proposed north right-of-way of said Sycamore Road, a distance of 17.20 feet to a 1/2-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the northwest corner of said tract herein described;

THENCE North 86 deg. 53 min. 39 sec. East, over and across said residue of a said 10.003-acre tract, with the north line of said tract herein described and along the proposed north right-of-way of said Sycamore Road, a distance of 223.29 feet to the **POINT OF BEGINNING** and containing 0.0879 acre (3,830 Sq. Ft.) of land

This description is accompanied by a plat of even survey date.

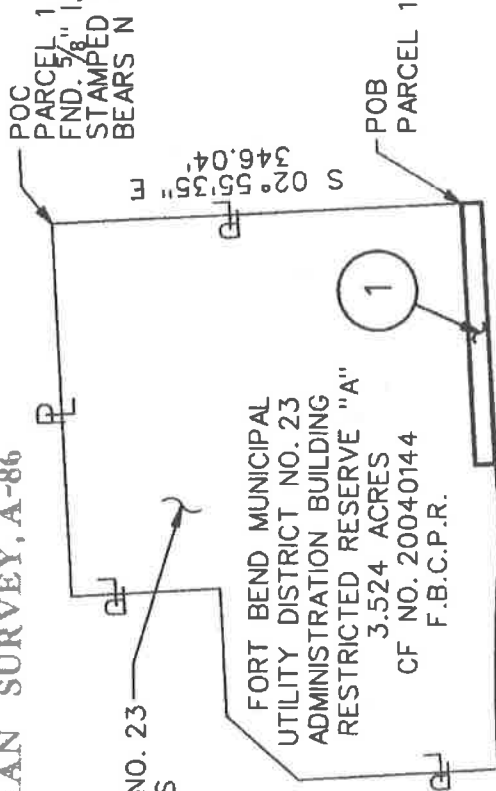
Compiled By:
Weisser Engineering Company
19500 Park Row, Suite 100
Houston, Texas 77084
TBPLS Reg. No. 100518-00
TBPE Reg. No. F-68

Job No.: EI456
Date: 12/15/2015
Revised: 04/22/2016



MOSES SHIPMAN SURVEY, A-86

FORT BEND UTILITY DISTRICT NO. 23
RESIDUE OF 10.003 ACRES
VOL. 2202, PG. 1817
F.B.C.D.R.



ABBREVIATIONS

CM = CONTROL MONUMENT
C.F. No. = CLERK'S FILE NUMBER
F.C. No. = FILM CODE NUMBER
F.C.M.R. = FORT BEND COUNTY MAP RECORDS
I.R. = IRON ROD
PG = PAGE
R.O.W. = ROW-OF-WAY
O.P.R.P.F.C. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY FORT BEND COUNTY
POC = POINT OF COMMENCEMENT
POB = POINT OF BEGINNING
SQ. FT. = SQUARE FEET
VOL = VOLUME

BASIS OF BEARINGS:

TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE NO. 4204 (NAD 83) (2011 ADJ.)

NOTE:

THE COORDINATES AND DISTANCES SHOWN HEREON ARE SURFACE COORDINATES AND MAYBE COVERED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00013.

NOTE:

ALL CORNERS SET WITH 1/2" I.R. W/ CAP STAMPED "WEISSER ENG HOUSTON, TX" UNLESS OTHERWISE NOTED.

WEISSER Engineering Co.
19500 Park Row, Suite 100
Houston, Texas 77064
(281) 579 - 7300
TBPLS Reg. No. 100518-00
TBPE Reg. No. F-66

PARCEL 01
RIGHT-OF-WAY TAKING
MOSES SHIPMAN SURVEY A-86
FORT BEND COUNTY, TEXAS



REVISED: 04/22/16 - REDUCED THE ACREAGE FOR PARCEL 1

EXISTING	TAKING AC/SE	REMAINING
3.524 AC	0.0879 AC	3.436 AC
© Copyright 2015 Weisser Engineering Company, Inc.		
DRAWN BY: B.P.	CALCULATED BY: J.G.	SCALE: N.T.S.
F.B. No.:	CHECKED BY: L.Y.	SHEET 3 OF 4
CREW CHIEF:	DATE: 12/13/15	JOB No.: E1456

MOSES SHIPMAN SURVEY, A-86

FORT BEND UTILITY DISTRICT NO. 23

RESIDUE OF 10.003 ACRES

VOL. 2202, PG. 1817

F.B.C.D.R.

FORT BEND MUNICIPAL UTILITY DISTRICT NO. 23

ADMINISTRATION BUILDING

3.524 ACRES

CF NO. 20040144

F.B.C.P.R.

San. MH

Rim El. = 68.60

16" PVC W El. = 45.75

16" PVC E El. = 45.75

12" PVC N El. = 62.50

1/2" PVC Waterline

N 63° 04' 01" W-17.2b'

24" RCR

PP

Vol. 58, Pg. 75, F.B.C.D.R.

Vol. 51, Pg. 307, F.B.C.D.R.

CF No. 20040144, F.B.C.P.R.

Slide No. 2098B, F.B.C.P.R.

P.O.B.

PARCEL 1

N-13,757,567.47

E= 3,089,544.09

N 86° 53' 39" E-223.29'

Force Main (Abandoned) (3,830 SQ.FT.)

OHP

S 86° 52' 13" W-223.24'

FND. 5/8" I.R. W/CAP

STAMPED "LJA ENG"

Sign

Tele. Vault

Tele. Sign

(1-800-344-8377)

Sign

TP

POC

PARCEL 1

FND. 5/8" I.R. W/ CAP

STAMPED "LJA ENG"

BEARS N 36° 32' 15" E-0.37'

NEW TEAL RUN, LTD

RESIDUE OF 69.586 ACRES

C.F. NO. 9754741

O.P.R.F.B.C.

S 02° 55' 35" E-346.04'

S 02° 55' 35" E-17.11'

OHP

FND. 5/8

WEISSER Engineering Co.
19500 Park Row, Suite 100
Houston, Texas 77064
(281) 579-7300
TBPLS Reg. No. 100518-00
TBPE Reg. No. F-68

PARCEL 01
RIGHT-OF-WAY TAKING
MOSES SHIPMAN SURVEY, A-86
FORT BEND COUNTY, TEXAS

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DRAWN BY: B.P.

CALCULATED BY: J.G.

SCALE: 1" = 50'

F.B. No.:

CHECKED BY: L.Y.

SHEET 4 OF 4

CREW CHIEF:

DATE: 12/13/15

JOB No.: E1456

December, 2015

Parcel 3

Page 1 of 4

EXHIBIT A

County: Fort Bend County

Project Location: Sycamore Rd from 50' East of Eaglewood Trail to 600' West along Rabb Rd

Property Description for Parcel 03

Being a 0.2713-acre (11,817 square foot) tract of land situated in the Moses Shipman Survey, A-86, Fort Bend County, Texas. Said 0.2713-acre tract being out of a 3.303-acre tract of land conveyed to Fort Bend Municipal Utility District, as recorded in Volume 2202, Page 1817 of the Official Public Records of Fort Bend County, Texas (O.P.R.F.B.C.). Said 0.2713-acre tract being more particularly described as follows, with the basis of bearings being Texas State Plane Coordinate System, South Central Zone 4204 (The coordinates shown herein are surface coordinates and may be converted to grid by dividing by a combined adjustment factor of 1.00013, all distances are surface distances):

COMMENCING (N=13,757,068.51, E=3,089,606.83) at a 1/2-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the southeast corner of said 3.303 acre tract and in the west right-of-way of Sycamore Road (width varies);

THENCE North 03 deg. 23 min. 07 sec. West, with the east line of said 3.303 acre tract and with the west right-of-way line of said Sycamore Road, a distance of 362.18 feet, to a 1/2-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set in the proposed south right-of-way line of Sycamore Road, for the southeast corner and **POINT OF BEGINNING (N=13,757,430.06, E=3,089,585.45)** of said tract herein described and for the beginning of a curve to the left;

THENCE over and across said 3.303 acre tract, along the proposed south right-of-way line of said Sycamore Road, with the south line of said tract herein described and with said curve to the left having a radius of 440.00 feet, a central angle of 24 deg. 23 min. 36 sec., an arc length of 187.33 feet, a chord bearing of North 80 deg. 52 min. 13 sec. West and a chord distance of 185.92 feet, to a 1/2-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for a point in the south line said tract herein described;

THENCE South 86 deg. 55 min. 59 sec. West, with the proposed south right-of-way line of said Sycamore Road and with the south line said tract herein described, a distance of 75.51 feet to a 1/2-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the southwest corner of said tract herein described;

December 2015

Parcel 3

Page 2 of 4

THENCE North 03 deg. 04 min. 01 sec. West, with the proposed south right-of-way line of said Sycamore Road and with the west line of the said tract herein described, a distance of 36.80 feet to a 1/2-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set in the existing south right-of-way line of Sycamore Road (width varies) as recorded in Volume 58, Page 75, Volume 51, Page 307 of the Deed Records of Fort Bend County, Texas (F.B.C.D.R.), Clerk's File No. 20040144 and Slide No. 2098B of the Plat Records of Fort Bend County, Texas (F.B.C.P.R.) and for the northwest corner of said tract herein described;

THENCE North 86 deg. 52 min. 15 sec. East, with the existing south right-of-way line of said Sycamore Road, with the north line of said 3.303 acre tract and with the north line of said tract herein described, a distance of 256.69 feet to an angle point for the northeast corner of said 3.303 acre tract and for the northeast corner of said tract herein described;

THENCE South 03 deg. 28 min. 32 sec. East, with the existing west right-of-way line of said Sycamore Road, with the east line of said 3.303 acre tract and with the east line of said tract herein described, a distance of 76.36 feet to the **POINT OF BEGINNING** and containing 0.2713 acre (11,817 Sq. Ft.) of land.

This description is accompanied by a plat of even survey date.

Compiled By:
Weisser Engineering Company
19500 Park Row, Suite 100
Houston, Texas 77084
TBPLS Reg. No. 100518-00
TBPE Reg. No. F-68

Job No.: EI456
Date: 12/15/2015



MOSES SHIPMAN SURVEY, A-86

SYCAMORE ROAD

FORT BEND MUNICIPAL POB
UTILITY DISTRICT PARCEL 3
3.303 ACRES
VOL. 2202, PG. 1817
O.R.F.B.C.

SYCAMORE ROAD

N.T.S.

ABBREVIATIONS

CM = CONTROL MONUMENT
CF No. = CLERK'S FILE NUMBER
FC No. = FILM CODE NUMBER
FCMR = FORT BEND COUNTY MAP RECORDS
IR = IRON ROD
PG = PAGE
ROW = ROW-OF-WAY
OPR.R.P.F.C. = OFFICIAL PUBLIC
RECORDS OF REAL PROPERTY FORT BEND COUNTY
POC = POINT OF COMMENCEMENT
POB = POINT OF BEGINNING
SQ. FT. = SQUARE FEET
VOL = VOLUME

BASIS OF BEARINGS:

TEXAS STATE PLANE COORDINATE
SYSTEM, SOUTH CENTRAL ZONE
NO. 4204 (NAD 83) (2011 ADJ.)

NOTE

THE COORDINATES AND DISTANCES
SHOWN HEREON ARE SURFACE COORDINATES AND
MAYBE COVERED TO GRID BY DIVIDING BY A
COMBINED ADJUSTMENT FACTOR OF 1.00013.

NOTE

ALL CORNERS SET WITH 1/2" IR W/ CAP STAMPED
"WEISSER ENG HOUSTON, TX" UNLESS OTHERWISE NOTED.

Fort Bend County M.U.D. No. 23
130' Drainage Ditch Esmt.
Vol. 1508, PG. 317
F.B.C.D.R.

PARENT TRACT INSET

POC
PARCEL 3
SET 1/2" I.R. W/CAP
STAMPED "WEISSER
ENG HOUSTON, TX"



WEISSER Engineering Co.
19500 Park Row, Suite 100
Houston, Texas 77084
12817 519 - 7300
TBPLS Reg. No. 100518-00
TBPE Reg. No. F-68

PARCEL 03
RIGHT-OF-WAY TAKING
MOSES SHIPMAN SURVEY, A-86
FORT BEND COUNTY, TEXAS

EXISTING	TAKING AC/FT	REMARKS
3.303 AC	0.2715 AC 10,817.50 FT	3.032 AC
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DRAWN BY B.P.	CALCULATED BY J.G.	SCALE N.T.S.
FB No.	CHECKED BY L.Y.	SHEET 3 OF 4
CREW CHIEF	DATE 12/13/15	JOB No. E1456

MOSES SHIPMAN SURVEY, A-86

PVC Waterline

4" Force Main
(Abandoned)

SYCAMORE ROAD

Vol 58, Pg. 75, F.B.C.D.R.
Vol 51, Pg. 307, F.B.C.D.R.
Vol No. 20040144, F.B.C.P.R.
Scale No. 2098B, F.B.C.P.R.

0.2713-ACRE
(11,817 SQ.FT.)

N 03° 04' 01" W
36.80'

S 86° 55' 59" W-75.51'

R= 440.00'
D= 24° 23' 36"
L= 187.33'

CH= N 80° 52' 13" W-185.92'
RAD. BRG.- S 21° 19' 36" W

150' Sanitary Control
Easement Per City of
Houston Dwg No. 51716
(Approx Location Only)
(No Recording
Information Found)

P.O.B.
PARCEL 3
N-13,757,430.06
E- 3,089,585.45

FORT BEND MUNICIPAL UTILITY DISTRICT
3.303 ACRES
VOL. 2202, PG. 1817
O.R.F.B.C.

P.O.C.
PARCEL 3
SET 1/2" I.R. W/CAP
STAMPED "WEISSER
ENG HOUSTON, TX"

**WEISSER
Engineering Co.**
19500 Park Row, Suite 100
Houston, Texas 77084
(281) 579 - 7300
TBPLS Reg. No. 100518-00
TBPE Reg. No. F-68

PARCEL 03
RIGHT-OF-WAY TAKING
MOSES SHIPMAN SURVEY, A-86
FORT BEND COUNTY, TEXAS

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DRAWN BY: B.P.	CALCULATED BY: J.G.	SCALE: 1" = 50'
F.B. No. 1	CHECKED BY: L.Y.	SHEET 4 OF 4
CREW CHIEF:	DATE: 12/13/15	JOB No.: E1456

20' HLA Co. Esmt.
W/ 11" Aerial Esmt.
Vol 1571 Pg. 122
F.B.C.D.R.

FND. 5/8" I.R.

STAMPED "LJA ENG"

N 86° 52' 15" E-256.69'

Tele. Vault
Tele. Sign
(1-800-344-8377)

SYCAMORE ROAD
Vol 58, Pg. 75, F.B.C.D.R.
Vol 51, Pg. 307, F.B.C.D.R.

N 03° 23' 07" W
362.18'

Tele. Vault

FND. 3/8" I.R.

20' Dow Chem/Del Company Esmt.
Vol 227, Pg. 374 & Vol. 395, Pg. 435
F.B.C.D.R.