

Project:  
Parcel 37  
Grand Pkwy Extension

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**SPECIAL WARRANTY DEED**

**Date:** \_\_\_\_\_, 2023

**Grantor:** FORT BEND COUNTY, TEXAS  
a political subdivision of the state of Texas

**Grantor's Mailing Address:**

c/o County Judge  
401 Jackson St.  
Richmond, Texas 77469

**Grantee:** FORT BEND GRAND PARKWAY TOLL ROAD AUTHORITY,  
a local government corporation

**Grantee's Mailing Address:**

c/o The Muller Law Group, PLLC  
16555 Southwest Freeway  
Suite 200  
Sugar Land, Texas 77479

**Consideration:** Ten and No/100 Dollars (\$10.00) and other valuable consideration.

**Property (including any improvements):** Being a 0.376 acre tract of land (16,390 square feet), more or less, situated in the Joseph A. Kuykendall League, Abstract No. 49, Fort Bend County, Texas; said 0.376 acre tract of land being more particularly described by metes and bounds and survey attached hereto as Exhibit "A" and incorporated by reference for all intents and purposes (the "Property").

**Exceptions to Conveyance and Warranty:**

This conveyance is made and accepted subject to any and all valid easements and outstanding mineral and/or royalty interest in the oil, gas, and other minerals, now outstanding or affecting the premises herein conveyed, now of record in the County Clerk's Office of Montgomery County, Texas, but only to the extent they are still in force and effect.

**Reservations to Conveyance:** The purpose of this conveyance is to convey to Grantee a portion of the right-of-way for Payne Road as provided in the attached Exhibit "A." Grantor hereby acknowledges that the Property herein conveyed shall become a part of a roadway facility and hereby reserves access to the Property and roadway facility including all rights of ingress and egress in, over, on, across, along, upon, and to the Property and the right of direct access to and from Grantor's remaining property (if any) to said roadway facility.

As a material part of the consideration for this conveyance, Grantor and Grantee agree that Grantee is taking the Property (including any and all structures located on the property) "AS IS" with any and all latent and patent defects, and that there is no warranty by Grantor that the Property has a particular financial value or is fit for a particular purpose. Grantee acknowledges and stipulates that Grantee is not relying on any representation, statement, or other assertion with respect to the condition of the Property, but is relying on Grantee's examination of the Property. Grantee takes the Property with express understanding and stipulation that there are no express or implied warranties, except for the limited warranty of title set forth in this deed.

Grantor, for the Consideration and subject to the Reservations from Conveyance and Exceptions to Conveyance and Warranty, grants, gives, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's successors, and assigns forever. Grantor binds Grantor and Grantor's 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 claim the same or any part thereof when the claim is by, through or under Grantor, but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

Executed on the dates of the acknowledgments herein below taken, to be effective as of the date above.

**GRANTOR**

**FORT BEND COUNTY, TEXAS**  
a political subdivision of the state of Texas

By: \_\_\_\_\_  
KP George, County Judge

**Acknowledgement**

THE STATE OF TEXAS           §  
COUNTY OF FORT BEND       §

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2023, by KP George, County Judge of Fort Bend County, Texas, a political subdivision of the state of Texas, on behalf Fort Bend County, Texas.

\_\_\_\_\_  
Notary Public, State of Texas

Printed Name: \_\_\_\_\_

Commission Expires: \_\_\_\_\_

**ACCEPTED:**

**GRANTEE**

**FORT BEND GRAND PARKWAY TOLL ROAD AUTHORITY,**  
a local government corporation

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

**Acknowledgement**

THE STATE OF TEXAS           §  
COUNTY OF FORT BEND       §

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2023,  
by \_\_\_\_\_, \_\_\_\_\_ of Fort Bend Grand  
Parkway Toll Road Authority, a local government corporation, on behalf of said corporation.

\_\_\_\_\_  
Notary Public, State of Texas

Printed Name: \_\_\_\_\_

Commission Expires: \_\_\_\_\_

After Recording Please Return To:  
Fort Bend Grand Parkway Toll Road Authority  
c/o The Muller Law Group, PLLC  
16555 Southwest Freeway  
Suite 200  
Sugar Land, Texas 77479

# **EXHIBIT A**

(Metes & Bounds and Survey Follows Behind)

**0.376 ACRE (16,390 SQUARE FEET)**

Joseph A Kuykendall League, Abstract Number 49  
Fort Bend County, Texas

**DESCRIPTION** of a 16,390 square feet (0.376 acre) tract of land situated in the Joseph A. Kuykendall League, Abstract No. 49, Fort Bend County, Texas; said 0.376 acre tract being out of that certain 10.509 acre tract described in a General Warranty Deed to Fort Bend County, Texas and recorded in Volume 1626, Page 711 in the Deed Records of Fort Bend County, Texas (D.R.F.B.C.), said 16,390 square feet (0.376 acre) tract being more particularly described as follows (Bearing system for this survey is based on the Texas Coordinate System of 1983 (2011 adjustment), South Central Zone 4204):

**BEGINNING**, at a 1-inch iron pipe found on the west right of way line of Payne Lane, a 60 foot right of way public road, being the northeast corner of that certain 4.255 acre tract described in a Special Warranty Deed to Group 1 Realty, Inc recorded in File Number 2017001036, O.P.R.F.B.C., and the most northerly southeast corner of the said 10.509 acre tract;

**THENCE**, North 68 degrees, 17 minutes, 42 seconds, West, a distance of 5.25 feet along the north line of the said 4.255 acre tract, the most easterly south line of the said 10.509 acre tract and the south line of the herein described tract to a 1/2 inch iron rod with plastic cap stamped "Pacheco-Koch" set for the southwest corner of the herein described tract, said 1/2 inch iron rod being the point of beginning of a non-tangent curve to the left, from which the radius point bears North 73 degrees, 51 minutes, 32 seconds, West;

**THENCE**, northeasterly along said curve, having a central angle of 17 degrees, 09 minutes, 10 seconds, a radius of 975.00 feet, a chord bearing and distance of North 07 degrees, 33 minutes, 53 seconds, East, 290.80 feet, an arc distance of 291.89 feet to a point at the end of said curve, said point being the beginning of a reverse curve to the right;

**THENCE**, northeasterly along said curve, having a central angle of 02 degrees, 04 minutes, 36 seconds, a radius of 2138.19 feet, a chord bearing and distance of North 00 degrees, 01 minutes, 36 seconds, East, 77.50 feet, an arc distance of 77.50 feet to a 1/2 inch iron rod with plastic cap stamped "Pacheco Koch" set at the end of said curve, on the south line of that certain called 2.38 acre tract described in a Warranty Deed to Homer Mitchell and Betty Williams recorded in Volume 700, Page 740, D.R.F.B.C.;

**THENCE**, South 68 degrees, 46 minutes, 18 seconds, East, along the south line of the said 2.38 acre tract and the south line of that certain called 0.50 acre tract described in a deed to LaPierre Enterprises, L.L.C. recorded in County Clerk's File No. 2022009136, O.P.R.F.B.C. and the north line of the herein described tract, a distance of 107.29 feet to a 1/2 inch iron rod with plastic cap stamped "Pacheco Koch" on the west right of way line of Payne Lane for the northeast corner of the herein described tract, from which a fence corner post bears South 68 degrees, 46 minutes, West, a distance of 2.1 feet;

**THENCE**, South 22 degrees, 05 minutes, 13 seconds, West, along the west right of way line of Payne Lane a distance of 354.91 feet to the **POINT OF BEGINNING**;

**CONTAINING**: 16,390 square feet or 0.376 acres of land, more or less.

**0.376 ACRE (16,390 SQUARE FEET)**  
Joseph A Kuykendall League, Abstract Number 49  
Fort Bend County, Texas

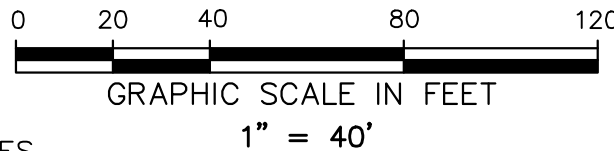
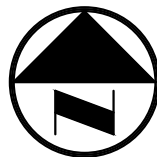
*(A survey plat of even survey date herewith accompanies this description.)*

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the tract described.



Mohammed Omar                      February 08, 2023  
Registered Professional Land Surveyor No. 5915  
Pacheco Koch Consulting Engineers, Inc.  
Pacheco Koch, LLC  
20329 State Highway 249  
Houston, Texas 77070-2750  
(281) 883-0103  
TX Reg. Engineering Firm F-469  
TX Reg. Surveying Firm LS-10193805

4865-21-017EX2.doc  
4865-21-017EX2.dwg TM



HOMER MITCHELL  
(VOL. 700, PG. 740 D.R.F.B.C.)

LAPIERRE ENTERPRISES  
L.L.C.  
(C.C.F. No. 2022009136  
O.P.R.F.B.C.)

$\Delta=2^{\circ}04'36''$   
 $R=2,138.19'$   
 $L=77.50'$   
 $T=38.76'$   
CB=N  $0^{\circ}01'36''$  E  
CD=77.50'

IRS

S  $68^{\circ}46'18''$  E 107.29'

IRS

FENCE CORNER  
POST BEARS  
S  $68^{\circ}46'$  E, 2.1'

0.367 ACRE  
(6,390 SF)

FORT BEND COUNTY  
(VOL. 1626, PG. 711 D.R.F.B.C.)

$\Delta=17^{\circ}09'10''$   
 $R=975.00'$   
 $L=291.89'$   
 $T=147.04'$   
CB=N  $7^{\circ}33'53''$  E  
CD=290.80'

PAYNE ROAD  
(60' RIGHT-OF-WAY)  
S  $22^{\circ}05'13''$  W 354.91'

GROUP 1 REALTY INC  
(C.C.F. No. 2017001036 O.P.R.F.B.C.)

IRS

POB

1 INCH IRON PIPE FOUND

N  $68^{\circ}17'42''$  W  
5.25'

The undersigned, Registered Professional Land  
Surveyor, hereby certify that this plat of  
survey accurately sets out the metes and  
bounds of the tract described.

Mohammed Omar. February 08, 2023  
Registered Professional Land Surveyor  
No. 5915  
mohammedomar@westwoodps.com  
www.westwoodps.com



**0.376 ACRE TRACT**

LOCATED IN THE JOSEPH A. KUYKENDALL  
LEAGUE, ABSTRACT A-49,  
FORT BEND COUNTY, TEXAS



**Pacheco Koch**  
a Westwood company

20329 STATE HIGHWAY 249  
SUITE 350  
HOUSTON, TX 77070  
281.883.0103

TX REG. ENGINEERING FIRM F-469  
TX REG. SURVEYING FIRM LS-10193805

DRAWN BY TM	CHECKED BY GW	SCALE 1"=40'	DATE 01/17/2023	JOB NUMBER 4865-21.017
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