

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: _____, 2024

Grantor: Fort Bend County, Texas,
a political subdivision of the state of Texas

Grantor's Mailing Address: c/o County Judge
401 Jackson Street
Richmond, Texas 77469 (Fort Bend County)

Grantee: City of Rosenberg, Texas,
a Texas home-rule municipality

Grantee's Mailing Address: 2110 4th Street
Rosenberg, TX 77471-0032 (Fort Bend County)

Consideration: Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged

Property (including any improvements): Being a 2.812 acre tract of land (122,471 square feet), more or less, located in the S.A. Stone Survey (B.B.B. & C. Railroad Company Survey Section No. 10), Abstract No. 392, City of Rosenberg, Fort Bend County, Texas, the same being a portion of a called 66.9852 acre tract of land conveyed to Fort Bend County, Texas by deed recorded under Vol. 2154, Page 2217 of the Official Public Records of Fort Bend County, Texas; said 2.812 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").

Reservations from and Exception to Conveyance and Warranty:

This conveyance is made and accepted subject to (1) any and all valid easements, outstanding mineral and/or royalty interest in the oil, gas, and other minerals, now outstanding or affecting the premises herein conveyed; (2) all matters on the ground that a true and correct

survey of the Property would reveal; and (3) all other matters now of record in the County Clerk's Office of Fort Bend County, Texas, but only to the extent they are still in force and effect.

AS A MATERIAL PART OF THE CONSIDERATION FOR THE CONVEYANCE OF THIS PROPERTY, GRANTOR AND GRANTEE AGREE THAT GRANTEE IS TAKING THE PROPERTY ON AN "AS IS", "WHERE IS" AND WITH ALL FAULTS BASIS. EXCEPT FOR THE LIMITED WARRANTY OF TITLE EXPRESSLY PROVIDED IN THIS SPECIAL WARRANTY DEED, GRANTOR HEREBY SPECIFICALLY NEGATES AND DISCLAIMS ANY REPRESENTATIONS, WARRANTIES OR GUARANTIES OF ANY KIND OR CHARACTER, WHETHER EXPRESS OR IMPLIED, ORAL OR WRITTEN, PAST, PRESENT, FUTURE, OR OTHERWISE, OF, AS TO, CONCERNING OR WITH RESPECT TO THE PROPERTY.

Grantor, for the Consideration and subject to the Reservations from Conveyance and Exceptions to Conveyance and Warranty, GRANTS, SELLS, 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.

{Execution Pages Follow}

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 _____, 2024,
by KP George, County Judge of Fort Bend County, Texas, a political subdivision of the state of
Texas, on behalf of Fort Bend County, Texas.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

AGREED TO AND ACCEPTED BY GRANTEE:

CITY OF ROSENBERG, TEXAS,
a Texas home-rule municipality

By: _____
John Maresh,
City Manager

ATTEST:

Daniel Swint,
City Secretary

After Recording Please Return To:
City Manager's Office
2110 4th Street
Rosenberg, Texas 77471

EXHIBIT "A"
KALUZA
INC

Consulting Engineers & Surveyors

Engineering Firm No. F-1339 | Surveying Firm No. 10010000

3014 Avenue I, Rosenberg, Texas 77471

(281) 341-0808 ■ FAX (281) 341-6333

December 18, 2023

Revised: January 11, 2024

Revised: January 27, 2024

Proposed Reserve "C"

A FIELD NOTE DESCRIPTION of 2.812 acres of Land (122,471 square feet) to be known as Reserve "C" of Fort Bend County Public Complex (proposed; plat submittal to the City of Rosenberg in progress) being a portion of the Fort Bend County original call 66.9852 acre tract (Volume 2154, Page 2217; Official Records of Fort Bend County, Texas) being in the S.A. Stone Survey (B.B.B. & C. Railroad Company Survey Section No. 10), Abstract No. 392, City of Rosenberg, Fort Bend County, Texas. The bearing basis for this description is referenced to the Texas Coordinates System of 1983 (South Central Zone) and was determined by Global Positioning System methods.

FOR CONNECTION, begin at a two-and-one-half inch inside diameter iron pipe found for the South corner of said original call 66.9852 acre tract and for the East corner of the Steve Wleczyk call 121.55 acre tract (Tract No. 4) out of the Partition of the Katy Wleczyk call 463.97 acre tract (Case No. 46-CPR-003208 – Volume 13, Pages 326-335; Probate Minutes of Fort Bend County, Texas) in the Northwesterly line of Restricted Reserve "B" of Fairpark Village Section 5 subdivision (Fort Bend County Plat No. 20130272); Said corner being the South corner of the Fort Bend County Texas Public Facility Corporation 30.703 acre tract (Fort Bend County Clerk's File No. 2023121222); **THENCE**; North 42 degrees, 18 minutes, 46 seconds East, at 114.34 feet pass a one-inch inside diameter iron pipe found for the North corner of said Fairpark Village Section 5 subdivision, at 1516.99 feet pass a point in the center of Stella Road as occupied on the ground (width varies; no dedication information available), at 1576.99 feet pass a 5/8 inch diameter iron rod with plastic cap (labelled "1943 4349 5829", typical) set for reference in the Easterly line of a 120-foot wide tract of Land to be dedicated for road right-of-way for Stella Road, in all 1935.26 feet along the Southeasterly line of said original call 66.9852 acre tract to a 5/8 inch diameter iron rod found for the South corner of a call 1.85 acre tract (Fort Bend County Clerk's File No. 9829704) in the Northwesterly line of West Fairgrounds Road (no dedication information available) and in the Northwesterly line of the Fort Bend County original call 81.20 acre Fairgrounds tract (Volume 518, Page 14; Deed Records of Fort Bend County, Texas); **THENCE**; North 51 degrees, 2 minutes, 6 seconds West – 285.70 feet crossing into said original call 66.9852 acre tract along the Southwesterly line of said call 1.85 acre tract to a 5/8 inch diameter iron rod with plastic cap set for the East corner of and **PLACE OF BEGINNING** for this 2.812 acre tract of Land;

THENCE; South 42 degrees, 18 minutes, 46 seconds West – 355.89 feet to a 5/8 inch diameter iron rod with plastic cap set for the South corner of this tract;

THENCE; Northwesterly, along the Easterly and then Northerly line of said 120-foot wide tract of Land to be dedicated for road right-of-way along a non-tangent curve to the left, the radius point bears South 31 degrees, 45 minutes, 37 seconds West, with the following courses and distances:

Radius: 900.00 feet
Delta: 17 degrees, 21 minutes, 13 seconds
Length: 272.59 feet
Tangent: 137.35 feet
Chord: North 66 degrees, 55 minutes, 0 seconds West – 271.55 feet to a mag nail set in top of an eighteen-inch inside diameter corrugated plastic driveway pipe for the most Westerly corner of this tract;

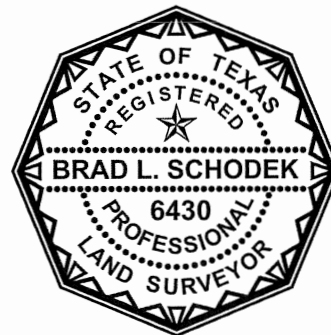
THENCE; North 13 degrees, 42 minutes, 27 seconds East – 132.87 feet to a 5/8 inch diameter iron rod with plastic cap set for angle point corner of this tract;

THENCE; North 42 degrees, 18 minutes, 46 seconds East – 309.95 feet to an "X" set in concrete pavement for the North corner of this tract; Said corner bears South 51 degrees, 2 minutes, 6 seconds East – 94.61 feet from a three-quarter inch diameter iron rod found for the West corner of said call 1.85 acre tract;

THENCE; South 51 degrees, 2 minutes, 6 seconds East – 320.56 feet along the Southwesterly line of said call 1.85 acre tract to the **PLACE OF BEGINNING** and containing 2.812 acres of Land.

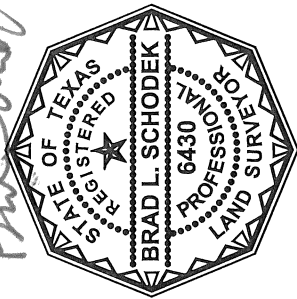
Brad Schodek

Brad L. Schodek, R.P.L.S. No. 6430



This description prepared in conjunction with
survey exhibit by this office of even date

PREPARED BY:
KALUZA, INC.
CONSULTING ENGINEERS
AND SURVEYORS
TEXAS LICENSED SURVEYING
FIRM NO. 10010000
3014 AVENUE I
ROSENBERG, TEXAS 77471
(281) 341-0808
BSCHODEK@KALUZAINC.COM
JANUARY 11, 2024
REVISED: JANUARY 27, 2024



S.A. STONE SURVEY
(B.B.B. & C. RAILROAD COMPANY
SURVEY SECTION No. 10)
ABSTRACT No. 392

LEGEND:
VOL. - VOLUME
PG. - PAGE
O.R. - OFFICIAL PUBLIC RECORDS
F.B.C.C.F. - FORT BEND COUNTY
CLERK'S FILE
R.O.W. - RIGHT-OF-WAY
P.E.P. - CORRUGATED PLASTIC PIPE
NOTE: ALL 5/8" IRON RODS
SET BY THIS OFFICE WITH PLASTIC
CAPS LABELLED "1943 4349 5829",
TYPICAL

NOTES:
1) PREPARED WITHOUT BENEFIT
OF CURRENT TITLE REPORT.
2) ALL BEARINGS AND COORDINATES
REFERENCED TO THE TEXAS COORDINATES
SYSTEM OF 1983 (SOUTH CENTRAL ZONE).
ALL COORDINATES LISTED ARE GRID AND
CAN BE BROUGHT TO SURFACE BY
APPLYING A COMBINED PROJECT SCALE
FACTOR= 0.99986826396.



R=900.00'
Δ=17°21'13"
L=272.59'
T=137.35'
CHORD=N 66°55'00" W
271.55'

LINE	DISTANCE	BEARING
L1	130.02'	N 47°41'14" W
L2	100.00'	S 47°41'14" E

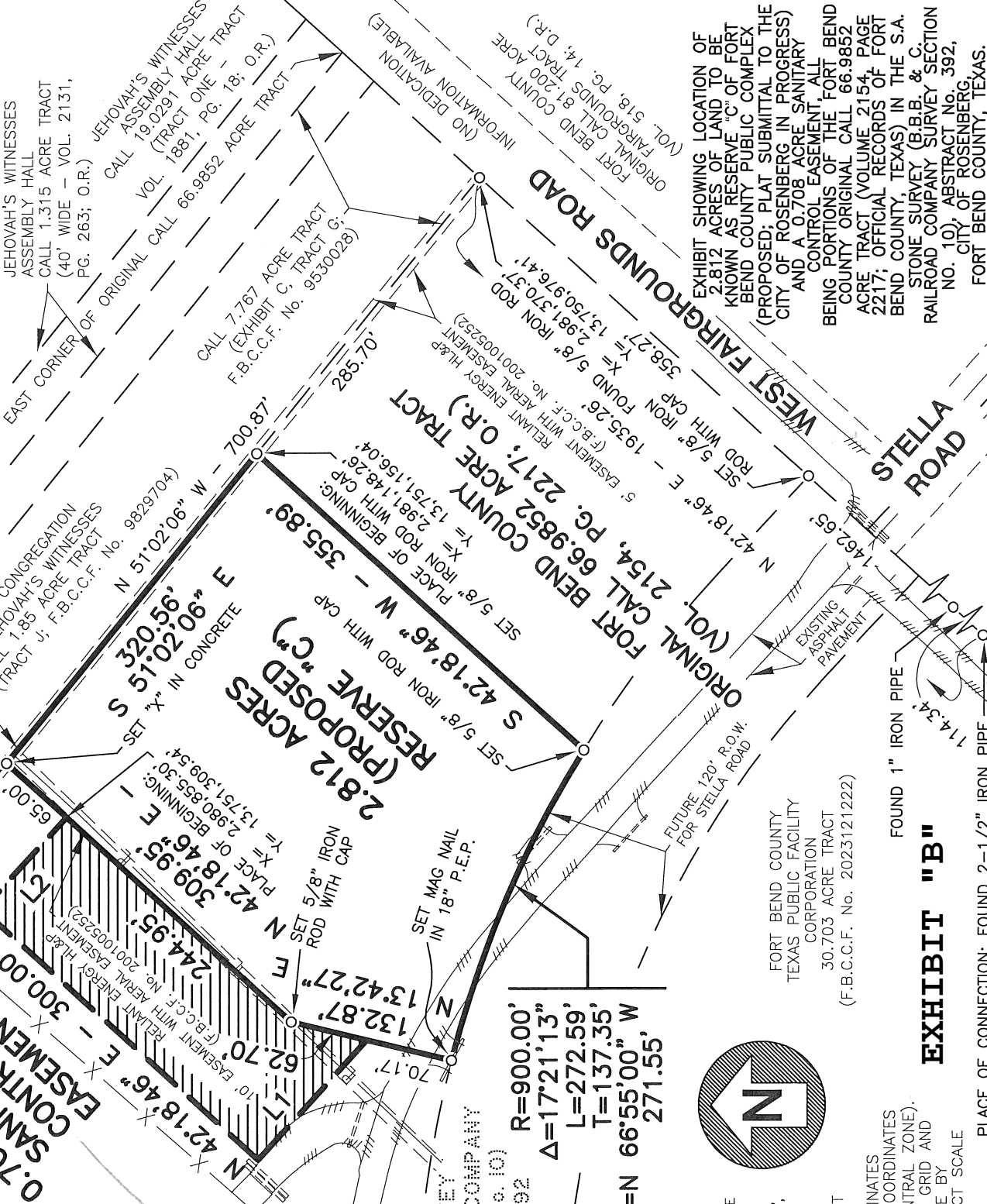


EXHIBIT SHOWING LOCATION OF
2.812 ACRES OF LAND TO BE
KNOWN AS RESERVE "C" OF FORT
BEND COUNTY PUBLIC COMPLEX
(PROPOSED; PLAT SUBMITTAL TO THE
CITY OF ROSENBERG IN PROGRESS)
AND A 0.708 ACRE SANITARY
CONTROL EASEMENT, ALL
BEING PORTIONS OF THE FORT BEND
COUNTY ORIGINAL CALL 66.9852
ACRE TRACT (VOLUME 2154, PAGE
2217; OFFICIAL RECORDS OF FORT
BEND COUNTY, TEXAS) IN THE S.A.
RAILROAD COMPANY SURVEY SECTION
NO. 10; ABSTRACT No. 392,
CITY OF ROSENBERG,
FORT BEND COUNTY, TEXAS.

EXHIBIT "B"

PLACE OF CONNECTION: FOUND 2-1/2" IRON PIPE