

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.



DEED

TxDOT ROW CSJ: CSJ 1258-03-052

TxDOT Parcel ID:

Grantor(s), whether one or more:

Fort Bend County, Texas,
a political subdivision of the state of Texas,
acting by and through the Fort Bend County Commissioners Court

Grantor's Mailing Address (including county):

c/o Fort Bend County Judge
401 Jackson Street
Richmond, TX 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):

c/o of Texas Department of Transportation
125 E. 11th Street
Austin, Texas 78701

Consideration:

The sum of Ten and no/100 Dollars (\$10.00) 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, and 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

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 any way 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 claim the same or any part thereof, 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 date(s) of acknowledgment indicated below.

GRANTOR:

FORT BEND COUNTY, TEXAS

KP George,
County Judge

Acknowledgment

State of Texas
County of Fort Bend

This instrument was acknowledged before me on _____, 2024 by KP George, County Judge of Fort Bend County, Texas, a political subdivision of the state of Texas, on behalf of said County. The acknowledging person personally appeared by:

☐ physically appearing before me.

☐ appearing by an interactive two-way audio and video communication that meets the requirements for online notarization under Texas Government Code, Chapter 406, Subchapter C.

Notary Public's Signature

AFTER RECORDING, RETURN TO:

The State of Texas
c/o Texas Department of Transportation
125 E. 11th Street
Austin, Texas 78701

EXHIBIT A

(Metes and Bounds and Survey Follow Behind)

FIELD NOTES FOR 0.2575 OF ONE ACRE OR 11,217 SQUARE FEET OF LAND BEING OUT OF BLOCK 1, RESTRICTED RESERVE "A", FORT BEND COUNTY WESTPARK PARK AND RIDE, AS RECORDED IN PLAT NUMBER 20140036 OF THE FORT BEND COUNTY PLAT RECORDS (F.B.C.P.R.) AND ALSO BEING OUT OF A TRACT OF LAND DESCRIBED IN DEED TO COUNTY OF FORT BEND, TEXAS RECORDED IN FILE NO. 9276666 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS (O.P.R.F.B.C., TX) LOCATED IN THE H. D. BROWN SURVEY, ABSTRACT NO. 406, FORT BEND COUNTY, TEXAS: (Bearings are referenced to the Texas Coordinate System of 1983, South Central Zone (NAD 83)):

COMMENCING at the southeast corner of a certain tract of land conveyed to Centerpoint Energy, Inc. by deed recorded under Volume 739, Page 751 of the Fort Bend County Deed Records (F.B.C.D.R.), said corner also being in the northerly right-of-way line of Farm to Market (F.M.) 1093, 100.0 feet wide, recorded under Volume 175, Page 211 of the F.B.C.D.R., from which a found 1/2-inch iron pipe bears North 53°29' West, 0.4 feet;

THENCE South 83°03'35" West, along the north right-of-way line of said F.M. 1093 and the south line of said Centerpoint Energy, Inc. tract, a distance of 375.51 feet to a 5/8-inch iron rod found for the **POINT OF BEGINNING**, the southwest corner of said Centerpoint Energy, Inc. tract and the southeast corner of said Block 1, said County of Fort Bend, Texas tract and the herein described tract;

THENCE South 83°03'35" West, continuing along the north right-of-way line of said F.M. 1093 and the south line of said Block 1 and said County of Fort Bend, Texas tract, a distance of 702.30 feet to a 3/8-inch iron rod with cap stamped "Landtech" found for the southeast corner of a certain tract of land conveyed to Bonaventure Retail II, LLC, recorded in File No. 201505470 of the O.P.R.F.B.C., TX and the southwest corner of said Block 1, said County of Fort Bend, Texas tract and the herein described tract;

THENCE North 06°56'25" West, along the east line of said Bonaventure Retail II, LLC tract and the west line of said Block 1 and said County of Fort Bend, Texas tract, a distance of 16.00 feet to a 3/8-inch iron rod with cap stamped "Landtech" set for the northwest corner of the herein described tract;

THENCE North 83°03'35" East, parallel to and 16.00 feet north of the north right-of-way line of said F.M. 1093 and the south line of said Block 1 and said County of Fort Bend, Texas tract, a distance of 699.84 feet to a 5/8-inch iron rod with cap stamped "Landtech" found in the west line of said Centerpoint Energy, Inc. tract and the east line of said Block 1 and said County of Fort Bend, Texas tract for the northeast corner of the herein described tract;

THENCE South 15°40'12" East, along the west line of said Centerpoint Energy, Inc. tract and the east line of said Block 1 and said County of Fort Bend, Texas tract, a distance of 16.19 feet to the POINT OF BEGINNING and containing 0.2575 of one acre or 11,217 square feet of land.

Paul P. Kwan 6/1/2022
Paul P. Kwan
Texas Registered Professional Land Surveyor No. 4313, TBPLS Firm No. 10019100
This metes and bounds description is accompanied by a separate plat.
Landtech, Inc. - 2525 North Loop West, Suite 300, Houston, TX 77008
Phone: 713-861-7068
S:\2022\2220075\DCRP\0.2575AC STRIP.DOC
Project 2220075.00 - Drawing No. 1936-C-



H. D. BROWN SURVEY, A - 406

UNITED STATES OF AMERICA
VOL. 225, PG. 28, F.B.C.D.R.

FND. 5/8" IR W/ CAP STAMPED "RPL'S 4729"
FND. 1/2" IR BEARS S 03°57' W, 0.8'

CUESMART, L.P.
FILE NO. 2013153425
O.P.R.F.B.C., TX

FND. 3/8" IR

COUNTY OF FORT BEND, TEXAS
FILE NO. 9276866
O.P.R.F.B.C., TX

BLOCK 1
RESTRICTED RESERVE "A"
FORT BEND COUNTY WESTPARK PARK
AND RIDE
PLAT NUMBER 20140036
FORT BEND COUNTY PLAT RECORDS

BONAVENTURE RETAIL II, LLC
FILE NO. 2015054570
O.P.R.F.B.C., TX

0.2575 AC.
11,217 SQ. FT.

FND. 3/8" IR W/ CAP
STAMPED "LANDTECH"

S 83°03'35"W
308.47'

FND. 3/8" IR W/ CAP
STAMPED "LANDTECH"

FARM TO MARKET (F.M.) 1093
100' WIDE PER VOL. 175, PG. 211,
F.B.C.D.R.

PROPOSED DEDICATION TO TxDOT FOR
RIGHT-OF-WAY PURPOSE.

N 83°03'35"E 699.84'

S 83°03'35"W 702.30'

FND. 3/8" IR W/ CAP STAMPED "LANDTECH"
FND. 1" IP BEARS N 34°33' W, 0.5"
FND. 5/8" IR BEARS S 87°20' W, 0.5"

180' WIDE EASEMENT
VOL. 437 PG. 116
F.B.C.D.R.
RELEASE OF PG. 466
VOL. 420 PG. 356
VOL. 1927 PG. 356
F.B.C.D.R.

CENTERPOINT ENERGY, INC.
VOL. 739 PG. 571
F.B.C.D.R.

HOUGHTON RD.
50' WIDE R.O.W VOL. 169, PG. 64
F.B.C.D.R.

POB
FND. 5/8" IR W/ CAP
STAMPED "LANDTECH"

FND. 5/8" IR

POC
FND. 1/2" IP
BEARS

N53°28' W, 0.4'

S 83°03'35"W 375.51'

LEGEND
F.B.C.D.R.
O SET
FND.
IP
IR
PG.
VOL.
SQ. FT.
AC.
O.P.R.F.B.C., TX
FORT BEND COUNTY
DEED RECORDS
SET 3/8" IR W/ CAP
STAMPED "LANDTECH"
FOUND
IRON PIPE
IRON ROD
PAGE
VOLUME
SQUARE FEET
ACRE
OFFICIAL PUBLIC RECORDS OF
FORT BEND COUNTY, TEXAS



NOTES:
BEARINGS ARE REFERENCED TO THE TEXAS
COORDINATE SYSTEM OF 1983, SOUTH
CENTRAL ZONE (NAD 83)

LINE TABLE	
L1 =	N 09°56'25" W 16.00'
L2 =	S 15°40'12" E 18.19'



Paul Kwan
6/1/2022

LANDTECH

2525 North Loop West, Suite 300,
Houston, Texas 77008
T: 713-861-7068
F: 713-861-4131
TBPELS Registration No. 10019100

DATE: JUNE 1, 2022
SCALE: 1" = 80'
DRAWING No.:
JOB No.: 2220075
SHEET No.: 1 OF 1

SURVEY FOR 0.2575 OF ONE ACRE OR 11,217 SQUARE FEET OF LAND BEING OUT OF BLOCK 1, RESTRICTED RESERVE "A", FORT BEND COUNTY WESTPARK PARK AND RIDE, AS RECORDED IN PLAT NUMBER 20140036 OF THE FORT BEND COUNTY PLAT RECORDS (F.B.C.P.R.) AND ALSO BEING OUT OF A TRACT OF LAND DESCRIBED IN DEED TO COUNTY OF FORT BEND, TEXAS RECORDED IN FILE NO. 9276866 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS (O.P.R.F.B.C., TX) LOCATED IN THE H. D. BROWN SURVEY, ABSTRACT NO. 406, FORT BEND COUNTY, TEXAS.