

West Sycamore, Seg. 1  
Parcel R214858\_03

**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.**

**GENERAL WARRANTY RIGHT-OF-WAY DEED**

**Date:** Feb-4, 2025

**Grantors:** TEAL RUN, LTD.,  
a Texas limited partnership

TEAL RUN NO 2, LTD.,  
a Texas limited partnership

**Grantors' Mailing Address:**

c/o Robert M. Davant  
1204 S. Austin Street  
Brenham, TX 77933-4500

**Grantee:** FORT BEND COUNTY, TEXAS  
a political subdivision of the State of Texas

**Grantee's Mailing Address:**

c/o County Auditor  
301 Jackson Street  
Richmond, Texas 77469

**Consideration:** Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration.

**Property (including any improvements):** Being 0.0877 of one acre (3,820 s.f.) parcel of land situated in the Moses Shipman Survey, Abstract No. 86, Fort Bend County, Texas, and being out of a tract of land conveyed to Teal Run, Ltd., Teal Run No. 2 Ltd., by deed recorded under Clerk's File No. 8711964 of the Official Public Records of Fort Bend County, Texas; said 0.0877 of one acre parcel of land being more particularly described by metes and bounds attached hereto as Exhibit "A" and incorporated by reference for all intents and purposes (the "Property").

**Reservations from Conveyance:** None.

**Exceptions to Conveyance:** 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 Property herein conveyed, 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.

The purpose of this conveyance is to convey to Fort Bend County, Texas, a portion of the right-of-way for West Sycamore (the "roadway facility") as provided in the attached Exhibit "A" for public use and enjoyment as and for a public street or road, together with the electrical power and telecommunications, gas, water, sanitary, and storm sewer lines constructed thereunder (if any), and is executed by Grantor and accepted by Grantee subject to the terms, conditions, and provisions hereof.

Grantors represent that the Affidavit attached hereto as Exhibit "B" and incorporated herein by reference is true and correct and acknowledge that County, for the purposes of this conveyance, is relying on the truthfulness of the statements made in said Affidavit, which are made to induce the County to accept the conveyance of the Property.

Grantors hereby acknowledge that the Property herein conveyed shall become a part of a roadway facility and that Grantors' use of and access to the roadway facility shall be and forever remain subject to the same regulation by legally constituted authority as applies to the public's use thereof, and Grantors further acknowledge that the design and operation of such roadway facility may require that rights of ingress and egress and the right of direct access to and from Grantors' remaining property (if any) to said roadway facility shall hereafter be permitted from the remainder of Grantors' property. Grantors further acknowledge that such access shall be subject to such regulation as is determined by Fort Bend County, Texas, or the applicable municipality, if any, to be necessary in the interest of public safety and in compliance with approved engineering principles and practices and subject to compliance with any applicable state, local municipal, or county zoning, platting, and/or permit requirements.

Grantors, for the Consideration and subject to the Reservations from Conveyance and Exceptions to Conveyance and Warranty, GRANT, SELL, and CONVEY 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. Grantors bind Grantors and Grantors' 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 and Exceptions to Conveyance.

If current ad valorem taxes on the Property have not been prorated at the time of closing, Grantors and Grantee shall be responsible for payment of its respective share thereof based on period of ownership. Grantee, as a governmental entity, shall be responsible for applying and perfecting any exemption for which it is entitled relating to period of ownership.

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

**{The Remainder of this Page has been Intentionally Left Blank}**

**{Execution Page Follows}**

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

**GRANTORS**

**TEAL RUN, LTD.**

a Texas limited partnership

By: Robert M. Davant  
Robert M. Davant,  
the sole general partner

**TEAL RUN NO. 2, LTD.**

By: Robert M. Davant  
Robert M. Davant,  
the sole general partner

By: Robert M. Davant  
Robert M. Davant,  
individually

**Acknowledgement**

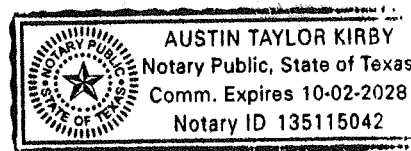
THE STATE OF TEXAS §

COUNTY OF Washington §

This instrument was acknowledged before me on the 4 day of Feb, 2025, by Robert M. Davant, individually and as the sole general partner of Teal Run, Ltd., and Teal Run No. 2, Ltd., each Texas limited partnership, on behalf of said limited partnerships.

Austin Kirby  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

After Recording Please Return To:  
Fort Bend County Engineering Dept.  
301 Jackson St., 4<sup>th</sup> Floor  
Richmond, Texas 77469



# **EXHIBIT A**

(Metes and Bounds and Follow Behind)

EXHIBIT A

Being a 0.0877 of one acre (3,820 square feet) parcel of land, situated in the Moses Shipman Survey, Abstract No. 86, Fort Bend County, Texas, and being out of a tract of land conveyed to Teal Run LTD and Teal Run #2 LTD (Teal Run Tract) by virtue of deed recorded in Fort Bend County Clerk's File (F.B.C.C.F.) No. 8711964 of the Official Public Records of Fort Bend County (O.P.R.F.B.C.). Said 0.0877 of one acre parcel of land being more fully described by metes and bounds as follows: (Bearing Basis being the Texas Coordinate System, South Central Zone No. 4204, NAD 83. The coordinates shown hereon are surface coordinates and may be reduced to the grid by dividing by the TxDOT Surface Adjustment Factor of 1.00013 for Fort Bend County. All distances are surface distances in U.S. Survey Feet):

**COMMENCING** at a 5/8-inch iron rod (**N=13,757,406.61, E=3,088,252.19**) found for the point of tangency of a tangent curve to the right having a radius of 25.00 feet, a central angle of 89° 31' 32", a chord bearing of South 42° 07' 08", a chord distance of 35.21 feet and an arc length of 39.06 feet, situated in the Southerly line of existing Rabb Road (width varies per Slide No. 1594A of the Fort Bend County Plat Records (F.B.C.P.R.), File No. 2017139482, O.P.R.F.B.C., File No. 20040144, F.B.C.P.R., and Slide No. 2098B), and the Northerly line of Lot 5, Block 2, of Teal Run Section 5 as recorded in Slide 1594A of the Fort Bend County Plat Records in the O.P.R.F.B.C. (from which the northwest corner of Lot 6 bears North 83° 38' 46" East a distance of 5.22 feet);

**THENCE**, North 83° 38' 46" East, with the Southerly right-of-way line of said Rabb Road, and the Northerly Line of said Teal Run Section 5, 265.76 feet to an angle point;

**THENCE**, North 86° 52' 54" East, continuing along the Southerly right-of-way line of said Rabb Road, and the Northerly line of said Teal Run Section 5, a distance of 238.10 feet to a point situated in the arc of a non-tangent curve to the right, said point being the Northeast corner of said Teal Run Section 5, situated in the Westerly line of that certain tract of land conveyed to Fort Bend County M.U.D. No. 23 for by virtue of deed recorded in F.B.C.C.F. NO. 2009065434 of the O.P.R.F.B.C.;

**THENCE**, with the arc of said non-tangent curve to the right, with the Westerly line of said Fort Bend County M.U.D. No. 23 tract, and having a radius of 365.00 feet, a central angle of 02° 24' 51", an arc length of 15.38 feet, and a chord that bears North 41° 54' 15" West, a distance of 15.38 feet to an angle point in the Southerly right-of-way line of said Rabb Road, and the Northwest corner of said Fort Bend County M.U.D. No. 23 tract;

**THENCE**, North 86° 52' 54" East, with the Northerly line of said Fort Bend County M.U.D. No. 23 tract and the Southerly right-of-way line of said Rabb Road, 187.01 feet to a point for the Northwest corner of said Teal Run Tract, being the northeast corner of that certain tract of land conveyed to Fort Bend County M.U.D. No. 23(Tract II) by virtue of deed recorded under F.B.C.C.F. No. 2009064434 of the O.P.R.F.B.C. Texas and the **POINT OF BEGINNING (N=13,757,470.59, E=3,088,930.53)**, said point being the Northwest corner of the herein described parcel;

EXHIBIT A

- 1) **THENCE**, North 86° 52' 54" East, with the Southerly right-of-way line of said Rabb Road, with the Northerly line of said Teal Run Tract, and the Northerly line of the herein described parcel, a distance of 100.52 feet to a point for the Northwest corner of that certain tract of land conveyed to Fort Bend County M.U.D No 23 by virtue of deed recorded under F.B.C.C.F. No. 9017573 of the O.P.R.F.B.C. Texas and being the Northeast corner of the herein described parcel;
- 2) **THENCE**, South 52° 04' 29" East, with the Westerly line of said Fort Bend County M.U.D. No. 23 Tract and the Easterly line of the herein described parcel, 57.87 feet to a 3/8-inch iron rod with cap stamped "LANDTECH" set for the Southeast corner of the herein described parcel;
- 3) **THENCE**, South 86° 52' 54" West, over and across said Teal Run Tract and with the Southerly line of the herein described parcel, 100.52 feet to a 3/8-inch iron rod with cap stamped "LANDTECH" set in the common line between said Fort Bend County M.U.D. No. 23 Tract II and said Teal Run Tract, said iron rod with cap being the Southwest corner of the herein described parcel;
- 4) **THENCE**, North 52° 04' 29" West, with the common line between said Teal Run Tract and said Fort Bend County M.U.D. Tract II and the Westerly line of the herein described parcel, 57.87 feet to the **POINT OF BEGINNING** and containing 0.0877 of one acre (3,820 square feet) parcel of land.

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



Jacob J. Lupher

APR. 09, 2024

Registered Professional Land Surveyor  
Texas Registration No. 6606  
2525 North Loop West, Suite 300  
Houston, Texas 77008  
Landtech, Inc. (713) 861-7068  
TBPELS Firm No. 10019100  
Landtech Project No. 20-2-0180

# M. SHIPMAN SURVEY A-86

TEAL RUN LTD & TEAL RUN LTD #2  
RESIDUE OF CALLED 961.03 ACRES  
F.B.C.C.F.NO. 8711964 O.P.R.F.B.C.

**RABB ROAD**  
(ROW WIDTH VARIES)  
PER SLIDE 1594A, F.B.C.P.R., F.B.C.C.F. NO. 2017139482,  
O.P.R.F.B.C.,  
FILE NO. 20040144, F.B.C.P.R., SLIDE NO. 2098B, F.B.C.P.R.

P.O.B.  
PARCEL 3  
(R214858)  
N=13,757,470.59  
E=3,088,930.53

**PARENT TRACT INSET**  
PARCEL NO. 3 (214858)  
SCALE N.T.S.

TEAL RUN SECTION 5  
A SUBDIVISION OF 23.280 AC IN  
THE MOSES SHIPMAN SURVEY,  
A-86  
(SLIDE 1594A)

P.O.C.  
PARCEL 3  
(R214858)  
FND. 5/8" IR  
N=13,757,406.61  
E=3,088,252.19

TEAL RUN LTD & TEAL RUN LTD #2  
RESIDUE OF CALLED 961.03 ACRES  
F.B.C.C.F.NO. 8711964 O.P.R.F.B.C.

FORT BEND  
MUNICIPAL UTILITY  
DISTRICT NO. 23  
WATER PLANT SITE  
CALLED 3.303  
ACRES  
F.B.C.C. NO.  
9017573  
O.P.R.F.B.C.

BENCHMARK: TXDOT MONUMENT H-120 BEING  
A 5/8-INCH IRON ROD WITH ALUMINUM CAP  
LOCATED NEAR THE WEST R.O.W. LINE OF  
FM 521 LYING APPROXIMATELY 0.04 MILE  
SOUTH OF THE CENTERLINE OF W. SYCAMORE  
RD. AND 0.15 MILE NORTH OF THE CENTERLINE  
OF RENFROW-BURFORD ROAD. ELEVATION  
CALLED 70.74', NAVD 1988.

LINE TABLE

LINE	BEARING	LENGTH
L1	N 83°38'46" E	265.76'
L2	N 86°52'54" E	238.10'
L3	N 86°52'54" E	187.01'

CURVE DATA

CURVE	Δ	RADIUS	LENGTH	CHORD
C1	02°24'51"	365.00'	15.38'	N 41°54'15"W 15.38'

## SYMBOL/LEGEND

●	SET 3/8" I.R. W/ CAP STAMPED "LANDTECH"
○	FND. I.R. AS NOTED
—	EXISTING ROW
—	BASELINE
—	PROPOSED ROW
—	PROPERTY LINE
P.O.C.	POINT OF COMMENCE
P.O.B.	POINT OF BEGINNING
FND.	FOUND
I.R.	IRON ROD
SUBD.	SUBDIVISION
O.P.R.F.B.C.	OFFICIAL PUBLIC RECORDS FORT BEND COUNTY
F.B.C.D.R.	FORT BEND COUNTY DEED RECORDS
F.B.C.P.R.	FORT BEND COUNTY PLAT RECORDS
PG.	PAGE
ROW	RIGHT-OF-WAY
VOL.	VOLUME
SQ. FT.	SQUARE FEET
AC	ACRES



JACOB J. LUPHER

REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6606

APRIL 9, 2024

NO.	REVISIONS	DATE	NAME
1		11	

## NOTES:

- BEARING ORIENTATION IS BASED UPON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE NO. 4204, NORTH AMERICAN DATUM OF 1983 (1993 ADJ.).
- ALL COORDINATES AND DISTANCES ARE SURFACE VALUES IN US SURVEY FEET AND MAY BE REDUCED TO GRID VALUES BY DIVIDING BY THE COMBINED TXDOT SCALE FACTOR FOR FORT BEND COUNTY (1.00013).
- ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1988 BASED UPON THE PUBLISHED ELEVATION OF TXDOT MONUMENT H-120 AND ESTABLISHED USING DIGITAL LEVELING.
- EXISTING RIGHT-OF-WAY AND TOPOGRAPHY SHOWN HEREON WAS SURVEYED ON THE GROUND BETWEEN NOVEMBER 2020 AND MARCH 2021.
- BY GRAPHIC REPRESENTATION ONLY, THE PROJECT LIMITS FOR RABB ROAD APPEAR TO LIE WITHIN UNSHADED ZONE "X" AS INDICATED ON FEMA FIRM MAP NUMBER 48157C0315L DATED EFFECTIVE 02 APRIL, 2014.
- THIS SURVEY WAS GENERATED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT/COMMITMENT. ALL ENCUMBRANCES MAY NOT BE SHOWN.

AREA TABLE

EXISTING ACRES	TAKING AC./S.F.	REMAINING AC./S.F.
2.507 109,205	0.0877 3,820	2.4193 105,385

AREA WITHIN EXISTING R.O.W.	PROPOSED ADDITIONAL R.O.W.
N/A	N/A



301 JACKSON STREET  
RICHMOND, TX 77469

**LANDTECH**

2525 North Loop West, Suite 300,  
Houston, Texas 77008  
T: 713-861-7068  
F: 713-861-4131

PARCEL PLOT  
SHOWING  
PARCEL 3  
(R148820)  
RABB ROAD

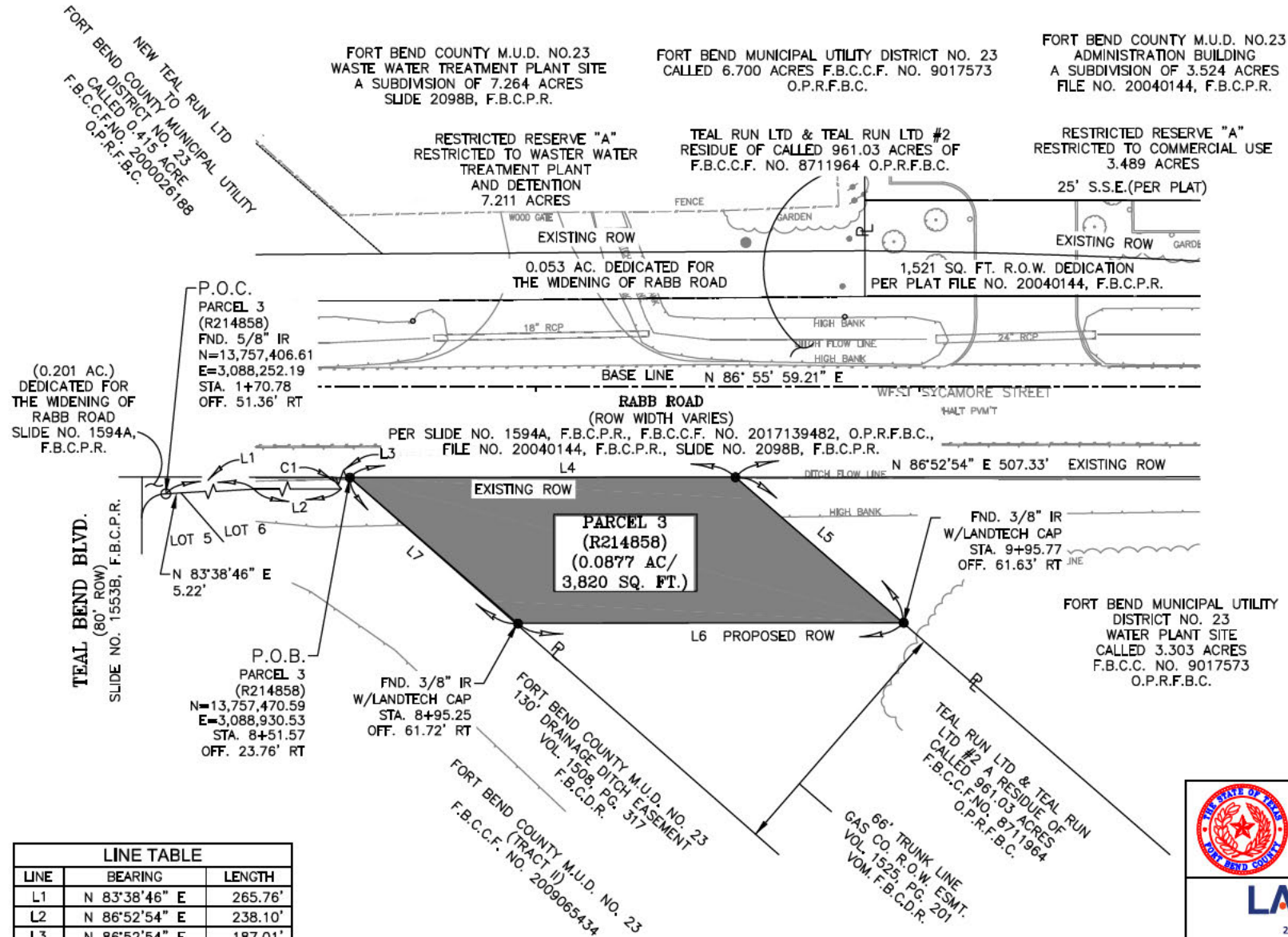
PAVING AND DRAINAGE TEAL BEND BLVD.  
TO EAGLEWOOD TRAIL  
PAGE 3 OF 4 SCALE N.T.S.



# M. SHIPMAN SURVEY A-86



0 20 40  
SCALE: 1"=40' (11 x 8.5)



LINE TABLE		
LINE	BEARING	LENGTH
L1	N 83°38'46" E	265.76'
L2	N 86°52'54" E	238.10'
L3	N 86°52'54" E	187.01'
L4	N 86°52'54" E	100.52'
L5	S 52°04'29" E	57.87'
L6	S 86°52'54" W	100.52'
L7	N 52°04'29" W	57.87'

CURVE DATA				
CURVE	Δ	RADIUS	LENGTH	CHORD
C1	02°24'51"	365.00'	15.38'	N 41°54'15" W 15.38'



301 JACKSON STREET  
RICHMOND, TX 77469

**LANDTECH**

2525 North Loop West, Suite 300,  
Houston, Texas 77008  
T: 713-861-7068  
F: 713-861-4131

TBPELS Registration No. 10019100

PARCEL PLOT  
SHOWING  
PARCEL 3

W. SYCAMORE ROAD SEG. 1  
PAVING AND DRAINAGE TEAL BEND BLVD.  
TO EAGLEWOOD TRAIL

# **EXHIBIT B**

(Affidavit of Robert M. Davant Follows Behind)

**AFFIDAVIT OF ROBERT M. DAVANT**

STATE OF TEXAS                   §  
  §  
COUNTY OF FORT BEND       §

BEFORE ME, the undersigned notary, personally appeared Robert M. Davant, who, on his oath, deposed and said as follows:

“My name is Robert M. Davant. I am at least 18 years old, of sound mind, competent to make this Affidavit, and personally acquainted with the facts herein stated, which are true.

I was a general partner of Teal Run, Ltd., a Texas limited partnership, and Teal Run No. 2, a Texas limited partnership.

Teal Run, Ltd. was formed on or about October 15, 1971 and was involuntarily terminated on August 23, 2006. At the time of its involuntary termination, I, Robert M. Davant, was the sole general partner of Teal Run, Ltd.

Teal Run No. 2, Ltd. was formed on or about May 22, 1972 and was involuntarily terminated on August 23, 2006. At the time of its involuntary termination, I, Robert M. Davant, was the sole general partner of Teal Run No. 2, Ltd.

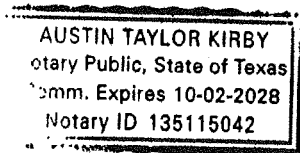
No other general partner was involved in the operation of Teal Run, Ltd. and Teal Run No. 2, Ltd. at the time of its involuntary termination.

One of the assets jointly owned by Teal Run, Ltd. and Teal Run No. 2, Ltd. is that certain tract of land situated in the Moses Shipman Survey, Abstract No. 86, Fort Bend County, Texas, and in the Elijah Roark Survey, Abstract No. 77, Fort Bend County, Texas, which was conveyed to Teal Run, Ltd. and Teal Run No. 2, Ltd by deed recorded under Clerk’s File No. 8711964 of the Official Public Records of Fort Bend County, Texas.

I, Robert M. Davant, as the sole general partner and successor in interest of Teal Run, Ltd. and Teal Run No. 2, Ltd., have the sole right to distribute the above-described property, or any portions thereof, and do hereby distribute and convey by Deed to Fort Bend County, Texas, 0.0877 acres (3,820 s.f.) out of said property.”

By: Robert M. Davant  
Robert M. Davant

SUBSCRIBED AND SWORN TO before me, the undersigned notary, by Robert M. Davant on this 4 day of Feb, 2025.



Austin Taylor Kirby  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

My Commission Expires: 10/02/2028

