

FORT BEND COUNTY FY 2009
COMMISSIONERS COURT AGENDA REQUEST FORM
Return Completed Form by E-Mail to: Agenda Coordinator, County Judge's Office

Date Submitted: 09/15/2009 Submitted By: P.Batts
Department: Engineering
Court Agenda Date: 09/22/09 Phone Number: 281 633 7507

SUMMARY OF ITEM: Consider accepting Right of Way for Teal Bend Boulevard being a 0.445 acre tract of land located in the Moses Shipman League, Abstract 86, Fort Bend County, Texas, Precinct 1.
RENEWAL AGREEMENT/APPOINTMENT YES NO
REVIEWED BY COUNTY ATTORNEY'S OFFICE: YES NO
List Supporting Documents Attached:

FINANCIAL SUMMARY:
BUDGETED ITEM: YES NO
FUNDNG SOURCE: Accounting Unit: _____ Account Number: _____
Activity (If Applicable): _____
DESCRIPTION OF LAWSOM ACCOUNT: _____

Instructions to submit Agenda Request Form:
• Completely fill out agenda form: incomplete forms will not be processed.
• Agenda Request Forms should be submitted by e-mail, fax, or inter-office mail, and all back-up information must be provided by Wednesday at 2:00 p.m. to all those listed below.
• All original back-up must be received in the County Judge's Office by 2:00 p.m. on Wednesday.
DISTRIBUTION:
Original Form Submitted with back up to County Judge's Office (✓ when completed)
If by E-Mail to ospindon@co.fort-bend.tx.us If by Fax to (281) 341-8609
Distribute copies with back-up to all listed below. If by fax, send to numbers below:

<input type="checkbox"/> Auditor (281-341-3774)	<input type="checkbox"/> Comm. Pct. 1 (281-342-0587)
<input type="checkbox"/> Budget Officer (281-344-3954)	<input type="checkbox"/> Comm. Pct. 2 (281-403-8009)
<input type="checkbox"/> Facilities/Planning (281-633-7022)	<input type="checkbox"/> Comm. Pct. 3 (281-242-9060)
<input type="checkbox"/> Purchasing Agent (281-341-8642)	<input type="checkbox"/> Comm. Pct. 4 (281-980-9077)
<input type="checkbox"/> Information Technology (281-341-4526)	<input type="checkbox"/> County Clerk (281-341-8697)
<input type="checkbox"/> Other:	<input type="checkbox"/> County Atty (281-341-4557)

RECOMMENDATION / ACTION REQUESTED:
Special Handling Requested (specify):

10-1-09 orig. recorded in Property records at County Clerk & ret. to Pantette at Engineering

53



SPECIAL WARRANTY DEED

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

KNOW ALL MEN BY THESE PRESENTS:

That NEW TEAL RUN, LTD., a Texas limited partnership, acting by and through its sole general partner Greatmark International, Inc., of the County of Harris, State of Texas hereinafter referred to as Grantor, whether one or more, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by FORT BEND COUNTY (hereinafter called "Grantee"), the receipt and sufficiency of which are hereby acknowledged and confessed, has GIVEN, GRANTED and CONVEYED, and by these presents does GIVE, GRANT and CONVEY, in fee for roadway purposes only, with no reversionary interest whatsoever in favor of Grantor, unto said Grantee, the following described property, to-wit:

A parcel of land containing 0.445 acres, out of Moses Shipman League, Abstract 86, Fort Bend County, Texas, said 0.445 acres being more particularly described on Exhibit "A" attached hereto.

This conveyance is made and accepted expressly subject to all applicable zoning laws, regulations, and ordinances of municipal and/or governmental authorities and is further made subject to all restrictions, covenants, conditions, agreements, assessments, maintenance charges, leases, easements, and previously conveyed or reserved mineral and royalty interests, if any, relating to the hereinabove described property, but only to the extent they are still in effect and show of record in the hereinabove mentioned County and State.

TO HAVE AND TO HOLD the premises herein described and herein conveyed together with all and singular the rights and appurtenances thereto in any wise belonging unto Grantee and its successors and assigns forever, and Grantor does hereby bind itself and its successors and assigns to Warrant and Forever Defend all and singular the said premises herein conveyed unto said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise.

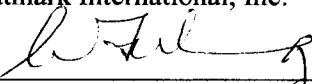
EXCEPT FOR THE WARRANTY OF TITLE SET FORTH ABOVE, GRANTOR EXPRESSLY DISCLAIMS ALL WARRANTIES OF ANY NATURE, KIND OR CHARACTER WHATSOEVER, EXPRESS OR IMPLIED, REGARDING THE PHYSICAL AND ENVIRONMENTAL CONDITION OF THE PROPERTY OR THE IMPROVEMENTS ON THE PROPERTY, INCLUDING, WITHOUT LIMITATION, ANY WARRANTIES OF HABITABILITY, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, AND GRANTEE ACCEPTS SUCH PROPERTY AND IMPROVEMENTS IN AN "AS IS-WHERE IS" CONDITION, WITH ALL FAULTS.

The obligation to pay taxes on the conveyed property for the current year and subsequent years is assumed by the Grantee.

IN WITNESS WHEREOF, this instrument is executed on this the 27TH day of August, 2009.

New Teal Run, Ltd.,
a Texas Limited partnership

By: Its sole General Partner
Greatmark International, Inc.

By: 
Clinton F. Wong, President

(Acknowledgment)

STATE OF TEXAS §
COUNTY OF HARRIS §

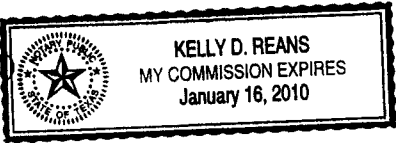
This instrument was acknowledged before me on the 27TH day of August, 2009, by Clinton F. Wong, President of Greatmark International, Inc., a Texas corporation, the sole general partner of New Teal Run, Ltd., a Texas limited partnership, on behalf of said partnership.

Kelley D. Reans

Notary Public in and for
The State of Texas

My commission expires: 01-16-2010

(Seal)



August 17, 2009
Job No. 1704-0902

DESCRIPTION OF
0.445 ACRE (19,390 SQUARE FEET)
PROPOSED TEAL BEND BOULEVARD
(NEW TEAL RUN, LTD)

Being a 0.445 acre (19,390 square feet) tract of land located in the Moses Shipman League, Abstract 86, Fort Bend County, Texas, more particularly being the remainder of that certain called 0.915 acre tract conveyed to New Teal Run, Ltd., by instrument of record under File Number 2002052290, Official Public Records, of said Fort Bend County, Texas, (F.B.C.O.P.R.), said 0.445 acre tract being more particularly described by metes and bounds as follows (all bearings referenced to Teal Run Sec. 18, a subdivision of record in Plat No. 20050047, Plat Records, of said Fort Bend County, Texas (F.B.C.P.R.);

BEGINNING at the southeast corner of Teal Bend Boulevard (49.59 feet wide at this point) as shown on the aforementioned subdivision plat of said Teal Run, Sec. 18, same being the northeast corner of Teal Run, Sec. 12, a subdivision of record in Slide No. 2413B, F.B.C.P.R., said point also being the most westerly southwest corner of that certain called and that certain 1.642 acre tract conveyed to the County of Fort Bend by instrument of record under File Number 2008003796, F.B.C.O.P.R.;

Thence, along the common line of said 0.915 and 1.642 acre tracts and along the easterly line of there herein described tract, the following four (4) courses:

1. South 89° 58' 58" East, 15.41 feet to a point for the northeast corner of said 0.915 acre tract;
2. South 00° 01' 02" West, 177.73 feet to a point for corner, the beginning of a curve;
3. 241.02 feet along the arc of a tangent curve to the left having a radius of 1000.00 feet, a central angle of 13° 48' 33", and a chord that bears South 06° 53' 14" East, 240.43 feet to a point for corner, the beginning of a compound curve;

0.445 Acres

August 17, 2009
Job No. 1704-0902

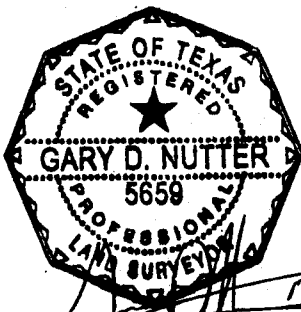
4. 343.34 feet along the arc of a tangent curve to the left having a radius of 1484.50 feet, a central angle of $13^{\circ} 15' 05''$, and a chord that bears South $20^{\circ} 25' 03''$ East, 342.57 feet to a point for the common south corner of said 0.915 and 1.642 acre tracts, same being the northeast corner of Teal Bend Boulevard (100 feet wide) as shown on Teal Run, Section Eleven, a subdivision of record in Slide No. 2135A, F.B.C.P.R., and being the northwest corner of Teal Run Meadows, Section Two, a subdivision of record in Slide No. 2035A, F.B.C.P.R.;

Thence, North $89^{\circ} 59' 49''$ West, 54.08 feet to a point for the southeast corner of Teal Bend Boulevard as shown said Teal Run Sec. 12 (50 feet wide at this point), the beginning of a curve;

Thence, along the easterly line of Teal Bend Boulevard and 576.50 feet along the arc of said non-tangent to the right having a radius of 1500.00 feet, a central angle of $22^{\circ} 01' 15''$, and a chord that bears North $10^{\circ} 59' 35''$ West, 572.96 feet to a point for corner;

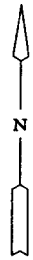
Thence, North $00^{\circ} 07' 01''$ West, continuing along said easterly right-of-way line, 175.04 feet to the POINT OF BEGINNING and containing 0.445 acre (19,390 square feet) of land.

LJA Engineering & Surveying, Inc.



CURVE TABLE

Curve	Radius	Tangent	Chord	Arc	Delta	Chord Bearing
1	1000.00'	121.09'	240.43'	241.02'	13° 48' 33"	S06° 53' 14" E
2	1484.50'	172.44'	342.57'	343.34'	13° 15' 05"	S20° 25' 03" E
3	1500.00'	291.85'	572.96'	576.50'	22° 01' 15"	N10° 59' 35" W



TRAMMEL-FRESNO ROAD (WIDTH VARIES)

Scale: 1" = 200'

Line	Bearing	Distance
1	S89° 58' 58" E	15.41'
2	S00° 01' 02" W	177.73'
3	N89° 59' 49" W	54.08'
4	N00° 07' 01" W	175.04'

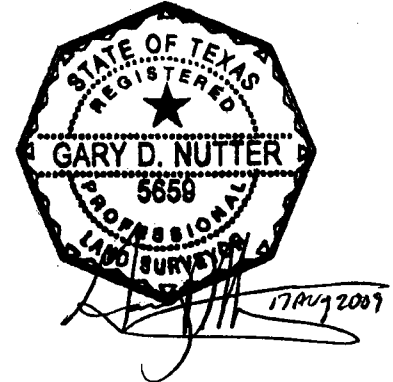
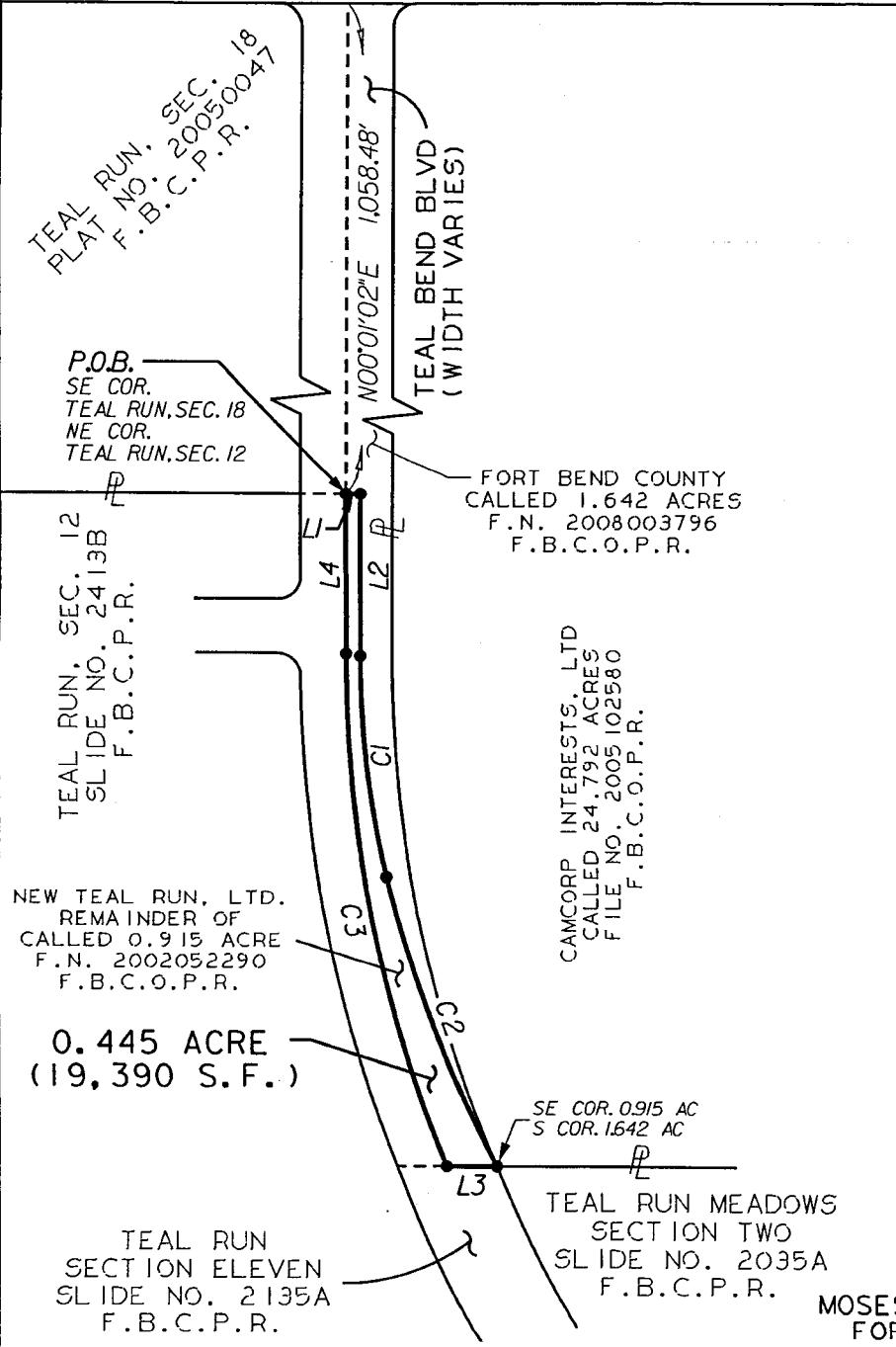


EXHIBIT OF
0.445 ACRE
(19,390 S.F.)
PROPOSED TEAL
BEND BOULEVARD

IN THE
MOSES SHIPMAN LEAGUE, A-86,
FORT BEND COUNTY, TEXAS
AUGUST 2009 JOB NO. 1704-0902

NOTE:

1. All bearings referenced to Teal Run, Sec. 18, a subdivision of record in Plat No. 20050047, Plat Records, of said Fort Bend County (F.B.C.P.R.)

LJA Engineering & Surveying, Inc.
2929 Briarpark Drive
Suite 600
Houston, Texas 77042-3703
Phone 713.953.5200
Fax 713.953.5026

Ret:
Fort Bend Co. Clerk
Admin Serv Coord.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dianne Wilson

2009 Oct 01 01:56 PM

2009103453

VCK \$0.00

Dianne Wilson COUNTY CLERK

FT BEND COUNTY TEXAS