



440 23
KEITH L. BUVINGHAUSEN

TO

DEED

FORT BEND COUNTY, TEXAS

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY 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.

THE STATE OF TEXAS §

COUNTY OF FORT BEND §

KNOW ALL MEN BY THESE PRESENTS: That **KEITH L. BUVINGHAUSEN**, hereinafter called "Grantor", for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) cash and other good and valuable consideration to Grantor in hand paid by **FORT BEND COUNTY, TEXAS**, has GRANTED, SOLD, and CONVEYED, and by these presents does GRANT, SELL, and CONVEY to **FORT BEND COUNTY, TEXAS**, a body corporate and a political subdivision of the State of Texas, hereinafter called "Grantee", all that certain tract or parcel of land located in Fort Bend County, Texas, together with all improvements situated thereon, described as follows, to-wit:

THE SURFACE ONLY of 1.5587 acres (67,897 square feet) of land in the Randall Jones Survey, Abstract No. 42, Fort Bend County, Texas, and being out of a called 15.57 acre tract of land conveyed to Keith L. Buvinghausen, as recorded under Fort Bend County Clerk's file No. 2008101003, said tract being more particularly described on Exhibit "A" attached hereto and made a part hereof.

This conveyance is for public road and public utilities purposes and covers the SURFACE ONLY of the above-described tract of land, and no interests in minerals or royalty are conveyed to Grantee. Grantor hereby reserves unto himself and to his heirs and assigns all interests now owned by Grantor in the oil, gas and other minerals in, on, under and that may be produced from said tract of land and royalties in connection therewith; provided, however Grantor waives and relinquishes to Grantee all rights of ingress and egress to drill for, explore, develop, produce or market said oil, gas and other minerals from the surface of said tract of land except that Grantor retains the right to directionally drill under said land from other surface locations lying outside said tract of land. This conveyance also is made subject to any prior mineral and royalty reservations and conveyances made by and between Grantor or his predecessors in title and any third parties which are shown of record in Fort Bend County, Texas, relating to the above-described property, but only to the extent they are still in force and effect.

Grantor hereby reserves unto himself and to his heirs and assigns all rights of access now held by Grantor to and from said road with respect to the adjacent property owned by Grantor. This conveyance is made subject to this reservation of access rights to Grantor and his heirs and assigns.

This conveyance also is made and accepted subject to the rights of third parties or the public in and to any roads or rights-of-way covering any portion of the above-described tract of land, any valid outstanding oil and gas lease or leases, and any and all restrictions, covenants, easements, and other matters shown of record in Fort Bend County, Texas, which relate to said property but only to the extent they are still in force and effect.

TO HAVE AND TO HOLD the above-described right-of-way tract for the benefit of the public for use as a road right-of-way and for public utilities for the purpose of ingress, egress and access forever.

EXECUTED this 26th day of FEBRUARY, 2010.

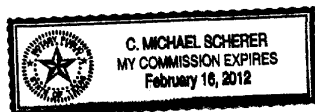



KEITH L. BUIVINGHAUSEN

THE STATE OF TEXAS §

COUNTY OF FORT BEND §

This instrument was acknowledged before me on this 26th day of February, 2010, by **KEITH L. BUIVINGHAUSEN**.





Notary Public - State of Texas
My commission expires: _____

(Printed Name of Notary Public)

Grantee's Address::

Fort Bend County, Texas

Richmond, Texas 77469

EXHIBIT "A" - PAGE 1

January 19, 2009

Skinner Lane

1.5587 acres in the Randall Jones Survey, Abstract No. 42, Fort Bend County, Texas

A FIELD NOTE DESCRIPTION of 1.5587 acres (67,897 square feet) of land in the Randall Jones Survey, Abstract No. 42, Fort Bend County, Texas; said 1.5587 acre tract being out of a called 15.57 acre tract of land conveyed to Keith L. Buvinghausen, as recorded in Fort Bend County Clerk's file No. 2008101003; said tract being more particularly described by metes and bounds as follows with the bearings being based on Texas State Plane Coordinate System, South Central Zone (NAD83) per GPS Observations using National Geodetic Survey Continuously Operating Reference Stations:

BEGINNING at a 5/8-inch iron rod with cap stamped "TEAM" set in the south line of said 15.57 acre tract for the northwest corner of a tract of land conveyed to James J. Horsch and wife, Helen K. Horsch, as recorded in Volume 795, Page 498 of the Fort Bend County Deed Records, for the northeast corner of Skinner Lane (60 feet wide), as recorded in Volume 704, Page 865 of the Fort Bend County Deed Records, and for the southeast corner of this tract;

THENCE, South 81° 57' 36" West - 60.72 feet with the south line of said 15.57 acre tract to a point for the southwest corner of this tract;

THENCE, North 16° 50' 39" West - 305.78 feet to a point-of-curvature;

THENCE, in a northwesterly direction with a curve to the left having a central angle of 26° 06' 31", a radius of 540.00 feet, a length of 246.07 feet and a chord bearing North 29° 53' 55" West - 243.95 feet to a point-of-tangency;

THENCE, North 42° 57' 11" West - 61.67 feet to a point-of-curvature;

THENCE, in a northwesterly direction with a curve to the right having a central angle of 19° 28' 19", a radius of 785.00 feet, a length of 266.78 feet and a chord bearing North 33° 13' 01" West - 265.50 feet to a point-of-tangency;

THENCE, North 23° 28' 51" West - 154.81 feet to an angle point of this tract;

THENCE, North 22° 01' 31" West - 50.48 feet to a point in the west line of said 15.57 acre tract for an angle point of this tract;

THENCE, North 01° 48' 05" West - 55.32 feet with a west line of said 15.57 acre tract to a point for the southwest corner of a tract of land conveyed to Alan E. Barlow, as recorded in Volume 2620, Page 498 of the Fort Bend County Deed Records, for a northwest corner of said 15.57 acre tract, and for the northwest corner of this tract;

THENCE, North 87° 41' 07" East - 43.42 feet with the south line of said Alan E. Barlow tract to a 3/4-inch iron pipe found in the apparent northeast right-of-way line of said Skinner Lane as occupied for the northeast corner of this tract;

THENCE, South 22° 01' 31" East - 86.98 feet to a 5/8-inch iron rod with cap stamped "TEAM" set for an angle point of this tract;

EXHIBIT "A" - PAGE 2

THENCE, South 23° 28' 51" East - 154.05 feet to a 5/8-inch iron rod with cap stamped "TEAM" set for a point-of-curvature;

THENCE, in a southeasterly direction with a curve to the left having a central angle of 19° 28' 19", a radius of 725.00 feet, a length of 246.39 feet and a chord bearing South 33° 13' 01" East - 245.21 feet to a 5/8-inch iron rod with cap stamped "TEAM" set for a point-of-tangency;

THENCE, South 42° 57' 11" East - 61.67 feet to a 5/8-inch iron rod with cap stamped "TEAM" set for a point-of-curvature;

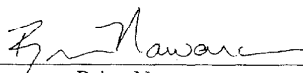
THENCE, in a southeasterly direction with a curve to the right having a central angle of 26° 06' 31", a radius of 600.00 feet, a length of 273.41 feet and a chord bearing South 29° 53' 55" East - 271.05 feet to a 5/8-inch iron rod with cap stamped "TEAM" set for a point-of-tangency;

THENCE, South 16° 50' 39" East - 315.08 feet to the POINT OF BEGINNING and containing 1.5587 acres (67,897 square feet) of land.

COMPILED BY:

Texas Engineering And Mapping Company
Civil Engineers - Land Surveyors
Stafford, Texas
Job No. 938-1
W:\938-1_Skinner_Lane_ROW.wpd




Brian Nawara
Registered Professional Land Surveyor
State of Texas No. 6060

RETURNED AT COUNTER TO:

KEITH BUNINGHAUSEN
4010 SKINNER LN
RICHMOND, TX 77406

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



2010 Mar 23 02:10 PM

2010024580

DA \$0.00

Dianne Wilson COUNTY CLERK

FT BEND COUNTY TEXAS