

114



DEED

2010050923

12 PGS

Notice of Confidentiality Rights: If you are a natural person, you may remove or strike any of the following information from this instrument before it is filed for record in the public records: your Social Security Number or your Driver's License Number.



Form ROW-N-14

Rev. 8/2003

Replaces Forms D-15-11, D-15-14, D-15-141, D-15-142,

ROW-N-12PT, ROW-N-14, ROW-N-141, and ROW-N-142

GSD-EPC

Page 1 of 2

Parcel 6 Pt 1&2

DEED

THE STATE OF TEXAS

§

§

COUNTY OF FORT BEND

§

WHEREAS, the Texas Transportation Commission has been authorized under the Texas Transportation Code Chapters 203, 224, and 361 to purchase land and such other property rights (including requesting that counties and municipalities acquire highway right of way) deemed necessary and convenient to a state highway or turnpike project to be constructed, reconstructed, maintained, widened, straightened, or extended, or to accomplish any other purpose related to the location, construction, improvement, maintenance, beautification, preservation, or operation of a state highway or turnpike project, and including the acquisition of such other property rights deemed necessary for the purposes of operating a designated 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 access facilities, as well as facilitating the construction, maintenance and operation of designated controlled access highways and turnpike projects;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Fort Bend County, Texas, hereinafter referred to as Grantors, whether one or more, for and in consideration of the sum of One Dollar (\$1) to Grantors in hand paid by the State of Texas, acting by and through the Texas Transportation Commission, receipt of which is hereby acknowledged, and for which no lien is retained, either expressed or implied, have this day Sold and by these presents do Grant, Bargain, Sell and Convey unto the State of Texas all that certain tract or parcel of land lying and being situated in the County of Fort Bend, State of Texas, more particularly described in Exhibit "A," which is attached hereto and incorporated herein for any and all purposes.

SAVE and EXCEPT, HOWEVER, it is expressly understood and agreed that Grantors are retaining title to the following improvements located on the property described in said Exhibit "A" to wit: None.

Grantors covenant and agree to remove the above-described improvements from said land by the N/A day of N/A, N/A, subject, however, to such extensions of time as may be granted by Grantee, its successor and assigns, in writing; and if, for any reason, Grantors fail or refuse to remove same within said period of time prescribed, then, without any further consideration, the title to all or any part of such improvements not so removed shall pass to and vest in the Grantee, its successors and assigns, forever.

Grantors reserve all of the oil, gas and sulphur in and under the land herein conveyed but waive 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.

Grantors hereby acknowledge that their use of and access to the state highway facilities and/or turnpike project (hereafter called highway facility) to be constructed in conjunction with the highway facility of which the land hereby conveyed shall become a part, 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 highway facility requires that rights of ingress and egress and the right of direct access to and from Grantors' remaining property (if any) to said Highway facility, shall hereafter be governed by the provisions set out in said Exhibit "A", **SAVE AND EXCEPT** in the event access, or access points may be specifically allowed or permitted in said Exhibit "A", such access shall be subject to such regulation as is determined by the Texas Department of Transportation and/or the Texas Turnpike Authority Division 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 local municipal or county zoning, platting and/or permit requirements.

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 the State of Texas and its assigns forever; and Grantors do hereby bind ourselves, our heirs, executors, administrators, successors and assigns to Warrant and Forever Defend all and singular the said premises herein conveyed unto the State of Texas and its assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, this instrument is executed on this the 25 day of May, 2010.



Judge Robert E. Hebert
Fort Bend County Judge

Acknowledgment

State of Texas
County of Fort Bend

This instrument was acknowledged before me on May 25, 2010 by

Judge Robert E. Hebert, Fort Bend County Judge of Fort Bend County, Texas.




Notary Public's Signature

After Recording Return To:

Shelly Johnson
Property Acquisition Services, Inc.
19855 Southwest Freeway, Suite 200
Sugar Land, TX 77479

EXHIBIT _____

County: Fort Bend
Highway: F.M. 1464
Project Limits: Shiloh Lake Drive to State Highway 99
ROW CSJ: 1415-02-041

Property Description for Parcel 6

Being a 0.3481 acre (15,163 square feet) parcel of land, out of the J.H. Cartwright Survey A-16, Fort Bend County, Texas and being out of that certain 2.8184 acre tract of land, also being Restricted Reserve "A" and that certain 0.3629 acre tract of land, also being Restricted Reserve "K" of Orchard Lake Estates, Section One described in a Deed dated 12-11-2001 from Beazer Homes Texas, L.P. to Orchard Lake Estates Homeowners' Association, Inc., filed in the Official Public Records Fort Bend County, Texas (O.P.R.F.B.C.) at Clerk's File No. 2001123484, and being more particularly described in (2) parts as follows:

Part 1

COMMENCING at a set 5/8 inch iron rod with cap stamped "Weisser Eng., Houston, TX" located at a interior corner of Orchard Lake Estates, Section One filed in the Fort Bend County Plat Records (F.B.C.P.R.) on 03-13-2001 in Slide Number 2128B and the southeast corner of the Residue of a 61.645 acre tract of land, described in a Deed dated 11-13-1993 from Texas Commerce Bank National Association to Old Richmond Road, Ltd., filed in the O.P.R.F.B.C. at Clerk's File No. 9379573; thence as follows:

South 87°34'07" West, a distance of 567.56 feet, along the north line of said Orchard Lake Estates, Section One and the south line of the Residue of said 61.645 acre tract, to a set 5/8 inch iron rod with TxDOT Aluminum cap located in the proposed east right-of-way line of F.M. 1464 (width varies), marking the northeast corner and POINT OF BEGINNING of the herein described parcel;

- 1) THENCE, South 02°20'28" West, a distance of 355.10 feet, along the proposed east right-of-way line of said F.M. 1464, to a set 5/8 inch iron rod with TxDOT Aluminum cap for an angle point of herein described parcel; **

Revised June, 2009

August, 2006

Parcel 6

Page 2 of 9 Pages

EXHIBIT ____

- 2) THENCE, South 00°24'52" West, a distance of 100.09 feet, continuing along the proposed east right-of-way line of said F.M. 1464, to a set 5/8 inch iron rod with TxDOT Aluminum cap, being located in the north right-of-way line of Orchard Lake Estates Drive (width varies) as described in Slide Number 2128B filed in the F.B.C.P.R., to a point for the beginning a curve to the right of herein described parcel;**
- 3) THENCE, in a northwest direction along the south line of said 2.8184 acre tract and the north right-of-way line of said Orchard Lake Estates Drive (width varies), with said curve to the right having a radius of 25.00 feet, a central angle of 58°40'04" and chord which bears North 28°55'10" West, 24.49 feet, for an arc length of 25.60 feet to the end of said curve, being located in the existing east right-of-way line of F.M. 1464 (width varies) as described in Volume 275, Page 253 and Volume 275, Page 244 filed in the Fort Bend County Deed Records (F.B.C.D.R.);
- 4) THENCE, North 00°24'52" East, a distance of 78.94 feet, continuing along the west line of said 2.8184 acre tract and the existing east right-of-way line of said F.M. 1464, to an angle point of herein described parcel;
- 5) THENCE, North 02°20'28" East, a distance of 354.30 feet, continuing along the west line of said 2.8184 acre tract and the existing east right-of-way line of said F.M. 1464, to a found 5/8 inch iron rod for the northwest corner of herein described parcel, being located in the south line of the Residue of said 61.645 acre tract;
- 6) THENCE, North 87°34'07" East, a distance of 12.04 feet, along the north line of said 2.8184 acre tract and the south line of the Residue of said 61.645 acre tract, to the POINT OF BEGINNING and containing 0.1236 acre (5,384 square feet) parcel of land for Part 1.

NOTE: The Point of Beginning of this description Part 1 has coordinates of X=3,022,469.14 and Y=13,792,143.87;

Part 2

COMMENCING at a found 5/8 inch iron rod located at a interior corner of Orchard Lake Estates, Section One filed in the F.B.C.P.R. on 03-13-2001 in Slide Number 2128B and a northeast corner of a 29.272 acre tract of land, described in a Special Warranty Deed dated 06-07-2001 from Beazer Homes Texas, L.P. to MHI Partnership, LTD., filed in the O.P.R.F.B.C. at Clerk's File No. 2001055269; thence as follows:

Revised June, 2009

August, 2006

Parcel 6

Page 3 of 9 Pages

EXHIBIT _____

South 88°36'25" West, a distance of 1,002.17 feet, along a south line of said Orchard Lake Estates, Section One and the north line of said 29.272 acre tract, to a set 5/8 inch iron rod with TxDOT Aluminum cap located in the proposed east right-of-way line of F.M. 1464 (width varies), marking the southeast corner and POINT OF BEGINNING of the herein described parcel;

- 1) THENCE, South 88°36'25" West, a distance of 15.01 feet, along the south line of said 0.3629 acre tract and the north line of said 29.272 acre tract, to the southwest corner of herein described parcel, being located in the existing east right-of-way line of F.M. 1464 (width varies) as described in Volume 275, Page 268 and Volume 275, Page 267 and Volume 275, Page 242 and Volume 275, Page 269 and Volume 275, Page 244 filed in the F.B.C.D.R.;
- 2) THENCE, North 00°24'52" East, a distance of 651.76 feet, along the west line of said 0.3629 acre tract and the existing east right-of-way line of said F.M. 1464, to the northwest corner of herein described parcel, being located in the south line of a 2.00 acre tract of land, described in a Special Warranty Deed dated 02-19-1996 from New Home Missionary Baptist Church to Perpetual Reclamation Services, Inc., filed in the O.P.R.F.B.C. at Clerk's File No. 9617315;
- 3) THENCE, North 87°02'14" East, a distance of 15.02 feet, along the north line of said 0.3629 acre tract and the south line of said 2.00 acre tract, to a set 5/8 inch iron rod with TxDOT Aluminum cap for the northeast corner of herein described parcel, being located in the proposed east right-of-way line of said F.M. 1464; **
- 4) THENCE, South 00°24'52" West, a distance of 652.17 feet, along the proposed east right-of-way line of said F.M. 1464, to the POINT OF BEGINNING and containing 0.2245 acre (9,779 square feet) parcel of land for Part 2 and a total of 0.3481 acres (15,163 square feet) of land.

Revised June, 2009

August, 2006

Parcel 6

Page 4 of 9 Pages

EXHIBIT _____

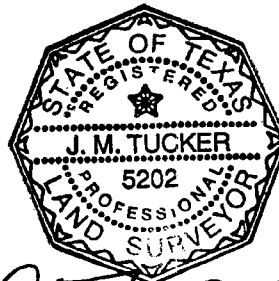
NOTE: The POINT OF BEGINNING of this description has coordinates of X=3,022,449.18 and Y=13,790,620.59; All bearings and coordinates are based on the Texas Coordinate System, South Central Zone, NAD 83 (1993 Adj.). All distances and coordinates shown are surface and may be converted to grid by dividing by a combined adjustment factor of 1.00013.

NOTE: A parcel plat of even date was prepared in conjunction with this property description.

NOTE: Access will be permitted to the remainder property abutting the highway facility.

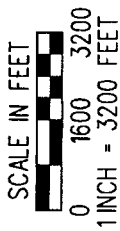
** The monument described and set in this call may be replaced with a TxDOT Type II right-of-way marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

Compiled by:
Weisser Engineering Company
19500 Park Row, Suite 100
Houston, Texas 77084



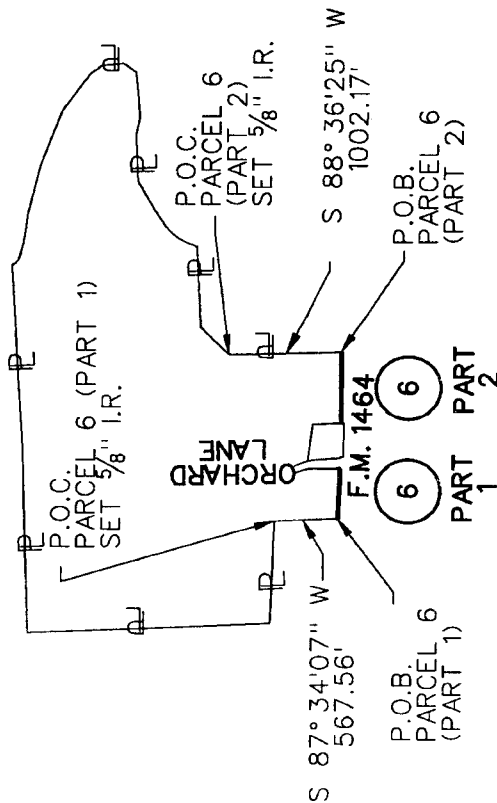
J. M. Tucker
6/8/2009

J.H. CARTWRIGHT SURVEY A-16



NOTES:

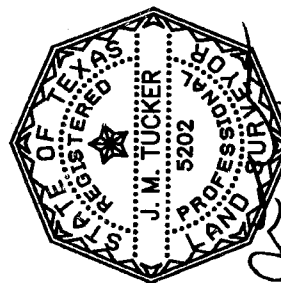
- ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83 (1993 ADJ.). ALL DISTANCES AND COORDINATES ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00013.
- CITY OF HOUSTON ORDINANCE No. 82-1010 AMENDED BY ORDINANCE No. 85-1878 H.C.C.F. No. N253886 O.P.R.P.H.C. AND AMENDED BY ORDINANCE No. 99-262
- A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
- ** THE MONUMENT DESCRIBED AND SET MAY BE REPLACED WITH A TXDOT TYPE IIRIGHT-OF-WAY MARKER UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TXDOT.



PARENT TRACT INSET

S/O-STATION OFFSET

- SET 5/8" I.R. w/TxDOT ALUM. CAP
- FND. 5/8" I.R. w/TxDOT ALUM. CAP
- SET 5/8" I.R. w/CAP STAMPED "WEISSER ENG. HOUSTON, TX"
- FND. (AS INDICATED)



REVISIONS:
1. 06/2009 - REVISED PARCEL 6 (PART 1), REDUCED ACREAGE

EXISTING	TAKING AC/SF	REMAINDER ACRES	
		LEFT	RIGHT
PART 1 2.8184 AC.	PART 1 0.1236 AC. 5.384 SF	PART 1 2.6948	
PART 2 0.3629 AC.	PART 2 0.2245 AC. 9,779 SF	PART 2 0.1384	

WEISSER Engineering Co.
19500 Park Row, Suite 100
Houston, Texas 77084
(281) 579 - 7300

F.M. 1464
PARCEL PLAT SHOWING PARCEL 6 (PART 1 & 2)
FORT BEND COUNTY, TEXAS

DATE: 08/20/2009 SCALE: 1" = 3200' JOB No.: EE086
P.O.W. CSJ: 1415-02-041 DWG. No.: P-6-1.DGN

J.H. CARTWRIGHT SURVEY A-16

2.8184 AC. ORCHARD LAKE ESTATES, RESTRICTED RESERVE "A" SLIDE NO. 2128B F.B.C.P.R.

14' UTILITY & AREAL ESMT. SLIDE NO. 2128B F.B.C.P.R.

RESIDUE OF 61.645 AC. PARCEL 6 (PART 1) (5.825 AC. CALC.) OLD RICHMOND ROAD, LTD SET 5/8" I.R. F.N. 9379573 O.P.R.F.B.C. NOV. 23, 1993

P.O.B. PARCEL 6 (PART 1) X=3,022,469.14 Y=13,792,143.87 25' BUILDING LINE (SEE NOTE 2)

35' UTILITY ESMT. F.N. 2000031767 O.P.R.F.B.C.

25' BUILDING LINE SLIDE NO. 2128B F.B.C.P.R.

PARCEL BEARING AND DISTANCE: 1 N 87° 34' 07" E-12.04'

MATCH LINE SHEET 7

PART 1

PROPOSED R.O.W. S 02° 20' 28" W-355.10'

EXISTING R.O.W. N 02° 20' 28" E-354.30'

EXISTING R.O.W.

BASELINE

F.M. 1464 (WIDTH VARIES)

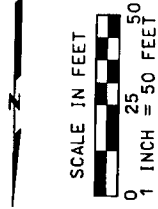
VOL. 275, PG. 253 VOL. 275, PG. 244 F.B.C.D.R.

F.N. 2006157509, O.P.R.F.B.C. F.N. 20070016, F.B.C.P.R.

WATERLINE ESMT. SLIDE NO. 2128B F.B.C.P.R.

410+00

S 02° 29' 21" W-3609.04'



19500 Park Row, Suite 100 Houston, Texas 77084 (281) 579 - 7300

F.M. 1464

PARCEL PLAT SHOWING PARCEL 6 (PART 1) FORT BEND COUNTY, TEXAS

DATE: 08/20/2006 SCALE: 1" = 50' JOB NO.: EE086

R.O.W. CSJ: 1415-02-041

DWG. No.: P-06-2-DCN

J.H. CARTWRIGHT SURVEY A-16

2.8184 AC. ORCHARD LAKE ESTATES, RESTRICTED

RESERVE "A" SECTION ONE

SLIDE NO. 2128B F.B.C.P.R.

ORCHARD LAKE ESTATES HOMEOWNERS ASSO. INC.

F.N. 2001123484

O.P.R.F.B.C.

DEC. 11, 2001

PROPOSED R.O.W.

25' BUILDING LINE

SLIDE NO. 2128B

F.B.C.P.R.

35' UTILITY ESMT.

F.N. 2000031767

O.P.R.F.B.C.

10' WATERLINE ESMT.

SLIDE NO. 2128B

F.B.C.P.R.

30' WATERLINE ESMT.

SLIDE NO. 2128B

F.B.C.P.R.

EXISTING R.O.W.

65.14' LT.

S/O 412+21.29

EXISTING R.O.W.

78.94' LT.

N 00° 24' 52" E

100.09'

S 02° 20' 28" W

355.10'

CONCRETE FENCE

SET

PT 412+07.98

PC 412+07.98

S/O 412+21.29

EXISTING R.O.W.

65.14' LT.

S/O 413+22.19

PT 413+22.19

24" RCP

TO BUILDING LINE

SLIDE NO. 2128B

F.B.C.P.R.

EXISTING R.O.W.

SLIDE NO. 2128B

(R.O.W. VARIES)

ORCHARD LAKE ESTATES DR. (R.O.W. VARIES)

EXISTING R.O.W.

2.00 AC. PERPETUAL RECLAMATION SERVICES, INC.

F.N. 9617315

O.P.R.F.B.C.

FEB. 19, 1996

SEE DETAIL THIS SHEET

PARCEL BEARING AND DISTANCE:

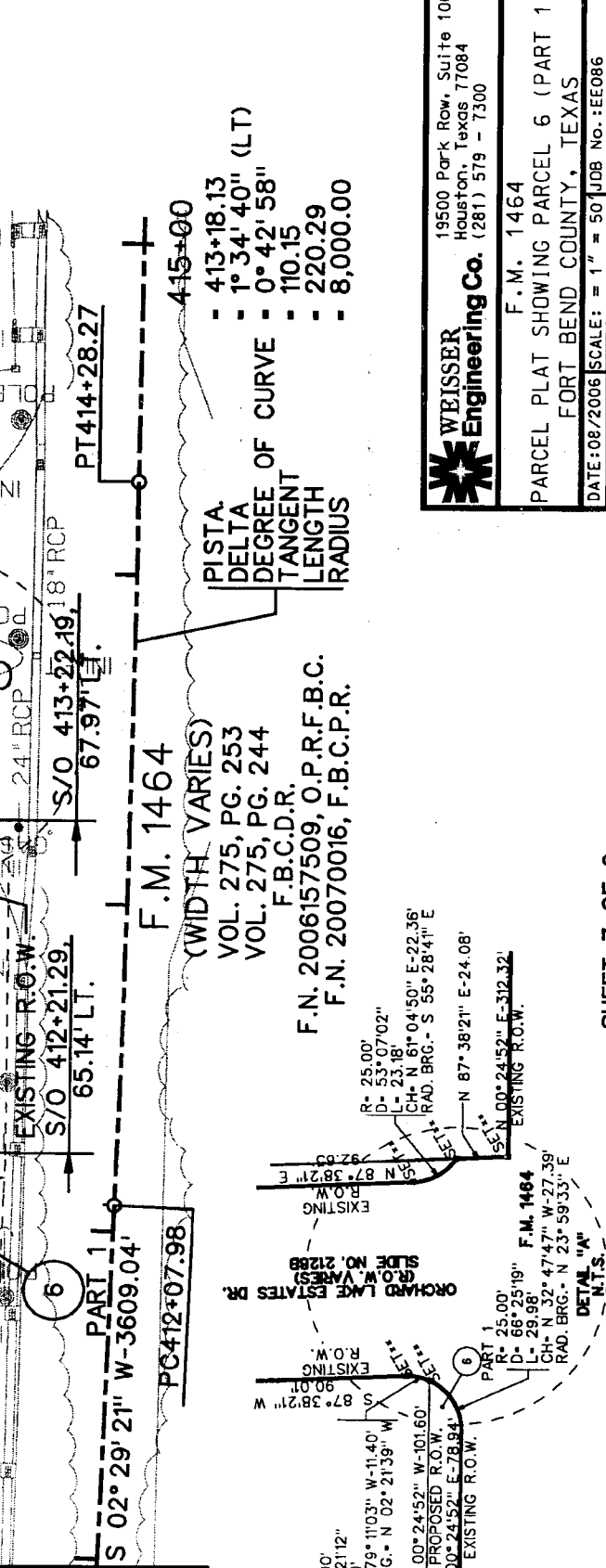
1 R= 25.00'

D= 58° 40' 04"

L= 25.60'

CH= N 28° 55' 10" W-24.49'

RAD. BRG.= N 31° 44' 48" E



PISTA. DELTA DEGREE OF CURVE DEGREE OF CURVE TANGENT LENGTH RADIUS

413+18.13 - 1° 34' 40" (LT)

0° 42' 58" - 110.15

220.29 - 8,000.00

PT 414+28.27

415+00

F.M. 1464 (WIDTH VARIES)

VOL. 275, PG. 253

VOL. 275, PG. 244

F.B.C.D.R.

F.N. 2006157509, O.P.R.F.B.C.

F.N. 20070016, F.B.C.P.R.

DETAIL "A" N.T.S.

ORCHARD LAKE ESTATES DR. (R.O.W. VARIES)

EXISTING R.O.W.

SLIDE NO. 2128B

65.14' LT.

S/O 412+21.29

EXISTING R.O.W.

78.94' LT.

N 00° 24' 52" E

100.09'

S 02° 20' 28" W

355.10'

CONCRETE FENCE

SET

PT 412+07.98

PC 412+07.98

S/O 412+21.29

EXISTING R.O.W.

65.14' LT.

S/O 413+22.19

PT 413+22.19

24" RCP

TO BUILDING LINE

SLIDE NO. 2128B

F.B.C.P.R.

EXISTING R.O.W.

SLIDE NO. 2128B

(R.O.W. VARIES)

<p>WEISSER Engineering Co. 19500 Park Row, Suite 100 Houston, Texas 77084 (281) 579 - 7300</p>	F.M. 1464
	PARCEL PLAT SHOWING PARCEL 6 (PART 1) FORT BEND COUNTY, TEXAS
DATE: 08/20/2006	SCALE: 1" = 50'
JOB No.: EE086	DWG. No.: P-06-3.DGN

ORCHARD LAKE ESTATES,

SECTION ONE

SLIDE NO. 2128B

0.3629 AC.

RESTRICTED RESERVE "K"

ORCHARD LAKE ESTATES

HOMEOWNERS ASSO. INC.

F.N. 2001123484

O.P.R.F.B.C.

DEC. 11, 2001

PC419+16.19

PC419+16.19

PC419+16.19

PC419+16.19

PC419+16.19

PC419+16.19

PC419+16.19

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PC419+16.19

PC419+16.19

PC419+16.19

PC419+16.19

PC419+16.19

PC419+16.19

14' UTILITY & AERIAL ESMT. SLIDE NO. 2128B P.R.F.B.C.

2.00 AC. PERPETUAL RECLAMATION SERVICES, INC. F.N. 9617315 O.P.R.F.B.C. FEB. 19, 1996

25' BUILDING LINE (SEE NOTE 2)

10' SAN. SEWER ESMT. SLIDE NO. 2128B F.B.C.P.R. PART 2

6

N 00° 24' 52" E-651.76'

EXISTING R.O.W.

5' WATERLINE ESMT. SLIDE NO. 2128B F.B.C.P.R.

F.M. 1464

(WIDTH VARIES)

S/O 417+39.27, 75.28' LT S 00° 54' 41" W-487.92'

VOL. 275, PG. 268, VOL. 275, PG. 267, VOL. 275, PG. 242, VOL. 275, PG. 269, VOL. 275, PG. 244, F.B.C.D.R.

F.N. 2006157509, F.N. 2006157523, O.P.R.F.B.C.

F.N. 20070016, F.N. 20070010, F.N. 20080085, F.B.C.P.R.

PC419+16.19

PC419+16.19

PC419+16.19

PC419+16.19

PC419+16.19

PC419+16.19

PC419+16.19

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PC419+16.19

PC419+16.19

PC419+16.19

PC419+16.19

PC419+16.19

SCALE IN FEET

0 25 50

1 INCH = 50 FEET

PARCEL BEARING AND DISTANCE:

2 N 87° 02' 14" E-15.02'

MATCH LINE SHEET 9

420+12.72

1° 22' 32" (LT)

0° 42' 58"

96.03

192.05

8,000.00

PISTA

DELTA

DEGREE OF CURVE

TANGENT

LENGTH

RADIUS

PC419+16.19

PC419+16.19

PC419+16.19

PC419+16.19

PC419+16.19

PC419+16.19

PC419+16.19

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PC419+16.19

PC419+16.19

PC419+16.19

PC419+16.19

WBISSEER Engineering Co. 19500 Park Row, Suite 100 Houston, Texas 77084 (281) 579 - 7300

F.M. 1464

PARCEL PLAT SHOWING PARCEL 6 (PART 2)

FORT BEND COUNTY, TEXAS

DATE: 08/20/2006 SCALE: 1" = 50' JOB No.: EE086

R.O.W. CSJ: 1415-02-041 DWG. No.: P-06-4-DGN

J. CARTWRIGHT SURVEY A-16

BLOCK 5

ORCHARD LAKE ESTATES, SECTION ONE

5' WATERLINE ESMT.
SLIDE NO. 2128B
P.R.F.B.C.

F.B.C.P.R. MARCH 13, 2001
0.3629 AC.

RESTRICTED RESERVE "K"
ORCHARD LAKE ESTATES
HOMEOWNERS ASSO. INC.
F.N. 2001123484
O.P.R.F.B.C. NO. 5/8
DEC. 11, 2001

10' SAN. SEWER ESMT.
SLIDE NO. 2128B
P.R.F.B.C.
14' UTILITY ESMT.
SLIDE NO. 2128B
P.R.F.B.C.

P.O.C.
PARCEL 6 (PART 2)

29,272 AC.
WHIPARTNERSHIP,
F.N. 2001055269
O.P.R.F.B.C.
JUNE 7, 2001

P.O.B.
PARCEL 6 (PART 2)
X-3,022,449.18
Y-13,790,620.59

PARCEL BEARING AND
DISTANCE:
3 S 88° 36' 25" W-15.01'

25' BUILDING LINE
(SEE NOTE 2)

3 S 88° 36' 25" W-15.01'

N 00° 24' 52" E-651.76'

EXISTING R.O.W.

35' UTILITY ESMT.
F.N. 2000031767
O.P.R.F.B.C.

BASELINE

6

PART 2

PT 421+08.25

S/O 423+93.24, 71.81' LT.

F.M. 1464

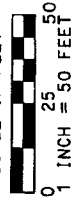
(WIDTH VARIES) S 00° 27' 50" E-3,904.31'

VOL. 275, PG. 268, VOL. 275, PG. 267,
VOL. 275, PG. 242, VOL. 275, PG. 269,
VOL. 275, PG. 244, F.B.C.D.R.
F.N. 2006157509, F.N. 2006157523, O.P.R.F.B.C.
F.N. 20070016, F.N. 20070010,
F.N. 20080085, F.B.C.P.R.

H-29

25' WATERLINE ESMT.
F.N. 2001120315
O.P.R.F.B.C.

SCALE IN FEET



MATCH LINE SHEET 8



WEISSER Engineering Co.
19500 Park Row, Suite 100
Houston, Texas 77084
(281) 579 - 7300

F.M. 1464

PARCEL PLAT SHOWING PARCEL 6 (PART 2)
FORT BEND COUNTY, TEXAS

DATE: 08/2006 SCALE: 1" = 50' JOB NO.: EE086

R.O.W. CSJ: 1415-02-041

DWG. NO.: P-06-5.DGN

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dianne Wilson

2010 Jun 03 12:43 PM

2010050923

MCV \$0.00

Dianne Wilson COUNTY CLERK

FT BEND COUNTY TEXAS



Notice of Confidentiality Rights: If you are a natural person, you may remove or strike any of the following information from this instrument before it is filed for record in the public records: your Social Security Number or your Driver's License Number.



Form ROW-N-14

Rev. 8/2003

Replaces Forms D-15-11, D-15-14, D-15-141, D-15-142,

ROW-N-12PT, ROW-N-14, ROW-N-141, and ROW-N-142

GSD-EPC

Page 1 of 2

Parcel 7

DEED**THE STATE OF TEXAS**

§

§

COUNTY OF FORT BEND

§

WHEREAS, the Texas Transportation Commission has been authorized under the Texas Transportation Code Chapters 203, 224, and 361 to purchase land and such other property rights (including requesting that counties and municipalities acquire highway right of way) deemed necessary and convenient to a state highway or turnpike project to be constructed, reconstructed, maintained, widened, straightened, or extended, or to accomplish any other purpose related to the location, construction, improvement, maintenance, beautification, preservation, or operation of a state highway or turnpike project, and including the acquisition of such other property rights deemed necessary for the purposes of operating a designated 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 access facilities, as well as facilitating the construction, maintenance and operation of designated controlled access highways and turnpike projects;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Fort Bend County, Texas, hereinafter referred to as Grantors, whether one or more, for and in consideration of the sum of One Dollar (\$1) to Grantors in hand paid by the State of Texas, acting by and through the Texas Transportation Commission, receipt of which is hereby acknowledged, and for which no lien is retained, either expressed or implied, have this day Sold and by these presents do Grant, Bargain, Sell and Convey unto the State of Texas all that certain tract or parcel of land lying and being situated in the County of Fort Bend, State of Texas, more particularly described in Exhibit "A," which is attached hereto and incorporated herein for any and all purposes.

SAVE and EXCEPT, HOWEVER, it is expressly understood and agreed that Grantors are retaining title to the following improvements located on the property described in said Exhibit "A" to wit: None.

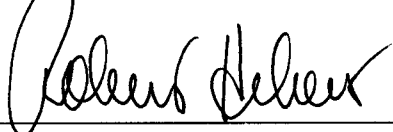
Grantors covenant and agree to remove the above-described improvements from said land by the N/A day of N/A, N/A, subject, however, to such extensions of time as may be granted by Grantee, its successor and assigns, in writing; and if, for any reason, Grantors fail or refuse to remove same within said period of time prescribed, then, without any further consideration, the title to all or any part of such improvements not so removed shall pass to and vest in the Grantee, its successors and assigns, forever.

Grantors reserve all of the oil, gas and sulphur in and under the land herein conveyed but waive 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.

Grantors hereby acknowledge that their use of and access to the state highway facilities and/or turnpike project (hereafter called highway facility) to be constructed in conjunction with the highway facility of which the land hereby conveyed shall become a part, 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 highway facility requires that rights of ingress and egress and the right of direct access to and from Grantors' remaining property (if any) to said Highway facility, shall hereafter be governed by the provisions set out in said Exhibit "A", **SAVE AND EXCEPT** in the event access, or access points may be specifically allowed or permitted in said Exhibit "A", such access shall be subject to such regulation as is determined by the Texas Department of Transportation and/or the Texas Turnpike Authority Division 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 local municipal or county zoning, platting and/or permit requirements.

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 the State of Texas and its assigns forever; and Grantors do hereby bind ourselves, our heirs, executors, administrators, successors and assigns to Warrant and Forever Defend all and singular the said premises herein conveyed unto the State of Texas and its assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, this instrument is executed on this the 25 day of May, 2010.



Judge Robert E. Hebert
Fort Bend County Judge

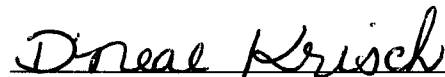
Acknowledgment

State of Texas
County of Fort Bend

This instrument was acknowledged before me on May 25, 2010 by

Judge Robert E. Hebert, Fort Bend County Judge of Fort Bend County, Texas.




Notary Public's Signature

After Recording Return To:

Shelly Johnson
Property Acquisition Services, Inc.
19855 Southwest Freeway, Suite 200
Sugar Land, TX 77479

EXHIBIT ____

County: Fort Bend
Highway: F.M. 1464
Project Limits: Shiloh Lakes Drive to State Highway 99
ROW CSJ: 1415-02-041

Property Description for Parcel 7

Being a 0.2701 acre (11,764 square feet) parcel of land, out of the J.H. Cartwright Survey, A-16, Fort Bend County, Texas and being out of Restricted Reserve "A" and Restricted Reserve "B", described in a Deed dated 01-20-2005 from Beazer Homes Texas, L.P. and Pacific United, L.P. to Orchard Lakes Estates Homeowner's Association, Inc., filed in the Official Public Records Fort Bend County, Texas (O.P.R.F.B.C.) at Clerk's File No. 2005019281, and being out of Orchard Trace Lane (a 50 foot wide private street and permanent access easement), as described in a deed dated 11-10-2006 from Beazer Homes Texas, L.P. and Newmark Homes, L.P. to Orchard Lakes Estates Homeowner's Association, Inc., filed in the O.P.R.F.B.C. at Clerk's File No. 2006145139, said Restricted Reserve "A", said Restricted Reserve "B" and said Orchard Trace Lane also being shown on Orchard Lakes Estates, Section Two as recorded in Clerk's File No. 20040140 of the Fort Bend County Plat Records (F.B.C.P.R.) and, being more particularly described as follows:

COMMENCING at a found 5/8 inch iron rod located at a northeast corner of said Orchard Lakes Estates, Section Two, also being a interior corner of Orchard Lake Estates, Section One filed in the F.B.C.P.R. on 03-13-2001 in Slide Number 2128B; thence as follows:

South 88°36'25" West, a distance of 1006.18 feet, along the north line of said Orchard Lakes Estates, Section Two and the south line of said Orchard Lake Estates, Section One, to a set 5/8 inch iron rod with TxDOT Aluminum cap located in the proposed east right-of-way line of F.M. 1464 (width varies), for a point in the north line of said Restricted Reserve "A" and for the northeast corner and POINT OF BEGINNING of the herein described parcel; **

Revised June, 2009

August, 2006

Parcel 7

Page 2 of 7 Pages

EXHIBIT ____

- 1) THENCE, South 00°24'52" West, at a distance of 606.77 feet pass a 5/8 inch iron rod with TxDOT Aluminum cap set 58.50 feet left of baseline station 430+00, and continuing for a total distance of 1,068.47 feet along the proposed east right-of-way line of said F.M. 1464, to a set 5/8 inch iron rod with TxDOT Aluminum cap in the south line of said Restricted Reserve "B" and the southeast corner of herein described parcel, being located in the north line of Oyster Creek described in a Deed dated 07-20-1988 from Brazos River Authority to Galveston County Water Authority, filed in the Fort Bend County Deed Records (F.B.C.D.R.) in Volume 2059, Page 2245 Fort Bend County, Texas; **
- 2) THENCE, South 76°55'30" West, a distance of 11.31 feet, along the south line of said Restricted Reserve "B", along the south line of said Orchard Lake Estates, Section Two and along the north line of said Oyster Creek, to the southwest corner of said Restricted Reserve "B" and for the southwest corner of the herein described parcel, being located in the existing east right-of-way line of F.M. 1464 (width varies) as shown on said Orchard Lake Estates, Section Two;
- 3) THENCE, North 00°24'52" East, a distance of 1,070.76 feet, along the existing east right-of-way line of said F.M. 1464 and the west line of said Orchard Lake Estates, Section Two, for the northwest corner of said Restricted Reserve "A" and for the northwest corner of the herein described parcel;
- 4) THENCE, North 88°36'25" East, a distance of 11.00 feet, along the north line of said Restricted Reserve "A", along the north line of said Orchard Lake Estates, Section Two to the POINT OF BEGINNING and containing 0.2701 acre (11,764 square feet) parcel of land.

NOTE: The POINT OF BEGINNING of this description has coordinates of X=3,022,445.18 and Y=13,790,620.49; All bearings and coordinates are based on the Texas Coordinate System, South Central Zone, NAD 83 (1993 Adj.). All distances and coordinates shown are surface and may be converted to grid by dividing by a combined adjustment factor of 1.00013.

NOTE: A parcel plat of even date was prepared in conjunction with this property description.

NOTE: Access will be permitted to the remainder property abutting the highway facility.

Revised June, 2009

August, 2006

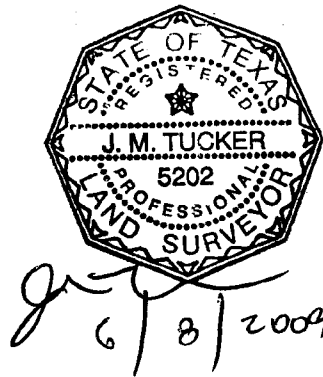
Parcel 7

Page 3 of 7 Pages

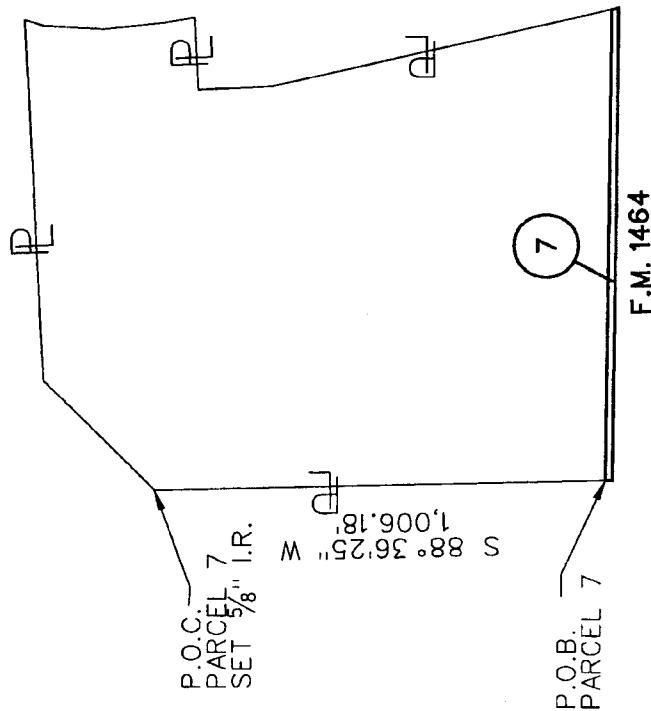
EXHIBIT__

** The monument described and set in this call may be replaced with a TxDOT Type II right-of-way marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

Compiled by:
Weisser Engineering Company
19500 Park Row, Suite 100
Houston, Texas 77084



J.H. CARTWRIGHT SURVEY A-16



PARENT TRACT INSET

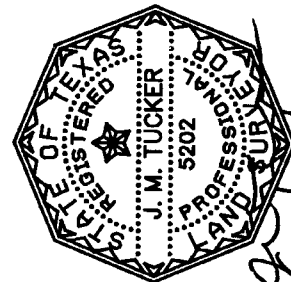
S/O-STATION OFFSET

- SET 5/8" I.R. w/TxDOT ALUM. CAP
- FND. 5/8" I.R. w/TxDOT ALUM. CAP
- SET 5/8" I.R. w/CAP STAMPED "WEISSER ENG. HOUSTON, TX"
- FND. (AS INDICATED)

SCALE IN FEET
0 200 400
1 INCH = 400 FEET

NOTES:

1. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83 (1993 ADJ.). ALL DISTANCES AND COORDINATES ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00013.
2. CITY OF HOUSTON ORDINANCE No. 82-1010 AMENDED BY ORDINANCE No. 85-1878 H.C.C.F. No. N253886 O.P.R.P.H.C. AND AMENDED BY ORDINANCE No. 99-262
3. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
4. ** THE MONUMENT DESCRIBED AND SET MAY BE REPLACED WITH A TxDOT TYPE II RIGHT-OF-WAY MARKER UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TxDOT.



SHEET 4 OF 7

REVISIONS:
1. 06/2009 - REVISED PARCEL 7, REDUCED ACREAGE

EXISTING	TAKING AC/SF	REMAINDER ACRES
9.386 AC. (CALC.)	0.2701 AC.	9.116
	11,764 SF	

WEISSER Engineering Co.
19500 Park Row, Suite 100
Houston, Texas 77084
(281) 579 - 7300

F.M. 1464
PARCEL PLAT SHOWING PARCEL 7
FORT BEND COUNTY, TEXAS

DATE: 08/2006 SCALE: 1" = 400' JOB NO.: EE086
R.O.W. CSJ: 1415-02-041 DWG. No.: P-7-1.DGN

ORCHARD LAKE

ESTATES,

SECTION ONE

SLIDE NO.

2128B

F.B.C.P.R.

MARCH 13, 2001

J.H. CARTWRIGHT SURVEY A-16

P.O.C.

PARCEL 7

OF FND. 5/8" I.R. 41

ORCHARD LAKE ESTATES,

SECTION TWO

F.N. NO. 20040140

F.B.C.P.R.

14' UTILITY ESMT.

F.N. NO. 20040140

F.B.C.P.R.

14' UTILITY ESMT.

F.N. NO. 20040140

F.B.C.P.R.

25' WATERLINE ESMT.

F.N. 2001120315

O.P.R.F.B.C.

35' UTILITY ESMT.

F.N. 2000031767

O.P.R.F.B.C.

PROPOSED R.O.W.

606.77' 42

8' CINDER BLOCK WALL

EXISTING R.O.W.

7

BASELINE

425+00

0.173 AC.

RESTRICTED RESERVE "A"

ORCHARD LAKE ESTATES

HOMEOWNERS ASSO. INC.

F.N. 2005019281

O.P.R.F.B.C., JAN. 20, 2005

0.3629 AC.

RESTRICTED RESERVE "K"

ORCHARD LAKE ESTATES

HOMEOWNERS ASSO. INC.

F.N. 2001123484

O.P.R.F.B.C.

DEC. 11, 2001

S/O 423+93.30, 67.81' LT.

P.O.B.

PARCEL 7

X-3,022,445.18

Y-13,790,620.49

S 00° 27' 50" E-3,904.51'

425+00

0.173 AC.

RESTRICTED RESERVE "A"

ORCHARD LAKE ESTATES

HOMEOWNERS ASSO. INC.

F.N. 2005019281

O.P.R.F.B.C., JAN. 20, 2005

0.3629 AC.

RESTRICTED RESERVE "K"

ORCHARD LAKE ESTATES

HOMEOWNERS ASSO. INC.

F.N. 2001123484

O.P.R.F.B.C.

DEC. 11, 2001

SCALE IN FEET



PARCEL BEARING AND DISTANCE:

1 N 88° 36' 25" E-1100'

MATCH LINE SHEET 6



19500 Park Row, Suite 100
Houston, Texas 77084
(281) 579 - 7300

F.M. 1464

PARCEL PLAT SHOWING PARCEL 7
FORT BEND COUNTY, TEXAS

DATE: 08/20/2006 SCALE: 1" = 50' JOB NO.: EE086

R.O.W. CSJ: 1415-02-041

DWG. No.: P-07-2.DGN

J.H. CARTWRIGHT SURVEY A-16

ORCHARD LAKE ESTATES,
SECTION TWO

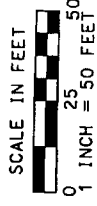
F.N. NO. 20040140
F.B.C.P.R.

GALVESTON COUNTY
WATER AUTHORITY
VOL. 2059 PG. 2245
F.B.C.D.R.
JULY 20, 1988

14' UTILITY ESMT.
F.N. NO. 20040140
F.B.C.P.R.

25' WATERLINE ESMT.
F.N. 2001120315
O.P.R.F.B.C.
35' UTILITY ESMT.
F.N. 2000031767
O.P.R.F.B.C.

PARCEL BEARING AND
DISTANCE:
② S 76° 55' 30" W - 11.31'



MYSTIC BAY
COURT (P.V.T.)

20' BUILDING LINE
F.N. NO. 20040140
F.B.C.P.R.

PROPOSED R.O.W.
S 00° 24' 52" W - 1,068.47'

N 00° 24' 52" E - 1,070.76'
EXISTING R.O.W.

BASELINE

IS 00° 27' 50" E - 3,904.51'

10' SANITARY SEWER ESMT
F.N. 2001120314
O.P.R.F.B.C.

4.327 AC.
RESTRICTED RESERVE "B"

ORCHARD LAKE ESTATES
HOMEOWNERS ASSO. INC.
F.N. 2005019281
O.P.R.F.B.C.
JAN. 20, 2005

435+00

S/O 434+61.65, 51.43' LT.

7

24" RCP

24" RCP

24" RCP

24" RCP

24" RCP

24" RCP

24" RCP

24" RCP

24" RCP

24" RCP

24" RCP

24" RCP

24" RCP

24" RCP

24" RCP

MATCH LINE SHEET 6

	19500 Park Row, Suite 100 Houston, Texas 77084 (281) 579 - 7300
	F.M. 1464 PARCEL PLAT SHOWING PARCEL 7 FORT BEND COUNTY, TEXAS
DATE: 08/2006 SCALE: 1" = 50' JOB NO.: EE086 R.O.W. CSJ: 1415-02-041 DWG. NO.: P-07-4, DGN	

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dianne Wilson

2010 Jun 03 12:43 PM

2010050924

MCV \$0.00

Dianne Wilson COUNTY CLERK

FT BEND COUNTY TEXAS

51



DEED

2010050925

6 PGS

Notice of Confidentiality Rights: If you are a natural person, you may remove or strike any of the following information from this instrument before it is filed for record in the public records: your Social Security Number or your Driver's License Number.



Form ROW-N-14

Rev. 8/2003

Replaces Forms D-15-11, D-15-14, D-15-141, D-15-142,

ROW-N-12PT, ROW-N-14, ROW-N-141, and ROW-N-142

GSD-EPC

Page 1 of 2

Parcel 3

DEED

THE STATE OF TEXAS

§

§

COUNTY OF FORT BEND

§

WHEREAS, the Texas Transportation Commission has been authorized under the Texas Transportation Code Chapters 203, 224, and 361 to purchase land and such other property rights (including requesting that counties and municipalities acquire highway right of way) deemed necessary and convenient to a state highway or turnpike project to be constructed, reconstructed, maintained, widened, straightened, or extended, or to accomplish any other purpose related to the location, construction, improvement, maintenance, beautification, preservation, or operation of a state highway or turnpike project, and including the acquisition of such other property rights deemed necessary for the purposes of operating a designated 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 access facilities, as well as facilitating the construction, maintenance and operation of designated controlled access highways and turnpike projects;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Fort Bend County, Texas, hereinafter referred to as Grantors, whether one or more, for and in consideration of the sum of One Dollars (\$1) to Grantors in hand paid by the State of Texas, acting by and through the Texas Transportation Commission, receipt of which is hereby acknowledged, and for which no lien is retained, either expressed or implied, have this day Sold and by these presents do Grant, Bargain, Sell and Convey unto the State of Texas all that certain tract or parcel of land lying and being situated in the County of Fort Bend, State of Texas, more particularly described in Exhibit "A," which is attached hereto and incorporated herein for any and all purposes.

SAVE and EXCEPT, HOWEVER, it is expressly understood and agreed that Grantors are retaining title to the following improvements located on the property described in said Exhibit "A" to wit: None.

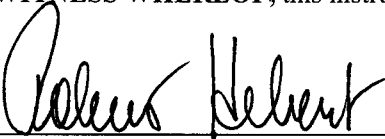
Grantors covenant and agree to remove the above-described improvements from said land by the N/A day of N/A, N/A, subject, however, to such extensions of time as may be granted by Grantee, its successor and assigns, in writing; and if, for any reason, Grantors fail or refuse to remove same within said period of time prescribed, then, without any further consideration, the title to all or any part of such improvements not so removed shall pass to and vest in the Grantee, its successors and assigns, forever.

Grantors reserve all of the oil, gas and sulphur in and under the land herein conveyed but waive 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.

Grantors hereby acknowledge that their use of and access to the state highway facilities and/or turnpike project (hereafter called highway facility) to be constructed in conjunction with the highway facility of which the land hereby conveyed shall become a part, 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 highway facility requires that rights of ingress and egress and the right of direct access to and from Grantors' remaining property (if any) to said Highway facility, shall hereafter be governed by the provisions set out in said Exhibit "A", **SAVE AND EXCEPT** in the event access, or access points may be specifically allowed or permitted in said Exhibit "A", such access shall be subject to such regulation as is determined by the Texas Department of Transportation and/or the Texas Turnpike Authority Division 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 local municipal or county zoning, platting and/or permit requirements.

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 the State of Texas and its assigns forever; and Grantors do hereby bind ourselves, our heirs, executors, administrators, successors and assigns to Warrant and Forever Defend all and singular the said premises herein conveyed unto the State of Texas and its assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, this instrument is executed on this the 25 day of May, 2010.



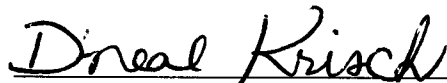
Judge Robert E. Hebert
Fort Bend County Judge

Acknowledgment

State of Texas
County of Fort Bend

This instrument was acknowledged before me on May 25, 2010 by

Judge Robert E. Hebert, Fort Bend County Judge of Fort Bend County, Texas.



Notary Public's Signature

After Recording Return To:

Shelly Johnson
Property Acquisition Services, Inc.
19855 Southwest Freeway, Suite 200
Sugar Land, TX 77479

EXHIBIT A

County: Fort Bend
Highway: F.M. 1464
Project Limits: F.M. 1093 to Shiloh Lake Drive
ROW CSJ: 1415-02-037

Property Description for Parcel 3

Being a 0.2510 acre (10,935 square feet) parcel of land, out of the Day Land and Cattle Company Survey, A-451, Fort Bend County, Texas and being out of that certain 1.02 acre tract of land described in a Deed dated 03-18-1957 from Gertie L. Wessendorff to Henry Nemec and wife, Evelyn L. Nemec, filed in the Fort Bend County Deed Records (F.B.C.D.R.) in Volume 362, Page 165 Fort Bend County, Texas, being more particularly described as follows:

COMMENCING at a set 5/8 inch iron rod with cap stamped "Weisser Eng., Houston, TX" located in the south line of said 1.02 acre tract and at the northeast corner of a 0.3020 acre tract of land described in a Warranty Deed dated 05-04-1998 from Kevin Ball to Carl J. Radcliffe and wife, Rhona M. Radcliffe, filed in the Official Public Records Fort Bend County, Texas (O.P.R.F.B.C.) at Clerk's File No. 9837654; thence as follows:

South 84°37'30" West, a distance of 87.24 feet, along the south line of said 1.02 acre tract and the north line of said 0.3020 acre tract, to a set 5/8 inch iron rod with TxDOT Aluminum cap located in the proposed east right-of-way line of F.M. 1464 (width varies), marking the southeast corner and POINT OF BEGINNING of the herein described parcel;

- 1) THENCE, South 84°37'30" West, a distance of 67.76 feet, continuing along the south line of said 1.02 acre tract and the north line of said 0.3020 acre tract, to the southwest corner of herein described parcel, being located in the existing east right-of-way line of F.M. 1464 (width varies) as described in Volume 275, Page 251, Volume 275, Page 246, Volume 275, Page 255 and Volume 275, Page 278 filed in the F.B.C.D.R.;
- 2) THENCE, North 02°17'20" West, a distance of 159.57 feet, along the west line of said 1.02 acre tract and the existing east right-of-way line of said F.M. 1464, to the northwest corner of herein described parcel, located in the south right-of-way line of a Public Road (50 foot width);

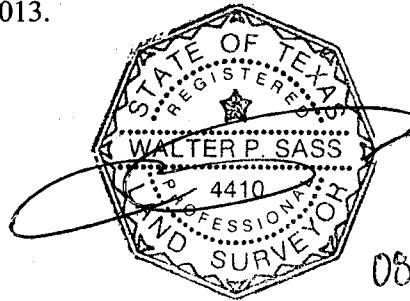
EXHIBIT A

- 3) THENCE, North 82°50'24" East, a distance of 68.74 feet, along the south right-of-way line of said Public Road and the north line of said 1.02 acre tract to a set 5/8 inch iron rod with TxDOT Aluminum cap for the northeast corner of herein described parcel, being located in the proposed east right-of-way line of said F.M. 1464; **
- 4) THENCE, South 01°59'41" East, a distance of 161.77 feet, along the proposed east right-of-way line of said F.M. 1464, to the POINT OF BEGINNING and containing 0.2510 acre (10,935 square feet) parcel of land.

** The monument described and set in this call may be replaced with a TxDOT Type II Right of Way marker upon the completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

NOTE: The Point of Beginning of this description has coordinates of X=3,020,188.20 and Y=13,821,124.48; All bearings are based on the Texas State Plane coordinate system, NAD 83 (1993 Adj.), South Central Zone. All coordinates shown are surface and may be converted to grid by Dividing by TxDOT conversion factor of 1.00013.

Compiled by:
Weisser Engineering Company
19500 Park Row, Suite 100
Houston, Texas 77084
August, 2005



08/31/2005

NOTE: A parcel plat of even date was prepared in conjunction with this property description.

Access will be permitted to the highway facility from the remainder of the property.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dianne Wilson

2010 Jun 03 12:43 PM

2010050925

MCV \$0.00

Dianne Wilson COUNTY CLERK

FT BEND COUNTY TEXAS

94



Notice of Confidentiality Rights: If you are a natural person, you may remove or strike any of the following information from this instrument before it is filed for record in the public records: your Social Security Number or your Driver's License Number.



Form ROW-N-14
Rev. 8/2003
Replaces Forms D-15-11, D-15-14, D-15-141, D-15-142,
ROW-N-12PT, ROW-N-14, ROW-N-141, and ROW-N-142
GSD-EPC
Page 1 of 2

Parcel 18, 20A

DEED

THE STATE OF TEXAS §
§
COUNTY OF FORT BEND §

WHEREAS, the Texas Transportation Commission has been authorized under the Texas Transportation Code Chapters 203, 224, and 361 to purchase land and such other property rights (including requesting that counties and municipalities acquire highway right of way) deemed necessary and convenient to a state highway or turnpike project to be constructed, reconstructed, maintained, widened, straightened, or extended, or to accomplish any other purpose related to the location, construction, improvement, maintenance, beautification, preservation, or operation of a state highway or turnpike project, and including the acquisition of such other property rights deemed necessary for the purposes of operating a designated 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 access facilities, as well as facilitating the construction, maintenance and operation of designated controlled access highways and turnpike projects;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Fort Bend County, Texas, hereinafter referred to as Grantors, whether one or more, for and in consideration of the sum of One Dollar (\$1) to Grantors in hand paid by the State of Texas, acting by and through the Texas Transportation Commission, receipt of which is hereby acknowledged, and for which no lien is retained, either expressed or implied, have this day Sold and by these presents do Grant, Bargain, Sell and Convey unto the State of Texas all that certain tract or parcel of land lying and being situated in the County of Fort Bend, State of Texas, more particularly described in Exhibit "A" and "B," which are attached hereto and incorporated herein for any and all purposes.

SAVE and EXCEPT, HOWEVER, it is expressly understood and agreed that Grantors are retaining title to the following improvements located on the property described in said Exhibit "A" and "B" to wit: None.

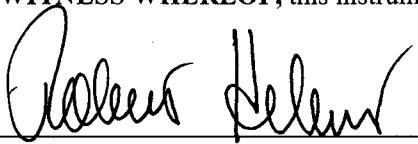
Grantors covenant and agree to remove the above-described improvements from said land by the N/A day of N/A, N/A, subject, however, to such extensions of time as may be granted by Grantee, its successor and assigns, in writing; and if, for any reason, Grantors fail or refuse to remove same within said period of time prescribed, then, without any further consideration, the title to all or any part of such improvements not so removed shall pass to and vest in the Grantee, its successors and assigns, forever.

Grantors reserve all of the oil, gas and sulphur in and under the land herein conveyed but waive 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.

Grantors hereby acknowledge that their use of and access to the state highway facilities and/or turnpike project (hereafter called highway facility) to be constructed in conjunction with the highway facility of which the land hereby conveyed shall become a part, 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 highway facility requires that rights of ingress and egress and the right of direct access to and from Grantors' remaining property (if any) to said Highway facility, shall hereafter be governed by the provisions set out in said Exhibit "A" and "B", **SAVE AND EXCEPT** in the event access, or access points may be specifically allowed or permitted in said Exhibit "A", such access shall be subject to such regulation as is determined by the Texas Department of Transportation and/or the Texas Turnpike Authority Division 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 local municipal or county zoning, platting and/or permit requirements.

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 the State of Texas and its assigns forever; and Grantors do hereby bind ourselves, our heirs, executors, administrators, successors and assigns to Warrant and Forever Defend all and singular the said premises herein conveyed unto the State of Texas and its assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, this instrument is executed on this the 25 day of May, 2010.



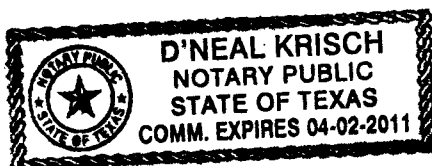
Judge Robert E. Hebert
Fort Bend County Judge

Acknowledgment

State of Texas
County of Fort Bend

This instrument was acknowledged before me on May 25, 2010 by

Judge Robert E. Hebert, Fort Bend County Judge of Fort Bend County, Texas.


Notary Public's Signature

After Recording Return To:

Shelly Johnson
Property Acquisition Services, Inc.
19855 Southwest Freeway, Suite 200
Sugar Land, TX 77479

EXHIBIT A

County: Fort Bend
Highway: F.M. 1464
Project Limits: F.M. 1093 to Shiloh Lake Drive
ROW CSJ: 1415-02-037

Property Description for Parcel 18

Being a 0.4044 acre (17,617 square feet) parcel of land, out of the John McDonald Survey, A-291, Fort Bend County, Texas and being out of that certain 1.890 acre tract of land described in a Special Warranty Deed dated 08-06-2002 from Howard H. Chen, Trustee to Raheem Ali Charania, Kulsoom R. Charania, Maqsood Charania and Rafiq Charania, filed in the Official Public Records Fort Bend County, Texas (O.P.R.F.B.C.) at Clerk's File No. 2002086370, being more particularly described as follows:

COMMENCING at a set 5/8 inch iron rod with cap stamped "Weisser Eng., Houston, TX" located at the southeast corner of said 1.890 acre tract and the northeast corner of a 1.00 acre tract of land described in a General Warranty Deed dated 10-21-2002 from Victorino F. Diaz and Norma B. Diaz to Howard Chen Family Limited Partnership and Saverio V. Giammalva, filed in the O.P.R.F.B.C. at Clerk's File No. 2002115108; thence as follows:

South 87°44'43" West, a distance of 243.69 feet, along the south line of said 1.890 acre tract and the north line of said 1.00 acre tract, to a set 5/8 inch iron rod with TxDOT Aluminum cap located in the proposed east right-of-way line of F.M. 1464 (width varies), marking the southeast corner and POINT OF BEGINNING of the herein described parcel; **

- 1) THENCE, South 87°44'43" West, a distance of 56.31 feet, continuing along the south line of said 1.890 acre tract and the north line of said 1.00 acre tract, to the southwest corner of herein described parcel, being located in the existing east right-of-way line of F.M. 1464 (width varies) as described in Volume 297, Page 425 filed in the Fort Bend County Deed Records (F.B.C.D.R.);
- 2) THENCE, North 02°15'17" West, a distance of 247.28 feet, along the existing east right-of-way line of said F.M. 1464 and the west line of said 1.890 acre tract, to a point for a curve to the right of herein described parcel, said curve to the right having a central angle of 64°20'00" and a radius of 100.00 feet, the center of said curve being located on a radial bearing North 87°44'40" East from said point;

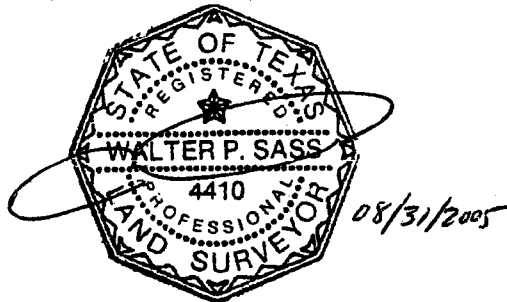
EXHIBIT A

- 3) THENCE, in a northeast direction along said curve and the northwest line of said 1.890 acre tract and existing south right-of-way line of Clodine Reddick Road (100 foot width) as described in Volume 597, Page 62 filed in the F.B.C.D.R., an arc distance of 112.28 feet, and a chord bearing North 29°54'40" East, chord distance of 106.48 feet to a set 5/8 inch iron rod with TxDOT Aluminum cap located in the proposed east right-of-way line of said F.M. 1464; **
- 4) THENCE, South 02°11'30" East, at a distance of 220.18 feet passing a set 5/8 inch iron rod with TxDOT Aluminum cap marking Engineer's Station 160+00 and continuing for a total distance of 337.41 feet, along the proposed east right-of-way line of said F.M. 1464, to the POINT OF BEGINNING and containing 0.4044 acre (17,617 square feet) parcel of land.

** The monument described and set in this call may be replaced with a TxDOT Type II Right of Way marker upon the completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

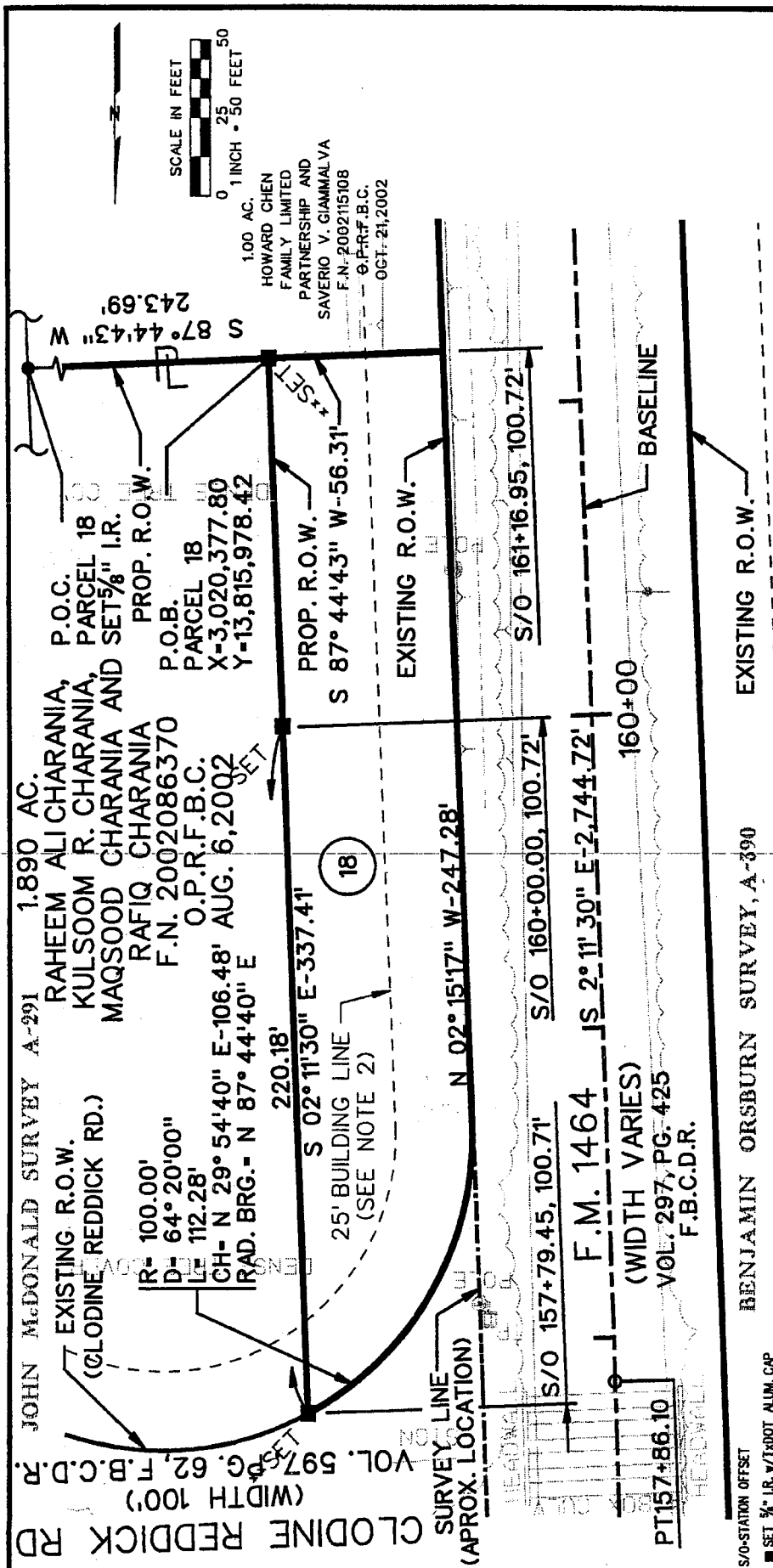
NOTE: The Point of Beginning of this description has coordinates of X=3,020,377.80 and Y=13,815,978.42; All bearings are based on the Texas State Plane coordinate system, NAD 83 (1993 Adj.), South Central Zone. All coordinates shown are surface and may be converted to grid by Dividing by TxDOT conversion factor of 1.00013.

Compiled by:
Weisser Engineering Company
19500 Park Row, Suite 100
Houston, Texas 77084
August, 2005




NOTE: A parcel plat of even date was prepared in conjunction with this property description.

Access will be permitted to the highway facility from the remainder of the property.

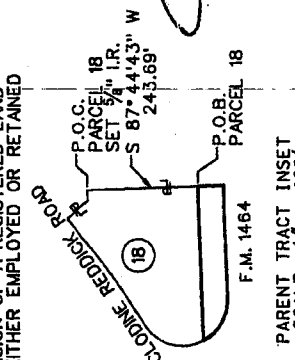
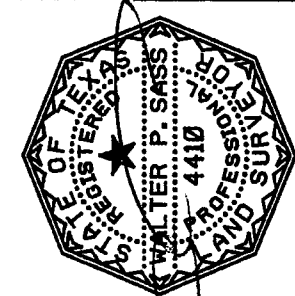


REVISIONS:		
1.		
EXISTING	TAKING AC/SF	REMAINING
1.890 AC.	0.4044 AC.	1.486 AC.
	17.617 SF	


WEISSER Engineering Co.
 19500 Park Row, Suite 100
 Houston, Texas 77084
 (281) 579 - 7300

F.M. 1464
 SURVEY PLAT OF PARCEL 18
 FORT BEND COUNTY, TEXAS

DATE: 08/2005 SCALE: 1" = 50' JOB No.: EE086
 R.O.W. CSU: 1415-02-037 DWG. No.: 1-018.DGN



XX THE MONUMENT DESCRIBED AND SET IN THIS CALL MAY BE REPLACED WITH A TXDOT TYPE II RIGHT OF WAY MARKER UPON COMPLETION OF HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TXDOT

1. ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83 (1993 ADJ.). ALL DISTANCES AND COORDINATES ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY TX00T CONVERSION FACTOR OF 1.00013.

2. CITY OF HOUSTON ORDINANCE No. 82-1010 AMENDED BY ORDINANCE No. 85-1878 H.C.C.F. No. N253886 O.P.R.P.H.C. AND AMENDED BY ORDINANCE No. 99-262

3. A PROPERTY DESCRIPTION OF EVEN DATE HAS BEEN PREPARED IN CONJUNCTION WITH THIS PARCEL

4. ACCESS WILL BE PERMITTED TO THE HIGHWAY FACILITY FROM THE REMAINDER.

EXHIBIT B

County: Fort Bend
Highway: F.M. 1464
Project Limits: F.M. 1093 to Shiloh Lake Drive
ROW CSJ: 1415-02-037

Property Description for Parcel 20A

Being a 0.3732 acre (16,257 square feet) parcel of land, out of the John McDonald Survey, A-291, Fort Bend County, Texas and being out of a 2.00 acre tract of land described in a Special Warranty Deed dated 01-08-2004 from Howard H. Chen, Trustee, to Raheem Ali Charania, Rafiq R. Charania and Maqsood R. Charania, filed in the Official Public Records Fort Bend County, Texas (O.P.R.F.B.C.) at Clerk's File No. 2004005631, being more particularly described as follows:

COMMENCING at a set 5/8 inch iron rod with cap stamped "Weisser Eng., Houston, TX" located at the southeast corner of a certain 1.00 acre tract of land described in a Special Warranty Deed dated 06-10-2004 from Howard H. Chen, Trustee, to Sun Meng Liaw, filed in the O.P.R.F.B.C. at Clerk's File No. 2004073113, and being in the north line of a 4.5144 acre tract of land described in a Special Warranty Deed dated 01-16-2003 from Howard H. Chen, Trustee to Thomas D. Snader d/b/a Paint 'N Place, filed in the O.P.R.F.B.C. at Clerk's File No. 2003013827;

Thence, South 87°44'43" West, a distance of 244.67 feet, along the south line of said 1.00 acre tract and along the north line of said 4.5144 acre tract, to a set 5/8 inch iron rod with TxDOT Aluminum cap located in the proposed east right-of-way line of F.M. 1464 (width varies);

Thence, North 02°11'30" West, a distance of 460.29 feet, along the proposed east right-of-way line of said F.M. 1464, to a set 5/8 inch iron rod with TxDOT Aluminum cap located in the proposed east right-of-way line of F.M. 1464, marking the southeast and the POINT OF BEGINNING of the herein described parcel;

- 1) THENCE, South 87°43'28" West, a distance of 55.83 feet, along the south line of said 2.00 acre tract and along the north line of a certain 2.17 acre tract of land described in a Special Warranty Deed dated 01-05-2005 from Howard H. Chen, Trustee, to Muoi T. Quach and Linh Tran, filed in the O.P.R.F.B.C. at Clerk's File No. 2005003615, to a found 5/8 inch iron rod with cap located in the existing east right-of-way line of F.M. 1464 (width varies) as described in Volume 297, Page 425 and Volume 275, Page 240 filed in the Fort Bend County Deed Records (F.B.C.D.R.), for the southwest corner of the herein described parcel,;

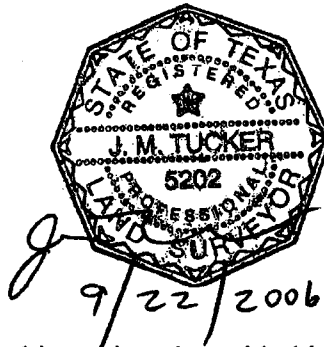
EXHIBIT B

- 2) THENCE, North 02°15'17" West, a distance of 290.34 feet, along the existing east right-of-way line of said F.M. 1464 and the west line of said 2.00 acre tract of land, to a found 5/8 inch iron rod for the northwest corner of herein described parcel, located at the southwest corner of a 1.00 acre tract of land described in a General Warranty Deed dated 10-21-2002 from Victorino F. Diaz and Norma B. Diaz to Howard Chen Family Limited Partnership and Saverio V. Giammalva, filed in the O.P.R.F.B.C. at Clerk's File No. 2002115108;
- 3) THENCE, North 87°44'43" East, a distance of 56.15 feet, along the south line of said 1.00 acre tract and the north line of said 2.00 acre tract of land, to a set 5/8 inch iron rod with TxDOT Aluminum cap located in the proposed east right-of-way line of said F.M. 1464 also being the northeast corner of the herein described parcel; **
- 4) THENCE, South 02°11'30" East, a distance of 290.32 feet, along the proposed east right-of-way line of said F.M. 1464, to the POINT OF BEGINNING and containing 0.3732 acre (16,257 square feet) parcel of land.

** The monument described and set in this call may be replaced with a TxDOT Type II Right of Way marker upon the completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

NOTE: The Point of Beginning of this description has coordinates of X=3,020,394.46 and Y=13,815,543.22; All bearings are based on the Texas State Plane coordinate system, NAD 83 (1993 Adj.), South Central Zone. All coordinates shown are surface and may be converted to grid by Dividing by TxDOT conversion factor of 1.00013.

Compiled by:
Weisser Engineering Company
19500 Park Row, Suite 100
Houston, Texas 77084
September, 2006



NOTE: A parcel plat of even date was prepared in conjunction with this property description.

Access will be permitted to the highway facility from the remainder of the property.

DATE: 09/2006	SCALE: = 1" = 50'	JOB No.: EE086
P.O.W. CSJ: 1415-02-037		DWG. No. : P-020A-1

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dianne Wilson

2010 Jun 03 12:43 PM

2010050926

MCV \$0.00

Dianne Wilson COUNTY CLERK

FT BEND COUNTY TEXAS