

94



DEED

2010067366

10 PGS

8

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 17

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.

FM 1464 Ph II

CCM 7-6-10 # 8
Fort Bend County Clerk
Return Admin Serv Coord

7/15/10

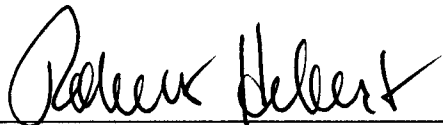
original returned to Amy at County Attorney
property records at County Clerk)

(recorded in

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 6 day of July, 2010.



Judge Robert E. Hebert
Fort Bend County Judge

Acknowledgment

State of Texas
County of Fort Bend

This instrument was acknowledged before me on 7-6-2010 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: Shiloh Lakes Drive to State Highway 99
ROW CSJ: 1415-02-041

Property Description for Parcel 17

Being a 1.977 acre (86,096 square feet) parcel of land, out of the J.H. Cartwright Survey, A-16, Fort Bend County, Texas and being out of that certain 151.2 acre tract of land, described in a Deed dated 01-17-2008 from The State of Texas to LRI Investment Group, LTD, filed under Clerk's File No. 2008008821 in the Official Public Records Fort Bend County, Texas (O.P.R.F.B.C.) and 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 southwest corner of said 151.2 acre tract, also being the northwest corner of the Residue of a 315.96 acre tract of land, described in a Deed dated 10-29-1975 from Vivian Leatherberry Smith, Trustee to Sandra Ann Smith Austin, filed in the Fort Bend County Deed Records (F.B.C.D.R.) in Volume 663, Page 770 Fort Bend County, Texas; thence as follows:

North 86°48'36" East, a distance of 2,046.86 feet, along the north line of the Residue of said 315.96 acre tract and the south line of said 151.2 acre tract, to a set 5/8 inch iron rod with TxDOT Aluminum cap located in the proposed west right-of-way line of F.M. 1464 (width varies), marking the southwest corner and POINT OF BEGINNING of the herein described parcel; **

- 1) THENCE, North 02°27'41" West, a distance of 47.77 feet, along the proposed west 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; **
- 2) THENCE, North 00°40'41" East, a distance of 939.98 feet, continuing along the proposed west 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; **
- 3) THENCE, North 00°27'50" West, a distance of 272.71 feet, continuing along the proposed west right-of-way line of said F.M. 1464, to a set 5/8 inch iron rod with TxDOT Aluminum cap for the northwest corner of herein described parcel, being located in the south line of a Residue of a 5,656.65 acre tract of land, described in a Deed dated 01-31-1935 from The State of Texas to Harlem State Farm, filed in the F.B.C.D.R. in Volume 152, Page 423 Fort Bend County, Texas; **

EXHIBIT A

- 4) THENCE, South 68°11'15" East, a distance of 43.17 feet, along the south line of the Residue of said 5,656.65 acre tract and the north line of said 151.2 acre tract, to a point located in the existing west right-of-way line of F.M. 1464 (width varies) as described in Volume 275, Page 244 filed in the F.B.C.D.R.;
- 5) THENCE, South 02°25'41" East, a distance of 577.27 feet, along the east line of said 151.2 acre tract and the existing west right-of-way line of said F.M. 1464, to an angle point of herein described parcel;
- 6) THENCE, South 02°27'41" East, a distance of 662.59 feet, continuing along the east line of said 151.2 acre tract and the existing west right-of-way line of said F.M. 1464, to the southeast corner of herein described parcel being located at the northeast corner of the Residue of said 315.96 acre tract and the southeast corner of said 151.2 acre tract;
- 7) THENCE, South 86°48'36" West, a distance of 100.01 feet, along the south line of said 151.2 acre tract and the north line of the Residue of said 315.96 acre tract, to the POINT OF BEGINNING and containing 1.977 acres (86,096 square feet) parcel of land.

NOTE: The POINT OF BEGINNING of this description has coordinates of X=3,022,313.31 and Y=13,787,160.53; 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

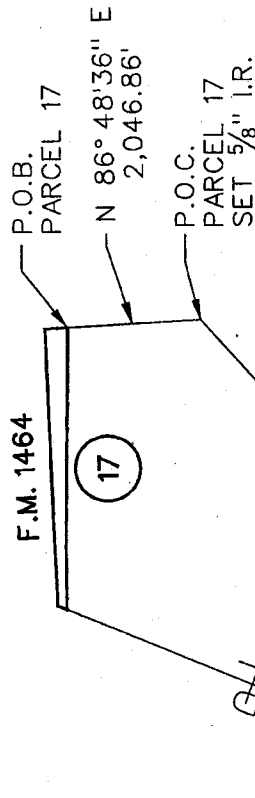


[Handwritten Signature]
4/23/2009

Exhibit A

J.H. CARTWRIGHT SURVEY A-16

SCALE IN FEET
0 400 800
1 INCH = 800 FEET



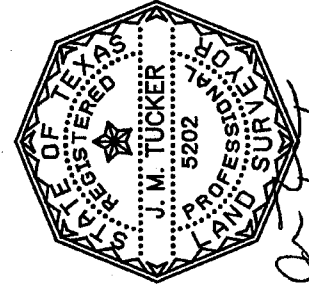
PARENT TRACT INSET

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.

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)



SHEET 3 OF 7

REVISIONS:

1.

EXISTING	TAKING AC/SF	REMAINDER ACRES
151.2 AC.	1.977 AC.	LEFT 149.2
	86,096 SF	

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

F.M. 1464

PARCEL PLAT SHOWING PARCEL 17
FORT BEND COUNTY, TEXAS

DATE: 07/2008 SCALE: 1" = 800' JOB No.: EE086
R.O.W. CSJ: 1415-02-041 DWG. No.: P-17-1.DGN

Exhibit A

J.H. CARTWRIGHT SURVEY A-16

F.M. 1464

(WIDTH VARIES) S 00° 27' 50" E-3,904.51'

VOL. 275, PG. 244

445+00 F.B.C.D.R.

EXISTING R.O.W.

S 02° 25' 41" E-785.36'

S 68° 11' 15" E-43.17'

S 02° 25' 41" E-577.27'

(17)

N 00° 27' 50" W-272.71'

PROPOSED R.O.W.

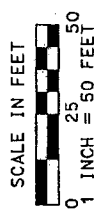
25' BUILDING LINE (SEE NOTE 2)

S/O 445+91.84, 75.00' RT.

OWENS (PRIVATE ROAD)

RESIDUE OF 5,656.65 AC. (293,984 AC. CALC.) HARLEM STATE FARM VOL. 152, PG. 423 F.B.C.D.R. JAN. 31, 1935

151.2 AC. LRI INVESTMENT GROUP, LTD. F.N. 2008008821 O.P.R.F.B.C. JAN. 17, 2008



MATCH LINE SHEET 5


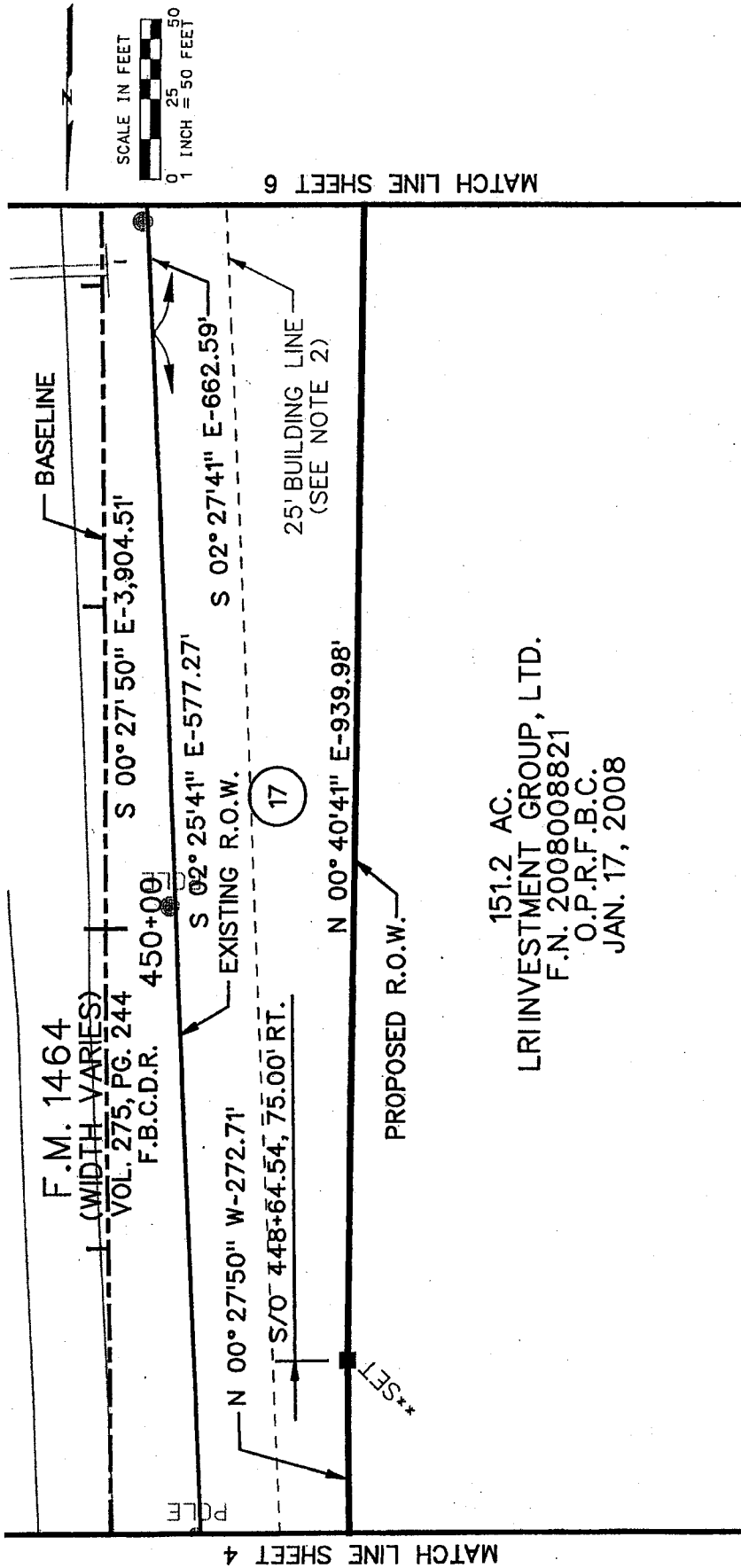
 WRISSE Engineering Co. 19500 Park Row, Suite 100 Houston, Texas 77064 (281) 579 - 7300	
F.M. 1464	
PARCEL PLAT SHOWING PARCEL 17	
FORT BEND COUNTY, TEXAS	
DATE: 07/20/08	SCALE: 1" = 50'
R.O.W. CSJ: 1415-02-041	DWG. No.: P-17-2.DGN

Exhibit A

J.H. CARTWRIGHT SURVEY A-16



151.2 AC.
LRI INVESTMENT GROUP, LTD.
F.N. 2008008821
O.P.R.F.B.C.
JAN. 17, 2008

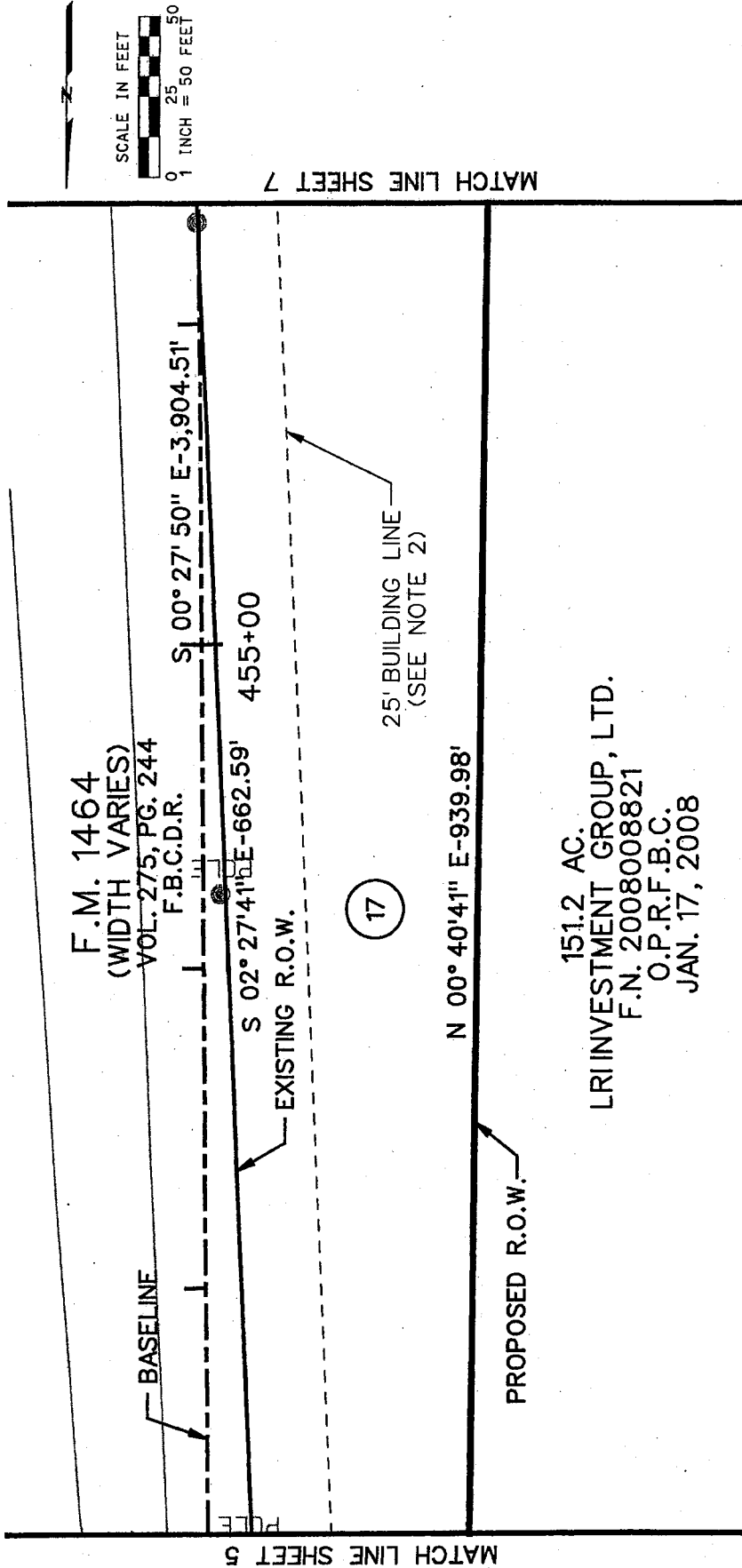
WEISSER Engineering Co.
19500 Park Row, Suite 100
Houston, Texas 77084
(281) 579 - 7300

F.M. 1464
PARCEL PLAT SHOWING PARCEL 17
FORT BEND COUNTY, TEXAS

DATE: 07/2008 SCALE: 1" = 50' JOB NO.: EE086
R.O.W. CSJ: 1415-02-041 DWG. No.: P-17-3.00N

Exhibit A

J.H. CARTWRIGHT SURVEY A-16



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

F.M. 1464

PARCEL PLAT SHOWING PARCEL 17
FORT BEND COUNTY, TEXAS

DATE: 07/2008 SCALE: 1" = 50' JOB NO.: EE086

R.O.W. CSJ: 1415-02-041 DWG. No.: P-17-4.DGN

SHEET 6 OF 7

Exhibit A

J.H. CARTWRIGHT SURVEY A-16

F.M. 1464
(WIDTH VARIES)
VOL. 275, PG. 244
F.B.C.D.R.

SCALE IN FEET
0 25 50
1 INCH = 50 FEET

EXIST. R.O.W.

SI 00° 27' 50" E 3,904.51'

460+00

BASELINE

(17)

25' BUILDING LINE
(SEE NOTE 2) S/O 458+52.09, 92.07' RT.

N 02° 27' 41" W 47.77'

S/O 458+04.34, 93.74' RT.

N 00° 40' 41" E 939.98'

PROPOSED R.O.W.

P.O.B.
PARCEL 17
X-3,022,313.31
Y-13,787,160.53

P.O.C.
PARCEL 17
SET 5/8" I.R.
W/CAP

151.2 AC.
LR INVESTMENT GROUP, LTD.
F.N. 2008008821
O.P.R.F.B.C.
JAN. 17, 2008

30' DOW CHEMICAL CO.
PIPELINE R.O.W. ESMT. (88.7429 AC. CALC.)
VOL. 577, PG. 275
F.B.C.D.R.

20' LONE STAR GAS CO.
PIPELINE R.O.W. ESMT.
VOL. 590, PG. 466
F.B.C.D.R.

RESIDUE OF
315.96 AC.
SANDRA ANN
SMITH AUSTIN
F.B.C.D.R.
OCT. 29, 1975

SET**

SET**

SET**

SET**

SET**

SET**

SET**

SET**

SET**

SET**

SET**

SET**

SET**

SET**

SET**

SET**

SET**

MATCH LINE SHEET 6

WEISSER Engineering Co. 19500 Park Row, Suite 100 Houston, Texas 77084 (281) 579-7300	
F.M. 1464 PARCEL PLAT SHOWING PARCEL 17 FORT BEND COUNTY, TEXAS	
DATE: 07/2008 SCALE: 1" = 50' JOB No.: E086 R.O.W. CSJ: 1415-02-041 DNG. No.: P-17-5.DGN	

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dianne Wilson

2010 Jul 16 01:34 PM

2010067366

RMM \$0.00

Dianne Wilson COUNTY CLERK
FT BEND COUNTY TEXAS