

164



DEED  
19 PGS

2010065925

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 14

## 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 ID # 8  
Fort Bend County Clerk  
Return Admin Serv Coord

7/13/10

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**

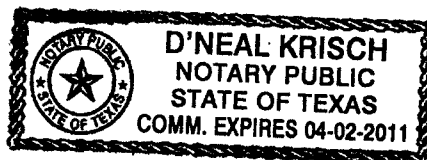
State of Texas  
County of Fort Bend

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 14**

Being a 8.788 acre (382,786 square feet) parcel of land, out of the J.H. Cartwright Survey A-16, Fort Bend County, Texas and being out of that calculated 88.7429 acre Residue of a 315.96 acre tract of land, described in a Deed dated 10-29-1975 from Vivian Leatherberry Smith 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, 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 northwest corner of the Residue of said 315.96 acre tract, also being the southwest corner of a 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.); thence as follows:

North 86°48'36" East, a distance of 2,061.86 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 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 northwest corner and POINT OF BEGINNING of the herein described parcel; \*\*

- 1) THENCE, North 86°48'36" East, a distance of 85.01 feet, continuing 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 northeast corner of herein described parcel, being 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.;
- 2) THENCE, South 02°27'41" East, a distance of 2,653.88 feet, along the east line of the Residue of said 315.96 acre tract and the existing west right-of-way line of said F.M. 1464, to an angle point of herein described parcel;
- 3) THENCE, North 58°22'57" West, a distance of 74.29 feet, continuing along the east line of the Residue of said 315.96 acre tract and the existing west right-of-way line of said F.M. 1464, to an angle point of herein described parcel;

EXHIBIT A

- 4) THENCE, South  $02^{\circ}25'10''$  East, a distance of 372.28 feet, continuing along the east line of the Residue of said 315.96 acre tract and the existing west right-of-way line of said F.M. 1464, to a point for the beginning of a curve to the right of herein described parcel;
- 5) THENCE, southwesterly direction along the existing west right-of-way line of said F.M. 1464, with said curve to the right having radius of 448.22 feet, a central angle of  $56^{\circ}34'08''$  and chord which bears South  $53^{\circ}11'10''$  West, 424.78 feet, an arc length of 442.53 feet to an angle point of herein described parcel;
- 6) THENCE, South  $81^{\circ}28'14''$  West, a distance of 38.17 feet, along a south line of the Residue of said 315.96 acre tract and the existing south right-of-way line of said F.M. 1464, to the southeast corner of herein described parcel, being located in the east right-of-way line of Grand Parkway (width varies) as described in Clerk's File No. 9830483 filed in the Official Public Records Fort Bend County, Texas (O.P.R.F.B.C.);
- 7) THENCE, North  $26^{\circ}11'50''$  West, a distance of 13.50 feet, along the west line of the Residue of said 315.96 acre tract and the east right-of-way line of said Grand Parkway, to a set 5/8 inch iron rod with TxDOT Aluminum cap located in the proposed north right-of-way line of said F.M. 1464, marking a northwest corner of herein described parcel for a point of a non-tangent curve to the left; \*\*
- 8) THENCE, northeasterly direction along the proposed north right-of-way line of said F.M. 1464, with said curve to the left having radius of 425.00 feet, a central angle of  $65^{\circ}07'09''$  and chord which bears North  $48^{\circ}36'51''$  East, 457.45 feet, at an arc length of 323.60, pass a 5/8 inch iron rod with TxDOT Aluminum cap set 88.46 feet right of baseline station 490+00, and continuing for a total arc length of 483.03 feet to a set 5/8 inch iron rod with TxDOT Aluminum cap for a point; \*\*
- 9) THENCE, North  $02^{\circ}27'41''$  West, a distance of 64.35 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; \*\*

EXHIBIT A

- 10) THENCE, North 25°12'54" West, a distance of 137.03 feet, along the proposed southwest 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; \*\*
- 11) THENCE, North 02°27'41" West, a distance of 318.23 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 interior corner of herein described parcel; \*\*
- 12) THENCE, North 58°47'18" West, a distance of 204.28 feet, along the proposed southwest right-of-way line of said F.M. 1464, to a set 5/8 inch iron rod with TxDOT Aluminum cap for a southwest corner of herein described parcel; \*\*
- 13) THENCE, North 02°27'41" West, a distance of 373.43 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 a northwest corner of herein described parcel; \*\*
- 14) THENCE, North 87°32'19" East, a distance of 238.00 feet, along the proposed north right-of-way line of said F.M. 1464, to a set 5/8 inch iron rod with TxDOT Aluminum cap for an interior corner of herein described parcel; \*\*
- 15) THENCE, North 02°27'41" West, at a distance of 280.59 feet, pass a 5/8 inch iron rod with TxDOT Aluminum cap set 66.80 feet right of baseline station 475+00, at a distance of 1783.05 feet, pass a 5/8 inch iron rod with TxDOT Aluminum cap set 71.90 feet right of baseline station 460+00, and continuing for a total distance of 1,931.77 feet, along the proposed west right-of-way line of said F.M. 1464, to the POINT OF BEGINNING and containing 8.788 acres (382,786 square feet) parcel of land.

NOTE: The POINT OF BEGINNING of this description has coordinates of X=3,022,328.29 and Y=13,787,161.36; 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.

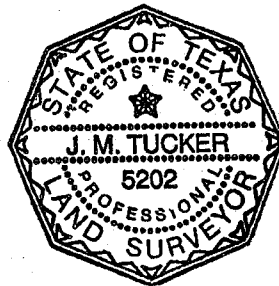
NOTE: Access will be permitted to the remainder property abutting the highway facility.

Revised April, 2009  
August, 2006  
Parcel 14  
Page 4 of 16 Pages

EXHIBIT A

\*\* 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

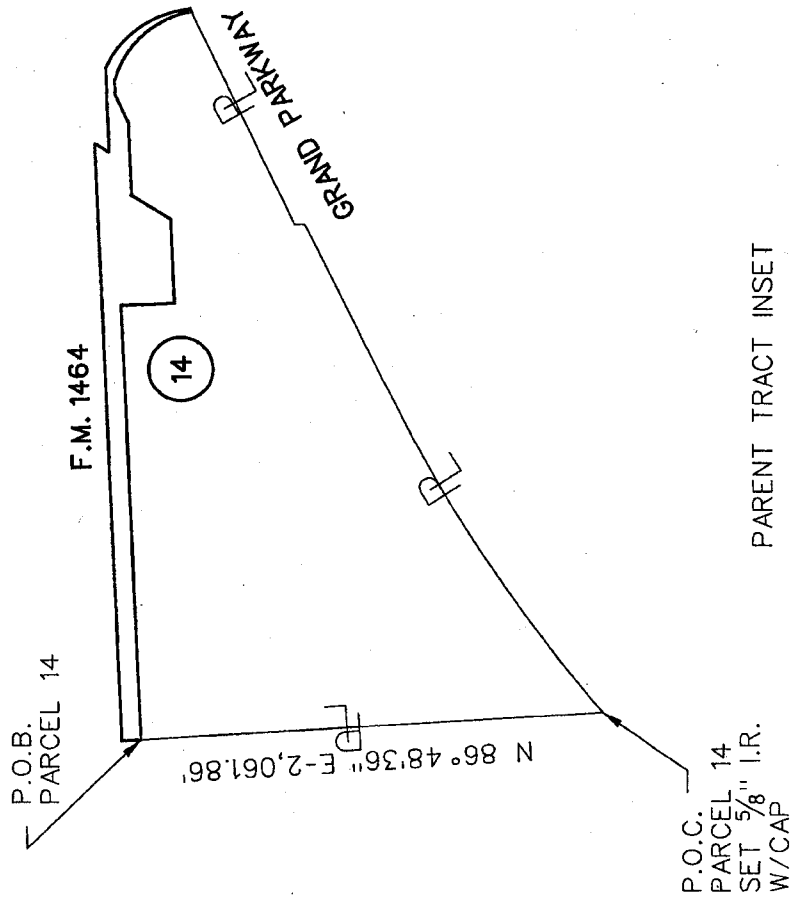


*J. M. Tucker*  
4/23/2009

# Exhibit A

J.H. CARTWRIGHT SURVEY A-16

SCALE IN FEET  
0 400 800  
1 INCH = 800 FEET



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)

## 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.

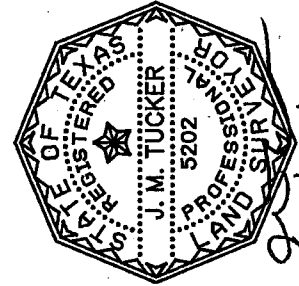
REVISIONS:  
1. 04/2009 - REVISED PARCEL 14, INCREASED ACREAGE

EXISTING	TAKING AC/SF	REMAINDER ACRES
88.7429 AC. (CALC.)	8.788 AC.	LEFT RIGHT
	382.786 SF	79.9549

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

F.M. 1464  
PARCEL PLAT SHOWING PARCEL 14  
FORT BEND COUNTY, TEXAS

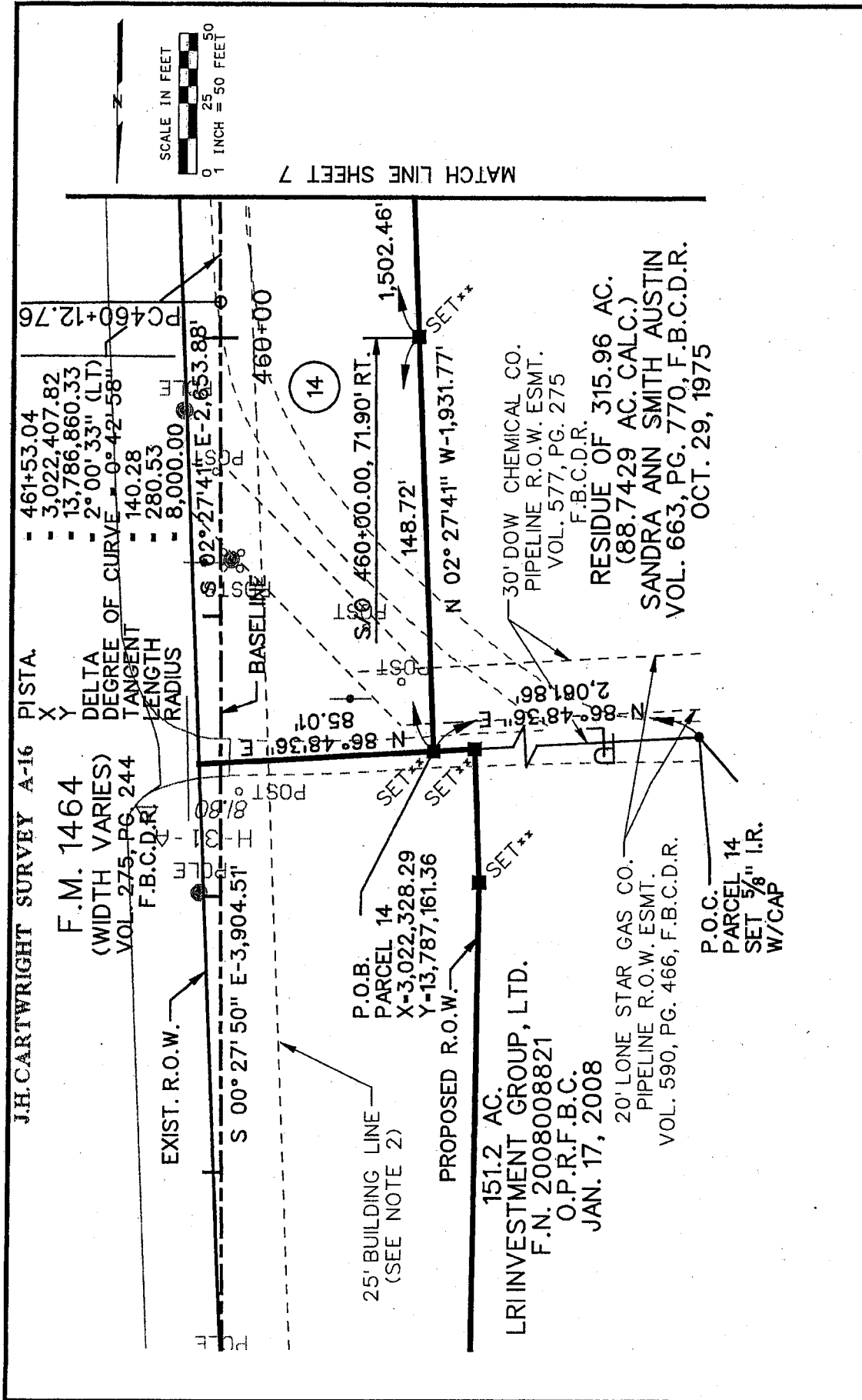
DATE: 08/2006 SCALE: 1" = 800' JOB No.: EEO86  
R.O.W. CSJ: 1415-02-041 DWG. No.: P-14-1.DGN




4/23/2009

SHEET 5 OF 16

# Exhibit A



 <p>19500 Park Row, Suite 100 Houston, Texas 77084 (281) 579 - 7300</p>	<p>F.M. 1464</p> <p>PARCEL PLAT SHOWING PARCEL 14 FORT BEND COUNTY, TEXAS</p>	<p>DATE: 08/20/2006 SCALE: 1" = 50' U.S. 111006 R.D.W. CSJ: 1415-02-041 DWG. No.: P-074-2-06K</p>
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# Exhibit A

J.H. CARTWRIGHT SURVEY A-16

PISTA.  
X - 461+53.04  
Y - 3,022,407.82  
DELTA - 13,786,860.33  
DEGREE OF CURVE - 2°00'33" (LT)  
TANGENT - 0°42'58"  
LENGTH - 140.28  
RADIUS - 280.53  
- 8,000.00

F.M. 1464

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

S 02°27'41" E-2,653.88'  
EXISTING R.O.W.  
S 02°28'23" E-2,442.98'

BASELINE

14

1,502.46'

N 02°27'41" W-1,931.77'

25' BUILDING LINE  
(SEE NOTE 2)

PROPOSED R.O.W.

RESIDUE OF 315.96 AC.  
(88.7429 AC. CALC.)  
SANDRA ANN SMITH AUSTIN  
VOL. 663, PG. 770  
F.B.C.D.R.  
OCT. 29, 1975

SCALE IN FEET  
0 25 50  
1 INCH = 50 FEET

MATCH LINE SHEET 8

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 14  
FORT BEND COUNTY, TEXAS

DATE: 08/20/06 SCALE: 1" = 50' JOB NO. EE036

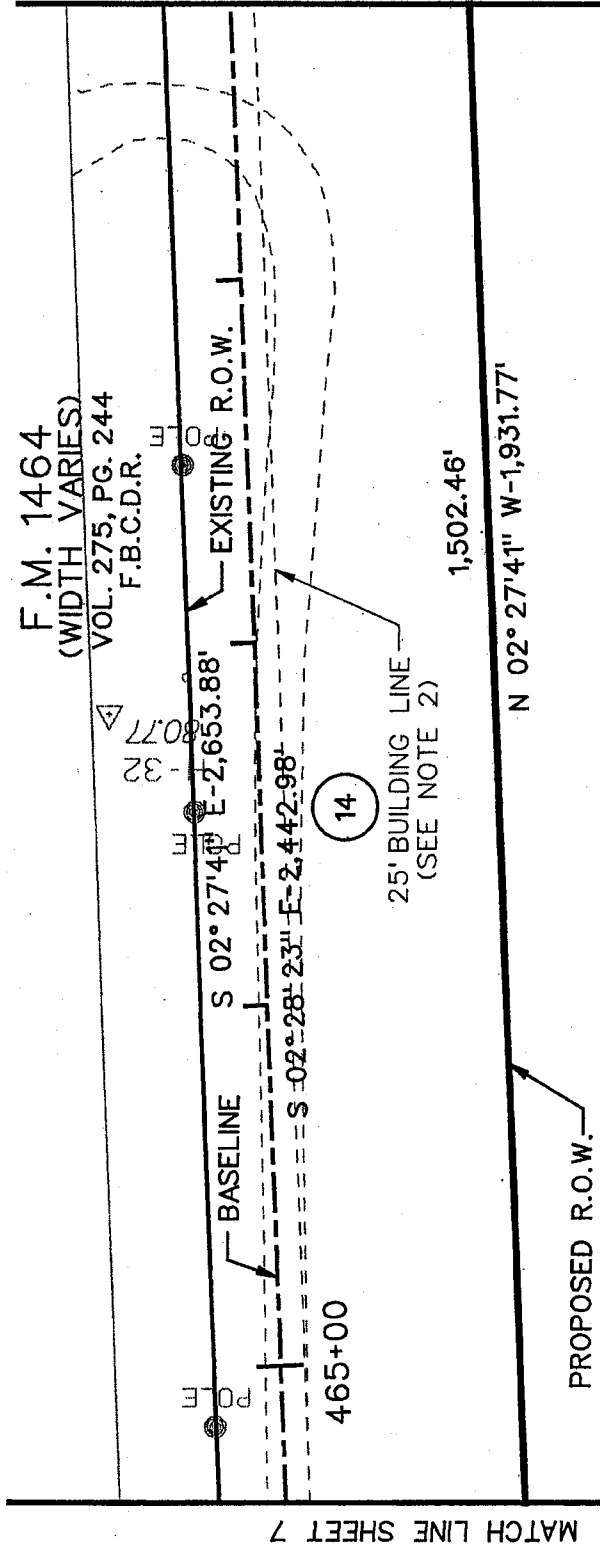
R.O.W. CSU: 1415-02-041 DWG. No.: P-014-3.06K

SHEET 7 OF 16


# Exhibit A

J.H. CARTWRIGHT SURVEY A-16

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



RESIDUE OF 315.96 AC.  
(88.7429 AC. CALC.)  
SANDRA ANN SMITH AUSTIN  
VOL. 663, PG. 770  
F.B.C.D.R.  
OCT. 29, 1975

 <b>WEISSER Engineering Co.</b> 19500 Park Row, Suite 100 Houston, Texas 77084 (281) 579 - 7300	F.M. 1464
	PARCEL PLAT SHOWING PARCEL 14 FORT BEND COUNTY, TEXAS DATE: 08/20/05 SCALE: 1" = 50' JOB NO.: E-086 R.O.W. CSJ: 1415-02-041 DWG. NO.: P-014-4.06

# 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

MATCH LINE SHEET 8

MATCH LINE SHEET 10

P.O.F.

EXISTING R.O.W.

S 02° 27' 41" E-2,653.88'

S 02° 28' 23" E-2,442.98'

TALL GRASS

14

1,502.46'

N 02° 27' 41" W-1,931.77'

PROPOSED R.O.W.

TALL GRASS

470+00

25' BUILDING LINE  
(SEE NOTE 2)

RESIDUE OF 315.96 AC.  
(88.7429 AC. CALC.)  
SANDRA ANN SMITH AUSTIN  
VOL. 663, PG. 770  
F.B.C.D.R.  
OCT. 29, 1975

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

F.M. 1464

PARCEL PLAT SHOWING PARCEL 14  
FORT BEND COUNTY, TEXAS

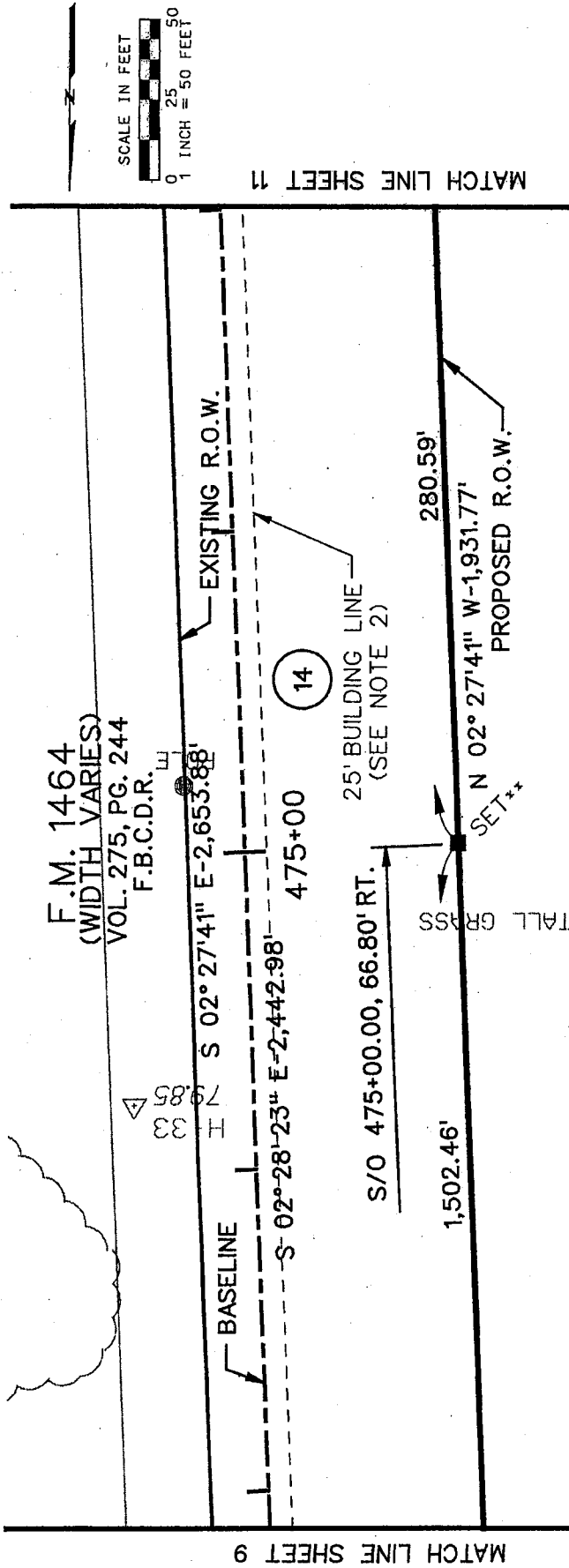
DATE: 08/20/06 SCALE: 1" = 50' JOB NO.: EEO86


R.O.W. CSJ: 1415-02-041 DMC. No. : P-014-5-DGN

SHEET 9 OF 16

# Exhibit A

J.H. CARTWRIGHT SURVEY A-16



 <b>WEISSER Engineering Co.</b> 19500 Park Row, Suite 100 Houston, Texas 77084 (281) 579 - 7300	
F.M. 1464	
PARCEL PLAT SHOWING PARCEL 14	
FORT BEND COUNTY, TEXAS	
DATE: 08/20/08	SCALE: 1" = 50' JOB NO. 110086
R.G.W. CSJ: 1415-02-041	DWG. No. : P-014-6-DGN

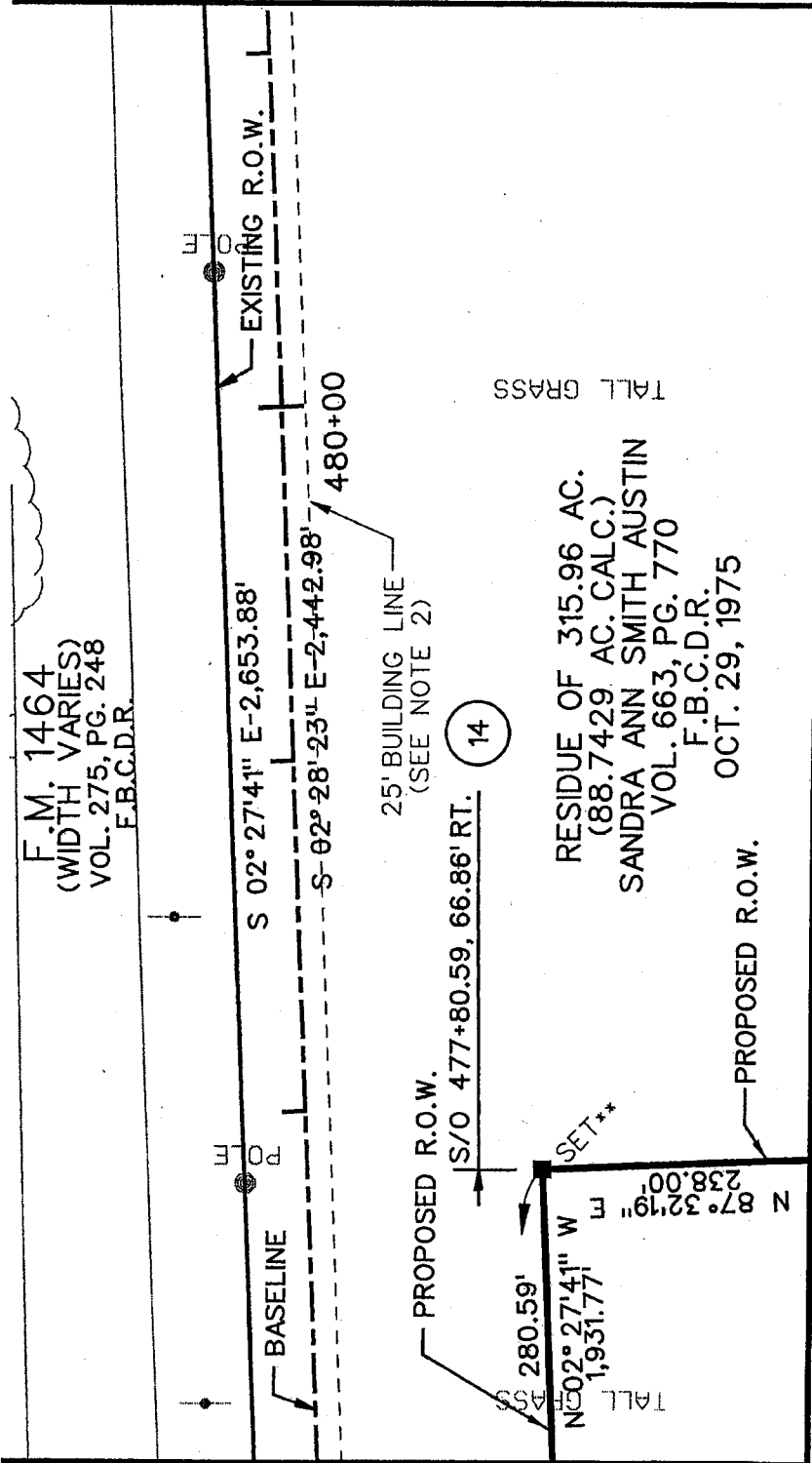
# Exhibit A

J.H. CARTWRIGHT SURVEY A-16

F.M. 1464  
(WIDTH VARIES)  
VOL. 275, PG. 248  
F.B.C.D.R.

MATCH LINE SHEET 10

MATCH LINE SHEET 13



SCALE IN FEET  
0 25 50  
1 INCH = 50 FEET



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

F.M. 1464

PARCEL PLAT SHOWING PARCEL 14  
FORT BEND COUNTY, TEXAS

DATE: 08/20/05 SCALE: 1" = 50' HOB. NO. 220055

R.O.W. CSJ: 1415-02-041 DWG. No.: P-014-7-DGN

MATCH LINE SHEET 12

SHEET 11 OF 16

# Exhibit A

MATCH LINE SHEET 11

J.H. CARTWRIGHT SURVEY A-16

RESIDUE OF 315.96 AC.  
(88.7429 AC. CALC.)  
SANDRA ANN SMITH AUSTIN  
VOL. 663, PG. 770  
F.B.C.D.R.  
OCT. 29, 1975

14

S/O 477+80.54, 304.86' RT.

PROPOSED R.O.W.

N 02° 27' 41" W-373.43'

N 87° 32' 19" E-238.00'

TALL GRASS

TALL GRASS

SCALE IN FEET  
0 25 50  
1 INCH = 50 FEET

MATCH LINE SHEET 14

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

F.M. 1464

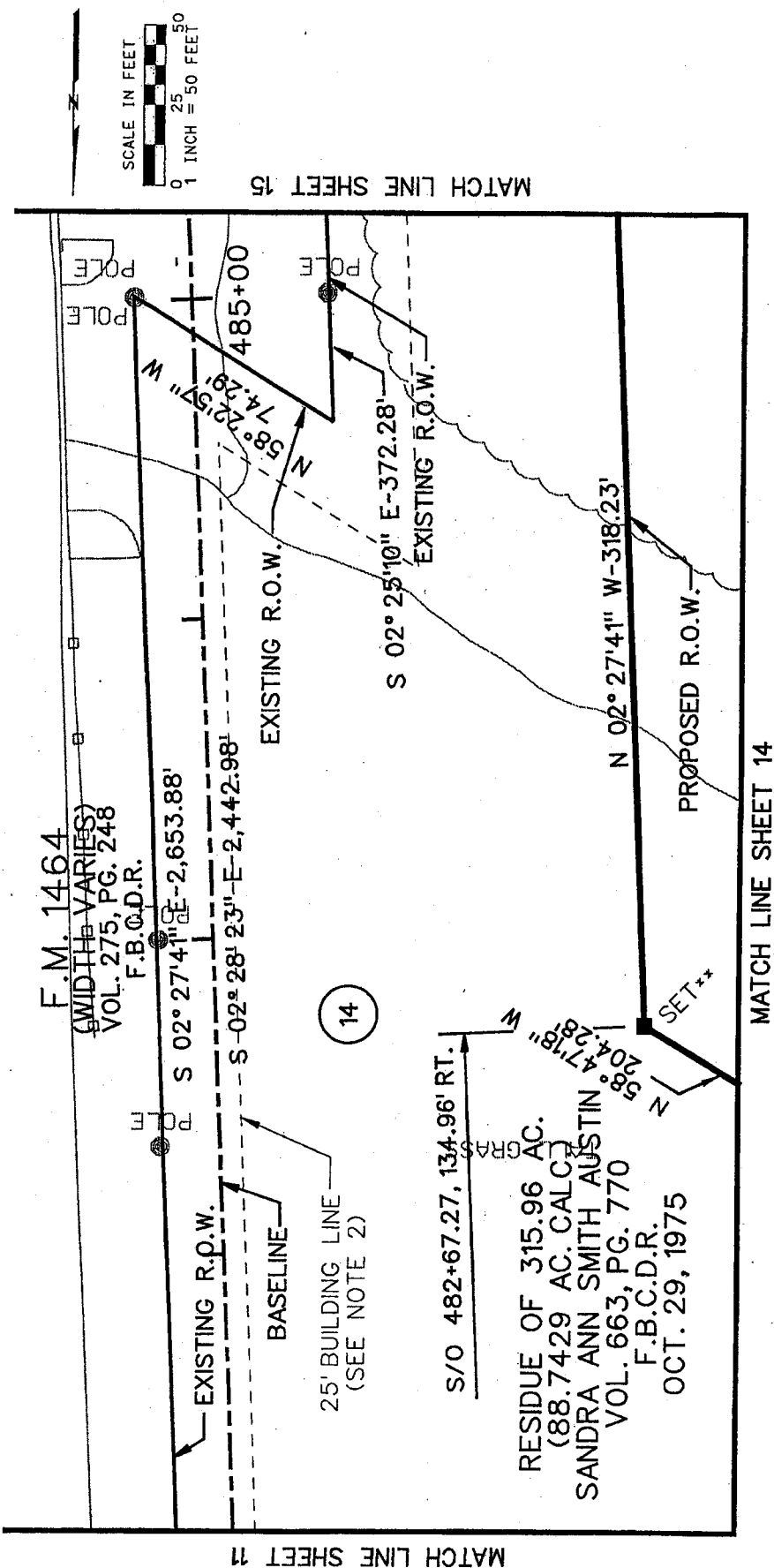
PARCEL PLAT SHOWING PARCEL 14  
FORT BEND COUNTY, TEXAS


DATE: 08/20/06 SCALE: 1" = 50' (SEE NOTE)  
R.O.W. CSJ: 1415-02-041 DWG. No.: P-014-8.DWG

SHEET 12 OF 16

# Exhibit A

J.H. CARTWRIGHT SURVEY A-16



 <b>WEISSER Engineering Co.</b> 19500 Park Row, Suite 100 Houston, Texas 77084 (281) 579 - 7300	
F.M. 1464	
PARCEL PLAT SHOWING PARCEL 14	
FORT BEND COUNTY, TEXAS	
DATE: 08/20/06	SCALE: 1" = 50' 0.00' No. 111086
R.O.W. CSJ: 1415-02-041	DWG. No.: P-074-9-DGN

# Exhibit A

MATCH LINE SHEET 13

J.H. CARTWRIGHT SURVEY A-16

RESIDUE OF 315.96 AC.  
(88.7429 AC. CALC.)  
SANDRA ANN SMITH AUSTIN  
VOL. 663, PG. 770  
F.B.C.D.R.  
OCT. 29, 1975

H-34 WEST  
75.85

N 58° 47' 18" W-204.28'

PROPOSED R.O.W.

SET\*\*

N 02° 27' 41" W-373.43'

S/O 481° 53.97, 304.94' RT.

MATCH LINE SHEET 12

SCALE IN FEET  
0 25 50  
1 INCH = 50 FEET

PAGE

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

F.M. 1464

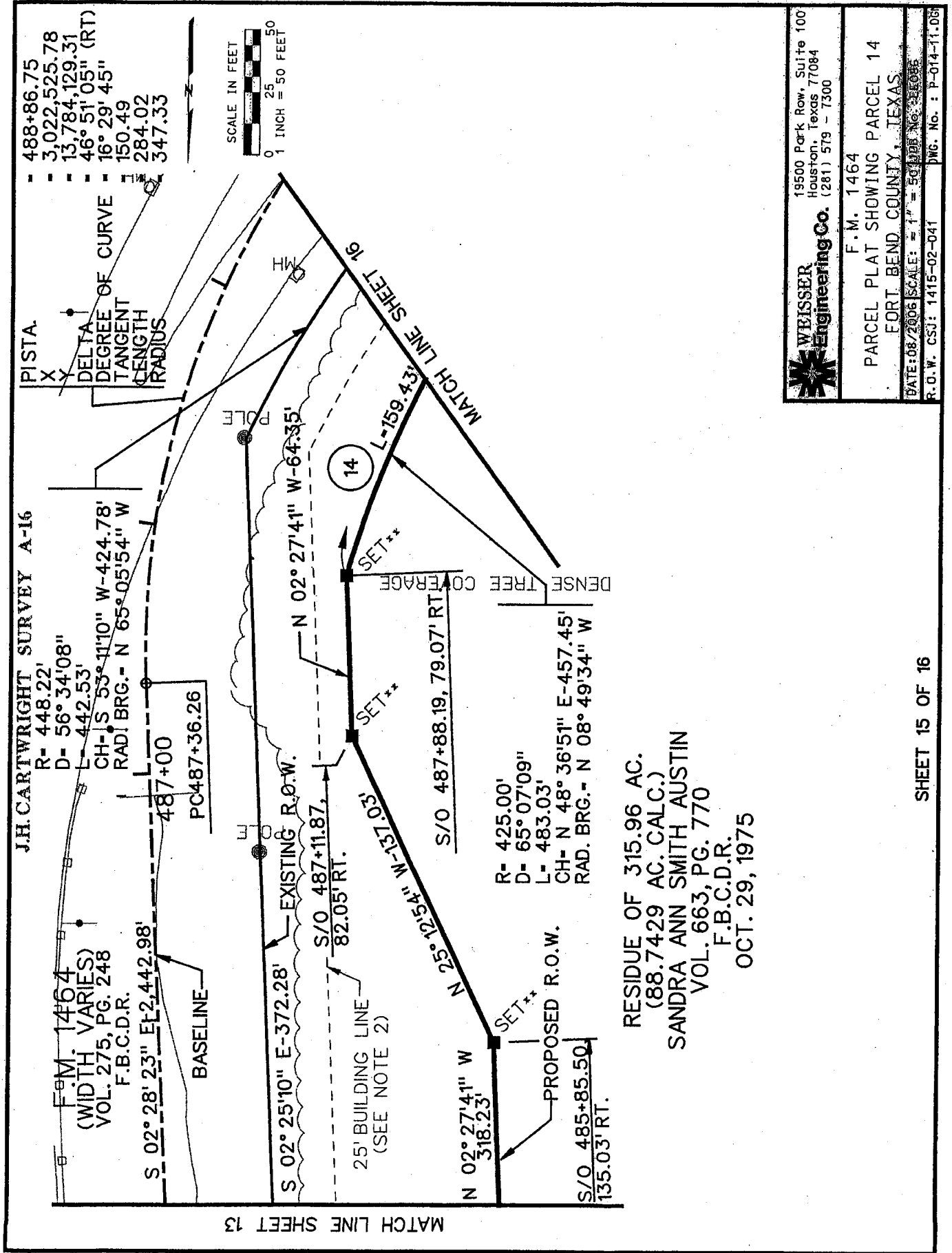
PARCEL PLAT SHOWING PARCEL 14  
FORT BEND COUNTY, TEXAS


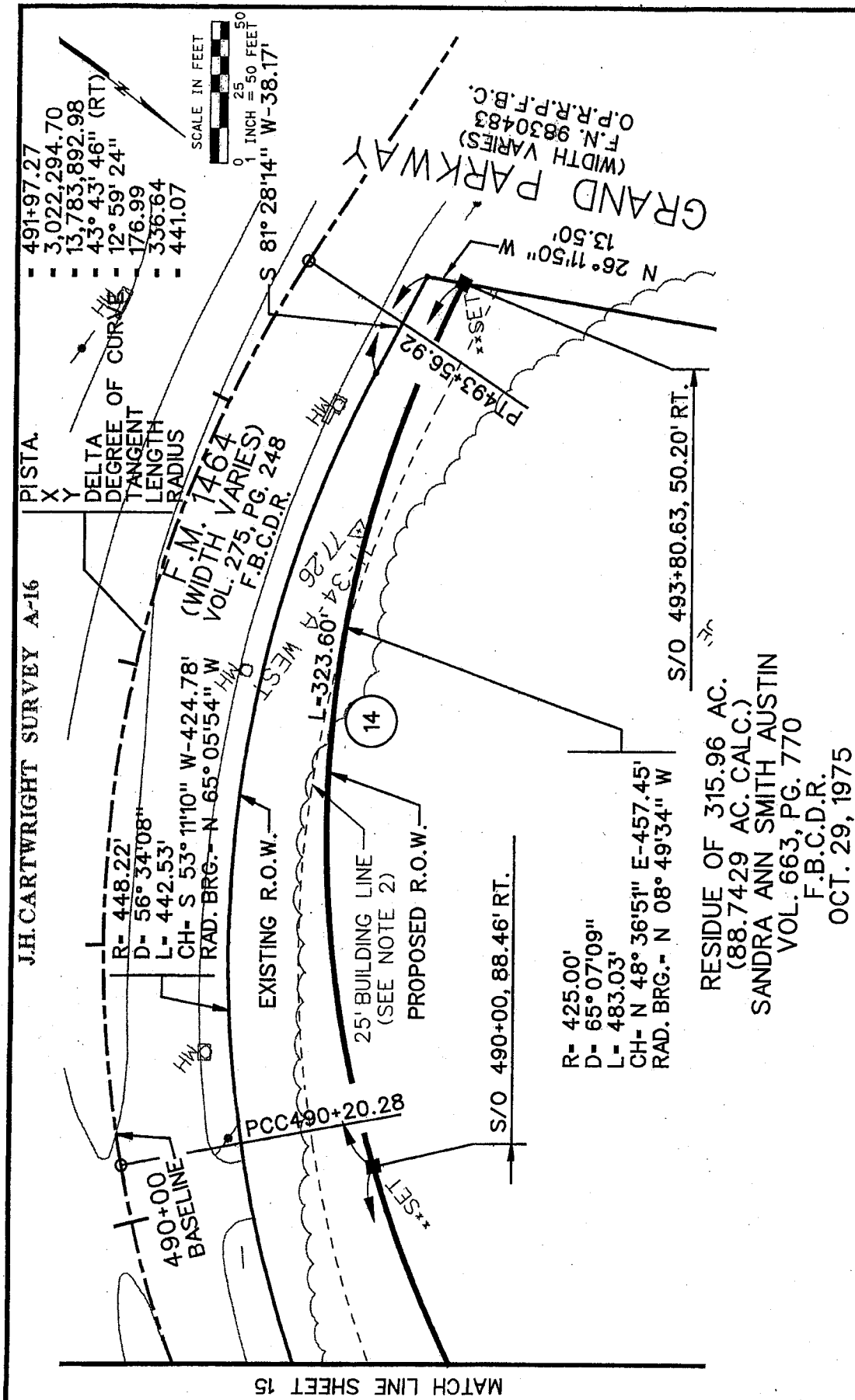
DATE: 08/20/06 SCALE: 1" = 50' JOB NO.: EE086  
R.O.W. CSJ: 1415-02-041 PWC. No.: P-014-10.06

SHEET 14 OF 16



# Exhibit A





**WEISSER**  
**Engineering Co.**

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

F.M. 1464  
PARCEL PLAT SHOWING PARCEL 14  
FORT BEND COUNTY, TEXAS

DATE: 08/2006 SCALE: 1" = 50' JOB NO. EE086  
R.O.W. CSJ: 1415-02-041 DWG. NO. : P-014-12.DWG

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

*Dianne Wilson*

2010 Jul 13 11:09 AM

**2010065925**

CDC \$0.00

Dianne Wilson COUNTY CLERK

FT BEND COUNTY TEXAS