

AGENDA ITEM 9C  
Comm Pct. 2

ARF-899

REGULAR SESSION AGENDA

Date: 07/27/2010

Deed

Submitted By: Laura Johnson, County Attorney

Department: County Attorney

Type of Item: Consent

Renewal Agreement/ No

Appointment:

Reviewed by County Yes

Attorney's Office:

Multiple Originals

Y/N?:

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Information

SUMMARY OF ITEM

Approve Conveyance of 1,554 square feet of land to City of Stafford that is situated in the County of Fort Bend and more particularly described in the attached Exhibit "A".

SPECIAL HANDLING

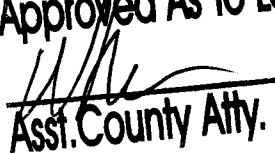
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Attachments

Link: Quitclaim Deed

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Approved As To Legal Form:

 7/27/10  
Asst. County Atty. Date

7-29-10

recorded in property records at Co. Clerk  
and ret. to Laura at Co. Attorney

54



**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.**

**QUITCLAIM DEED**

**THE STATE OF TEXAS**

§

§

**COUNTY OF FORT BEND**

§

**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 TEN AND NO/100 Dollars (\$10.00) and other good and valuable consideration to Grantors in hand paid by the City of Stafford, the receipt of which is hereby acknowledged, and for which no lien is retained, either expressed or implied, have Quitclaimed and do by these presents Bargain, Sell, Release and forever Quitclaim unto the City of Stafford all of Grantors' right, title, interest, claim and demand in and to that certain tract or parcel of land, situated in the County of Fort Bend, State of Texas, more particularly described in Exhibit "A," attached hereto and incorporated herein for any and all purposes.

**TO HAVE AND TO HOLD** for said purposes together with all and singular the rights, privileges, and appurtenances thereto in any manner belonging unto the said City of Stafford forever.

**IN WITNESS WHEREOF**, this instrument is executed on this the 27 day of July, 2010.

Judge Robert E. Hebert  
Fort Bend County Judge

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**Acknowledgment**

State of Texas  
County of Fort Bend

This instrument was acknowledged before me on July 27, 2010 by

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



Notary Public's Signature

Stafford Road  
Tract 13  
0.036 Acre (1,554 square feet)  
B.B.B. & C. R.R. Co. Survey  
Section 6, Abstract No. 117  
Fort Bend County, Texas

## EXHIBIT "A"

### Description

Being a 0.036 acre (1,554 square feet) tract of land situated in the B.B.B. & C. R.R. Co. Survey, Section 6, Abstract No. 117, Fort Bend County, Texas and being out of a called 1.578 acre tract described in the deed to the City of Stafford dated June 12, 1997 recorded under File Number 9742399 of the Official Public Records of Fort Bend County (O.P.R.F.B.C.) said 0.036 acre tract being more particularly described as follows, with all bearings referenced to the Texas State Plane Coordinate System, South Central Zone North American Datum (NAD 1983, 2001 Adjustment). All distances and coordinates herein are surface and may be converted to grid by dividing by a combined scale factor of 1.00013;

COMMENCING, at southeasterly corner of a called 1.578 acre tract described in the deed to the City of Stafford dated June 12, 1997 recorded under File Number 9742399 O.P.R.F.B.C. common with the northeasterly line of a called 5 acre tract described in the deed to Maria Irma Ochoa dated July 26, 2006 recorded under File Number 2006103637 O.P.R.F.B.C., from which a found 1/2-inch iron rod bears, North 86°33'28" West, 1.38 feet;

THENCE, North 47°41'59" West, along the common line of said 5 acre Maria Irma Ochoa tract and said 1.578 acre City of Stafford tract, a distance of 546.82 feet, to a 5/8-inch iron rod with plastic cap stamped "SURVCON INC." set marking the POINT OF BEGINNING and the southeast corner of the herein described 0.036 acre tract and having surface coordinate values of X=3,064,350.33, Y=13,793,258.86;

THENCE, North 47°41'59" West, continuing along the common line of said 5 acre Maria Irma Ochoa tract and said 1.578 acre City of Stafford tract, a distance of 12.91 feet to the southeasterly Right-of-Way (R.O.W.) line of Stafford Road (width varies) and the common westerly corner of said 5 acre Maria Irma Ochoa tract and said 1.578 acre City of Stafford tract and the southwest corner of the herein described 0.036 acre tract;

THENCE, North 25°27'25" East, along the southeasterly R.O.W. line of said Stafford Road, a distance of 124.87 feet, to the common westerly corner of said 1.578 acre City of Stafford tract and a called 1.260 acre tract described in the deed to Maria Irma Ochoa dated July 26, 2006 recorded under File Number 2006103637 O.P.R.F.B.C. and marking the northwest corner of the herein described 0.036 acre tract;

Stafford Road  
Tract 13  
0.036 Acre (1,554 square feet)  
B.B.B. & C. R.R. Co. Survey  
Section 6, Abstract No. 117  
Fort Bend County, Texas

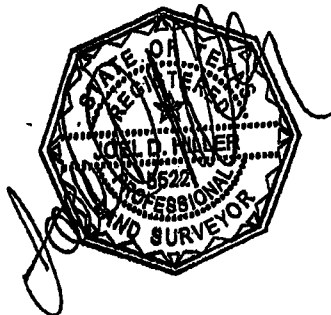
THENCE, South 47°42'02" East, departing the southeasterly R.O.W. line of said Stafford Road and along the common line of said 1.578 acre City of Stafford tract and said 1.260 acre Maria Irma Ochoa tract, a distance of 13.09 feet, to a 5/8-inch iron rod with plastic cap stamped "SURVCON INC." set marking the northeasterly corner of the herein described 0.036 acre tract;

THENCE, South 25°32'17" West, departing said common line, a distance of 124.81 feet, to the POINT OF BEGINNING and containing a computed 0.036 acre (1,554 square feet) of land.

This Metes and Bounds description was prepared in conjunction with a Tract Exhibit Plat and the Right-of-Way alignment maps for Stafford Road prepared by SURVCON INC.

I, Joel D. Hiller, a Registered Professional Land Surveyor, hereby certify that the Metes and Bounds description above and the accompanying plat of even date represent an actual survey made on the ground under my supervision.

Compiled by:  
Joel D. Hiller R.P.L.S. July 2007  
Texas Registration No. 5522  
SURVCON INC.  
5757 Woodway  
Houston, Texas 77057  
(713) 780-4123  
July 20, 2007

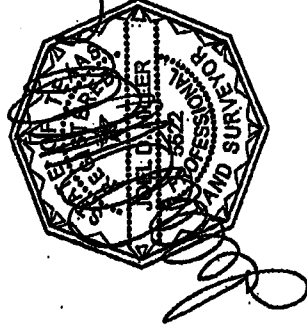



LEGEND

- FOUND CONCRETE MONUMENT
- SET 5/8" I.R. W/ PLASTIC CAP
- STAMPED "SURVCON INC."
- FOUND MONUMENT AS NOTED
- INLET
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- GENERIC PEDESTAL
- GAS METER
- SIGN
- MAILBOX
- P---P---P--- OVERHEAD POWER LINE
- P---P---P--- GUY WIRE
- TELEPHONE POLE
- LIGHT POLE
- SIGNAL CONTROL PANEL
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- TREE
- SHRUB
- LANDSCAPING
- PROPERTY LINE
- I.R. IRON ROD
- I.P. IRON PIPE
- P.T.P. PINCHED TOP PIPE
- B.L. BUILDING LINE
- U.E. UTILITY EASEMENT
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- F.N. FILE NUMBER
- F.B.C.D.R. FORT BEND COUNTY DEED RECORDS
- P.R.F.B.C. PROBATE RECORDS FORT BEND COUNTY
- F.B.C.P.R. FORT BEND COUNTY PLAT RECORDS
- O.P.R.F.B.C. OFFICIAL PUBLIC RECORDS FORT BEND COUNTY
- F.B.C.C.C.R. FORT BEND COUNTY COMMISSIONERS COURT RECORDS
- H.C.M.R. HARRIS COUNTY MAP RECORDS
- P.R.H.C.T. PROBATE RECORDS HARRIS COUNTY, TEXAS
- H.C.O.P.R.R.P. HARRIS COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY

NOTES:

1. ALL BEARINGS-AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, (NAD83, 2001 ADJUSTMENT). ALL COORDINATES AND DISTANCES ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00013.
2. DRAWINGS ARE BASED ON ABSTRACTING PERFORMED JUNE, 2007.
3. DRAWINGS ARE BASED ON FIELD SURVEYS PERFORMED DECEMBER 2006 THROUGH JUNE 2007.
4. A CERTIFIED PROPERTY DESCRIPTION HAS BEEN PREPARED FOR THE PROPOSED TRACTS BEING TAKEN HEREON.
5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.



REVISIONS		
No.	DATE	DESCRIPTION
EXISTING	TAKING	REMAINING
1.578 AC. (CALLED)	0.036 AC. 1,554 S.F.	1.542 AC.
EXHIBIT SHOWING TRACT 13		
COUNTY: FT. BEND    DATE: DEC. 2007 ROAD: STAFFORD    SCALE: 1" = 20'		
<div> <b>SURVCON INC.</b> PROFESSIONAL SURVEYORS 5757 WOODWAY, HOUSTON, TEXAS 77057 PH. (713) 780-4123</div>		

**B.B.B. & C. R.R. CO. SURVEY**  
**SECTION 6, ABSTRACT 117**

STAFFORD ROAD  
(WIDTH VARIES)  
133+00

BASELINE

N25°32'17"E

STA. 134+18.99  
37.46' RT.  
N25°27'25"E

EXISTING  
R.O.W. LINE  
N25°27'25"E

STA. 132+94.12  
37.64' RT.

124.87'

STA. 134+15.21  
50.00' RT.

TRACT 13

STA. 132+90.40  
50.00' RT.

S25°32'17"W

S25°32'17"W

124.81'

P.O.B. TRACT 13

X=3,064,350.33  
Y=13,793,258.86

PROPOSED  
R.O.W. LINE

CITY OF STAFFORD  
CALLED 1.578 ACRE  
F.N. 9742399, O.P.R.F.B.C.  
06-12-1997

MARIA IRMA OCHOA  
CALLED 5 ACRES  
F.N. 2006103637  
O.P.R.F.B.C.  
07-26-2006

MARIA IRMA OCHOA  
CALLED 1.260 ACRE  
F.N. 2006103637  
O.P.R.F.B.C.  
07-26-2006

P.O.C. TRACT 13  
FOUND 1/2" I.R. (BENT)  
BEARS N86°33'28"W 1.38'

N47°41'59"W  
546.82'



EXHIBIT SHOWING  
TRACT 13

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	N47°41'59"W	12.91'
L2	S47°42'02"E	13.09'

COUNTY: FT. BEND  
ROAD: STAFFORD  
DATE: DEC. 2007  
SCALE: 1" = 20'



**SURVCON INC.**  
PROFESSIONAL SURVEYORS  
5757 WOODWAY, HOUSTON, TEXAS 77057  
P.E. 113, 130, 4123

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

*Dianne Wilson*

2010 Jul 29 03:10 PM

2010072070

MAM \$0.00

Dianne Wilson COUNTY CLERK

FT BEND COUNTY TEXAS