

21 E, F, G

Item #: ~~72-0~~.

Engineering

ARF-2473

**REGULAR SESSION AGENDA****Date: 01/04/2011****Dulles Avenue Upgrade Project, Pct. 3****Submitted By:** Laura Johnson, County Attorney**Department:** County Attorney**Type of Item:** Discussion Item**Renewal Agreement/** No**Appointment:****Reviewed by County** Yes**Attorney's Office:****Multiple Originals** Yes**Y/N?:**

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**Information****SUMMARY OF ITEM**

Take all appropriate action on a Partial Release of Reversionary Interest executed by Fort Bend Independent School District in favor of Fort Bend County, Texas necessary to convey portion of property at the Mamie George Library to the City of Sugar Land, Texas for the Dulles Avenue Upgrade Project, Pct. 3.

Take all appropriate action on a Special Warranty Deed conveying a 0.099 acre tract of land from the Fort Bend Independent School District to Fort Bend County, Texas for improved access to the Mamie George Library, as a part of the Dulles Avenue Upgrade Project, Pct. 3.

Take all appropriate action on a Special Warranty Deed conveying a 0.4011 acre tract of land from Fort Bend County, Texas to the City of Sugar Land, Texas for the Dulles Avenue Upgrade Project, Pct. 3.

**SPECIAL HANDLING**

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**Attachments**Link: 7005C FBISD DeedLink: Partial ReleaseLink: 7005C Deed to County

→ Return to Marcus Cooper  
Co. Atty 1-11-11

21E 2 originals returned with 1 original recorded in property records at County Clerk

21F 2 originals returned with 1 original recorded in property records at County Clerk

21G 1 original returned but not recorded because of missing signature

6y



DEED

2011003619

7 PGS

**SPECIAL WARRANTY DEED  
(FBISD to Fort Bend County)  
(Dulles Avenue Project)**

**DATE:** 1-4-11, 2010

**GRANTOR:** Fort Bend Independent School District

**GRANTOR'S MAILING ADDRESS:** 16431 Lexington Blvd.  
Sugar Land, Texas 77479

**GRANTEE:** Fort Bend County, Texas

**GRANTEE'S MAILING ADDRESS:** 301 Jackson Street  
Richmond, Texas 77469

**CONSIDERATION:** \$10.00 and other valuable consideration

**PROPERTY DESCRIBED:** A 0.099 acre tract of land situated in the William Stafford One and One Half League, Abstract No. 89, in the City of Sugar Land, Fort Bend County, Texas, as described and shown in the attached Exhibit A, which is incorporated by reference.

**RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:** Easements, rights-of-way, and prescriptive rights, whether of record or not and all presently recorded instruments, other than liens and conveyances, that affect the Property.

Grantor, subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the Property, with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions

AS PER ORIGINAL

to conveyance and warranty, when the claim is by, through, or under Grantor but not otherwise.

**GRANTOR:**

Fort Bend Independent School District

By: S. Bhuchar  
Name: Sonal Bhuchar  
Title: President, Board of Trustees  
Date: 12-13-10

**STATE OF TEXAS**

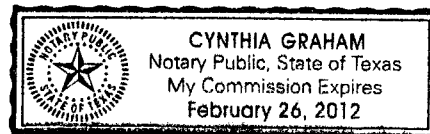
**COUNTY OF FORT BEND**

This instrument was acknowledged before me on Dec 13, 2010 by Sonal Bhuchar,  
President of the Board of Trustees of the Fort Bend Independent School District.

Cynthia Graham  
Notary Public, State of Texas

Notary's name (printed):  
\_\_\_\_\_

Notary's commission expires:  
\_\_\_\_\_



**GRANTEE:**

Fort Bend County, Texas

By: \_\_\_\_\_

Name: Robert Hebert

Title: County Judge

Date: 1-4-2011

**STATE OF TEXAS**

**COUNTY OF FORT BEND**

This instrument was acknowledged before me on January 4, 2011, by Robert Hebert, County Judge, on behalf of Fort Bend County, Texas.

D'Neal Krisch

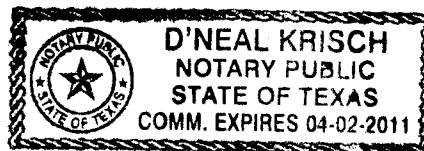
Notary Public, State of Texas

Notary's name (printed):

D'Neal Krisch

Notary's commission expires:

1/4/2011



Attachment: Exhibit A - Metes and Bounds Description and Survey Map

**AFTER RECORDING RETURN TO:**

Fort Bend County  
301 Jackson Street  
Richmond, TX 77469  
Attn: Marcus Spencer

## EXHIBIT "A"

### FORT BEND COUNTY PARCEL TAKING DESCRIPTION

Being a 0.099 acre tract of land situated in the William Stafford One and One Half League, Abstract No. 89, in Fort Bend County, Texas, said 0.099 acre tract of land being a portion of a remainder of the remainder of a 80.00 acre tract of land (by deed) deeded to Fort Bend Independent School District, as recorded in Volume 399, Page 433 of the Deed Records of Fort Bend County, Texas, said 0.099 acre tract of land being more particularly described by metes and bounds as follows:

**COMMENCING** at a 5/8 inch rod with cap stamped "GORRONDONA" found in the north line of the remainder of a 1.157 acre tract of land (by deed) deeded to Fort Bend County, as recorded in Volume 593, Page 608 of the Deed Records of Fort Bend County, Texas and for the southeast corner of Reserve "B" of Replat of Sugar Creek Section 28, Block 5, as recorded in Plat Slide 818A of the Plat Records of Fort Bend County, Texas, said 5/8 inch rod with cap stamped "GORRONDONA" also being in the west right-of-way line of Dulles Avenue (a variable width right-of-way); **THENCE** South 02 degrees 19 minutes 25 seconds East, with the west right-of-way line of Dulles Avenue, a distance of 180.00 feet to the **POINT OF BEGINNING**, said point being a 5/8 inch rod with cap stamped "GORRONDONA" found in the south line of said remainder 1.157 acre tract of land;

**THENCE** South 02 degrees 22 minutes 00 seconds East, with the west right-of-way line of Dulles Avenue, a distance of 80.00 feet to a 5/8 inch rod with cap stamped "GORRONDONA" set for corner, said 5/8 inch rod with cap stamped "GORRONDONA" also being the beginning of a curve to the right having a radius of 55.00 feet, a central angle of 89 degrees 35 minutes 15 seconds, and whose chord bears North 47 degrees 08 minutes 49 seconds West, a distance of 77.50 feet;

**THENCE**, with said curve, an arc length of 86.00 feet to a 5/8 inch rod with cap stamped "GORRONDONA" set for corner;

**THENCE** South 87 degrees 38 minutes 48 seconds West, a distance of 23.00 feet to a 5/8 inch rod with cap stamped "GORRONDONA" set for corner;

**THENCE** North 02 degrees 21 minutes 12 seconds West, a distance of 25.00 feet to a 5/8 inch rod with cap stamped "GORRONDONA" set for corner in the south line of said 1.157 acre tract of land;

**THENCE** North 87 degrees 38 minutes 48 seconds East, with the south line of said 1.157 acre tract of land, a distance of 77.58 feet to the **POINT OF BEGINNING**, and containing 4.293 square feet or 0.099 acres of land, more or less.

(Exhibit "A") Page 1 of 3

NOTE: ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS  
COORDINATE SYSTEM, NAD-83, THE SOUTH CENTRAL ZONE.

**\* SURVEYOR'S CERTIFICATE \***

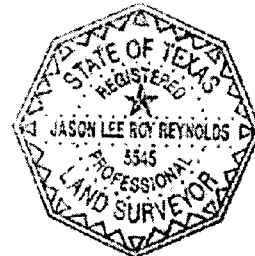
TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED, I DO HEREBY  
CERTIFY THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED FROM PUBLIC  
RECORDS AND FROM AN ACTUAL AND ACCURATE SURVEY UPON THE GROUND AND  
THAT SAME IS TRUE AND CORRECT.

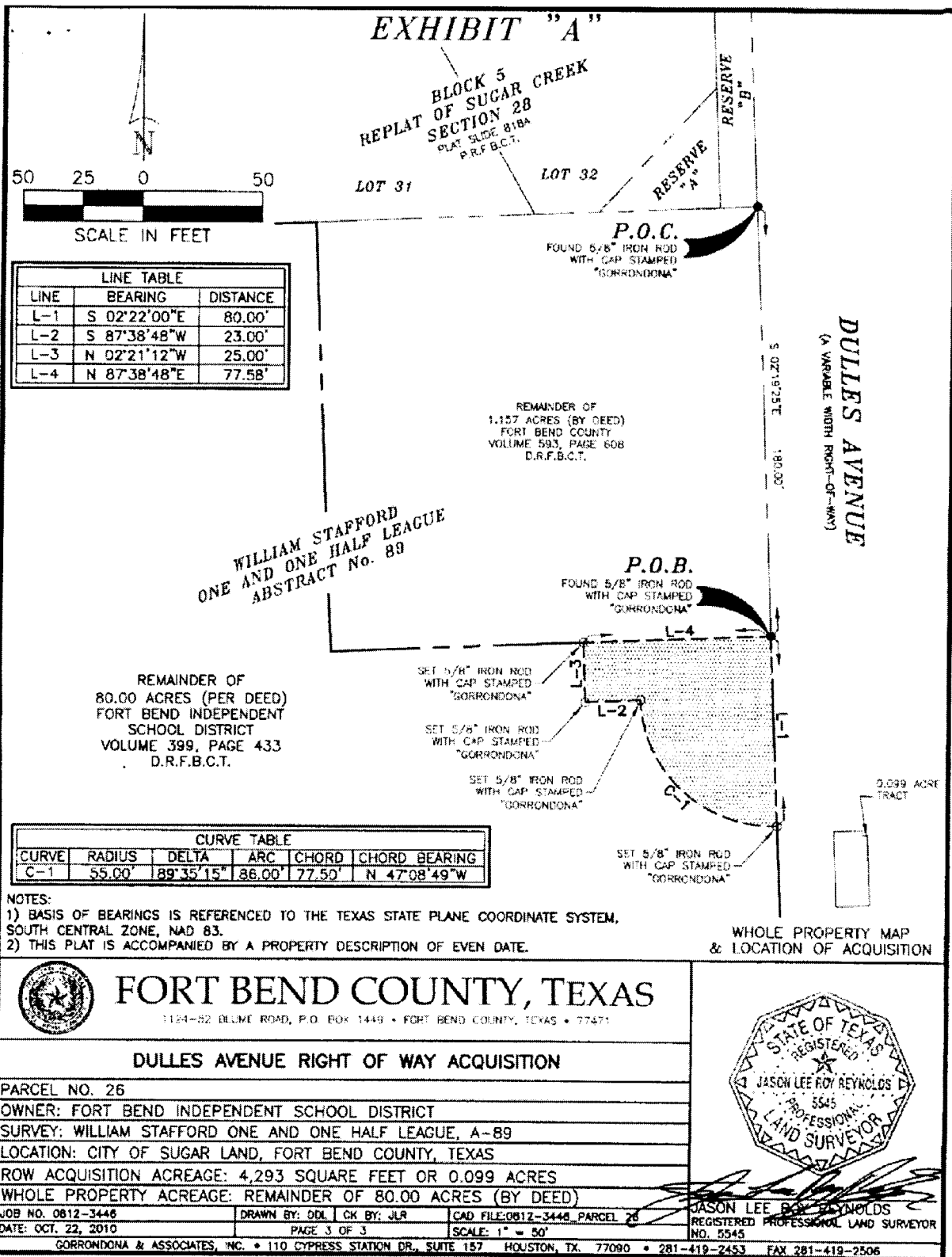
Company Name: Gorrondona & Associates, Inc.

By: 

Surveyor's Name: Jason Lee Roy Reynolds  
Registered Professional Land Surveyor  
Texas No. 5545  
Date: October 22, 2010

(Exhibit "A") Page 2 of 3





**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

*Dianne Wilson*

2011 Jan 10 02:24 PM

2011003619

VCK \$0.00

Dianne Wilson COUNTY CLERK

FT BEND COUNTY TEXAS