

21 E, F, G

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?:

Item #: ~~72-0~~

Engineering

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.

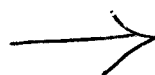
SPECIAL HANDLING

Attachments

Link: 7005C FBISD Deed

Link: Partial Release

Link: 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

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

DATE:

1-4-11 2010

GRANTOR:

Fort Bend County, Texas

**GRANTOR'S MAILING
ADDRESS:**

301 Jackson Street
Richmond, Texas 77469

GRANTEE:

City of Sugar Land, Texas

**GRANTEE'S MAILING
ADDRESS:**

2700 Town Center Blvd. North
Sugar Land, Texas 77479

CONSIDERATION:

\$10.00 and other valuable consideration

**PROPERTY
DESCRIBED:**

A 0.4011 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 to conveyance and warranty, when the claim is by, through, or under Grantor but not otherwise.

GRANTOR,

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 1/4/2011, 2010, 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:

4/2/11



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

GRANTEE:

City of Sugar Land, Texas

Pursuant to section 2-11 (a) (7) a. of the Code of Ordinances, the City Manager of the City of Sugar Land accepts this Special Warranty Deed on behalf of the City of Sugar Land.

By: _____

Allen A. Bogard,
City Manager

Date: _____

STATE OF TEXAS

COUNTY OF FORT BEND

This instrument was acknowledged before me on _____, 2010, by Allen Bogard, City Manager, on behalf of the City of Sugar Land.

Notary Public, State of Texas

Notary's name (printed):

Notary's commission expires:

Reviewed for Legal Compliance by City's Attorney:

AFTER RECORDING RETURN TO:

City of Sugar Land
P. O. Box 110
Sugar Land, TX 77487-0110
Attn: City Secretary

EXHIBIT "A"

**RIGHT OF WAY ACQUISITION
OWNER: FORT BEND COUNTY
CITY OF SUGAR LAND
FORT BEND COUNTY, TEXAS
PARCEL No. 20**

PROPERTY DESCRIPTION

Being a 0.4011 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, and being a portion an 1.157 acre tract of land (by deed), recorded in Volume 593, Page 608 of the Deed Records of Fort Bend County Texas, said 1.157 acre tract being out of an 80.00 acre tract of land (by deed), recorded in Volume 399, Page 433, of the Deed Records of Fort Bend County Texas, said 0.4011 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found for the northwest corner of said 80.00 acre tract, said point also being the southwest corner of Lot 18, Block 5, of the Replat of Sugar Creek Section 28, a subdivision of record in the City of Stafford, Fort Bend County, Texas, and recorded in Plat Slide 818A, of the Plat Records of Fort Bend County Texas; **THENCE** North 87 degrees 38 minutes 48 seconds East, with the north line of said 80.00 acre tract of land, same being the south line of said Block 5, Sugar Creek Section 28, passing at a distance of 927.27 feet, a 1/2 inch iron rod found for the southeast corner of Lot 29, Block 5, said point also being the southwest corner of Lot 30, Block 5, of said Replat of Sugar Creek Section 28, passing at a distance of 1011.36 feet, a point for northwest corner of said 1.157 acre tract of land, said point also being the most northern northeast corner of said 80.00 acre tract of land, in all a distance of 1194.34 feet to a 5/8 inch iron rod with blue cap stamped "GORRONDONA & ASSOC INC. HOUSTON, TX", set for the **POINT OF BEGINNING**, said point also being on the north line of said 1.157 acre tract of land;

THENCE North 87 degrees 38 minutes 48 seconds East, with the north line of said 1.157 acre tract of land, a distance of 97.02 feet, to a 5/8 inch iron rod with blue cap stamped "GORRONDONA & ASSOC INC. HOUSTON, TX." set for corner, said point also being the northeast corner of said 1.157 acre tract of land;

THENCE South 02 degrees 21 minutes 12 seconds East, with the east line of said 1.157 acre tract, a distance of 180.00 feet, to a 5/8 inch iron rod with blue cap stamped "GORRONDONA & ASSOC INC. HOUSTON TX." set for corner, said point also being the southeast corner of said 1.157 acre tract of land;

THENCE South 87 degrees 38 minutes 48 seconds West, with the south line of said 1.157 acre tract, a distance of 97.11 feet, to a 5/8 inch iron rod with blue cap stamped "GORRONDONA & ASSOC INC. HOUSTON, TX." set for corner, said point also being the most easterly northeast corner of said 80.00 acre tract of land;

THENCE North 02 degrees 19 minutes 25 seconds West, a distance of 180.00 feet to the **POINT OF BEGINNING**, and containing 17,472 square feet or 0.4011 acres of land;

This property description is accompanied by a separate plat of even date.

All bearings are referenced to the Texas State Plane Coordinate System, South Central Zone, NAD83.

I, Michael D. McGuinness, a Registered Professional Land Surveyor, do hereby certify that the above description and accompanying plat is true and correct to the best of my knowledge and belief and that the property described herein was determined by survey made on the ground under my direction and supervision


Michael D. McGuinness
Registered Professional Land Surveyor
Texas No. 1965



SOUTH SUTTON SQUARE

(60' WIDTH RIGHT-OF-WAY)

EXHIBIT "A"

LOT 33

LOT 32

LOT 31

LOT 30

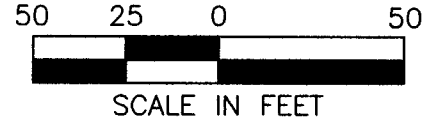
BLOCK 5
REPLAT OF SUGAR CREEK
SECTION 28
PLAT SLIDE 818A
P.R.F.B.C.T.

.16' UTILITY EASEMENT (BY PLAT)

RESERVE "B"

RESERVE "A"

DULLES AVENUE
(A VARIABLE WIDTH RIGHT-OF-WAY)



SET 5/8" IRON ROD
WITH BLUE CAP STAMPED
"GORRONDONA & ASSOC
INC. HOUSTON, TX"

SEE DETAIL "A"

P.O.C.

FOUND 1/2" IRON ROD
FOR THE NW CORNER
OF 80.00 ACRE TRACT
VOLUME 399, PAGE 433
D.R.F.B.C.T.

P.O.B.

SET 5/8" IRON ROD WITH
BLUE CAP STAMPED
"GORRONDONA & ASSOC
INC. HOUSTON, TX."

1.157 ACRES (BY DEED)
FORT BEND COUNTY
VOLUME 593, PAGE 608
D.R.F.B.C.T.

WILLIAM STAFFORD
ONE AND ONE HALF LEAGUE
ABSTRACT No. 89

SET 5/8" IRON ROD
WITH BLUE CAP STAMPED
"GORRONDONA & ASSOC
INC. HOUSTON, TX"

DULLES AVENUE
(A VARIABLE WIDTH RIGHT-OF-WAY)

80.00 ACRES (PER DEED)
FORT BEND INDEPENDENT
SCHOOL DISTRICT
VOLUME 399, PAGE 433
D.R.F.B.C.T.

P.O.C.

FOUND
1/2" IRON ROD

NW CORNER
1.157 ACRE
TRACT

DETAIL "A"
N.T.S.

SET 5/8" IRON ROD
WITH BLUE CAP STAMPED
"GORRONDONA & ASSOC
INC. HOUSTON, TX"

NOTES:

- 1) BASIS OF BEARINGS IS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83.
- 2) THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.



CITY OF SUGAR LAND, TEXAS

2700 TOWN CENTER BLVD. • SUGAR LAND, TEXAS • 77479

DULLES AVENUE RIGHT OF WAY ACQUISITION

PARCEL NO. 20

OWNER: FORT BEND COUNTY

SURVEY: WILLIAM STAFFORD ONE AND ONE HALF LEAGUE, A-89

LOCATION: CITY OF SUGAR LAND, FORT BEND COUNTY, TEXAS

ROW ACQUISITION ACREAGE: 17,472 SQUARE FEET OR 0.4011 ACRES

WHOLE PROPERTY ACREAGE: 1.157 ACRES (BY DEED)

JOB NO. 0812-3446

DRAWN BY: TEC

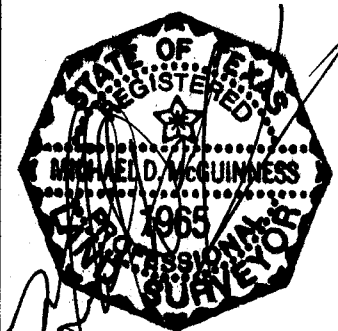
CK BY: MDM

CAD FILE: 0812-3446_PARCEL 20

DATE: FEB. 23, 2010

PAGE 3 OF 3

SCALE: 1" = 50'



MICHAEL D. MCGUINNESS
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 1965