

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.

SPECIAL WARRANTY DEED

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS
 COUNTY OF FORT BEND §

THAT, **FORT BEND COUNTY**, a body corporate and politic, acting herein by and through its Commissioners Court, hereinafter called "**Grantor**", for and in consideration of the sum of THIRTY-NINE THOUSAND EIGHT HUNDRED EIGHT-EIGHT DOLLARS (\$39,888.00) and other valuable consideration to the undersigned in hand paid by the Grantee herein named, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto **MICHELLE XIAO YUN KUANG** ("**Grantee**"), and unto its successors, and assigns, forever, all that certain tract or parcel of land referred to as Tract A, more particularly described in Exhibit "A" and shown in Exhibit "B" attached hereto, incorporated herein and made a part hereof for all purposes.

This conveyance is made by Grantor and accepted by Grantee subject to any and all easements, conditions, restrictions, covenants, mineral or royalty interests, mineral reservations, surface waivers, liens, encumbrances, regulations or orders of municipal and/or governmental authorities appearing of record in the Office of the County Clerk of Fort Bend County, Texas, or existing on the ground, but only to the extent that they are still in force and effect and applicable to the herein described property.

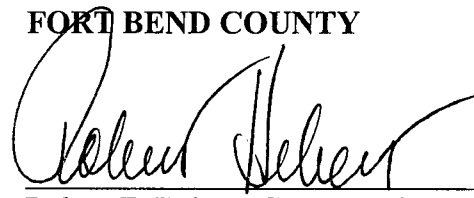
TO HAVE AND TO HOLD the above-described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantor, Grantor's successors and/or assigns to warranty and forever defend all and singular the said premises unto the said Grantee, Grantee's successors and/or assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise.

EXECUTED on this the 14 day of June, 2011.

Approved by Commissioners Court on June 7, 2011.

FORT BEND COUNTY

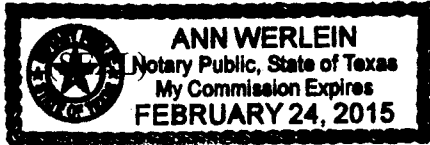
By:


 Robert E. Hebert, County Judge

THE STATE OF TEXAS §

COUNTY OF FORT BEND §

This instrument was acknowledged before me on the 14th day of June, 2011 by Robert E. Hebert, County Judge, on behalf of Fort Bend County, Texas.



Ann Werlein
Notary Public in and for the State of Texas

AFTER RECORDING RETURN TO:

Fort Bend County Attorney's Office
301 Jackson Street, Suite 728
Richmond, Texas 77469
Marcus D. Spencer

EXHIBIT A

KELLY R. KALUZA & ASSOCIATES, INC.

Consulting Engineers & Surveyors

101 Southwestern Boulevard, Suite #202, Sugar Land, Texas 77478

(281) 491-1550 ■ FAX (281) 491-0423

August 23, 2002

Tract A

A FIELD NOTE DESCRIPTION of 0.286 Acre (12,476 Square Feet) of Land being the Northerly portion of the James W. Wight, Trustee call 1.999 Acre Tract (Volume 2005, Page 875; Official Records of Fort Bend County, Texas) being out of the original call 13.8 Acre Tract No. One (Volume 230, Page 397; Deed Records of Fort Bend County, Texas) and out of the original call 13.8 Acre Tract No. Two (Volume 230, Page 399; Deed Records of Fort Bend County, Texas) being portions of the Rudolph Vavrecka Estate call 120 Acre Tract being in the Benjamin George Survey, Abstract No. 175, Fort Bend County, Texas.

BEGINNING at a 1/2 inch iron pipe found for the Northwest corner of said call 1.999 Acre Tract; Said corner being the Northwest corner of said call 13.8 Acre Tract No. Two and being the Northeast corner of a call 3.905 Acre Tract (Volume 2029, Page 571; Official Records of Fort Bend County, Texas); Said corner being in the Southerly line of Townewest Section No. One Replat (Volume 16, Page 1; Plat Records of Fort Bend County, Texas) and bears North 86 Degrees, 52 Minutes, 34 Seconds East - 2070.99 feet from a 1/2 inch iron pipe found for the Northeast corner of Townewest Section No. 5 Replat (Volume 29, Page 1; Plat Records of Fort Bend County, Texas); Said beginning corner being the Northwest corner of this 0.286 Acre Tract;

THENCE; North 86 Degrees, 52 Minutes, 34 Seconds East - 288.70 feet along the most Northerly line of said call 1.999 Acre Tract and along the Southerly line of said Townewest Section No. One Replat to a 5/8 inch iron rod with plastic cap set for the Northeast corner of this tract; Said corner being the most Northerly Northeast corner of said call 1.999 Acre Tract and the Northwest corner of a call 0.47 Acre Tract (Volume 1040, Page 340; Deed Records of Fort Bend County, Texas);

THENCE; South 1 Degree, 54 Minutes, 29 Seconds East, at 80.00 feet pass a chain link fence corner post found for interior corner of said call 1.999 Acre Tract and for the Southeast corner of said call 0.47 Acre Tract, in all 80.56 feet to a point for the Southeast corner of this tract;

THENCE; Northwestery, along the Northerly line of Parcel No. 10 - 1.032 Acre Tract for the right-of-way of West Bellfort Road (100 feet wide) with the following courses and distances:

EXHIBIT A

A Field Note Description
0.286 Acre of Land (Tract A)
August 23, 2002
Page Two (2)

Along a non-tangent curve to the right the radius point of which bears North 9 Degrees, 19 Minutes, 42 Seconds East with the following curve data:

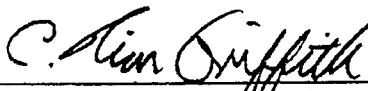
Delta:	3 Degrees, 15 Minutes, 13 Seconds
Radius:	1950.00 feet
Length:	110.73 feet
Tangent:	55.38 feet
Chord:	North 79 Degrees, 2 Minutes, 42 Seconds West - 110.72 feet to a 5/8 inch iron rod found for corner;

North 77 Degrees, 25 Minutes, 5 Seconds West - 100.01 feet to a 5/8 inch iron rod found for corner;

Along a tangent curve to the left with the following curve data:

Delta:	2 Degrees, 24 Minutes, 26 Seconds
Radius:	2050.00 feet
Length:	86.13 feet
Tangent:	43.07 feet
Chord:	North 78 Degrees, 37 Minutes, 18 Seconds West - 86.12 feet to a 5/8 inch iron rod with plastic cap set for the Southwest corner of this tract;

THENCE; North 2 Degrees, 26 Minutes, 26 Seconds West - 4.97 feet along the Westerly line of said call 1.999 Acre Tract, along the Westerly line of said call 13.8 Acre Tract No. Two and along the Easterly line of said call 3.905 Acre Tract to the **PLACE OF BEGINNING** and containing 0.286 Acre of Land.


C. Tim Griffith, R.P.L.S. No. 4349



