



**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

**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 Ten Dollars (\$10.00) 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.

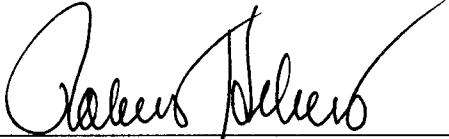
CCM 12-20-11 # 12  
Fort Bend County Clerk  
Return Admin Serv Coord (13)

12/27/11 original deed returned to Amy at County Attorney

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 20 day of December, 2011.



\_\_\_\_\_  
Judge Robert E. Hebert  
Fort Bend County Judge

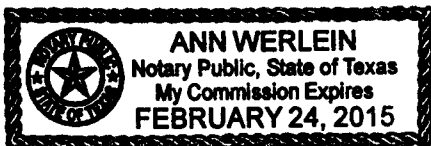
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**Acknowledgment**

State of Texas  
County of Fort Bend

This instrument was acknowledged before me on December 20, 2011 by

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




  
\_\_\_\_\_  
Notary Public's Signature

EXHIBIT A

County: Fort Bend  
Highway: F.M. 1464  
Project Limits: Shiloh Lake Drive to State Highway 99  
ROW CSJ: 1415-02-041

Property Description for Parcel 13

Being a 0.2707 acre (11,793 square feet) parcel of land, out of the J.H. Cartwright Survey, A-16, Fort Bend County, Texas and located in that certain 16.1206 acre Residue of a 100 acre tract of land, described in a Deed dated 08-27-1968 from Paul E. Schumann to Robert Schumann, filed in the Fort Bend County Deed Records (F.B.C.D.R.) in Volume 507, Page 281 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 a interior corner of the Residue of said 100 acre tract; also being a interior corner of that certain 0.9569 acre tract of land, described in a Special Warranty Deed dated 09-05-2002 from Robert Schumann to Fort Bend County Municipal Utility District No. 25, filed in the Official Public Records Fort Bend County, Texas (O.P.R.F.B.C.) at Clerk's File No. 2002097086; thence as follows:

North 68°28'50" West, a distance of 479.53 feet, along a north line of the Residue of said 100 acre tract and the south line of said 0.9569 acre tract, to a set 5/8 inch iron rod with TxDOT Aluminum cap located in the proposed east right-of-way line of F.M. 1464 (width varies), marking the northeast corner and POINT OF BEGINNING of the herein described parcel;

- 1) THENCE, South 00°27'50" East, a distance of 819.84 feet, along the proposed east right-of-way line of said F.M. 1464, to a set 5/8 inch iron rod with TxDOT Aluminum cap for the south corner of herein described parcel, being located in the existing east 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, North 02°27'41" West, a distance of 295.97 feet, along the west line of the Residue of said 100 acre tract and the existing east right-of-way line of said F.M. 1464, to an angle point of herein described parcel;
- 3) THENCE, North 02°25'41" West, a distance of 533.27 feet, continuing along the west line of the Residue of said 100 acre tract and the existing east right-of-way line of said F.M. 1464, to the northwest corner of herein described parcel, being located at the southwest corner of said 0.9569 acre tract and the northwest corner of the Residue of said 100 acre tract;

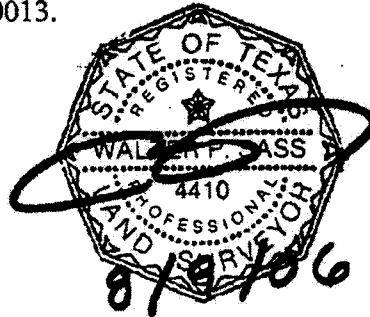
EXHIBIT A

- 4) THENCE, South 85°37'16" East, a distance of 8.27 feet, along the north line of the Residue of said 100 acre tract and the south line of said 0.9569 acre tract, to an angle point of herein described parcel;
- 5) THENCE, South 68°28'50" East, a distance of 21.95 feet, continuing along the north line of the Residue of said 100 acre tract and the south line of said 0.9569 acre tract, to the POINT OF BEGINNING and containing 0.2707 acre (11,793 square feet) parcel of land.

\*\* The monument described and set in this call may be replaced with a TxDOT Type II Right of Way marker upon the completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

NOTE: The Point of Beginning of this description has coordinates of X=3,022,470.71 and Y=13,788,355.60; All bearings are based on the Texas State Plane coordinate system, NAD 83 (1993 Adj.), South Central Zone. All coordinates shown are surface and may be converted to grid by Dividing by TxDOT conversion factor of 1.00013.

Compiled by:  
Weisser Engineering Company  
19500 Park Row, Suite 100  
Houston, Texas 77084  
August, 2006



NOTE: A parcel plat of even date was prepared in conjunction with this property description.

Access will be permitted to the highway facility from the remainder of the property.

THE MONUMENT DESCRIBED AND SET IN THIS CALL MAY BE REPLACED WITH A 1 FOOT TYPE BRONZE OR WAX MARKER UPON COMPLETION OF HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED LAND SURVEYOR EITHER EMPLOYED OR RETAINED BY TxDOT.

J.H. CARTWRIGHT SURVEY A-16

RESIDUE OF 218.893 AC.  
 (21.7481 AC. CAL.C.)  
 ROBERT SCHUMANN  
 F.N. 2000035768  
 O.P.R.F.B.C.  
 APRIL 19, 2000

P.O.B. PARCEL 13  
 SET 7/8" I.R.  
 X=3,022,470.71  
 Y=15,786,355.60

P.O.C. PARCEL 13  
 SET 7/8" I.R.

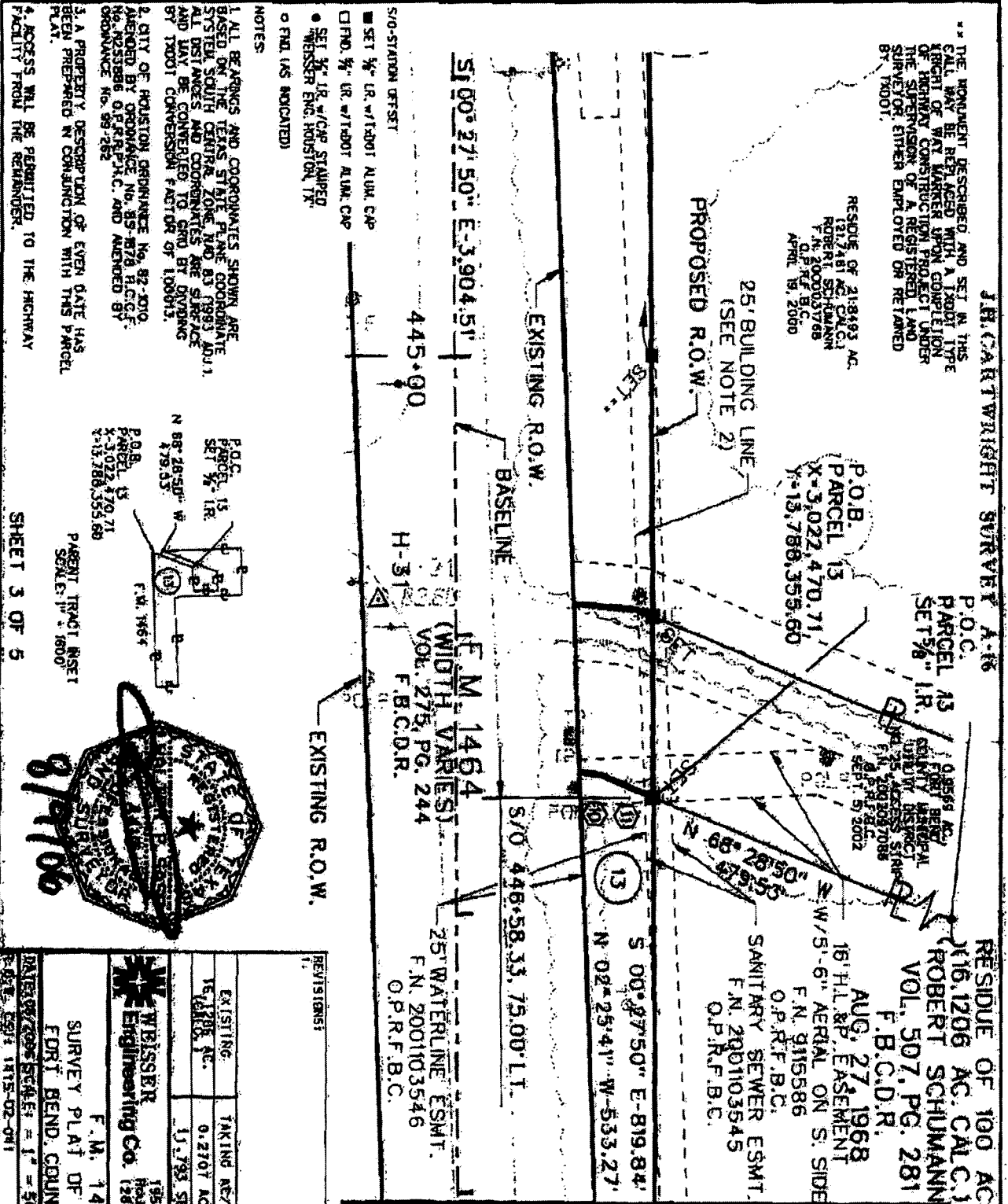
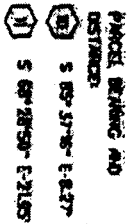
0.8556 AC.  
 16' H.L. & P. EASEMENT  
 15' H.L. & P. EASEMENT  
 VOL. 507, PG. 281  
 F.B.C.D.R.  
 AUG. 27, 1968

RESIDUE OF 100 AC.  
 (16,1206 AC. CAL.C.)  
 ROBERT SCHUMANN  
 VOL. 507, PG. 281  
 F.B.C.D.R.

AUG. 27, 1968  
 16' H.L. & P. EASEMENT  
 ON S. SIDE  
 F.N. 9115586  
 O.P.R.F.B.C.  
 SANITARY SEWER ESMT.  
 F.N. 2001103545  
 O.P.R.F.B.C.

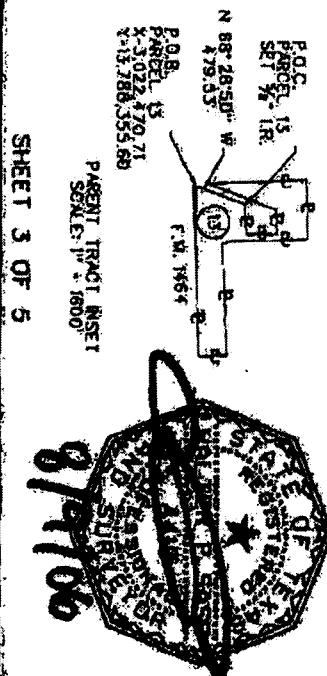


MATCH LINE SHEET 4



- S/O-STATION OFFSET
- SET 1/2" I.R. w/1200' ALUM. CAP
  - FND. 1/2" I.R. w/1200' ALUM. CAP
  - SET 3/4" I.R. w/CAP STAMPED
  - WEISSER ENG. HOUSTON, TX.
  - FND. (AS INDICATED)

NOTES:  
 1. ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83 (1983 ADJ.). ALL DISTANCES AND COORDINATES ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY 10001 CONVERSION FACTOR OF 1.00001.  
 2. CITY OF HOUSTON ORDINANCE No. 82-2010 AND ORDINANCE No. 85-2724 E.C.G.C. No. 102386B O.F.R.P.F.B.C. AND AMENDED BY ORDINANCE No. 99-282  
 3. A PROPERTY DESCRIPTION OF EVERY DATE HAS BEEN PREPARED IN CONJUNCTION WITH THIS PARCEL PLAN.  
 4. ACCESS WILL BE MAINTAINED TO THE HIGHWAY FACILITY FROM THE REMAINDER.



REVISIONS:	
EXISTING	TAKING ACRES
15,1288 AC.	0.2707 AC.
	1,783 SF

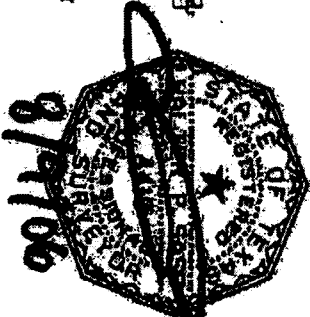
REMAINING: 15,8499 AC.

WEISSER Engineering Co. 1960 Park Blvd. Suite 100 Houston, Texas 77084 (281) 579-1500

F.M. 1464

SURVEY PLAN OF PARCEL 13 FORT BEND COUNTY, TEXAS

DATES OF SCALES: 1" = 50 HRS. No. 162085  
 DATE: 02/14/15-02-01  
 SHEET 3 OF 5



J.H. CARTWRIGHT SURVEY A-16

RESIDUE OF 100 AC.  
(16,1206 AC. CALC.)  
ROBERT SCHUMANN  
VOL. 507, PG. 281  
F.B.C.D.R.  
AUG. 27, 1968

25' BUILDING LINE  
(SEE NOTE 2)

SANITARY SEWER ESMT.  
F.N. 200103545  
O.P.R.F.B.C.

SANITARY SEWER ESMT.  
F.N. 200103545  
O.P.R.F.B.C.

25' WATERLINE ESMT.  
F.N. 200103546  
O.P.R.F.B.C.

13

PROPOSED R.O.W.  
N 02°25'41" W-533.27' S 00°27'50" E-819.84'

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

EXISTING R.O.W.  
N 02°27'41" W-295.97'

S 00°27'50" E-3,904.51'

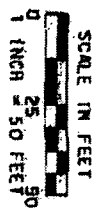
450+00

S/O 451+82.37, 64.68 L.T.

EXISTING R.O.W.

MATCH LINE SHEET 3

MATCH LINE SHEET 5



REVISIONS:

EXISTING	TAXING AC/SF	REMAINING
16,1206 AC.	0.2707 AC.	19,8499 AC.
14,793 SF		

**W. WISSBR**  
**Engineering Co.**  
1930 Park Row, Suite 100  
Houston, Texas 77061  
(281) 579-1900

F.M. 1464  
SURVEY PLAT OF PARCEL 13  
FORT BEND COUNTY, TEXAS

DATE: 11-15-02-04  
DRAWN BY: [Signature]  
CHECKED BY: [Signature]  
DWC. No. 1-P-011-2-00A

AS PER ORIGINAL

J.H. CARTWRIGHT SURVEY A-16

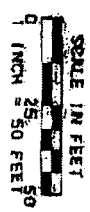
RESIDUE OF 100 AC.  
(16,1206 AC. CALC.)

ROBERT SCHUMANN  
VOL. 507, PG. 281  
F.B.C.D.R.  
AUG. 27, 1968

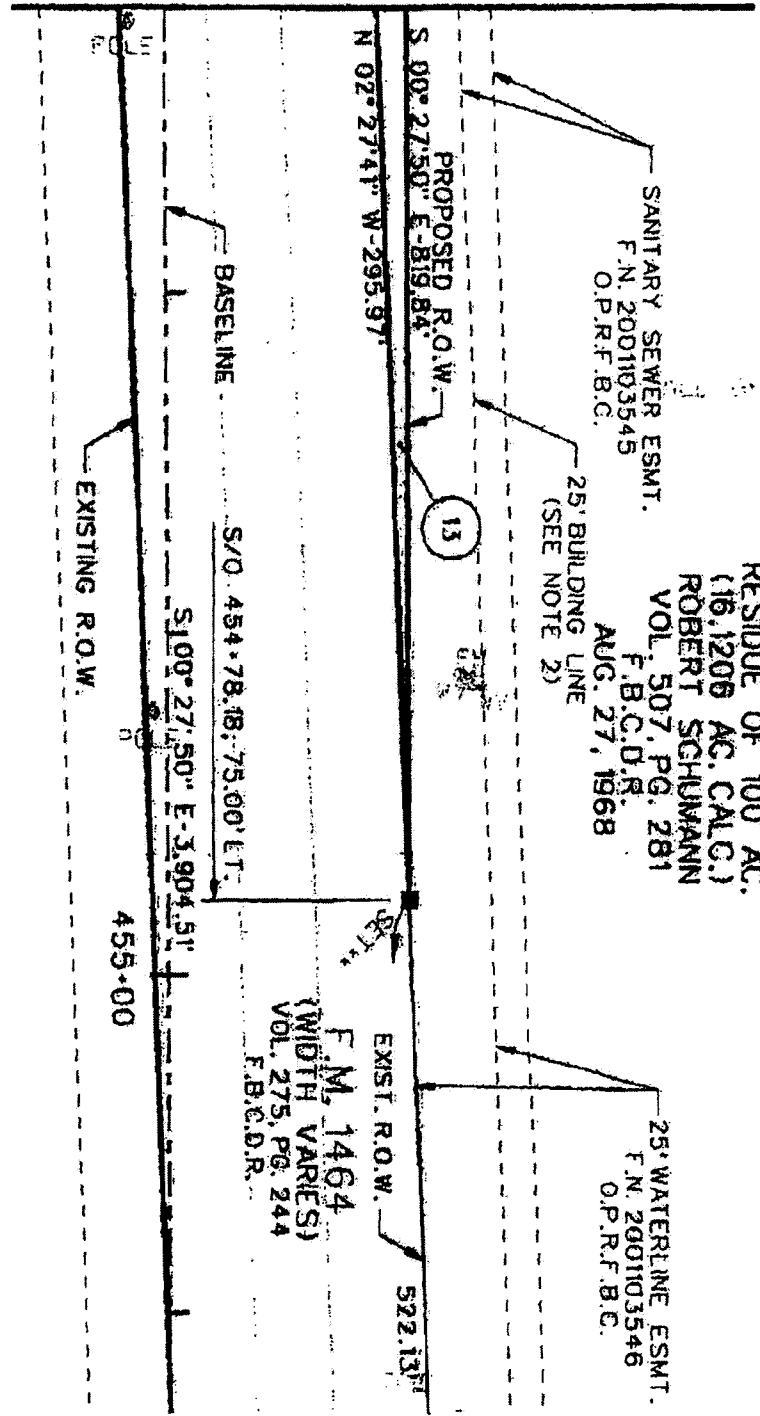
SANITARY SEWER ESMT.  
F.N. 2001103545  
O.P.R.F.B.C.

25' BUILDING LINE  
(SEE NOTE 2)

25' WATERLINE ESMT.  
F.N. 2001103546  
O.P.R.F.B.C.



MATCH LINE SHEET 4



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

EXIST. R.O.W. 522.13'

455.00

S/O 454.78, 18:75.00 E.T.

S 100° 27' 50" E 3,904.51'

EXISTING R.O.W.

BASELINE

N 02° 27' 41" W 295.97'

S 00° 27' 50" E 819.84'

13

REVISIONS:

EXISTING	TAKING AC/SE	REMAINING
15.1206 AC.	0.2707 AC.	15.8499 AC.
	11.795 SF	

WISSR Engineering Co. 18500 Park & Ross, Suite 100 Houston, Texas 77064 281-579-7500

F.M. 1464 SURVEY PLAT OF PARCEL 13 FORT BEND COUNTY, TEXAS DATE 10/22/08 SCALE: 1" = 50' JOB NO. 13-08-001

SHEET 5 OF 5

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

*Dianne Wilson*

2011 Dec 27 01:57 PM

2011128843

CAK \$0.00

Dianne Wilson COUNTY CLERK

FT BEND COUNTY TEXAS