



12 u u

SPECIAL WARRANTY DEED

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

That NEW TEAL RUN, LTD., a Texas limited partnership, acting by and through its sole general partner Greatmark International, Inc., of the County of Harris, State of Texas hereinafter referred to as Grantor, whether one or more, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by FORT BEND COUNTY (hereinafter called "Grantee"), the receipt and sufficiency of which are hereby acknowledged and confessed, has GIVEN, GRANTED and CONVEYED, and by these presents does GIVE, GRANT and CONVEY, in fee for roadway purposes only, with no reversionary interest whatsoever in favor of Grantor, unto said Grantee, the following described property, to-wit:

A parcel of land containing 0.540 acres (23,503 square feet), out of Manuel Escalera Survey, Abstract 170, Fort Bend County, Texas, said 0.540 acres being more particularly described on Exhibit "A" attached hereto.

This conveyance is made and accepted expressly subject to all applicable zoning laws, regulations, and ordinances of municipal and/or governmental authorities and is further made subject to all restrictions, covenants, conditions, agreements, assessments, maintenance charges, leases, easements, and previously conveyed or reserved mineral and royalty interests, if any, relating to the hereinabove described property, but only to the extent they are still in effect and show of record in the hereinabove mentioned County and State.

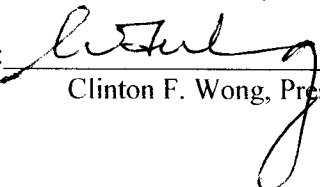
TO HAVE AND TO HOLD the premises herein described and herein conveyed together with all and singular the rights and appurtenances thereto in any wise belonging unto Grantee and its successors and assigns forever, and Grantor does hereby bind itself and its successors and assigns to Warrant and Forever Defend all and singular the said premises herein conveyed unto said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise.

EXCEPT FOR THE WARRANTY OF TITLE SET FORTH ABOVE, GRANTOR EXPRESSLY DISCLAIMS ALL WARRANTIES OF ANY NATURE, KIND OR CHARACTER WHATSOEVER, EXPRESS OR IMPLIED, REGARDING THE PHYSICAL AND ENVIRONMENTAL CONDITION OF THE PROPERTY OR THE IMPROVEMENTS ON THE PROPERTY, INCLUDING, WITHOUT LIMITATION, ANY WARRANTIES OF HABITABILITY, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, AND GRANTEE ACCEPTS SUCH PROPERTY AND IMPROVEMENTS IN AN "AS IS-WHERE IS" CONDITION, WITH ALL FAULTS.

IN WITNESS WHEREOF, this instrument is executed on this the 14TH day of August, 2012.

New Teal Run, Ltd.,
a Texas Limited partnership

By: Its sole General Partner
Greatmark International, Inc.

By: 
Clinton F. Wong, President

CCM 8-28-12 #12uu
Fort Bend County Clerk
Return Admin Serv Coord

(Acknowledgment)

STATE OF TEXAS §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 14TH day of August, 2012, by Clinton F. Wong, President of Greatmark International, Inc., a Texas corporation, the sole general partner of New Teal Run, Ltd., a Texas limited partnership, on behalf of said partnership.



Kelly Reans
Notary Public in and for
The State of Texas

My commission expires: 01-16-14

**Upon recordation return to:
Louis E. Hood, P.E.
Fort Bend County Engineering**

EXHIBIT "A"

September 9, 1999
Job No. 0940-0210-103 (4.2)

**DESCRIPTION OF
0.540 ACRE (23, 503 SQUARE FEET)**

Being 0.540 acre (23,503 square feet) of land located in the Manuel Escalera Survey, Abstract 170, Fort Bend County, Texas, more particularly being a portion of Lot 735 of Magnolia Place and Fresno, a subdivision of record in Volume 2, Page 23 and re-recorded in Slide No's 21B and 30A, Plat Records, Fort Bend County, Texas (F.B.C.P.R.), said Lot 735 conveyed to Larry Cattell and wife Lydia Cattell by instrument of record under File No. 9525427, Official Records, Fort Bend County, Texas (F.B.C.O.R.), said 0.540 acre (23,503 square feet) being more particularly described by metes and bounds as follows (all bearings referenced to the south line of Sycamore Road, South 89° 33' 31" East);

COMMENCING for reference at the intersection of the south line of Sycamore Road (called 40 feet wide) with the west line of aforementioned Lot 735 and the east line of Lot 734 of said Magnolia Place and Fresno, same being the northwest corner of that certain called 3.500 acre tract conveyed to New Teal Run, Ltd. by instrument dated August 3, 1999 from which the most northerly northeast corner of Teal Run, Section Nine, a subdivision of record in Slide No. 1821A of said F.B.C.P.R. bears North 89° 33' 31" West, 643.65 feet;

Thence, with said south line of Sycamore Road, South 89° 33' 31" East, at 473.66 feet pass the northeast corner of said 3.500 acres, continuing in all a distance of 571.09 feet to the POINT OF BEGINNING;

Thence , continuing with said south line, South 89° 33' 31" East, 110.00 feet to a point for corner;

Thence, leaving said south line, South 00° 26' 29" West, 20.00 feet to a point for corner, the beginning of a curve;

Thence, 31.42 feet along the arc of a non-tangent curve to the left having a radius of 20.00 feet, a central angle of 90° 00' 00" and a chord that bears South 45° 26' 29" West, 28.28 feet to a point of tangency;

Thence, South 00° 26' 29" West, 281.88 feet to a point for corner on the south line of said Lot 735 and the north line of Lot 736 of said Magnolia Place and Fresno;

Thence, with the common line of said Lots 735 and 736, North 89° 33' 31" West, 70.00 feet to a point for corner, from which the southeast corner of aforementioned 3.500 acres bears North 89° 33' 31" West, 113.44 feet;

Thence, leaving said common line, North 00° 26' 29" East, 281.88 feet to a point for corner, the beginning of a curve;

0.540 acre

September 9, 1999
Job No. 0940-0210-103

Thence, 31.42 feet along the arc of a tangent curve to the left having a radius of 20.00 feet, a central angle of 90° 00' 00" and a chord that bears North 44° 33' 31" West, 28.28 feet to a point for corner;

Thence, North 00° 26' 29" East, 20.00 feet to the POINT OF BEGINNING and containing 0.540 acre (23,503 square feet) of land.



LJA Engineering & Surveying, Inc.

RETURNED AT COUNTER TO:

SHERRY FISK - ADMIN SERV COORD
FORT BEND COUNTY CLERK'S OFFICE

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dianne Wilson

2012 Aug 30 02:43 PM

2012098515

DP \$0.00

Dianne Wilson COUNTY CLERK

FT BEND COUNTY TEXAS