



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

GENERAL WARRANTY DEED

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

THAT, **ERNESTINE ROBINS, INDIVIDUALLY, and STEVEN DURAN COFFMAN, CHARLETTE ROCHEL COFFMAN WELLS and MARGARET VIRGINIA COFFMAN, EACH INDIVIDUALLY and as the SOLE HEIRS OF THE ESTATE OF CHARLES D. COFFMAN., ("Grantor")**, for in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does GRANT, BARGAIN, SELL and CONVEY unto **FORT BEND COUNTY DRAINAGE DISTRICT, ("Grantee")**, all of the real property described in Exhibit "A" attached hereto and incorporated herein, together with all improvements situated thereon,

THIS CONVEYANCE IS MADE AND ACCEPTED SUBJECT to the following matters to the extent same are in effect at this time: Any and all restrictions, covenants, conditions, easements, mineral or royalty reservations and leases, if any, relating to the hereinabove described property, but only to the extent they are still in effect, shown of record in the public records of Fort Bend County, Texas; and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities if any, but only to the extent that they are still in effect, relating to the hereinabove 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 grantee, its successors and assigns forever; and it does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Ad valorem taxes have been prorated at closing, with such prorations being final. Grantee, as a governmental entity, shall be responsible for applying and perfecting any exemption for which it is entitled relating to periods after the date hereof.

Grantee's address is: 301 Jackson Street, Suite 319, Richmond, Texas 77469.

SIGNED AND EXECUTED on this the 11 day of September, 2013.

"GRANTOR"

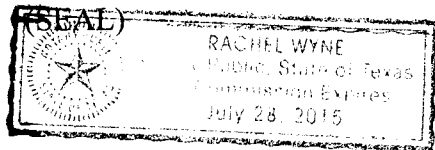
Ernestine Robins
Ernestine Robins

STATE OF TEXAS §

COUNTY OF Fort Bend §

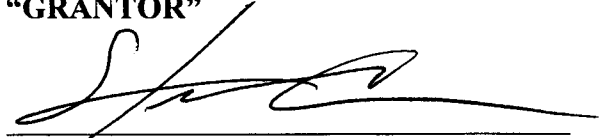
The instrument was acknowledged before me this 11 day of Sept., 2013, by Ernestine Robins.

Rachel Wyne
NOTARY SIGNATURE



SIGNED AND EXECUTED on this the 11 day of September, 2013.

"GRANTOR"

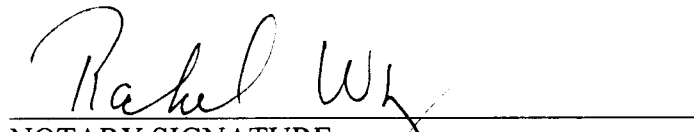

Steven Duran Coffman

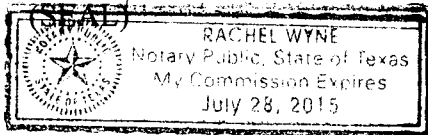
STATE OF TEXAS

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COUNTY OF Fort Bend

The instrument was acknowledged before me this 11 day of Sept., 2013, by
Steven Duran Coffman.


NOTARY SIGNATURE



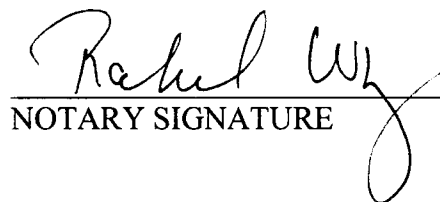
SIGNED AND EXECUTED on this the 11 day of September, 2013.

"GRANTOR"


Charlette Rochel Coffman Wells

STATE OF TEXAS §
 §
COUNTY OF Fort Bend §

The instrument was acknowledged before me this 11 day of Sept., 2013, by
Charlette Rochel Coffman Wells.


NOTARY SIGNATURE



SIGNED AND EXECUTED on this the 11 day of September, 2013.

"GRANTOR"

M. Coffman
Margaret Virginia Coffman

STATE OF TEXAS

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COUNTY OF Fort Bend

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The instrument was acknowledged before me this 11 day of Sept., 2013, by
Margaret Virginia Coffman.

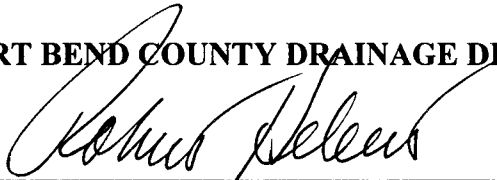
Rachel Wyne
NOTARY SIGNATURE



This General Warranty Deed is agreed to and accepted by Grantee this 1st day of October, 2013.

GRANTEE:

FORT BEND COUNTY DRAINAGE DISTRICT



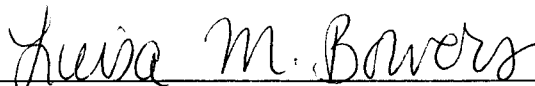
Robert E. Hebert, County Judge
Fort Bend County

STATE OF TEXAS

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COUNTY OF FORT BEND

The instrument was acknowledged before me this 1st day of October, 2013, by Robert E. Hebert, Fort Bend County Judge.



NOTARY SIGNATURE

(SEAL)



Attachments:

Exhibit A – Legal Description of the Property

After Recording, please return to:
County Attorney's Office
Attn: Marcus D. Spencer
301 Jackson Street, Suite 728
Richmond, Texas 77469

Exhibit "A"

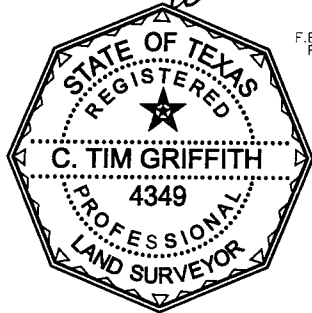
A **FIELD NOTE DESCRIPTION** of 0.667 acre of Land (29,053 square feet) being all of a call 0.644 acre tract (Lot "B" - Volume 737, Page 99; Deed Records of Fort Bend County, Texas) including all of a call 0.487 acre tract (Volume 534, Page 375; Deed Records of Fort Bend County, Texas) and being out of an unrecorded subdivision of the original Charles Coffman call 6.3 acre tract of Land (Volume 315, Page 7; Deed Records of Fort Bend County, Texas), all being out of Lot No. Six (6) and Lot No. Seven (7) of South Richmond (Volume I, Page 620; Deed Records of Fort Bend County, Texas) and being in the Jane H. Long Survey, Abstract No. 55, Fort Bend County, Texas. The bearing basis for this description is referenced to the State Plane Coordinate System, Texas South Central Zone (NAD83) and was determined by Global Positioning System methods.

FOR CONNECTION, begin at a one-half inch diameter iron rod set in concrete found for the Northeast corner of said original call 6.3 acre tract and for the Southeast corner of Lot No. Nine (9) of Bayou Estates subdivision (Slide No. 83/A; Plat Records of Fort Bend County, Texas); Said corner being the Northeast corner of a call 0.617 acre tract (Volume 541, Page 617; Deed Records of Fort Bend County, Texas), being an interior angle point corner in the Fort Bend County call 1.000 acre tract (Tract II - Volume 2059, Page 35; Official Records of Fort Bend County, Texas), and being an interior angle point corner in the Northwest line of a 2.140 acre tract of Land surveyed this day (Golfview Parcel 13); Said corner bears North 65 degrees, 12 minutes, 26 seconds East – 777.62 feet from a 10 inch by 10 inch ornate concrete fence corner post found for the Northwest corner of said original call 6.3 acre tract, bears North 65 degrees, 12 minutes, 26 seconds East – 917.16 feet from a one-and-one quarter inch inside diameter iron pipe found for the most Southerly corner of said Bayou Estates subdivision in the Easterly right-of-way line of Shady Lane (Volume 8, Page 12; Plat Records of Fort Bend County, Texas), and bears North 22 degrees, 37 minutes, 30 seconds East – 1040.96 feet from a one-inch by 2-1/2 inch flat iron bar found for the Southwest corner of said original call 6.3 acre tract; Thence; South 22 degrees, 37 minutes, 30 seconds West, at 4.93 feet pass a one-and-one-half inch inside diameter iron pipe found for the Southwest corner of said call 1.000 acre tract and for a Northwest corner of the Fort Bend County call 27.5029 acre tract (Volume 2367, Page 1569; Official Records of Fort Bend County, Texas), at 201.14 feet pass a 5/8 inch diameter iron rod with plastic cap set for the West corner of said 2.140 acre tract in the Easterly line of a 40 foot wide drainage easement for Rabbs Bayou (Volume 515, Page 238; Deed Records of Fort Bend County, Texas), in all 296.39 feet along the Southeasterly line of said original call 6.3 acre tract to a 5/8 inch diameter iron rod with plastic cap set for the Southmost corner of said call 0.617 acre tract, for the most Easterly Northeast corner of said call 0.644 acre tract, and for the most Easterly Northeast corner of said call 0.487 acre tract; Said corner being the most Easterly Northeast corner of and **PLACE OF BEGINNING** for this 0.667 acre tract of Land;

THENCE; South 22 degrees, 37 minutes, 30 seconds West, at 65.70 feet pass a point in the existing centerline of Rabbs Bayou (105 foot wide drainage easement – Volume 314, Page 135 and Volume 535, Page 233; Deed Records of Fort Bend County, Texas) for the Northeast corner of a 3.276 acre tract of Land (Golfview Parcel 12 – call 3.295 acre tract; Volume 515, Page 40; Deed Records of Fort Bend County, Texas), at 314.00 feet pass a 5/8 inch diameter iron rod with plastic cap set for reference and from which a found 5/8 inch diameter iron rod bears North 76 degrees, 42 minutes West – 2.7 feet, in all 361.10 feet continuing along the Southeasterly line of said original call 6.3 acre tract to a 5/8 inch diameter iron rod with plastic cap set for the Southwest corner of this tract; Said corner being the Southwest corner of said call 0.644 acre tract and being the Southeast corner of a call 0.714 acre tract (Lot "C" – Volume 737, Page 94; Deed Records of Fort Bend County, Texas); Said corner bears North 22 degrees, 37 minutes, 30 seconds East – 30.94 feet along the Southeasterly line of said original call 6.3 acre tract from a 5/8 inch diameter iron rod with plastic cap set for the Northwest corner of said 3.276 acre tract;

- THENCE;** North 17 degrees, 24 minutes, 26 seconds West – 247.82 feet crossing into said original call 6.3 acre tract to a one-half inch diameter iron rod found for the Northwest corner of this tract; Said corner being the Northwest corner of said call 0.644 acre tract and being the Northeast corner of said call 0.714 acre tract in the Southerly line of a thirty-foot wide (30') private access easement to Fairway Drive (Volume 534, Page 375; Deed Records of Fort Bend County, Texas); Said corner bears North 64 degrees, 58 minutes, 30 seconds East – 125.00 feet from a one-half inch diameter iron rod found for the Northwest corner of said call 0.714 acre tract;
- THENCE;** North 64 degrees, 58 minutes, 30 seconds East, at 30.00 feet pass a 5/8 inch diameter iron rod found for the Northwest corner of said call 0.487 acre tract, at 193.04 feet pass a point in the existing centerline of said Rabbs Bayou, in all 230.00 feet along the Northerly line of said call 0.644 acre tract along the Southerly line of said thirty-foot wide private access easement to a 5/8 inch diameter iron rod with plastic cap set for the most Northerly Northeast corner of this tract; Said corner being the most Northerly Northeast corner of said call 0.644 acre tract, being the most Northerly Northeast corner of said call 0.487 acre tract, and being a Southerly corner of said call 0.617 acre tract; Said corner being the Southeast corner of the Easterly terminus of said thirty-foot wide private access easement and bears South 25 degrees, 1 minute, 30 seconds East – 1.5 feet from a 5/8 inch diameter iron rod found for reference;
- THENCE;** South 84 degrees, 23 minutes, 56 seconds East – 4.67 feet along a Northeasterly line of said call 0.644 acre tract along a Southwesterly line of said call 0.617 acre tract to the **PLACE OF BEGINNING** and containing 0.667 acre of Land.
- ~

C. Tim Griffith



LEGEND:
 R.O.W. - RIGHT-OF-WAY
 VOL. - VOLUME
 PG. - PAGE
 D.E. - DEED RECORDS OF FORT BEND COUNTY
 O.R. - OFFICIAL RECORDS OF FORT BEND COUNTY
 F.B.C. - FORT BEND COUNTY CLERK'S FILE
 F.B.C. - FORT BEND COUNTY PLAT
 U.E. - UTILITY EASEMENT
 A.E. - AERIAL EASEMENT
 D.E. - DRAINAGE EASEMENT

PLAT BOUNDARY
LOT No. 9
BAYOU ESTATES
 (SLIDE No. 83/A; P.R.)

UNRECORDED SUBDIVISION OF
ORIGINAL CHARLES COFFMAN
CALL 6.3 ACRES
 (VOL. 315, PG. 7; D.R.)

LOT 6
SOUTH RICHMOND
 (VOL. I, PG. 620, D.R.)

CALL 0.287 ACRE
 (VOL. 914, PG. 399; D.R.)

30' PRIVATE ACCESS EASEMENT
 (VOL. 534, PG. 375; D.R.)

HOUSTON LIGHTING & POWER COMPANY
 10' X 401.5' EASEMENT WITH AERIAL EASEMENT
 (VOL. 940, PG. 198; D.R.)

CALL 0.50 ACRE
 (VOL. 904, PG. 445; D.R.)

CALL 0.714 ACRE
 (LOT "C"; VOL. 737, PG. 94; D.R.)

LOT 7
SOUTH RICHMOND
 (VOL. I, PG. 620, D.R.)

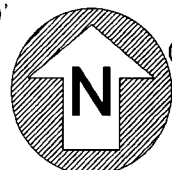
PARTITION OF CALL 1.2 ACRE TRACT
 (VOL. 529, PG. 226; D.R.)
 (VOL. 529, PG. 241; D.R.)

Prepared by:
KELLY R. KALUZA & ASSOCIATES, INC.
 Consulting Engineers and Surveyors
 3014 Avenue I
 Rosenberg, Texas 77471
 (281) 341-0808

Notes:

- 1) Prepared without benefit of current title report.
- 2) All bearings referenced to the State Plane Coordinate System, Texas South Central Zone (NAD83). All coordinates listed are surface and can be brought to grid by applying a combined project scale factor = 0.999868059.

0 100'
 SCALE 1" = 100'



AUGUST 14, 2012

GOLFVIEW PARCEL 14

SKETCH SHOWING LOCATION OF 0.667 ACRE OF LAND (29,053 SQUARE FEET) BEING ALL OF A CALL 0.644 ACRE TRACT (LOT "B" - VOLUME 737, PAGE 99; DEED RECORDS OF FORT BEND COUNTY, TEXAS) INCLUDING ALL OF A CALL 0.487 ACRE TRACT (VOLUME 534, PAGE 375; DEED RECORDS OF FORT BEND COUNTY, TEXAS) AND BEING OUT OF AN UNRECORDED SUBDIVISION OF THE ORIGINAL CHARLES COFFMAN CALL 6.3 ACRE TRACT OF LAND (VOLUME 315, PAGE 7; DEED RECORDS OF FORT BEND COUNTY, TEXAS), ALL BEING OUT OF LOT NO. SIX (6) AND LOT NO. SEVEN (7) OF SOUTH RICHMOND (VOLUME I, PAGE 620; DEED RECORDS OF FORT BEND COUNTY, TEXAS) AND BEING IN THE JANE H. LONG SURVEY, ABSTRACT NO. 55, FORT BEND COUNTY, TEXAS.

0.667 ACRE
 (29,053 SQUARE FEET)

FRANCIS C. JOHNSON
CALL 57.19 ACRE TRACT
 (TRACT I - VOL. 532, PG. 53; D.R.)
ORIGINAL FANNIE OSHMAN
CALL 99 ACRE TRACT
 (VOL. 273, PG. 268; D.R.)

CENTERLINE
OF
BAYOU

CITY OF RICHMOND
 CALL 9.0000 ACRES
 (VOL. 2499, PG. 245; O.R.)

FORT BEND COUNTY
 CALL 27.5029 ACRE TRACT
 (VOL. 2367, PG. 1569; O.R.)

GOLFVIEW
 PARCEL 13
 2.140 ACRES

PLACE OF BEGINNING:
 SET 5/8" IRON ROD WITH CAP
 N: 13,771,281.80'
 E: 3,000,362.16'

PLACE OF CONNECTION:
 FOUND 1 1/2" IRON ROD
 IN CONCRETE
 GOLFVIEW
 PARCEL 16
 0.760 ACRE

FORT BEND COUNTY
 CALL 1.000 ACRE
 (TRACT II - VOL. 2059, PG. 35; O.R.)

FOUND 1-1/2" IRON PIPE

GOLFVIEW
 PARCEL 15
 0.048 ACRE

CALL 0.817 ACRE
 (VOL. 541, PG. 617; D.R.)

CALL 0.541 ACRE
 (VOL. 541, PG. 617; D.R.)

CALL 0.541 ACRE
 (VOL. 541, PG. 617; D.R.)

CALL 0.541 ACRE
 (VOL. 541, PG. 617; D.R.)

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 (VOL. 541, PG. 617; D.R.)

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 (VOL. 541, PG. 617; D.R.)

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CALL 0.541 ACRE
 (VOL. 541, PG. 617; D.R.)

CALL 0.541 ACRE
 (VOL. 541, PG. 617; D.R.)

CALL 0.541 ACRE
 (VOL. 541, PG. 617; D.R.)

RETURN AT COUNTER TO:
FORT BEND COUNTY CLERK
ADMIN SERV COORD

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dianne Wilson

Dianne Wilson, County Clerk
Fort Bend County, Texas

October 03, 2013 03:23:11 PM

FEE: \$0.00 VCK
DEED

2013127798

