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**NOTICE OF CONFIDENTIALITY RIGHTS:**

IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY 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 PERSONS BY THESE PRESENTS:  
 COUNTY OF FORT BEND       §

THAT FORT BEND COUNTY, TEXAS, a political subdivision of the State of Texas whose address is 301 Jackson Street, Richmond, Texas 77469 ("GRANTOR"), for and in consideration of the sum of Ten & No/100 Dollars (\$10.00) and other good and valuable consideration to GRANTOR in hand paid by FORT BEND COUNTY FRESH WATER SUPPLY DISTRICT NO. 2, whose address is 770 South Post Oak Lane, Suite 410, Houston, Texas, 77056, a body politic and corporate and a governmental agency of the State of Texas organized under the provisions of Article XVI, Section 59, Texas Constitution, together with its successors and assigns ("GRANTEE"), the receipt and sufficiency of which are hereby acknowledged and confessed, and subject to the matters set forth below, does hereby GRANT, BARGAIN, SELL, TRANSFER, DEDICATE AND CONVEY unto GRANTEE an approximate 0.2279 acre tract of land situated in Fort Bend County, Texas, as more particularly described on Exhibit "A" attached hereto and incorporated herein for all purposes (the "Property").

GRANTOR does hereby additionally GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM unto GRANTEE and its successors and assigns a sixty foot (60') wide temporary construction easement (the "Temporary Construction Easement") contiguous to the Property for GRANTEE'S use in constructing a lift station and all related appurtenances thereto on the Property (the "Lift Station Facilities"). This Temporary Construction Easement shall terminate sixty (60) days after the completion of the construction and installation of all Lift Station Facilities deemed necessary to be constructed by GRANTEE.

GRANTEE shall have such other rights and benefits necessary, convenient or appropriate for the full enjoyment or use of the Property and/or the Temporary Construction Easement, including, without limitation, the free and reasonable right of ingress and egress over, across, to and from the Temporary Construction Easement and the Property and over and across lands owned by GRANTOR which are contiguous thereto.

GRANTOR covenants that it is the owner of the Property and that the Property is free and clear of all encumbrances except those filed of record in the Real Property Records of Fort Bend County, Texas.

**THIS CONVEYANCE IS MADE BY GRANTOR AND ACCEPTED BY GRANTEE** subject to the terms, conditions, and provisions hereof and is further subject to all applicable easements, conditions, restrictions, covenants, mineral or royalty interests, mineral reservations, liens, encumbrances, regulations or orders of municipal and/or other governmental authorities, if any, or other matters of record validly existing and affecting the Property.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto GRANTEE, its successors and assigns, forever, and GRANTOR does hereby bind itself, its successors and assigns, to warrant and forever defend, all and singular the Property unto GRANTEE, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREFORE, GRANTOR has executed this document as of the 31<sup>st</sup> day of December, 2012.

FORT BEND COUNTY, TEXAS

By: *Robert E. Hebert*

Name: Robert E. Hebert

Title: County Judge

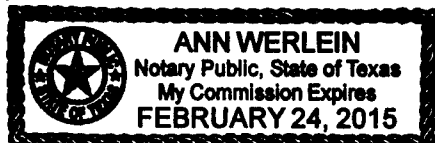
STATE OF TEXAS       §  
                                  §  
COUNTY OF FORT BEND §

This instrument was acknowledged before me on this 5 day of February, 2013, by Robert E. Hebert County Judge of Fort Bend County, Texas, a political subdivision of the State of Texas, on behalf of said entity.

(NOTARY SEAL)

*Ann Werlein*

Notary Public in and for the State of Texas



**AFTER RECORDING, PLEASE RETURN TO:** GRANTEE, Fort Bend County Fresh Water Supply District No. 2, c/o Sechrist Duckers LLP, 770 South Post Oak Lane, Suite 410, Houston, Texas 77056.

# JOHN LEVERTON SURVEY ABSTRACT NO. 402

BOSS GASTON ROAD  
(50' R.O.W.)

LIFT STATION "B3"  
0.2279 ACRE  
(9,929 SQ. FT.)

SPRINT SAND AND CLAY, LLC  
REMAINDER OF 18.456 ACRES  
(F.B.C.C.F. NO. 2010018274)

OLD RICHMOND RIGHT-OF-WAY ACQUISITION TRACTS  
BY PATE SURVEYORS, JOB NO. 0570-018-00-542)

SAM QUINAN, JR.  
(F.B.C.C.F. NO. 2007120197)

LINE	BEARING	DISTANCE
L1	S 00°26'31" W	30.00'
L2	S 00°26'31" W	87.50'
L3	N 89°33'28" W	89.66'
L4	N 00°26'31" E	73.41'
L5	N 45°54'54" W	39.54'
L6	N 81°43'40" E	51.06'
L7	S 48°54'54" E	39.08'
L8	N 81°43'40" E	30.00'

- NOTES:
- 1.) BEARINGS SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83) USING NAD83 CONTINUOUSLY OPERATING REFERENCE STATIONS.
  - 2.) THE SURVEYOR HAS NOT ASSUMED THE PROPERTY, DEED INFORMATION SHOWN HEREON CONFORMS TO RECORD.
  - 3.) A LIFT AND-DRAINAGE DESCRIPTION WAS OBTAINED IN CONNECTION WITH THIS SURVEY.
  - 4.) APPROXIMATIONS ARE NOT SHOWN HEREON.
  - 5.) ALL RODS SET ARE 5/8" ROD RODS WITH ONE STANDARD, TEXAS - 281-491-2825.

LEGEND

F.B.C.C.F. - FERTI BEND COUNTY CLERK'S FILE

END - END

IRON ROD BEGINNING

POINT OF BEGINNING

RIGHT OF WAY

SQUARE FEET

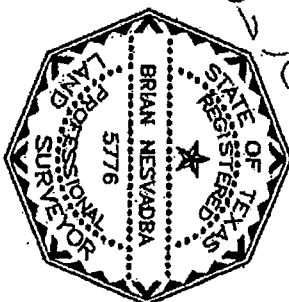
VITH

DATE: 1/20/12

JOB NO.: 184-78

SCALE: 1"=40'

OLD RICHMOND ROAD  
(WIDTH VARIES)



EXHIBIT

A 0.2279 ACRE (9,929 SQ. FT.) TRACT OF LAND,  
BEING OUT OF THE  
SPRINT SAND AND CLAY, LLC TRACT  
(F.B.C.C.F. NO. 2010018274)  
IN THE JOHN LEVERTON SURVEY, ABSTRACT NO. 402  
FORT BEND COUNTY, TEXAS

TEXAS ENGINEERING AND MAPPING  
12810 CENTURY DRIVE  
STAFFORD, TEXAS 77477  
PHONE: 281.491.2825 FAX: 281.491.2835

January 20, 2012

***Lift Station "B3"***

***0.2279 acre of land in the John Leverton Survey, Abstract No. 402,  
Fort Bend County, Texas***

A FIELD NOTE DESCRIPTION of a 0.2279 acre (9,929 square feet) tract of land in the John Leverton Survey, Abstract No. 402, Fort Bend County, Texas; said 0.2279 acre tract being out of the remainder of a 18.456 acre tract of land conveyed to Sprint Sand and Clay, LLC, as recorded in Fort Bend County Clerk's File No. 2010018274 and being more particularly described by metes-and-bounds as follows with the bearings being based on Texas State Plane Coordinate System, South Central Zone (NAD83) per GPS Observations using National Geodetic Survey Continuously Operating Reference Stations:

COMMENCING FOR REFERENCE at a 5/8-inch iron rod with cap found at the intersection of the south-right-of-way line of Boss Gaston Road (50 feet wide) with the west right-of-way line of Old Richmond Road (width varies) for the northwest corner of "Tract 19-W", as shown on the ROW Parcel Map of Old Richmond Right-of-Way Acquisition Tracts, performed by Pate Surveyors, Job No. 0570-018-00-542;

THENCE, South 00° 26' 31" West – 30.00 feet with the west line of said Tract 19-W, being the west right-of-way line of said Old Richmond Road to a 5/8-inch iron rod with cap stamped "T.E.A.M." set for an angle point and POINT OF BEGINNING of this tract;

THENCE, South 00° 26' 31" West – 87.50 feet with the west right-of-way line of said Old Richmond Road to a 5/8-inch iron rod with cap stamped "T.E.A.M." set for the southeast corner of this tract; from which a 5/8-inch iron rod with cap found for the southwest corner of said Tract 19-W tract bears South 00° 26' 31" West – 890.95 feet;

THENCE, North 89° 33' 29" West – 89.66 feet to a 5/8-inch iron rod with cap stamped "T.E.A.M." set for the southwest corner of this tract;

THENCE, North 00° 26' 31" East – 73.41 feet to a 5/8-inch iron rod with cap stamped "T.E.A.M." set for an angle point of this tract;

THENCE, North 48° 54' 54" West – 39.54 feet to a 5/8-inch iron rod with cap stamped "T.E.A.M." set in the south right-of-way line of said Boss Gaston Road and in the north line of said remainder of 18.456 acre tract for the northwest corner of this tract;

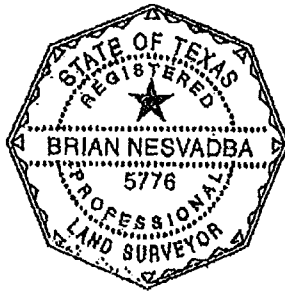
THENCE, North 81° 43' 40" East – 91.06 feet with the south right-of-way line of said Boss Gaston Road and with the north line of said 18.456 acre tract to a 5/8-inch iron rod with cap stamped "T.E.A.M." set for an angle point of this tract;

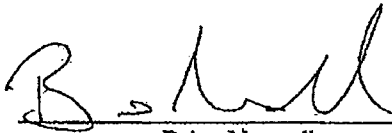
THENCE, South 48° 54' 54" East - 39.08 feet to the POINT OF BEGINNING and containing 0.2279 acre (9,929 square feet) of land.

Note: This metes-and-bounds description was compiled in conjunction with an exhibit performed on even date herewith.

COMPILED BY:

TEXAS ENGINEERING AND MAPPING  
Civil Engineers - Land Surveyors  
Stafford, Texas  
Job No. 184-78



  
Brian Nesvadba  
Registered Professional Land Surveyor  
State of Texas No. 5776

**FILED AND RECORDED**  
**OFFICIAL PUBLIC RECORDS**

*Dianne Wilson*

Dianne Wilson, County Clerk  
Fort Bend County, Texas

February 08, 2013 02:34:09 PM

FEE: \$0.00 LW1  
DEED

2013016261

