



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, the **CITY OF RICHMOND**, a municipal corporation of Fort Bend County, Texas, acting herein by and through its undersigned duly authorized officers, hereinafter called **Grantor**, for and in consideration of the conveyance of real property of the same date as this instrument from the Grantee named below to Grantor the receipt and sufficiency of which is hereby acknowledged and confessed, has GRANTED, SOLD, and CONVEYED, and by these presents does GRANT, SELL, and CONVEY unto **FORT BEND COUNTY**, a body corporate and politic in the State of Texas, hereinafter called **Grantee**, all those certain tracts or parcels of land identified as Tract A and Tract B located in Fort Bend County, Texas, being more particularly described as shown in Exhibit "A" attached hereto, incorporated herein and made a part hereof for all purposes.

This conveyance is expressly made subject and subordinate to all validly existing restrictions, covenants, conditions, rights-of-way, easements, ordinances, maintenance charges and liens securing said charges, mineral reservations, and royalty reservations, or record, if any, affecting all or any party of the premises.

TO HAVE AND TO HOLD, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, and unto its successors and assigns forever, and Grantor does hereby bind itself and its successors 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 claiming the same or any part thereof, by, through or under Grantor, but not otherwise.

By deed of the same date as this instrument, Grantee has conveyed to Grantor the property described in that deed as consideration for the conveyance from Grantor to Grantee in this instrument. Grantor and Grantee agree that no lien, either express or implied, shall arise in favor of Grantor or Grantee as a result of the exchange of property between Grantor and Grantee.

[Remainder of this page intentionally left blank.]

Witness my hand and seal of office effective this the 26th day of February 2013.

CITY OF RICHMOND

By: Evalyn W. Moore
Evalyn W. Moore, Mayor

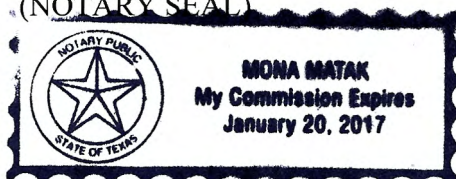
ATTEST:

Mona Matak
Mona Matak, City Secretary

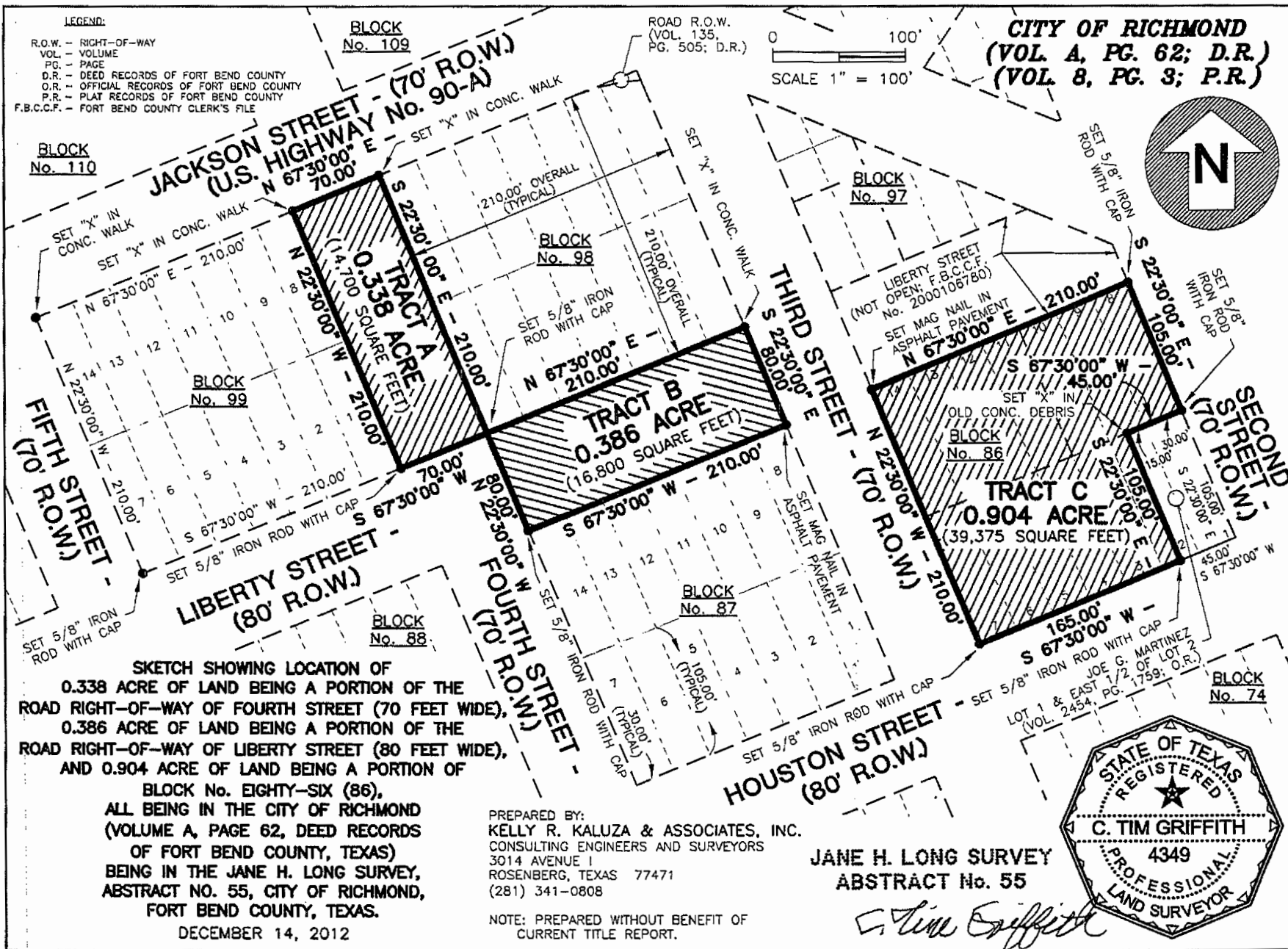
STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

This instrument was acknowledged before me on this 26th day of February, 2013, by Evalyn W. Moore, Evalyn W. Moore, Mayor of the City of Richmond, Texas.

(NOTARY SEAL)



Mona Matak
Notary Public, State of Texas



KELLY R. KALUZA & ASSOCIATES, INC.

Consulting Engineers & Surveyors

Engineering Firm No. F-1339

3014 Avenue I, Rosenberg, Texas 77471

(281) 341-0808 ■ FAX (281) 341-6333

December 14, 2012

Tract A

A FIELD NOTE DESCRIPTION of 0.338 acre of Land (14,700 square feet) being a portion of the road right-of-way of Fourth Street (70 feet wide) located between Jackson Street (U.S. Highway No. 90-A; 70 feet wide) and Liberty Street (80 feet wide), all being in the City of Richmond [REDACTED] (Volume A, Page 62; Deed Records of Fort Bend County, Texas) being in the Jane H. Long Survey, Abstract No. 55, City of Richmond, Fort Bend County, Texas.

FOR CONNECTION, begin at a 5/8 inch diameter iron rod with plastic cap set for the South corner of Block No. Ninety-Nine (99) of said City of Richmond [REDACTED] in the intersection of the Northwesterly right-of-way line of said Liberty Street with the Northeasterly right-of-way line of Fifth Street (70 feet wide); Thence; North 67 degrees, 30 minutes, 0 seconds East - 210.00 feet (reference bearing) along the Northwesterly right-of-way line of said Liberty Street to a 5/8 inch diameter iron rod with plastic cap set for the East corner of said Block No. Ninety-Nine in the intersection of the Northwesterly right-of-way line of said Liberty Street with the Southwesterly right-of-way line of said Fourth Street; Said corner being the South corner of and **PLACE OF BEGINNING** for this 0.338 acre tract of Land;

THENCE; North 22 degrees, 30 minutes, 0 seconds West - 210.00 feet along the Southwesterly right-of-way line of said Fourth Street to an "X" cut in concrete sidewalk set for the West corner of this tract; Said corner being the North corner of said Block No. Ninety-Nine in the intersection of the Southwesterly right-of-way line of said Fourth Street with the Southeasterly right-of-way line of said Jackson Street;

THENCE; North 67 degrees, 30 minutes, 0 seconds East - 70.00 feet crossing said Fourth Street to an "X" cut in concrete sidewalk set for the North corner of this tract; Said corner being the West corner of Block No. Ninety-Eight (98) of said City of Richmond [REDACTED] in the intersection of the Southeasterly right-of-way line of said Jackson Street with the Northeasterly right-of-way line of said Fourth Street;

THENCE; South 22 degrees, 30 minutes, 0 seconds East - 210.00 feet along the Northeasterly right-of-way line of said Fourth Street to a 5/8 inch diameter iron rod with plastic cap set for the East corner of this tract; Said corner being the South corner of said Block No. Ninety-Eight in the intersection of the Northeasterly right-of-way line of said Fourth Street with the Northwesterly right-of-way line of said Liberty Street;

THENCE; South 67 degrees, 30 minutes, 0 seconds West - 70.00 feet crossing said Fourth Street to the **PLACE OF BEGINNING** and containing 0.338 acre of Land.

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



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Consulting Engineers & Surveyors

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December 14, 2012

Tract B

A FIELD NOTE DESCRIPTION of 0.386 acre of Land (16,800 square feet) being a portion of the road right-of-way of Liberty Street (80 feet wide) located between Fourth Street (70 feet wide) and Third Street (70 feet wide), all being in the City of Richmond [REDACTED] (Volume A, Page 62; Deed Records of Fort Bend County, Texas) being in the Jane H. Long Survey, Abstract No. 55, City of Richmond, Fort Bend County, Texas.

FOR CONNECTION, begin at an "X" cut in concrete sidewalk set for the West corner of Block No. Ninety-Eight (98) of said City of Richmond [REDACTED] in the intersection of the Northeasterly right-of-way line of said Fourth Street with the Southeasterly right-of-way line of Jackson Street (U.S. Highway No. 90-A; 70 feet wide); Thence; South 22 degrees, 30 minutes, 0 seconds East - 210.00 feet (reference bearing) along the Northeasterly right-of-way line of said Fourth Street to a 5/8 inch diameter iron rod with plastic cap set for the South corner of said Block No. Ninety-Eight in the intersection of the Northeasterly right-of-way line of said Fourth Street with the Northwesterly right-of-way line of said Liberty Street; Said corner being the West corner of and **PLACE OF BEGINNING** for this 0.386 acre tract of Land;

THENCE; North 67 degrees, 30 minutes, 0 seconds East - 210.00 feet along the Northwesterly right-of-way line of said Liberty Street to an "X" cut in concrete sidewalk set for the North corner of this tract; Said corner being the East corner of said Block No. Ninety-Eight in the intersection of the Northwesterly right-of-way line of said Liberty Street with the Southwesterly right-of-way line of said Third Street;

THENCE; South 22 degrees, 30 minutes, 0 seconds East - 80.00 feet crossing said Liberty Street to a mag nail set in asphalt pavement for the East corner of this tract; Said corner being the North corner of Block No. Eighty-Seven (87) of said City of Richmond [REDACTED] in the intersection of the Southwesterly right-of-way line of said Third Street with the Southeasterly right-of-way line of said Liberty Street;

THENCE; South 67 degrees, 30 minutes, 0 seconds West - 210.00 feet along the Southeasterly right-of-way line of said Liberty Street to a 5/8 inch diameter iron rod with plastic cap set for the South corner of this tract; Said corner being the West corner of said Block No. Eighty-Seven in the intersection of the Southeasterly right-of-way line of said Liberty Street with the Northeasterly right-of-way line of said Fourth Street;

THENCE; North 22 degrees, 30 minutes, 0 seconds West - 80.00 feet crossing said Liberty Street to the **PLACE OF BEGINNING** and containing 0.386 acre of Land.

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



RETURNED AT COUNTER TO:

Marcus Spencer - FBC County Atty's Ofc

301 Jackson Street, Ste. 728

Richmond, Texas 77469

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dianne Wilson

Dianne Wilson, County Clerk
Fort Bend County, Texas

February 27, 2013 02:06:43 PM

FEE: \$0.00 LW1
DEED

2013023666

