

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, **FORT BEND COUNTY**, a body corporate and politic, acting herein by and through its Commissioners' Court, 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 are hereby acknowledged and confessed, has GRANTED, SOLD, and CONVEYED, and by these presents does GRANT, SELL, and CONVEY unto the **CITY OF RICHMOND**, a municipal corporation of Fort Bend County, Texas, hereinafter called **Grantee**, all that certain tract or parcel of land identified as Tract C 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 to claim the same or any part thereof, by through or under Grantor, but not otherwise.

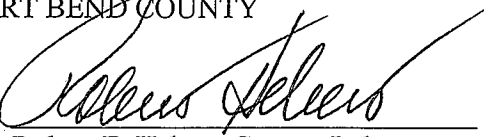
By deed of the same date of this instrument, Grantee has conveyed to Grantor the property described in that deed as consideration for the conveyance from Grantor to Grantee in this instrument. As additional consideration, Grantor also agrees to relinquish all easement rights retained by virtue of that certain deed, filed under Volume 189, Page 379 of the Real Property Records of Fort Bend County, Texas and acknowledges the termination of such easement rights to property, being more particularly described as shown in Exhibit "B" attached hereto, incorporated herein and made a part hereof for all purposes.

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.

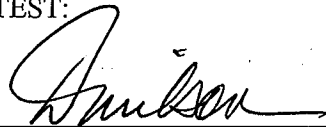
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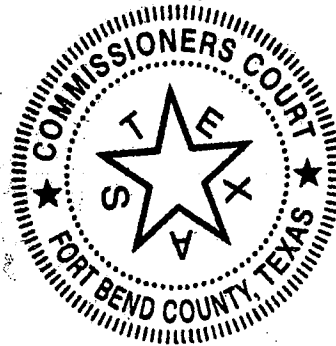
Witness my hand and seal of office effective this the 26 day of February 2013.

FORT BEND COUNTY

By 
Robert E. Hebert, County Judge

ATTEST:


Dianne Wilson, County Clerk



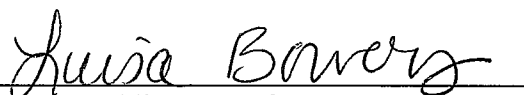
STATE OF TEXAS

COUNTY OF FORT BEND

§
§
§

This instrument was acknowledged before me on this 26th day of February, 2013, by Robert E. Hebert, County Judge of Fort Bend County, Texas.

(NOTARY SEAL)


Notary Public, State of Texas

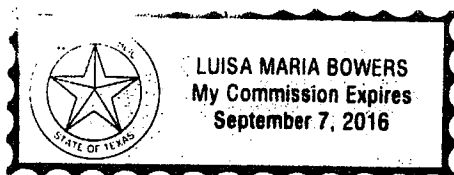


EXHIBIT A
(PAGE 1 OF 3)

LEGEND:

R.O.W. - RIGHT-OF-WAY
VOL. - VOLUME
PG. - PAGE
D.R. - DEED RECORDS OF FORT BEND COUNTY
P.R. - OFFICIAL RECORDS OF FORT BEND COUNTY
P.L. - PLAT RECORDS OF FORT BEND COUNTY
F.B.C.F. - FORT BEND COUNTY CLERK'S FILE

BLOCK
No. 109
(70' R.O.W.)

ROAD R.O.W.
(VOL. 135,
PG. 505; D.R.)

SCALE 1" = 100'

CITY OF RICHMOND
(VOL. 4, PG. 62; D.R.)
(VOL. 8, PG. 3; P.R.)

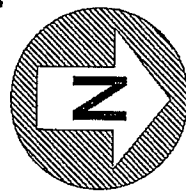
BLOCK
No. 110

JACKSON HIGHWAY
(U.S. N 67°30'00" E)

BLOCK
No. 99

BLOCK
No. 98

BLOCK
No. 97



FIFTH STREET
(70' R.O.W.)

LIBERTY STREET
(80' R.O.W.)

FOURTH STREET
(70' R.O.W.)

HOUSTON STREET
(80' R.O.W.)

THIRD STREET
(70' R.O.W.)

SECOND STREET
(70' R.O.W.)

TRACT A
0.338 ACRE
(14,700 SQUARE FEET)

TRACT B
0.386 ACRE
(16,800 SQUARE FEET)

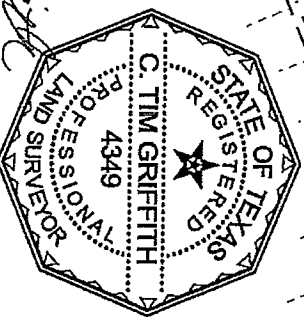
TRACT C
0.904 ACRE
(39,375 SQUARE FEET)

SKETCH SHOWING LOCATION OF
0.338 ACRE OF LAND BEING A PORTION OF THE
ROAD RIGHT-OF-WAY OF FOURTH STREET (70 FEET WIDE),
0.386 ACRE OF LAND BEING A PORTION OF THE
ROAD RIGHT-OF-WAY OF LIBERTY STREET (80 FEET WIDE),
AND 0.904 ACRE OF LAND BEING A PORTION OF
BLOCK No. EIGHTY-SIX (86),
ALL BEING IN THE CITY OF RICHMOND
(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.

DECEMBER 14, 2012

PREPARED BY:
KELLY R. KALUZA & ASSOCIATES, INC.
CONSULTING ENGINEERS AND SURVEYORS
3014 AVENUE I
ROSENBERG, TEXAS 77471
(281) 341-0808

JANE H. LONG SURVEY
ABSTRACT NO. 55



[Signature]

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 C

A FIELD NOTE DESCRIPTION of 0.904 acre of Land (39,375 square feet) being a portion of Block No. Eighty-Six (86) including all of Lot Nos. Three (3) through Fourteen (14), inclusive, together with the West one-half of Lot No. Two (2) of 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.

BEGINNING at a 5/8 inch diameter iron rod with plastic cap set for the South corner of Lot No. Seven (7) of said Block No. Eighty-Six in the intersection of the Northeasterly right-of-way line of Third Street (70 feet wide) with the Northwesterly right-of-way line of Houston Street (80 feet wide); Said beginning corner being the South corner of this 0.904 acre tract of Land;

THENCE; North 22 degrees, 30 minutes, 0 seconds West - 210.00 feet (reference bearing) along the Northeasterly right-of-way line of said Third Street along the Southwesterly line of said Block No. Eighty-Six to a mag nail set in asphalt pavement for the West corner of this tract; Said corner being the West corner of Lot No. Fourteen (14) of said Block No. Eighty-Six in the intersection of the Northeasterly right-of-way line of said Third Street with the Southeasterly right-of-way line of Liberty Street (80 feet wide - not open at this point; Fort Bend County Clerk's File No. 2000106780);

THENCE; North 67 degrees, 30 minutes, 0 seconds East - 210.00 feet along the Southeasterly right-of-way line of said Liberty Street along the Northwesterly line of said Block No. Eighty-Six to a 5/8 inch diameter iron rod with plastic cap set for the North corner of this tract; Said corner being the North corner of Lot No. Eight (8) of said Block No. Eighty-Six in the intersection of the Southeasterly right-of-way line of said Liberty Street (not open at this point) with the Southwesterly right-of-way line of Second Street (70 feet wide);

THENCE; South 22 degrees, 30 minutes, 0 seconds East - 105.00 feet along the Southwesterly right-of-way line of said Second Street along the Northeasterly line of said Block No. Eighty-Six to a 5/8 inch diameter iron rod with plastic cap set for re-entrant corner of this tract; Said corner being the East corner of said Lot No. Eight and being the North corner of Lot No. One (1) of said Block No. Eighty-Six;

THENCE; South 67 degrees, 30 minutes, 0 seconds West, at 30.00 feet pass a point for the West corner of said Lot No. One and for the North corner of Lot No. Two of said Block No. Eighty-Six, in all 45.00 feet to an "X" cut in old concrete debris set for interior corner of this tract; Said corner being the North corner of the West one-half of said Lot No. Two;

EXHIBIT A
(PAGE 3 OF 3)

Tract C
A Field Note Description of
0.904 Acre of Land
December 14, 2012
Page Two (2)

THENCE; South 22 degrees, 30 minutes, 0 seconds East - 105.00 feet crossing said Lot No. Two to a 5/8 inch diameter iron rod with plastic cap set for re-entrant corner of this tract; Said corner being the East corner of the West one-half of said Lot No. Two;

THENCE; South 67 degrees, 30 minutes, 0 seconds West - 165.00 feet along the Northwestern right-of-way line of said Houston Street along the Southeasterly line of said Block No. Eighty-Six to the **PLACE OF BEGINNING** and containing 0.904 acre of Land.

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



CITY OF RICHMOND
(VOL. A, PG. 62; D.R.)
(VOL. 8, PG. 3; P.R.)

BLOCK No. 121

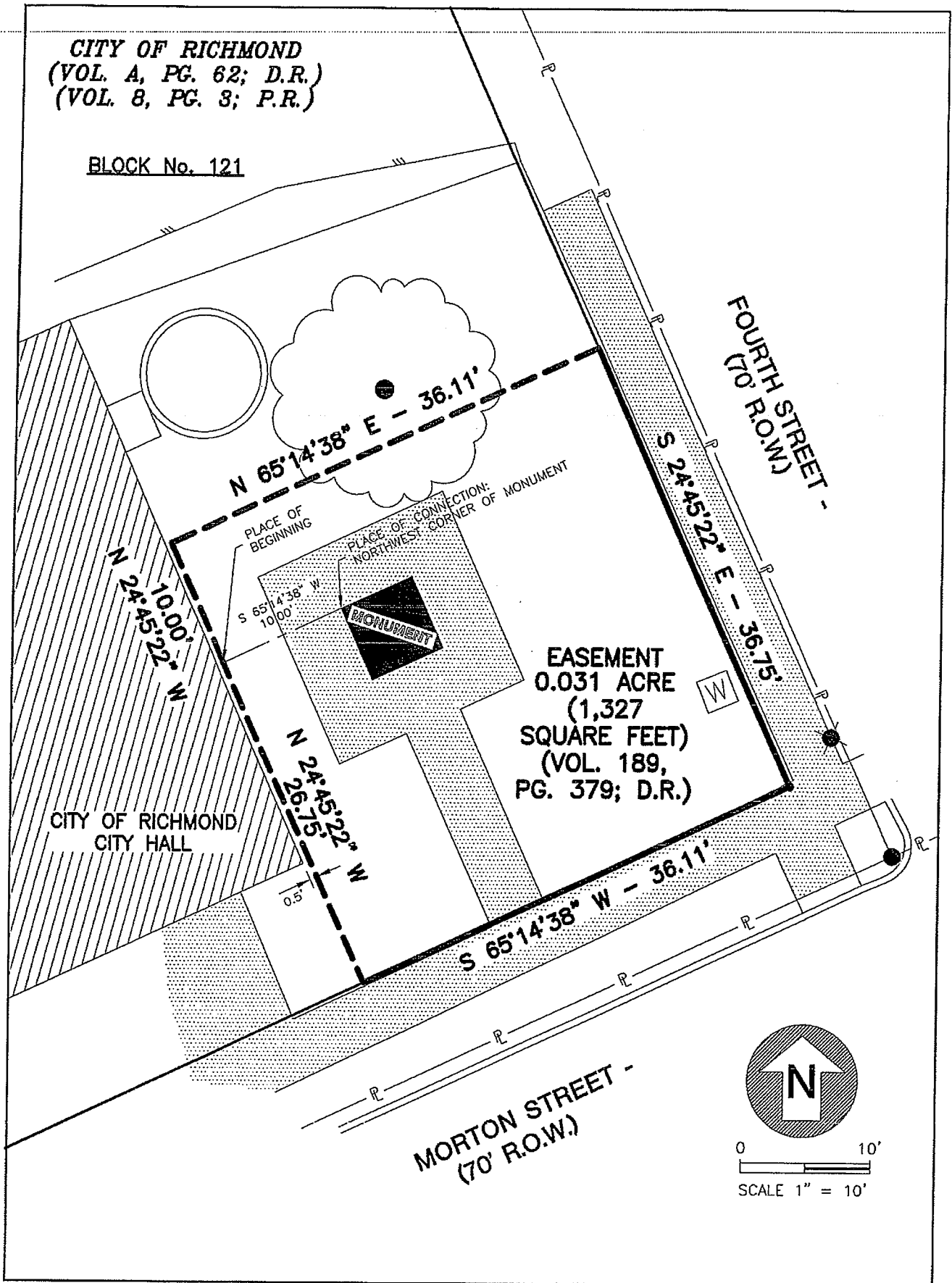


EXHIBIT B
(PAGE 2 OF 5)

The State of Texas,

County of Fort Bend.

Know All Men By These Presents,

That whereas, by virtue of an order made and entered on the 12th day of February, A. D. 1940, by the Commissioners' Court of Fort Bend County, Texas, appointing me Special Commissioner and authorizing me to sell the hereinafter described tract of land belonging to Fort Bend County, Texas, I, H. P. Darst, Special Commissioner as aforesaid, did, upon the 5th day of March, A. D. 1940, within the hours prescribed by law, sell said property hereinafter described, at public vendue, in the County of Fort Bend, at the door of the Court House thereof, having first given public notice of the time and place of sale by posting notices thereof in three public places in Fort Bend County, Texas; and whereas, at the said sale, the said premises were struck off to the City of Richmond, for the sum of One Hundred (\$100.00) Dollars, it being the highest bidder therefor, and that being the highest secure bid for the same.

Now, therefore, in consideration and by virtue of the premises aforesaid, and of the payment of the said sum of One Hundred (\$100.00) Dollars, the receipt of which is hereby acknowledged, I, H. P. Darst, Special Commissioner as aforesaid, have, but subject to the subsequent provision, GRANTED, SOLD and CONVEYED, and by these presents do GRANT, SELL and CONVEY, unto the said City of Richmond, all the estate, right, title, interest and claim of the said Fort Bend County in and to the following described premises, to-wit:

The Southeast 1/4 of Block 121, of the Town of Richmond, Fort Bend County, Texas, according to the plat of said Town of record in the Deed Records of Fort Bend County, Texas.

But there is reserved from this sale and not conveyed hereby an easement for the purposes hereinafter stated on the following described land, to-wit:

COMMENCE at the northwest corner of the base of the Jay-bird Monument now situated in the southeast corner of the above described tract of land;

THENCE westward and parallel with the line of Morton Street of the Town of Richmond 10 feet to the place of beginning;

THENCE northward parallel with the line of Fourth Street 10 feet;

EXHIBIT B
(PAGE 3 OF 5)

THENCE eastward and parallel with the line of Morton Street to the west line of Fourth Street;

THENCE southward and parallel with the line of Fourth Street to the north line of Morton Street;

THENCE westward with the north line of Morton Street to a point therein which will be at the point of intersection with the continuation southward of the first line from the beginning point above described;

THENCE northward and parallel with the west line of Fourth Street to the place of beginning, which place of beginning is a point ten feet westward from the northwest corner of the base of said monument.

The purposes of said easement is that the said monument may be kept and maintained thereon until the same is removed by the joint order of the City Council of Richmond, Texas, and the Commissioners' Court of Fort Bend County, Texas.

The grantee herein assumes the liability of keeping the said monument in good condition. Upon the termination of this easement all title to the land upon which said easement exists shall revert to grantee herein, its successors and assigns.

TO HAVE AND TO HOLD the above described premises unto the said City of Richmond, its successors and assigns, forever, as fully and as absolutely as I, as Special Commissioner as aforesaid, can convey by virtue of said order.

IN TESTIMONY WHEREOF, I have hereunto set my hand, this the 5th day of March, A.D. 1940.


Special Commissioner

The State of Texas,
County of Fort Bend.

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared H. F. Darst, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as Special Commissioner for Fort Bend County, for the purposes and consideration therein expressed, and in the capacity therein set forth.

Given under my hand and seal of office this 5th day of March, A. D. 1940.

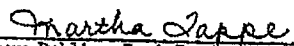

Notary Public, Fort Bend County,
Texas.

EXHIBIT B
(PAGE 4 OF 5)

THE STATE OF TEXAS }
County of Fort Bend

I, Ella Macek, County Clerk in and for said County, do hereby certify that the foregoing instrument, with its Certificate of Authentication, was filed for record in my office the 19 day of Mar
A. D. 1940 at 2:50 o'clock P M., and duly recorded the 9 day of April
A. D. 1940 at 8:15 o'clock A M., in the Deed records of said County, in
Vol. 189 on Page 379

WITNESS my hand and the seal of the County Court of said County, at office in Richmond, Texas, the day and year last above written.

By Milady Day Deputy.

ELLA MACEK, Clerk County Court,
Fort Bend County, Texas.

Fort Bend County
To
City of Richmond

Deed

2:50 PM
UNPAID

FILED FOR RECORD THIS

MAR 19 1940

At 4:50 clock P. M.

County Clerk, Fort Bend Co., Texas

W-7-

Copy filed in 100