

107



26A

**SPECIAL WARRANTY DEED
(8.0444 Acres - Mason Road)**

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION 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

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

THAT, **FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 194**, a political subdivision of the State of Texas ("Grantor"), for and 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 the **COUNTY OF FORT BEND, TEXAS** ("Grantee"), the following tract of real property situated in Fort Bend County, Texas:

That certain tract conveyed to Grantor by LM Development, LP, a Texas limited partnership, by Special Warranty Deed dated November 2, 2012, recorded in the Official Public Records of Fort Bend County, Texas, under File No. 2012144070, which tract is more particularly described on **Exhibit A** attached hereto;

with all rights, titles, and interests appurtenant thereto and improvements situated thereon (the "Property").

This Special Warranty Deed and the conveyance hereinabove set forth are executed by Grantor and accepted by Grantee subject to the terms, conditions and provisions hereof and further subject to all easements, conditions, restrictions, covenants, mineral or royalty interests, mineral reservations, surface waivers, utility conveyances, liens, encumbrances, regulations or orders of municipal and/or other governmental authorities, if any, or other matters of record in Fort Bend County, Texas, to the extent the same are validly existing and applicable to the Property (collectively, the "Permitted Encumbrances").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereunto 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 title to the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, and under Grantor, but not otherwise, subject to the Permitted Encumbrances.

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

[Signature pages follow this page.]

EXECUTED this 4th day of April, 2013.

GRANTOR:

**FORT BEND COUNTY MUNICIPAL
UTILITY DISTRICT NO. 194**

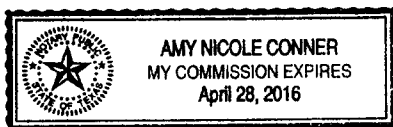
By: C. P. Berger
Jennifer G. Keller C. P. Berger
Vice President, Board of Directors

ATTEST:

By: Richard H. Bakke
Richard H. Bakke
Secretary, Board of Directors

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 4th day of April, 2013, by C. P. Berger, Vice President, and Richard H. Bakke, Secretary, of the Board of Directors of FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 194, a political subdivision of the State of Texas, on behalf of said political subdivision.



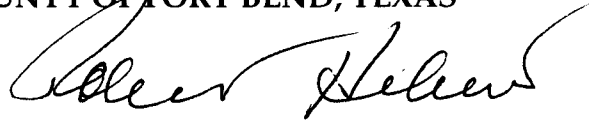
[Signature]
Notary Public, State of Texas

AS PER ORIGINAL

This Special Warranty Deed is agreed to and accepted by Grantee this 23 day of April, 2013.

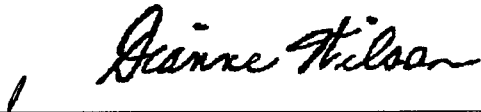
GRANTEE:

COUNTY OF FORT BEND, TEXAS



County Judge, Fort Bend County, Texas

ATTEST:

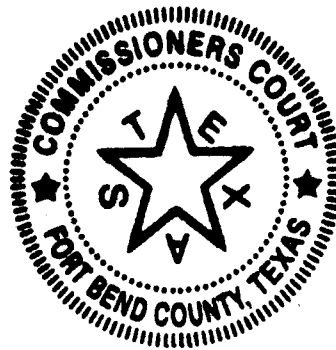


County Clerk, Fort Bend County, Texas

APPROVED AS TO FORM:



Assistant County Attorney



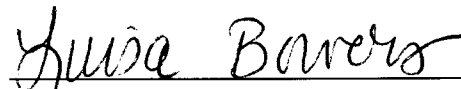
STATE OF TEXAS §

§

COUNTY OF FORT BEND §

This instrument was acknowledged before me on the 23rd day of April, 2013, by Robert E. Hebert, County Judge of Fort Bend County, Texas.

(NOTARY SEAL)



Notary Public, State of Texas

Attachment:

Exhibit A - Description and Sketch of Tract

After recording, please return to:

Amy N. Conner

Allen Boone Humphries Robinson LLP

3200 Southwest Freeway, Suite 2600

Houston, Texas 77027

Exhibit A

Page 1 Of 5 Pages

County: Fort Bend
Project: Long Meadow Farms
C.I. No.: 1477-12
Job Number: 2012-178-006

METES AND BOUNDS FOR 8.0444 ACRES

Being an 8.0444 acre tract of land located in the Randall Jones Survey, A-42 and the William Morton League, A-62; said 8.0444 acre tract being a portion of a call 32.6060 acre tract of land recorded in the name of LM Development, LP in Clerk's File Number 2011101770 of the Official Records of Fort Bend County (O.R.F.B.C.) and a portion of a call 54.9388 acre tract of land recorded in the name of LM Development, LP in Clerk's File Number 2010034867 of the O.R.F.B.C.; said 8.0444 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to Texas State Plane Coordinate System, NAD 83, South Central Zone):

Beginning at the southeast corner of a call 0.2222 acre Right-of-Way (R.O.W.) dedication recorded in Plat Number 20110019 of the Fort Bend County Plat Records (F.B.C.P.R.), same being the east line of said 54.9388 acre tract, the centerline of Farmer Road (60-foot wide) and the west line of Waterside Center Section One recorded in Slide Number 2074A of the F.B.C.P.R.;

1. Thence, with said centerline, the east line of said 54.9388 acre tract, the west line of said Waterside Center Section One and the west line of a call 0.1020 acre R.O.W. dedication recorded in Slide Number 2256A of the F.B.C.P.R., South 02 degrees 23 minutes 06 seconds East, a distance of 603.54 feet to the northeast corner of a call 0.0407 acre R.O.W. dedication recorded in Plat Number 20110066 of the F.B.C.P.R.;
2. Thence, with the north line of said 0.0407 acre R.O.W. dedication and crossing said Farmer Road, South 87 degrees 36 minutes 54 seconds West, a distance of 30.00 feet to a 3/4-inch iron rod found for the northwest corner of said 0.0407 acre R.O.W. dedication, same being an easterly corner of Reserve "A" of Long Meadow Farms Lift Station No. 6 as recorded in Plat Number 20110066 of the F.B.C.P.R.;

Thence, with the east, north and west lines of said Long Meadow Farms Lift Station No. 6, the following three (3) courses:

3. 65.52 feet along the arc of a curve to the left, said curve having a central angle of 37 degrees 32 minutes 15 seconds, a radius of 100.00 feet and a chord that bears North 21 degrees 09 minutes 13 seconds West, a distance of 64.35 feet 3/4-inch iron rod found;
4. 50.94 feet along the arc of a curve to the left, said curve having a central angle of 116 degrees 44 minutes 48 seconds, a radius of 25.00 feet and a chord that bears South 81 degrees 42 minutes 15 seconds West, a distance of 42.57 feet 3/4-inch iron rod found;

5. 207.09 feet along the arc of a curve to the right pass the southwest corner of said Long Meadow Farms Lift Station No. 6 and continuing through aforesaid 54.9388 acre tract a total distance of 227.82 feet along the arc of said curve to the right, said curve having a central angle of 08 degrees 25 minutes 45 seconds, a radius of 1550.00 feet and a chord that bears South 27 degrees 32 minutes 44 seconds West, a distance of 227.82 feet to a 3/4-inch iron rod with cap stamped "COSTELLO INC" set;

Thence, continuing through said 54.9388 acre tract, the following six (6) courses:

6. South 31 degrees 45 minutes 36 seconds West, a distance of 200.00 feet to a 3/4-inch iron rod with cap stamped "COSTELLO INC" set;
7. 307.50 feet along the arc of a curve to the right, said curve having a central angle of 08 degrees 35 minutes 39 seconds, a radius of 2050.00 feet and a chord that bears South 36 degrees 03 minutes 26 seconds West, a distance of 307.21 feet to a 3/4-inch iron rod with cap stamped "COSTELLO INC" set;
8. South 40 degrees 21 minutes 16 seconds West, a distance of 285.92 feet to a 3/4-inch iron rod with cap stamped "COSTELLO INC" set;
9. 212.97 feet along the arc of a curve to the left, said curve having a central angle of 06 degrees 15 minutes 28 seconds, a radius of 1950.00 feet and a chord that bears South 37 degrees 13 minutes 32 seconds West, a distance of 212.87 feet to a 3/4-inch iron rod with cap stamped "COSTELLO INC" set;
10. South 34 degrees 05 minutes 48 seconds West, a distance of 941.13 feet to a 3/4-inch iron rod with cap stamped "COSTELLO INC" set;
11. 591.06 feet along the arc of a curve to the left, said curve having a central angle of 17 degrees 22 minutes 01 seconds, a radius of 1950.00 feet and a chord that bears South 25 degrees 24 minutes 48 seconds West, a distance of 588.80 feet to a 3/4-inch iron rod with cap stamped "COSTELLO INC" set on the common line of said 54.9388 acre tract and Farmers Road Estates recorded in Slide Number 1648A of the F.B.C.P.R.;
12. Thence, with said common line, South 88 degrees 39 minutes 35 seconds West, a distance of 90.75 feet to 1-inch iron pipe found on the northwest corner of said Farmers Road Estate and an interior corner of aforesaid 32.6060 acre tract;
13. Thence, with the common line of said Farmers Road Estate and said 32.6060 acre tract, South 02 degrees 33 minutes 58 seconds East, a distance of 295.74 feet to the south corner of said 32.6060 acre tract, same being on the east line of Oyster Creek recorded in Clerk's File Number 2011095856 of the O.R.F.B.C.;

14. Thence, with the common line of said Oyster Creek and said 32.6060 acre tract, 89.95 feet along the arc of a curve to the right, said curve having a central angle of 08 degrees 35 minutes 23 seconds, a radius of 600.00 feet and a chord that bears North 68 degrees 06 minutes 46 seconds West, a distance of 89.87 feet to a 3/4-inch iron rod with cap stamped "COSTELLO INC" set;

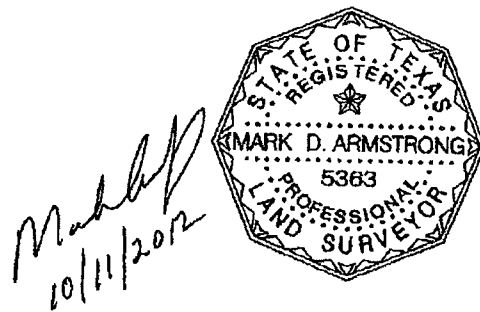
Thence, through said 32.6060 acre tract, the following four (4) courses:

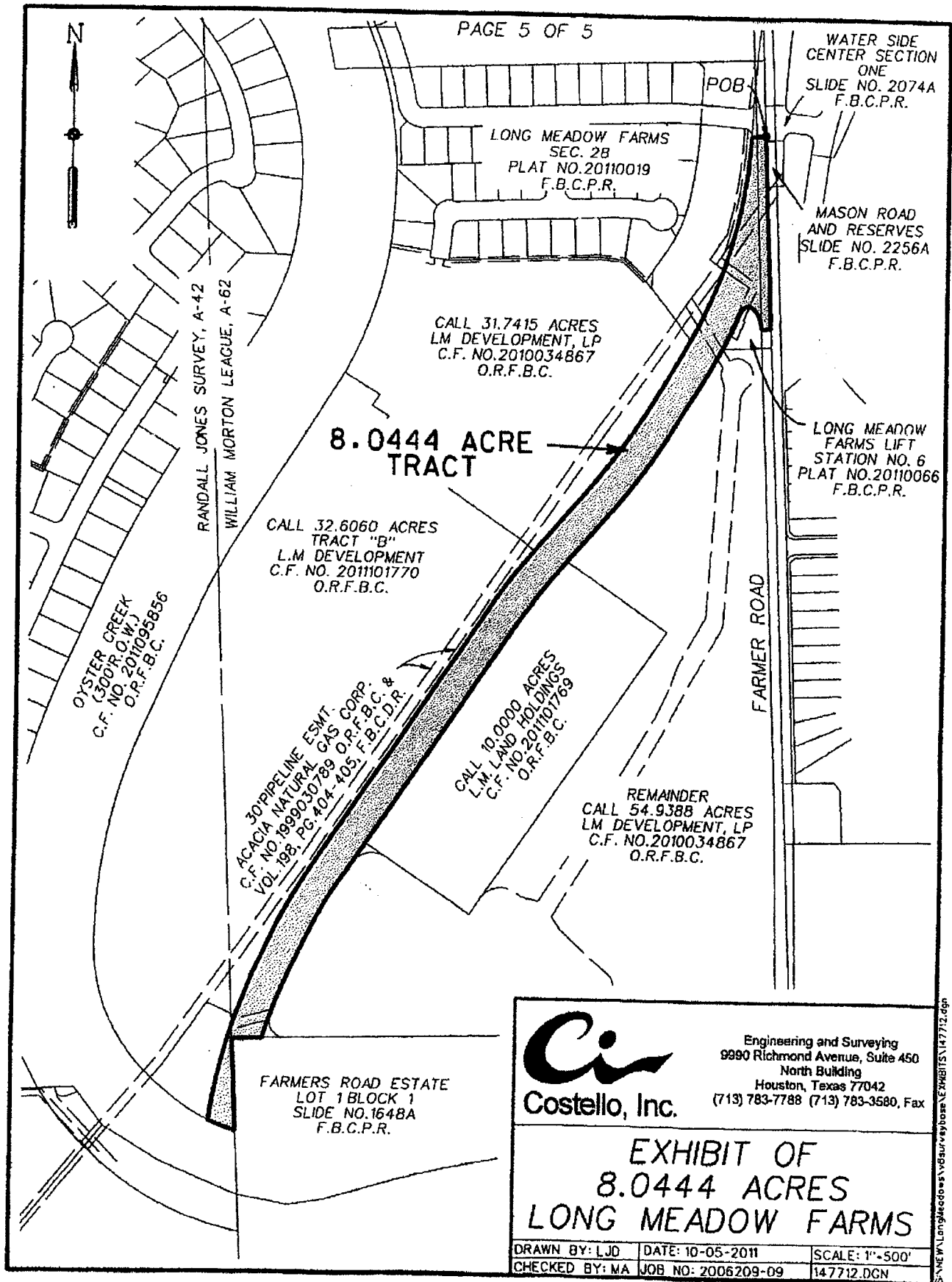
15. 921.65 feet along the arc of a curve to the right, said curve having a central angle of 25 degrees 45 minutes 33 seconds, a radius of 2050.00 feet and a chord that bears North 21 degrees 13 minutes 02 seconds East, a distance of 913.90 feet to a 3/4-inch iron rod with cap stamped "COSTELLO INC" set;
16. North 34 degrees 05 minutes 48 seconds East, a distance of 941.13 feet to a 3/4-inch iron rod with cap stamped "COSTELLO INC" set;
17. 223.89 feet along the arc of a curve to the right, said curve having a central angle of 06 degrees 15 minutes 28 seconds, a radius of 2050.00 feet and a chord that bears North 37 degrees 13 minutes 32 seconds East, a distance of 223.78 feet to a 3/4-inch iron rod with cap stamped "COSTELLO INC" set;
18. North 40 degrees 21 minutes 16 seconds East, at a distance of 10.28 feet pass the common east corner of a call 31.7415 acre tract of land recorded in the name of LM Development, LP in Clerk's File Number 2010034867 of the O.R.F.B.C. and aforesaid 32.6060 acre tract and continuing with the common line of said 31.7415 acre tract and aforesaid 54.9388 acre tract a total distance of 285.92 feet to a 3/4-inch iron rod with cap stamped "COSTELLO INC" set;

Thence, continuing with said common line, the following three (3) courses:

19. 292.50 feet along the arc of a curve to the left, said curve having a central angle of 08 degrees 35 minutes 40 seconds, a radius of 1950.00 feet and a chord that bears North 36 degrees 03 minutes 29 seconds East, a distance of 292.23 feet 3/4-inch iron rod found;
20. North 31 degrees 45 minutes 36 seconds East, a distance of 200.00 feet 3/4-inch iron rod found;
21. 65.31 feet along the arc of a curve to the left pass the southeast corner of Long Meadow Farms Sec. 28 recorded in Plat Number 20110019 of the F.B.C.P.R. and continuing with the east line of said Sec. 28 a total distance of 729.54 feet along the arc of said curve to the left, said curve having a central angle of 28 degrees 49 minutes 38 seconds, a radius of 1450.00 feet and a chord that bears North 17 degrees 20 minutes 47 seconds East, a distance of 721.87 feet 3/4-inch iron rod found;

22. Thence, continuing with said east line, North 02 degrees 55 minutes 58 seconds East, a distance of 8.86 feet 3/4-inch iron rod found at the southwest corner of aforesaid 0.2222 acre R.O.W. dedication;
23. Thence, with the south line of said 0.2222 acre R.O.W. dedication, North 87 degrees 36 minutes 54 seconds East, a distance of 44.96 feet to the **Point of Beginning** and containing 8.0444 acres of land.





RAC
FBC Clerk Admin Serv Coord

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dianne Wilson

Dianne Wilson, County Clerk
Fort Bend County, Texas

April 29, 2013 01:12:30 PM

FEE: \$0.00 JE
DEED

2013050879

