

**SPECIAL WARRANTY DEED**  
**(0.444 acres and 1.853 acres)**

**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**, a body politic under the laws 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 **WEST KEEGANS BAYOU IMPROVEMENT DISTRICT**, a political subdivision of the State of Texas, its successors and assigns ("Grantee"), those certain two (2) tracts of land situated in Fort Bend County, Texas conveyed to Grantor by Sloco, Inc., a Texas corporation, by Warranty Deed dated March 18, 1980, recorded in the Deed Records of Fort Bend County, Texas, under Volume 890, Page 74, containing 0.444 acres and 1.853 acres, respectively, being more particularly described in Exhibit A attached hereto and incorporated herein for all purposes, together with all rights, titles, and interests appurtenant thereto and improvements situated thereon (collectively, 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, or under Grantor, but not otherwise, subject only to the Permitted Encumbrances.

Grantee's address is: 3200 Southwest Freeway, Suite 2600, Houston, Texas 77027.

*[Signature pages follow this page.]*

EXECUTED this 23 day of April, 2013.

GRANTOR:

FORT BEND COUNTY

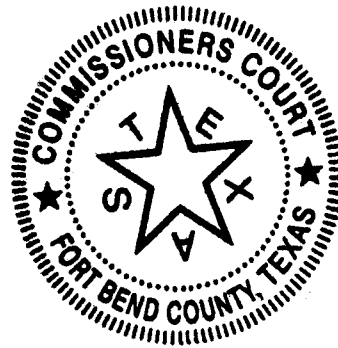
By: \_\_\_\_\_

Robert E. Herbert  
County Judge

ATTEST:

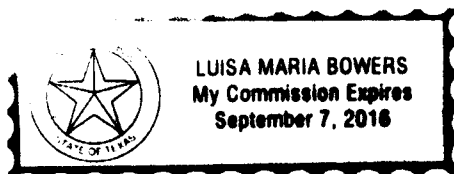
By: \_\_\_\_\_

Dianne Wilson  
County Clerk



THE STATE OF TEXAS           §  
  §  
COUNTY OF FORT BEND       §

This instrument was acknowledged before me on the 23<sup>rd</sup> day of April, 2013, by Robert E. Hebert, County Judge of FORT BEND COUNTY, a body politic under the laws of the State of Texas, on behalf of said county.



\_\_\_\_\_  
Luisa Bowers  
Notary Public, State of Texas



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

WEST KEEGANS BAYOU IMPROVEMENT  
DISTRICT

By: \_\_\_\_\_  
President, Board of Directors

ATTEST:

By: \_\_\_\_\_  
Secretary, Board of Directors

(SEAL)

THE STATE OF TEXAS   §  
                                  §  
COUNTY OF HARRIS   §

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 2013, by \_\_\_\_\_, President and \_\_\_\_\_ Secretary of the Board of Directors of West Keegans Bayou Improvement District, a political subdivision of the state of Texas, on behalf of said subdivision.

(NOTARY SEAL)

\_\_\_\_\_  
Notary Public, State of Texas

**Attachment:**  
Exhibit A - Description of Property

**After recording, please return to:** Allen Boone Humphries Robinson LLP, Attn: Jeanette Harris, 3200 Southwest Freeway, Suite 2600, Houston, Texas 77027.

Exhibit A

DEED

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METES AND BOUNDS DESCRIPTION  
PROPOSED PARK SITE  
0.444 ACRE

Being a tract or parcel containing 0.444 acre of land in the H.T.&B.R.R. Co. Survey, Section 17, A-623, Fort Bend County, Texas and being a portion of that certain 680.3558 acre tract conveyed to SLOCO and recorded under File Number F706781, Film Code Number 102-85-2295 of the Official Public Records of Real Property of Harris County, Texas and being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone):

BEGINNING at the intersection of the west right-of-way line of Sugarland-Howell Road, 60 feet wide, with the north line of a 80 foot wide Houston Lighting & Power Company easement and of record in Volume 431, Page 331 of the Fort Bend County Deed Records;

THENCE with the north line of said Houston Lighting & Power Company easement, S 87°56'39" W, 300.15 feet to a point for corner at the beginning of a curve in the southeasterly right-of-way line of relocated Keegans Bayou and of record in Volume 861, Page 309 of the Fort Bend County Deed Records;

THENCE with said southeasterly right-of-way line, 470.95 feet along the arc of a curve to the left (Delta = 90°10'21", Radius = 299.24', Chord = N 42°51'29" E, 423.83') to a point for corner at the end of said curve and also being in the aforementioned west right-of-way line of Sugarland-Howell Road;

THENCE with said west right-of-way line, S 02°13'41" E, 300.15 feet to the POINT OF BEGINNING and containing 0.444 acre of land.

Compiled by:  
TURNER COLLIE & BRADEN INC.  
Consulting Engineers  
Houston Dallas Austin Port Arthur El Paso  
Job No. 2608-056  
February 12, 1980

METES AND BOUNDS DESCRIPTION  
PROPOSED PARK SITE  
1.353 ACRES  
PARCEL ONE

Being a tract or parcel containing 1.853 acres of land in the John Leverton Survey, A-402, Fort Bend County, Texas and being a portion of that certain 680.3558 acre tract situated in both Harris and Fort Bend Counties and recorded under File Number F706781, Film Code Number 102-85-2295 of the Official Public Records of Real Property of Harris County, Texas, said 1.853 acre being more particularly described by metes and bounds as follows (all bearing referenced to the Texas Coordinate System, South Central Zone):

COMMENCING for reference at the east northerly northwest cutback corner of the intersection of the northerly right-of-way line of Boss Gaston Road (60' wide) with the westerly right-of-way line of Texas State Highway Number 6 (130' wide):

THENCE departing said intersection and along said westerly right-of-way line of Texas State Highway Number 6, N 02°09'43" W, 2113.63 feet to a point of intersection with the northerly line of a Shell Rancho Pipeline Company Easement, as recorded in Volume 301 Page 291, of the Deed Records of Fort Bend County, Texas;

THENCE departing said easterly right-of-way line of Texas State Highway Number 6 and along the northerly line of said Shell Rancho Pipeline Company Easement, S 87°56'39" W, 7.14 feet to the POINT OF BEGINNING on the proposed northerly projection of the westerly right-of-way line of Emery Hill Drive (60' wide) being situated in Kinnsbridge, Section One as recorded in Volume , Page , of the Deed Records of Fort Bend County, Texas;

THENCE departing said Emery Hill Drive and continuing along the northerly line of said Shell Rancho Pipeline Company Easement, S 87°56'39" W, 544.84 feet to a point for corner, said point also being on the northeasterly line of a 50 foot wide Eastman Kodak Pipeline Company Easement as recorded in Volume 423, Page 139 of the Deed Records of Fort Bend County, Texas;

THENCE departing said Shell Rancho Pipeline Company Easement and along the northeasterly line of said Eastman Kodak Pipeline Company Easement, N 28°13'08" W, 7.77 feet to a point for corner;

THENCE continuing along the northeasterly line of said Eastman Kodak Pipeline Easement, N 55°50'47" W, 3.33 feet to a point for corner in a westerly line of the aforementioned 680.3558 acre tract;

THENCE departing said Eastman Kodak Pipeline Company Easement and along the westerly line of said 680.3558 acre tract, N 03°16'46" W, 33.16 feet to a point for corner, said point also being an interior corner of said 680.3558 acre tract;

THENCE departing said interior corner and along a southerly line of said 680.3558 acre tract, S 86°42'42" W, 43.31 feet to a point for corner on the northeasterly line of said Eastman Kodak Pipeline Company Easement;

THENCE departing said southerly line and along the northeasterly line of said Eastman Kodak Pipeline Company Easement, N 55°50'47" W, 130.38 feet to a point for corner, said point being 130 feet northerly of (measured at right angles) to the aforementioned northerly line of Shell Rancho Pipeline Company Easement;

THENCE departing the northeasterly line of said Eastman Kodak Pipeline Company Easement and along a line 130 feet northerly of and parallel to said northerly line of the Shell Rancho Pipeline Company Easement, N 87°56'39" E, 713.79 feet to a point for corner on the aforementioned westerly right-of-way line of proposed Emery Hill Drive;

1.853 ACRES  
PARCEL ONE  
Page 2

DEED  
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THENCE along said westerly right-of-way line of proposed Emery Hill Drive,  
S 03°09'43" E, 130.02 feet to the POINT OF BEGINNING and containing 1.853 acres  
of land.

Compiled by:  
TURNER COLLIE & BRADEN INC.  
Consulting Engineers  
Houston Dallas Austin Port Arthur El Paso  
Job No. 2608-056  
February 4, 1980

FILED FOR RECORD  
TIME 11.30 AM

MAR 26 1980

*Pearl Ellett*  
COUNTY CLERK, FORT BEND COUNTY, TEX.

Duly recorded this the 7 day of March A.D. 1980 at 4:30 O'Clock P.M.  
By *Dina Messina* deputy Pearl Ellett, County Clerk  
Fort Bend County, Texas