

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

GENERAL WARRANTY DEED

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

THAT, **BRAZCO DEVELOPMENT, INC.**, a Texas corporation (“Grantor”), of the County of Midland and State of Texas, for 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 **FORT BEND COUNTY**, (“Grantee”), all of the following described real property, together with all improvements situated thereon, in Fort Bend County, Texas, to-wit:

Being 1.016 acres of land located in the Manuel Escalera Survey, Abstract 170, Fort Bend County, Texas being a portion of Lot 5, Block 28 of the Cochran and McCluer Subdivision, a subdivision of record in Volume 58, Page 76, Deed Records, Fort Bend County, Texas (F.B.C.D.R.), more particularly being the residue of that certain called 5.028 acre tract of land conveyed to The Estates of Teal Run, L.L.C. by an instrument of record under File No. 9896765, Official Public Records, Fort Bend County, Texas (F.B.C.O.P.R.), said 1.016 acres being more particularly described by metes and bounds as follows, all bearings referenced to Estates of Teal Run, Section One, a subdivision of record in Slide No. 1860B, Plat Records, Fort Bend County, Texas (F.B.C.P.R.); and being more particularly described on Exhibit A attached hereto and made a part hereof for all purposes;

THIS CONVEYANCE IS MADE AND ACCEPTED SUBJECT to the following matters to the extent same are in effect at this time: Any and all restrictions, covenants, conditions, easements, mineral or royalty reservations and leases, if any, relating to the hereinabove described property, but only to the extent they are still in effect, shown of record in the public records of Fort Bend County, Texas; and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities if any, but only to the extent that they are still in effect, relating to the hereinabove described property.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said grantee, its successors and assigns forever; and it does hereby bind itself, its successors and assigns, 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.


Ad valorem taxes have been prorated at closing, with such prorations being final. Grantee, as a governmental entity, shall be responsible for applying and perfecting any exemption for which it is entitled relating to periods after the date hereof.

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

EXECUTED this 28TH day of AUGUST, 2013.

GRANTOR:

BRAZCO DEVELOPMENT, INC.

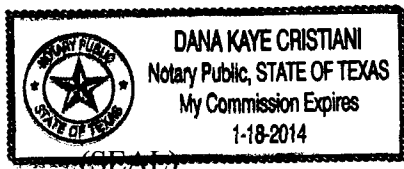
By: 
Dan Preston Black, Jr., Vice President

STATE OF TEXAS

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§
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COUNTY OF MIDLAND

The instrument was acknowledged before me on the 28th day of August, 2013, by Dan Preston Black, Jr., Vice President of Brazco Development, Inc., on behalf of said corporation.




NOTARY SIGNATURE

This General Warranty Deed is agreed to and accepted by Grantee this 29th day
of August, 2013.

GRANTEE:

FORT BEND COUNTY

Robert E. Hebert
Robert E. Hebert, County Judge
Fort Bend County

STATE OF TEXAS

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COUNTY OF FORT BEND

The instrument was acknowledged before me this 29th day of August, 2013, by
Robert E. Hebert, County Judge, Fort Bend County.

Luisa M. Bowers
NOTARY SIGNATURE

(SEAL)



EXHIBIT A

January 14, 2002
Job No. 1540-0003-002

DESCRIPTION OF 1.016 ACRES RESIDUE OF 5.028 ACRES

Being 1.016 acres of land located in the Manuel Escalera Survey, Abstract 170, Fort Bend County, Texas being a portion of Lot 5, Block 28 of the Cochran and McCluer Subdivision, a subdivision of record in Volume 58, Page 76, Deed Records, Fort Bend County, Texas (F.B.C.D.R.), more particularly being the residue of that certain called 5.028 acre tract of land conveyed to The Estates of Teal Run, L.L.C. by an instrument of record under File No. 9896765, Official Public Records, Fort Bend County, Texas (F.B.C.O.P.R.), said 1.016 acres being more particularly described by metes and bounds as follows, all bearings referenced to Estates of Teal Run, Section One, a subdivision of record in Slide No. 1860B, Plat Records, Fort Bend County, Texas (F.B.C.P.R.);

BEGINNING at the most southerly southwest corner of aforementioned Estates of Teal Run, Section One, same being on the south line of Teal Estates Boulevard and on the west line of aforementioned 5.028 acres;

Thence, with the common south line of said Teal Estates Boulevard and Estates of Teal Run, Section One, South 89° 59' 51" East, 106.31 feet to a point for corner, same being the most westerly southwest corner of Estates of Teal Run, Section Two, a subdivision of record in Slide No. 2156A of said F.B.C.P.R.;

Thence, with the southerly line of said Estates of Teal Run, Section Two, South 45° 59' 49" East, 83.29 feet to a point for corner;

Thence, continuing with said southerly line, South 65° 52' 43" East, 297.95 feet to a point for corner on the south line of aforementioned 5.028 acres;

Thence, with the south line of said 5.028 acres, North 89° 46' 56" West, 437.32 feet to a point for corner on the east right-of-way line of Rabb Road, same being the southwest corner of said 5.028 acres;

Thence, with the common line of Rabb Road and said 5.028 acres, North 00° 16' 09" West, 177.97 feet to the POINT OF BEGINNING and containing 1.016 acres of land.

LJA Engineering & Surveying, Inc.

RETURNED AT COUNTER TO:

Fort Bend County Attorney's Office - Marcus Jencer
301 Jackson Street, 728
Richmond, Texas 77469

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dianne Wilson

Dianne Wilson, County Clerk
Fort Bend County, Texas

August 30, 2013 01:47:27 PM

FEE: \$0.00 SP
DEED

2013112431

