



**SPECIAL WARRANTY DEED**  
**(10.3438 Acres – West Bellfort)**

**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                   §  
COUNTY OF FORT BEND               §

KNOW ALL BY THESE PRESENTS:

THAT, **99 GRAND MISSION, LLC**, a Texas limited liability company ("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 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 13<sup>th</sup> day of AUGUST, 2013.

GRANTOR:

**99 GRAND MISSION, LLC**, a Texas limited liability company

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

C. Ewing King, Manager

THE STATE OF TEXAS   §  
                                     §  
COUNTY OF HARRIS   §

This instrument was acknowledged before me on the 13<sup>th</sup> day of AUGUST, 2013, by C. Ewing King, Manager, of **99 GRAND MISSION, LLC**, a Texas limited liability company, on behalf of said company.



Cathleen M. Broussard  
Notary Public, State of Texas

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

GRANTEE:

COUNTY OF FORT BEND, TEXAS

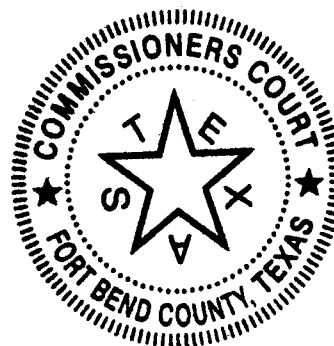
Robert E. Helbert 8-13-13  
County Judge, Fort Bend County, Texas

ATTEST:

Shirley Wilson  
County Clerk, Fort Bend County, Texas

APPROVED AS TO FORM:

Narcus D. Spencer  
Assistant County Attorney

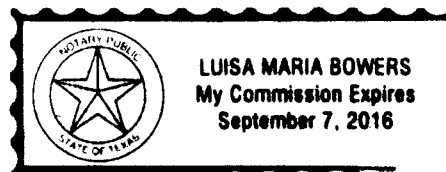


STATE OF TEXAS                   §  
   §  
COUNTY OF FORT BEND       §

This instrument was acknowledged before me on the 13<sup>th</sup> day of August, 2013, by Robert E. Helbert, County Judge of Fort Bend County, Texas.

(NOTARY SEAL)

Luisa Bowers  
Notary Public, State of Texas



**Attachment:**

Exhibit A - Description of Tract

**After recording, please return to:**

Matthew T. Hagan

1980 Post Oak Blvd., Ste 1380

Houston, Texas 77056

## EXHIBIT A

### LEGAL DESCRIPTION OF 10.3438 ACRES

#### 10.3438 ACRES OF LAND OUT OF THE WILLIAM MORTON LEAGUE, A-62 FORT BEND COUNTY, TEXAS

All that certain 10.3438 acres of land out of the William Morton League, A-62 and being a portion of that certain called 134.247 acre tract of land described in a deed dated 11-16-2007 from the State of Texas to 99 Grand Mission LLC filed in the Official Public Records of Real Property of Fort Bend County, Texas at Clerk's File No. 2007141735, and being more particularly described by metes and bounds as follows, all coordinates and bearings being referred to the Texas Coordinate System of 1983, South Central Zone, all distances shown are surface and may be converted to grid by multiplying by a combined scale factor of 0.999870.

BEGINNING at a found 5/8" iron rod with cap marking the northwest corner of said called 134.247 acre tract and being on the south right-of-way line of Morton Road (width varies) having Texas Plane Coordinates of Y=13805578.76, X=3008497.95;

THENCE N86°56'47" E - 457.79', with said south right-of-way to a point on a curve to the right having a central angle of 08°19'50", a radius of 2,060.00', a chord which bears S71°19'22" E - 299.25';

THENCE with said curve to the right and with the northeasterly right-of-way line of West Bellfort Road (120' wide) for an arc distance of 299.51' to a point marking a 25' radius cutback line for the intersection of the westerly line of Morton Road and being a Point of Compound Curvature of a curve to the left having a central angle of 84°36'31", a radius of 25.00', a chord which bears N70°32'17"E - 33.65';

THENCE with said curve to the left and with said 25' radius cutback line for an arc distance 36.92' to a point marking the Point of Reverse Curvature of a curve to the right having a central angle of 24°25'46", a radius of 330.00', a chord which bears N40°26'55"E - 139.64';

THENCE with said curve to the right and with said westerly right-of-way line (60' wide) for an arc distance 140.70' to a point for corner;

THENCE N86°56'48" E - 208.38', with the south right-of-way line of said Morton Road to a point for corner;

THENCE S82°22'00" W - 44.20', with the easterly right-of-way line of said Morton Road to a point for the Point of Curvature of a curve to the left having a central angle of 52°23'17", a radius of 270.00', a chord which bears S56°10'21"W - 238.36';

THENCE with said curve to the left and continuing with said easterly right-of-way line for an arc distance 246.87' to a point marking a 25' radius cutback line for the intersection with the

northeasterly right-of-way line of said West Bellfort Road and being a Point of Compound Curvature of a curve to the left having a central angle of  $94^{\circ}06'10''$ , a radius of 25.00', a chord which bears  $S17^{\circ}04'23''$  E - 36.60';

THENCE with said curve to the left and with said 25' radius cutback line for an arc distance 41.06' to the to a point for the Point of Reverse Curvature of curve to the right having a central angle of  $20^{\circ}45'50''$ , a radius of 2,060.00', a chord which bears  $S53^{\circ}44'33''$  E - 742.46';

THENCE with said curve to the right and said northeasterly right-of-way line for an arc distance 746.54' to a point for the end of curve;

THENCE  $S 43^{\circ}22'34''$  E - 119.78', continuing with said northeasterly right-of-way line to a point for the beginning of a curve to the left having a central angle of  $49^{\circ}34'09''$ , a radius of 1,940.00', a chord which bears  $S68^{\circ}08'52''$  E - 1,626.52';

THENCE with said curve to the left and continuing with said northeasterly right-of-way line for an arc distance 1,678.38' to a point for the end of curve;

THENCE  $N87^{\circ}04'00''$  E - 83.78', with the north right-of-way line of said West Bellfort Road to a point marking the Point of Curvature of a curve to the left having a central angle of  $08^{\circ}53'52''$ , a radius of 500.00', a chord which bears  $N82^{\circ}37'04''$  E - 77.57';

THENCE with said curve to the left and continuing with said north right-of-way line for an arc distance 77.65' to a point marking the Point of Reverse Curvature of a curve to the right having a central angle of  $08^{\circ}53'52''$ , a radius of 500.00', a chord which bears  $N82^{\circ}37'04''$  E - 77.57';

THENCE with said curve to the right and continuing with said north right-of-way line to a point marking the Point of Tangency;

THENCE  $N87^{\circ}04'00''$  E - 150.56', continuing with said north right-of-way line to a point for corner;

THENCE  $S02^{\circ}56'00''$  E - 144.12', with the west right-of-way line of Harlem Road (width varies, as widened) to a point for corner;

THENCE  $S87^{\circ}04'00''$  W - 133.15', with the south right-of-way line of said West Bellfort Road to a point marking the Point of Curvature of a curve to the right having a central angle of  $07^{\circ}15'35''$ , a radius of 500.00', a chord which bears  $N89^{\circ}18'12''$  W - 63.31';

THENCE with said curve to the right and continuing with said south right-of-way line for an arc distance 63.35' to a point marking the Point of Tangency;

THENCE  $N85^{\circ}40'25''$  W - 32.20', continuing with said north right-of-way line to a point marking the Point of Curvature of a curve to the left having a central angle of  $07^{\circ}15'35''$ , a radius of 500.00', a chord which bears  $N89^{\circ}18'12''$  W - 63.31';

THENCE with said curve to the left and continuing with said north right-of-way line for an arc distance 63.35' to a point for the Point of Tangency;

THENCE S87°04'00" W - 97.56', continuing with said north right-of-way line to a point marking the beginning of a curve to the right having a central angle of 49°34'09", a radius of 2,060.00', a chord which bears N68°08'52" W - 1,727.13';

THENCE with said curve to the right and with the southwesterly right-of-way line of said West Bellfort Road for an arc distance 1,782.20' to a point for the end of curve;

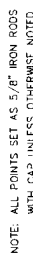
THENCE N43°22'34" W - 119.79', continuing with said southwesterly right-of-way line to a point marking the beginning of a curve to the left having a central angle of 44°51'41", a radius of 1,940.00', a chord which bears N65°47'29" W - 1,480.48';

THENCE with said curve to the left and continuing with said southwesterly right-of-way line for an arc distance 1,518.98' to a point for corner;

THENCE N02°06'07" W - 30.85', with the west line of said called 134.247 acre tract to the POINT OF BEGINNING and containing 10.3438 acres, (450,577 square feet) of land, more or less.

Compiled from survey by:  
Prejean & Company, Inc  
Job No. 173-101  
Date: 05-03-2013

This page is not satisfactory for photographic recordation due to carbon or photo copy, discolored paper, etc. All block-outs, additions and changes were presented at time instrument was filed and recorded.



Line Table	
Line #	DIRECTION
1.1	N85° 56' 47.7"E -457.79
1.2	N85° 56' 48.7"E -208.35
1.3	S82° 22' 00.7"W -44.20
1.4	S45° 22' 34.7"E 119.78
1.6	N67° 04' 50.7"E -83.78
1.8	N87° 04' 00.7"E -133.15
1.8	N85° 40' 24.7"W 32.30
1.7	S57° 04' 00.7"W -97.56
1.5	N43° 22' 34.7"W -119.79
1.11	N12° 06' 07.7"W -30.85

Nmmathi  
N. M. MATHIS

4317  
R.P.I.S. NO.

7/7/2013  
DATE

N. V. MATHS

7/7/2013  
DATE

RIGHT-OF-WAY EXHIBIT	10.3458 ACRES OUT OF THE	WILLIAM MORTON LEAGUE, A-62	08-09-2013	1"=200'	JOB MD.173-101-64
		FORT BEND COUNTY, TEXAS			

WILLIAM MORTON LEAGUE, A-62

FORT BEND COUNTY, TEXAS	
08-09-2013	1"=200' JOB NO. 173-101-64

08-09-2013	I"=200'	JOB NO. 173-101-6A
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**FILED AND RECORDED**  
**OFFICIAL PUBLIC RECORDS**

*Dianne Wilson*

Dianne Wilson, County Clerk  
Fort Bend County, Texas



August 14, 2013 01:37:55 PM

FEE: \$0.00 ER  
DEED

**2013104148**