

51



**SPECIAL WARRANTY DEED**  
(0.0320 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.**

Date:

January 21, 2015

Grantor:

County of Fort Bend, a political subdivision of the State of Texas

Grantor's Mailing Address:

301 Jackson Street  
Richmond, Texas 77469

Grantee:

Fort Bend County Toll Road Authority, a Texas local government corporation

Grantee's Mailing Address:

c/o The Muller Law Group, PLLC  
16555 Southwest Freeway, Suite 200  
Sugar Land, Texas 77479

Consideration:

Good and valuable consideration, the receipt and sufficiency of which are acknowledged by Grantor.

Property (including any improvements):

A certain tract of land located in Fort Bend County, Texas, containing 0.0320 acres, as more particularly described and shown in **Exhibit A** attached hereto and incorporated herein for all purposes (the "Property").

CCM 4/5/16 # 30  
Fort Bend County Clerk  
Return Admin Serv Coord

Reservations from Conveyance:

For Grantor and Grantor's heirs, successors, and assigns forever, a reservation of all oil, gas, and other minerals in and under and that may be produced from the Property. However, Grantor waives the right of ingress and egress to and from the surface of the Property relating to the mineral estate reserved by Grantor. If the mineral estate is subject to existing production or an existing lease, this reservation includes the production, the lease, and all benefits from such existing production or existing lease.

Exceptions to Warranty

This conveyance is further made subject to any and all restrictions, covenants, easements, rights-of-way, encumbrances, and mineral or royalty reservations or interests affecting the Property and appearing of record in the Official Public Records of Fort Bend County, Texas, to the extent the same are in effect and validly enforceable against the Property (the "Permitted Encumbrances"); provided, however, to the extent that Grantor has the ability to enforce any of the Permitted Encumbrances, Grantor will not do so in a manner that would unreasonably prejudice or interfere with the exercise of the rights in the Property and use of the Property.

Grant of Property:

Grantor, for the Consideration and subject to the Reservations from Conveyance and Exceptions to Warranty, grants, sells, and conveys to Grantee and Grantee's heirs, successors, and assigns the Property, together with all and singular the rights and appurtenances there in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part of thereof when the claim is by, through, or under Grantor, but not otherwise, except as to the Reservations from Conveyance and Exceptions to Warranty.

When context requires, singular nouns and pronouns include the plural.

*[Signature pages follow this page.]*

The individual signing this instrument on behalf of Grantor represents that it has the requisite authority to bind Grantor.

EXECUTED this 5 day of April, 2016, but effective as of January 21, 2015.

**GRANTOR:**

THE COUNTY OF FORT BEND

By: *Robert E. Hebert*

Name: Robert E. Hebert

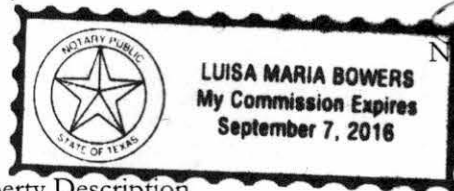
Title: Fort Bend County Judge

STATE OF TEXAS

COUNTY OF FORT BEND

This instrument was acknowledged before me this 5<sup>th</sup> day of April, 2016, by Robert E. Hebert, Fort Bend County Judge, of the County of Fort Bend, on behalf of said county.

(NOTARY SEAL)



*Luisa Maria Bowers*  
Notary Public, State of Texas

**Attachment:**

Exhibit A – Property Description

**After recording, please return to:**

The Muller Law Group, PLLC  
16555 Southwest Freeway, Suite 200  
Sugar Land, Texas 77479  
ATTN: Amy N. Love

**Exhibit "A"**

BEING A TRIANGULAR-SHAPED 0.0320 ACRE (1,392 SQUARE FEET) TRACT OF LAND OUT OF LOT 1-A, A CALLED 12.9397 ACRE TRACT IN PARK WESTHEIMER, AN UNRECORDED SUBDIVISION SITUATED IN THE GEORGE FIELDS SURVEY, ABSTRACT NO. 591, IN FORT BEND COUNTY, TEXAS, SAID 0.0320 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8-INCH IRON ROD SET IN THE SOUTH RIGHT-OF-WAY (ROW) LINE OF F.M. HIGHWAY 1093 (300 FEET WIDE) AT ITS INTERSECTION WITH THE WEST LINE OF A CERTAIN 549.573 ACRE TRACT AS DESCRIBED IN DEED RECORDED IN VOLUME 577, PAGE 387, FORT BEND COUNTY DEED RECORDS (FBCDR) (LOCATED SOUTH 00 DEGREES 04 MINUTES 41 SECONDS WEST, A DISTANCE OF 100.30 FEET FROM ITS ORIGINAL NORTHWEST CORNER) SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THAT CERTAIN 3.769 ACRE TRACT OF LAND CONVEYED TO THE FORT BEND COUNTY TOLL ROAD AUTHORITY, BEING DESCRIBED AS PARCEL 29, IN DEED RECORDED UNDER COUNTY CLERK'S FILE NO. 20040178707, FBCDR;

THENCE, NORTH 85 DEGREES 40 MINUTES 32 SECONDS EAST, WITH THE SOUTH LINE OF SAID 3.769 ACRE TRACT AND SAID F.M. HIGHWAY 1093, 11.14 FEET TO THE POINT OF BEGINNING AND NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING ALONG SAID SOUTH LINES, NORTH 85 DEGREES 40 MINUTES 32 SECONDS EAST, 28.85 FEET TO A 5/8-INCH IRON ROD SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, DEPARTING SAID SOUTH LINES AND ACROSS SAID 549.573 ACRE TRACT, SOUTH 00 DEGREES 05 MINUTES 21 SECONDS WEST, 96.80 FEET TO A 5/8-INCH IRON ROD SET FOR THE SOUTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 16 DEGREES 49 MINUTES 41 SECONDS WEST, 98.86 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.0320 ACRES (1,392 SQUARE FEET) OF LAND, MORE OR LESS.

SAVE AND EXCEPT THE NORTHERLY MOST 12 FEET OF THE TRACT.



**Exhibit "A"**

BEING A TRIANGULAR-SHAPED 0.0320 ACRE (1,392 SQUARE FEET) TRACT OF LAND OUT OF LOT 1-A, A CALLED 12.9397 ACRE TRACT IN PARK WESTHEIMER, AN UNRECORDED SUBDIVISION SITUATED IN THE GEORGE FIELDS SURVEY, ABSTRACT NO. 591, IN FORT BEND COUNTY, TEXAS, SAID 0.0320 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

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SAVE AND EXCEPT THE NORTHERLY MOST 12 FEET OF THE TRACT.



FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

*Laura Richard*

Laura Richard, County Clerk  
Fort Bend County, Texas

April 06, 2016 02:52:34 PM



FEE: \$0.00 BAK  
DEED

2016035157